

Mira lago

ORDINANCE

ORDINANCE 2578

An ordinance of the **City of Farmers Branch, Texas,** amending the comprehensive zoning ordinance of the City of Farmers Branch, Texas, as heretofore amended; by amending the zoning district classification of the tracts of land described on exhibit “A” attached hereto from the current zoning district classification of Planned Development Zoning District Number 60 to Planned Development Zoning District Number 81; allowing high density mixed uses; establishing development standards for planned development zoning district number 81; providing a saving clause; providing injunctive relief, providing a severability clause; providing a penalty or fine not to exceed the sum of two thousand dollars (\$2,000.00); directing the filing of a certified copy of this ordinance in the real property records of Dallas County, Texas; and providing an effective date.

WHEREAS, the owners of the Property described on Exhibit “A” attached hereto (the “Property”) have proposed an urban mixed-use development on the Property, including office, retail, commercial, and residential (including condominiums and apartments) uses with an upscale or luxury quality attractive to and harmonious for business and residential uses; and

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the existing Planned Development No. 60 (PD-60) zoning district, as amended; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

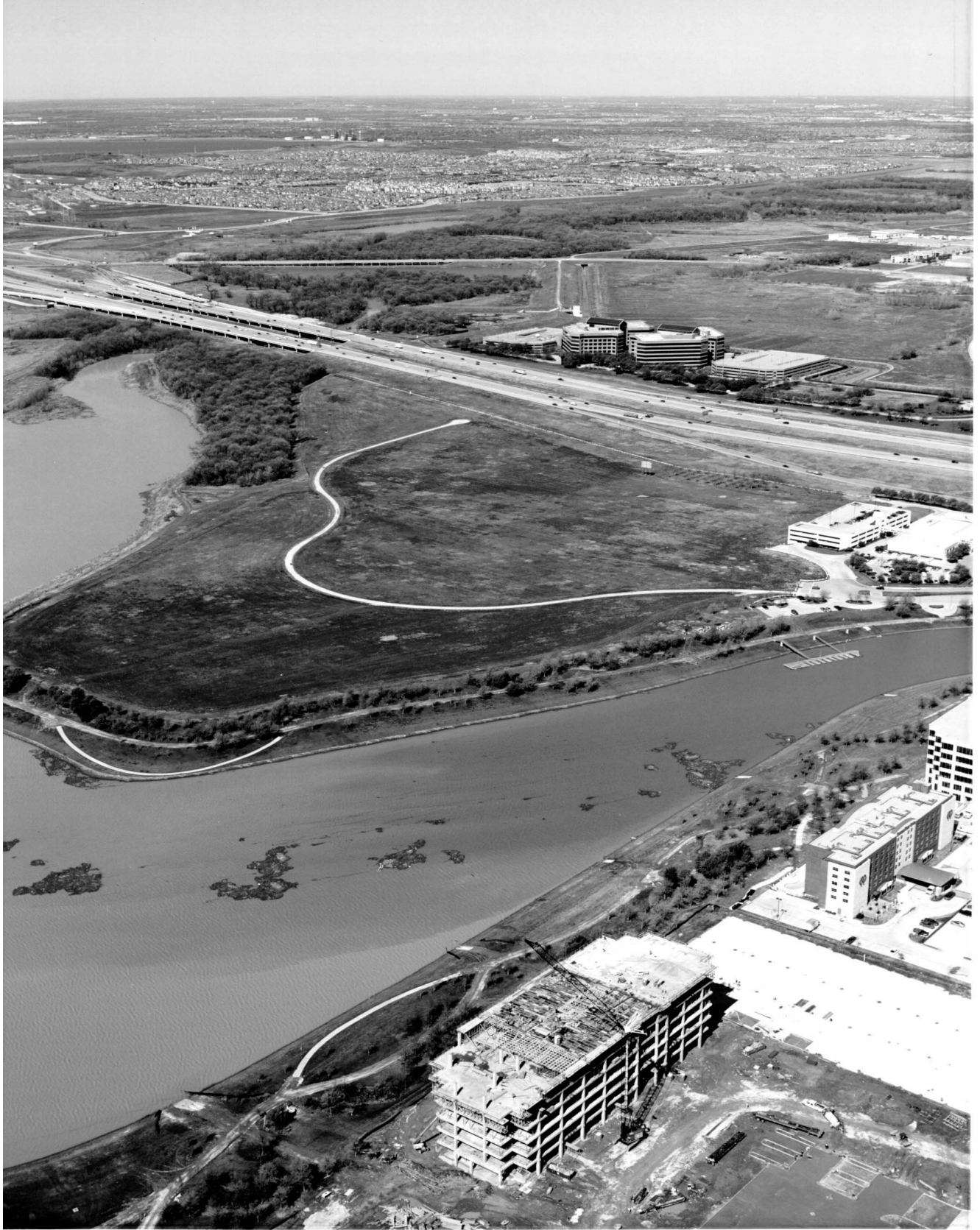
WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, to the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the City Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the charter of the City of Farmers Branch, and the state law with reference to granting of changes of zoning under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said changes of zoning should be granted, as set forth herein.

Now, therefore, be it ordained by the City Council of the City of Farmers Branch, Texas:

- Section 1.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending the Zoning Map of the City of Farmers Branch so as to change the zoning on the Property from Planned Development Zoning District Number 60 to Planned Development Zoning District Number 81 ("PD 81"). The Property is described on Exhibit "A" attached hereto and incorporated into this Ordinance No.2578 for all purposes.
- Section 2.** That all uses in PD 81 shall conform in operation, location and construction to the performance standards established by the Comprehensive Zoning Ordinance of the City of Farmers Branch, except as amended herein.
- Section 3.** That all uses in PD 81 shall conform to the standards stated in Exhibit "B" of this Ordinance.
- Section 4.** That the Property shall be used only in the manner and for the purposes provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as heretofore and hereafter amended, and as amended herein.
- Section 5.** That for the tract of land shown on Attachment "7", Ordinance Number 2316 is hereby amended and replaced in its entirety with this Ordinance 2578.
- Section 6.** That any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punishable by a fine not to exceed the sum of Two Thousand Dollars (\$2,000.00) for each offense.
- Section 7.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any part or portion thereof, other than that portion so decided to be invalid or unconstitutional.
- Section 8.** Injunctive Relief. In addition to and accumulative of all other remedies or penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.
- Section 9.** Whereas, it is now necessary that the above described property be given the above zoning classification in order to permit is proper development and in order to protect the public interest, comfort, and general welfare, and requires that this Ordinance shall take effect immediately from and after its passage.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 8th day of January 2001.



T a b l e o f C o n t e n t s

Exhibit A	Legal Description	6
Exhibit B	Standards	7
	Article 1 Statement of Purpose	9
	Article 2 Land Use Plan	11
	Article 3 Land Uses	13
	A. Mixed Residential Area	
	B. Employment Core Area	
	Article 4 Development Standards	17
	A. Building Setbacks	
	B. Density	
	C. Lot Coverage	
	D. Lot Width and Depth	
	E. Building Mass and Dimensions	
	F. Height	
	G. Floor Area Per Dwelling Unit	
	H. Parking	
	I. Loading Facilities	
	J. Signs	
	K. Utilities	
	Article 5 Streets	27
	A. Streets	
	B. Sidewalk	
	C. Streetscapes, Street Lights, & Street Furniture	
	Article 6 Landscape Standards	33
	A. Common Open Space	
	B. Landscaping	
	Article 7 Property Owners Association	39
	Article 8 Architectural Guidelines	41
	A. Contemporary Mediterranean	
	B. Contemporary	
	Article 9 Architectural Standards	43
	A. Commercial Buildings in the Employment Core	
	B. Building Massing	
	C. Surface Articulation	
	D. Color	
	E. Ground Floor Treatment	
	F. Rainwater Treatment	
	G. Roof Materials	
	H. Structured Parking Screening	
	I. Building Materials	
	J. Rooftop Screening	
	K. Roof Design	
	L. Exterior Display and Sales of Merchandise	
	M. Lighting	
	N. Reflective Glass	
	Article 10 Plan Approvals	49
	Article 11 Definitions	51
	Article 12 Disclaimers	53
	Article 13 Tree List	55
	Article 14 Attachments	57
	1. Water and Sanitary Sewer Master Plan	
	2. Concept Plan	
	3. Development Sign Plan	
	4. Public Use Open Space Easement	
	5. Amenities Concept Plan	
	6. Block and Lot Plan	
	7. Plotted Legal Description	

Exhibit A: Legal Description

Being a tract of land situated in the Samuel P. Brown Survey, Abstract No. 158, and the William P. Shahan Survey, Abstract No. 1337, in the City of Farmers Branch, Dallas County, Texas, and being all of Lot 2.1, Block 1, Park West Phase 3 Replat, an Addition to the City of Farmers Branch, as recorded in Volume 87116, Page 6520, Plat Records, Dallas County, Texas and also being a portion of Park West Phase 3, an Addition to the City of Farmers Branch, as recorded in Volume 87112, Page 5310, Plat Records, Dallas County, Texas, and being all that land conveyed to said American Realty Trust by deed recorded in Volume 97231, Page 769, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the south line of LBJ Freeway (variable width R.O.W.), said corner also being the northeast corner of said Lot 2.1, Block 1, and being S88°43'18"W. a distance of 558.61 feet from the intersection of said south line with the west line of Luna Road (variable width R.O.W.);

THENCE S 02°00'00" W, departing said south line and along the east line of said Lot 2.1, a distance of 486.26 feet to a 1/2" iron rod found for corner;

THENCE S 88°00'01" E, a distance of 38.40 feet to an "x" cut found for corner at the beginning of a curve to the right having a central angle of 66°29'33", a radius of 200.00 feet and a chord bearing and distance of S 54°45'13" E, 219.30 feet;

THENCE along said curve to the right an arc distance of 232.10 feet to a p.k. nail found for corner;

THENCE S 21°30'52" E, a distance of 20.01 feet to a p.k. nail found for corner at the beginning of a curve to the left having a central angle of 18°51'51", a radius of 530.00 feet and a chord bearing and distance of N 59°03'37" E, 173.71 feet;

THENCE along said curve to the left an arc distance of 174.50 feet to an "x" cut found for corner;

THENCE N 49°37'36" E, a distance of 443.57 feet to a 1/2" iron rod found for corner at the beginning of a curve to the left having a central angle of 82°00'00", a radius of 40.00 feet and a chord bearing and distance of N 08°37'41" E, 52.48 feet;

THENCE along said curve to the left an arc distance of 57.25 feet to an "x" cut found for

corner in the abovementioned west line of Luna Road;

THENCE S 32°22'13" E, along said west line, a distance of 142.59 feet to an "x" cut found for corner at the beginning of a curve to the right having a central angle of 43°30'58", a radius of 40.00 feet and a chord bearing and distance of S 54°10'11" E, 29.66 feet;

THENCE along said curve to the right an arc distance of 30.38 feet to an "x" cut found for corner;

THENCE S 32°22'18" E, a distance of 56.89 feet to an "x" cut found for corner;

THENCE departing the said west line of Luna Road and along the approximate top bank of Farmers Branch Creek the following:

S 48°36'47" W, 424.47 feet to a point for corner at the beginning of a curve to the left;

A curve to the left having a central angle of 40°00'00", a radius of 700.00 feet, a chord bearing and distance of S 28°36'48" W, 478.83 feet and an arc distance of 488.69 feet to a point for corner at the beginning of a reverse curve to the right;

A reverse curve to the right having a central angle of 16°20'43", a radius of 1360.00 feet, a chord bearing and distance of S 16°47'10" W, 386.67 feet and an arc distance of 387.98 feet to a point for corner;

S 24°57'31" W, 575.88 feet to a point for corner at the beginning of a curve to the right;

A curve to the right having a central angle of 106°34'48", a radius of 100.00 feet, a chord bearing and distance of S 78°14'35" W, 160.33 feet and an arc distance of 186.02 feet to a point for corner at the beginning of a reverse curve to the left;

A reverse curve to the left having a central angle of 41°00'00", a radius of 125.00 feet, a chord bearing and distance of N 68°58'01" W, 87.55 feet and an arc distance of 89.45 feet to a point for corner;

N 89°27'40" W, 245.66 feet to a 1/2" iron rod found for corner at the beginning of a curve to the right;

A curve to the right having a central angle of 68°25'53", a radius of 290.00 feet, a chord bearing and distance of N 55°14'46" W, 326.14 feet to a 1/2" iron rod found for corner;

N 21°02'09" W, 26.41 feet to a 1/2" iron rod found for corner;

N 00°01'51" W, 260.00 feet to a 1/2" iron rod found for corner;

N 20°46'01" W, 838.83 feet to a 1/2" iron rod found for corner;

N 06°07'51" W, 156.46 feet to a 1/2" iron rod found for corner;
N 45°59'25" W, 205.81 feet to a 1/2" iron rod found for corner;

N 37°43'28" W, 94.81 feet to a 1/2" iron rod found for corner;

N 37°19'44" W, 100.60 feet to a 1/2" iron rod found for corner;

N 50°45'23" W, 105.89 feet to a 1/2" iron rod found for corner;

N 50°30'32" W, 95.90 feet to a 1/2" iron rod found for corner;

N 43°19'11" W, 96.21 feet to a 1/2" iron rod found for corner;

N 46°10'37" W, 103.97 feet to a 1/2" iron rod found for corner;

N 44°11'23" W, 99.00 feet to a 1/2" iron rod found for corner;

N 43°47'21" W, 99.72 feet to a 1/2" iron rod found for corner;

N 42°54'35" W, 96.94 feet to a 1/2" iron rod found for corner;

N 32°12'33" W, 95.72 feet to a 1/2" iron rod found for corner;

N 29°40'20" W, 90.92 feet to a 1/2" iron rod found for corner;

N 25°52'24" W, 110.02 feet to a 1/2" iron rod found for corner;

N 25°32'28" W, 62.07 feet to a 1/2" iron rod found for corner in the above-mentioned south line of Interstate Highway 635;

THENCE S 75°08'57" E, along said south line, a distance of 102.89 feet to a 1/2" iron rod found for corner;

THENCE S 71°05'36" E, continuing along said south line, a distance of 1574.49 feet to a 1/2" iron rod found for corner;

THENCE N 88°43'18" E, continuing along said south line, a distance of 494.87 feet to the POINT OF BEGINNING and containing 2,878,693 square feet or 66.0857 acres of land, more or less.



Exhibit B: Standards

Article One: Statement of Purpose



Urban village offers the diversity, choices and independence found in the urban realm infused with the warmth and intimacy of a village

The purpose of this District is to encourage the mixing of residential, office, service retail/restaurants, and civic uses that are compatible or complementary in color, texture, proportion, scale, architectural detail and exterior building materials. The development is intended to have an urban village theme, offering the diversity, choices and independence found in the urban realm infused with the warmth and intimacy of a village, encompassing pedestrian-friendly human scale designs and a heightened sense of an urban mixed-use community. Residential portions of the development may include both home ownership as well as rental of quality units.

The District Use Plan forms the general development intent for the Property based upon the development use and development standards. The District Use Plan calls for two sub-districts:

Mixed Residential Area

A mixed residential area may include a variety of residential land uses including home-office, multi-family housing, and private and public open space.

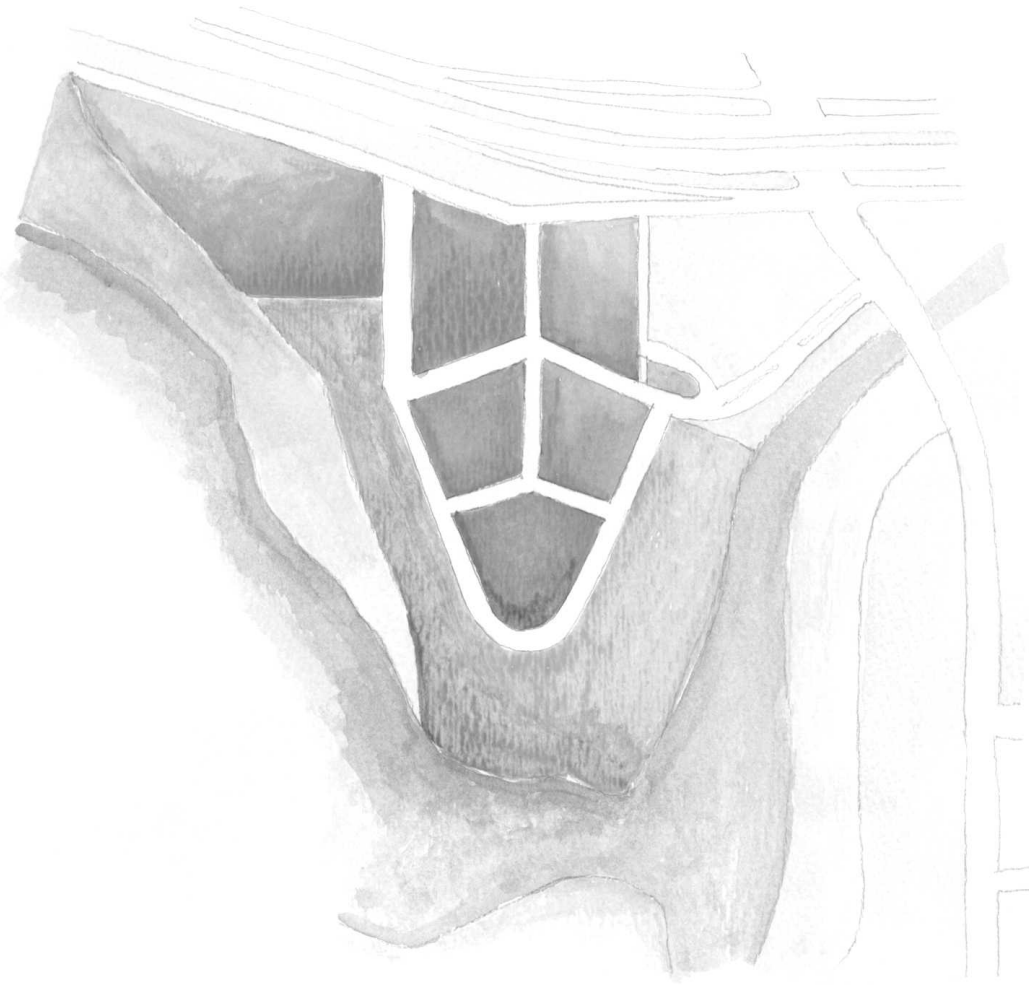
Retail and commercial uses are permitted within a mixed residential area with strict architectural and land use controls. A mixed residential area includes open spaces including small pedestrian spaces, courtyards, and common area walkways. A mixed residential area promotes pedestrian activity through well-designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic.

Employment Core Area

The employment core is where the largest number of jobs occurs. Mixed and multiple-use buildings provide job locations.

Offices or hotels above retail or in separate buildings are ideal in the core, as are private and public open spaces. Non-industrial jobs such as those that are information and process oriented are compatible within the core.

Article Two: Land Use Plan



- EMPLOYMENT CORE
- MIXED RESIDENTIAL

Article Three: Land Uses

A. Mixed Residential Area

The following uses shall be permitted within the Mixed Residential Area:

1. Primary Permitted Uses

a) Residential Uses:

- 1) Multi-family residential (apartment and condominiums); and
- 2) Home offices and home occupation

b) Commercial Uses:

Commercial uses are permitted only on the street level of a building; free-standing commercial is prohibited, other than kiosks.

- 1) Retail Services: Establishments providing services, as opposed to products, to the general public, including restaurants, banks (without drive-through only), real estate and insurance office, travel agencies, health and educational services, and galleries
- 2) Retail Trade: Establishments engaged in selling new goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. Sale of used goods or merchandise are specifically excluded.
- 3) Personal Services: Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including laundry (pick-up only), cleaning and garment services (pick-up only), garment pressing, coin operated laundries, beauty and barber shops, shoe repair, health clubs, etc.
- 4) Professional Office: Include, but are not limited to lawyers, engineers, architects, landscape architects, urban planners, accountants, economic consultants, doctors, dentists, chiropractors, veterinarians, or other professionals similar to those listed above.
- 5) Retail Specialty Shop: Include, but are not limited to the sale of gifts, antiques, flowers, books, jewelry, wearing apparel,

Nothing in this PD is intended to limit the maximum amount of retail space that is permitted in the Mixed Residential Area.

Retail uses on the ground floor of developments in the Employment Core Area, particularly where such uses face developments within the Mixed Residential Area is encouraged. In order to promote such retail development, the maximum number of dwelling units permitted in the Mixed Residential Area can be increased by one unit for every 250 square feet of retail space developed on the ground floor in the Employment Core Area where such use will face or abut the Mixed Residential Area, up to a maximum increase of 200 additional residential use units over the 1200 units permitted in this Planned Development herein.

or craft shops making articles exclusively for sale at retail on the premises. Sale of used goods or merchandise are specifically excluded.

- 6) Day Care

2. Accessory Permitted Uses

Accessory uses are use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

- a) Community convenience or recreational facilities including health clubs, swimming/spas pools, gazebos, or laundry facilities for the use by occupants of a development within the mixed residential area.
- b) Public and semi-public open space uses, including parks, playgrounds, and public structures.
- c) Surface parking and parking garages, provided surface-parking area is not more than 10% of the parking for any phase.
- d) Kiosks; provided kiosks are located immediately adjacent to a retail use and is located within the 10' private property setback area adjacent to the immediate retail use.



A minimum of 20 square feet of commercial use shall be incorporated into the development plans of each residential dwelling unit proposed within the Mixed Residential Area.



- f) Kiosk not located on private property. An encroachment License shall be obtained from the Building Official for the temporary use of the sidewalk for display or sale of merchandise (as permitted under the "Land Uses" section of this Ordinance).

4. Prohibited Uses:

Any uses not specifically allowed in Article 3A-1, 2, and 3 are expressly prohibited. Following is a specific list of a few of those prohibited uses:

- e) Outdoor seating associated with a restaurant; provided outdoor seating is confined to 10' private property setback and is not blocking any pedestrian walkways.
 - f) Limited outdoor display and sale of merchandise are permitted within the property line of any given development within the Property.
 - g) While the occasional "sidewalk sale" or other display of merchandise outside of a retail establishment and within the 10' private property setback is permitted; as long as it does not block any pedestrian walkways, the permanent or semi-permanent (defined as more than three consecutive days or more than six days in any calendar month) stacking of furniture or other merchandise outside of retail establishment shall not be permitted.
 - h) Outdoor Special Events are subject to the approval of the Building Official.
- a) Drive-up or drive through windows on restaurants
 - b) Pawn Shops
 - c) Pornographically or sexually oriented businesses
 - d) Tattoo Studios
 - e) Funeral Services
 - f) Motor vehicle repair
 - g) Motor-vehicle rental or sales facility
 - h) Dry cleaning plant (a pick up station is permitted)
 - i) Call Centers
 - j) Cell towers and antenna over 60 inches high (other than one central satellite dish per lot provided such dish is less than five feet in diameter).
 - k) Bingo Parlors

3. Specific Use Permit Required

- a) On-site sale, or consumption of alcoholic beverages, within a qualifying restaurant or facility.
- b) Full-Service Hotel (a full-service hotel shall have a minimum of full-service restaurant, room service, meeting space and concierge service).
- c) Sidewalk café not associated with an adjacent restaurant
- d) Office
- e) Commercial uses listed in Article 3A (1b), if such use is also carried through on more levels above the street level.

B. Employment Core Area

The following uses shall be permitted within the Employment Core Area:

1. Primary Permitted Uses

- a) Commercial uses as defined in Article 3A (1b) of this document shall be permitted in this area
- b) Office
- c) Banks with drive-thru facilities located within a parking structure.

2. Accessory Permitted Uses:

Accessory uses are use of land or building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

- a) Parks, playgrounds, and associated structures that are for private, public, or public and private use.
- b) Kiosks; provided kiosks are located immediately adjacent to a retail use and is located within the 10 foot private property setback area adjacent to the immediate retail use.
- c) Outdoor seating associated with a restaurant; provided outdoor seating is confined to 10-foot private property setback and is not blocking any pedestrian walkways.
- d) Limited outdoor display and sale of merchandise are permitted within the property line of any given development within the Property
- e) While the occasional "sidewalk sale" or other display of merchandise outside of a retail establishment and within the 10 foot private property setback is permitted; as long as it does not block any pedestrian walkways, the permanent or semi-permanent (defined as more than three consecutive days or more than six days in any calendar month) stacking of furniture or other merchandise outside of retail establishment, shall not be permitted.



- f) Surface parking and parking garages (provided surface parking area is not more than 25% of the parking for any phase).
- g) Outdoor special events are subject to the approval of the Building Official.

3. Specific Use Permit Required

- a) On site sale or consumption of alcoholic beverages, within a qualifying restaurant of facility.
- b) Full Service Hotel (A full-service hotel shall have a minimum of full-service restaurant, room service, meeting space and concierge service).
- c) Sidewalk café not associated with an adjacent restaurant
- d) Kiosk not located on the private property. An encroachment License shall be obtained from the Building Official for the temporary use of the sidewalk for display or sale of merchandise (as permitted under the "Land Uses" section of this Ordinance).

4. Prohibited Uses

Any uses not specifically allowed in Article 3B 1,2, and 3 are expressly prohibited. Following is a specific list of a few of those prohibited uses:

- a) Drive-up or drive through windows on restaurants
- b) Pawn Shops

- c) Pornographically or sexually oriented businesses
- d) Tattoo Studios
- e) Funeral Services
- f) Motor vehicle repair
- g) Motor-vehicle rental or sales facility
- h) Dry cleaning plant (a pick up station is permitted)
- i) Call Centers
- j) Cell towers and antenna over 60 inches high (other than one central satellite dish per lot provided such dish is less than five feet in diameter).
- k) Bingo Parlors
- l) Freestanding Retail

Article Four: Development Standards



The purpose and intent of the following development standards is to ensure the creation of an urban mixed-used community. The development standards also control those aspects of private building, which pertain to the formation of public spaces and ensure the harmony required to give character to this mixed-use community.



The development standards outlined below should be used for preparing development plans, and be used by the City Staff, and if necessary, the Planning and Zoning Committee and City Council in reviewing such plans within this Planned Development District (PD-81).

The standards, however, are not intended to restrict creativity. An applicant may request modification or exception from any development standard only as part of the site plan application. Such application shall demonstrate that the proposed modification will allow for equal or better results and represents the minimum modification necessary. Provided that the requested modification does not significantly vary from the standards set forth in this PD, the City Staff may approve, deny, or request modifications to a development plan that is deemed to be inconsistent with the development standards outlined in this section. City Staff shall make the determination as to what constitutes a significant variance from the standards set forth in this PD. A developer may appeal a decision of the City Staff to the Planning & Zoning Commission for a recommendation to the City Council for final consideration.



The development standards are both written and illustrated. Every effort has been made to ensure that the illustrations and text are complementary; however, the illustrations are intended to dictate quality and character rather than design or materials. In the event of inconsistencies between the text and illustrations, the higher standard shall dictate the character intended for the provision.



A. Building Setbacks

1. Building Setback Dimensions

a. Required Maximum Front Setback

All buildings built along the streets within the Planned Development shall be setback no more than 10 feet from the property line.

b. Side Building Setback Lines

Minimum of 10 feet from the property line.

c. Rear Building Setback Lines

All above-ground buildings except for buildings located within Lot 2 and Lot 3 of Block A and shall be set back no less than 10 feet from rear property lines. However, if the building is along the lakefront, Article 4A (1d) stated below shall apply.

d. Lakefront Building Setback Lines

Setback for above-ground building structures and non-habitable features or structures such as water features, recreational facilities, paving, fencing, pools, landscape and lighting shall be determined at time of site plan submission and approval and subject to the City of Farmers Branch Flood Plain Ordinance criteria.

e. Bell Tower

The "Bell Tower" building on Block A shall not have any setback requirements.

2. Use of Setback Areas

The use for the required setback areas may include: landscaping, balcony and patio intrusions, pedestrian walks, planters, swimming pools, trellis structures, bike racks, development fencing, street lights, lamp posts, street furniture, umbrellas, flag poles and other similar appurtenant.

Other uses such as public and private plazas, pavilions, boat docks, and driveways shall be permitted within the setback areas, subject to site plan approval.

B. Density



Employment Core Area

The maximum allowable square footages of buildings in the Employment Core Area may not exceed 1,866,970, with such building structure calculation excluding the square footage area of all at-grade and above-grade parking structure levels.

Of the maximum allowable square footage of 1,866,970 square feet of developable space, no more than 1,600,000 square feet may be developed as office buildings.

A traffic impact study shall be provided during site plan submission for any office development exceeding 1.6 million square feet but less than the maximum allowed herein and such office building development shall be subjected to site plan approval.

Any below-grade mechanical rooms and related accesses and/or below-grade parking structure levels shall not be included in the building structure calculation.

Mixed Use Residential

For the residential portions of the Property, there shall be a maximum of 1,200 dwelling units permitted (except as otherwise provided for in Article 3A of this PD).

In the event a hotel or office building is constructed in the Mixed Use Residential area of the Property (as permitted in Article 3, "Land Uses", of this PD), then the square footage of such hotel or office building will be deducted from the total square footage permitted in the Employment Core Area of the Property (as set forth above).

C. Lot Coverage

1. Maximum ground floor gross square foot building coverage within the Property shall not exceed:
 - a) 75% of the total square foot area of the lot on which the building is located, if the lot is within the Mixed Residential Area.
 - b) 90% of the total square foot area of the lot on which the building is located, if the lot is within the Employment core Commercial area.
2. Minimum Pervious Surfaces
 - a) 10% of the total square foot area within each site in the Mixed Residential Area shall be pervious. For lots in Block A that are along the western boundary of the Property (west of Lago Vista West), this requirement shall be reduced to 5%.
 - b) 5% of the total square foot area within each site in the Employment Core Area shall be pervious.

D. Lot Width and Depth

There shall be no lot platted within this Planned Development for less than 10,000 square feet.

E. Building Massing/Dimensions

The building massing and dimensions of buildings shall be designed to create architectural building blocks that are generally rectilinear in shape, a modified rectilinear shape, or other distinct geometric shapes such that the sides of buildings along streets shall generally run parallel to the adjacent street. Irregularly spaced or arranged buildings within blocks are generally discouraged. This is not intended to prohibit curved building shapes or architecturally shaped features. Building mass in this Planned Development shall be designed to have a maximum length of 550 lineal feet.

The sides of any buildings which front public streets will be constructed with a continuous façade for a minimum of 75% of the linear footage of the side of the lot facing such public streets.



F. Height

The minimum height (as defined in the “Definitions” section of this Ordinance) for buildings in the Mixed Residential Area shall be 40 feet.

Buildings within the Employment Core Area shall have a minimum base height of 40 feet. A one-time additional setback of 15 feet will be required for any additional building height.

Height for accessory buildings shall be determined at site plan approval.

G. Floor Area Per Dwelling Unit

The minimum enclosed living area for a dwelling unit located in the Mixed Residential area of the Property shall be in accordance with the following schedule; this schedule is applicable on a “per building” (not a cumulative) basis:

Efficiency	470 s. f.	10% of units
1-bedroom	600 s. f.	70% of units
2-bedroom	800 s. f.	60% of units
3-bedroom	1100 s. f.	25% of units

H. Parking

1. Off-street Parking



Parking shall be provided for the proposed uses at the following minimum ratios:

Offices (other than medical offices)	One space per 350 square feet of GFA.
Medical and diagnostic offices	One space per 225 square feet of GFA.
Hotels	One space for each of the first 100 rooms, plus 3/4 space per room for the next 50 rooms, plus 1/2 space for each additional room, plus such spaces as required by restaurants, ballrooms, and affiliated facilities.
Residential	One and one half space per residential dwelling unit.
Retail, commercial, affiliated office support systems	One space per 250 square feet of GFA.
Eating establishments	One space per 3.5 seats.

All uses other than as specified in the section above, shall comply with the parking space schedules set forth in Section 12-102 of the Comprehensive Zoning Ordinance of the City of Farmers Branch.

Minimum size parking space is 8½ by 18 feet.

No more than 25% of the parking allocated to the Employment Core Area and 10% of the parking allocated to the Mixed Residential Area will be surface parking.

Parking Reduction and Management Criteria

Shared Parking: Parking facilities may be shared if multiple uses cooperatively establish and operate parking facilities, or if these uses generate parking demands primarily during hours when the remaining uses are not in operation (for example if one use operates primarily during weekends and evenings and another operates primarily during weekday business hours).

Up to 10% of the required parking on-site for non-residential uses may be provided off-site, (excluding on-street parking) provided such spaces are within 200 feet of the development.

Office	Discount 10% of the required parking for an office use when that use totals in excess of 250,000 square feet in gross area and is developed adjacent to a lot within the Property that has a hotel, retail or restaurant use.
Hotel	Discount 10% of the required parking for a hotel use when that use totals in excess of 250 guest rooms and is developed adjacent to a lot within the Property that has office, retail or restaurant uses.
Retail	Discount 10% of the required parking for all retail uses, when those uses total in excess of 10,000 square feet and are developed adjacent to a lot within the Property that has office, hotel or other restaurant uses.
Eating Establishment	Discount 50% of the required parking for all restaurant uses when developed adjacent to a lot within the Property that has office or hotel uses.
Mixed Residential Discount	The property owner may conduct a study to determine if a parking reduction percentage may be applied to the remaining sites as they develop within Mixed Residential Area. If it is determined that reduced parking percentages of up to 10% are warranted then such may be approved by City Staff as part of each site plan approval. Any reduction of over 10% will require approval of the Planning & Zoning Commission and City Council.



On-Street Parking

On-street parking shall be provided to serve customers of retail uses. Parking lanes must be a minimum of eight (8) feet wide.

2. Loading Facilities

Off-street loading facilities shall be screened from public view by use of landscape, walls or facades.

Loading facilities for more than one building may be provided in a common terminal if the connection between the building and terminal are off-street.

Loading facilities shall be designed to minimize interference with traffic flow and to eliminate the need to use any public street for the maneuvering of any delivery vehicle.

I. Signs

1. Permitted Signs

a) Wall Signs

i) Tenant Sign



Tenant sign affixed to the facade of a building shall project out from the wall to which it is attached no more than six inches.

The area of signboard (the area or display surface used for the message) for first floor tenants shall not exceed 5% of the ground floor building facade and shall not exceed 80% of the width of the store or retail/business frontage.

The maximum permitted height of a first floor tenant sign is 15 feet above the front sidewalk elevation, and shall not extend above the base of the second floor windowsill, parapet, or eave.

The maximum height of the letters of any tenant sign shall not exceed sixteen inches, unless specifically approved by City Staff.

One tenant sign per tenant per building street frontage shall be permitted.

ii) Awning sign



Awning signs shall be permitted for ground floor windows only. Awnings may be used above the ground floor with no signage.

Awning sign area shall not exceed ten square feet in area per awning, and the height of the letters, numbers, or graphics shall not exceed eight inches (however, the awning size itself is not limited, only the lettering area).

Awnings maybe continuous and the awning signs area may be repeated every thirty feet of the tenant's frontage.

Only the graphic portion of an awning may be illuminated.

iii) Building Identification Sign

A sign fastened on the top 50% of the building façade that does not project more than 12 inches from such building, giving building name, address, or both, or identifying a major tenant within the building. The letters in a building identification sign in the Mixed Residential Area shall not exceed 9 feet in height and 125 square feet in area; and shall not exceed 10 feet in height and 150 square feet in area in the Employment Core Area.

Each building is limited to a building identification sign (or corporate name/logo) on 3 different facades of the building.

iv) Projecting Sign



Projecting signs are signs mounted generally perpendicular to the building wall.

A projecting signboard shall not exceed an area of 10 square feet.

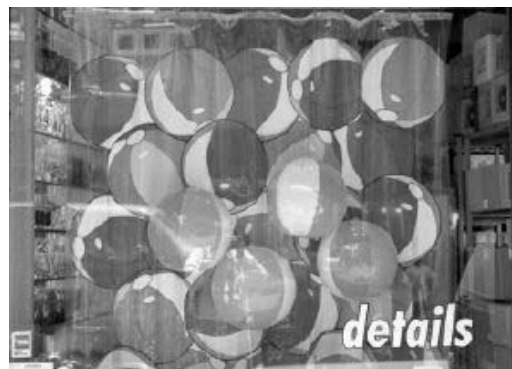
The distance from the ground to the lower edge of the sign board shall be eight (8) feet or greater.

The top edge of the signboard shall not exceed the height of the sill or bottom of a second story building.

The distance from the building wall to the signboard shall not exceed six inches. No projecting sign shall extend more than three feet from the face of the building.

The height of the lettering, numbers, or graphics shall not exceed eight inches. Limit one sign per business. Projecting signs are not permitted in conjunction with any other wall sign, for that business (unless specifically approved by City staff).

v) Painted Window or Door Sign



Permitted only on the first floor of a building.

The sign shall not exceed five percent (5%) of the window or door area.

The sign shall be silk screened or hand painted.

Signs that indicate whether a business is open or closed may also be displayed on window/door.

Only one such sign shall be permitted per tenant and shall be no larger than one (1) square foot.

The height of the letters, numbers, or graphics shall not exceed twelve inches.

Limit one window or door sign per business, either on the door or the window.

b) Incidental Sign



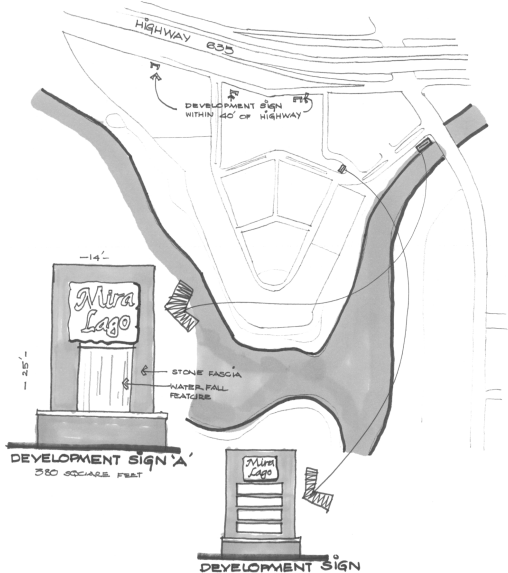
For the purpose of this Ordinance, an incidental sign shall be any informational sign that has a purpose secondary to the use of the lot on which it is located, including but not limited to "no parking, handicap parking, entrance, loading only, telephone, etc" and other directives. Incidental signs shall be permitted in accordance with the following development standards. (However, in the event of any State or Federal regulations for such signage conflicts with these standards, the State and Federal regulations shall prevail):

The maximum height of the sign shall not exceed three (3) feet.

The maximum sign surface area of the sign shall not exceed four (4) square feet.

The sign shall be setback a minimum of two feet from street rights-of-way.

c) Development Sign (Attachment 3)



The maximum height of a development sign shall be fifteen feet unless within 40 feet of LBJ Freeway, then may be 30 feet maximum.

Development signs must be monument-type signs (either vertical or horizontal), such that the base of such sign touches the ground. A monument sign is not restricted to being in a square or rectangular shape. Development signs raised off the ground by poles or other methods shall not be permitted.

The minimum setback from the property line shall be one foot along any street R.O.W. and 20 feet along LBJ Freeway.

Total of five development sign shall be permitted with the Planned development. Three development signs, each not exceeding Four Hundred (400) square feet in sign area, shall be permitted within the Planned Development, along the LBJ Freeway. One development sign located at the entrance to the Planned Development at the intersection of Luna Road and Mira Lago Boulevard shall not exceed four hundred and fifty (450)

square feet in sign area. One development sign located on Lot 3 Block B shall not exceed two hundred (200) square feet in sign area.

Pole-mounted development signs are prohibited for development signage

All development signage must be architecturally compatible with the overall development on the Property, and must be comprised of a minimum of 60% masonry, stucco, marble, granite or cast stone (excluding lettering).

Lighting from neon in channel letters and backlighting plexi-glass panel may be used. In addition, flood lighting from the ground with approved lights sources may be used.

d) Multiple-tenant Sign

Multiple-tenant signs are only allowed in the Employment Core areas. The maximum area of a multiple-tenant sign (other than the development signage, above) shall be thirty (30) square feet and no taller than four (4) feet in height.

One multiple-tenant sign shall be permitted for each street frontage of each project with in the property.

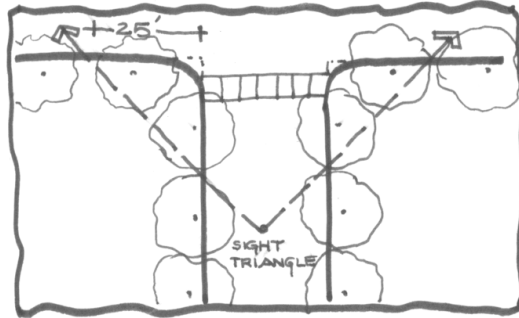
Setback and location of each such multiple - tenant sign shall be established at time of site plan approval.

e) Other Signs

Signage regulations not specifically addressed in this PD shall be in compliance with in the City of Farmers Branch Signage Regulations in effect.

Nothing in this PD is intended to prohibit architectural or decorative feature lighting of a building (such as neon), or light "ropes" integrated into the design of a building and complimentary to the environment.

2. Visibility Triangle



All signage shall be located outside the “sight triangle”(see definition).

3. Traffic & Street Signs

All street signage shall conform to the Manual of Uniform Traffic Control Devices (MUTCD).

4. Prohibited Signs

All signs not specifically allowed in Article 4J-1 are specifically prohibited. Following are examples of signs that are specifically prohibited:

- Off Premise Signs
- Signs on roofs, dormers, and balconies
- Free-standing pole or pylon sign (other than required traffic control, parking or street signs)
- Stretched Mylar or plastic on a rigid frame (unless specifically approved by City Staff).
- Animated or, flashing lighted signs, except those displaying time and temperature.
- Balloon signs.
- Paper, cloth, plastic streamers, or other non-rigid materials.

K. Utilities



All utilities are to be located underground. The specific location of all utilities shall be subject to staff approval during site plan application.

Transformers and switchgear can be located aboveground, provided they are screened by landscaping or architectural features, subject to staff approval during site plan application.

Article Five: Streets

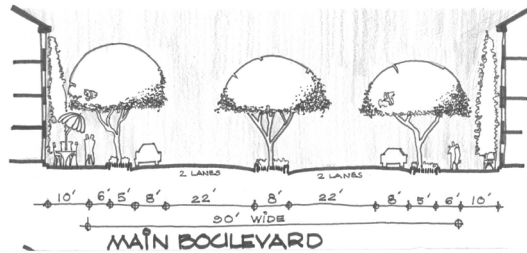
A. Streets

In this urban village, streets and streetscapes shall serve multiple purposes, including but not limited to movement of traffic and transit vehicles, pedestrian and bicycle pathways, areas for public interaction, and areas for placement of street trees and landscaping.

The street design may vary depending on the proposed function of the roadway, the proposed adjacent land uses, and the anticipated traffic load. Where possible, streets should allow for views of the core area, public buildings, open spaces and lake edges.

This section provides classification, definitions, and illustrations for street designs that may be used in this District. City Staff may approve additional innovative street appearance designs.

1. Main Boulevard:



The Main Boulevard, Mira Lago Blvd., is a thoroughfare connecting the streets within this District to Luna Road. The boulevard is divided by a landscaped median planted with trees along its length. The anticipated operating speed is 30 mph. The roadway is designed to accommodate on-street parking.

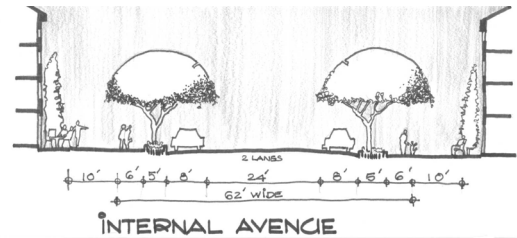
2. Main Street:



Courtesy of Shelley Poticha, Congress for the New Urbanism

The Main Street, Lago Vista East and Lago Vista West, are a primary commercial/retail spine within the urban village, and will be designed to encourage pedestrian activity. The anticipated operating speed is 20 mph. The roadway is designed to accommodate on-street parking.

3. Internal Avenue:



The Internal Avenue, Lago Real, is a local access street. The anticipated operating speed is 20 mph. The roadway is designed to accommodate on-street parking. Other internal avenues may include a north-south street through portions of the Employment Core Area.

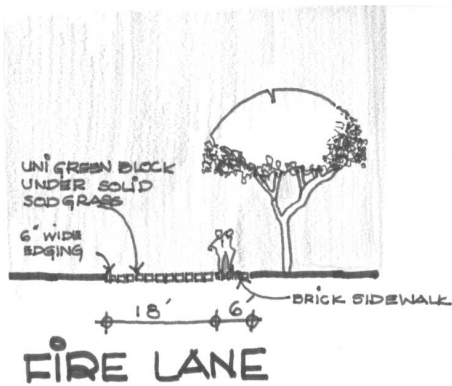
4. Enhanced Intersections:

Specific public street intersections as shown on the Amenities Concept Plan herein shall include special paving in crosswalks and may include other enhancement features.

5. Additional Streets:

Additional streets will be allowed to be added to the site PD plan to access subdivided parcels. The width of the additional streets shall be the same as the internal avenues described above.

6. Fire Lanes:



Uni-green Pavers for Fire-lane

Fire lanes shall be provided per City of Farmers Branch standards. The fire lane shall be a minimum 24 feet wide. The surfaces may be used for pedestrian access and driveways for the site. Fire lanes may overlap one or more lots within the Planned Development District.

7. Alleys:

An alley shall be a paved surface providing rear access to residential and commercial

uses. An alley shall be a minimum of 20 feet width of paving to accommodate trash collection, utility locations, and access to parking. The anticipated operating speed is 10 mph. On-street parking is not permitted, though loading zones and service drives may be incorporated into an alley area.

8. Maintenance of R.O.W. and Fire Lanes:

All public streets and rights-of-way, public alleys, and fire lanes within the Property shall be constructed in conformance with City engineering design criteria. Maintenance of parkways, medians and special pavements shall be the responsibility of a property owners association.

	Street width	Paving width	Parking allowed
Main Boulevard	90 feet	68 feet	Both sides
Main Street	62 feet	40 feet	Both sides
Internal Avenue	62 feet	40 feet	Both sides
Firelanes	24 feet	24 feet	No parking
Alley	20 feet	20 feet	No parking

B. Sidewalks



Courtesy of Cooper Carry & Associates

Sidewalks shall be provided on all streets and avenues. The width of the sidewalk shall be in direct proportion to the projected volume of users. A minimum width of six feet is required for paved surface, although an overall width from curb to building line of ten to fifteen feet is more comfortable since sidewalks may contain trees, lights, outdoor displays, and awnings. Barrier-free ramps are required at all intersections and both sides of drives. The area between the back of curb and R.O.W. line includes the Parkway and Sidewalk. This complete area is called the pedestrian zone, from back of curb to the property line.

C. Streetscape

1. Street Trees:



The street trees shall have a minimum caliper of three (3) inches and shall be spaced as set forth in the "Parkway" section of this ordinance. The medians will be planted irregularly with trees, though it is intended that such trees be planted with spacing considerations rather than in clusters. Acceptable development or site shall be responsible for including street trees adjacent to the property being developed. Maintenance of the street trees shall be by a property owner's association.

2. Street lights:



Street lights may be either: (a) maximum-30 foot tall street lights and/or: (b) 12-15' lamp posts keeping in character with the urban village design. Wherever possible, lighting will be used to combine architectural design with security. Most commonly, lamp posts will be used on parkways and sidewalks, while the tall street lights will be used on main boulevards. Any street lights will be per TXU Standards, utilizing approved fixtures and poles. The sidewalks along all streets shall have minimum foot-candles of 1.5 by using metal halide or color corrected high-pressure sodium light sources. Non-color corrected low-pressure sodium and mercury vapor light sources are prohibited for street lighting (but mercury vapor may be used for landscape lighting). Each development or site shall be responsible for including lighting adjacent to the property being developed on the side of the street where such property is being developed. Maintenance of lighting shall be by a Property Owners Association, the property owner adjacent to such lights, or the applicable electric company/service provider.

3. Street Furniture:



Each phase of development shall include benches, planters and trash baskets. The street furniture shall be provided along the edges of sidewalks in either the parkway, pedestrian zones or in public plazas, and shall be maintained by a property owners association. The design of the street furniture shall complement the function and form of the adjacent street. All street furniture shall be a set catalogue type and match per each development. A bench will be provided at the minimum rate of one per one hundred linear feet of sidewalk. The standard bench shall be 6 feet in length, and shall be made of metal, wood and/or stone. No plastic benches shall be used.

The inclusion of streetscape items will allow for telephones, newspaper racks, electric and hydrogen recharging stations for cars, bicycle racks and informational booths providing resident information. Proposed street furniture shall be shown on a site plan submission to City Staff.



All elements of Article 5C (Streetscape) shall be required to be constructed and installed with each phase of the development that is built.

Medians and landscape in medians shall be constructed and installed when each adjacent street is built.

Article Six: Landscape Standards

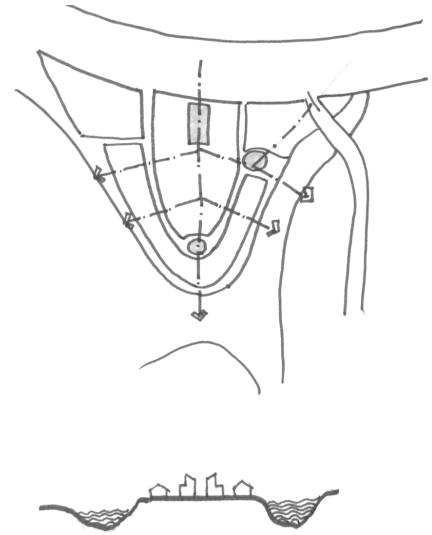
A. Common Open Spaces



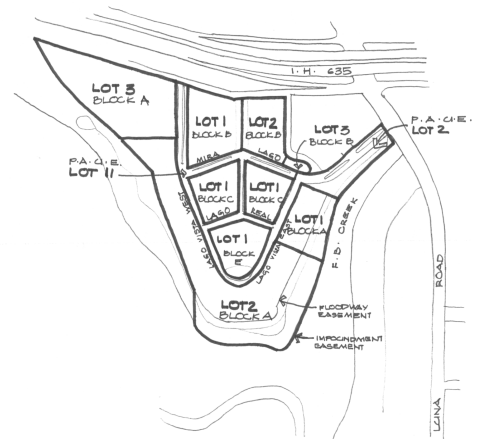
Courtesy of Project for Public Spaces



Courtesy of Project for Public Spaces



A range of private/public spaces shall be provided. Private/public spaces, whether developed (parkways, plazas, amphitheatres or community greens) or predominantly natural (walkway/trail system) shall be treated as both visual and physical focal points around which streets and building lots are arranged.



The following areas indicated on the Amenities Concept Plan (attachment 5), shall be dedicated as privately maintained public open space prior to issuance of any building permits in this Planned Development District:

- 1) Pedestrian plaza at the southern tip of Block E, Lot 1;
- 2) Pedestrian plaza on Block B, between Lot 1 and Lot 2; and
- 3) Entrance plaza on Block B, Lot 3.

1. Parkways and Medians:



Planting strip



Trees planted in an urban setting



Landscaped Boulevard

Parkways are planting strips between the right of way line and the sidewalk. Medians may be used to create boulevards by separating a two-way street. All streets shall be provided with a minimum five foot wide parkway on both sides. The parkway shall be used for sidewalks, building access, retail access, landscaping, tree wells, and the like. The developer of any phase shall install street trees at regular spacings at an average of 25-foot intervals within the parkway (adjustable due to driveways and other physical features of the street as approved by staff). All medians shall be landscaped with large trees spaced at an average of 25-foot. Property Owners Association of this Planned Development shall maintain all landscaping within the Parkways and Medians.

2. Plazas:



Plazas are open spaces (public and private) set aside for civic purposes and commercial activity, including parking (where such parking comprises no more than 50% of such plaza).

Use of a plaza may range from very active places with adjacent complementary uses such as restaurants and sidewalk cafes, to quiet areas with only seating, formal landscape plantings, or amenities such as fountains or public art. Automobile traffic may traverse plazas in defined areas.

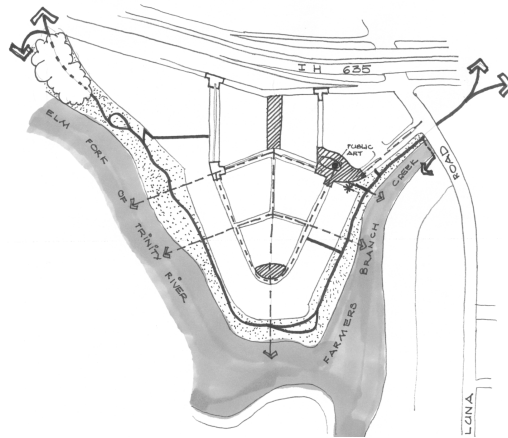
Access for trash collection, emergency vehicles and fire lane easements shall be allowed in plazas.

Property Owners Association of this Planned Development shall be responsible for the maintenance of all Plazas.

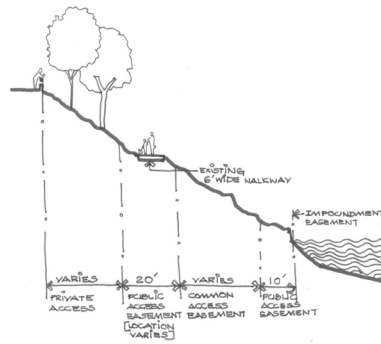
3. Lakefront Pedestrian Walkway:



Farmers Branch Creek



Existing Lakefront Pedestrian Walkway



Schematic elevation along Farmers Branch Creek

The City of Farmers Branch agrees that, at such time as the Lakefront Pedestrian Walkway becomes open to the public, the City will maintain such Lakefront Pedestrian Walkway and surroundings at its highest level of service and maintenance. Such level of service shall be no less than that provided to the Farmers Branch City Hall building and property.

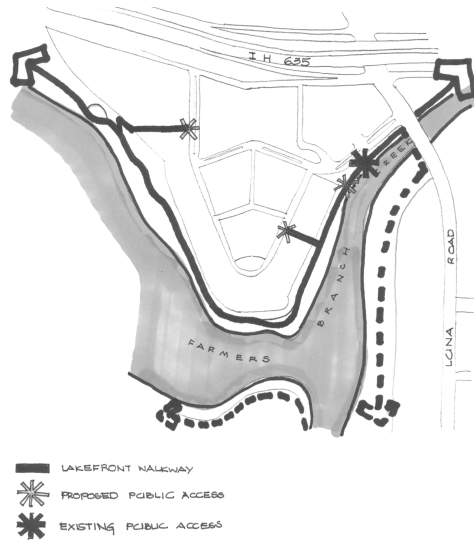
A 20-foot wide public access easement encompassing a Lakefront Pedestrian Walkway shall be provided along the centerline of the existing lakefront walkway. However, this Lakefront Pedestrian Walkway shall remain private, until a public trail system is built and open for public use North of LBJ Freeway and such a trail is connected and can be accessed via this Lakefront Pedestrian Walkway.

The 20 foot wide public access easement containing the lakefront pedestrian walkway shall be dedicated at such time when the lakefront walkway becomes a public walkway.

When the points of access to the walkway becomes public, the City will maintain the ramp.

This Lakefront Pedestrian Walkway, once public, will be open to the public only during the hours of 7am to sunset.

4. Public Access:



Existing Public Access to the Lakefront Pedestrian Walkway

Three points of public access to the Lakeside Pedestrian Walkway Easement, a minimum of 24 feet in width each, shall be provided within the entire District and shall be provided only after the Lakeside Pedestrian Walkway Easement has become public (as set forth in the paragraph above). Once the point of access becomes public, the City will maintain the points of access. Such points of access to the Pedestrian Walkway shall not be adjacent to one another but spaced at a minimum of 500 feet apart, and subject to staff approval.

5. Common Access:

A Common Access Easement will be provided between the Impoundment Easement and the Public Access Easement. This area shall be maintained by the Property Owner's Association and all activities and/or improvements within the Common Access Easement will require the approval of the

Property Owner's Association and conform to the City of Farmers Branch Flood Plain Ordinance. The developer or owner of any phase of the development may (but is not obligated to) place plants or furniture in the Common Access Easement, provided that such developer or owner shall be responsible for the maintenance of such plants or furniture.

6. Private Open Space and Amenities:

The owner of any lot shall have the right to build private improvements between the floodplain line of his property and the Public Access Easement. (Example: swimming pool, walkway, gazebo, veranda, etc., not including habitable structures) provided such improvement conforms to the City of Farmers Branch Flood Plain Ordinance.

The owner of any lot shall have the right to build private open space improvements within each development. Each development within the Mixed Residential Area shall at a minimum provide two of the following amenities: pedestrian courtyard, private swimming pool, gazebo, picnic area, planted gardens, out door playground, plaza, or fountain. A developer shall provide as part of the landscape area a minimum of the 25% of the required landscape area, as private open space.

B. LANDSCAPING

The following section shall establish minimum requirements for the provision of Landscaped Open Space within the District:

1. For purposes of these Standards, "Landscaped Open Space" shall mean and be defined as those areas of the Property and entry features for the Property within which there are planted trees, shrubs, ground cover, grass, or flowering plants, as well as certain other areas described below which count as Landscaped Open Space. Paved pedestrian courtyards and walkways, waterways (e.g., streams or fountains) or water-bodies (e.g., lakes, provided such lakes are internal to the property and do not include the lake bordering the perimeter of the Property) may be counted as and deemed to be Landscaped Open Space for up to 80% of the total provided.
2. Open courtyard areas internal to buildings may be included as Landscaped Open Space in meeting minimum Landscaped Open Space requirements provided for herein.
3. Landscaped Open Space area provided within the Property shall be not less than 10% of the total square foot area of the Property remaining after deduction of any required public street right-of-way dedications along the external boundaries of the Property.
4. All planted Landscaped areas within the Property shall be supplied with a fully automatic irrigation system.
5. On-grade parking lots shall have one (1) tree per 20 parking spaces located within islands within the parking lot. No parking space may be more than 80 feet from a parking lot tree. All planting in the parking lot shall to be protected by 6 inch concrete curbing.
6. Any landscape requirement or provisions not addressed in this PD shall be as specified in the City of Farmers Branch Landscape Ordinance.
7. Parking lot layout, landscaping, buffering, and screening shall substantially prevent direct views of the first 36" of parked vehicles from streets and sidewalks, minimize glare, noise, or exhaust fumes onto adjacent properties, and provide parking areas with a reasonable measure of shade when the trees reach maturity.
8. The interior of all on-grade (non-structured) parking lots shall be landscaped to provide shade and visual relief. Choice of plant material, buffer width, type of screening, and frequency of tree planting shall be flexible, provided these objectives of shade and visual relief are satisfied, and subject to staff approval.
9. Trees existing at the time of site plan submission, with a caliper size of 6 inches or greater along the lakefront shall be preserved to the greatest extent possible. A tree inventory shall be submitted to the City at the time of site plan approval. In the event that it is necessary to remove a tree which is six (6) inches or greater, the developer shall be required to replace the trees being removed with a sufficient number and diameter of replacement trees in order to equal the total diameter inches or fraction thereof (using trees no smaller than 3"- 3 ½" caliper).

Article Seven: Property Owners Association

1. A private property owners association shall own and be responsible for the maintenance of common open spaces, special paved surfaces, streetscape, landscaping, and other appurtenances, with the exception that at such time when the lakefront pedestrian walkway becomes public, the City will maintain the 20-foot wide public access easement encompassing the lakefront pedestrian walkway.
2. The association will establish a reserve fund for the above stated maintenances and the association documents shall be reviewed and approved by the City Attorney to ensure that they conform to this and other applicable City Ordinances. The document shall be filed of record prior to the approval of the final plat.
3. Lot deeds shall convey membership in the association and provide for the payment of dues and assessments required by the association. No portion of the association can be dissolved, or no portion of the association documents pertaining to maintenance may be amended without the written consent of the City.

Article Eight: Architectural Guidelines



The purpose of the architectural guidelines is to provide parameters that will ensure a consistent level of design quality and visual cohesion among disparate building types throughout Mira Lago. The guidelines are not intended to discourage creative design or individuality. Rather, they are intended to permit and encourage creativity and imagination in architectural quality.

Architectural Styles

The following styles typify the architectural design to be incorporated into Mira Lago.

A. Contemporary Mediterranean

This style will be prevalent in the Mixed Residential Area and may also be used for development in the Employment Core. This is an amalgamation of styles from several countries of the Mediterranean. It is typically characterized by roofs of shallow pitch, simple building forms of white, off-white, cream, or pastel stucco, with accent colors on windows, doors, shutters, awnings, and wainscots (where "Landscaped Open Space" shall mean and be defined as those areas of the Property and entry features for the Property within which there are planted trees, shrubs, ground cover, grass, or flowering plants, as well as certain other areas described below which count as Landscaped Open Space. such features may be used). Windows are typically simple recessed rectangular openings with various forms of ornamentation such as iron grilles, tile or plaster surrounds, and optional shutters or awnings. Windows may also be arched. Doors are usually recessed but with more ornamentation and detailing than the windows. Detail treatments may include tiles, color accents, pediments, moldings, and small roofs. Balconies, verandahs, and porches are common.

Mediterranean styling represents an architectural category of shapes, colors, accents, arches and columns, wrought iron accents, theme lighting and sloping, pitched and hip roofs that vary in a variety of ways but are based on a theme of style



similar to but in no way limited to these images.

B. Contemporary



Courtesy of Cooper Carry & Associates

This architectural style is a product of current modern design philosophies, and may be utilized for larger commercial and office structures in the Employment Core Area where the mass of the building predominates over artistic detailing. Building identities are created by their distinctive function and variations. Glass will be a commonly used material and will be incorporated in a manner in keeping with the overall development character. Reflective mirrored glass shall be allowed in both the Employment Core Area and the Mixed Residential Area, only as set forth in Article 9 (N) of this PD.

Article Nine: Architectural Standards

The intent of the standards is to develop an architectural character, which will reflect a friendly pedestrian-scaled environment. The desire is to break down the building massing and form to prevent any long flat plain facades and provide visual relief within the design of the buildings which ties into the overall character of the development (Mira Lago).

While architectural styles may vary between different lots and developments, each building will maintain an architectural scale and style that complements the adjacent buildings. Architectural detailing should be refined, clean and simple, uncluttered and in harmony with the surroundings.

A. Commercial Buildings in the Employment Core Area



Courtesy of Cooper Carry & Associates

Architectural Intent

1. All commercial buildings with frontage on Lago Vista East & West and Mira Lago Boulevard, shall have their facade broken up into smaller areas through the use of varying facade setbacks, arcades, architectural features such as plazas, columns, canopies or other acceptable means.
2. The architectural design and style of a building will be continued on all facades of that building to lend a continuity of design and appearance to the rear facade of buildings through the use of compatible facades and roof treatments.

Architectural Standard

1. Each building in the Employment Core Area will have a masonry (as defined in the "Definitions" section of this PD) base. On the ground floor where retail or service uses are present, the facade will have a minimum of fifty percent (50%) storefront glass so as to enliven the facade and open it to pedestrian involvement.
2. If retail uses are present on the first floor, a direct entrance to each Retail use will be provided from the street (as opposed to entering through a ground floor lobby).

B. Building Massing



Architectural Intent

1. When not in conflict with the provisions of this PD, Massing can vary from building to building but must reinforce the effect of visual cohesion, the creation of pedestrian spaces, and a unified character.
2. Wherever possible, building forms will be utilized to create pedestrian areas that are protected from the wind but oriented to the sun.
3. Steps and/or projecting or recessed exterior balconies shall be used to articulate building form.
4. The building bases will be articulated with material changes, fenestration changes, provision of an arcade, or expression of building entrance.

Architectural Standard

1. Where buildings in the Employment Core Area utilize defined windows rather than floor-to-ceiling type windows, such

windows shall have windowsill and head details, which utilize either projecting elements or materials of a contrasting color and/or material, which will highlight the window treatment.

C. Surface Articulation



Architectural Intent

1. A variation of surface textures in harmonious combinations shall be used.
2. Variations of wall and window surface planes achieved through use of reveals, recesses, projections, or attachments shall be used (except where floor-to ceiling windows or a qualifying curtain wall is used).
3. Where a rear or side façade is exposed to public view, it will be given architectural treatment compatible with the overall building's architectural design.
4. The sides of a building shall be compatible to the front of the building.
5. Any spandrel panels shall be articulated with the use of multiple colors, tones of the same color, or changes in texture.
6. Awnings may be used as accents, and shall be architecturally compatible with the building.

Architectural Standard

1. Facades of buildings in the Mixed Residential Area that front along a street shall not be longer than one hundred feet without such facade being broken up into smaller areas through the use of varying façade setbacks, arcades, plazas, architectural features such as columns, canopies, or other acceptable means.

D. Color

Architectural Intent

1. Non-glass exterior wall materials should be predominantly earth tones. In areas

where Mediterranean architecture is predominant, colors consistent with this architectural style should be used (e.g., white, off-white, cream, pastels).

2. There shall be some diversity and contrast of color value, tone, and hue.
3. Each building/development shall have a consistent and uniform color palette for signage (except signage used for retail or businesses within the Property, which shall be allowed individuality, subject to the Sign provisions of this Ordinance). A complete signage submittal for City Staff approval is required (except sign content that may be used for future businesses or retailers on the property, which will likely be unknown at the time of submittal).

Architectural Standard

1. Bright colors may be used sparingly for design accent. No florescent or neon colors shall be used for building facades.
2. All flashing, sheet metal roofs, vent stacks, and pipes shall be painted to match the adjacent building surface (or trim) and roofs, or painted (or manufactured) as accent to such adjacent building.

E. Ground Floor Treatment



Architectural Intent

1. Building materials and design features shall be visually integrated with materials and design features of both landscape and free-standing signs.
2. Main building entries shall be accented with the use of entry courtyards or other architectural features. Entries should be easily recognizable from approaching automobiles and to provide "ceremonial" entry for pedestrians.

- Each building base shall be articulated with attention to detailing, materials, colors, finishes, lighting, and arcades.
- Large, blank walls at the building base shall be avoided (except where curtain walls or glass storefronts exist).

F. Rainwater Drainage

Architectural Standard

- Gutters and roof drain downspouts may be concealed, or shall be designed as a continuous architectural feature painted to match adjacent roof, trim and wall materials, or painted (or manufactured) or resemble an accent on the building.

G. Roof Materials

Architectural Standard

- Unless otherwise approved by City staff, roof materials at pitched roofs shall be concrete roofing tile, clay or slate tiles or standing seam anodized or weathercoated metal.

H. Structured Parking Screening

Architectural Intent

- Where possible, the narrow facade of the parking garage shall be oriented to the public street. All structured openings shall be articulated to complement the site building.

Architectural Standard

- All above-ground structured parking garages that have frontage on a public street must have a finished front façade or screen, which is complementary to the site building.

I. Building Materials

Architectural Standard

- Provided the terms of Article 9 (B) of this Ordinance are met, primary exterior building materials are glass, glass block, granite, stone, brick, cast-stone, concrete

block, pre-cast concrete, 3/8" or thicker stucco and cast stone. Glass will be a commonly used material throughout the project. Various hues of paint shall be permitted, compatible with building materials.

- The use of exterior wood siding and wood shingle is prohibited. Wood is permitted as a "trim" material.
- The use of "curtain walls" is permitted, but features will be incorporated that add interest to the façade of such walls.
- Curtain walls shall not be permitted on the first floor of any building on the Property.
- The exterior of the first story of each building in the Mixed Residential Area (excluding windows and glass storefronts) shall be composed of masonry (as defined in the "Definitions" section of this Ordinance).
- Unless otherwise approved by City staff, the remainder of each building's exterior in the Mixed Residential Area (excluding windows, balconies, or recreational areas) shall be either 3/8" or thicker stucco, marble, granite, masonry or cast stone.
- Matching accents of the same or similar material used for the exterior of the first floor of the building(s) in the Mixed Residential Area shall comprise a minimum of 10% of the remainder of the building exteriors (excluding windows or doors).



J. Rooftop Screening

Architectural Standard

1. Roof-mounted mechanical equipment shall be screened with materials architecturally integrated with the building design.
2. Communication equipment such as satellite dish and radio antennas are permitted as set forth in Article 3 of this PD Ordinance and shall be screened.
3. All HVAC ducting and other piping must be concealed from view from the public right-of-way on site.

K. Roof Design



Architectural Standard

1. Roofs of all buildings are required to have sloping roof forms, except buildings that are over 60 feet in height.
 - a) Partial or complete sloping roof forms must appear on 75% of the facade of every building less than 40 feet in height.
 - b) Roofs with a complete sloping form must have no less than a 4:12 pitch. If the pitch is less than 6:12 but greater than 4:12, the roof must have a projecting eave of no less than 2 feet horizontally from the vertical wall plane.
2. At the intersection of the facade and roof planes, there shall be a projecting cornice or bracket element.

L. Exterior Display and Sales of Merchandise



Architectural Standard

1. Any exterior sale and display of merchandise shall be located immediately adjacent to the building where the tenant utilizing such display is located.
2. Exterior display and sales of merchandise shall provide products that are also sold within the adjacent tenant space.
3. Outdoor Flea Markets are not permitted, and nothing in this section is intended to permit such outdoor "flea markets".

M. Light



Architectural Standard

1. Except for lighting in a public right of way, all exterior lighting shall be hooded or shielded so that the light source is not directly visible from adjacent properties. Each site shall shield or hood or control all site lighting to not exceed 0.5 foot candles at adjoining property lines.
2. Property owners may share lights used to light fire lanes, parking and open spaces for security.

N. Reflective Glass

Architectural Standard

1. No building shall use mirrored glass or highly reflective glass with over 75% reflectivity.
2. Property owners may use reflective glass for energy conservation in the Employment Core only and for not more than 75% of the building façade.

Article Ten: Plan Approvals

A. Concept Plan Approval

The attached Concept Plan (attachment 2) is hereby approved and made a part of these Standards. The Concept Plan establishes the general development intent for the Property, including general street layout, primary block configuration, general location of development project signs, general location of public and private parks and amenities, and generalized public use and access easements. The Concept Plan shall serve as a guide for the approval of any and all Site Plan submissions relating to the Property, but shall not be construed to specify precise dimensions, locations, or configurations; such details shall more accurately and appropriately be determined at time of Site Plan approval.

Once approved, any significant amendment of the Concept Plan shall follow the same procedure as required for a zoning amendment. City staff may approve amendments to the Concept Plan that are not significant. It shall be at the discretion of City staff to determine whether a proposed change is significant. If the proposed change is determined to not be significant, City staff shall reserve the right to present the proposed Concept Plan amendment to the Planning and Zoning Commission and City Council for approval.

B. Site Plan Approval

Prior to beginning any development on a building site within the Property a comprehensive Site Plan detailing the proposed development shall be submitted to City Staff for approval. No construction permits shall be issued prior to Site Plan approval. City Staff's approval shall be based on compliance of the Site Plan with the standards, guidelines, and intent set forth in this ordinance. An applicant may appeal the City Staff's decision on a Site Plan to the Planning & Zoning Commission and City Council.

The following are the Site Plan submittal requirements:

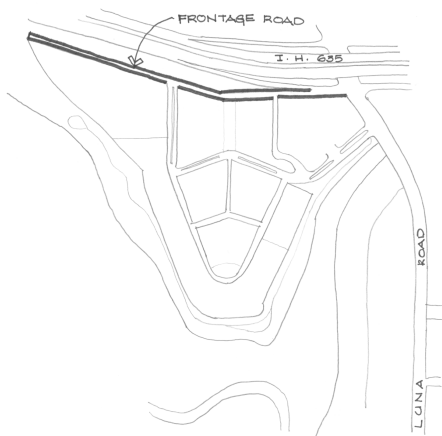
1. A vicinity map at a scale of 1" = 1,000 ft. as part of Site Plan.
2. A boundary survey of the building site including the following:

- a) Metes and bounds of all boundary lines of the building site.
 - b) Total land area within the property
 - c) Graphic scale and north arrow
 - d) Names and route numbers of boundary streets and rights-of-way
 - e) Existing topography with a maximum contour interval of two feet
3. A copy of the warranty deed showing current ownership of the Property.
 4. An aerial photograph of the building site and all adjacent properties within 500 feet stating the date of the photograph.
 5. A detailed and to-scale Site Plan showing:
 - a) Existing and proposed public or private streets and curb cuts
 - b) Existing and proposed building and parking structure locations including size in number of square feet, number of floors, number of spaces and size of spaces in parking structures, and height above grade.
 - c) Existing and proposed utility easements and fire lanes.
 - d) Building elevations for all facades including dimensions, materials, and colors.
 - e) Sign package
 - f) Lighting plans
 - g) Location and screening of mechanical equipment
 - h) Fences, awnings, and other streetscape elements.
 - i) A preliminary landscape plan for Landscaped Open Space areas within the Property showing the proposed locations, types and sizes at time of planting for trees and shrubs.
 - j) A tree inventory shall be submitted.
 6. Proposed at-grade parking lots and loading facilities. Efforts will be made by the applicant to develop parking, which can be shared by various users of the Property. Pedestrian linkages will be reasonably incorporated into the Property.
 7. A statement of proposed floor area ratio, building site coverage ratio and landscape area ratio.
 8. Anticipated uses within the building site and accessory uses.

9. Existing and proposed utilities, including size and tap location and fire hydrants.
10. Any other reasonable information requested by City Staff reasonably necessary to determine compliance of the Site Plan with the Comprehensive Zoning Ordinance, as amended hereby.
11. An inventory of trees over 6 inches in diameter existing on site at time of site plan submission.
12. Site utility plan.

mutually desirable by property owners and the City of Farmers Branch), extending from the eastbound Highway 635 frontage road to the subject property at a location east of the point of convergence of the LBJ Freeway 635 exit ramp and the eastbound frontage road. Actual location of the emergency access roadway shall be subject to approval of the appropriate Highway authority (i.e., Texas Department of Transportation or Federal Highway Administration of the City of Farmers Branch).

C. Frontage Road Access



Prior to the issuance of certificate of occupancy for private development pursuant to a site plan approved subsequent to February 2, 2001, the following roadway improvements must be in place and fully functional:

1. A two lane, eastbound frontage road along the south side of Interstate Highway 635 (LBJ Freeway), constructed to Texas Department of Transportation and/Federal Highway Administration standards, minimally extending from the west terminus of Mira Lago Boulevard to Luna Road.
2. Mira Lago Boulevard as shown on the approved Concept Plan extending from Luna Road to its west terminus at the Interstate Highway 635 eastbound frontage road.
3. The construction of an emergency vehicle roadway (or public street, if deemed

D. Traffic Mitigation Measures

The following mitigation measures must be in place and fully functional prior to the issuance of a certificate of occupancy for private development pursuant to a site plan approved subsequent to February 1, 2001:

- a) Addition of a southbound through lane on Luna Road at the IH 635 Westbound frontage road.
- b) Addition of a right turn lane, a left turn lane and a U-turn lane on the IH-635 eastbound frontage road at Luna Road.
- c) Addition of a northbound left turn lane on Luna Road at Park West Avenue.
- d) Restriping of Luna Road to open additional lanes.

The above-mentioned mitigation measures may be phased with subsequent development provided a revised traffic impact study is prepared by the developer and approved by City staff. Such study shall indicate the mitigation measures specifically required with each phase of development up to and including full build-out of the District.

Article Eleven: Definitions

The following terms are defined only for the purpose of this Ordinance. For terms not defined in this section, refer to the Comprehensive Zoning Ordinance.

City staff:	The City Manager of Farmers Branch or his designee (s).		must be located on the ground floor.
Civic uses:	Civic uses include municipal offices and services, as well as cultural, recreational, athletic, convention, and entertainment facilities.	Human Scale:	The proportional relationship between the dimensions of a building, structure, street, open space, or streetscape and the average dimensions of the human body.
Context:	The type, scale, use and configuration of the buildings, streetscape, and neighborhood which surround a given building or site.	Incidental Sign:	Any informational sign that has a purpose secondary to the use of the lot on which it is located, including but not limited to “no parking, handicap parking, entrance, loading only, telephone, etc” and other directives.
Development Sign:	A sign located on premises that relates to the entire district and may include project names on the sign.	Kiosk:	A freestanding cart or other temporary structure used to sell retail goods.
Height (of a bldg):	The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher, to (1) the highest point of the roof’s surface if a flat surface, (2) to the deck line of mansard roofs, or (3) to the mean height level between eaves and ridge for hip and gable roofs and, in any event, excluding chimneys, cooling towers, elevator bulkheads, penthouse, tanks, water towers, radio towers, ornamental cupolas, domes and spires and parapet walls not exceeding ten feet in height. If the street grade has not been officially established, the average front yard grade shall be used for a base level.	Lakefront Pedestrian Walkway:	A 6 foot wide walkway within a 20 foot wide public easement circumscribing the lakeshore of the Planned Development District that may become a public access easement upon fulfillment of certain conditions.
		Masonry:	Brick or stone, including granite, marble, cast stone, 3/8 inch stucco and other similar materials or products relative to its appearance, durability and application as may be approved by City Staff.
Home Office:	For the purposes of this PD Ordinance No. 81, only office uses that are performed in an office directly accessible to a residential use. Home offices shall include uses, which employ no more than ten employees, including one who is the primary resident of the unit. The office portion of the use	Plazas:	Plazas are open spaces (public and private) set aside for civic purposes and commercial activity, and may include parking.
		Property:	The overall Villa Lago development, consisting of approximately 66.08 acres of land located south of I-635 and west of Luna Road in Farmers Branch, Texas, as shown on Exhibit “A” hereto.

Proportion:	The relationship or ratio between two dimensions, e.g. width of street to height of building wall, or width to height of window.
Sidewalk:	A minimum six-foot wide paved surface located adjacent to a parkway.
Sight Triangle:	A triangular-shaped portion of land established at street intersections in which nothing is erected, placed, planted, or allowed to grow in such a manner as to limit or obstruct the sight distance of motorists entering or leaving the intersection. This triangle is formed by the property lines and the line connecting points twenty-five (25) feet from the intersection of such property lines.
Signboard:	The area or display surface used for the sign message.
Street furniture:	Functional elements of the streetscape, including but not limited to benches, trash receptacles, planters, telephone booths, kiosks, sign posts, street lights, bollards, and removable enclosures.
Walkway:	A minimum six-foot wide paved surface located within the Public Access Easement.
Visual Cohesion:	The effect to be achieved by using similar proportional divisions and materials on separate buildings that are in close proximity. This would include but not be limited to trim bands or other horizontal divisions at the same height similar and harmonious color and material selection for the exterior building materials and roofing materials.

Article Twelve: Disclaimer

Graphics and renderings used in this PD are conceptual in nature, and are not intended to be exact representations of the final product. Illustrations are intended to dictate quality and character rather than design and materials.

Any measurements shown on graphics or text in this PD, however, are literal, and not conceptual. Some measurements on graphics may represent minimums or maximums, if set forth explicitly in the corresponding text.

This document has been reformatted since its adoption by the City Council.

Article Thirteen: Tree List



This Landscape Tree List is to be used as a guideline for plant material selection and approval.

The selection of the trees is on the basis that they will assist in creating an unique environment of varied types of plant materials in creating a Mediterranean landscape theme.

All plants and trees that exist on the property are also approved for use, as are the following list of plant materials. City Staff during site plan approval may accept additional plant materials other than those listed below. Street trees listed below shall be installed as described below.

1. LBJ (IH 635) Frontage

The street trees shall be Live Oak, *Quercus virginiana*, 100 gallon containers, nursery grown, 14'-16' tall, 4" caliper. Spacing shall be two staggered rows of trees at 30 feet on center located along the property line and may be located within the Highway R.O.W. if approved by the State DOT. Rows shall be 25 feet apart.

If a public or private plaza wider than 50 feet fronts on a parkway the trees in the parkway may match those used within the plaza if listed below.

2. Luna Road Frontage

The street trees shall be Live Oak, *Quercus virginiana*, 100 gallon containers, nursery grown, 14'-16' tall, 4" caliper.

5. Lago Real

The street trees shall be Bald Cypress, *Taxodium distichum*, 5" caliper, 14'-16' tall. At the intersections of streets for the first 3 trees, Live Oak, *Quercus virginiana*, 100 gallon containers, nursery grown, 14'-16' tall, 4" caliper shall be used.

If a plaza fronts a parkway the trees in the parkway may match those used within the plaza if listed below.

3. Mira Lago Boulevard

In addition to all existing trees, all street trees in the Parkway shall be Live Oak, *Quercus virginiana* and Red Oak, *Quercus shumardii*, 100 gallon containers, nursery grown, 16-18 feet tall, 4" caliper.

6. All other streets

The street trees shall only be selected from the list below.

The trees maybe planted in a line within the parkway, with no less than 5 trees of a similar species in a row before changing species.

The median trees shall be Cedar Elm, *Ulmus crassifolia*, 4" caliper min.

7. Parkway

Parkway landscape within 5 feet of the street shall be 100% groundcover, shrubs and seasonal color.

No grass shall be permitted in areas less than 5 feet wide.

If a plaza fronts a parkway, the trees in the parkway may match those used within the plaza if listed below.

8. Median

Median landscape within the street shall be minimum of 50% coverage; of groundcover, shrubs and seasonal color allowing a minimum of 24" wide and a maximum 36" wide strip of Bermuda grass at the back of curb only.

4. Lago Vista East/West

The street trees shall be Live Oak, *Quercus virginiana*, and Red Oak, *Quercus shumardii*, 100 gallon containers, nursery grown, 14'-16' tall, 4" caliper. The Live oaks shall be located at all intersections for the first 5 trees. The remainder of the trees maybe Red Oak and or Live Oak trees.

Steel edging or other approved divider shall be used to divide the grass from the beds.

The division shall be in lines parallel to the back of curb.

9. On Site, Parkway, and Margin

Beyond all R.O.W. lines, in the margins, or Pedestrian Zone and or at building lines, use Italian Cypress, *Cupressus sempervirens*, 18" box, 8-10 feet tall as accent trees at building foundations. Space the Italian Cypress at 40 feet on average.

Beyond all R.O.W. lines, in the margins, or Pedestrian Zone and or at building lines, use Dwarf Yaupon Holly (minimum 3 gallon) and Dwarf Burford Holly (minimum 5 gallon), hedges for major hedges or base plantings at building foundations.

10. Large Evergreen Trees

Deodar Cedar	<i>Cedrus deodara</i>
Red Cedar	<i>Juniperus virginiana</i> , varieties
Blue heaven	<i>Juniperus scopulorum</i> , varieties
Bald Cypress	<i>Taxodium distichum</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Pond Cypress	<i>Taxodium ascendens</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Japanese Black	<i>Pinus thunbergii</i>
Palm Tree	<i>Trachycarpus fortunei</i>

11. Large Deciduous Trees

Cedar Elm	<i>Ulmus crassifolia</i>
Ginko	<i>Ginkgo biloba</i>
Burr Oak	<i>Quercus macrocarpa</i>
Live Oak	<i>Quercus virginiana</i>
Red Oak	<i>Quercus shumardii</i>
Pecan	<i>Carya illinoensis</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Sycamore	<i>Platanus occidentalis</i>
Weeping Willow	<i>Salix babylonica</i>
Elderica Pine	<i>Pinus elderica</i>
Leyland Cypress	<i>Cupressocyparis leylandii</i>
Arizona Cypress	<i>Cupressus lusitanica</i>

12. Medium Trees

Crepemyrtle Red"	<i>Lagerstromia indica</i> "Cherokee
Yaupon Holly tree	<i>Ilex vomitoria</i>
Japanese Maple	<i>Acer palmatum</i>
Italian Cypress	<i>Cupressus sempervirens</i>
Red Bud	<i>Cercis canadensis</i> , forest pansy
Caddo Maple	<i>Acer saccharum</i>
Holly Trees	<i>Ilex opaca</i> , <i>Ilex aquifolium</i>
River Birch	<i>Betula nigra</i>

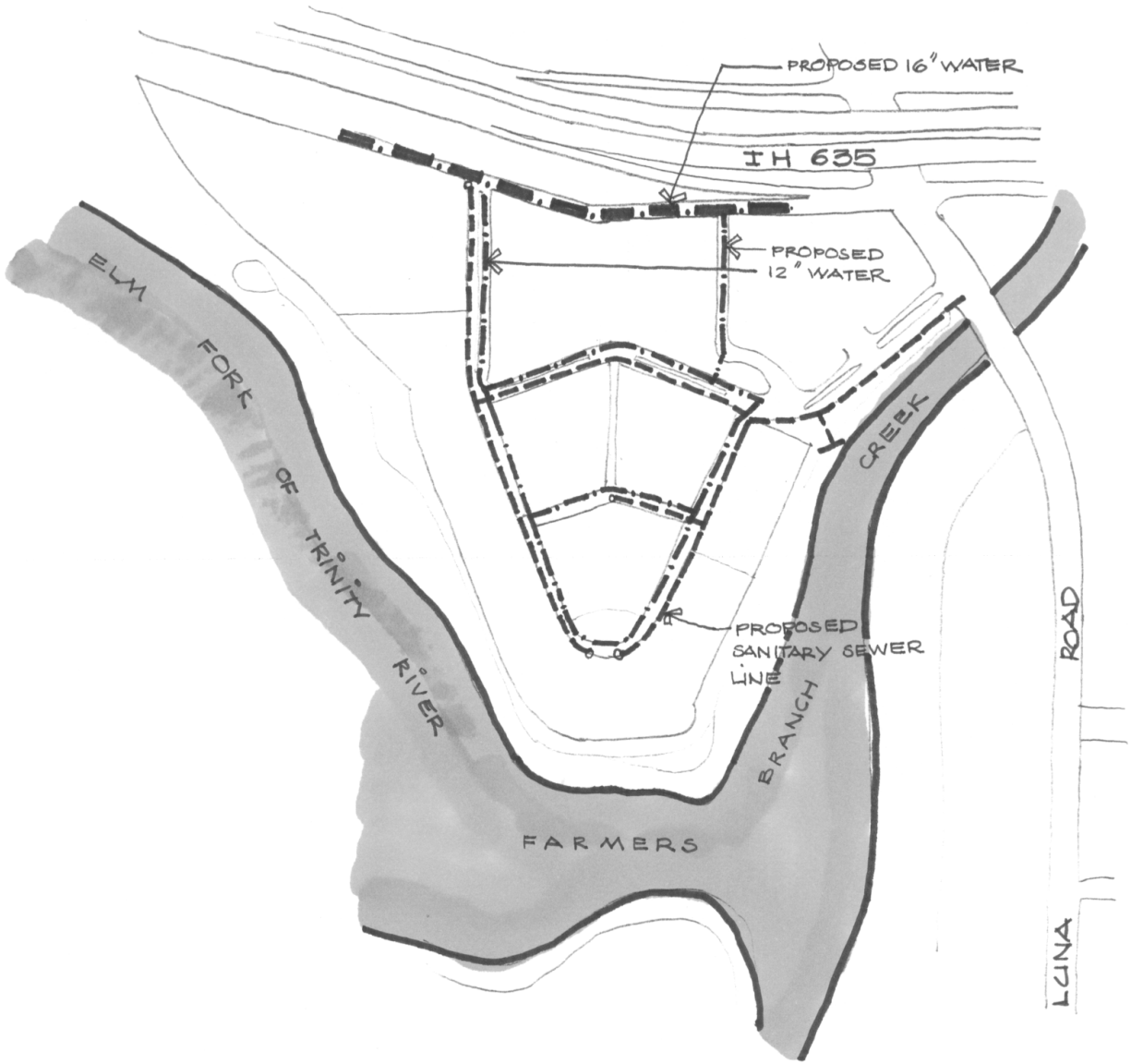
13. Parkway Plants within Easements, Majority Plants Listed

Italian Cypress	<i>Cupressus sempervirens</i>
Dwarf Yaupon	Holly <i>Ilex vomitoria</i> , nana, 3 gallon @ 18" o.c., min 9" high
Dwarf Burford Holly	<i>Ilex burfordi</i> 5 gallon @ 24" o.c., min 30" high
Bar Harbor Juniper	<i>Juniperus horizontalis</i> , "Bar Harbor", 1 gallon @ 12" o.c.
Asian Jasmine	<i>Trachelospermum asiaticum</i> ", 4" pots @ 8" o.c.

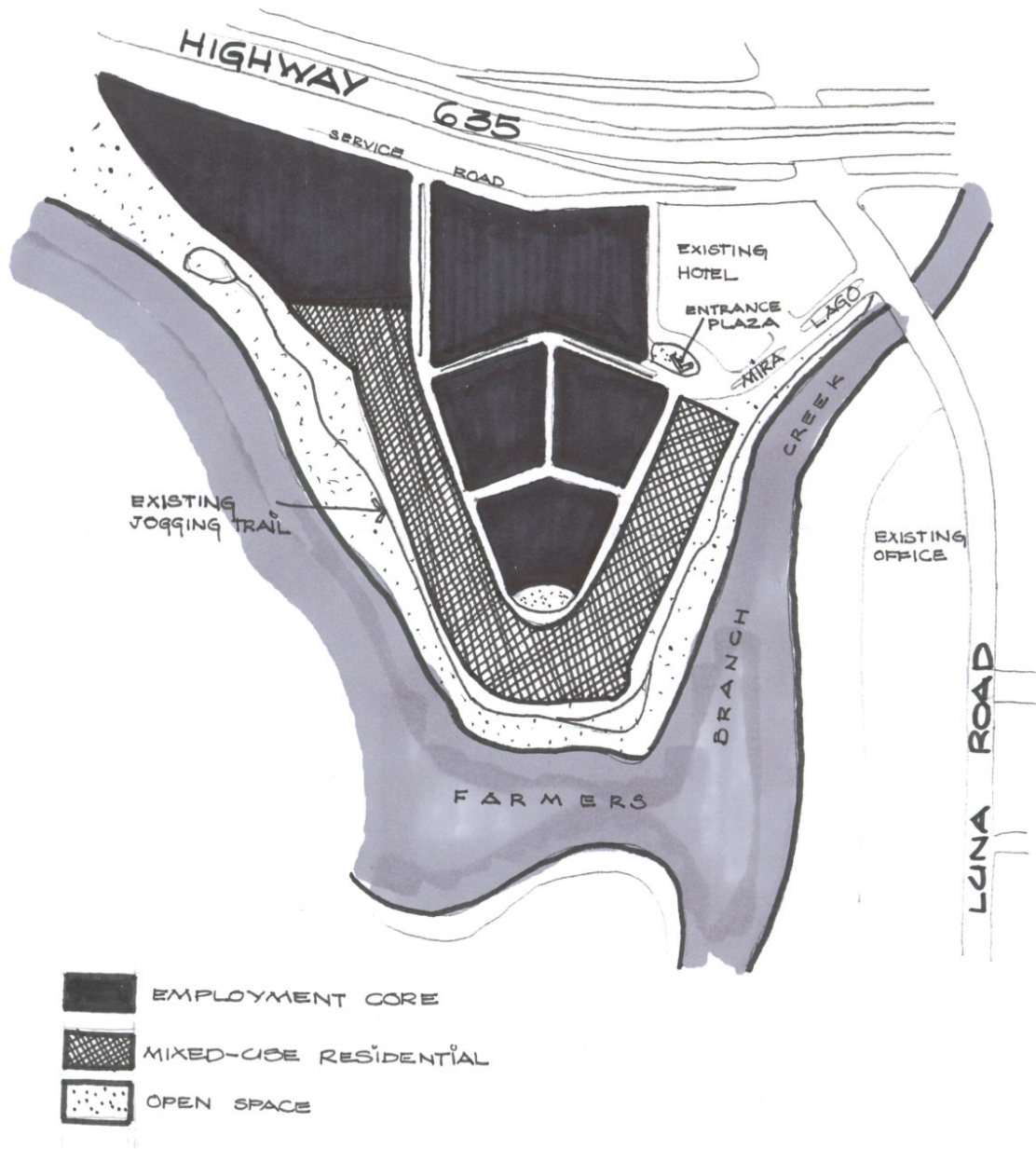
Prohibited plants:

Bradford Pear	<i>Pyrus calleryana</i> varieties
Hackberry	<i>Celtis occidentalis</i>
Photinia	<i>Photinia fraseri</i>

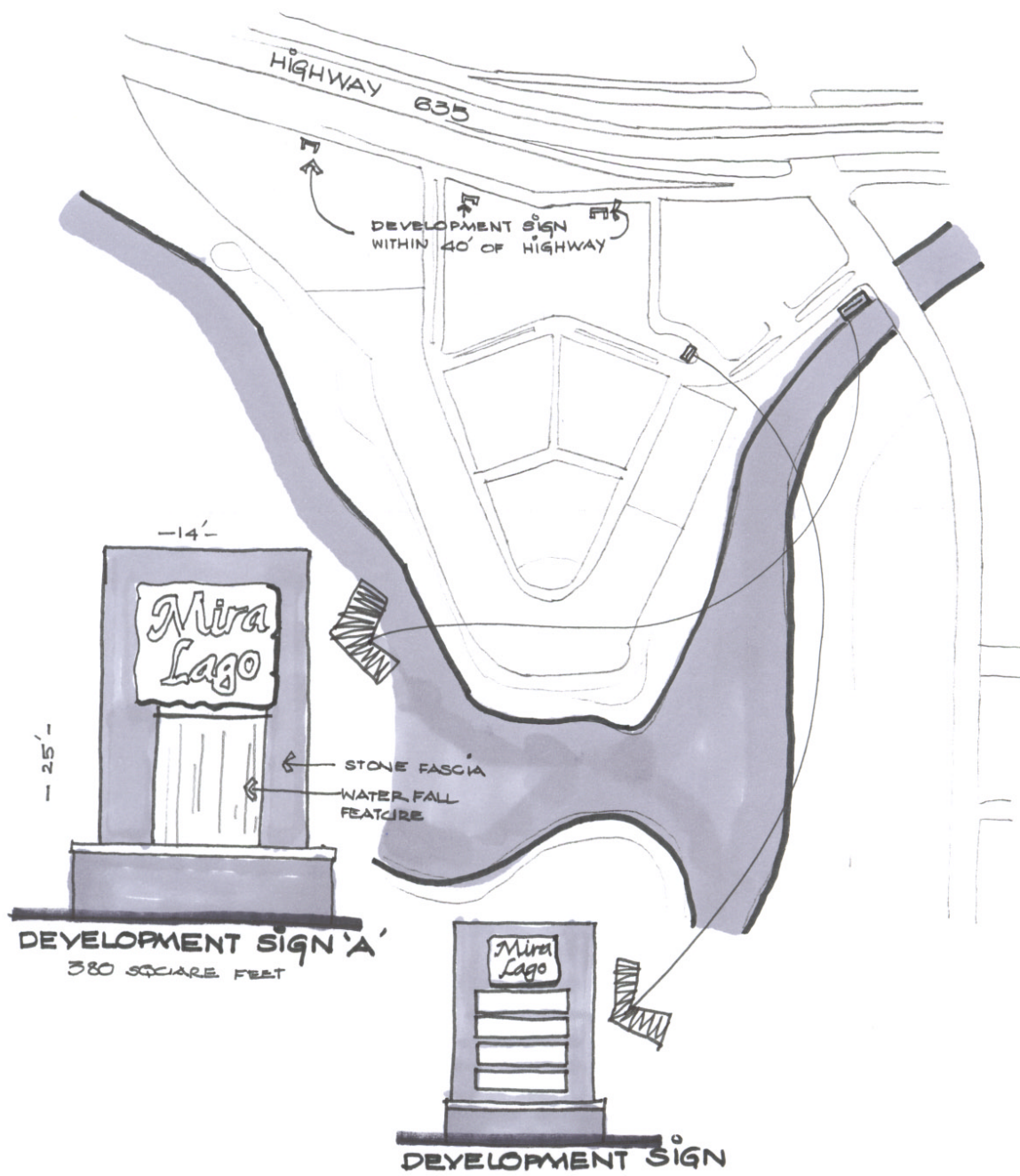
Attachment One: Water and Sanitary Sewer Master Plan



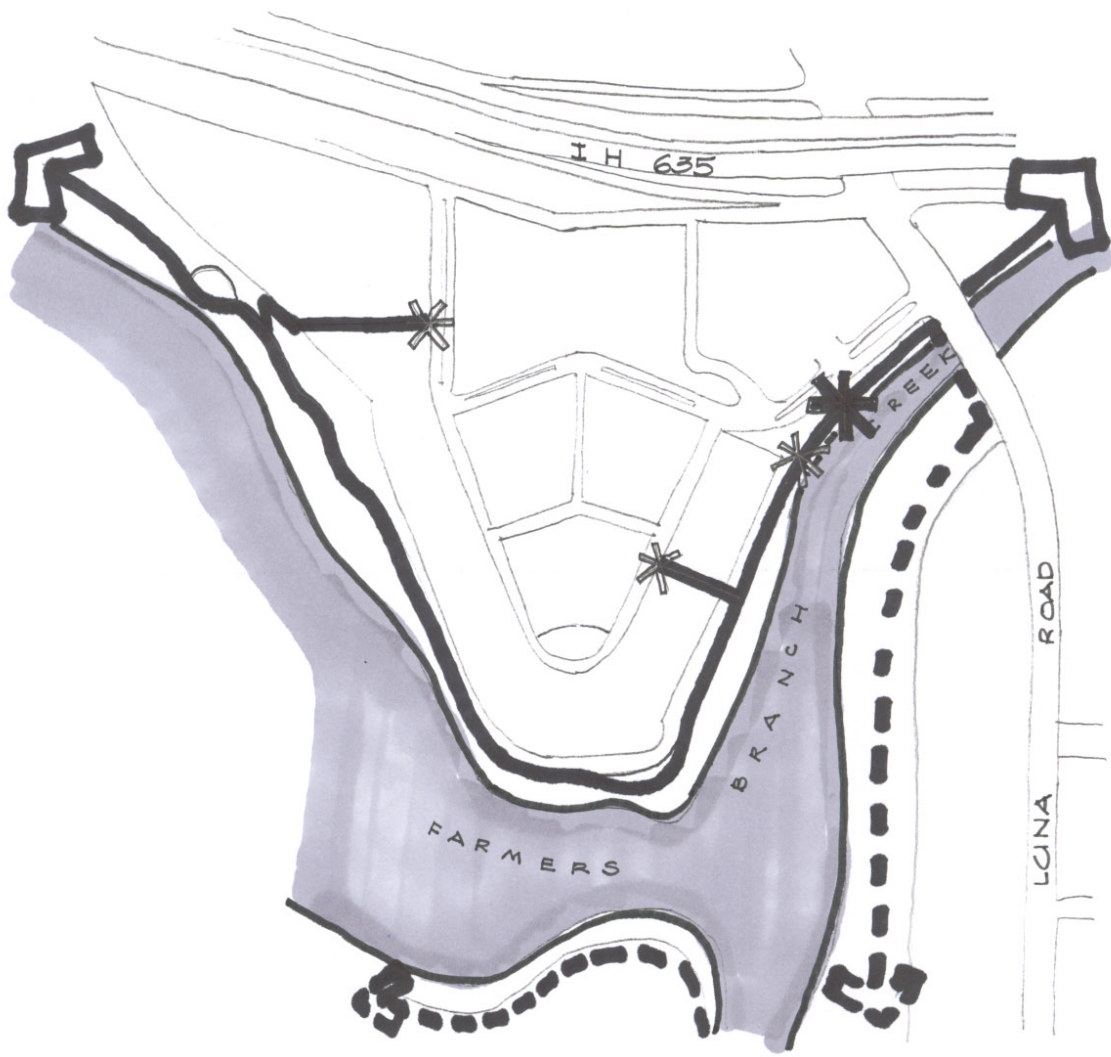
Attachment Two: Concept Plan






Attachment Three: Development Sign Plan

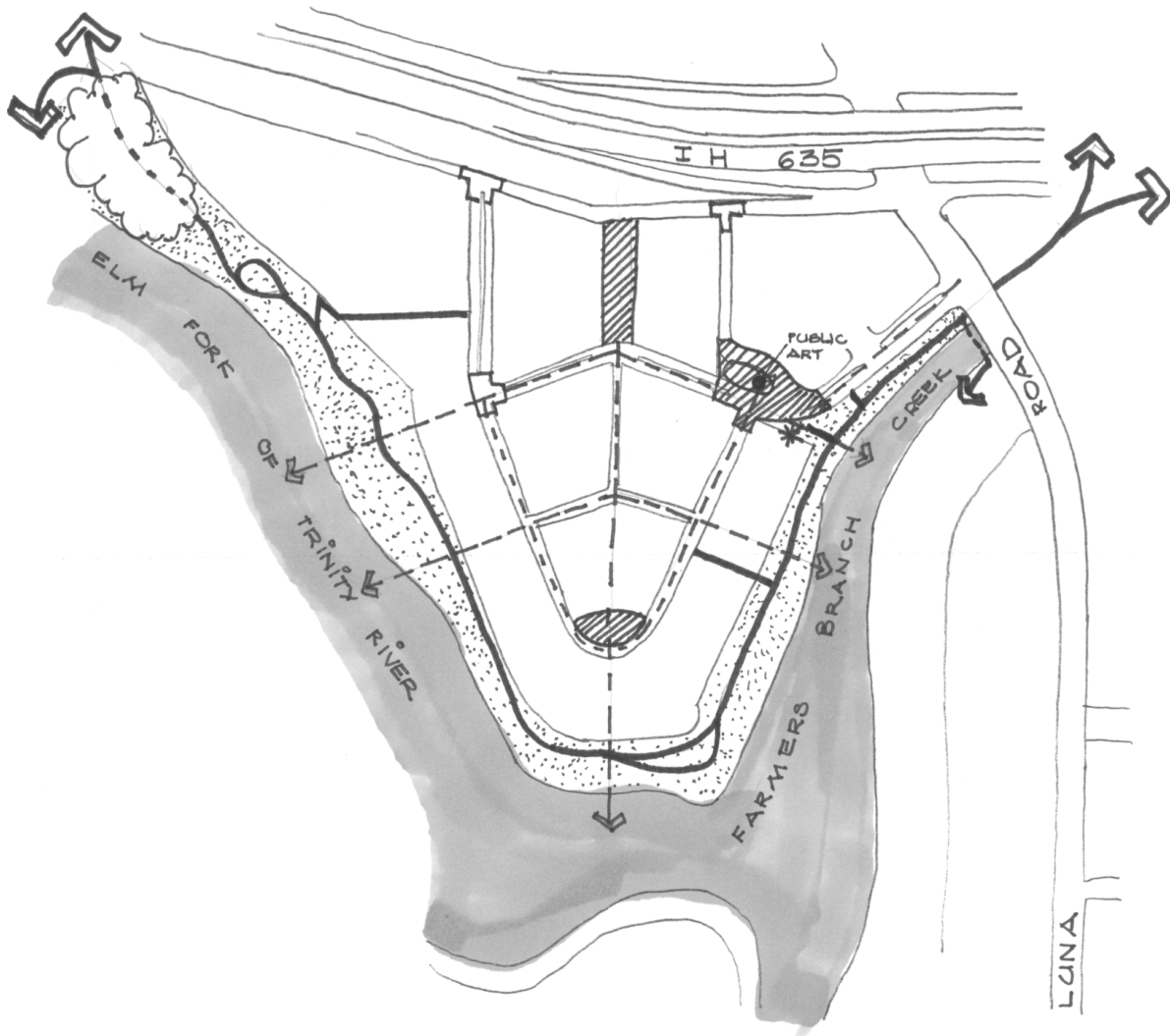


Attachment Four: Public Use Open Space Easement

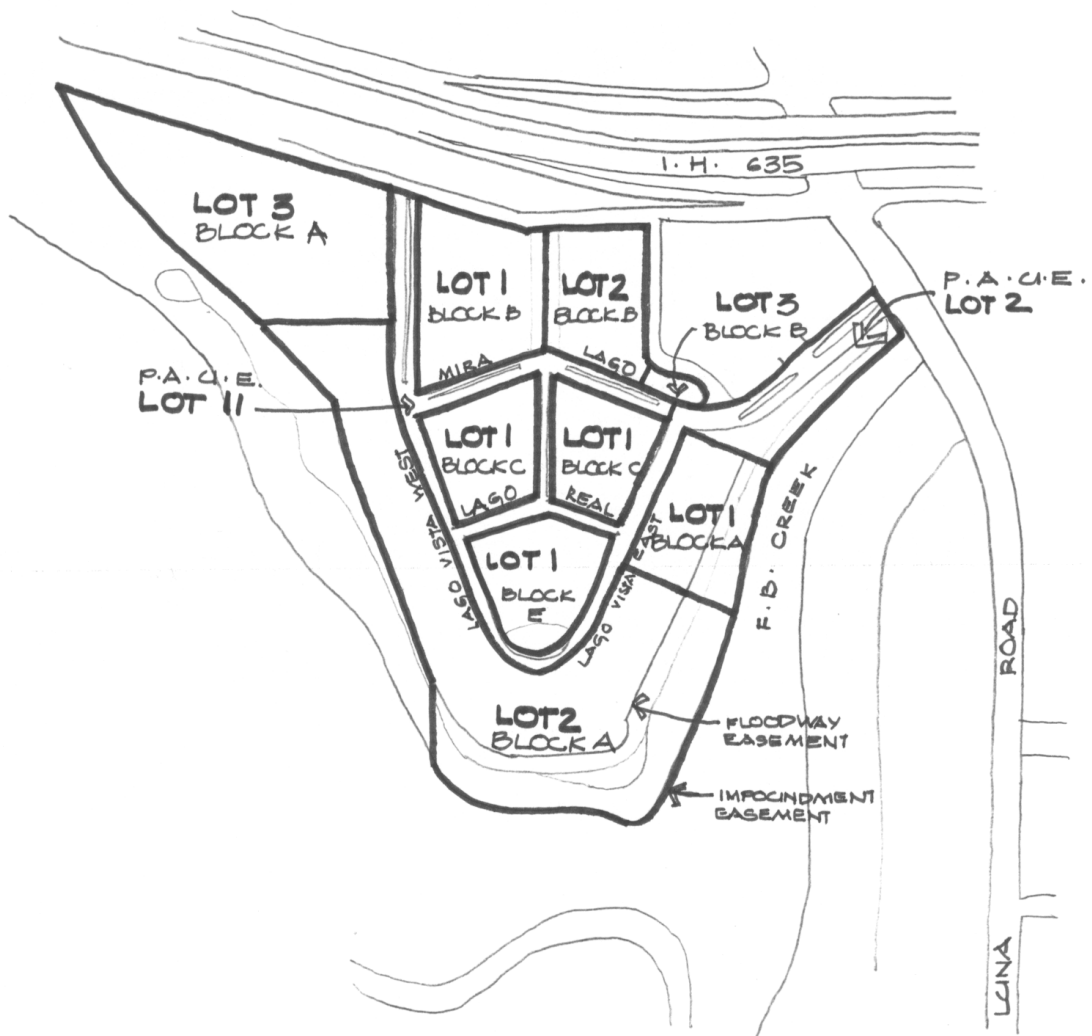


-  LAKEFRONT WALKWAY
-  PROPOSED PUBLIC ACCESS
-  EXISTING PUBLIC ACCESS

Attachment Five: Amenities Concept Plan



Attachment Six: Block and Lot Plan



Attachment Seven: Plotted Legal Description

