CITY OF LAVON ORDINANCE NO. 2019-07-04

Planned Development – LakePointe

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY ESTABLISHING A PLANNED DEVELOPMENT – MIXED USES (PD-MU) DISTRICT FOR COMMERCIAL AND RESIDENTIAL USES ON A 200.9089 ACRE TRACT OF LAND DESCRIBED HEREIN AND LOCATED GENERALLY SOUTHEAST OF THE INTERSECTION OF FM 6 AND STATE HIGHWAY 78, LAVON, COLLIN COUNTY, TX; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF \$2,000 PER DAY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, the owner submitted an Application to change the zoning from (A) Agricultural to (PD-MU) Planned Development for Mixed Uses on 200.9089 acres described as Samuel M. Rainer Survey, Abstract No. 740, (CCAD Property ID 2663916), southeast of the intersection of SH 78 and FM 6, Collin County, Texas for seven hundred (700) residential lots and one (1) commercial lot City of Lavon, Texas; and

WHEREAS, this zoning change is in accordance with the adopted Comprehensive Plan of the City of Lavon; and

WHEREAS, the Planning and Zoning Commission of the City of Lavon and the City Council of the City of Lavon, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council of the City of Lavon is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare and should be granted and that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lavon, Texas, as follows:

- <u>Section 1</u>. <u>Incorporation of Premises</u>. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.
- Section 2. Definitions. Definitions shall be those contained in Chapter 9, Exhibit B, Zoning Ordinance of the City of Lavon Code of Ordinances, as amended unless specifically defined herein.
- Section 3. That the Comprehensive Zoning Ordinance and the Official Zoning Map of the City of Lavon are hereby amended to reflect the action taken herein. Specifically the Zoning Classification for and the Zoning Map depicting the property, described in "Exhibit A" attached hereto, are hereby changed to incorporate the Concept Plan, attached hereto as "Exhibit B", and the Zoning Development Design Regulations and Concept attached hereto as "Exhibit C".

- <u>Section 4</u>. That the granting of the Planned Development Mixed Use (PD-MU) Zoning Classification to the property described in Exhibit "A" hereto is subject to the regulations of the City of Lavon excepting the following Special Conditions:
 - **A.** The entire tract shall be developed generally in accordance with the Concept Plan, as amended and attached hereto, and made a part hereof as "**Exhibit B**".
 - **B.** The entire tract shall be developed generally in accordance with the Zoning Development Design Regulations and Concept attached hereto and made a part hereof as "Exhibit C".
 - <u>Section 5.</u> That Chapter 9, Exhibit B, Zoning Ordinance of the City of Lavon Code of Ordinances, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.
- Section 6. Severability Clause. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.
- Section 7. <u>Cumulative/Repealer Clause</u>. This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Murphy, Texas, whether codified or uncodified, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed to the extent of such conflict.
- Section 8. Penalty Clause. Any person, firm or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and, upon conviction, in the municipal court of the City of Lavon, Texas, shall he punished by a fine not to exceed the sum of two thousand dollars (\$2,000.00) for each offense, and each and every day any such violation shall continue shall be deemed to constitute a separate offense.
- Section 9. Savings Clause. Should any word, phrase, sentence or section contained herein be found to be invalid, such validity shall not affect any other portion of this ordinance.
- <u>Section 10.</u> <u>Effective Date.</u> This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 2^{nd} day of July 2019.

Vicki Sanson, Mayor

ATTEST:

Kim Dobbs, City Administrator/City Secretary

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 470, in the City of Lavon, Collin County, Texas, being part of a tract of land described in a deed to Meredith M. Roark and Margaret M. Arnold, recorded in Document No. 2010526000533270, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Roark and Arnold tract, being the southwest corner of a called 140.22 acre tract of land described in a deed to Petro Hunt, LLC, as recorded in Document No. 20070208000186500, in said Deed Records, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE South 72 degrees 03 minutes 07 seconds West, with the south line of said Roark and Arnold tract and the north line of said Northeast Texas Rural Rail Transportation District tract, a distance of 1,656.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Roark and Arnold tract, being southeast corner of a 0.478 acre tract of land described in a deed to North Texas Municipal Water District, recorded in Document No. 20121116001469900, in said Deed Records;

THENCE North 23 degrees 30 minutes 56 seconds West, departing the north line of said Northeast Texas Rural Rail Transportation District tract, with the west line of said Roark and Arnold tract, and with the east lines of said 0.478 acre tract and a called 0.91 acre tract described in a deed to Mary Evans, recorded in Document No. 200804070014460, in said Deed Records, a distance of 173.19 feet to a 1/2-inch iron rod found;

THENCE North 01 degree 53 minutes 11 seconds West, continuing with the west line of said Roark and Arnold tract, and with the east lines of said 0.91 acre tract and a called 2.062 acre tract of land described in a deed to Connie S. Miller, recorded in Volume 4001, Page 947, in said Deed Records, a distance of 530.40 feet to a 1/2-inch iron rod found at the northeast corner of said 2.062 acre tract;

THENCE South 84 degrees 43 minutes 14 seconds West, continuing with the west line of said Roark and Arnold tract and with the north line of said 2.062 acre tract, a distance of 236.18 feet to a 1/2-inch iron rod found at the northwest corner of said 2.062 acre tract, being in the east line of a tract of land described as Tract Two in a deed to 78 Straddle, LP, recorded in Volume 5571, Page 3351, in said Deed Records, also being the approximate center of Bois D'Arc Lane (no recording information found);

THENCE North 06 degrees 53 minutes 43 seconds West, continuing with the west line of said Roark and Arnold tact, with the east lines of said Tract Two and a tract of land described as Tract No. 2 in a deed to DPB Investments, LP, recorded in Document No. 20110606000576510, in said Deed Records, and along said Bois D'Arc Lane, a distance of 748.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Tract No. 2, being in the south line of a called 2.25 acre tract of land described in a deed to MJKMart, LLC, recorded in Document No. 20120906001115340, in said Deed Records;

THENCE South 89 degrees 16 minutes 47 seconds East, continuing with the west line of said Roark and Arnold tract and with the south line of said 2.25-acre tract, a distance of 64.98 feet to a 1/2-inch iron rod found at the southeast corner of said 2.25 acre tract;

THENCE North 11 degrees 02 minutes 32 seconds West, continuing with the west line of said Roark and Arnold tract and with the east line of said 2.25 acre tract, a distance of 490.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 2.25 acre tract, being in the east line of State Highway 78 (variable width right-of-way);

THENCE North 33 degrees 42 minutes 56 seconds East, continuing with the west line of said Roark and Arnold tract and with the east line of said State Highway 78, a distance of 1,298.45 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found on a non-tangent curve to the left, having a radius of 5,729.57 feet and a central angle of 17 degrees 07 minutes 34 seconds;

THENCE continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, and with said curve to the left, an arc distance of 1,712.61 feet (Chord Bearing North 25 degrees 17 minutes 32 seconds East – 1,706.24 feet), to a 5/8-inch iron rod with TxDOT Aluminum cap found;

THENCE North 19 degrees 58 minutes 32 seconds East, continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, a distance of 419.76 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING";

THENCE North 54 degrees 55 minutes 30 seconds East, continuing with the east line of said State Highway 78, a distance of 87.34 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found in the south line of FM 6 (variable width right-of-way);

THENCE North 89 degrees 32 minutes 36 seconds East, with the south line of said FM 6, a distance of 931.18 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found;

THENCE South 89 degrees 00 minutes 51 seconds East, continuing with the south line of said FM 6, a distance of 376.39 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found in the east line of said Roark and Arnold tract, being in the west line of called 59.757 acre tract described in a deed to Petro Hunt LLC, records in Document No. 20070208000183240, in said Deed Records;

THENCE South 01 degree 00 minutes 58 seconds West, departing the south line of said FM 6, with the east line of said Roark and Arnold tract, and with the west line of said 59.757-acre tract, a distance of 2,424.12 feet to the southwest corner of said 59.757-acre tract, being in the north line of the aforementioned 140.22-acre tract;

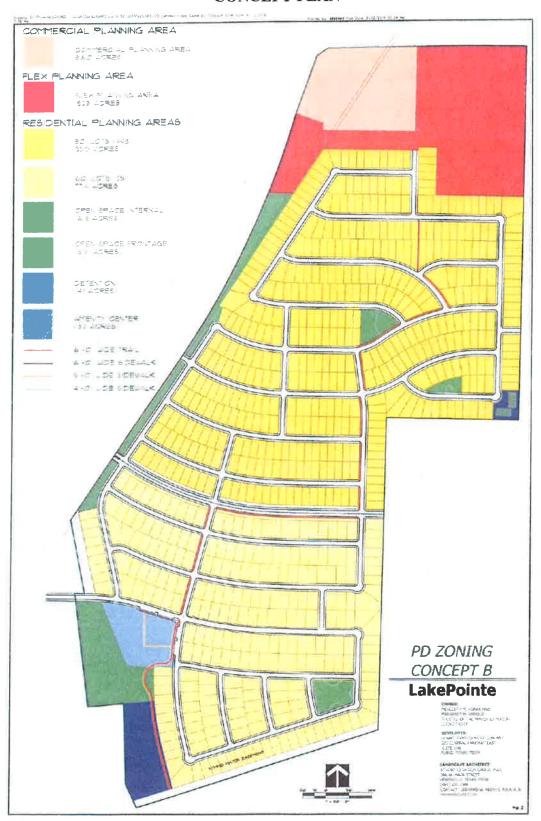
THENCE North 88 degrees 51 minutes 38 seconds West, continuing with the east line of said Roark and Arnold tract and with the north line said 140.22-acre tract, a distance of 871.25 feet to a 1/2-inch iron rod found at the northwest corner of said 140.22-acre tract;

THENCE South 01 degree 09 minutes 20 seconds West, continuing with the east line of said Roark and Arnold tract and with the west line said 140.22-acre tract, a distance of 2,042.77 feet to the POINT OF BEGINNING and containing 200.9089 acres of land.

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EXHIBIT B

CONCEPT PLAN



ORDINANCE NO. <u>2019-07-04</u>

EXHIBIT C

ZONING DEVELOPMENT DESIGN GUIDELINES AND CONCEPT

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ARTICLE I. GENERAL PROVISIONS

1.1 <u>Purposes & Definitions</u>. The Development Design Regulations and Concept are intended to (a) create a mixed-use, master planned community within the corporate limits of the City, (b) ensure a high-quality residential and commercial development, (c) provide increased recreation and/or open space, and (d) provide amenities and features of special benefit to the Property owners.

<u>Buffer Area</u> means the area identified as "Buffer" on the Concept Plan attached hereto as **Exhibit 2**.

Commercial Planning Area means the area identified as "Commercial" on the Concept Plan attached hereto as **Exhibit 2**.

Exterior Architectural Features means the building enhancements described in Paragraph 5 on Exhibit 6 attached hereto.

<u>LakePointe Development</u> means the approximately 200-acre master planned community generally located in Collin County at the southeast corner of Farm to Market Road 6 ("<u>FM 6</u>") and Texas State Highway 78 ("<u>SH 78</u>"), containing the Residential Planning Area and the Commercial Planning Area, which may be developed as shown on the Concept Plan attached hereto as <u>Exhibit 3</u> and more particularly described by metes and bounds legal description on <u>Exhibit 1</u> attached hereto.

Residential Planning Area means the area identified as "Residential" on the Concept Plan attached hereto as Exhibit 2.

ARTICLE II. INTERPRETATION

Applicability of Existing Regulations. Except as provided herein , (a) the 2.1 Residential Planning Area shall be developed in accordance with the development standards established for the Single Family Residential District (SF-4) in the Zoning Ordinance, (b) the Commercial Planning Area shall be developed in accordance with the development standards established for the Retail (R) and/or Business Park (B) Districts in the Zoning Ordinance, although any Site Plan submitted shall conform to the standards in either Retail (R) or Business Park (B) mutually exclusive from the other, unless otherwise allowed herein, and (c) development of the Property shall otherwise be governed by the applicable City ordinances related to the least restrictive zoning district in existence. In the event of any conflict or inconsistency between this Concept and the Zoning Ordinance or any other City ordinances, the terms, provisions, and intent of this Concept shall control and prevail. To the extent this Concept includes standards or regulations (including approval procedures) that apply to a particular aspect of development and/or construction, such standards, regulations, and procedures shall be exclusive (i.e., the only standards, regulations, or procedures that apply to such aspect of development and/or construction). For example, this Concept includes standards and regulations for residential landscaping; consequently, such standards and regulations are the only residential landscaping standards and regulations that apply within the development.

- 2.2 <u>Amendments</u>. Any major or minor amendments to the Concept and Concept Plan may be made in accordance with the Zoning Ordinance.
- Plans and Studies. The Concept Plan is attached as <u>Exhibit 3</u>, and the Concept Plan, including all graphic depictions and notes., The Concept Plan shows the boundaries of the Development, which are more specifically described by the metes and bounds description attached as <u>Exhibit 1</u>. For purposes of this Concept, the Development is divided into multiple planning areas as shown on the Concept Plan.

2.4 Preliminary Plat and Site Plans

- (a) <u>Residential Planning Area</u>. The preliminary plat for the Residential Planning Area will serve as the site plan and shall generally conform to the Concept Plan attached as <u>Exhibit 3</u>. The preliminary plat shall substantially comply with the Concept Plan.
- (b) <u>Commercial Planning Area</u>. Prior to the issuance of any building permit in the Commercial Planning Area, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and this Concept.

2.5 Phasing.

- (a) <u>Infrastructure and Open Space</u>. Needed infrastructure and open space required to support each phase or section of development shall be constructed in conjunction with development of such phase or section. Sections or phases identified on the Concept Plan are named or identified for convenience only and are not an indication of development sequence. Sections or phases may be developed in any order and in any number of sections or phases as mutually agreed to by the Owner and the City.
- (b) <u>Amenity Center</u>. An amenity center shall be constructed in connection with development of Phase 2 of the Residential Planning Area. No building permits shall be issued in Phase 3 of the Residential Planning Area until the amenity center has received a Certificate of Occupancy from the City.

ARTICLE III. RESIDENTIAL PLANNING AREA DEVELOPMENT STANDARDS

3.1 <u>Density in Residential Planning Area</u>. The maximum number of residential dwellings within the Residential Planning Area shall not exceed 700. All lots shall conform to the standards as reflected in **Exhibit 5** attached hereto.

3.2 Uses in Residential Planning Area.

- (a) The following uses are permitted uses ("<u>Permitted Uses</u>") in the Residential Planning Area:
 - (i) Single family detached dwelling.
 - (ii) Amenity center, community swimming pool, playground, park, open space, storm water detention area, common area, and non-lighted athletic field.

- (iii) Model home, including those with onsite sales offices
- (iv) Accessory Use, Unit, Structures, or Building as defined by the Zoning Ordinance.
- (v) Temporary concrete batch plants serving the Development.
- (vi) Temporary buildings incidental to infrastructure construction work, including temporary development, construction and sales trailers.
- (b) An applicant may request an interpretation from the City's Planning and Zoning Commission for uses that are undefined or not listed in <u>Section 3.2(a)</u>.
- 3.3 <u>Development Standards</u>. Development of the Residential Planning Area shall be in accordance with the development standards established herein including the following:
- (a) <u>Lot Specifications and Layout</u>. The lot layout and specifications shall generally conform to the Concept Plan depicted in <u>Exhibit 3</u> and as stated herein. Allowances for changes to the quantity and locations of each lot type are permitted in conformance with the requirements listed herein. For the Residential Planning Area, the lot dimensions and other specifications are reflected on <u>Exhibit 5</u> attached hereto.
- (b) <u>Building Standards</u>. All dwellings constructed in the Residential Planning Area shall adhere to the building standards reflected on **Exhibit 6** attached hereto.
- (c) <u>Fencing Standards</u>. All lots within the Residential Planning Area shall contain a wood or wrought iron/tubular steel fence constructed prior to issuance of a Certificate of Occupancy per the requirements below:

(i) Wood Fences

- (A) Wood fences shall be a minimum of 6' and a maximum of 8' in height, utilize steel posts, and be constructed of spruce or cedar.
- (B) Wood fences adjacent to public streets shall be stained with all pickets placed on the "public side" facing the street.
- (C) Rear yard fences that extend towards the front of the dwelling shall terminate no closer than 10' to the Minimum Front Yard Setback line, as defined on **Exhibit 5**.
- (D) On corner lots, side yard fencing shall not encroach more than 5' beyond the side building line that is adjacent to the side street.
- (E) Wooden fencing adjacent to open spaces, common areas, detention areas, and the exterior Property boundary shall comply with **Exhibits 4 and 4C**.

(ii) Wrought iron/ Tubular Steel Fencing

- A. Wrought iron/tubular steel fencing shall be a minimum of 6' and a maximum of 8' in height and painted black.
- B. Wrought iron/tubular steel fencing locations and construction shall comply with **Exhibits 4 and 4C** attached hereto.
- (d) <u>Landscape Standards</u>. The landscape standards within the Residential Planning Area are set forth below:
 - (i) All lots with single family dwellings shall be fully sodded and irrigated.
 - (ii) All lots with single family dwellings shall have a single three-inch (3") caliper tree installed in the front or rear of each single-family lot. A list of approved tree species is listed on **Exhibit 7** attached hereto, which list may be updated from time to time with the written approval of the City and the Owner. No tree shall be planted closer than 5' to any front, rear, or side property line on any single-family lot.
 - (iii) All lots with single family dwellings shall have a landscaping bed in the front yard containing mulch top-dressing and minimally the following plantings:
 - (A) 50' Lots: Two 10-gallon shrubs, seven 5-gallon shrubs or native grasses, ten 3-gallon shrubs or native grasses
 - (B) <u>60° Lots</u>: Two 10-gallon shrubs, eleven 5-gallon shrubs or native grasses, fourteen 3-gallon shrubs or native grasses
- (e) <u>Major Sidewalk</u>. In connection with development and/or construction of a phase or section in the Residential Planning Area, an 8' wide concrete walking path ("<u>Major Sidewalk"</u>) shall be constructed within the boundaries of the applicable phase consistent with <u>Exhibit 4</u> attached hereto. The Major Sidewalk to support each phase or section of the development shall be constructed in conjunction with development of such phases or section as shown on the Concept Plan. The Major Sidewalk shown on the Concept Plan through the Commercial Planning Area connecting to FM 6 is conceptual only and subject to realignment as the phase or sections of the Property develop. Additionally, no driveways serving single family lots shall cross the Major Sidewalk.
- (f) <u>Sidewalks</u>. Sidewalks in the Residential Planning Area shall be five (5) feet wide and will be placed adjacent to all public right of ways. Sidewalks may be located on, adjacent to, or partially in public right of way, lots, amenity centers, open space, common areas, and detention areas. Sidewalks on or adjacent to a lot will be installed by the builder in connection with the construction of a dwelling on such lot.
- (g) <u>Mailboxes</u>. Single or dual mailboxes may be constructed on the lots, which mailboxes shall be freestanding and consist of a minimum of 100% masonry materials. If required by the United States Postal Service, metal cluster mailboxes may be constructed in various locations within the Property to serve multiple lots and such cluster mailboxes shall be placed within reasonable proximity to a streetlight.
- (h) Open Spaces, Common Areas, Detention Areas and Amenity Centers. The location and number of open spaces shall generally conform to the Concept Plan and Exhibits 4,

- 4A, 4B, 4C and 4D attached hereto. All open spaces, common areas, detention areas and amenity centers in the Residential Planning Area shall be owned and maintained by the homeowners' association (the "Homeowners' Association") formed for the Residential Planning Area. No additional reserve areas, parks, open spaces or common areas shall be required.
- (i) <u>Neighborhood Signage</u>. Permanent subdivision signage shall be allowed at all entry points to the Residential Planning Area, on open spaces, and on common areas.
- (j) <u>Homeowners' Association.</u> A Homeowners' Association formed for the applicable Residential Planning Area shall own and maintain all neighborhood parks, open spaces, common areas, detention areas, masonry screening walls/entry features, and amenity centers within the Residential Planning Area. Membership in the association is mandatory for all lots within the Residential Planning Area.
- (k) <u>Non-Repetition of Building Form</u>. The same house elevation and brick color may not be duplicated within three (3) lots adjacent to the applicable lot on the same side of the street and on the lot directly across the street from the applicable lot.
- (l) <u>Perimeter Walls and Fences</u>. All perimeter walls and fences shall comply with the attached <u>Exhibits 4, 4A and 4C</u> in terms of location and construction material.
- (m) <u>Electric Utility Lines</u>. New overhead utility distribution lines installed by or on behalf of Owner exclusively servicing the Property are prohibited. Such lines must be buried underground. The following may be located above ground: (a) existing utility lines; (b) appurtenances to utility lines (e.g., transformers, switch gears, meters, and pedestals); (c) temporary utility lines; (d) utility transmission lines and other lines of such size and capacity making it impractical to locate such lines underground; (e) temporary poles, lines and appurtenances necessary for development or building construction; and (f) temporary poles, lines and appurtenances necessary on unplatted portions of the Concept to facilitate phasing of the development.

ARTICLE IV. COMMERCIAL PLANNING AREA DEVELOPMENT STANDARDS

- 4.1 <u>Uses in Commercial Planning Area</u>. (a) In addition to the permitted and conditional uses established in the Zoning Ordnance for the Retail (R) and Business Park (B) Districts the following uses are Permitted Uses in and for the Commercial Planning Area identified on **Exhibit 2**:
 - (i) Retail (R) Classification Retail; commercial; residential; personal service; amusement establishments; animal boarding (indoor boarding facilities only); automobile fueling stations (limited to one operation within the Commercial Planning Area); building material sales; business service and sales; dry-cleaning retail establishments; exercise and sports establishments; hotels and other hospitality establishments; merchandise rentals; nursery, garden, and landscape material sales; pet grooming and care services; multifamily and townhome residential uses, including age restricted; veterinarian services, animal clinics; community recreational use; community swimming pool; independent living, assisted living, and nursing home facilities; auto, tool or equipment rentals; restaurants with drive-thru operations; self-service ice vending operations (when adjacent to another existing use);

- (ii) <u>Business Park (B) Classification</u> Data centers and software design; medical or scientific laboratories; open processing operations; outside sales and storage; storage facilities; trade contractor offices and dispatch; mini-storage facilities; mini-warehouse facilities;
 - (iii) Temporary concrete batch plants serving the Development.
- (iv) Accessory Uses, Buildings, Structures and Units as defined by the Zoning Ordinance.
- (b) An applicant may request an interpretation from the City's Planning and Zoning Commission for uses that are undefined or not listed in <u>Section 4.1</u>.
- (c) New overhead utility distribution lines installed by or on behalf of Owner exclusively servicing the Property are prohibited. Such lines must be buried underground. The following may be located above ground: (a) existing utility lines; (b) appurtenances to utility lines (e.g., transformers, switch gears, meters, and pedestals); (c) temporary utility lines; (d) utility transmission lines and other lines of such size and capacity making it impractical to locate such lines underground; (e) temporary poles, lines and appurtenances necessary for development or building construction; and (f) temporary poles, lines and appurtenances necessary on unplatted portions of the Development to facilitate phasing of the development.
- (d) The Buffer Area, as defined in <u>Section 1.1</u>, shall contain only landscaping, irrigation, screening walls or fences, sidewalks, public roads, access roads, parking lots, utility lines and other associated items. The Buffer Area may be included within the required setback distances established in this Concept.
- 4.2 <u>Building Permits</u>. Following Site Plan approval, permits for the construction of structures in a particular phase or section of the Commercial Planning Area shall be available and issued upon completion of the on-site public infrastructure improvements in such phase or section without regard to completion of any private improvements in such phase or section.
- 4.3 <u>Buffering and Screening in Commercial Planning Area</u>. Lots containing commercial uses that are located in a Commercial Planning Area used for commercial purposes and adjacent to the Residential Planning Area must, upon the construction of any commercial structure, construct and maintain a masonry or concrete sight-barring fence at least eight (8) feet high constructed on the property line between the two Planning Areas.
- (a) Mini storage and mini warehouse buffering. All storage buildings shall be setback from Highway 78 a minimum of 250 feet and screened with a masonry or concrete sight barring fence at least eight (8) feet high adjacent to Highway 78. Such masonry or concrete fence may be incorporated into the building's structure.
- 4.4 <u>Major Sidewalk Connection</u>. The Major Sidewalk shown on <u>Exhibit 4</u> through the Commercial Planning Area shall connect to the FM 6 right of way. The Major Sidewalk shall be constructed through the Commercial Planning Area concurrently with the development of the Commercial Planning Area and shall be phased accordingly. The exact location and routing will be subject to change based on site plan approvals within the Commercial Planning Area.

- 4.5 <u>Commercial Planning Area Requirements for all Uses other than Townhome or Multifamily.</u> The requirements in the Zoning Ordinance for each respective use shall apply except as noted in Sections 4.5 (a) (f) below.
- (a) Minimum Lot area. 30,000 square feet for Retail (R) uses and 80,000 square feet for Business Park (B) uses
- (b) <u>Minimum Building Size.</u> 1,500 square feet for Retail (R) uses and 5,000 square feet for Business Park (B) uses.
- (c) <u>Maximum height</u>. The maximum height for all structures located within the Commercial Planning Area shall be forty-five feet (45'), with the exception of Hotel uses, which maximum height shall be sixty-five feet (65'). No portion of any structure located within one hundred feet (100') of the Residential Planning Area shall be greater than forty five feet (45') in height. Additionally, the maximum height for mini storage or mini warehouse structure shall be twenty-four feet (24').
- (d) Front yard. The minimum front yard setback is 25 feet for all of the Commercial Planning Area. A restaurant may locate outdoor dining and serving areas, as well as sidewalk cafes, in the required front yard setback.
- (e) <u>Lot Coverage</u>. A maximum of 80% lot coverage is allowed in all of the Commercial Planning Area.
- (f) <u>Landscaping Requirements</u> shall comply with Chapter 9 of the Zoning Ordinance, subject to the following:
 - (i) A 20' landscape buffer is required adjacent to Texas State Highway 78 and FM 6. Additionally, a 10' landscape buffer is required adjacent to any other public right of way. A 20' landscaped median may be placed in any public right of way in lieu of the 10' landscape buffer. This area may include entrance/exit driveways, utilities, sidewalks, hardscape, lighting, signage, fencing, and gates. The area shall be 100% irrigated and landscaped. A minimum of one 4" tree shall be planted every 20' as measured along the public right of way, excluding entrance and exit driveways, subject to the requirements above. The trees may be grouped or clustered to provide a more natural appearance.
 - (ii) Trees may be planted in open spaces, common areas, detention areas, yards, and within the Buffer Area.
 - (iv) Detention areas may be wet or dry, and may contain amenities such as sidewalks, hardscape, lighting, signage, and fencing. Centralized detention is allowed that serves more than one tract in the Commercial Planning Area.
 - (iii) All areas of the site, other than building footprints, shall count towards the 20% landscaping requirements established in the Zoning Ordinance.
 - 4.6 Commercial Planning Area Requirements for all Townhome or Multifamily Uses.

- (a) <u>Maximum Acreage and Density for Townhome or Multifamily Uses.</u> The Townhome and Multifamily uses shall be limited to a maximum of twelve (12) acres within the Commercial Planning Area. The maximum density for Townhome uses is nine (9) units per acre and the maximum density for Multifamily uses shall be limited to eighteen (17) units per acre.
 - (b) Townhomes and Multifamily sales and/or leases may be age-restricted.
 - (c) Townhome Requirements.
 - (i) Minimum Lot Area: 2,500 square feet
 - (ii) Minimum Townhome size: 1,200 square feet
 - (iii) Maximum height: 38 feet
 - (iv) Minimum Lot width: 25 feet on interior lots, 35 feet on corner lots
 - (v) Front or rear driveway access is allowed, and each Townhome shall contain a two car garage
 - (vi) Setback standards.
 - (A) Front yard: 20' minimum
 - (B) Rear yard: 15' minimum on front driveway access, 20' minimum on rear driveway access
 - (C) Side yard: 5' minimum on interior lots between buildings; 10' minimum on sides adjacent to a public street (corner lot).
 - (vii) Building Standards: All Townhomes shall comply with the Building Standards on **Exhibit 6**.
 - (viii) Parking requirements: Off street parking shall be provided at the rate of .5 parking spaces per each Townhome Lot. Off street parking may be parallel parking and/or head in parking. Parallel parking may not be adjacent to the front of any Townhome Lot with a front entry garage. Additionally, all parallel parking spaces shall be a minimum of 8' wide and this width shall be added to the standard street pavement width of the street where the parallel parking space is located and the right of way of the road shall also be widened by 8'.
 - (d) <u>Multifamily Requirements.</u>
 - (i) Minimum Living Area:
 - (A) Efficiency or One Bedroom 690 square feet
 - (B) Two Bedroom 970 square feet
 - (C) Three Bedroom 1,200 square feet

- (ii) Maximum height: Two (2) stories with a maximum height of thirty-nine (39') feet.
 - (iii) Setback standards.
 - (A) Perimeter setbacks: Buildings shall be a minimum 30' from the front property line, and a minimum 10' from side or rear property lines.
 - (B) Building setbacks: All buildings shall comply with the setback requirements established City's adopted Fire Code.
 - (iv) A swimming pool shall be required within the Multifamily boundary for use of the Multifamily residents. Additionally, an on site management office is required within the Multifamily boundary.
- (v) Building Standards: All Multifamily building elevations shall consist of brick, stone, synthetic stone, stucco, decorative pattern cementitious fiberboard (as referenced in **Exhibit 5**), and cementitious fiberboard siding, excluding windows, doors, and other normal openings, fascia, and architectural details (corbels, exposed beams, guardrails, handrails, dormers, etc.).
 - (A) Exterior elevations adjacent to a public roadway shall consist of brick, stone, synthetic stone, stucco, and/or decorative pattern cementitious fiberboard.
 - (B) All other elevations may contain brick, stone, synthetic stone, stucco, decorative pattern cementitious fiberboard, and/or cementitious fiberboard siding, with no more than 50% of any elevation containing cementitious fiberboard siding.
 - (C) Detached garages may contain brick, stone, synthetic stone, stucco, decorative pattern cementitious fiberboard, and/or cementitious fiberboard siding.
- (vi) Parking shall comply with the Zoning Ordinance, Chapter 8 Paragraph (P). Covered parking (carports), attached garages, and detached garages are allowed and the parking spaces within these shall count toward any parking requirements.
- (vii) The Multifamily area may be gated, and the perimeter fence shall be a 6' wrought-iron fence with stone or brick columns placed at a minimum of 100' on center. Any portion of the Multifamily lot adjacent to the Residential Planning Area shall comply with the Screening Requirements in <u>Section 4.3</u>.
- (f) <u>Landscaping Requirements</u> shall comply with Chapter 9 of the Zoning Ordinance, subject to the following:
 - (i) Townhomes shall follow the requirements for the Residential Planning Area in Section 3.3 (d)
 - (ii) The Multifamily site shall comply with the following requirements:

- (A) A 20' landscape buffer is required adjacent to any public right of way adjoining the Multifamily site. This area may include entrance/exit driveways, utilities, sidewalks, hardscape, lighting, signage, fencing, and gates. The area shall be 100% irrigated and landscaped. A minimum of one 4" tree shall be planted every 20' as measured along the public right of way, excluding entrance and exit driveways. The trees may be grouped or clustered to provide a more natural appearance.
- (B) A minimum of one 4" tree shall be planted per every 10,000 square feet of platted area. These trees may be planted in open spaces, common areas, yards, and within the Buffer Area.
- (C) All non paved areas within the site shall be irrigated and landscaped. In lieu of irrigation and landscaping, decorative brick pavers, decomposed granite, or other similar finishes may be used.
- (D) The site shall contain a centrally located open space gathering area containing the amenity center. This space shall be a minimum of 15,000 square feet.
- (E) All areas of the site, other than building footprints, shall count towards the 20% landscaping requirements established in the Zoning Ordinance.

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TO

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

LEGAL DESCRIPTION OF THE PROPERTY

BEING a tract of land situated in the Samuel M. Ranier Survey, Abstract Number 470, in the City of Lavon, Collin County, Texas, being part of a tract of land described in a deed to Meredith M. Roark and Margaret M. Arnold, recorded in Document No. 2010526000533270, in the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found at the southeast corner of said Roark and Arnold tract, being the southwest corner of a called 140.22 acre tract of land described in a deed to Petro Hunt, LLC, as recorded in Document No. 20070208000186500, in said Deed Records, also being in the north line of a tract of land described in a deed to Northeast Texas Rural Rail Transportation District, recorded in Volume 5585, Page 2680, in said Deed Records;

THENCE South 72 degrees 03 minutes 07 seconds West, with the south line of said Roark and Arnold tract and the north line of said Northeast Texas Rural Rail Transportation District tract, a distance of 1,656.82 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the southwest corner of said Roark and Arnold tract, being southeast corner of a 0.478 acre tract of land described in a deed to North Texas Municipal Water District, recorded in Document No. 20121116001469900, in said Deed Records;

THENCE North 23 degrees 30 minutes 56 seconds West, departing the north line of said Northeast Texas Rural Rail Transportation District tract, with the west line of said Roark and Arnold tract, and with the east lines of said 0.478 acre tract and a called 0.91 acre tract described in a deed to Mary Evans, recorded in Document No. 200804070014460, in said Deed Records, a distance of 173.19 feet to a 1/2-inch iron rod found;

THENCE North 01 degree 53 minutes 11 seconds West, continuing with the west line of said Roark and Arnold tract, and with the east lines of said 0.91 acre tract and a called 2.062 acre tract of land described in a deed to Connie S. Miller, recorded in Volume 4001, Page 947, in said Deed Records, a distance of 530.40 feet to a 1/2-inch iron rod found at the northeast corner of said 2.062 acre tract;

THENCE South 84 degrees 43 minutes 14 seconds West, continuing with the west line of said Roark and Arnold tract and with the north line of said 2.062 acre tract, a distance of 236.18 feet to a 1/2-inch iron rod found at the northwest corner of said 2.062 acre tract, being in the east line of a tract of land described as Tract Two in a deed to 78 Straddle, LP, recorded in Volume 5571, Page 3351, in said Deed Records, also being the approximate center of Bois D'Arc Lane (no recording information found);

THENCE North 06 degrees 53 minutes 43 seconds West, continuing with the west line of said Roark and Arnold tact, with the east lines of said Tract Two and a tract of land described as Tract No. 2 in a deed to DPB Investments, LP, recorded in Document No. 20110606000576510, in said Deed Records, and along said Bois D'Arc Lane, a distance of 748.23 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the northeast corner of said Tract No. 2, being in the south line of a called 2.25 acre tract of land described in a deed to MJKMart, LLC, recorded in Document No. 20120906001115340, in said Deed Records;

THENCE South 89 degrees 16 minutes 47 seconds East, continuing with the west line of said Roark and Arnold tract and with the south line of said 2.25-acre tract, a distance of 64.98 feet to a 1/2-inch iron rod found at the southeast corner of said 2.25 acre tract;

THENCE North 11 degrees 02 minutes 32 seconds West, continuing with the west line of said Roark and Arnold tract and with the east line of said 2.25 acre tract, a distance of 490.85 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING" set at the north corner of said 2.25 acre tract, being in the east line of State Highway 78 (variable width right-of-way);

THENCE North 33 degrees 42 minutes 56 seconds East, continuing with the west line of said Roark and Arnold tract and with the east line of said State Highway 78, a distance of 1,298.45 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found on a non-tangent curve to the left, having a radius of 5,729.57 feet and a central angle of 17 degrees 07 minutes 34 seconds;

THENCE continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, and with said curve to the left, an arc distance of 1,712.61 feet (Chord Bearing North 25 degrees 17 minutes 32 seconds East – 1,706.24 feet), to a 5/8-inch iron rod with TxDOT Aluminum cap found;

THENCE North 19 degrees 58 minutes 32 seconds East, continuing with the west line of said Roark and Arnold tract and the east line of said State Highway 78, a distance of 419.76 feet to a 1/2-inch iron rod with red cap stamped "PJB SURVEYING";

THENCE North 54 degrees 55 minutes 30 seconds East, continuing with the east line of said State Highway 78, a distance of 87.34 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found in the south line of FM 6 (variable width right-of-way);

THENCE North 89 degrees 32 minutes 36 seconds East, with the south line of said FM 6, a distance of 931.18 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found;

THENCE South 89 degrees 00 minutes 51 seconds East, continuing with the south line of said FM 6, a distance of 376.39 feet to a 5/8-inch iron rod with TxDOT Aluminum cap found in the east line of said Roark and Arnold tract, being in the west line of called 59.757 acre tract described in a deed to Petro Hunt LLC, records in Document No. 20070208000183240, in said Deed Records;

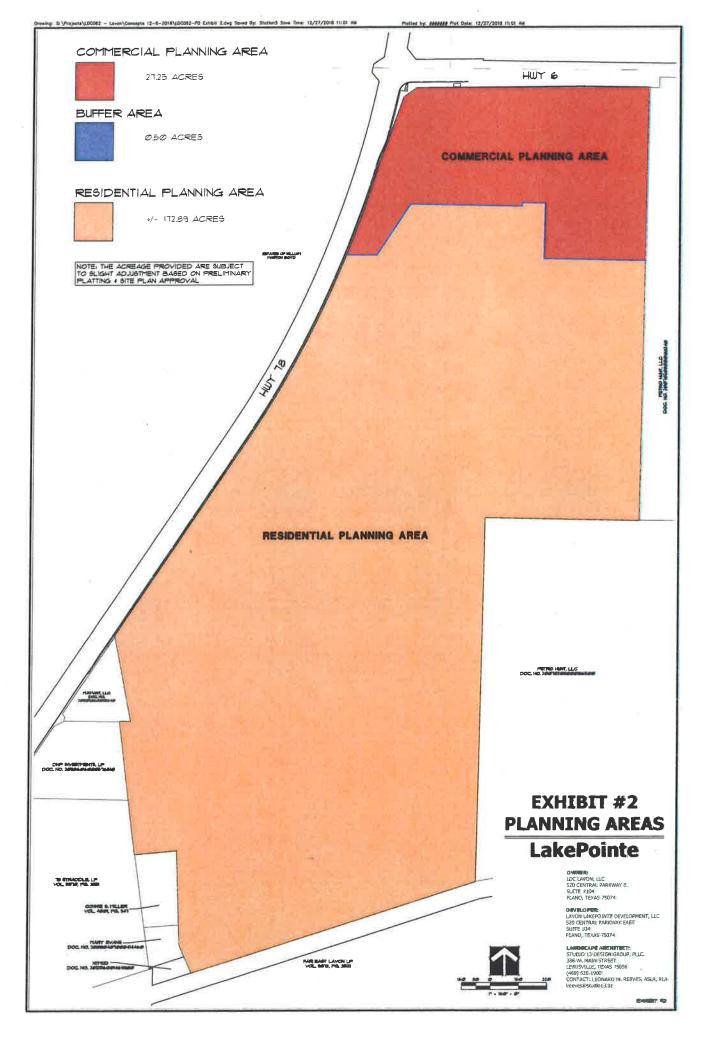
THENCE South 01 degree 00 minutes 58 seconds West, departing the south line of said FM 6, with the east line of said Roark and Arnold tract, and with the west line of said 59.757-acre tract, a distance of 2,424.12 feet to the southwest corner of said 59.757-acre tract, being in the north line of the aforementioned 140.22-acre tract;

THENCE North 88 degrees 51 minutes 38 seconds West, continuing with the east line of said Roark and Arnold tract and with the north line said 140.22-acre tract, a distance of 871.25 feet to a 1/2-inch iron rod found at the northwest corner of said 140.22-acre tract;

THENCE South 01 degree 09 minutes 20 seconds West, continuing with the east line of said Roark and Arnold tract and with the west line said 140.22-acre tract, a distance of 2,042.77 feet to the POINT OF BEGINNING and containing 200.9089 acres of land.

<u>TO</u>

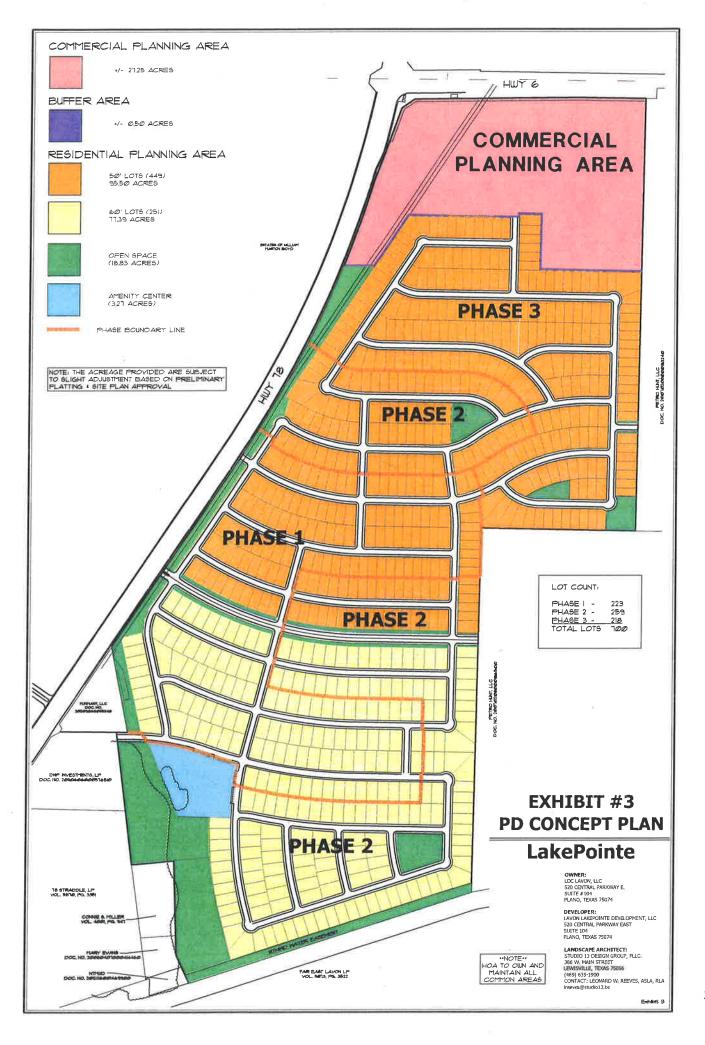
DEVELOPMENT DESIGN REGULATIONS & CONCEPT PLANNING AREAS



<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

CONCEPT PLAN



<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

HARDSCAPE PLAN

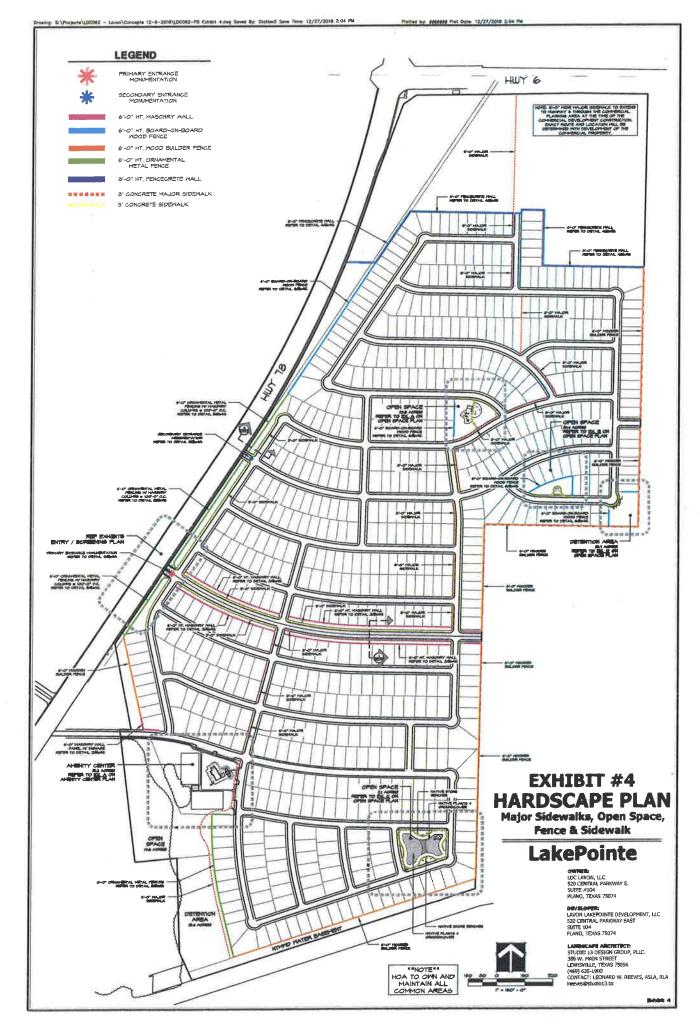


EXHIBIT 4A

<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

ENTRY / SCREENING PLANS

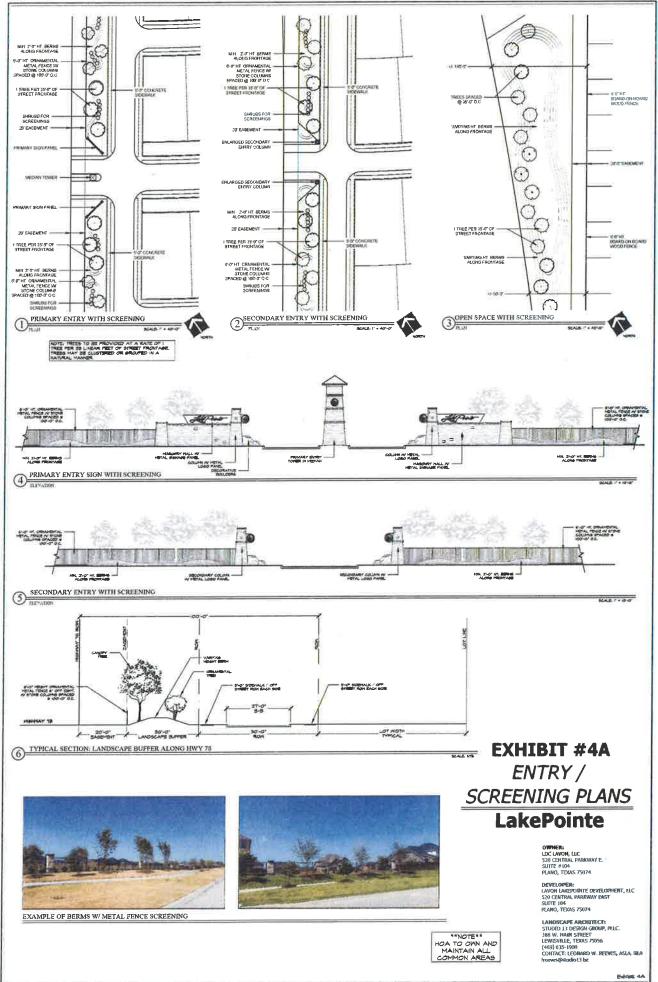


EXHIBIT 4B

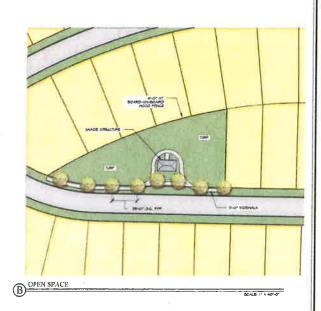
<u>TO</u>

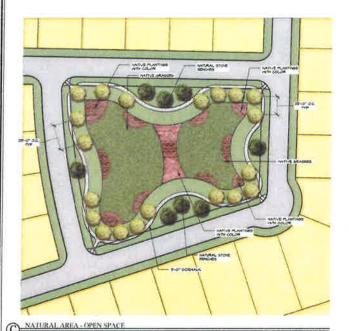
DEVELOPMENT DESIGN REGULATIONS & CONCEPT

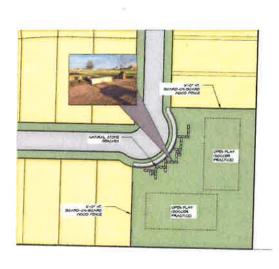
OPEN SPACE / DETENTION PLANS











DETINITION - OPEN PLAY









NOTE: TREES TO SE PROVIDED AT A RATE OF)
THEE PER 35 LINEAR PEET OF STREET PRONTAGE.
THESE MAY BE OUTSTENED OR GROUPED IN A

EXHIBIT #4B OPEN SPACE / **DETENTION PLANS**

LakePointe

OWMER: LDC LAYON, LLC 520 CENTRAL PARKWAY E. SULTE #104 PLANO, TEXAS 75074

DEVELOPER: LAVON LAKEPOINTE DEVELOPMENT, LLC 520 CENTRAL PARKWAY EAST SUITE 104 PLANO, TEXAS 75074

LAMOSCAPE ARCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREE,
UNISVILLE, TEXAS 75056
(469) 635-1900
CONTACT: LEONARD W. REEVES, ASLA, RLA
Ireeves@studio13.bz

"NOTE" HOA TO OWN AND MAINTAIN ALL COMMON AREAS

EXHIBIT 4C

<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

SCREENING / BUFFER PLAN

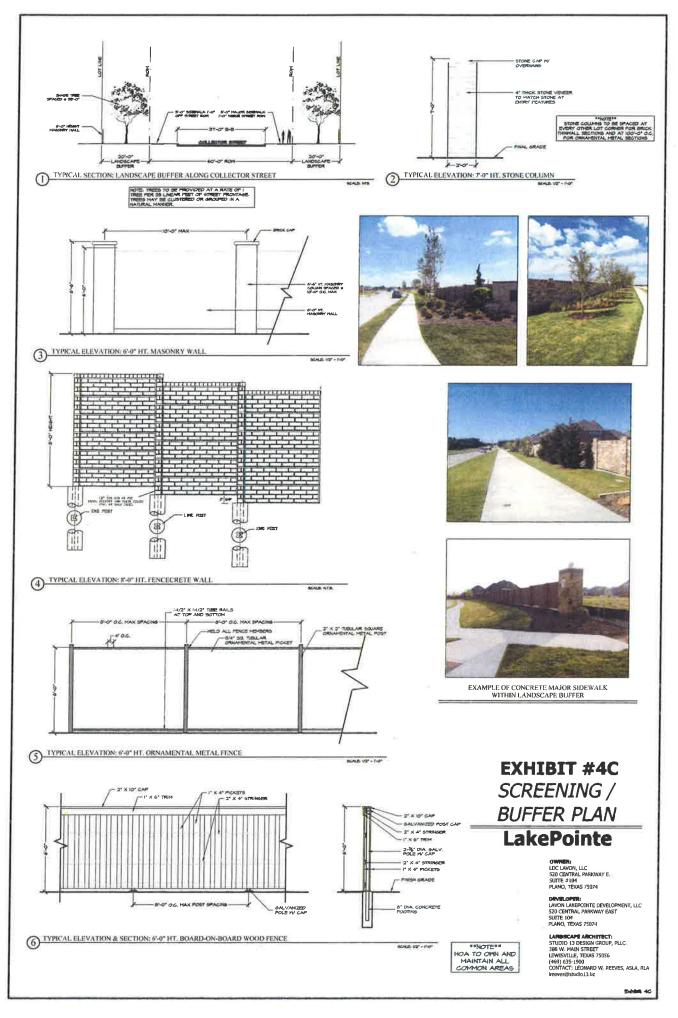
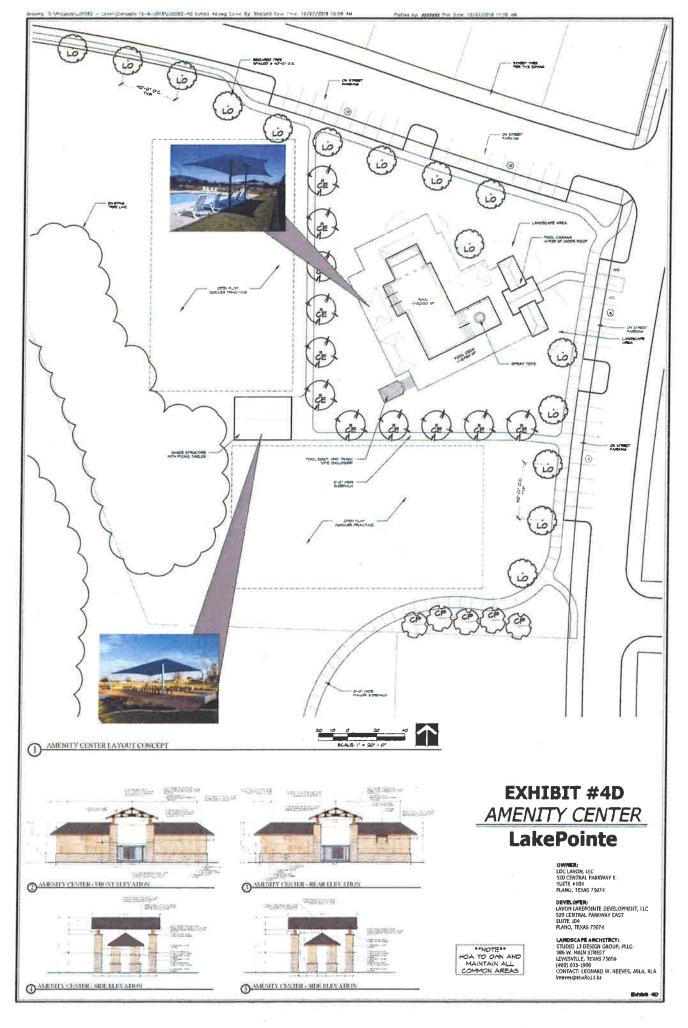


EXHIBIT 4D

<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

AMENITY CENTER



<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

RESIDENTIAL PLANNING AREA SPECIFICATIONS

TABLE 1

<u>Description</u>	50' Lots	60' Lots
Minimum Lot Width on standard lots ¹	50'	60'
Minimum Lot Width on Lots at the terminus of a cul-de-sac or along street elbows/eyebrows ²	45'	55'
Minimum Lot Depth	110'	110'
Minimum Lot Area	6,000 SF	7,200 SF
Minimum Front Yard Setback	20'	20'
Minimum Side Yard Setback	5'	5'
Minimum Side Yard Setback (adjacent to a street)	10'	10'
Minimum Rear Yard Setback	10'	10'
Minimum Length of Driveway	20'	20'
Maximum Roof Height	36'	36'
Minimum Area/Dwelling Unit (SF)	1,300	1,500
		2 .

¹ As measured at the building line.

² As measured along the arc of the front building line.

<u>TO</u>

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

RESIDENTIAL PLANNING AREA BUILDING STANDARDS

- 1. <u>Exterior Materials</u>. Exterior construction materials for residential structures (excluding accessory structures) shall consist of: brick, stone, synthetic stone, stucco, decorative pattern cementitious fiberboard, and cementitious fiberboard siding, excluding windows, doors, and other normal openings, fascia, and architectural details (corbels, exposed beams, guardrails, handrails, dormers, etc.). Brick, stone, synthetic stone, and stucco shall be defined herein as "Masonry Materials".
- (a) The front elevation shall consist of 100% Masonry Materials, with the exception that up to 25% of the front elevation may include decorative pattern cementitious fiberboard.
 - (b) The side elevations shall consist of no less than 75% Masonry Materials.
 - (c) The rear elevation shall consist of no less than 50% Masonry Materials.
 - (d) See Exhibit 6A for examples of decorative pattern cementitious fiberboard.
- (e) Cementitious fiberboard siding is classified as siding that overlaps horizontally, with no vertical overlapping of the material.
- 2. <u>Chimneys</u>. Construction materials for a chimney built on an exterior wall shall consist of 100% Masonry Material. Construction materials for all other chimneys shall consist of cementitious fiberboard.
- 3. Roofs. A minimum of a 6:12 roof pitch is required on all structures with the exception of garages, patios and porches, which shall have a minimum of a 4:12 roof pitch. Roofs shall be constructed of composition shingles, tile, slate or metal. A variance to this Concept may be requested in accordance with the Zoning Ordinance for a conditional use permit for roof pitches less than 6:12. Additionally, gutters shall be placed on all main roof edges.
 - 4. <u>Garage Orientation</u>. Garages may be front, side or rear facing.
- 5. <u>Exterior Architectural Features:</u> All single-family detached dwellings shall utilize the following:
 - "Upgraded" garage doors. Upgraded garage doors shall include one or more of the following: accent hardware, windows, wood or wood-like texture, or other architectural features. See **Exhibit 6B** for examples of upgraded garage doors.
 - Two or more offsets in the front facade of at least 12" depth
 - Air conditioning equipment screened by a fence or landscaping

Additionally, all single-family detached dwellings shall utilize at least two (2) of the following design Exterior Architectural Features to provide visual relief along the front of the residence or side of the residence facing a street:

- Front elevation comprised of 100% brick and/or stone
- Multiple 8' garage doors in lieu of a single garage door

- Side or Rear entry garages on a corner lot
- Eyebrow or arched front windows
- Cast stone accents on the front elevation
- Covered front porches of a minimum of 50 square feet
- Front porch railings of either wood or wrought iron
- Front door with at least 20% area covered with decorative glass or wrought iron
- Gables facing the public street
- Metal roof accents. See **Exhibit 6C** for examples of metal roof accents.
- Recessed entryway, a minimum of three (3') feet deep
- Variable roof pitch with one of the pitches greater than 6:12
- Wooden or synthetic shutters on the front elevation or on any side elevation facing a street. A minimum of six shutters facing the respective street are required to satisfy this Exterior Architectural Feature. No plastic shutters are permitted.









IMAGE PROVIDED ARE EXAMPLES ONLY AND THE HOMES WILL ADHERE TO THE EXTERIOR MATERIAL REGUIREMENTS ON EXHIBIT 6

EXHIBIT #6A SIDING EXAMPLES

LakePointe

OMPRER: LDC LAYOR, LLC 528 CENTRAL PARKWAY E SUITE #104 PLANO, TEXAS 75074

DEVELOPIES
LANDIN LANCPOINTE DEVELOPMENT, LLC
SZO CERTRAL PARKWAY SAST
SURTE 104
PLANO, TEXAS 75074

EARIGN CAPE ARCHITECT: SRUDIO 13 DESIGN GROUP, PLLC. 365 VB. HAIN STREET, EXPRISIVELE, TEXAS 75055 (499) 635-1900 CONTACT: EEDNARD W. REEVES, ASLA, RLA Fractor Mandal 13.6r





FIGURE 6B.4





FIGURE 68.5



FIGURE 6B.3

""NOTE"

IMAGE PROVIDED ARE EXAMPLES
ONLY AND THE HOMES MILL ADHERE
TO THE EXTERIOR MATERIAL
REQUIREMENTS ON EXHIBIT 6

EXHIBIT #6B UPGRADED GARAGE DOOR EXAMPLES

LakePointe

OTATAR: LDC LAVON, LLC 520 CENTRAL PARKWAY E. SUITE #104 PLANO, TEXAS 75074

DEVELOPER: LAVON LAKEPOINTE DEVELOPMENT, LLC 520 CENTRAL PARKWAY EAST SUITE 104 PLANO, TEXAS 75074

LANDSCAPE ABCHITECT:
STUDIO 13 DESIGN GROUP, PLLC.
386 W. MAIN STREET
LEVILSVILLE, TEXAS 75056
(469) 835-1900
CONTACT: LEONARO W. REEVES, ASLA, RLA
Inceves@studio13.bz



FIGURE (C.)



FIGURE 6C 3

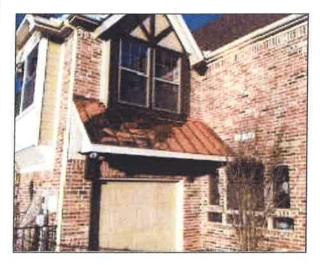


FIGURE 6C 2



FIGURE 6C.4

""NOTE""

IMAGE PROVIDED ARE EXAMPLES
ONLY AND THE EXHIBITS ON EXHIBIT 6

EXHIBIT #6C ROOFING EXAMPLES LakePointe

OMPLE: LDC LANGN, LEC 526 CENTRAL PARKWAY E. SALTE: #104 PLAND, TEXAS 75074

DEVILOPTE:
LANCIN LAMEPOINTE DEVELOPMENT, LLC
520-CENTRAL PARKWAY EAST
SUFFE 194
PLANO, TEVAS 75074

LANDSCAPE ARCHITECT:
STUDIO 13 DESIGNE GROUP, PLLC.
386 VM MAJIN STREET
LEWISTRIE, PEARS 7000
(460) 635-1900
CONTECT: ECONARO W., REEVES, ASLA, RLA
Inspires@shudio13.tr

TO

DEVELOPMENT DESIGN REGULATIONS & CONCEPT

APPROVED TREE SPECIES LIST

Canopy/Shade Trees:

Red Maple - Acer rubrum Caddo Maple - Acer saccharum 'Caddo' Shantung Maple – Acer truncatum Pecan – Carya illinoinensis Eastern Persimmon – Diospyrus virginiana Texas Ash - Fraxinus pennsylvanica Black Walnut – Juglans nigra Eastern Red Cedar – Juniperus virginiana Sweetgum - Liquidambar styraciflua Southern Magnolia - Magnolia grandiflora Chinese Pistache – Pistachia chinensis Sycamore - Platanus occidentalis Buckleys Oak - Quercus buckleyi Bur Oak – Quercus macrocarpa Chinquapin Oak - Quercus muhlenbergii Shumard Oak - Quercus shumardii Live Oak - Quercus virginiana American Elm – Ulmus americana Cedar Elm - Ulmus Crassifolia Lacebark Elm – Ulmus parvifolia

Ornamental Trees:

Eastern Redbud - Cercis canadensis Texas Redbud - Cercis canadensis var. texensis Desert Willow - Chilopsis linearis Chitalpa – Chitalpa tashkentensis Flowering Dogwood - Cornus florida American Smoketree - Cotinus obovatus Arizona Cypress 'Blue Ice' - Cuppressus arizonica Possumhaw Holly - Ilex decidua Yaupon Holly - Ilex vomitoria Foster Holly – Ilex x attenuate 'Fosteri' Savannah Holly – Ilex x attenuata 'Savannah' Crape Myrtle - Lagerstroemia indica 'Little Gem' Magnolia - Magnolia grandiflora 'Little Gem' Wax Myrtle - Myrica cerifera Afghan Pine - Pinus eldarica Mexican Plum – Prunus mexicana Lacey Oak - Quercus lacevi Carolina Buckthorne - Rhamnus caroliniana Flameleaf Sumac - Rhus lanceolata Eve's Necklace - Sophora affinis Texas Sophora - sophora segundiflora Mexican Buckey - Ungnadia speciosa Rusty Blackhaw - Viburnum rufidilum Chaste Tree - Vitex agnus-castus