

ORDINANCE NO. 3538

File No. 1-35

AN ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AMENDING THE MESQUITE ZONING ORDINANCE ADOPTED ON SEPTEMBER 4, 1973, AND RECODIFIED ON NOVEMBER 21, 1988, SO AS TO APPROVE A CHANGE OF ZONING FROM AGRICULTURAL AND GENERAL RETAIL TO PLANNED DEVELOPMENT IN ACCORDANCE WITH SPECIFIC REGULATIONS, STIPULATIONS AND REQUIREMENTS; REPEALING ALL ORDINANCES IN CONFLICT WITH THE PROVISIONS OF THIS ORDINANCE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND DECLARING AN EMERGENCY.

WHEREAS, the Planning and Zoning Commission of the City of Mesquite and the governing body of the City of Mesquite, in compliance with the Charter of the City of Mesquite and State laws with reference to granting of zoning changes 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 property owners generally and to all persons interested and situated in the area, the City of Mesquite is of the opinion that the change of zoning may be granted herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS:

SECTION 1. That the Mesquite Zoning Ordinance adopted on September 4, 1973, and recodified on November 21, 1988, be and the same is hereby amended by amending the Zoning Map of the City of Mesquite so as to approve a change of zoning from Agricultural and General Retail to Planned Development allowing the uses set out in the attached Exhibit "A" and in accordance with the regulations, stipulations and requirements contained therein.

That the subject property is a 1,426.9-acre tract located in southeast Mesquite generally northwest and southeast of Faithon P. Lucas, Sr. Boulevard and Cartwright Road and is more fully described in Section 5 of the attached Exhibit "A."

SECTION 2. That the property described in Section 1 of this ordinance shall be used only in the manner and for the purposes provided for in this ordinance and by the Mesquite Zoning Ordinance.

SECTION 3. That the foregoing change shall be, and is, granted subject to any development of the land herein being developed in conformity with the requirements of current and/or future drainage improvement ordinances of the City of Mesquite, including Ordinance No. 3042 codified in Chapter 11 of the Code of the City of Mesquite.

SECTION 4. That should any word, sentence, clause, paragraph, phrase or section of this ordinance be held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so decided to be invalid, illegal or unconstitutional and shall not affect the validity of the Mesquite Zoning Ordinance as a whole.

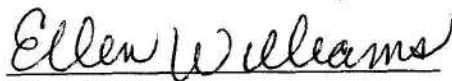
SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be deemed to be guilty of a Class C Misdemeanor and subject to the same penalty as provided for in the Mesquite Zoning Ordinance, as amended, and upon conviction in the Municipal Court shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

SECTION 6. That the property described in Section 1 of this ordinance requires that it be given the above classification in order to permit its proper development and in order to protect the public interest, comfort, and general welfare of the City of Mesquite creates an urgency and emergency for the preservation of the public health, safety, and welfare and requires that this ordinance shall become effective immediately from and after its passage.

DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 4th day of November, 2002.


Mike Anderson
Mayor

ATTEST:


Ellen Williams
City Secretary

APPROVED:


B. J. Smith
City Attorney



PLANNED DEVELOPMENT ORDINANCE

Section 1. General Provisions.

*"Top soil ... the source of all life.
It is the duty of every good citizen to conserve what's there
and to rebuild what others destroyed."*

These are the words of Faithon P. Lucas, who immigrated to America, established a successful restaurant, and in 1929 became a landowner in Mesquite. He achieved fame as a conservationist with his land-management practices and considered land a most precious possession. This land still remains in the hands of his family and is known today as Lucas Farms. The Lucas family wishes to leave a legacy of quality as it develops this historical property by creating a master planned community that will provide homes for residents of all ages and incomes, provide local business opportunities, and promote a lifestyle of living that meets the demands of the City of Mesquite.

The Lucas Farms planned development sets forth a framework to guide development of the historic Lucas Farms in a cohesive manner that honors the scale and intensity of surrounding development with distinctive neighborhoods and focal points and respects the development guidelines of the City of Mesquite. The concept plan allows a range of residential and nonresidential land uses that are typical of small communities; utilizes existing roads and proposed thoroughfare plans and creates a system of collector streets; acknowledges site amenities such as South Mesquite Creek and the various ponds and lakes on the property; and acknowledges site constraints such as topography, adjoining land uses and land that is isolated due to the creek.

1.1 General Provisions

1.1.1 Title

For ease of reference, this ordinance may be referred to as the "Lucas Farms Planned Development" or the "Lucas Farms PD".

1.1.2 Relationship to the *Mesquite Zoning Ordinance*

This planned development district is established under the authority and guidelines set out in Section 4-200 of the *Mesquite Zoning Ordinance*. Regulations regarding permitted uses and development standards which are specifically set out in this planned development ordinance shall be the requirements for this district. If a regulation or requirement is not specified herein, then the provisions of Section 4-200 regarding determination of applicable permitted uses and development standards shall apply. When specific provisions of the *Mesquite Zoning Ordinance* are incorporated herein to assure clarity of the applicable requirements, references are made to the applicable section of the *Mesquite Zoning Ordinance*. Unless otherwise noted, a reference to a "section" shall be a reference to the *Mesquite Zoning Ordinance*.

1.2 Approvals and Processing

The following procedures and approvals, in addition to standard requirements under the zoning and subdivision regulations, shall apply to development within the Lucas Farms planned development:

1.2.1 Concept Plan

The concept plan, as shown in Figure 2.1 of this ordinance, establishes the planned development district, its general framework and the overall concepts and intent for the development. The concept plan shall form the basis for the review of development site plans subject to the following specific criteria. Features of the plan are conceptual and may be modified within the context of the intent expressed and the specific stipulations stated herein.

1.2.2 Permitted Uses and Development Regulations

The concept plan identifies the sub-areas in which permitted uses and development are defined and regulated.

1.2.3 Circulation and Thoroughfare Plan

The concept plan represents a general concept for circulation to, from and within the development. Collector locations show intent but not specific location. Subdivision streets are shown for illustrative purposes only.

1.2.4 Reclamation Plan

The concept plan shows major encroachments into the flood plain areas. Prior to review of any development site plan or any construction on tracts adjoining the flood plain or tracts affected by the proposed reclamation, a flood plain reclamation plan which complies with all City, FEMA and Corps of Engineers regulations shall be reviewed and approved by the City and submitted to FEMA. Zoning approval does not imply approval of reclamation.

1.2.5 Water and Sewer Plans

A master water and sewer plan for the development shall be submitted for review and approval prior to submission of any development site plan or engineering plans for individual tracts within the development.

The South Mesquite Creek sanitary sewer trunk mains are at or near capacity and an additional trunk sewer main is under design. Appropriate easements shall be required through the Lucas Farms property and phasing of Lucas Farms development must be coordinated with the sewer construction to assure adequate sewer service as development proceeds.

1.2.6. School Plans

Prior to submission of a development site plan in any sub-area, the applicant shall notify MISD of the proposed density distribution and the subdivision layout for the sub-area. MISD shall be given reasonable opportunity to identify needed school/school-park sites for the area, so that adequate sites can be reserved as development approvals are reviewed and approved.

1.2.7 Density Distribution Plan

Concurrent with the submission of residential development site plans within any sub-area, a density distribution plan shall be submitted for the entire sub-area as set out in Table 4.1 indicating approved reclamation areas, reservation of school/park sites, proposed proportions of permitted lot sizes and housing types within the sub-area, and phasing as required by Section 1.3.4 of this ordinance. The density distribution plan shall be reviewed by the Planning Division for compliance with the requirements of Section 4.1 of this ordinance.

1.2.8 Special Design Features

Concurrent with or prior to the submission of the first residential development site plan, final design standards for the following design elements shall be submitted for review by the Planning & Zoning Commission and approval by the City Council: street furnishings; entry features; thoroughfare landscaping; screening, buffering and fence details; and trails. Approved design standards shall then be used throughout the Lucas Farms development for all appropriate improvements. Provision may be made in the initial approval for different designs, such as mailboxes, within individual neighborhoods.

1.2.9 Development Site Plan Review

Review and approval of development site plans shall be in accordance with Section 4-202.

1.2.9.1 Retail-Community (R-C) Site Plans: Prior to any development in the R-C classification, a development site plan for the entire R-C tract shall be submitted and approved providing for access to all out-parcels from a limited number of main drives serving the entire complex. Details for building foot-prints and parking need not be shown for out-parcels where users are unknown; however, site plans must address basic access and circulation layout.



1.2.9.2 Mixed-Use Neighborhood Center (MUNC) Site Plans: Prior to any development in a MUNC district, either residential or nonresidential, a development site plan for the entire MUNC area shall be submitted and approved to indicate the nature, size and location of the proposed nonresidential uses and their relationship to the proposed residential uses.

1.2.10 Restrictions and Covenants

Master deed restrictions are required and shall be recorded prior to acceptance of the first subdivision. Special deed restrictions shall be recorded prior to acceptance of the subdivision section to which the restrictions apply.

1.2.11 Home Owners Association

A master Home Owners Association shall be created to promote community interaction; to maintain common areas, facilities and landscaping; to enforce deed restrictions and covenants; and to establish an architectural review process. In residential areas, membership shall be mandatory. Sub-associations to further govern use and standards may be established in areas where special design standards or deed restrictions apply.

Concurrent with the submittal of the first development site plan, submission of the master home owners' association documents shall be required along with the deed restrictions as noted above. The submission shall include information regarding fees and maintenance requirements. Provisions shall be discussed for City involvement and assumption of responsibility in the event that the association fails to accomplish required maintenance, repair or replacement of required facilities or amenities.

1.3 Phasing Requirements

1.3.1 Community Improvements

Prior to approval of any site plan for residential development in a sub-area, a phasing plan shall be presented for the installation of community-level improvements, which shall mean those features, elements and amenities which serve an area larger than an individual subdivision section or neighborhood. In no case shall site plans be approved for more than 50% of the dwelling units in a sub-area, as approved on the density distribution plan, until the installation of these features, element and amenities is completed or underway in accordance with the approved phasing plan for installation. Community features, elements and amenities shall include:

- The major amenity centers, Amenity West and Amenity East, as shown in Figure 4.10 of this ordinance.
- Trails and required improvements in the tributary greenbelts a shown in Figure 4.9 of this ordinance which are not directly adjacent to a subdivision section and which can reasonably be built prior to installation of adjoining subdivision improvements.

1.3.2 Subdivision Improvements

Features, elements and amenities which are directly related to a subdivision section or neighborhood shall be installed as part of the subdivision development, i.e., installation is required for subdivision acceptance. Early release of individual building permits prior to acceptance may be considered in accordance with standard City procedures as long as life safety improvement are in place and installation of non-life safety improvements is proceeding. Subdivision features, elements and amenities shall include:

- Street furnishing such as street lights and street signs
- Entry features, either internal or adjacent to the subdivision section
- Internal trails and sidewalks
- Trails and required improvements in the tributary greenbelts adjacent to the subdivision section
- Traffic calming, either internal or adjoining the subdivision section
- Landscaping, screening, buffering, and fencing, either internal or adjacent to the subdivision section
- Park land provision in accordance with Section 3.12 of this ordinance



1.3.3 Lot Improvements

Features, elements and amenities which are directly related to a lot shall be reviewed with the building permit application and shall be installed prior to final inspection and occupancy. Lot improvements shall include:

- Front elevation features
- Garage door stipulations
- Non-repeating elevations
- Window and door opening and trim stipulations
- Masonry requirement
- Minimum unit size
- Street and lot trees
- Mailboxes

1.3.4 SF-12 and SF-9 Construction

To assure large lot development in early project phases, the developer shall be required to construct at least 20 SF-12 and 20 SF-9 lots prior to or simultaneous with the construction of the first 300 SF-7.2 lots in sub-areas 2, 3 and 4. The SF-12 and SF-9 lots shall be constructed in a contiguous subdivision which shall be clearly indicated and located on the required density distribution plan.

Section 2. Land Uses.

2.1 Land Use Classifications.

The following land use classifications are established for the Lucas Farms Planned Development district and shall be located in accordance with the concept plan set out in Figure 2.1.

- 2.1.1 Retail – Community (R-C).** This classification is established to permit the development of retail, office, minor automotive and service station uses that serve the residences of nearby neighborhoods.
- 2.1.2 Retail – Neighborhood (R-N).** This classification is established to permit the development of small scale, convenience retail, office and minor automotive uses that serve the residences of surrounding neighborhoods.
- 2.1.3 Mixed-Use Neighborhood Center (MUNC).** This classification is established to permit the development of a mix of uses including low density single-family detached residential, special product single-family detached and attached residential, and small neighborhood-oriented, convenience retail, office and service businesses that serve the residences of the neighborhood. Nonresidential uses are limited in area and size within the neighborhood centers. This classification also accommodates parks, schools, churches and other public and semi-public facilities to serve and complement the neighborhood.
- 2.1.4 Special Product Residential (SPR).** This classification is established to accommodate low density single-family detached or special product single-family detached and attached residential uses. This classification also accommodates parks, schools, churches and other public and semi-public facilities to serve and complement the neighborhood. Special product residential uses include single-family housing oriented toward the elderly, empty nest, or neo-traditional markets.
- 2.1.5 Low Density Residential (LDR).** This classification is established to permit single family detached residential development, providing a variety of housing densities and sizes within each neighborhood. This classification also accommodates parks, schools, churches and other public and semi-public facilities to serve and complement the neighborhood.
- 2.1.6 South Mesquite Creek (SMC).** This classification is established to protect the natural environment of the South Mesquite Creek riparian area and to permit its development for parks, playgrounds, trails, lakes, and other recreational activities and uses for the public. This property is proposed to be dedicated in fee to the city during the development process.

2.2 Permitted Land Uses.

The concept plan set out in Figure 2.1 establishes the location of the land use classifications permitted in the planned development district. The use of buildings, structures and land within the respective classifications shall be regulated in accordance with the following provisions.

- 2.2.1 Retail – Community (R-C).** Uses permitted in the Retail–Community (R-C) classification shall be those uses which are set out as permitted in the following zoning districts per Section 3-203:
 - Office (O)
 - General Retail (GR)
 - Service Station (SS), provided that a maximum of one service station use shall be permitted.
- 2.2.2 Retail – Neighborhood (R-N).** Uses permitted in the Retail–Neighborhood (R-N) classification shall be those uses which are set out as permitted in the following zoning districts per Section 3-203:

- Office (O)
- General Retail (GR)
- Day Care Facilities shall be permitted without a conditional use permit

2.2.3 Mixed-Use Neighborhood Center (MUNC). Uses permitted in the Mixed-Use Neighborhood Center (MUNC) district shall be those uses which are set out as permitted in the following zoning districts per Sections 2-203 and 3-203:

- Office (O)
- General Retail (GR), except minor auto repair, car washes and fast food/drive-through restaurants shall be prohibited
- Day Care Facilities shall be permitted without a conditional use permit
- Single-family residential, attached or detached
- Parks, schools, churches and other public and semi-public nonresidential uses as permitted in the R-districts

2.2.4 Special Product Residential (SPR). Uses permitted in the Special Product Residential (SPR) classification shall be those uses which are set out as permitted in the following zoning districts per Sections 2-203:

- Day Care Facilities shall be permitted without a conditional use permit
- Single-Family Residential, Attached or Detached
- Parks, schools, churches and other public and semi-public nonresidential uses as permitted in the R-districts

2.2.5 Low Density Residential (LDR). Uses permitted in the Low Density Residential (LDR) classification shall be those uses which are set out as permitted in the following zoning districts per Section 2-203:

- Single-Family Residential, Detached
- Parks, schools, churches and other public and semi-public nonresidential uses as permitted in the R-districts

2.2.6 South Mesquite Creek (SMC). Uses permitted in the South Mesquite Creek (SMC) classification shall be limited to parks, playgrounds, trails, lakes and other recreational uses that are available to the public, subject to requirements and regulations regarding construction in flood plain areas.

2.2.7 General.

- 2.2.7.1 Agricultural uses as currently on site shall be permitted to continue on any portion of the planned development district until such time that a final plat for that portion is filed for development.
- 2.2.7.2 Additional uses typically associated with large master planned communities such as marketing centers, amenity centers, temporary sales offices or temporary construction trailers shall be allowed pursuant to the regulations of Section 1-600.
- 2.2.7.3 Accessory uses shall be allowed in accordance with the respective zoning districts.

Table 2.1 Summary of Area by Land Classification

Summary of Planned Development District By Land Use Classification		
Land Classification	Land Area (acres)	Land Area (%)
Retail – Community (R-C)	25.0	1.7
Retail – Neighborhood (R-N)	7.7	0.5
Mixed-Use Neighborhood Center (MUNC)	40.5	2.8
Low Density Residential (LDR)	825.5	57.9
Special Product Residential (SPR)	96.4	6.7
South Mesquite Creek (SMC)	431.8	30.3
TOTAL	1,426.9	100

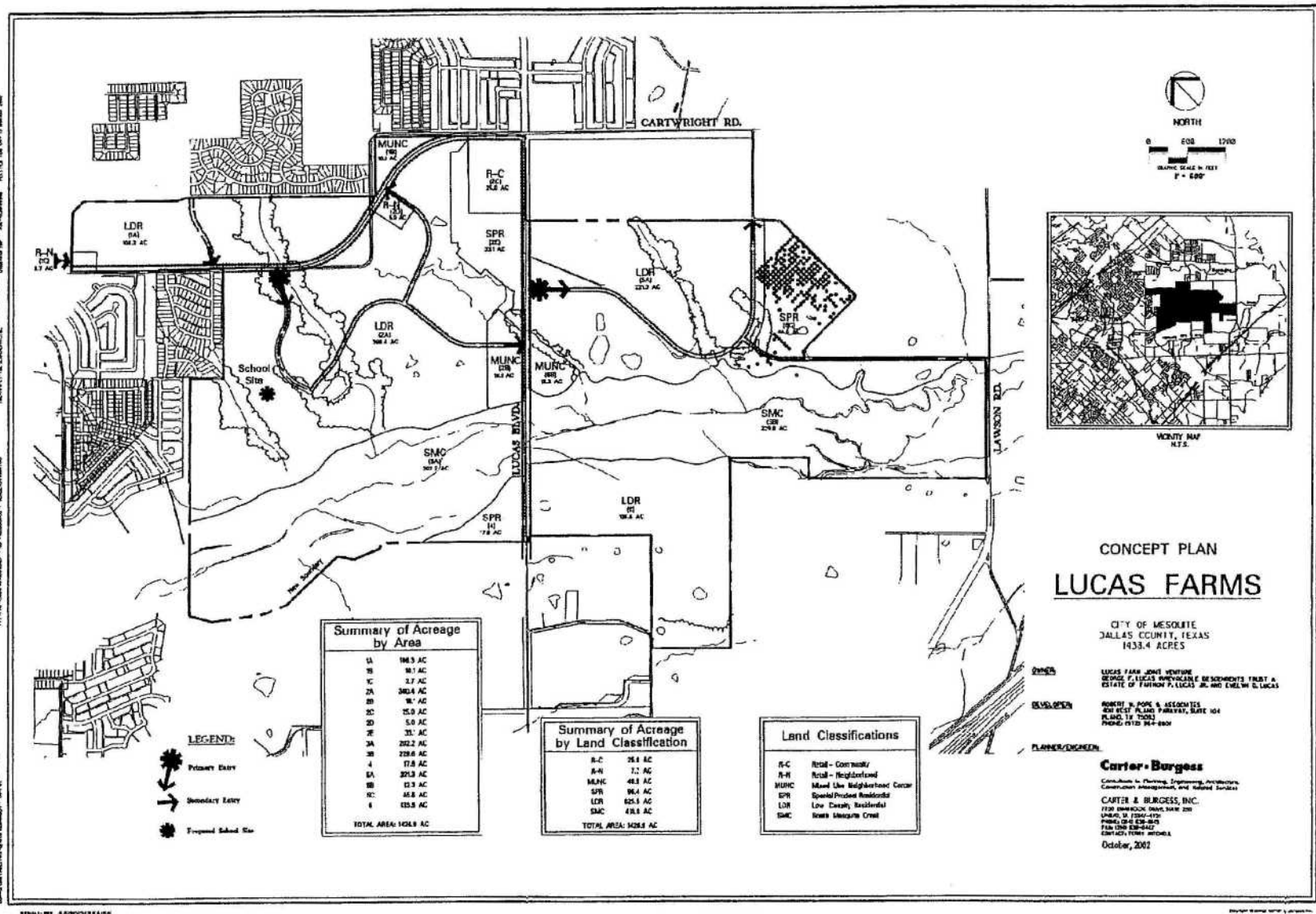


Figure 2.1 Lucas Farms Concept Plan

Section 3. Development Regulations

3.1 Density and Intensity Regulations

3.1.1 Maximum Number of Dwelling Units. The maximum number of dwelling units allowed within the planned development district shall be 3,100. The distribution of units among the various sub-areas and the various residential classifications in the planned development shall be regulated in accordance with Section 4.1 of this ordinance.

3.1.2 Residential Density. The maximum density for residential development shall be as follows:

3.1.2.1 Maximum density for single-family attached residential development shall be eight dwelling units per gross acre within a subdivision.

3.1.2.2 Maximum density for single-family detached residential development shall be 5.5 units per gross acre within a subdivision or phase of a subdivision, subject to conformance with the required lot minimums within the classification.

3.1.3 Nonresidential Intensity. The maximum floor area ratio for nonresidential uses shall be as follows:

3.1.3.1 Maximum floor area ratio allowed within the Retail – Community (R-C) district shall be 0.25 to 1.0.

3.1.3.2 Maximum floor area ratio allowed within the Retail – Neighborhood (R-N) district shall be 0.30 to 1.0.

3.1.3.3 Maximum floor area ratio allowed within the Mixed Use Neighborhood Center (MUNC) district shall be 0.35 to 1.0.

3.1.3.4 Nonresidential structures within a district shall be limited in lot and building area according to the following schedule:

3.1.3.4.1 Within the Retail-Community (R-C) district, total floor area of all nonresidential structures shall be limited to 250,000 square feet.

3.1.3.4.2 Within the Retail-Neighborhood (R-N) districts, total floor area of all nonresidential structures in the two districts combined shall be limited to 80,000 square feet.

3.1.3.4.3 Within the Mixed Use Neighborhood Center (MUNC) districts, nonresidential development is limited to no more than four acres and a total floor area of nonresidential structures of 60,000 square feet in each district. Individual lot size shall not exceed one acre, provided that a larger lot size may be approved on a planned development site plan if justified by special design and use considerations, such as neo-traditional design.

3.2 Lot Regulations

Lot dimensions, setbacks and lot coverage are established as follows:

3.2.1 Nonresidential Uses. Lot regulations for nonresidential uses shall be as set out in Section 3-300 for the GR-General Retail district, unless otherwise specified herein.

3.2.2 Accessory Uses. Lot regulations for accessory uses shall be in accordance with Section 2-600 and 3-600, respectively.

3.2.3 Single Family Attached and Detached Residential Uses. Lot regulations for residential uses shall be as set out in Table 3.2 below:

Table 3.2 Residential Lot Regulations

Residential Lot Regulations						
Characteristic	Residential Classification					
	SF-12	SF-9	SF-7.2	SF-5.5	SF-4.5	SF-3A
Minimum Lot Width (Ft.)	90	80	65	55	45	26
Minimum Lot Depth (Ft.)	120	100	100	100	100	100
Minimum Lot Area (Sq. Ft.)	12,000	9,000	7,200	5,500	4,500	3,000
Minimum Front Setback (Ft.)	25	25	20	20	20	20
Minimum Side Setback – Interior (Ft.)	Combined side yards shall be a minimum of 20% of the lot width with a minimum of 5 feet required at each side.					0
Minimum Side Setback – Corner (Ft.)	10	10	10	10	10	10
Minimum Rear Setback (Ft.)	10/20*	10/20*	10/20*	10/20*	10/20*	10*
Maximum Lot Coverage (%)	40	45	45	50	60	70

3.2.4 Modifications and Additional Requirements: The following modifications and additional requirements shall apply in regard to lot regulations for residential uses.

- 3.2.4.1 *The required minimum rear yard setback shall be ten feet in all districts, provided however that a 20-foot setback shall be required on all lots which directly abut another residential lot, i.e., there is no separation by alley or open space. Reduction of a required 20-foot yard may be considered and approved on a planned development site plan for a subdivision section upon submission for review of home designs and plot plans which guarantee separation of structures by specific placement on the lots. Submission of a request for reduction of the rear yard setback does not guarantee that such construction will be approved.
- 3.2.4.2 The minimum setback for rear garage doors from an alley right-of-way shall be 20 feet. A zero to five-foot setback may be considered for townhouses and SF-4.5 where off-street parking is provided and where garage conversions are prohibited.
- 3.2.4.3 The zoning attributes of SF-3A may be used only for single-family attached residential development.
- 3.2.4.4 If sub-area B is developed as a special product residential neighborhood, it shall be a gated community.
- 3.2.4.5 Non-habitable, unenclosed architectural projections such as porches, stairs and stoops may extend 7.5 feet into a required front yard or rear yard, or two feet into a required side yard setback.
- 3.2.4.6 Minimum lot width and lot depth may be reduced by ten percent on lots that are on a cul-de-sac or elbow of a street.
- 3.2.4.7 Zero lot line development may be requested on a preliminary plat in accordance with the regulations set forth in Section 2-504.

3.3 Residential Design Criteria

All residential buildings shall comply with the following standards:

3.3.1 Front Elevation Features. Each main residential building shall be required to utilize at least three of the following design features on the front elevation to provide visual relief along the front of the residence:

- Dormers;
- Gables;
- Recessed entries, a minimum of 3 feet deep;
- Covered front porches;
- Cupolas;
- Architectural Pillars or Posts;
- Box or Bay Windows, a minimum of 18 inch projection.



3.3.2 Non-repeating Elevations. The same front building elevation shall not be used within any eight lot grouping.

3.3.3 Window and Door Openings. All elevations that face the front of a lot, excepting gabled roof areas, must contain at least 25% of the wall area in windows and doors.

3.3.4 Window Trim. Windows shall be provided with trim or shall be recessed. Windows shall not be flush with the exterior wall treatment, unless provided with an architectural surround at the jamb.

3.3.5 Exterior Finishes. All main buildings shall be of fire resistant construction having at least 75% of the total exterior walls, excluding doors and windows, constructed of brick, stone, concrete block, stucco or other masonry, or materials of equal characteristics.

3.4 Nonresidential Design Criteria

All nonresidential buildings shall comply with the following standards:

3.4.1 Entrance. The primary entrance of a nonresidential building shall have a clearly defined, highly visible customer entrance with distinguishing features such as a canopy, portico or other prominent element of architectural design.

3.4.2 Exterior Finishes. All main buildings shall be of 100% exterior fire resistant construction. Exterior fire resistant construction shall mean exterior walls constructed of brick, stone, concrete block, stucco or other masonry, or materials of equal characteristics. Exterior nonmasonry materials shall be permitted for the purpose of decor. The maximum surface where nonmasonry décor is permissible shall not exceed 25% of any one wall and shall be limited to 35 feet in height.

3.4.3 Elevation Features. Buildings shall include changes in relief such as columns, cornices, bases, fenestration and fluted masonry for at least 15% of the exterior wall area. No uninterrupted length of any façade shall exceed 100 feet without application of a technique to provide interruption of the façade. Acceptable techniques include, but are not limited to, the following:

- Variation in color, texture or materials;
- Projections or recesses of wall plane;
- Variation in roof line;
- Pilasters projecting from the plane of the wall;
- Canopies projecting from the plane of the façade; or
- Repetitive ornamentation such as wall-mounted light fixtures with maximum spacing of 50 feet.

3.4.4 Window Trim. Windows shall be provided with trim or shall be recessed. Windows shall not be flush with exterior wall treatment unless provided with an architectural surround at the jamb.

3.4.5 Colors. Except for brick or stone, surfaces shall be painted in subtle, neutral or earth tone colors, specifically including without limitation, white, tan, brown, and gray. Trim and accent colors may feature brighter colors including primary colors. Metallic or fluorescent colors are prohibited. Accent colors on each façade shall be limited to a maximum of 25% of the façade area for logo colors and a maximum of 10% of the façade area for other colors. A logo color is a color commonly used by a company as an identifying characteristic.

3.4.6 Signs. Signs not attached to a building shall be limited to identification (monument) signs. No pole signs shall be allowed. Materials for a monument sign shall complement the materials used for fences and entry features along Lucas Boulevard and Cartwright Road. (See Figures 4.6 and 4.7 of this ordinance regarding guidelines for fences and entry features).

3.5 Building Regulations.

3.5.1 Accessory Uses. Accessory structures shall be regulated in accordance with Sections 2-600 and 3-600, respectively.

3.5.2 Single Family Attached and Detached Residential Uses. Building regulations for residential uses shall be as set out in Table 3.5 below.

Table 3.5 Building Regulations

Residential Building Regulations						
Characteristic	Residential Classification					
	SF-12	SF-9	SF-7.2	SF-5.5	SF-4.5	SF-3A
Minimum Floor Area per Dwelling (Sq. Ft.)	2,500	2,000	1,800	1,700	1,400*	1,300*
	*SF-4.5 and SF-3A may utilize the above-stated minimum unit sizes if the neighborhood is under special restrictions and covenants which provide for Home Owners Association maintenance of exteriors and landscaping. Otherwise, the required minimum in these classifications shall be 1,700 square feet.					
Maximum Height (Ft.)	35	35	35	35	35	35
Minimum Building Separation (Ft.)	Minimum 10 feet or as required to meet side yard setback requirements.					20
Maximum Building Length (#)	NA	NA	NA	NA	NA	210
Maximum Number of Units per Building	NA	NA	NA	NA	NA	7
Additional Building Regulations	<ul style="list-style-type: none"> Dwelling units under 1,500 square feet shall have a maximum of two bedrooms. Chimneys located on an exterior elevation shall be constructed of brick or stone and no chimney structure shall be visible above the roof unless it is constructed of brick or stone. Brick or stone shall be required to substantially match the exterior of the structure. 					

3.6 Parking Regulations

3.6.1 Nonresidential. Off-street parking for all nonresidential uses shall be provided in accordance with Section 3-400.

3.6.2 Residential. Off-street parking for residential uses shall be provided in accordance with Section 2-400 for single family detached uses and Section 2-502 for single family attached (townhouse) uses.

3.7 Street and Block Regulations

3.7.1 Street Requirements

Streets within the planned development shall comply with the City's roadway requirements as to geometry and function of local, collector, secondary and arterials streets, unless otherwise provided herein.

3.7.2 Alley Requirements and Driveway Conditions

The following stipulations shall apply regarding alleys and driveway access.

- 3.7.2.1 Waiver of alleys in SF-12 and SF-9 is approved subject to the stipulation that no more than 10% of the garages may be direct front-facing garages.
- 3.7.2.2 Alleys shall be required in all SF-7.2 and SF-5.5 areas except on lots which back up to open space in which case the minimum lot width shall be increased to 65 feet. Where waiver of alleys is approved for lots abutting open space, no more than 25% of the garages may be direct front-facing garages.
- 3.7.2.3 In the SF-12, SF-9, SF-7.2 and SF-5.5 areas, permitted direct front-facing garages shall be set back a minimum of 20 feet from the front of the structure and shall not occupy more than 40% of the total building frontage. This measurement shall not apply to garages facing an alley or courtyard entrance. Front facing garages which are at least 30 feet behind the front of the structure may exceed the 40% frontage minimum.
- 3.7.2.4 Alleys shall be provided in all SF-4.5 and SF-3A areas except where the lots back up to open space. Where no alleys are provided in these classifications, additional visitor parking maintained by the Home Owners Association, shall be provided at a rate of one space for each two lots without alley access. Townhouse sections with alleys may also be required to provide additional visitor parking depending on the design and availability of street parking.
- 3.7.2.5 Where alleys are waived, streets shall require 50-foot rights-of-way with an additional five-foot utility easement required on each side to accommodate the franchise utilities that are typically located in the alley. Furthermore, minimum pavement width shall be 31-foot back-to-back. Street widths of less than 31 feet, but which provide two travel lanes, may be permitted in areas where access lanes, traffic calming techniques and/or alternate parking arrangements are utilized.
- 3.7.2.6 On lots with front driveways, the parking of boats, trailers and recreational vehicles shall be prohibited unless placed within an enclosed garage, provided however, that parking in the rear yard may be permitted if the parking area is screened by solid fencing or landscaping to effectively shield public view of the vehicle.

3.7.3 Access to Collector Streets. Lots that front on a collector street, except for lots that back to open space, shall be served by an alley in the rear or an access lane separated from the main travel lanes by no less than 12 feet of landscaping. An access lane shall have pavement of 19 feet in width, measured back-to-back, to accommodate both a parking and a driving lane, and shall be one-way.

3.7.4 Traffic Calming Requirements. Traffic calming devices are required on local and collector streets, and shall be maintained by the Home Owners Association unless otherwise specified in the planned development site plan approval. Placement of traffic calming devices shall be reviewed with the planned development site plans and shall not exceed the following maximum separations:

- 3.7.4.1 On collector streets without a landscaped median, traffic calming devices are required at a minimum of two block intervals or a maximum spacing of 1,200 feet, whichever is greater.
- 3.7.4.2 On local streets, traffic calming devices are required at a minimum of every 1,500 feet.
- 3.7.4.3 Traffic calming devices may be selected from the following types, which are illustrated in Figure 4.2 of this ordinance.

- Traffic circles
- Neckdowns
- Realigned Intersections
- Chicanes
- Chokers
- Center Island Narrowings
- Textured or raised pavement
- Centerline offsets of at least 30 feet
- Access lanes with a Collector Street

3.7.5 Trail and Sidewalk Requirements.



- 3.7.5.1 Trails at least six feet in width, maintained by a Home Owners Association, shall be provided within the four tributary creek corridors as shown on the Trail/Open Space Plan set out in Figure 4.9 of this ordinance.
- 3.7.5.2 Sidewalks shall be provided around the perimeter of all blocks except as follows:

- 3.7.5.2.1 No sidewalk shall be required on the side of a collector street that provides an access lane separated by landscaping from the primary travel lanes. In such case, the sidewalk shall be placed at the front of the lot on the inside of the access lane.
- 3.7.5.2.2 No sidewalk shall be required on the side of a street that is abutting and parallel to an adjacent trail maintained by a Home Owners Association, provided that all trails and sidewalks are tied together for a continuous pedestrian system.

- 3.7.6 Street Furnishing Requirements.** Street furnishings shall include street signs, traffic signs, streetlights and mailboxes. Final design shall be approved in accordance with Section 1.2.8 of this ordinance.

- 3.7.6.1 Street light shall be selected from Oncor's list of approved fixtures. All other street furnishings shall be selected in compatible styles.
- 3.7.6.2 Street signs, traffic signs, and streetlights shall be of the same style throughout a subdivision or group of subdivisions within the planned development district.
- 3.7.6.3 All mailboxes within a subdivision shall be of the same style.
- 3.7.6.4 Figure 4.3 of this ordinance depicts concepts for street furnishings. Actual street furnishing may vary from those shown but shall be of comparable styles.

- 3.7.7 Access to Public and Private Recreation Areas.** A minimum of 25% of the boundary of the South Mesquite Creek (SMC) area shall be open for public access by utilizing an access method from the following types, which are illustrated in Figure 4.4 of this ordinance. Such public access shall be required at a maximum spacing of no more than every 1,200 feet.

- Parallel streets;
- Loop streets;
- Open cul-de-sacs;
- Public park; or
- Public access easement between individual lots

3.8 Tree Requirements

Trees shall be required in accordance with the following, provided that specific placement of trees shall be subject to modification based on visibility and vertical clearance regulations and on guidelines which address coordination of utility placement with tree planting.

3.8.1 Street Trees.

- 3.8.1.1 Street trees shall be planted at a rate as follows:

- 3.8.1.1.1 Along thoroughfares at a rate of one tree for every 50 feet of frontage.
- 3.8.1.1.2 Along collectors at a rate of one tree for every 40 feet of frontage.
- 3.8.1.1.3 Along local streets at a rate of one tree for every 30 feet of frontage.

- 3.8.1.2 Street trees shall be planted in a planting strip within the right-of-way, provided the planting strip is no less than five feet in width or within five feet of the property line adjacent to the right-of-way. Other location criteria include:

- Trees shall not be planted less than 25 feet from the extended curb line at intersection of streets or alleys.

- Trees shall not be planted less than ten feet from a private driveway.
- Trees shall not be planted less than 20 feet from a light standard.
- Trees shall not be planted less than three feet from the back of curb.
- Trees shall not be planted less than two feet from the edge of a sidewalk.
- Trees shall not be required along open space frontage
- In SF-3A areas where front driveways are permitted and planting criteria cannot be met, the tree planting requirement may be satisfied by plantings in the common areas.

3.8.2 Residential Lot Trees.

- 3.8.2.1 In addition to any required street trees, two trees shall be required to be planted on all residential lots, with at least one in the front yard.
- 3.8.2.2 For each tree preserved on a lot which is six inches or greater in diameter, the above requirement shall be reduced by one tree for the affected lot.

3.8.3 Required Planting Size. Street trees and residential lot trees shall be planted at a size no less than three inches in diameter, as measured 12 inches above ground level, or, if container grown, no less than a 30-gallon container.

3.8.4 Permitted Tree Species.

- 3.8.4.1 Street trees shall be selected from the tree schedule set out in Section 1A-501.
- 3.8.4.2 Residential lot trees shall be selected from the tree schedule set out in Section 1A-501 through 504.

3.9 Landscape Requirements

3.9.1 Thoroughfare Landscape Zone Requirements

- 3.9.1.1 *Cartwright Road.* A landscape buffer area of no less than ten feet and an average width of 15 feet shall be maintained adjacent to Cartwright Road.
- 3.9.1.2 *Lucas Boulevard.* A landscape buffer area of no less than 15 feet and an average width of 20 feet shall be maintained adjacent to Lucas Boulevard.
- 3.9.1.3 *Requirements.* At a minimum, the thoroughfare landscape zone shall include street trees according to Section 3.8.1 of this ordinance, sidewalks and/or trails, and fence requirements according to Section 3.11.3 of this ordinance. In addition to the street tree requirements, one ornamental tree as set out in Section 1A-504 shall be planted for every two street trees required. Sidewalks shall be of a meandering design whenever possible. Overall design of the thoroughfare landscape zone shall conform to the concepts depicted in Figure 4.5 of this ordinance.

3.9.2 Nonresidential Landscape Requirements. All nonresidential uses shall provide landscaping in accordance with the requirements set out in Section 1A-202.

3.9.3 Residential Landscape Requirements. In addition to planting residential lot trees, residential lots shall be required to establish grass and/or landscaping and install automatic irrigation in all front yards prior to final inspection.

3.9.4 Irrigation. Irrigation shall be required in accordance with Section 1A-201 for all nonresidential uses and for all thoroughfare landscape zones, all primary and secondary entrances, and all medians that feature landscaping. Irrigation shall be installed in accordance with required design and specification of materials and details as required by the Parks Department to assure consistency of systems and shall be maintained by the Home Owners Association.

3.10 Screening and Buffering Requirements

Screening to provide a buffer between uses shall be required in accordance with Section 1A-300. In addition to that requirement, the following additional screening shall be required of nonresidential uses:

3.10.1 Screening of Loading and Service Areas. Off-street service and loading areas shall be screened from view from adjacent streets and from adjacent property used for residential purposes. This screen shall be located within a landscaped area no less than ten feet in width and shall use one or a combination of the following: (a) a masonry wall at least six feet in height plus at least one tree planted for each 30 linear feet of landscaped edge; (b) a vegetative planting that will create a solid screen at least six feet high within two years; or (c) a berm and vegetative planting that will create a solid screen at least six feet high within 2 years.

3.10.2 Screening of Dumpsters. Dumpsters shall be screened on three sides using a masonry wall at least six feet high. Masonry shall match or complement the primary structure.

3.10.3 Screening of Nonresidential Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be screened from view so that said equipment may not be seen from adjacent property or public street right-of-way.

3.11 Fence Regulations

3.11.1 Maximum Height.

- 3.11.1.1 Fencing in a required front yard may be constructed to a maximum of 42-inches in height.
- 3.11.1.2 Fencing in a required rear or side yard may be constructed to a maximum of six feet in height.

3.11.2 Construction

- 3.11.2.1 *Permitted Materials.* Fences shall be constructed of masonry material, vertical wood boards less than 12 inches wide or open tubular metal.
- 3.11.2.2 *Framework.* Posts for wood fences shall be of galvanized steel and shall face toward the builder's property, except when fences are jointly constructed. Framework shall not be visible from the street or adjoining property.

3.11.3 Required Fencing Along a Thoroughfare. Along Cartwright Road and Lucas Boulevard, fences shall be constructed within the landscape zone described in Section 3.9.1 of this ordinance as follows. The required effective height of screening along thoroughfares shall be a minimum of six feet and fencing shall conform to one of the construction materials and methods illustrated in Figure 4.6 of this ordinance and as follows:

- 3.11.3.1 *All Masonry.* Brick or stone fence with brick or stone columns at a maximum of 50 feet on center.
- 3.11.3.2 *Masonry and Tubular Metal.* Brick or stone fence with brick or stone columns at a maximum of 30 feet on center, and open tubular metal adjacent to open ended cul-de-sacs and alleys, provided that open tubular metal fencing along an alley is accompanied by a living screen that will reach six feet in height within five years.
- 3.11.3.3 *Concrete Split Rail.* Precast concrete split rail fence with brick or stone columns at a maximum of 30 feet on center, provided that it is accompanied by a combination of materials to provide privacy to adjoining yards, including landscaping, berms, and/or a living screen that will reach six feet in height within five years.
- 3.11.3.4 *Exception.* No fence is required in the event there is an access that serves as frontage to individual residential lots that is separated from the primary travel lanes with no less than 12 feet of landscaped area.

3.11.4 Required Fencing Along a Collector Street.

Fences are required along a collector street when the rear yards of residential lots or a residential alley is adjacent to the right-of-way. Fencing in these locations shall be constructed in the same manner as along a thoroughfare or may be constructed of solid wood with a board-on-board pattern with wood caps and masonry or wood pilasters at a maximum of 50 feet on center. The minimum dimension of vertical wood boards shall be one-inch x six-inch. Wood caps must be two-inch material with an apron of no less than one-inch material.

3.11.5 Permitted Fencing Along a Collector or Local Street. Fences are not required along local streets or collector streets except as noted in Section 3.11.4 of this ordinance. Fences may be constructed along collector and local streets utilizing any of the materials approved for fencing along thoroughfares or utilizing vertical wood boards with a minimum dimension one-inch x four-inch. Board-on-board patterns and pilasters are not required.

3.11.6 Permitted Fencing Adjacent to South Mesquite Creek (SMC) or its tributary creeks. No fencing is required adjacent to the SMC area or its tributary creeks. Fencing constructed within ten feet of a common boundary line with the SMC area or its tributary creeks shall be constructed of open tubular metal materials, as illustrated in Figure 4.6 of this ordinance. No other fencing materials shall be permitted in these locations.

3.12 Park Land Requirements

In addition to the South Mesquite Creek (SMC) area and its tributary creeks, park land shall be provided for public or private recreational use in accordance with the Trails/Open Space Plan depicted in Figure 4.9 of this ordinance. Park land may include public or private pocket parks, neighborhood parks, playgrounds and community recreation facilities that are accessible to residents of the planned development, but shall not include the South Mesquite Creek (SMC) area and its tributary creeks.

3.12.1 Land Provision. Park land shall be provided at a rate of one acre for every 125 residential lots included in a final plat. The park provision calculation shall include land and facilities maintained by the Home Owners Association, but not school/parks, the SMC area or other areas accepted for dedication or purchased by the City.

3.12.2 Location of Parks.

3.12.2.1 All dwelling units shall be located within 1,500 feet of the SMC area, a school, or a park containing at least 10,000 square feet of land area.

3.12.2.2 One community recreation facility that is accessible to residents of the planned development shall be located northwest of Lucas Boulevard and one comparable facility shall be located southeast of Lucas Boulevard. These facilities must conform to the concepts depicted for Amenity East and Amenity in Figure 4.10 of this ordinance. These facilities shall be no less than two acres in area and contain no less than three park elements from the required elements list set out in Section 3.12.3 of this ordinance.

3.12.3 Required Park Elements. The following is a list of park elements that qualify to meet the park element schedule set out in Section 3.12.4 of this ordinance:

- Children's play apparatus area
- Garden-like landscape and quiet area
- Picnic area including table and cooking area
- Game court area
- Turf play field (at least 20,000 square feet)
- Swimming pool (at least 3,000 square feet)
- Water spray pool
- Lake (at least 20,000 square feet)
- Fishing pier
- Covered shelter

3.12.4 Park Element Schedule. Park elements shall be included within park areas in accordance with the following requirements:

- 3.12.4.1 Parks with land area of one acre or less shall include at least one qualified park element.
- 3.12.4.2 Parks with land area more than one acre, but less than two, shall include at least two qualified park elements.
- 3.12.4.3 Parks with land area more than two acres, but less than five acres, shall include at least three qualified park elements.
- 3.12.4.4 Parks with land area of five or more acres shall include at least four qualified park elements.

3.13 Entry Feature Requirements

Entry features shall be provided at the primary and secondary entrances into the planned development. These features shall conform to the concepts illustrated in Figures 4.7 and 4.8 and to the following.

3.13.1 Minimum Elements. Entry features shall contain minimum elements as follows:

- 3.13.1.1 Entry areas shall include one large canopy tree for each 1,000 square feet of landscaped area, plus at least two ornamental or small canopy trees for each large canopy tree planted.
- 3.13.1.2 Entry areas shall include some element of hardscape, such as horizontal or vertical structures, walls, raised planting beds, water features, or textured pavement, that compliments the screening, fencing, or landscaping along the thoroughfares.

Section 4. Development Guidelines

Guidelines are not mandatory unless specific compliance is required in the preceding sections of the planned development ordinance. The guidelines are provided as a benchmark for decision-makers in the approval of development site plans or preliminary plats and are intended to convey the general concepts for a feature, amenity or design without establishing a strict threshold or comparison for approval.

4.1 Lot Count and Size Distribution Guidelines

4.1.1 Targeted Residential Distribution. As residential property within the planned development is platted within the LDR, SPR and MUNC land classifications, the targeted distribution of residential lot sizes as set out in Table 4.1 and Figure 4.1 shall guide the preparation, review and approval of the density distribution plan required by Section 1.2.7 of this ordinance.

4.1.2 Application of Lot Requirements. Table 4.1 shows the targeted distribution of residential lots within each area of Lucas Farms and within each zone classification. Figure 4.1 below shows the areas indicated in the left column of Table 4.1. The number of units shown is the maximum number of lots permitted for the SF-7.2, SF-5.5, SF-4.5 and SF-3A classifications and the minimum number of lots required for the SF-12 and SF-9 classifications. Lot sizes shown are minimums and may be exceeded. Lot requirements shall be applied within cohesive subdivision sections for each zone classification which provide all lots meeting the required minimum size or greater.

4.1.3 Proportional Adjustments Required. The density distribution plan shall implement the targeted distribution and shall assure that the distribution remains proportional as adjustments are made to the land area due to reclamation studies, school/park site location and other factors which may change the actual acreage for residential development. In other words, development within an area, regardless of the final number of lots developed within the area, should maintain the percentage distribution of lots by zone classification.

Figure 4.1 Map of Residential Sub-Areas

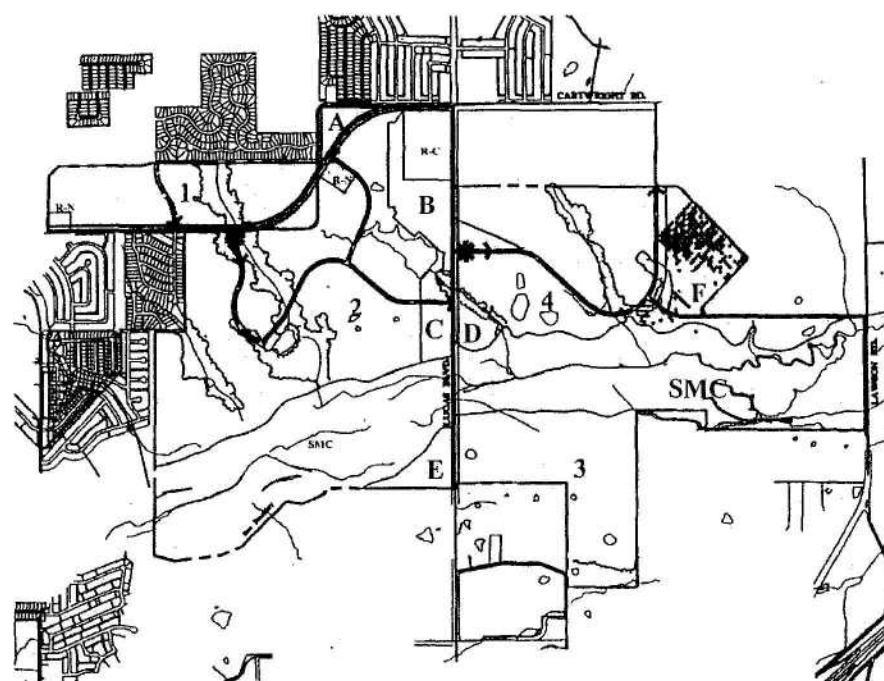


Table 4.1 Lot Distribution

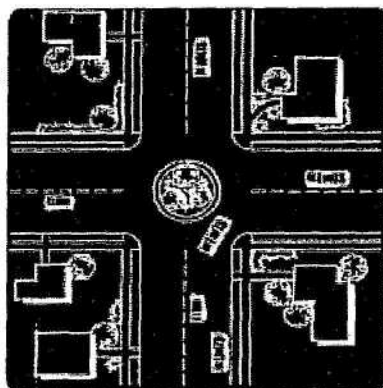
Target Distribution of Residential Lots										
By Zone Classification and Area										
Area	Zone Class.	Acres		Residential Zone Districts						Total Lots
				SF-12#	SF-9	SF-7.2	SF-5.5	SF-4.5	SF-3A	
1	LDR	108.3	825.5			310				310
2	LDR	360.4		80	300	613				993
3	LDR	135.5		370						370
4	LDR	221.3		30	210	474				714
A	MUNC	10.1	136.9			35				35
B+	SPR	33.1					100	100	*	200
C	MUNC	18.1					32	64	*	96
D	MUNC	12.3					24	42	*	66
E	SPR	17.8					32	64	*	96
F	SPR	45.5					110	110	*	220
		962.4		480	510	1432	298	380	*	3,100
				15%	17%	46%	10%	12%	*	
				2,422 (78%)			678 (22%)			

- * Lots meeting the SF-3A zoning district requirements may be used to replace targeted lots of SF-5.5 and SF-4.5 zone districts on a lot-for-lot basis, provided that additional public plaza, park or open space is dedicated.
- # No less than 1/3 of the lots developed with SF-12 standards in Areas 3 and 4 shall have minimum lot area greater than 20,000 sq. ft.
- + If Area B is development as Special Product Residential, it shall be required to be a gated-community.

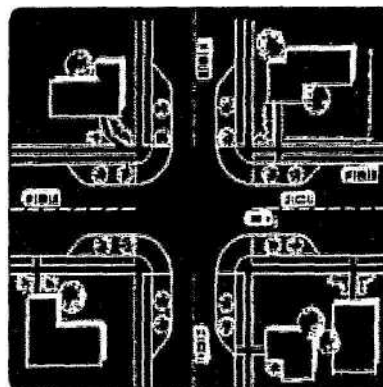
4.2 Traffic Calming Guidelines

Traffic calming devices may be selected from the following methods:

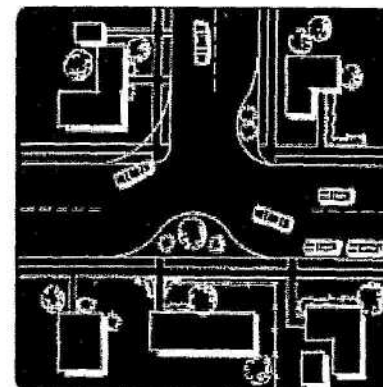
4.2.1 Traffic Circle



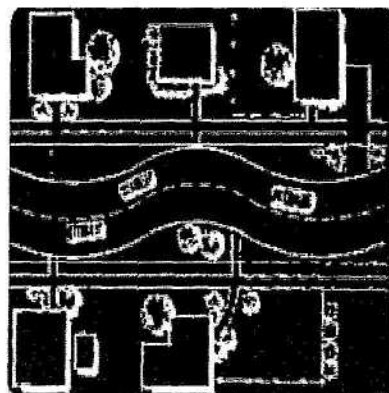
4.2.2 Neckdown



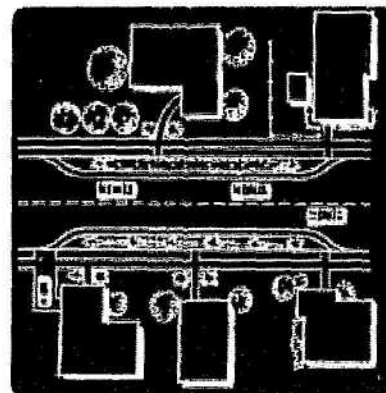
4.2.3 Realigned Intersection



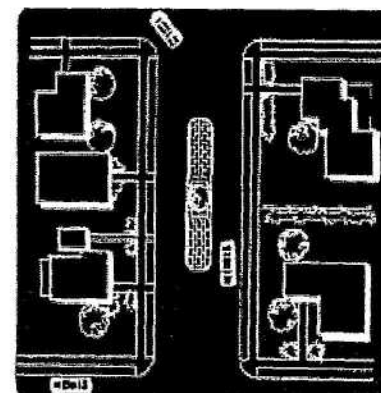
4.2.4 Chicane



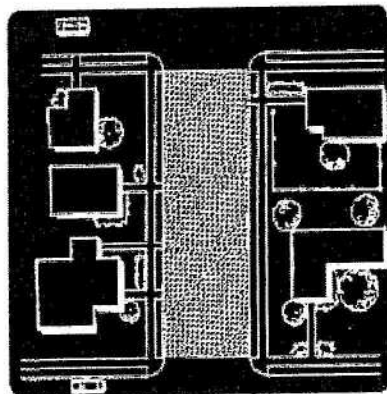
4.2.5 Choker



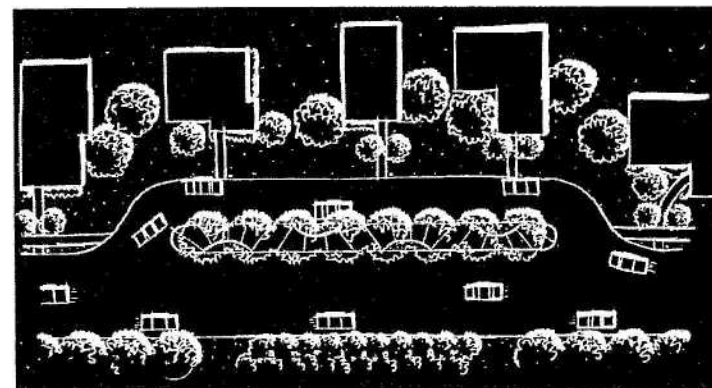
4.2.6 Center Island Narrowing



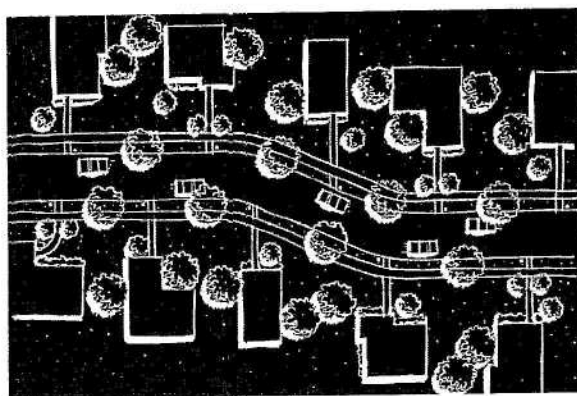
4.2.7 Textured Pavement



4.2.8 Access Lane



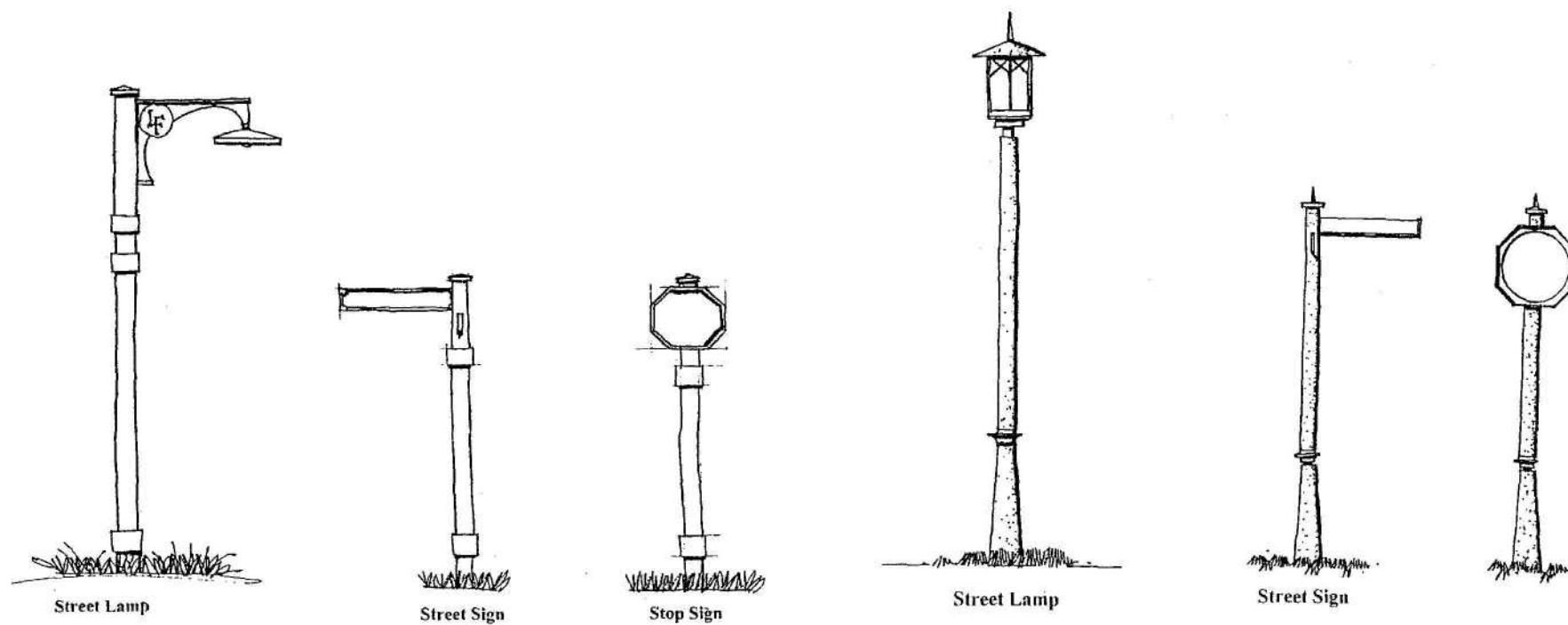
4.2.9 Center Line Offset (At least 30 feet)



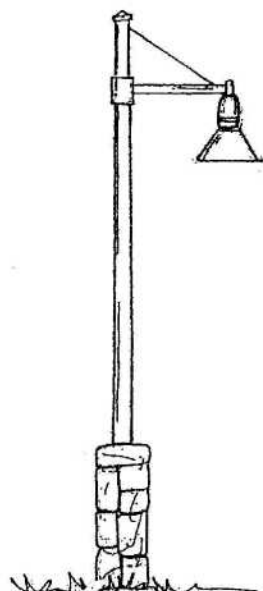
4.3 Street Furnishing Guidelines

Street furnishings shall include the street signs, traffic signs, street lights and mailboxes.

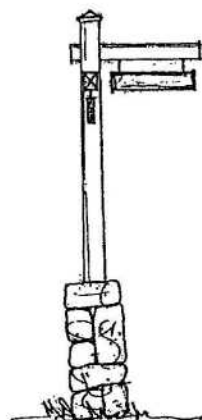
Figure 4.3.1 Street Signs and Lighting



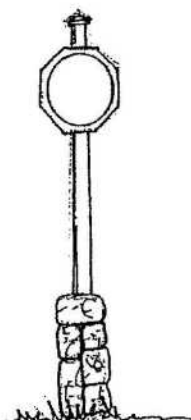
4.3.2 Mailboxes



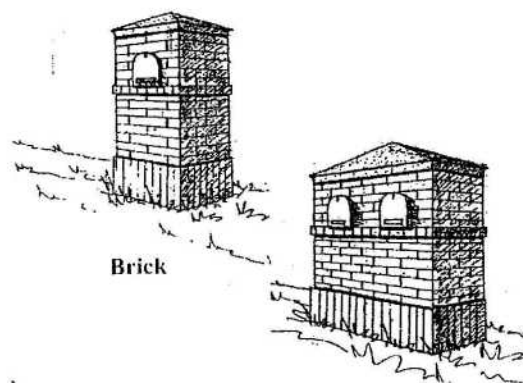
Street Lamp



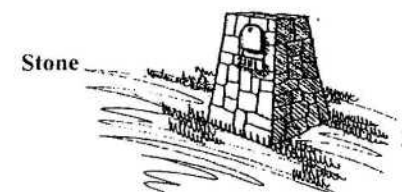
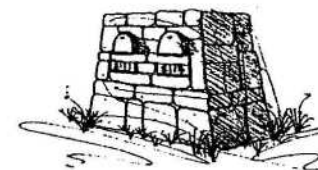
Street Sign



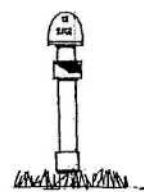
Stop Sign



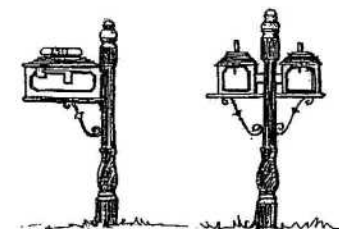
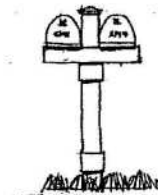
Brick



Stone



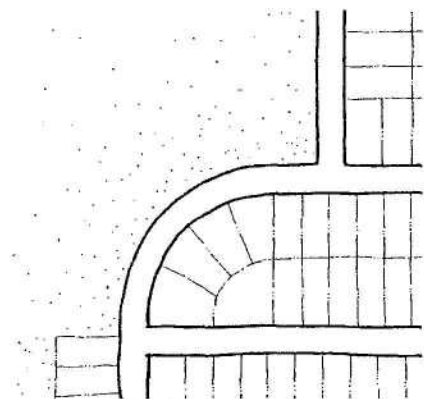
Metal



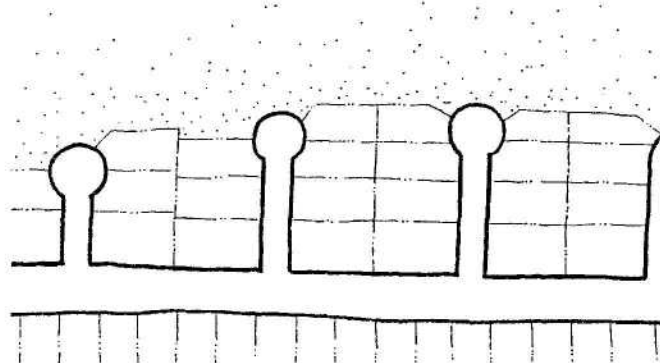
4.4 Guidelines for Access to Public and Private Recreational Areas

Access to the South Mesquite Creek area may be selected from the following methods:

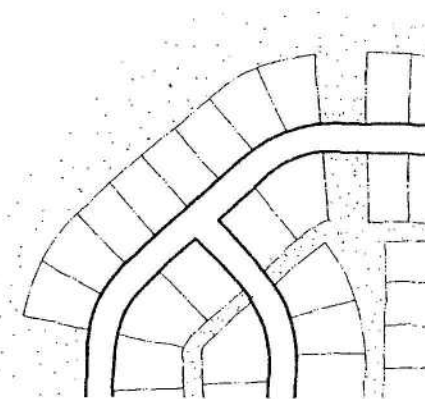
4.4.1 Parallel Street



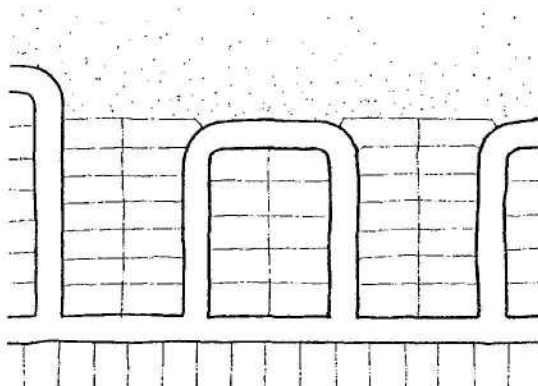
4.4.3 Open Cul de sac



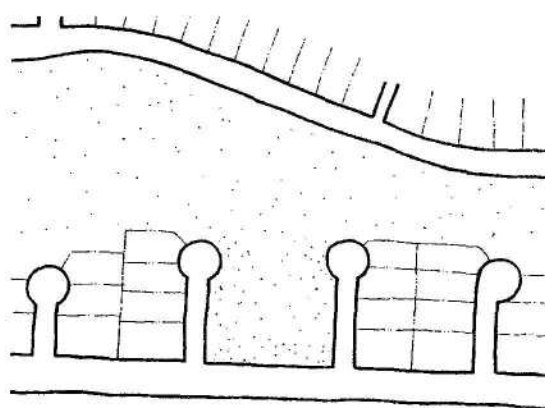
4.4.5 Easement



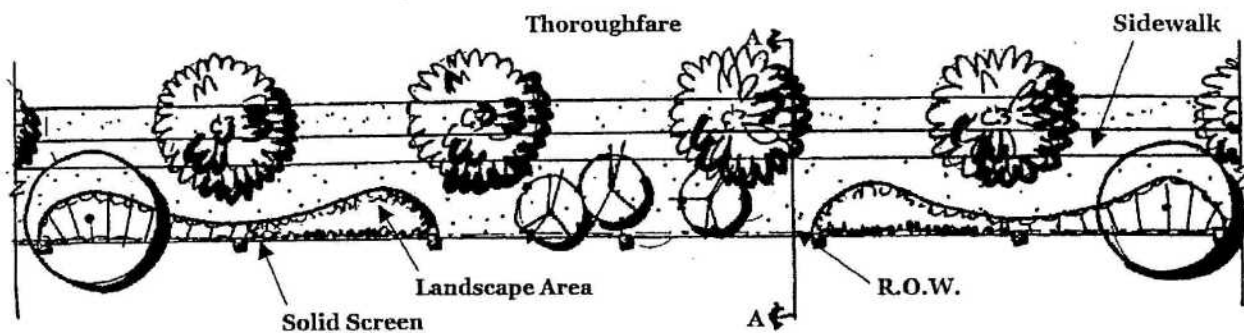
4.4.2 Loop Street



4.4.4 Adjacent Park

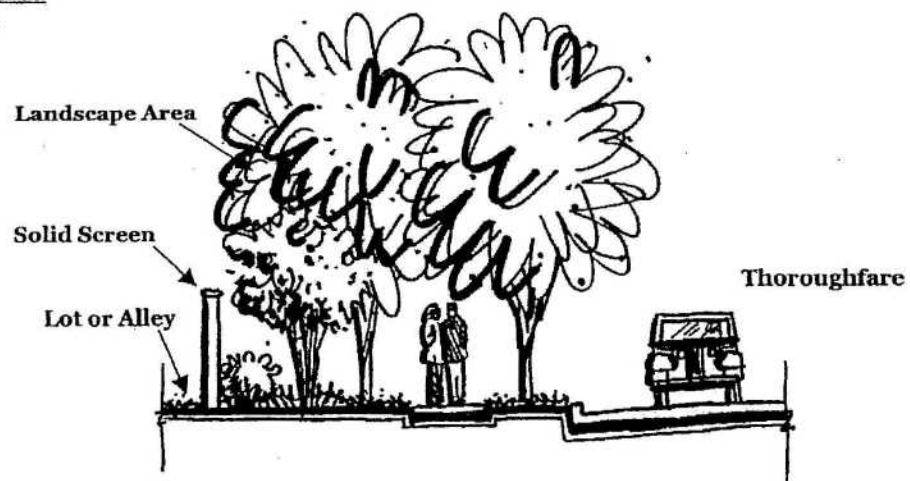


4.2 Screening Guidelines



PLAN VIEW

Not to Scale

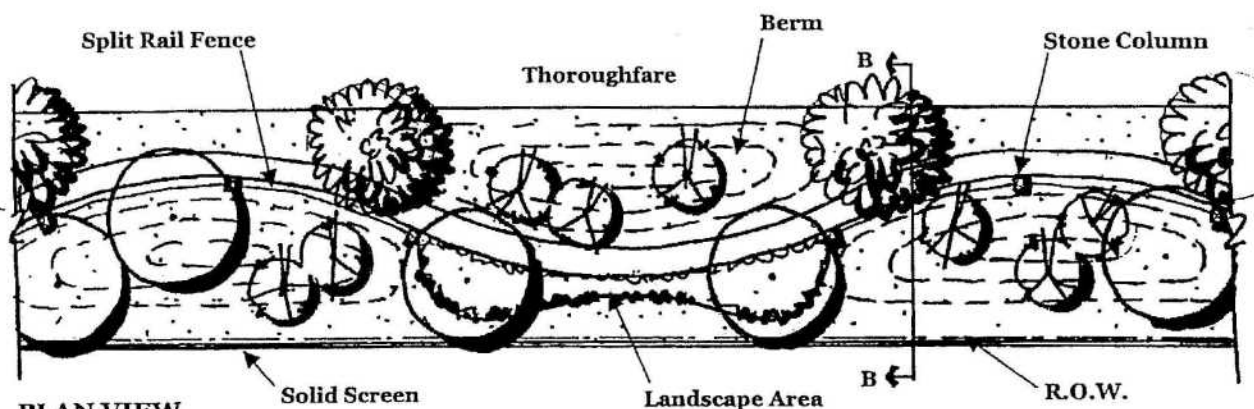


Section A-A

Not to Scale

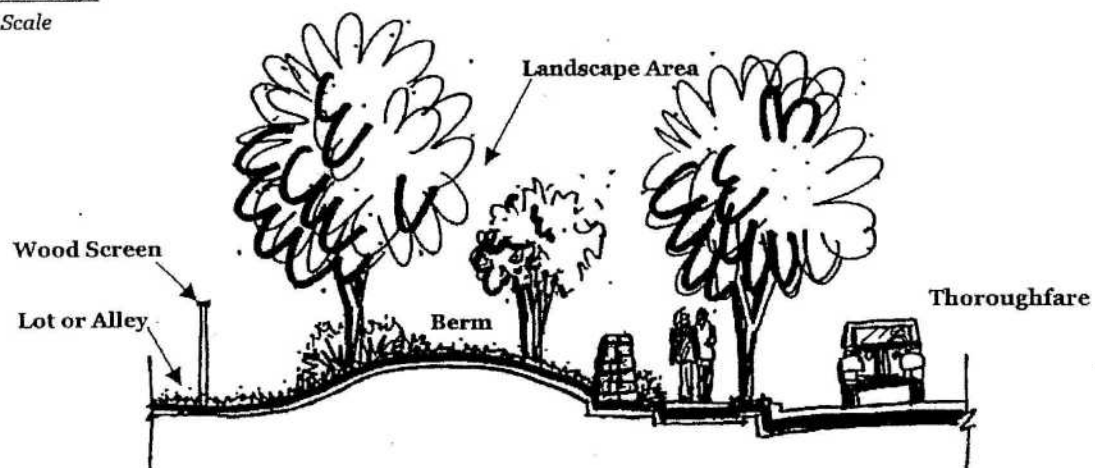
Typical Thoroughfare "A"

For lots and alleys backing to a thoroughfare



PLAN VIEW

Not to Scale

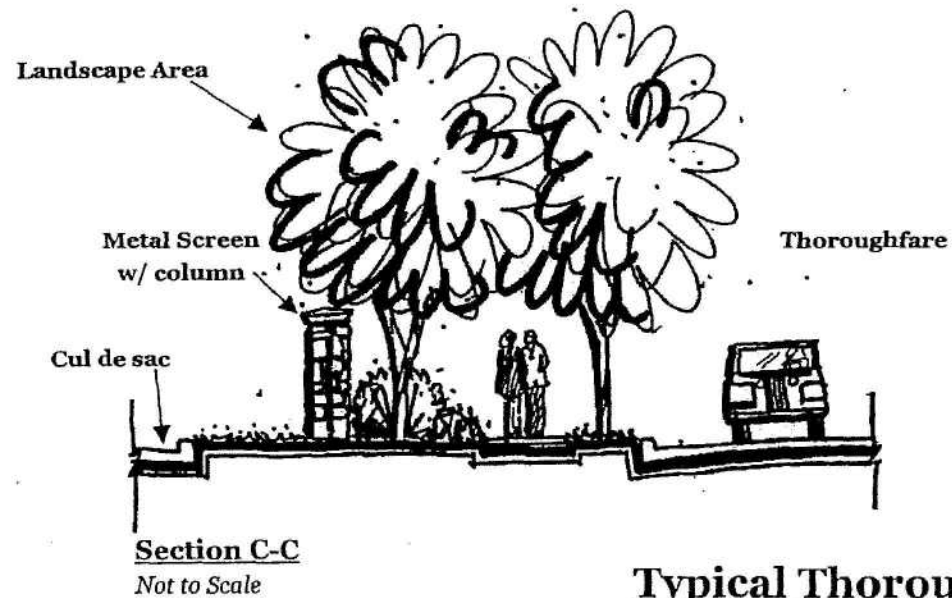
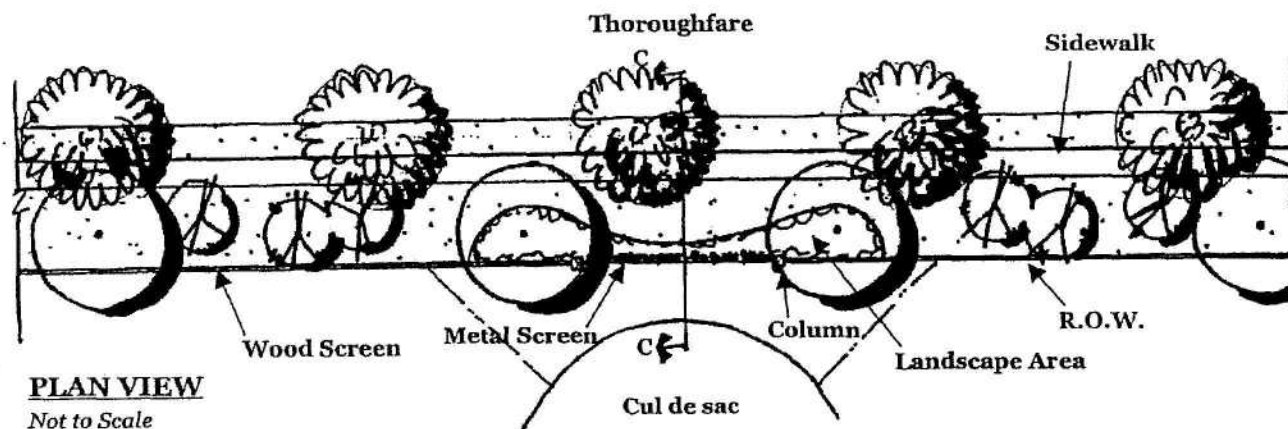


Section B-B

Not to Scale

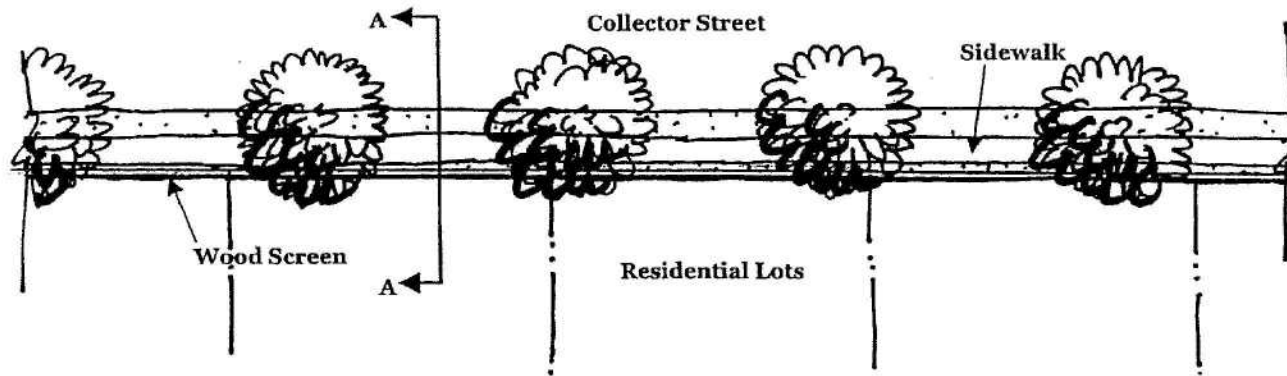
Typical Thoroughfare "B"

For lots and alleys backing to a thoroughfare



Typical Thoroughfare "C"
For cul de sacs backing to a thoroughfare

4.5.2 Collector Street Screening



PLAN VIEW

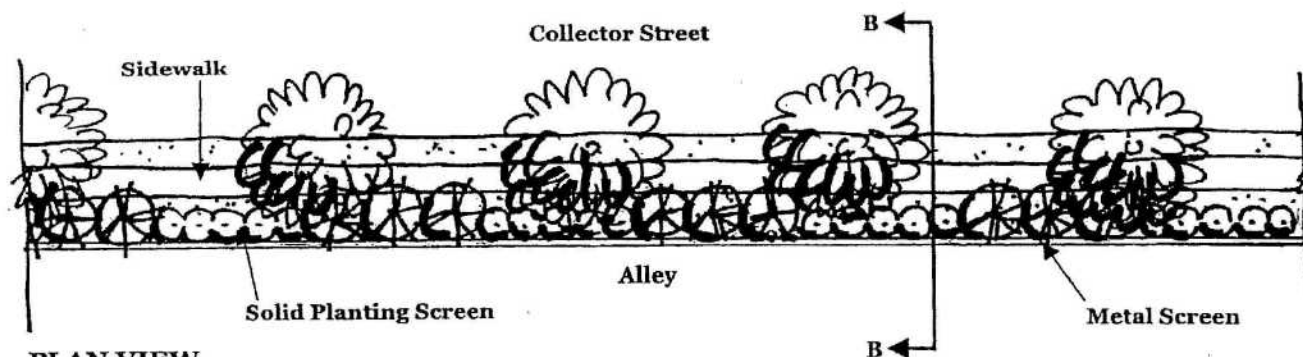
Not to Scale



Section A-A

Not to Scale

Typical Collector Street "A"
 For lots backing / siding to a collector street



PLAN VIEW

Not to Scale

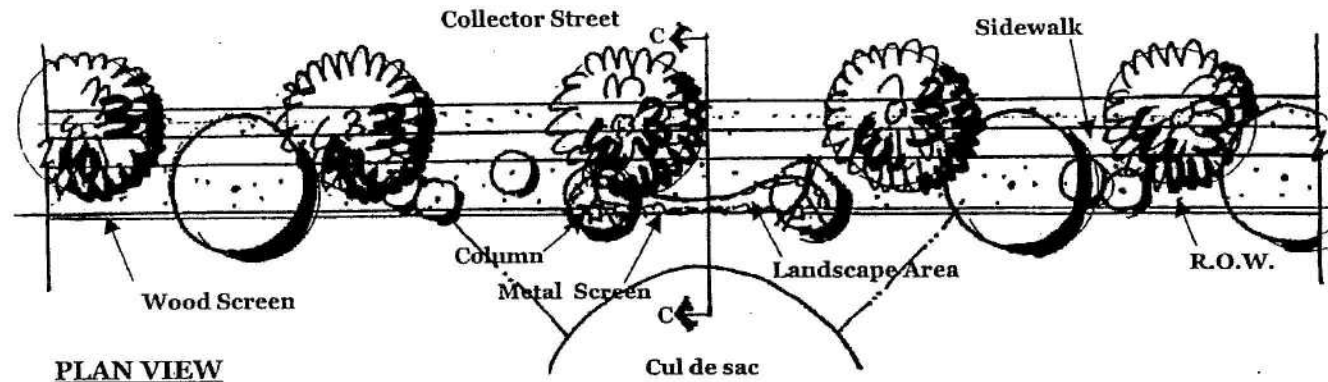


Section B-B

Not to Scale

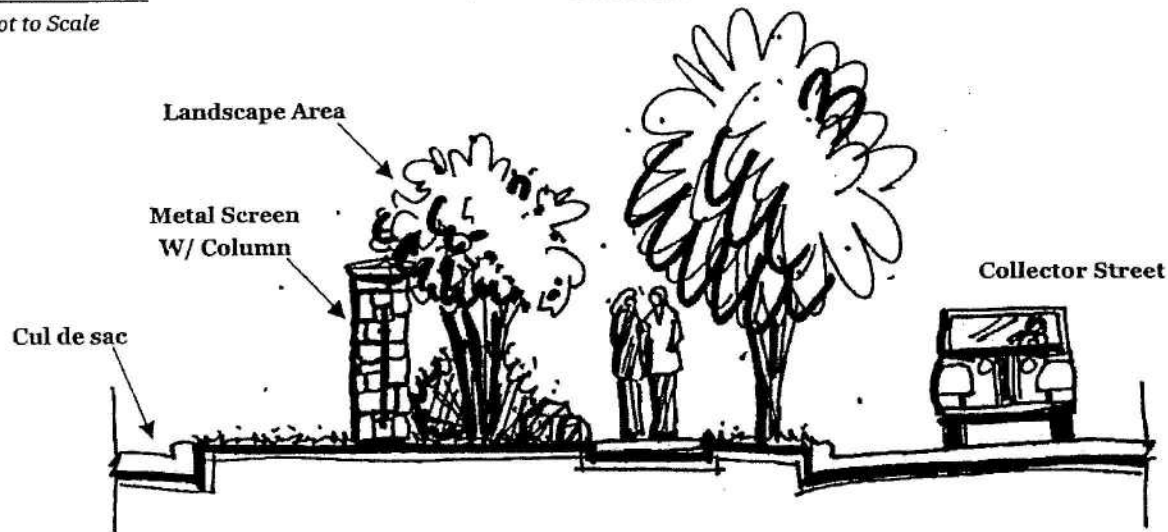
Typical Collector Street "B"

For alleys backing / siding to a collector street



PLAN VIEW

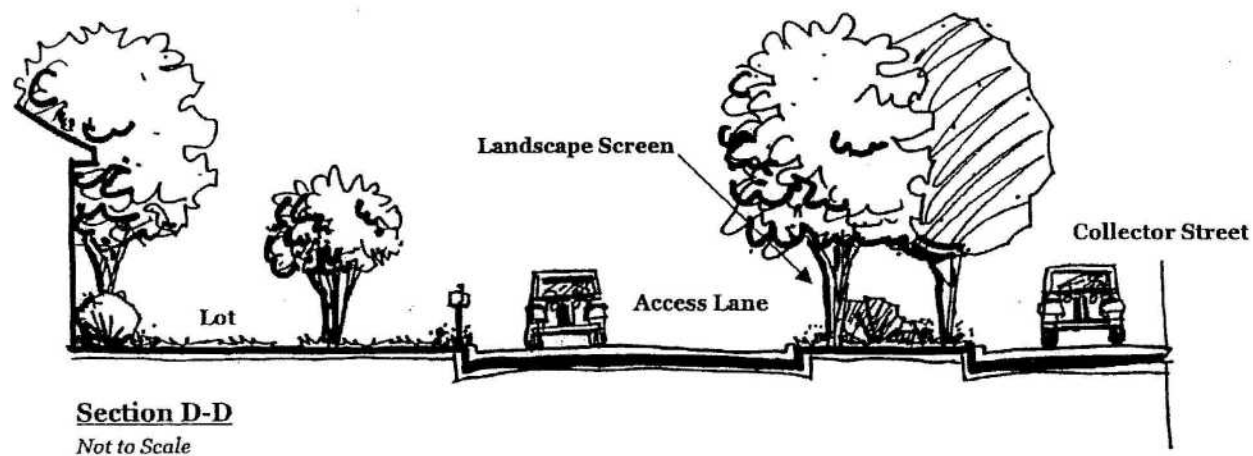
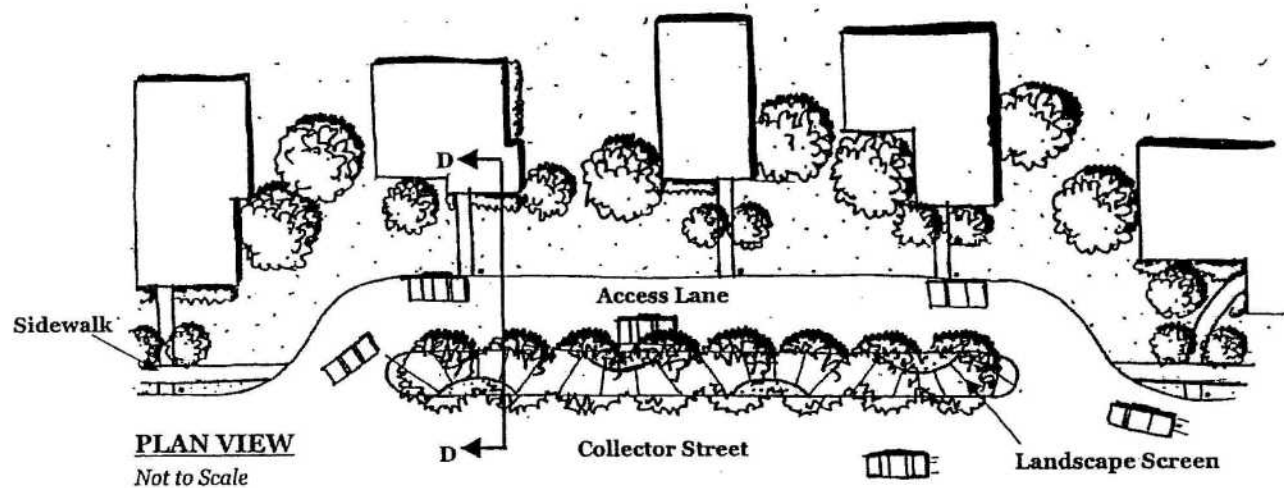
Not to Scale



Section C-C

Not to Scale

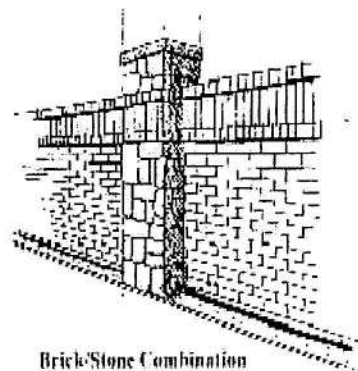
Typical Collector Street "C"
For cul de sacs backing to a collector street



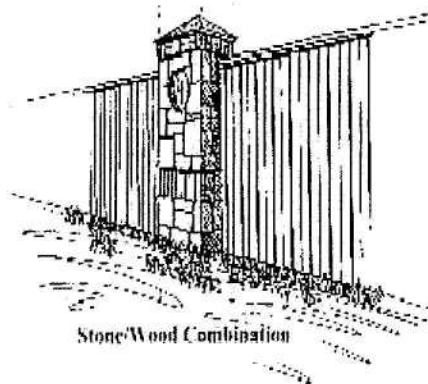
Typical Collector Street "D"
 For access lanes along a collector street

4.6. Fencing Guidelines

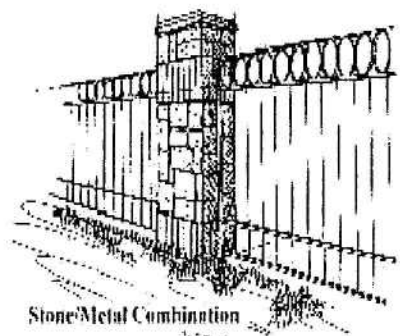
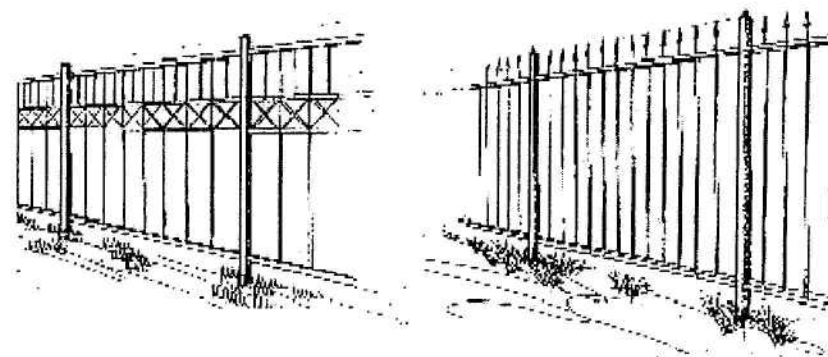
See Section 3.11 of this ordinance regarding fence location.



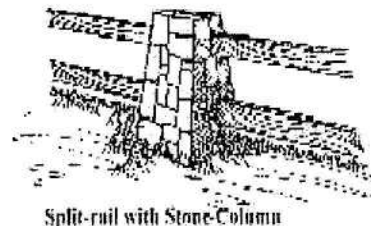
Brick/Stone Combination



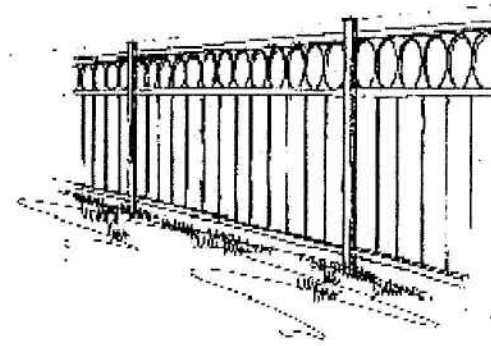
Stone/Wood Combination



Stone/Metal Combination

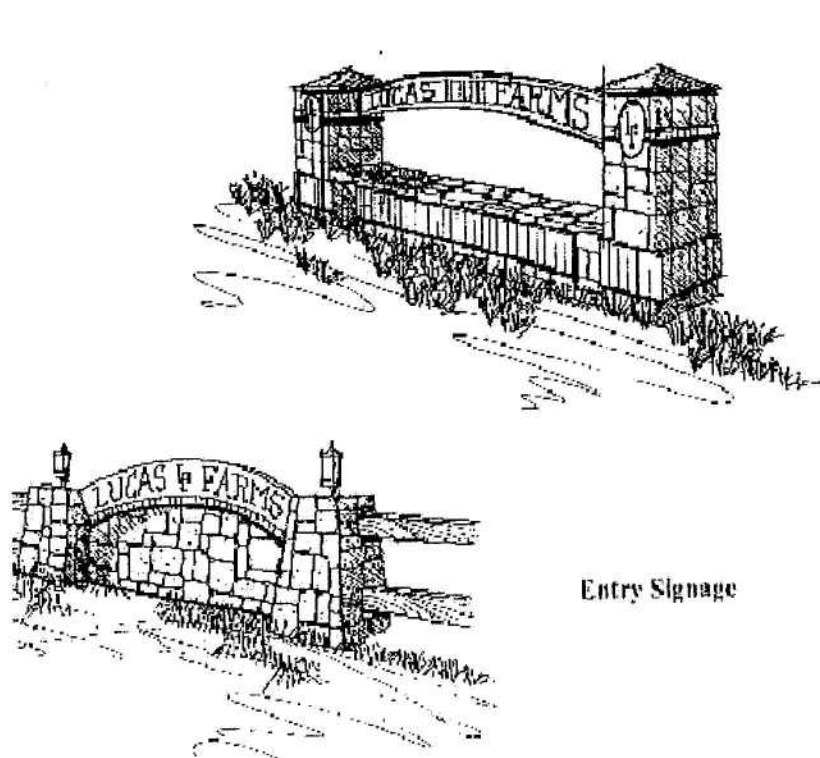


Split-rail with Stone Column

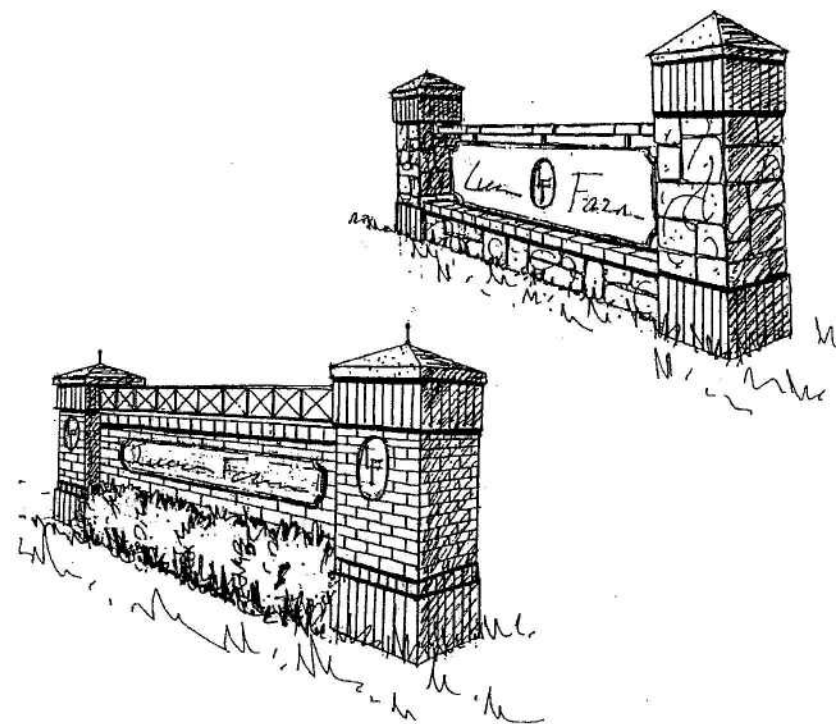


Metal Fencing

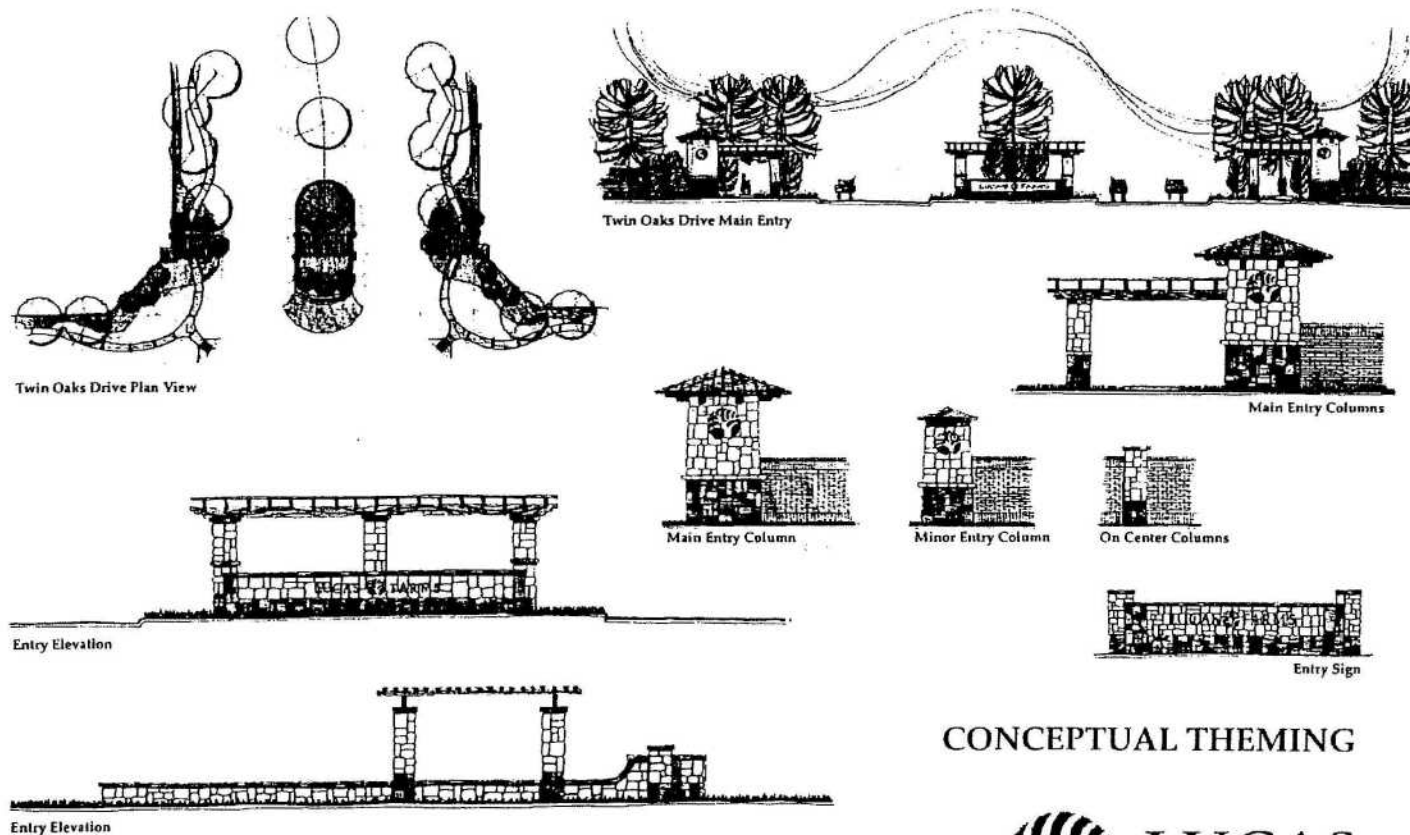
4.7 Sign Guidelines



Entry Signage



4.8 Conceptual Theme Concepts

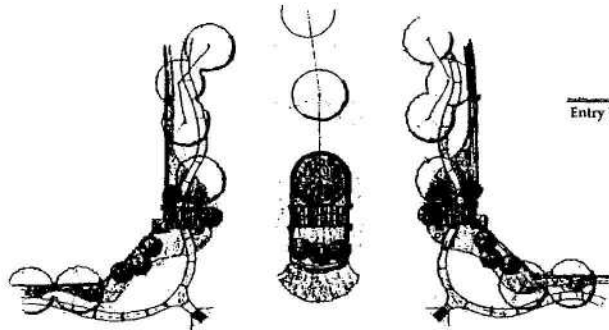


Carter-Burgess

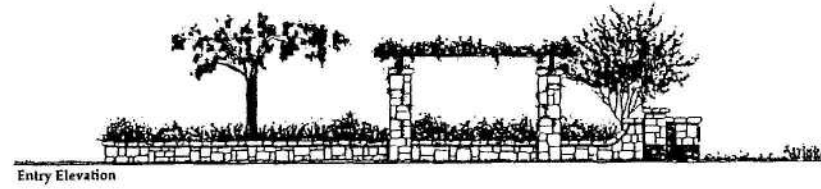
For conceptual purposes only. All dimensions and materials are approximate. This plan is not intended to be used for construction. It is intended to be used for conceptual purposes only.

CONCEPTUAL THEMING





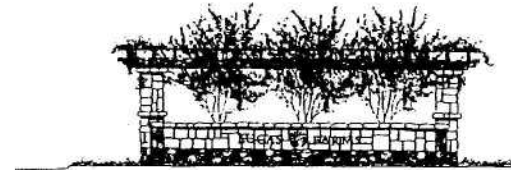
Twin Oaks Drive Plan View



Entry Elevation



Entry Sign



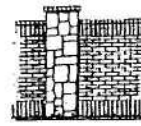
Entry Elevation



Main Entry Columns



Minor Entry Columns



On Center Columns

CONCEPTUAL THEMING

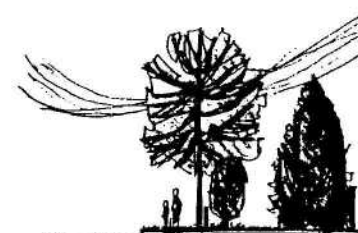


Carter Burgess

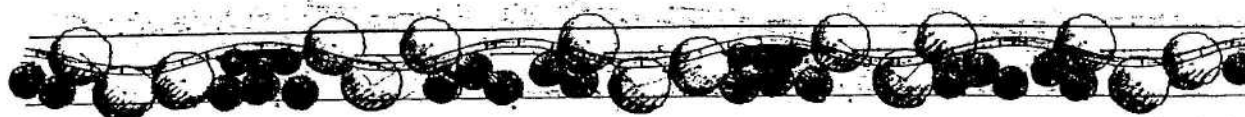
The enclosed plan is for informational purposes only and is not to be used for construction. All dimensions are approximate and subject to change. The plan is not to be used for construction without the approval of the architect. The plan is not to be used for construction without the approval of the architect.



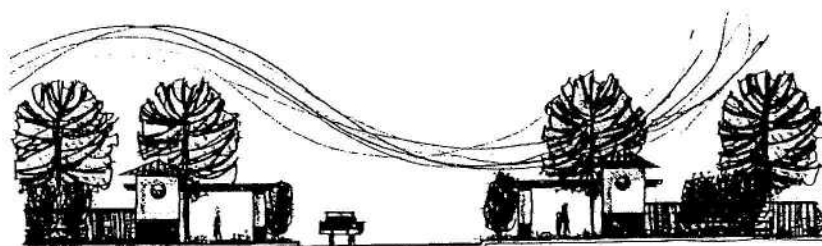
Lucas Boulevard R.O.W.



Lucas Boulevard Main Entry



Lucas Boulevard R.O.W.



Lucas Boulevard Main Entry

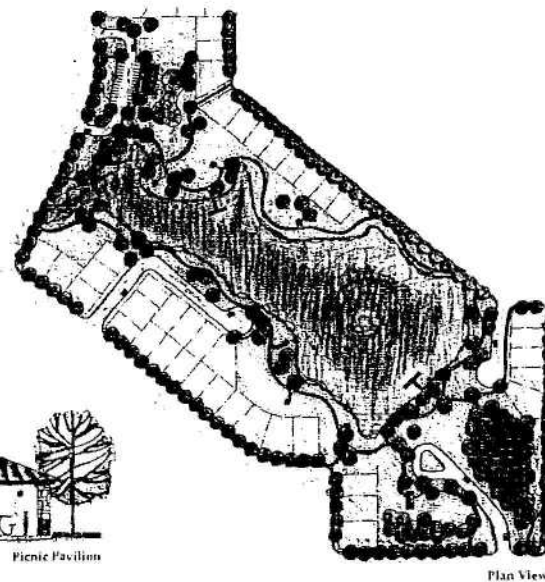
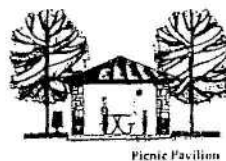
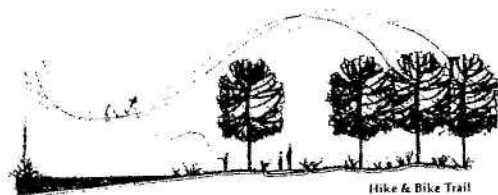
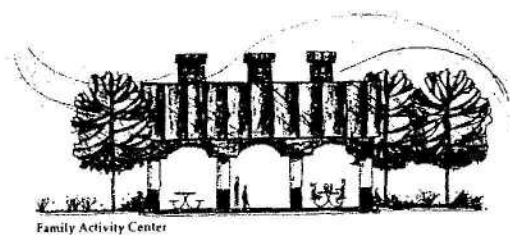
Carter-Burgess

The concept plan for the Lucas Farm is a master plan that will guide the development of the farm. It includes a site plan, a landscape plan, and a building plan. The site plan shows the location of the farm and the surrounding area. The landscape plan shows the types of trees and plants that will be used. The building plan shows the types of buildings that will be constructed.

**LUCAS BOULEVARD
THEMING**



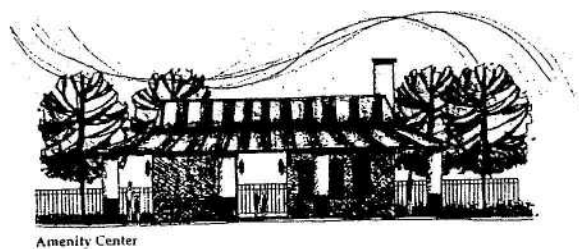
4.10 Amenity Center West



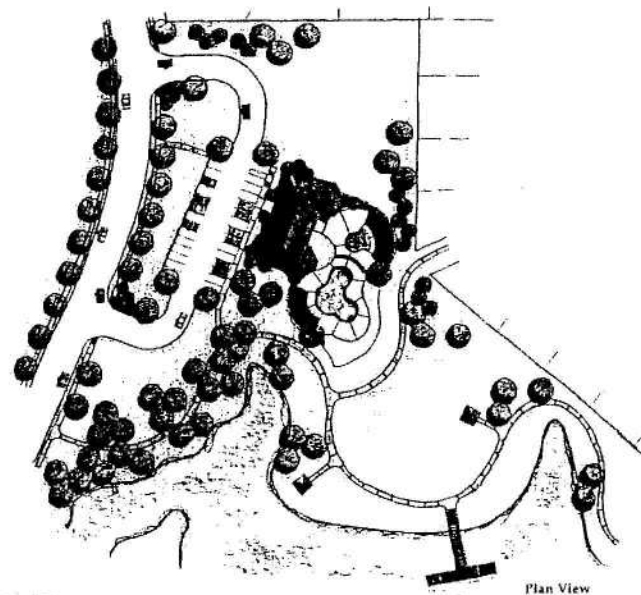
Carter-Burgess
The design of the Amenity West area is based on the concept of a "rural resort" and is intended to provide a high-quality recreational experience for the community. The design is based on the concept of a "rural resort" and is intended to provide a high-quality recreational experience for the community.

AMENITY WEST

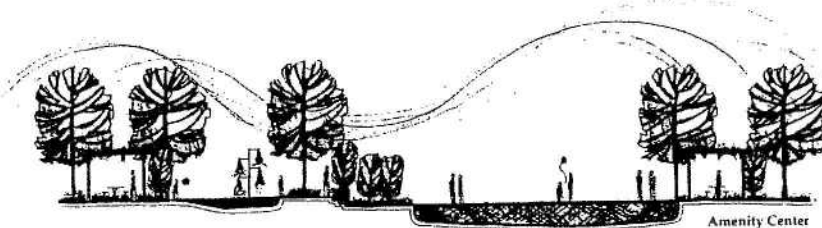




Amenity Center



Plan View



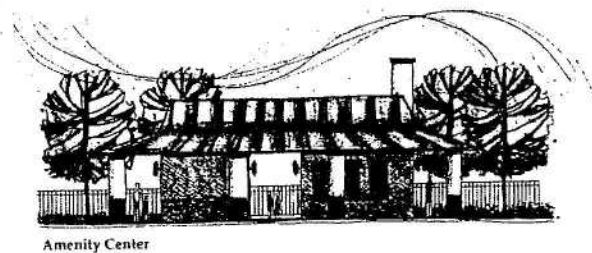
Amenity Center

Carter-Burgess

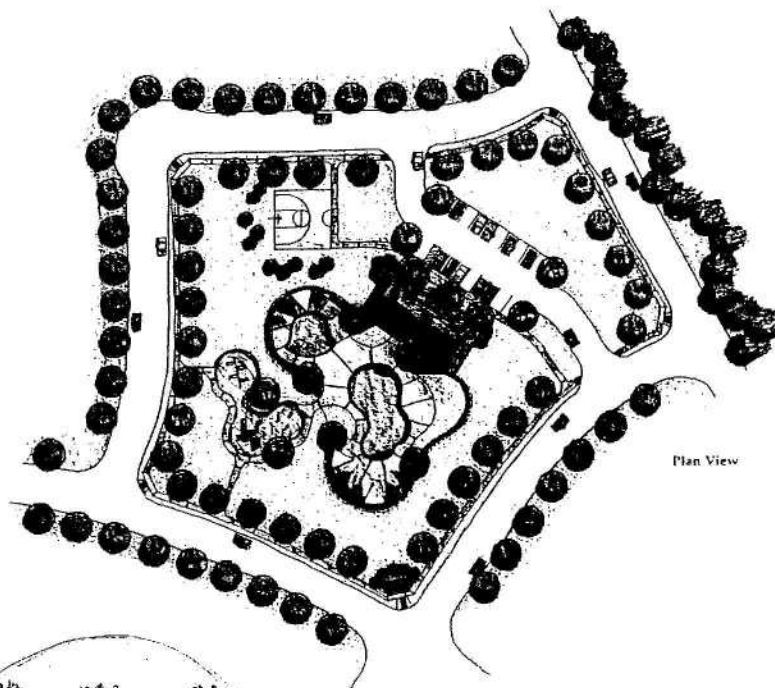
This plan, and plan to be submitted, are not a contract. The owner, architect, and engineer are not responsible for the accuracy of the information provided. The plan is not a contract and is not a guarantee. The plan is not a contract and is not a guarantee. The plan is not a contract and is not a guarantee.

AMENITY WEST

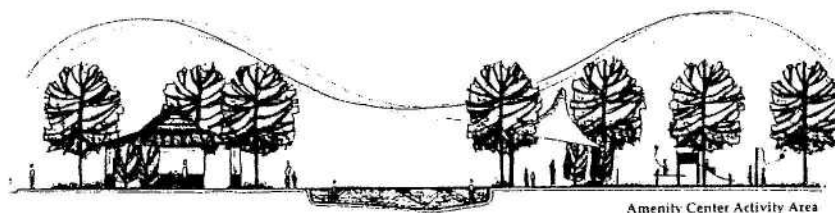




Amenity Center



Plan View



Amenity Center Activity Area

Carter-Burgess

This is a conceptual sketch of the proposed building. The actual building may vary in design and materials. The sketch is for informational purposes only and does not constitute a contract. The actual building may be subject to change without notice.

AMENITY EAST





Section 5

LUCAS FARMS -- LEGAL DESCRIPTION

1426.876 ACRES

BEING A 1426.876 ACRE TRACT OF LAND SITUATED IN THE JOHN F. ANDERSON LEAGUE SURVEY, ABSTRACT NO. 1, IN CITY OF MESQUITE, DALLAS COUNTY, TEXAS AND BEING ALL OF A 40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 1, PART OF A 75 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 2, ALL OF A TRACT OF LAND CONVEYED AS TRACT NO. 3, ALL OF A 0.40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 4, BY DEED TO GEORGE F. LUCAS, FAITHON P. LUCAS, JR., AND EVELYN LUCAS, RECORDED IN VOLUME 92188, PAGE 259, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF A 119.95 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE, RECORDED IN VOLUME 93010, PAGE 59, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF A 50 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE, RECORDED IN VOLUME 93013, PAGE 67, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF A 93.910 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE, RECORDED IN VOLUME 93013, PAGE 70, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING PART OF A 400 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 5, BY DEED TO LUCAS FARMS JOINT VENTURE, RECORDED IN VOLUME 93153, PAGE 8170, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING ALL OF A 34.5 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 1, ALL OF A 3.8 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 2, ALL OF A 44.5 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 3, ALL OF A 95.3 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 4, ALL OF A 204.13 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 6, ALL OF A 140.65 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 7, ALL OF A 32 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 8, ALL OF A 54.15 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 9, ALL OF A 25 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 10, ALL OF A 132.42 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 11, ALL OF A 25 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 12, ALL OF A 77.4 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 13, BY SAID DEED TO LUCAS FARMS JOINT VENTURE, SAID 1426.876 ACRE TRACT, WITH BEARING BASIS BEING SAID 400 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 5, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST NORTHWEST CORNER OF SAID 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE;

THENCE, ALONG THE NORTH LINE OF SAID 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 46 DEGREES 18 MINUTES 13 SECONDS EAST, AN APPROXIMATE DISTANCE OF 913.30 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 88 DEGREES 43 MINUTES 00 SECONDS, A RADIUS OF 174.78 FEET, AND A LONG CHORD THAT BEARS SOUTH 89 DEGREES 21 MINUTES 30 SECONDS EAST, AN APPROXIMATE DISTANCE OF 244.39 FEET;

ALONG SAID TANGENT CURVE TO THE RIGHT, AN APPROXIMATE ARC LENGTH OF 270.63 FEET, TO A POINT FOR CORNER;

SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 1492.58 FEET TO A POINT FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 33 DEGREES 20 MINUTES 00 SECONDS, A RADIUS OF 243.19 FEET, AND A LONG CHORD THAT BEARS SOUTH 61 DEGREES 40 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 139.50 FEET;



ALONG SAID TANGENT CURVE TO THE LEFT, AN APPROXIMATE ARC LENGTH OF 141.48 FEET, TO A POINT FOR CORNER;

SOUTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 2979.74 FEET TO A POINT FOR CORNER, ON THE NORTHERLY LINE OF SAID TRACT NO. 7, LUCAS FARMS JOINT VENTURE;

THENCE, ALONG SAID NORTHERLY LINE OF LUCAS FARMS JOINT VENTURE TRACT NO. 7, NO. 6, NO. 4, NO. 13, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 931.03 FEET TO THE NORTH CORNER OF SAID TRACT NO. 7;

SOUTH 44 DEGREES 59 MINUTES 56 SECONDS EAST, AN APPROXIMATE DISTANCE OF 2346.83 FEET TO THE EAST CORNER OF SAID TRACT NO. 6;

SOUTH 45 DEGREES 10 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1342.97 FEET TO THE NORTH CORNER OF SAID TRACT NO. 4;

SOUTH 44 DEGREES 39 MINUTES 06 SECONDS EAST, AN APPROXIMATE DISTANCE OF 3976.47 FEET TO THE EAST CORNER OF SAID TRACT NO. 13;

THENCE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT NO. 13, AND SAID 40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 1 TO GEORGE LUCAS, ET. AL., AN APPROXIMATE DISTANCE OF 1692.44 FEET TO THE SOUTHEASTERLY CORNER OF SAID 40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 1;

THENCE, ALONG SAID 40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 1, SAID 0.40 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 4, A 75 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 2, AND A 93.910 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1193.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT NO. 4;

SOUTH 22 DEGREES 30 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 122.53 FEET TO THE SOUTH CORNER OF SAID TRACT NO. 4;

SOUTH 44 DEGREES 37 MINUTES 50 SECONDS EAST, AN APPROXIMATE DISTANCE OF 2823.15 FEET TO THE EAST CORNER OF SAID 93.910 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE;

SOUTH 44 DEGREES 59 MINUTES 58 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1874.67 FEET TO THE SOUTH CORNER OF SAID 93.910 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE;

NORTH 44 DEGREES 24 MINUTES 20 SECONDS WEST, PASSING THE WEST CORNER OF SAID 93.910 ACRE TRACT OF LAND CONVEYED BY DEED TO CAROLYN LUCAS BASS, TRUSTEE, AND OVER AND ACROSS SAID 75 ACRE TRACT, AN APPROXIMATE DISTANCE OF 2783.07 FEET TO THE NORTHWESTERLY LINE OF SAID 75 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 2;



NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 316.75 FEET TO THE WESTERLY INTERIOR ELL CORNER OF SAID 75 ACRE TRACT CONVEYED AS TRACT NO. 2;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1233.89 FEET TO THE WESTERLY CORNER OF SAID 75 ACRE TRACT OF LAND CONVEYED AS TRACT NO. 2, AND BEING ON THE SOUTHERLY LINE OF SAID LUCAS FARMS JOINT VENTURE TRACT NO. 12;

THENCE, ALONG SAID SOUTHERLY LINE OF LUCAS FARMS JOINT VENTURE TRACT NO. 12, SAID 50 ACRE CAROLYN LUCAS BASS TRACT, RECORDED IN VOLUME 93013, PAGE 67, DEED RECORDS, DALLAS COUNTY, TEXAS, LUCAS FARMS JOINT VENTURE TRACT NO. 9, NO. 10, NO. 8, NO. 6, NO. 5, RESPECTIVELY, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 2947.61 FEET TO THE SOUTH CORNER OF SAID 50 ACRE TRACT;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1238.89 FEET TO THE WEST CORNER OF SAID 50 ACRE TRACT;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 1759.17 FEET TO THE NORTH CORNER OF SAID 50 ACRE TRACT, AND BEING ON THE SOUTHEASTERLY LINE OF SAID TRACT NO. 9;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1926.80 FEET TO THE WEST CORNER OF SAID TRACT NO. 8, AND BEING ON THE SOUTHEASTERLY LINE OF SAID TRACT NO. 6;

SOUTH 44 DEGREES 25 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 89.52 FEET TO THE SOUTH CORNER OF SAID TRACT NO. 6;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 2318.00 FEET TO AN EXTERIOR SOUTHEAST ELL CORNER OF SAID TRACT NO. 5;

SOUTH 44 DEGREES 15 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 374.00 FEET TO THE SOUTH CORNER OF SAID TRACT NO. 5;

NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 56.24 FEET TO A POINT FOR CORNER;

THENCE, OVER AND ACROSS AFORESAID TRACT NO. 5, THE FOLLOWING COURSES AND DISTANCES:

NORTH 44 DEGREES 23 MINUTES 24 SECONDS EAST, AN APPROXIMATE DISTANCE OF 301.75 FEET TO A POINT FOR CORNER;

NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 400.00 FEET TO A POINT FOR CORNER;

NORTH 34 DEGREES 19 MINUTES 17 SECONDS WEST, AN APPROXIMATE DISTANCE OF 310.64 FEET TO A POINT FOR CORNER;

SOUTH 89 DEGREES 02 MINUTES 41 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1055.19 FEET TO A POINT FOR CORNER;



NORTH 67 DEGREES 30 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 400.00 FEET TO A POINT FOR CORNER;

NORTH 52 DEGREES 25 MINUTES 53 SECONDS WEST, AN APPROXIMATE DISTANCE OF 807.77 FEET TO A POINT FOR CORNER;

NORTH 30 DEGREES 15 MINUTES 55 SECONDS WEST, AN APPROXIMATE DISTANCE OF 379.32 FEET TO A POINT FOR CORNER, BEING ON THE SOUTHEAST LINE OF A 194.8806 ACRE TRACT & EXCEPT TRACT OUT OF SAID TRACT NO. 5, DESCRIBED IN DEED RECORDED IN VOLUME 80225, PAGE 2813, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID TRACT NO. 5, AND ALONG NORTHWESTERLY LINE OF SAID TRACT NO. 11, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 32 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID 194.8806 ACRE TRACT AND OVER AND ACROSS SAID TRACT NO. 5, AN APPROXIMATE DISTANCE OF 3698.72 FEET TO A POINT FOR CORNER, ON THE NORTHEAST LINE OF SAID TRACT NO. 5 AT THE EAST CORNER OF SAID 194.8806 ACRE TRACT;

SOUTH 45 DEGREES 10 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 518.92 FEET TO THE EXTERIOR NORTHEAST CORNER OF SAID TRACT NO. 5, AND BEING ON THE NORTHWEST LINE OF SAID TRACT NO. 12;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, AN APPROXIMATE DISTANCE OF 1719.75 FEET TO A POINT FOR CORNER, ON THE SOUTHWEST LINE OF SAID 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE;

THENCE, ALONG SAID SOUTHWEST LINE OF A 119.95 ACRE TRACT OF LAND CONVEYED TO CAROLYN LUCAS BASS, TRUSTEE, THE FOLLOWING COURSES AND DISTANCES:

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 108.79 FEET TO A POINT FOR CORNER;

NORTH 48 DEGREES 49 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 300.67 FEET TO A POINT FOR CORNER;

NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, AN APPROXIMATE DISTANCE OF 1992.80 FEET TO THE POINT OF BEGINNING AND CONTAINING 1426.876 ACRES OF LAND, MORE OR LESS, THIS DOCUMENT WAS PREPARED UNDER 22 TAC 663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.