

PLANNING DEPARTMENT
CITY OF CARROLLTON

PLANNED DEVELOPMENT NO. 175
DEVELOPMENT NAME: Mustang Park, Phase 10

ORDINANCE NUMBER _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CARROLLTON, TEXAS AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING PLANNED DEVELOPMENT NUMBER 175 PROVIDING FOR THE (SF-10/18), (SF-7/16), (SF-5/12) AND (SF-PH) SINGLE-FAMILY RESIDENTIAL, (SF-TH) SINGLE-FAMILY TOWNHOUSE, (MF-18) MULTI-FAMILY RESIDENTIAL, (O-2) OFFICE AND (LR-2) LOCAL RETAIL DISTRICTS, ADDITIONAL USES AND MODIFIED DEVELOPMENT STANDARDS ON A CERTAIN APPROXIMATELY 236.83-ACRE TRACT OF LAND LOCATED AT THE SOUTHEAST CORNER OF PLANO PARKWAY AND PARKER ROAD, THE SOUTH SIDE OF PLANO PARKWAY, WEST OF THE BURLINGTON NORTHERN & SANTA FE RAILROAD, AND THE NORTHWEST CORNER OF PLANO PARKWAY AND DOZIER ROAD; AMENDING THE OFFICIAL ZONING MAP; AND PROVIDING FOR A PENALTY OF \$2,000 PER DAY, SAVINGS, SEVERABILITY AND AN EFFECTIVE DATE ON AND AFTER ITS ADOPTION AND PUBLICATION.

WHEREAS, at a public hearing held on the First day of June, 2017, the Planning & Zoning Commission considered and made recommendation on a certain request for a Planned Development District (Case No. 04-17Z1);

WHEREAS, this change of zoning is in accordance with the adopted Comprehensive Plan of the City of Carrollton, as amended;

WHEREAS, the City Council, has determined the following amendment to the zoning laws to allow the requested use is not detrimental to the surrounding property, and is consistent with the purpose of the zoning district in which the above described property is located; and

WHEREAS, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals and general welfare.

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

Section 1.

All of the above premises are found to be true and correct legislative and factual findings

of the City Council, and they are hereby approved, ratified and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2.

Planned Development Number 175 is hereby amended in its entirety for a certain approximately 236.83-acre site described on the attached Exhibit A and located at the southeast corner of Plano Parkway and Parker Road, the south side of Plano Parkway, west of the Burlington Northern & Santa Fe Railroad, and the northwest corner of Plano Parkway and Dozier Road, for the following uses:

TRACT 1: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single-Family Townhouse Residential or (LR-2) Local Retail Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the chosen zoning district (either (SF-TH) Single-Family Townhouse Residential or (LR-2) Local Retail Districts) and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Townhouse Residential or (LR-2) Local Retail Districts, as appropriate for the chosen zoning district, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 2: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-PH) Single Family Patio Home District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-PH) Single Family Patio Home District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-PH) Single Family Patio Home District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 3: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multi-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 4: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-10/18), (SF-7/16) and (SF-5/12) Single-Family Residential Districts, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the chosen zoning district (either the (SF-10/18), (SF-7/16) or (SF-5/12) Single-Family Residential Districts) and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-10/18), (SF-7/16) or (SF-5/12) Single-Family Residential Districts, as appropriate for the chosen zoning district, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 5: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (O-2) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as provided below, and shall be developed in accordance with all applicable regulations of the (O-2) Office District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (O-2) Office District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, except as provided below. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 5: Additional Uses

The following additional uses are permitted by right (codes are from the North American Industry Classification System, 2007 edition):

1. Nursing Care Facilities (NAICS Code 6231)
2. Community Care Facilities for the Elderly (NAICS Code 6233)
3. Health & Personal Care Stores (NAICS Code 4462)
4. Outpatient Care Centers (NAICS Code 6214)

TRACT 6: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (LR-2) Local Retail District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (LR-2) Local Retail District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (LR-2) Local Retail District in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 6: Additional Uses

The following additional uses are permitted by right (codes are from the North American Industry Classification System, 2007 edition):

1. Nursing Care Facilities (NAICS Code 6231)
2. Community Care Facilities for the Elderly (NAICS Code 6233)
3. Health & Personal Care Stores (NAICS Code 4462)
4. Outpatient Care Centers (NAICS Code 6214)

TRACT 7: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (MF-18) Multi-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (MF-18) Multi-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (MF-18) Multi-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 8: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-5/12) Single-Family Residential District, in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-5/12) Single-Family Residential District and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-5/12) Single-Family Residential District in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

TRACT 9: Permitted Uses

Permitted uses shall be all principal and accessory uses which are allowed by right in the (SF-TH) Single-Family Townhouse Residential in accordance with Article V of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations of the (SF-TH) Single-Family Townhouse Residential and the Comprehensive Zoning Ordinance, as amended, except as otherwise provided.

A Special Use Permit shall be required for all uses otherwise requiring a Special Use Permit in the (SF-TH) Single-Family Townhouse Residential in accordance with Article V of the Comprehensive Zoning Ordinance, as amended. Such Special Use Permit(s) shall be subject to the conditions established in Articles XXI and XXXI of the Comprehensive Zoning Ordinance, as amended, and shall be developed in accordance with all applicable regulations.

Section 3.

Development shall be in accordance with the following special conditions, restrictions and regulations:

TRACT 1: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The minimum landscape buffer along Parker Road (F.M. 544) and Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
2. For retail development, a landscaped island shall be provided at the end of each parking row and at a minimum interval of twelve (12) spaces. Such island shall be a minimum of nine feet (9') in width, measured "face-to-face" and shall extend the length of the adjacent parking space. Landscape islands shall also be required when parking spaces

are located behind a building and said parking spaces shall be screened from view of the street.

3. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6’) in depth and shall extend across the width of the driveway.
4. Electrical meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.

TRACT 2: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions and regulations:

1. Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscaping Plan, Conceptual Building Facades, Conceptual Wall and Perimeter Landscape Details, and Conceptual Typical Street Section attached hereto and incorporated herein as Exhibits N, O, P, Q and R respectively.
2. Development shall be in accordance with the following conditions:
 1. A homeowner’s association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the first tract.
 2. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan.
 3. An entry ribbon consisting of six foot (6’) wide decorative pavers or stained and pattern stamped concrete shall be provided at all entrances of the subdivision at the intersection with Plano Parkway.
 4. Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
 5. Alleys shall not be required.
 6. Carports and garage awnings shall be prohibited.
 7. Sidewalks shall be a minimum five feet (5’) wide. Sidewalks shall not locate along the back of street curbs.
 8. A landscape buffer with a minimum average depth of twenty feet (20’) shall be provided along Plano Parkway on common area lots owned and maintained by the HOA.
 - a. One (1) shade tree, a minimum of three caliper inches (3”) in size and a minimum of ten feet (10’) in height at the time of planting, for each forty feet (40’) of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6’) in height at the time of

planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.

- c. Unobstructed sight visibility shall be maintained at intersections including but not limited to Plano Parkway and in conformance with the Carrollton Code of Ordinances, as may be amended.
 - a) Ground cover and shrubs shall be maintained to a maximum height of twenty-four inches (24"); and
 - b) Trees planted and maintained at no less than seven feet (7') above finished grade.

9. Front Yard Trees:

- a. At least 1 (one) canopy tree shall be required in front yard of each lot. The placement of trees shall not impede sight visibility.
- b. Trees shall be a minimum three inches (3") in diameter, measured twelve inches (12") from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the adjacent home.

10. Fencing and Screening Walls:

- a. Perimeter fencing along east and north property lines of the development shall be six feet (6') tall stained wood, board-on-board. Metal poles shall be used for fence support, but on the inside of the fence.
- b. Privacy fencing for single-family lots:
 - a) Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
 - b) The maximum height of fences shall be six feet (6').
 - c) Fences may not extend closer than ten feet (10') from the nearest front corner of the home.
- c. Plano Parkway Screening: A six foot (6') high, masonry screening wall, with enhanced stone columns approximately one hundred-twenty feet (120') on center, shall be constructed along Plano Parkway where a home sides or backs to Plano Parkway.

11. Lot Development Standards:

- a. Minimum lot size: 4,000 square feet
- b. Minimum lot width: forty-five feet (45')
- c. Minimum lot depth: ninety feet (90')
- d. Maximum lot coverage: sixty-five percent (65%)
- e. Minimum Setbacks:
 - a) Front Yard:

- (1) House Face: Minimum ten feet (10')
- (2) Garage Face: Minimum eighteen feet (18')

b) Side Yard:

- (1) Interior Lots: five feet (5')
- (2) Side Street/Corner Lot: ten feet (10')

c) Rear Yard: ten feet (10') minimum

12. Dwelling Unit Characteristics:

- a. Minimum dwelling unit size shall be 2,000 square feet.
- b. Minimum masonry content for facades abutting Plano Parkway shall be ninety percent (90%).
- c. Chimneys provided on homes adjacent to Plano Parkway shall be one hundred percent (100%) masonry or direct vent.

TRACT 3: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. Maximum density shall be twenty-five (25) dwelling units per acre.
2. Maximum building height shall be four (4) stories or sixty-five feet (65'). Minimum building height shall be three (3) stories.
3. Front and side yard setbacks (measured from property line to any structure) shall be thirty feet (30').
4. Rear yard setbacks (measured from property line to any structure) shall be fifty feet (50').
5. There shall be no minimum storage space requirement for each individual unit.
6. Parking shall be provided at a ratio of one uncovered space per bedroom.
7. Minimum unit size shall be 750 square feet.
8. The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.

- c. A minimum of seventy-five percent (75%) of the exterior building façade materials on each elevation shall be brick, stone or stucco (excluding EIFS). However, the Planning & Zoning Commission, through the Technical Site Plan Approval process, may approve alternative percentages and building materials on each elevation between fifty percent (50%) and seventy-four and nine-tenths percent (74.9%) based upon durability of materials, building articulation, architectural features and architectural style relating to the district.

TRACT 4: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. For any Development in Tract 4:

- a. A homeowner's association shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting the first tract. The property owner's association will be responsible for the improvement and maintenance of all common areas and/or common facilities contained within the area of the Conceptual Site Plan.
- b. Alleys shall not be required.
- c. A solid masonry perimeter screening wall, not less than six feet (6') in height measured at the highest finished grade and designed by a Professional Engineer registered in the State of Texas, shall be installed and maintained where lots in Tract 4 abut Tracts 5, 6, and 7.

The design of said walls shall be approved by the City Manager or designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any public improvements within Tract 4.

Said walls may be "phased in" as part of the subdivision of various phases of development in Tract 4.

Said walls shall be maintained by a home owner's association.

- d. Solid masonry perimeter screening walls shall be prohibited where streets in Tract 4 abut adjacent streets, common landscape areas or public "hike-and-bike" trails. Decorative metal fences with masonry columns, not less than six feet (6') in height measured at the highest finished grade and designed by a Professional Engineer registered in the State of Texas, may be installed in these areas, provided however that open pedestrian passageways no less than ten feet (10') in width are included.

The design of said screening walls shall be approved by the City Manager or designee, and constructed prior to the issuance of a letter of acceptance by the Engineering Department for the construction of any public improvements in Tract 4.

Said screening walls may be "phased in" as part of the subdivision of various phases of development in Tract 4.

Said walls shall be maintained by a home owner's association.

No fence shall be erected which is located in a required side or rear yard setback and which is parallel to, or approximately parallel to, a screening wall, and which exceeds the height of such screening wall or which is located in a required side or rear yard setback and which is perpendicular to, or approximately perpendicular to, a screening wall, and which exceeds the height of such screening wall.

- e. A “board-on-board” fence, not less than eight feet (8’) in height measured at the highest finished grade and designed by a Professional Engineer registered in the State of Texas, may be installed and maintained where lots in Tract 4 abut Tract 9 and/or the public “hike-and-bike” trails, provided however that said fence shall consist of cedar or redwood and shall include a masonry column located at each rear lot corner and at the intersection of the side lot line with the front building setback line.
- f. For a minimum of seventy-five percent (75%) of the total number of houses built, facades shall include projections, recesses, articulation, as well as variation of materials, colors, roof lines and window design as conceptually shown in Exhibit E. For a minimum of seventy-five percent (75%) of the total number of houses built, garages facing the street shall be a minimum of four feet (4’) behind the building line and recessed from the front façade of the building a minimum of four feet (4’).
- g. An “amenity center” including such elements as a pool, mail kiosk and/or cabana shall be permitted as shown in Exhibit L Conceptual Streetscape Program. Said amenity center shall have the following development standards:
 - i. Minimum setback for any above-ground structure (e.g. cabana, pergola) to any property line shall be fifteen feet (15’).
 - ii. Security fencing around the pool shall be decorative metal.
 - iii. Screening around the pool equipment may consist of an opaque wooden fence.
 - iv. Landscaping shall be in accordance with Exhibit L Conceptual Streetscape Program.
 - v. A cabana may include kitchen facilities.

2. For (SF-10/18) Single-Family Residential Development

(For all 80’ lots shown on Exhibit C Conceptual Site Plan):

- a. Minimum floor area of dwelling unit shall be 2,400 square feet.
- b. Maximum building coverage shall be fifty-five percent (55%).
- c. Exterior façade materials: each elevation below the top plate line shall have a minimum of seventy percent (70%) brick, stone or glass block excluding doors, garage doors and windows. The exterior insulation finishing system (EIFS) is prohibited from meeting the seventy percent (70%) minimum requirement.
- d. Minimum front setback shall be twenty feet (20’).
- e. Minimum rear setback shall be twenty feet (20’).
- f. Minimum side setback shall be eight feet (8’).

- g. Garage doors shall be clad in stained natural cedar or faux wood, as conceptually shown in Exhibit D.
- h. Driveways shall be decorative pavers, exposed concrete aggregate, stained and pattern-stamped, patterned, saw-cut or salt-finished concrete.
- i. Garage doors shall not face the street unless they meet the following minimum front setbacks:
 - i. One-car garage: forty-five feet (45’).
 - ii. Two-car garage: sixty feet (60’).
- j. Carports & garage awnings shall be prohibited.

3. For (SF-7/16) development

(For all 60’ lots shown on Exhibit C Conceptual Site Plan):

- a. Minimum lot frontage on a public street shall be sixty feet (60’).
- b. Minimum floor area of dwelling unit shall be 2,000 square feet.
- c. Maximum building coverage shall be fifty-five percent (55%).
- d. Exterior façade materials: each elevation below the top plate line shall have a minimum of seventy percent (70%) brick, stone or glass block excluding doors, garage doors and windows. The exterior insulation finishing system (EIFS) is prohibited from meeting the seventy percent (70%) minimum requirement.
- e. Minimum front setback for single-story living areas shall be fifteen feet (15’).
- f. Minimum front garage setback shall be twenty feet (20’).
- g. Minimum rear setback shall be twenty feet (20’).
- h. Minimum side setback shall be five feet (5’).
- i. Garage doors shall be clad in stained natural cedar or faux wood, as conceptually shown in Exhibit D.
- j. Driveways shall be decorative pavers, exposed concrete aggregate, stained and pattern-stamped, patterned, saw-cut or salt-finished concrete.
- k. Carports and garage awnings shall be prohibited.

4. For (SF-5/12) Development

(For all 50’ lots shown on Exhibit C Conceptual Site Plan):

- a. Minimum floor area of dwelling unit shall be 1,800 square feet.
- b. Exterior façade materials: each elevation below the top plate line shall have a minimum of seventy percent (70%) brick, stone or glass block excluding doors, garage doors and windows. The exterior insulation finishing system (EIFS) is prohibited from meeting the seventy percent (70%) minimum requirement.
- c. Minimum front setback for single-story living areas shall be fifteen feet (15’).
- d. Minimum garage door setback shall be twenty feet (20’).
- e. Minimum rear setback shall be fifteen feet (15’).
- f. Minimum side setback shall be five feet (5’).

- g. Garage doors shall be clad in stained natural cedar or faux wood, as conceptually shown in Exhibit D.
- h. Driveways shall be decorative pavers, exposed concrete aggregate, stained and pattern-stamped, patterned, saw-cut or salt-finished concrete.
- i. Carports and garage awnings shall be prohibited.

TRACT 5: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
2. Minimum depth of rear setback shall be one and one-half (1.5) times the building height, as measured to the top plate of the building.
3. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6') in depth and shall extend across the width of the driveway.
4. A landscaped island shall be provided at the end of each parking row and at a minimum interval of twelve (12) spaces. Such island shall be a minimum of nine feet (9') in width, measured "face-to-face" and shall extend the length of the adjacent parking space. Landscape islands shall also be required when parking spaces are located behind a building and said parking spaces shall be screened from view of the street.
5. Electrical meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.

TRACT 6: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3)

ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.

2. Minimum depth of rear setback shall be one and one-half (1.5) times the height of the building, as measured to the top plate of the building.
3. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6’) in depth and shall extend across the width of the driveway.
4. A landscaped island shall be provided at the end of each parking row and at a minimum interval of twelve (12) spaces. Such island shall be a minimum of nine feet (9’) in width, measured “face-to-face” and shall extend the length of the adjacent parking space. Landscape islands shall also be required when parking spaces are located behind a building and said parking spaces shall be screened from view of the street.
5. Electrical meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.

TRACT 7: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. Maximum density shall be twenty-seven (27) dwelling units per acre.
2. Maximum building height shall be four (4) stories or sixty-five feet (65’) except along Plano Parkway, where the maximum building height shall be three (3) stories or thirty-six feet (36’). Minimum building height shall be three (3) stories or thirty-six feet (36’). The appropriate arrangement of building heights shall be determined by the Planning & Zoning Commission during the Technical Site Plan review.
3. The minimum setback (measure from property line to any structure) along Plano Parkway shall be thirty feet (30’).
4. The minimum setback along the easterly property line fronting the street shown on the attached Conceptual Site Plan shall be twenty feet (20’).

The Planning & Zoning Commission is authorized to reduce this setback to fifteen feet (15’) during a Technical Site Plan review, provided that enhanced building elevations and landscaping which exceed the requirements of Article X Multi-Family Residential Districts of the Comprehensive Zoning Ordinance are provided along the easterly property line.

5. The minimum setback along the westerly property line abutting Tract 2 shall be twenty feet (20’).
6. The minimum setback along the southerly property line fronting the street shown on the Conceptual Site Plan shall be fifty feet (50’). The minimum setback along the southerly property line not abutting the street shown on the attached Conceptual Site Plan shall be seventy-five feet (75’).

7. Rear yard setbacks (measured from property line to any structure) shall be fifty feet (50’).
8. There shall be no minimum storage space requirement for each individual unit.
9. Parking shall be provided at a minimum ratio of 1.25 spaces per dwelling unit.
10. Minimum unit size shall be 650 square feet.
11. The minimum landscape buffer along Plano Parkway shall be twenty feet (20’) in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - a. One (1) shade tree, a minimum of three caliper inches (3”) in size and a minimum of ten feet (10’) in height at the time of planting, for each forty feet (40’) of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6’) in height at the time of planting, for each forty feet (40’) of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
12. Along the entirety of the southerly property line a landscape buffer shall be provided which meets the design requirements of Article XXV Landscaping & Buffering, Section B, Subsection 5, Item (b)(2)(A) of the Comprehensive Zoning Ordinance, provided however that fencing may meander through the landscape buffer.
13. An “entry ribbon” consisting of decorative pavers or stained and pattern-stamped concrete shall be placed in each entry driveway. Said entry ribbon shall be no less than six feet (6’) in depth and shall extend across the width of the driveway.
14. A landscaped island shall be provided at the end of each parking row and at a minimum interval of twelve (12) spaces. Such island shall be a minimum of nine feet (9’) in width, measured “face-to-face” and shall extend the length of the adjacent parking space. Landscape islands shall also be required when parking spaces are located behind a building and said parking spaces shall be screened from view of the street.
15. Electrical meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
16. Carports shall be in general conformance with Exhibit M.

TRACT 8: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. Development shall be in accordance with the Conceptual Site Plan, Conceptual Landscaping Plan and Conceptual Building Facades attached hereto and incorporated herein as Exhibits S, T and U, respectively.
2. The minimum landscape buffer along Plano Parkway shall be twenty feet (20’) in depth. Said landscape buffer shall contain, at a minimum, the following elements:

- a. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - b. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
3. Front Yard Trees:
- a. At least one (1) ornamental tree shall be required in front yard of each lot. The placement of trees shall not impede sight visibility.
 - b. Multi-trunk trees shall be a minimum of three inches (3") in diameter measured as follows: the diameter of the largest stem plus ½ the diameter of remaining stems.
4. A six foot (6') high, masonry screening wall shall be constructed along the southern, eastern and western boundary ensuring the detail of the wall is consistent with PD-175.
5. The northern perimeter screening shall be a board-on-board wooden privacy fence (six-foot minimum height) with metal posts facing inward and constructed by the developer.
6. Privacy fencing for single-family lots:
- a. Stained wood fencing with metal poles. Metal poles shall be used for fence support, but on the inside of the fence.
 - b. The maximum height of fences shall be six feet (6').
 - c. Fences may not extend closer than ten feet (10') from the nearest front corner of the home
7. Electric meters, gas meters, air conditioning equipment and all other similar equipment and appurtenances shall not face any public street.
8. An "entry ribbon" consisting of decorative pavers or stained and pattern-stamped concrete shall be provided at all entrances of the subdivision. Said entry ribbon shall be no less than six feet (6') in depth and shall extend across the width of the entrance. The entry ribbon shall be called-out on the Conceptual Landscape Plans and Zoning Exhibit at the entrances from Plano Parkway and Dozier Road.
9. A homeowner's association (HOA) shall be established in accordance with the Comprehensive Subdivision Ordinance prior to final platting of the first tract.
10. The HOA will be responsible for the improvement and maintenance of all common areas and/or common facilities.
11. Drainage design shall meet the storm water ordinance.
12. Alleys shall not be required.
13. Carports and garage awnings are prohibited.
14. Front-entry garages are permitted.

15. Lot Development standards:

- a. Minimum lot size: 4,000 square feet.
- b. Minimum lot width: forty-five feet (45'), forty feet (40') along cul-de-sacs and elbows.
- c. Minimum lot depth: eighty-five feet (85').
- d. Maximum lot coverage: sixty-five percent (65%).
- e. House Setbacks:
 - i. Front yard living area: minimum ten feet (10')/maximum 20 feet (20').
 - ii. Garage face: minimum twenty feet (20').
 - iii. Side yard: five feet (5') interior lots/ten feet (10') corner lots.
 - iv. Rear Yard: ten feet (10') minimum.

16. Dwelling Unit Characteristics:

- a. Minimum floor area of dwelling unit size shall be 1,800 square feet.
- b. All garage doors shall be a decorative wood or "faux wood.
- c. Chimneys provided on homes adjacent to Plano Road and Dozier Road shall either be 100% masonry or direct vent.
- d. Exterior façade materials shall consist of a minimum of ninety percent (90%) brick and/or stone.

TRACT 9: Special Development Standards

Development shall be in accordance with the following special conditions, restrictions, and regulations:

1. For any development in Tract 9:
 - a. There shall be no private driveways permitted on to Plano Parkway except for emergency access driveways. This does not prohibit the extension to the south of Dozier Road into Tract 9 as shown on the Conceptual Site Plan.
 - b. The minimum landscape buffer along Plano Parkway shall be twenty feet (20') in depth. Said landscape buffer shall contain, at a minimum, the following elements:
 - i. One (1) shade tree, a minimum of three caliper inches (3") in size and a minimum of ten feet (10') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof, and;
 - ii. Four (4) ornamental trees, a minimum of six feet (6') in height at the time of planting, for each forty feet (40') of street frontage or fraction thereof. Three (3) ornamental trees may be substituted for a shade tree if planted directly underneath overhead utility lines.
 - c. Elevations shall be in accordance with the Conceptual Townhouse Elevations as shown in Exhibit G.

- d. Minimum Lot Area shall be 1,600 square feet.
- e. Minimum Lot Width shall be twenty-two feet (22’).
- f. Minimum Lot Depth shall be seventy-three feet (73’).
- g. Minimum Front Yard Setback shall be ten feet (10’).
- h. Minimum Rear Yard Setback shall be five feet (5’).
- i. Maximum Impervious Lot Coverage shall be eighty percent (80%).
- j. A street cross section may be as shown in Exhibit F.
- k. Sidewalks and landscaping in the right-of-way shall be similar in character and design to the “Urban: Residential Character” street found in Section 7 of the GDS shall be installed (See Exhibit H).
- l. Exhibit C Conceptual Site Plan shall show the proposed extension of Dozier Road extending all the way through Tract 8 and connecting with the roadway network to the south in Tract 8.
- m. An “amenity center” including such elements as a pool, mail kiosk and/or cabana shall be permitted as shown in Exhibit I Amenity Center Conceptual Site Plan, Exhibit J Amenity Center Conceptual Landscape Plan and Exhibit K Amenity Center Conceptual Elevations. Said amenity center shall have the following development standards:
 - i. Minimum setback for any above-ground structure (e.g. cabana, pergola) to Plano Parkway shall be twenty feet (20’).
 - ii. Minimum setback for any above-ground structure (e.g. mail kiosk) to Dozier Road shall be twenty feet (20’).
 - iii. Minimum distance for any above-ground structure (e.g. mail kiosk, cabana) to Holt Drive shall be fifteen feet (15’).
 - iv. Minimum setback for any above-ground structure (e.g. pergola, pool equipment enclosure) to the Burlington Northern & Santa Fe Railroad shall be twenty feet (20’).
 - v. Security fencing around the pool shall be decorative metal.
 - vi. Screening around the pool equipment may consist of an opaque wooden fence.
 - vii. Landscaping shall be in accordance with Exhibit J Amenity Center Conceptual Landscape Plan.
 - viii. A cabana may include kitchen facilities.

Special Provisions Affecting All Tracts

- 1. A standardized streetscape program shall be developed for the subject property in accordance with Exhibit L.

The streetscape program shall include such items as common area landscaping, the design of all screening walls, fences, entry monuments, special street lights, special street

signs, mail boxes, public art, street furniture (e.g. trash receptacles, benches, bike racks & news racks) and any other items not mentioned herein which the developer determines to be a contributing factor to a theme or look for the subject property.

Said elements described by and included in the streetscape program shall be installed and maintained by the home owner's association.

2. A standardized architectural design theme shall be developed for the subject property. All development other than single-family detached residential or single-family attached residential (i.e. "townhouse") shall conform to the architectural design theme.
3. Public "hike-and-bike" pathways shall generally be provided by the developer as shown on the attached Conceptual Site Plan, or as amended to meet franchise utility restrictions within their easement.
4. Rainwater retention (i.e. "wet") ponds shall be provided as shown on the attached Conceptual Site Plan. Each shall be equipped with a decorative fountain or other aeration device.

Section 4.

The Comprehensive Zoning Ordinance and the Official Map are hereby amended to reflect the action taken herein.

Section 5.

Any person violating a provision of this ordinance, upon conviction, is guilty of an offense punishable as provided in Section 10.99 of the Carrollton City Code.

Section 6.

The provisions of this ordinance are severable in accordance with Section 10.07 of the Carrollton City Code.

Section 7.

Ordinance Number 1470, otherwise known as the Comprehensive Zoning Ordinance and the Official Zoning Map, as amended, shall remain in full force and effect.

Section 8.

To the extent of any prior ordinance of the City of Carrollton (or any provision, clause, phrase, sentence or paragraph contained therein) conflicts with this ordinance, said conflicting ordinance, provision, clause, phrase, sentence or paragraph is hereby repealed.

Section 9.

This ordinance shall become and be effective on and after its adoption and publication.

PASSED AND APPROVED this the Eleventh day of July, 2017.

CITY OF CARROLLTON

By: _____
Kevin Falconer, Mayor

ATTEST:

Laurie Garber
City Secretary

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

Susan Keller
Assistant City Attorney

Michael McCauley
Senior Planner

Exhibit A

Legal Description

BEING a tract of land out of the A. DYER SURVEY, Abstract no. 360, the S. EVANS SURVEY, Abstract No. 397, the McKINNEY & WILLIAMS SURVEY, Abstract No. 937 and the J. SMITH SURVEY, Abstract no. 1226, in the City of Carrollton, Denton County, Texas, being part of the tract of land described in deed to Mustang Properties, Inc., recorded in Volume 4151, Page 1374 and Volume 4151, Page 1365 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a point for the intersection of the centerline of the Atchison, Topeka and Santa Fe Railroad (150' ROW) and the centerline of the Burlington Northern Railroad (100' ROW at this point) for the beginning of a curve to the left with a radius of 6,875.35 feet, a central angle of 5 deg. 18 min. 40 sec. and a chord bearing and distances of North 49 deg. 05 min. 40 sec. West, 637.09 feet;

THENCE with the centerline of said Atchison Topeka and Santa Fe Railroad the following courses and distances to wit:

Northwesterly, with said curve, an arc distance of 637.31 feet to a point for the beginning of a compound curve to the left with a radius of 9,167.00 feet, a central angle of 01 deg. 35 min. 00 sec., and a chord bearing and distance of North 52 deg. 32 min. 39 sec. West, 253.32 feet;

Northwesterly, with said curve, an arc distance of 253.33 feet to a point for a corner;

North 53 deg. 20 min. 09 sec. West, a distance of 3,068.95 feet to a point for a corner;

THENCE leaving said centerline, the following courses and distances to wit:

North 03 deg. 05 min. 11 sec. East, a distance of 411.78 feet to a point for corner;

North 03 deg. 05 min. 11 sec. East, a distance of 549.99 feet to a point for corner;

North 03 deg. 05 min. 11 sec. East, a distance of 374.78 feet to a point for corner;

North 03 deg. 05 min. 11 sec. East, a distance of 353.69 feet to a point for corner;

North 03 deg. 05 min. 02 sec. East, a distance of 78.05 feet to a point for corner;

North 72 deg. 36 min 49 sec. East, a distance of 50.01 feet to a point for corner in the centerline of Plano Parkway (100' ROW) for the beginning of a non-tangent curve to the right with a radius of 999.99 feet, a central angle of 20 deg. 33 min. 36 sec., and a chord bearing and distance of North 07 deg. 06 min. 23 sec. West, 356.92 feet;

THENCE with said centerline, the following courses and distances to wit:

Northwesterly, said curve, an arc distance of 358.84 feet to appoint for corner;

North 03 deg. 10 min. 02 sec. East, a distance of 592.32 feet to a point for the intersection of the centerline of said Plano Parkway and the centerline of Parker Road (80' ROW) for

the beginning of a non-tangent curve to the right with a radius of 561.19 feet, a central angle of 24 deg. 02 min. 26 sec. East, a distance of 790.20 feet to a point for corner;

THENCE with the centerline of said Parker Road, the following courses and distances to wit:

Northeasterly, said curve, and arc distance of 237.81 feet to a point for corner;

South 87 deg. 02 min. 26 sec. East, a distance of 790.20 feet to a point for corner;

THENCE leaving said centerline, South 03 deg. 42 min. 20 sec. West, a distance of 1,645.81 feet to a point for corner in the centerline of said Plano Parkway for the beginning of a non-tangent curve to the left with a radius of 999.99 feet, a central angle of 00 deg. 02 min. 40 sec. and a chord bearing and distance of South 87 deg. 09 min. 35 sec. East, 0.77 feet.

THENCE with the centerline of said Plano Parkway, the following courses and distances to wit:

Southeasterly, with said curve, and arc distance of 0.77 feet to a point for corner;

South 87 deg. 10 min. 55 sec. East, a distance of 1,454.48 feet to a point for the beginning of a tangent curve to the right with a radius of 1,000.00 feet, a central angle of 17 deg. 43 min. 23 sec. and a chord bearing and distance of South 78 deg. 19 min. 14 sec. East, 308.09 feet.

Southeasterly with said curve, an arc distance of 309.32 feet to a point for corner;

North 20 deg. 32 min. 28 sec. East, a distance of 50.041 feet to a point for corner in the north right-of-way line of said Plano Parkway;

THENCE South 87 deg. 11 min. 15 sec. East, a distance of 844.83 feet to a point for corner in the centerline of Dozier Road (80' ROW);

THENCE with said centerline, the following courses and distances to wit:

South 11 deg. 14 min. 17 sec. West, a distance of 217.34 feet to a point for the beginning of a non-tangent curve to the right with a radius of 520.00 feet, a central angle of 21 deg. 57 min. 19 sec. and a chord bearing and distance of South 22 deg. 08 min. 33 sec. West, 198.04 feet;

Southwesterly, with said curve, and arc distance of 199.26 feet to a point for corner;

South 33 deg. 07 min. 13 sec. West, a distance of 49.77 feet to a point for corner in the centerline of said Plano Parkway

THENCE with said centerline, South 57 deg. 21 min. 58 sec. East, a distance of 459.19 feet to a point for corner at the intersection of the centerline of said Plano Parkway with the centerline of said Burlington Northern Railroad;

THENCE with the centerline of said Burlington Northern Railroad, South 15 deg. 55 min. 41 sec. West, a distance of 2,776.66 feet to the POINT OF BEGINNING and containing 229.24 acres of land, more or less.

AND

BEING a tract of land situated in the Abiah Dyer Survey, Abstract No. 360, City of Carrollton, Denton County, Texas and being all of a tract of land described in a Special Warranty Deed to Town Center of Austin Ranch No. 1, Inc., recorded in Document No. 2017-39362 of the Deed Records of Denton County, Texas (D.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with plastic cap stamped "Spiars Eng" found for the northwest corner of said Town Center of Austin Ranch No. 1, Inc. Tract, same being the southwest corner of a called 2.709 acre tract described in a Special Warranty Deed to Trails at Arbor Hills, LLC recorded in Document No. 2017-6223 (D.R.D.C.T.), same also being a point on the easterly line of Lot 1, Block A of Austin Ranch Commercial Addition, an addition to the City of Carrollton, according to the Final Plat thereof recorded in Document No. 2017-254 of the Plat Records of Denton County, Texas (P.R.D.C.T.), same also being a point on the southerly line of a called 10.0 acre tract of land described in a deed to Diane Dozier Culpepper, recorded in Volume 545, Page 478 (D.R.D.C.T.);

THENCE North 89°19'14" East, departing the easterly line of said Lot 1, Block A, with the southerly line of said 2.709 acre tract and said 10.0 acre tract, same being common with the northerly line of said Town Center of Austin Ranch No. 1 tract, passing at a distance of 358.03 feet the southeast corner of said 2.709 acre tract, continuing with the southerly line of said 10.0 acre tract and the northerly line of said Town Center of Austin Ranch No. 1 tract, a total distance of 1034.61 feet to a 1 inch iron pipe found in the westerly line of F.M. 544 (a.k.a. Dozier Road) for the southeast corner of said 10.0 acre tract, the northeast corner of said Town Center of Austin Ranch No. 1 tract for the northeast corner of this tract;

THENCE South 7°48'02" West, departing the southeast corner of said 10.0 acre tract, with the easterly line of said Town Center of Austin Ranch No. 1 tract, same being common with the westerly line of said Dozier Road, a distance of 335.02 feet to a 1/2 inch iron pipe found for the northeast corner of that tract of land conveyed to Mustang Carrollton Properties, LTD, according to the document filed of record in Document Number 1998-71944, Deed Records Denton County, Texas, same being common with the southeast corner of said Town Center of Austin Ranch No. 1 tract and the southeast corner of this tract;

THENCE South 89°16'43" West, leaving said common corner and west line of Dozier Road, with the north line of said Mustang Carrollton tract, same being common with the south line of said Town Center of Austin Ranch No.1 tract, a distance of 804.16 feet to a 1/2 inch iron rod with plastic cap stamped "Wier & Assoc." found in the northerly line of Plano Parkway, at the beginning of a non-tangent curve to the left having a central angle of 10°06'45", a radius of 1050.00 feet, a chord bearing and distance of North 78°01'29" West, 185.08 feet;

THENCE in a northwesterly direction, with said curve to the left and northerly line of Plano Parkway, an arc distance of 185.32 feet to a point for the southwest corner of this tract, from which a 1/2 inch iron rod with plastic cap stamped "RLG Inc." found for witness bears N 00°46'17" W, 8.39 feet;

THENCE North 0°46'17" West, leaving the northerly line of said Plano Parkway, with the east line of the above mentioned Lot 1, Block A, Austin Ranch Commercial Addition, a distance of 291.40 feet to the POINT OF BEGINNING and containing 7.593 acres (330,732 square feet) of land, more or less.

Exhibit B

Location & Tracts

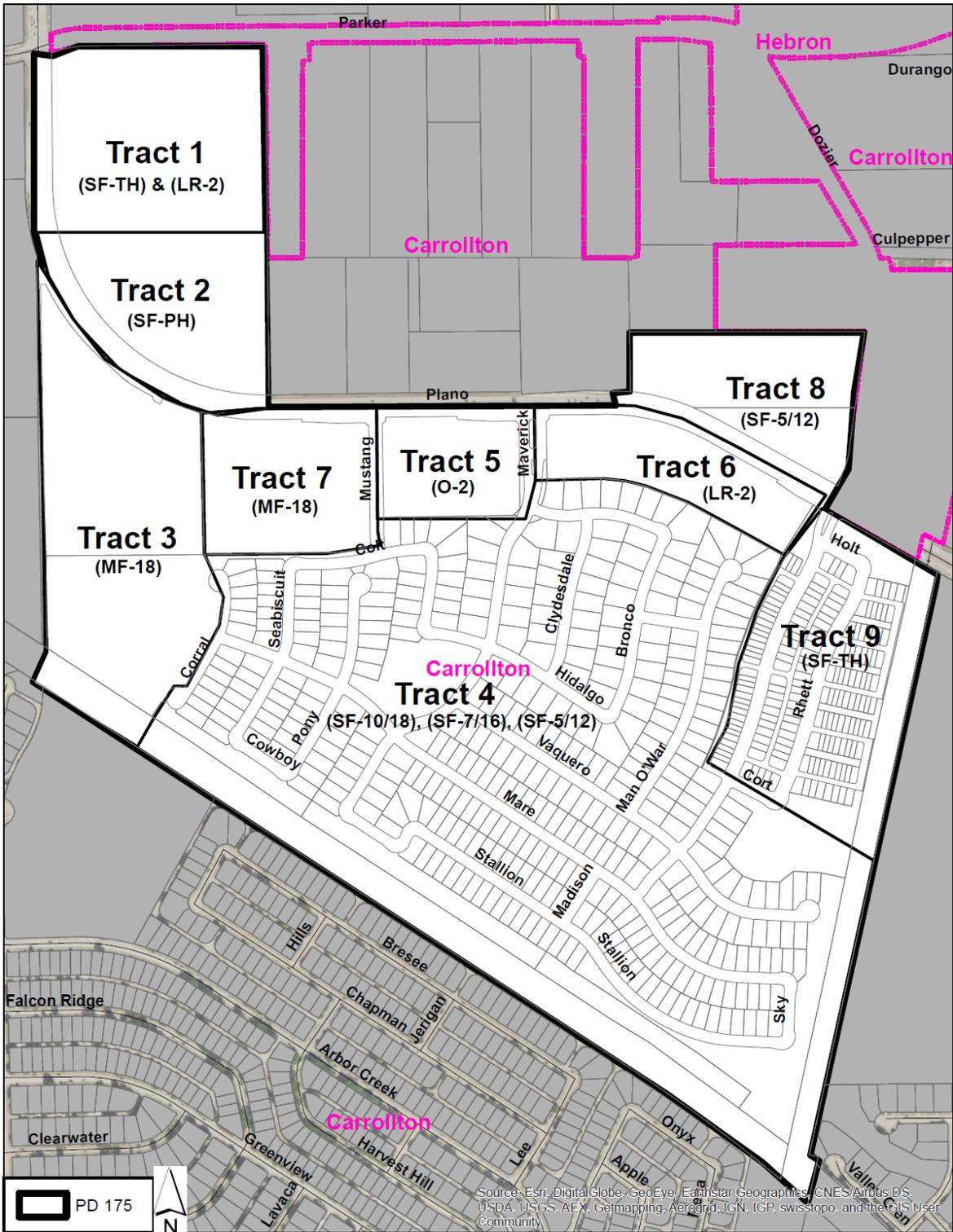


Exhibit C

Conceptual Site Plan

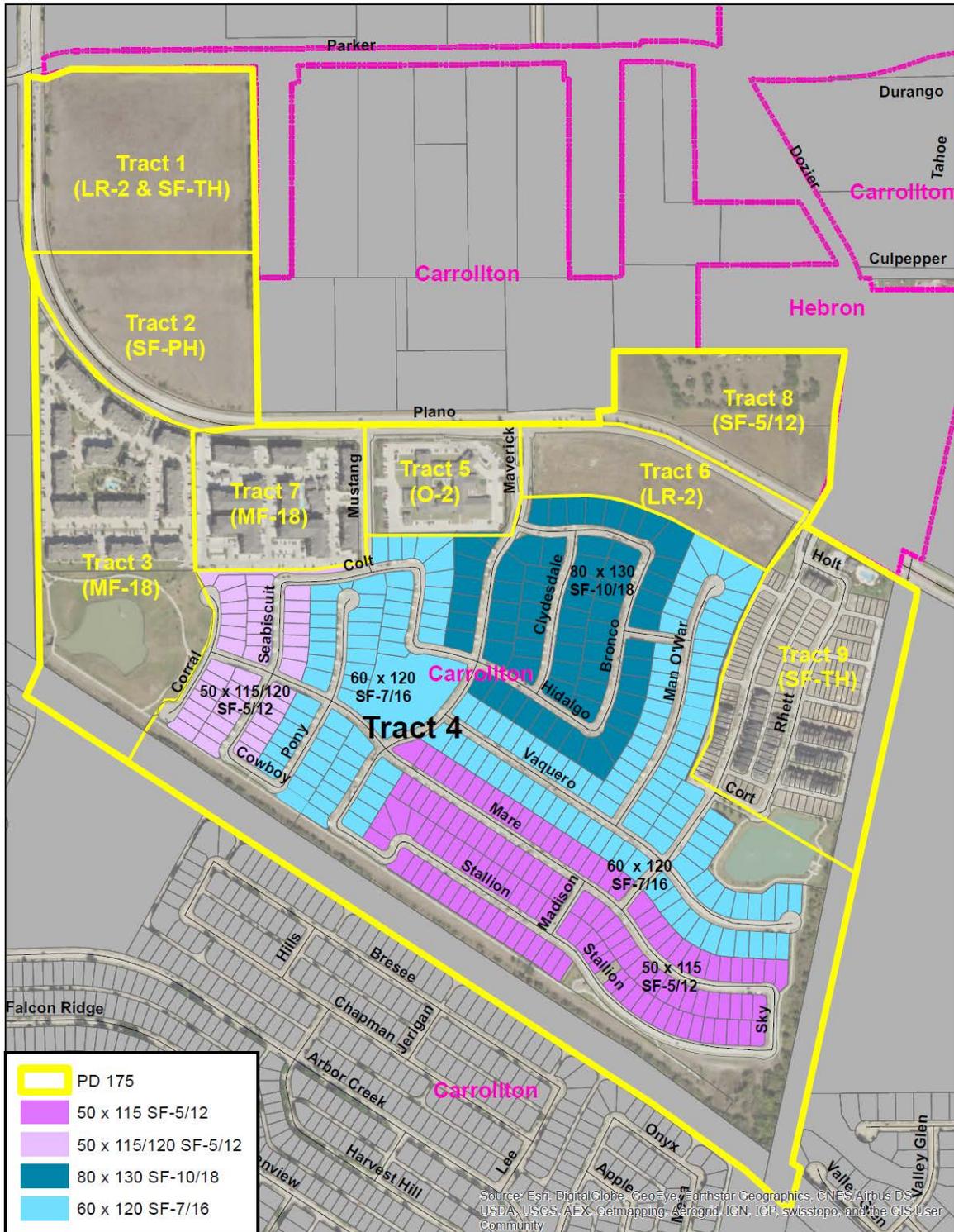


Exhibit D

Conceptual Garage Doors



Exhibit E

Conceptual Single-Family Elevations



Exhibit E

Conceptual Single-Family Elevations

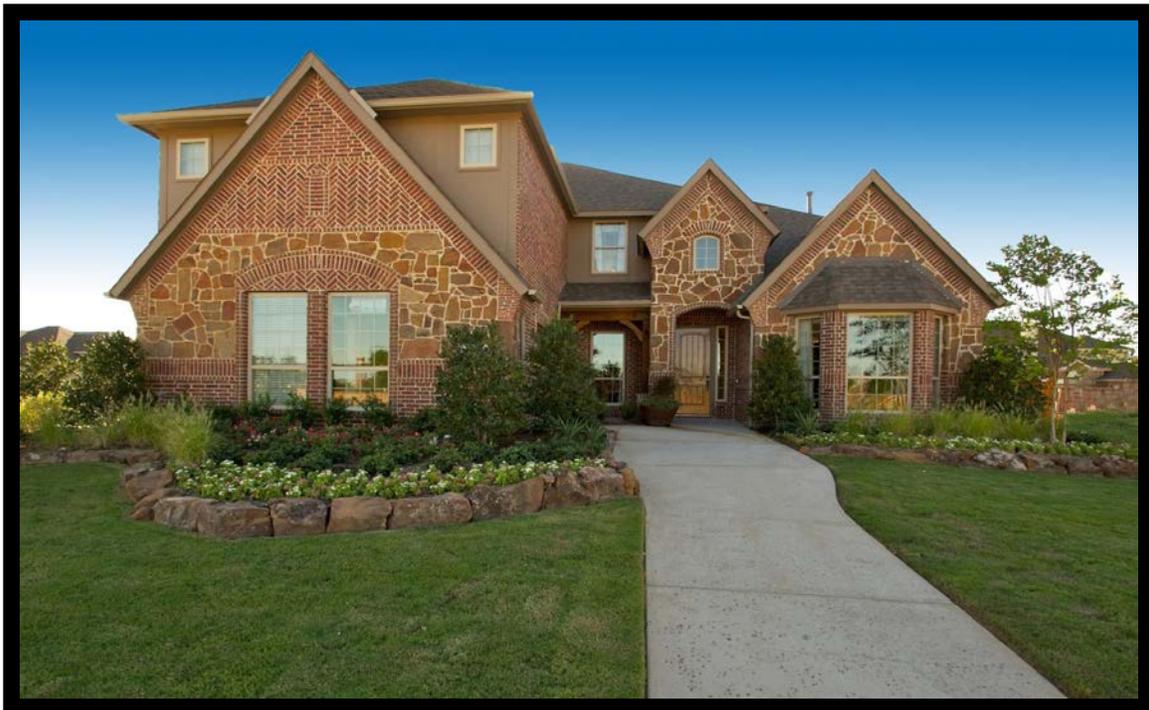


Exhibit E

Conceptual Single-Family Elevations



Exhibit F

Conceptual Townhouse Street Cross Section

Tract 9

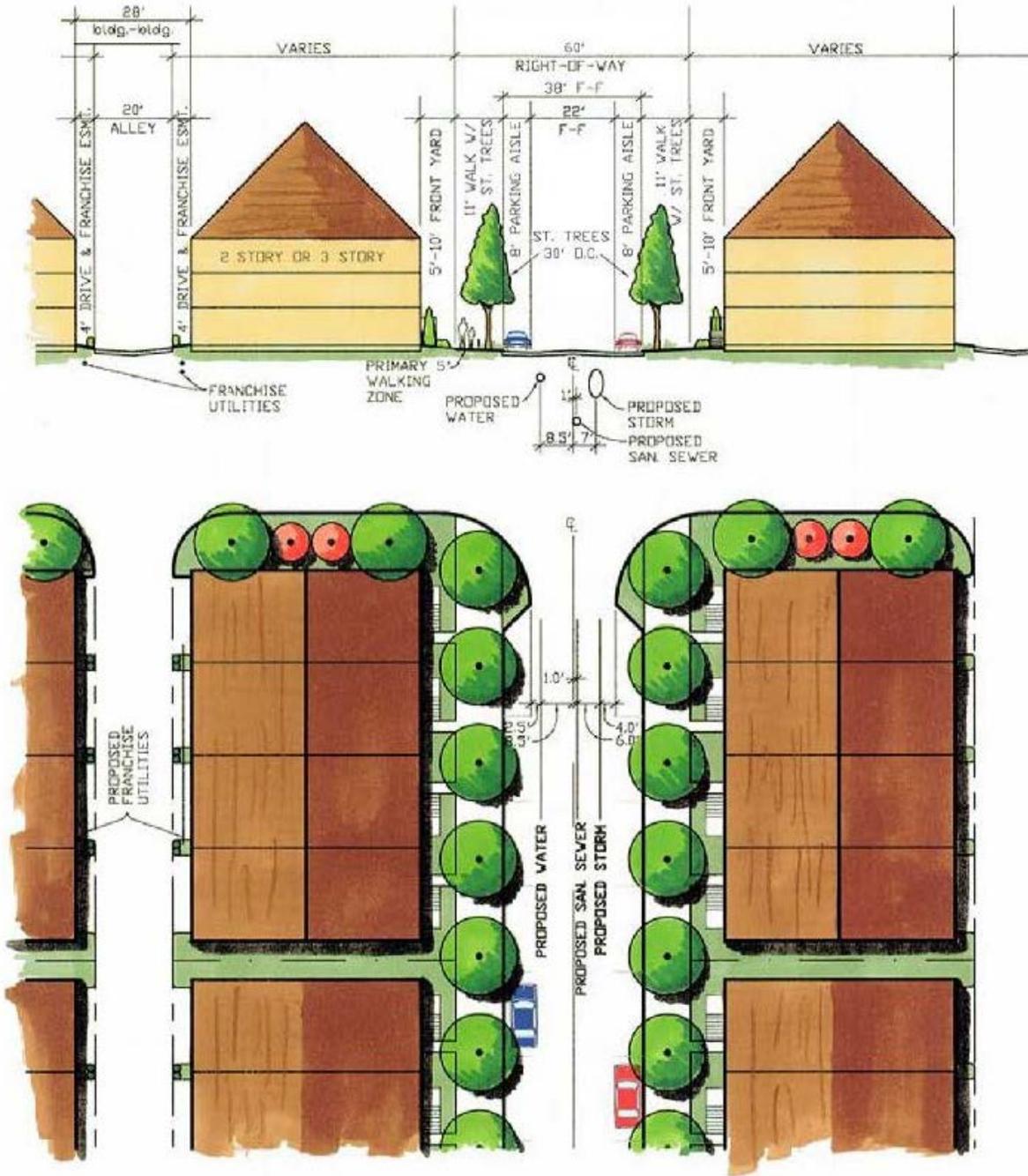


Exhibit G

Conceptual Townhouse Elevations

Tract 9



Exhibit H

“Urban” Sidewalk and Landscaping Program

Tract 9

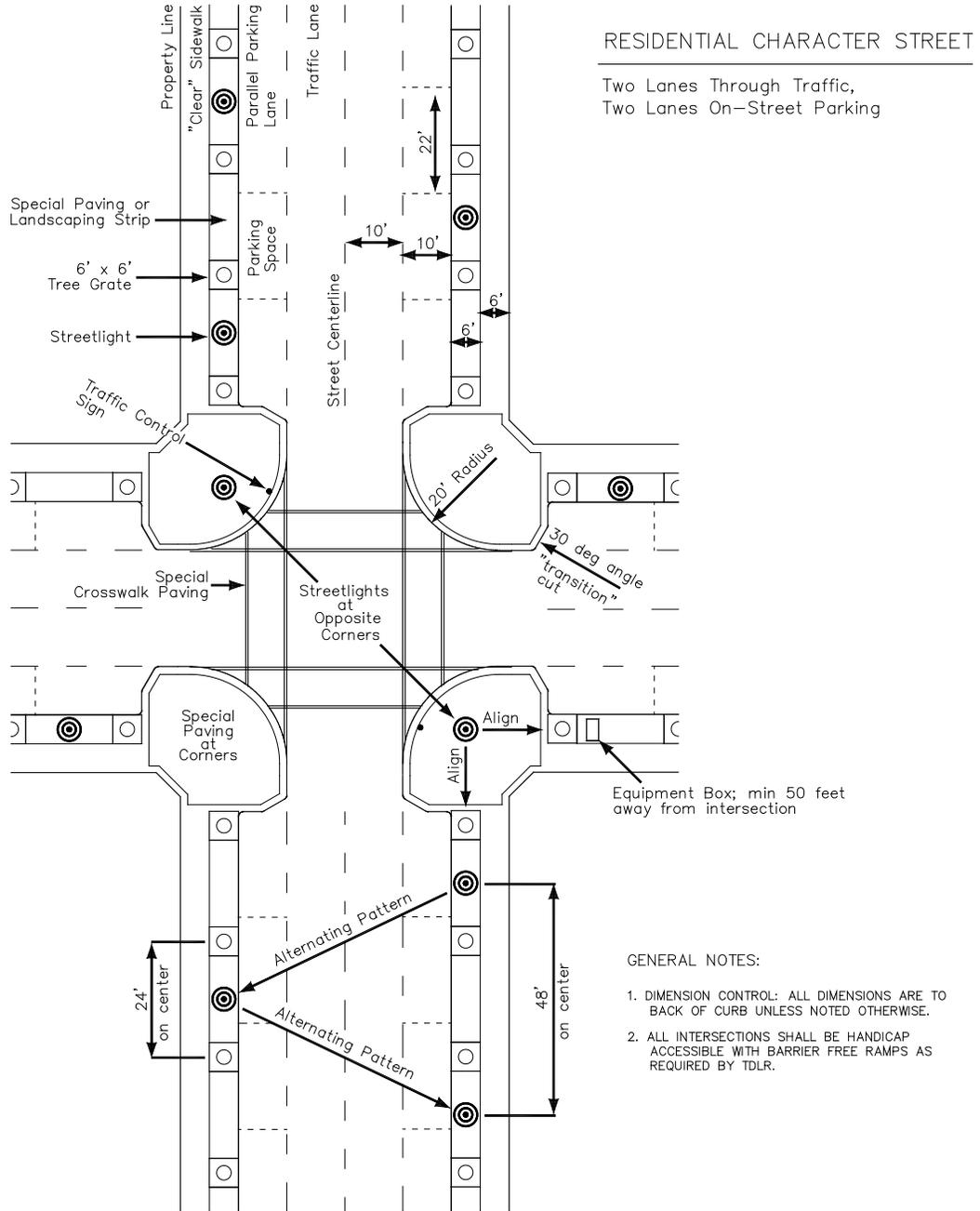


Exhibit I

Amenity Center Conceptual Site Plan

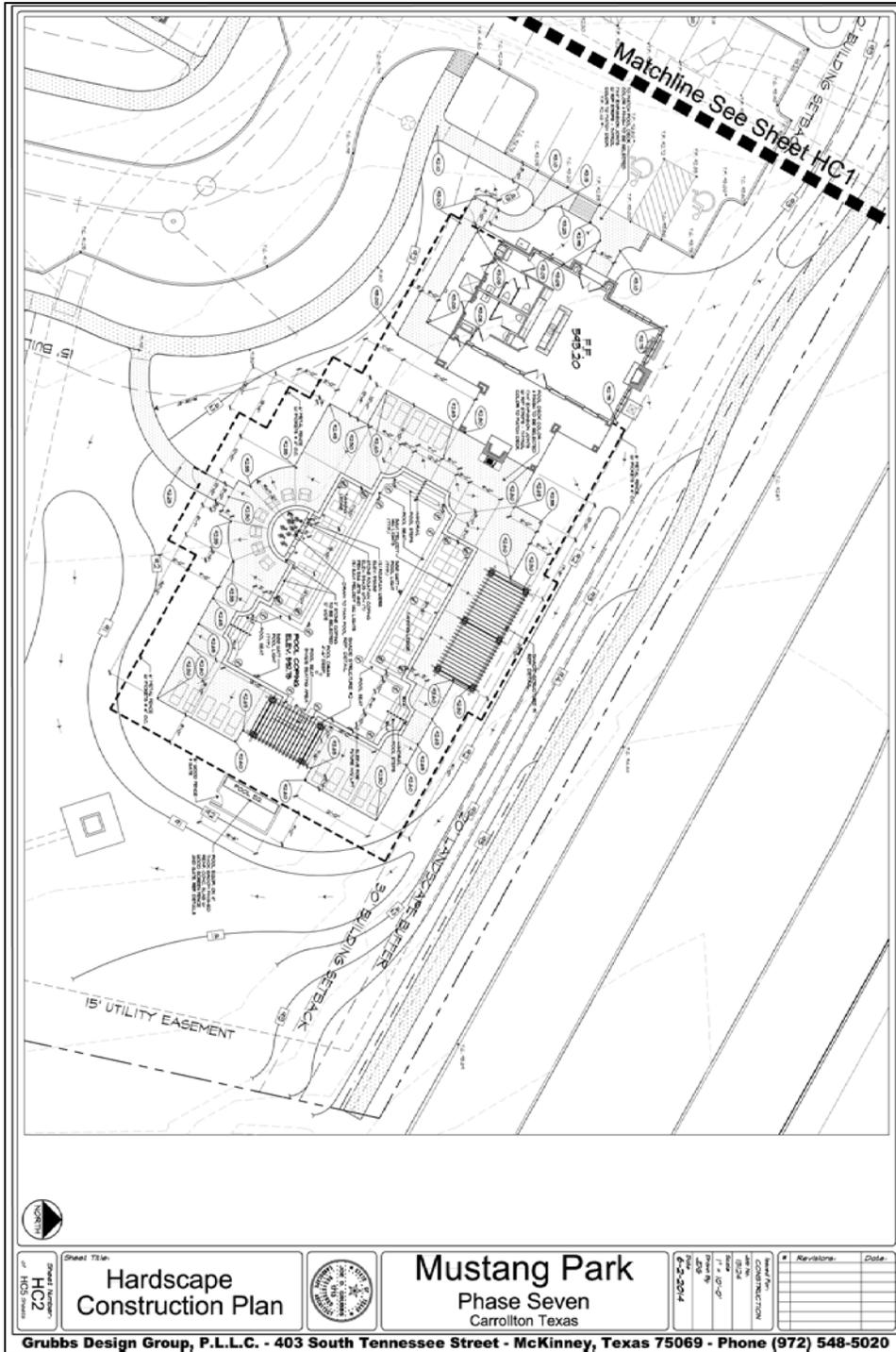
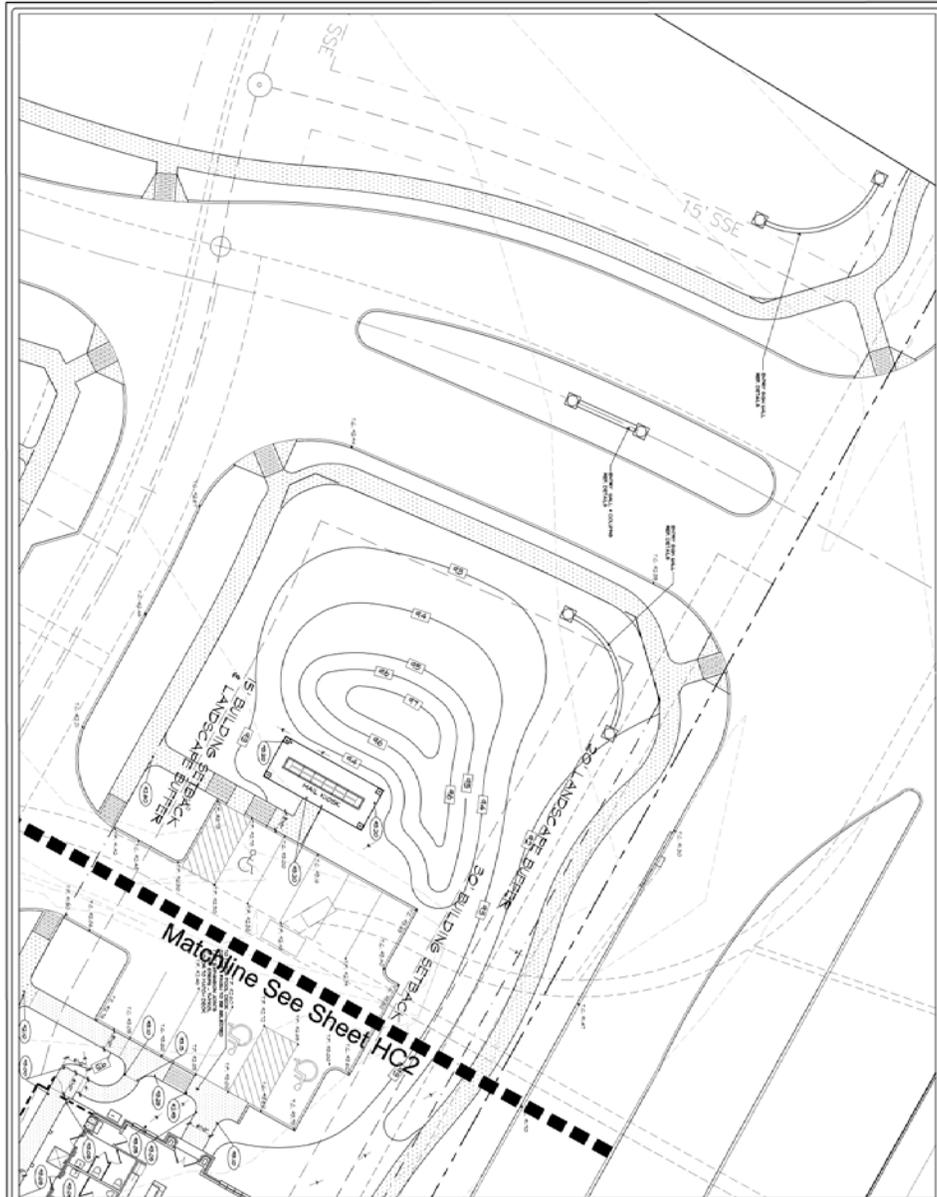


Exhibit I

Amenity Center Conceptual Site Plan (West Side of Tract)



Sheet Title:
HC1
of HC3

**Hardscape
Construction Plan**



Mustang Park
Phase Seven
Carrollton Texas

Project No.
HC1
Date
11-10-10
Scale
1" = 10'-0"

| # | Revisions | Date |
|---|-----------|------|
| | | |
| | | |
| | | |
| | | |

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

Exhibit K

Amenity Center Conceptual Elevations (1 of 2)

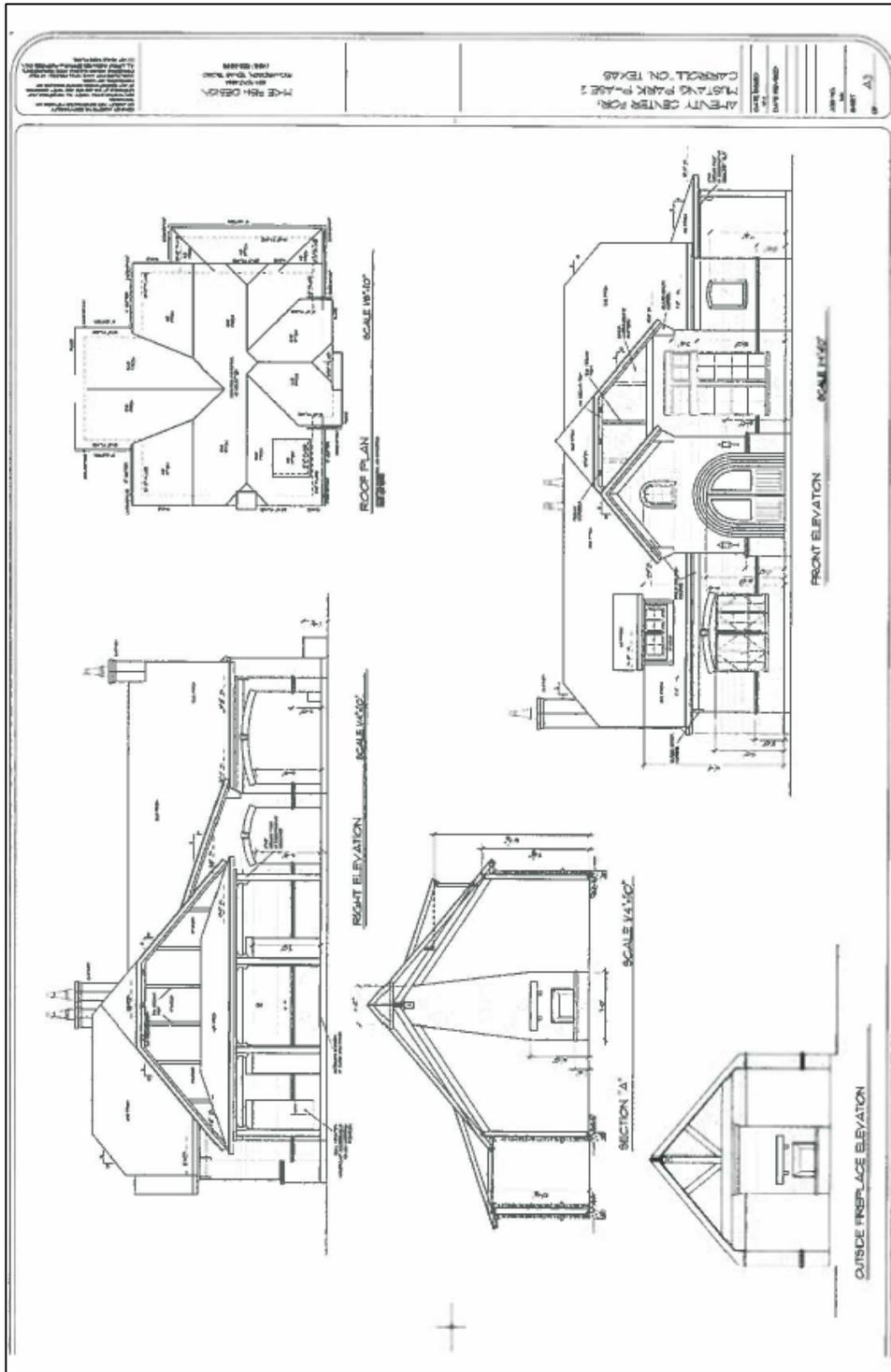


Exhibit K

Amenity Center Conceptual Elevations (2 of 2)

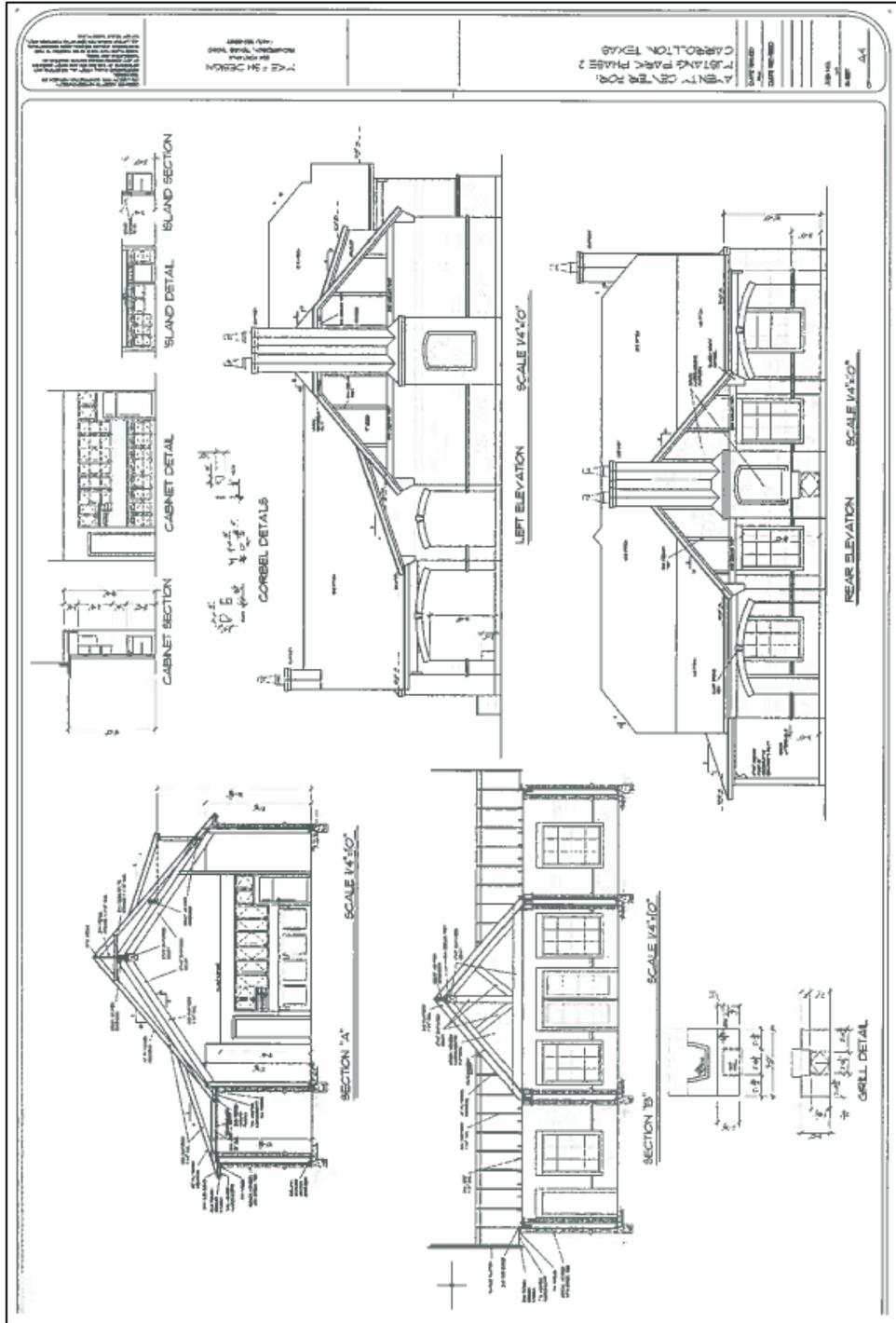


Exhibit L

Conceptual Streetscape Program

Exhibit L
Conceptual Streetscape Program



MUSTANG PARK
Carrollton, Texas



Exhibit L

Conceptual Streetscape Program



Exhibit L

Conceptual Streetscape Program

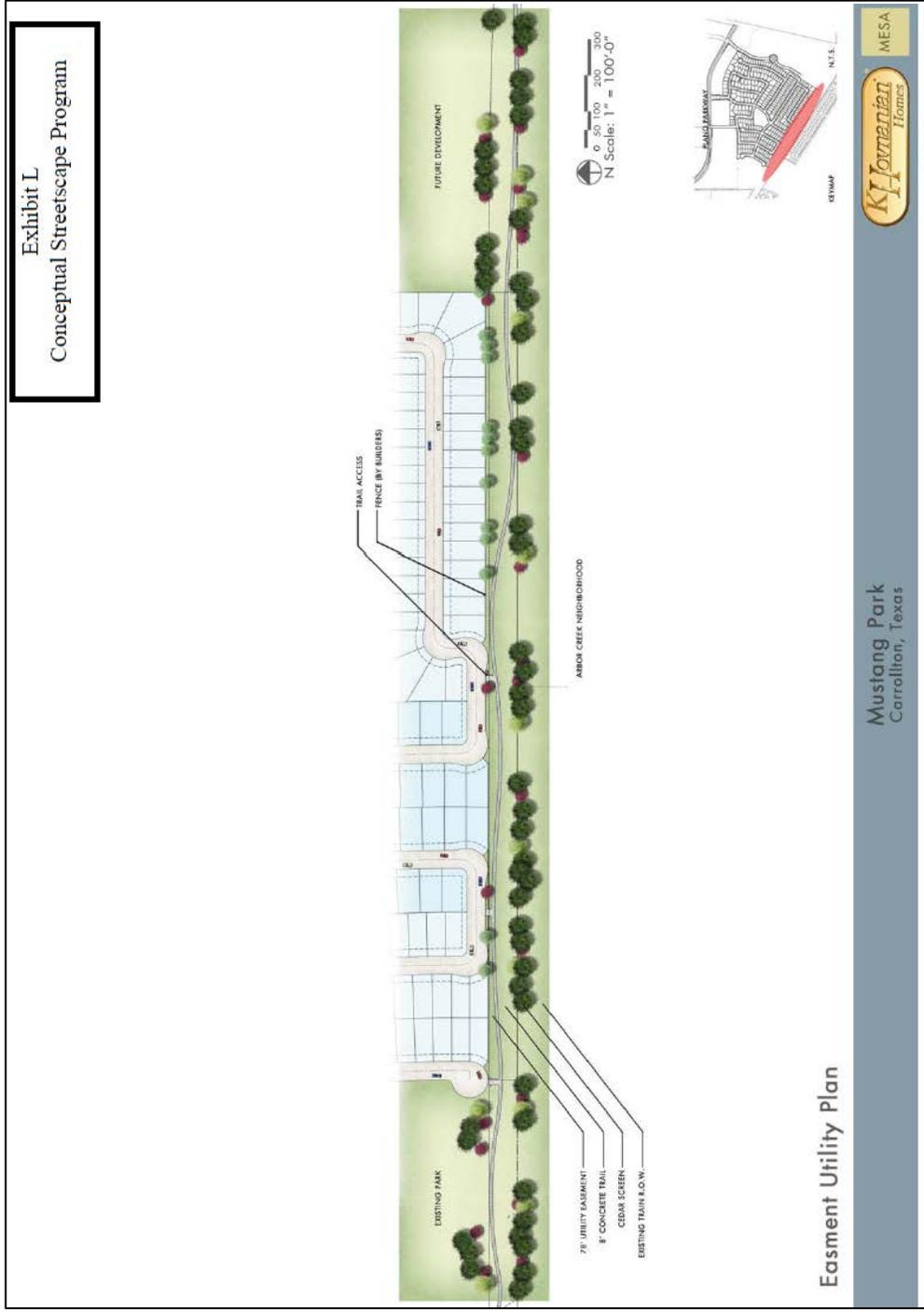
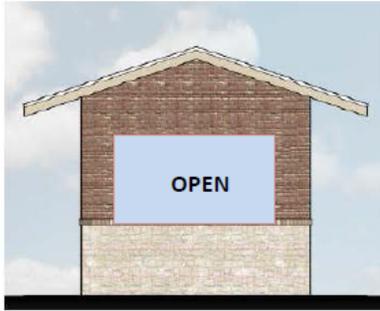
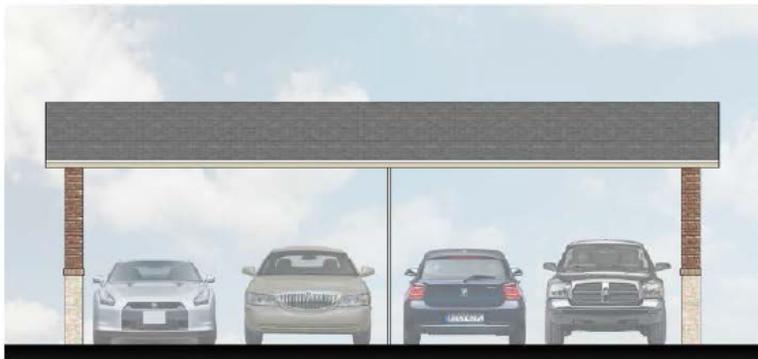


Exhibit M

Conceptual Carports (1 of 2)



SIDE ELEVATIONS



FRONT AND REAR ELEVATIONS

CAR CANOPY

MASONRY 100%

Exhibit M

Conceptual Carport Locations (2 of 2)

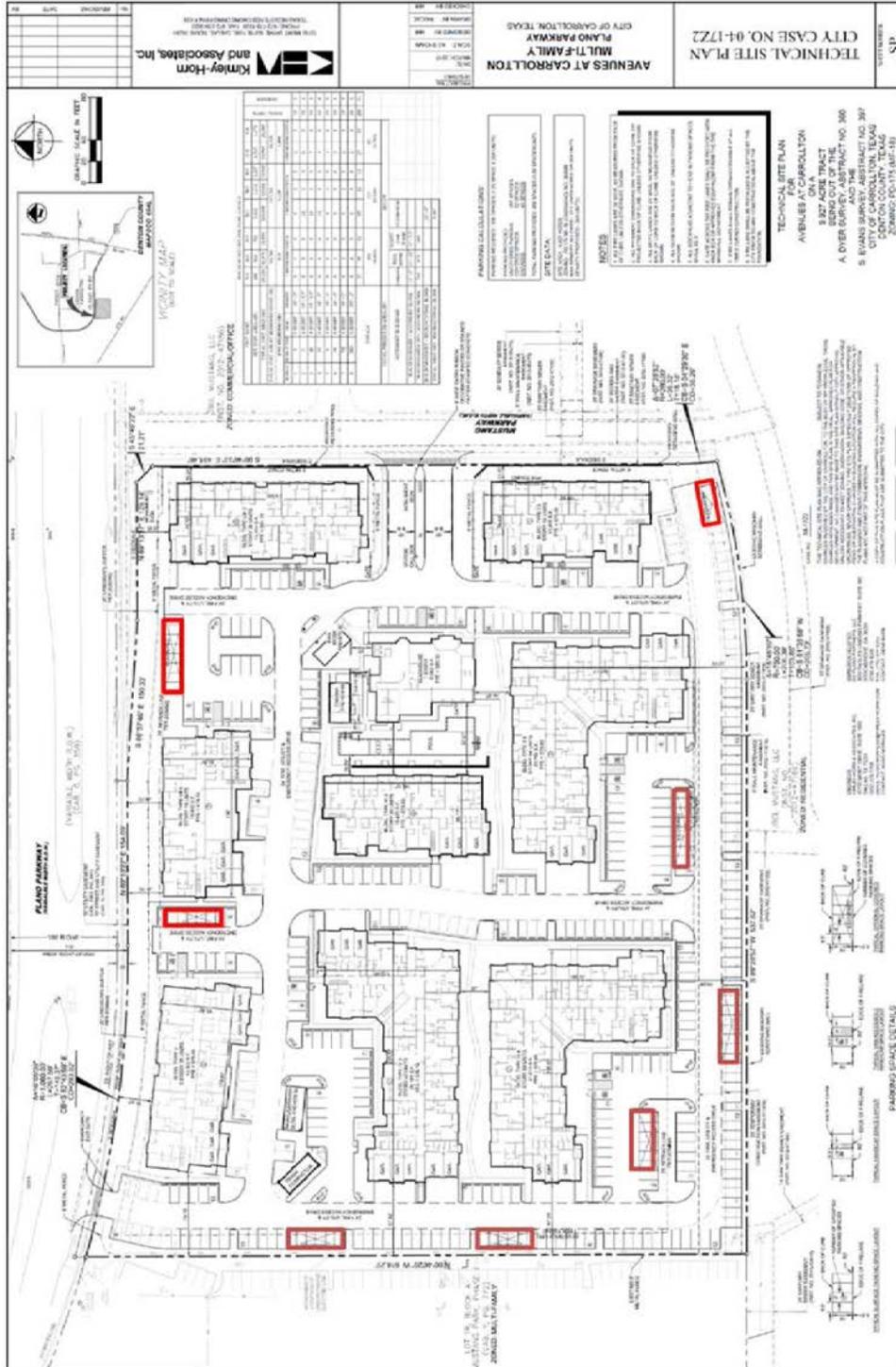


EXHIBIT N

Conceptual Site Plan



EXHIBIT N
CONCEPTUAL SITE PLAN
Carrollton, Texas

VILLAGE AT MUSTANG PARK

Scale: 1" = 100'
North Arrow
JBI PARTNERS
15001 F.P. 2017
CARROLLTON, TEXAS

NEIGHBORHOOD DATA
88 LOTS (45 X 94 TYP)
KEY LOT

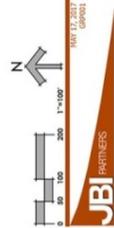
EXHIBIT P

Conceptual Single-Family Building Elevations



EXHIBIT P
CONCEPTUAL SINGLE-FAMILY
BUILDING ELEVATIONS
Carrollton, Texas

VILLAGE AT MUSTANG PARK



REV. 12.2017

CP001

ENGINEERING, PLANNING, AND ARCHITECTURE, INC.
FOR REAL ESTATE DEVELOPMENT
15201 COLUMBIAN DR., SUITE 200
HOUSTON, TX 77060

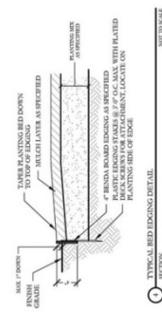
EXHIBIT Q

Conceptual Wall & Perimeter Landscape Details

VILLAGE AT MUSTANG PARK
Exhibit Q
 Conceptual Wall and
 Perimeter Landscape Details
 City of Carrollton, Denton County, Texas

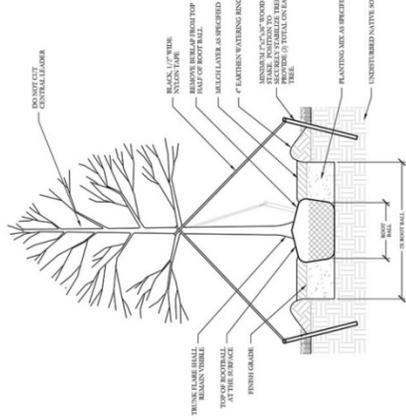


CODY JOHNSON
 Studio
1111 CARROLLTON BLVD. FRESNO, TEXAS 76703
 TEL: 817.251.1111
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



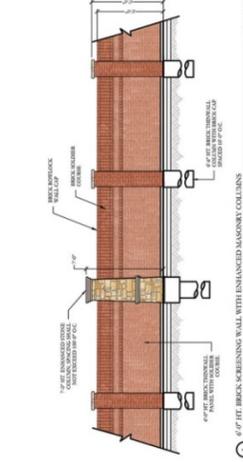
TYPICAL BED DETAIL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



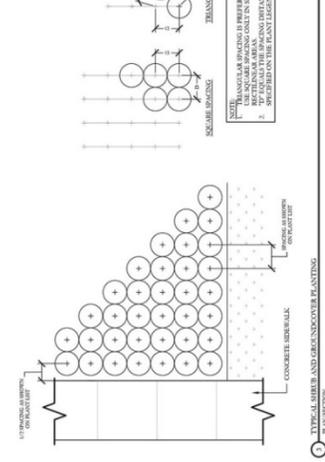
TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL ENTRY SIGN PANEL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL SHRUB AND GROUND COVER PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



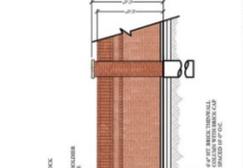
TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



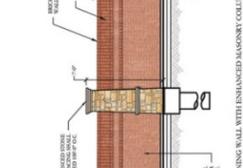
TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



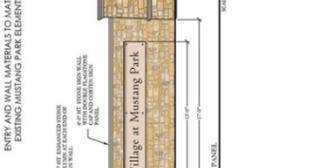
TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



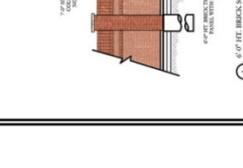
TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



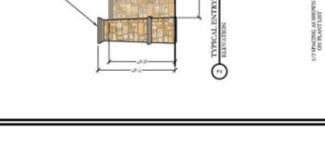
TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL WALL SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE



TYPICAL TREE PLANTING SECTION

1/2" FINISH GRADE
 1/2" SAND
 4" BENTON BOARD LEAKING AS SPECIFIED
 1/2" BENTON BOARD LEAKING AS SPECIFIED
 1/2" SAND
 1/2" FINISH GRADE
 PLANTING BED OF EDGE

Page 48

EXHIBIT R

Typical Street Section

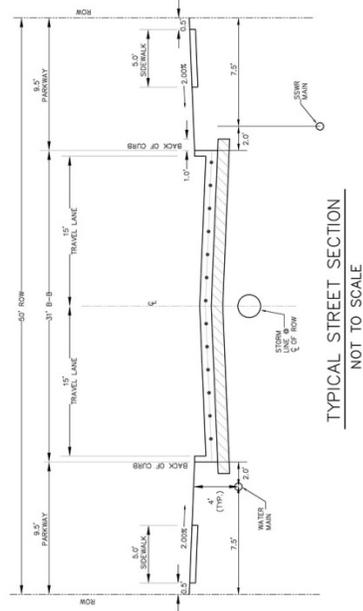
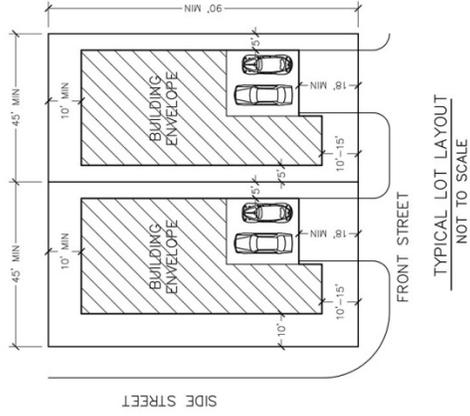


EXHIBIT R
TYPICAL STREET SECTION
Carrollton, Texas
FOR REAL ESTATE DEVELOPMENT
1030 QUORUM DR., SUITE 200 E
ADDISSON, TX 75001

VILLAGE AT MUSTANG PARK



Exhibit T

Conceptual Landscape Plan (1 of 9)

Tract 8



NOTE: THIS IS AN ARTIST'S RENDERING AND NOT A CONTRACT. ALL DIMENSIONS AND ALL FEATURES AND DIMENSIONS ILLUSTRATED HEREON ARE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY FOR REGULATORY REQUIREMENTS.

May 25, 2017

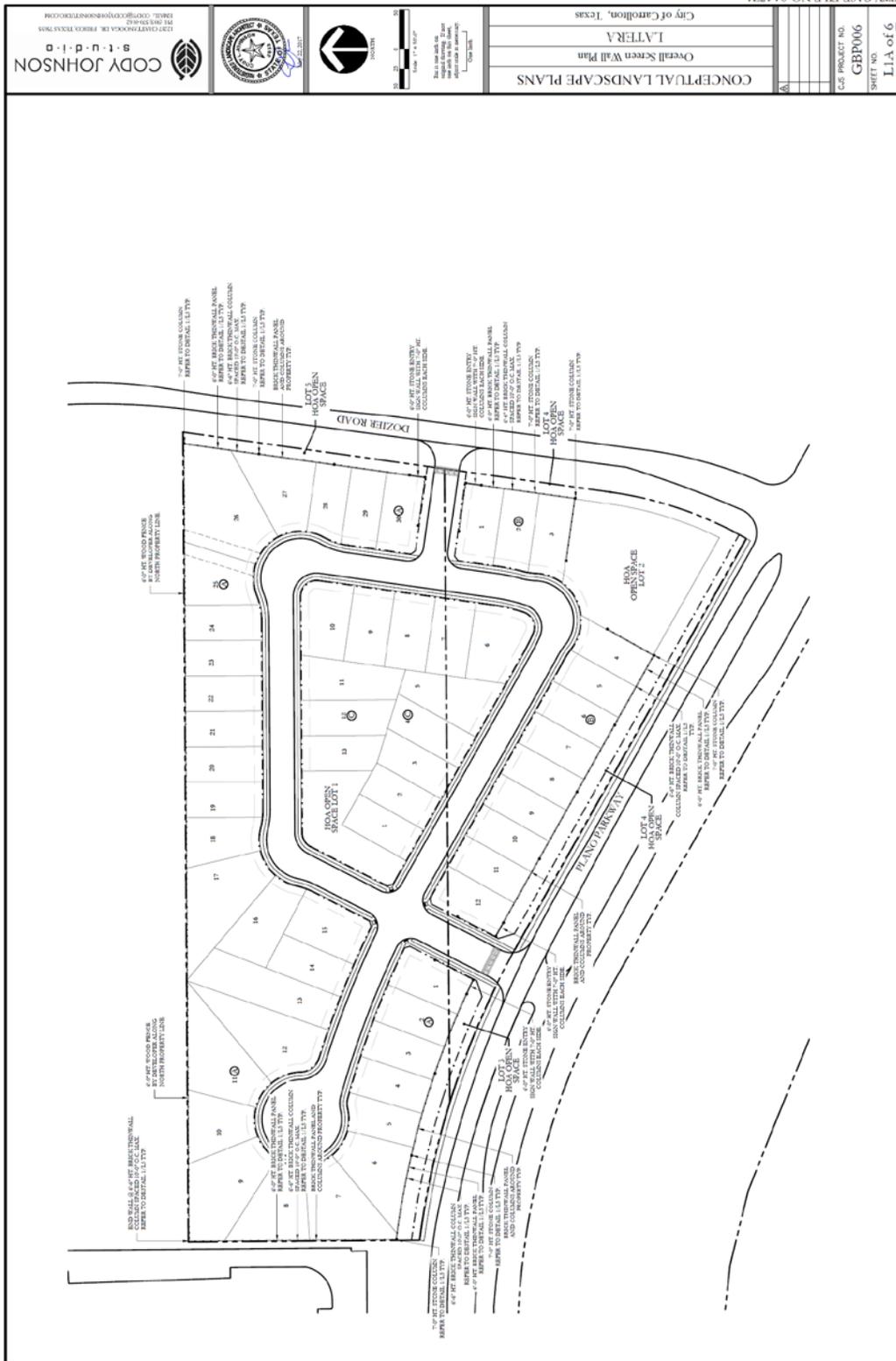
LATERA
Concept Plan
City of Carrollton, Texas



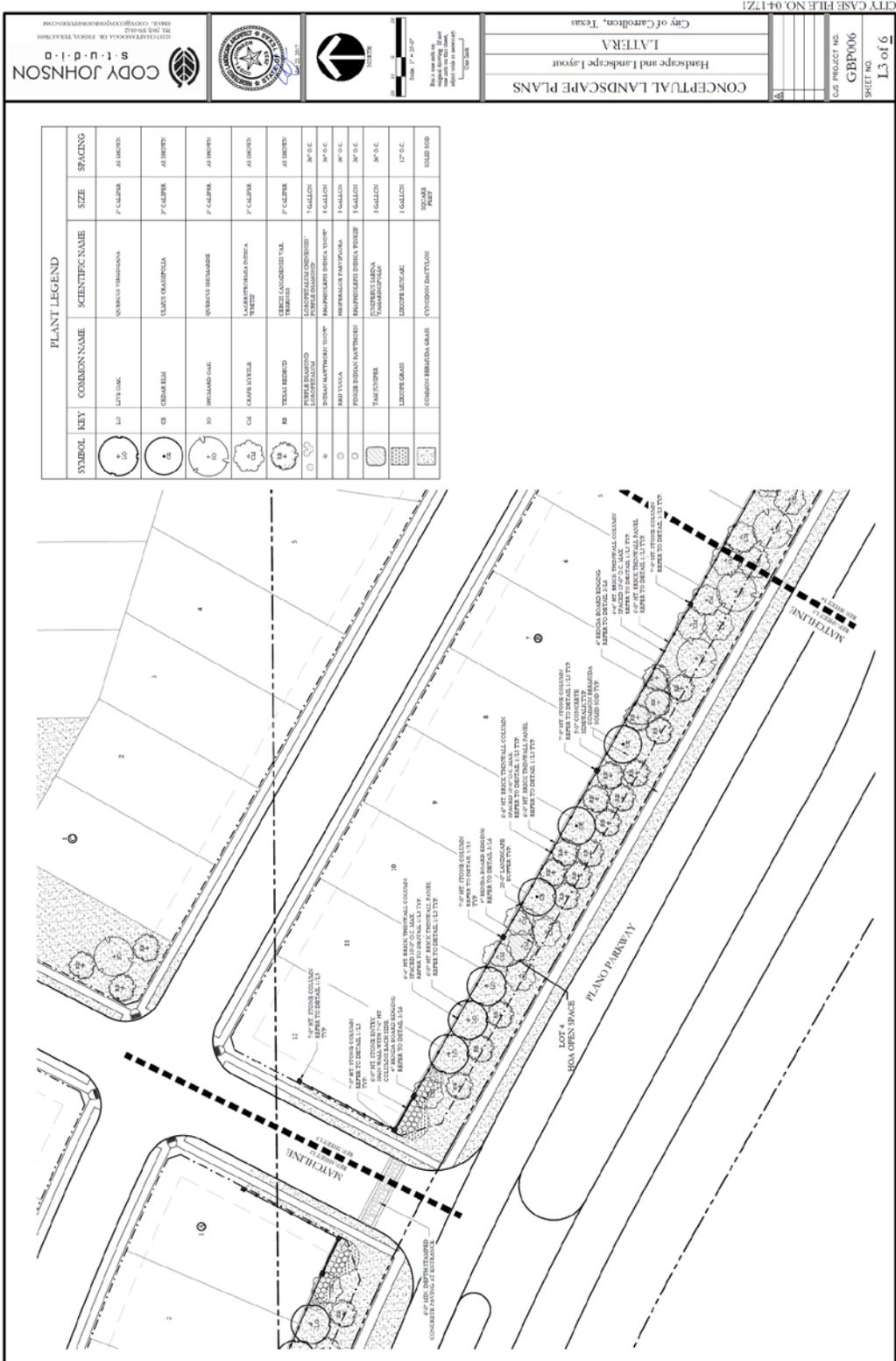
Scale: 1" = 30'
North arrow symbol
Scale bar showing 0, 10, 20, 30 feet



Conceptual Landscape Plan (4 of 9)



Conceptual Landscape Plan (6 of 9)



Conceptual Landscape Plan (7 of 9)

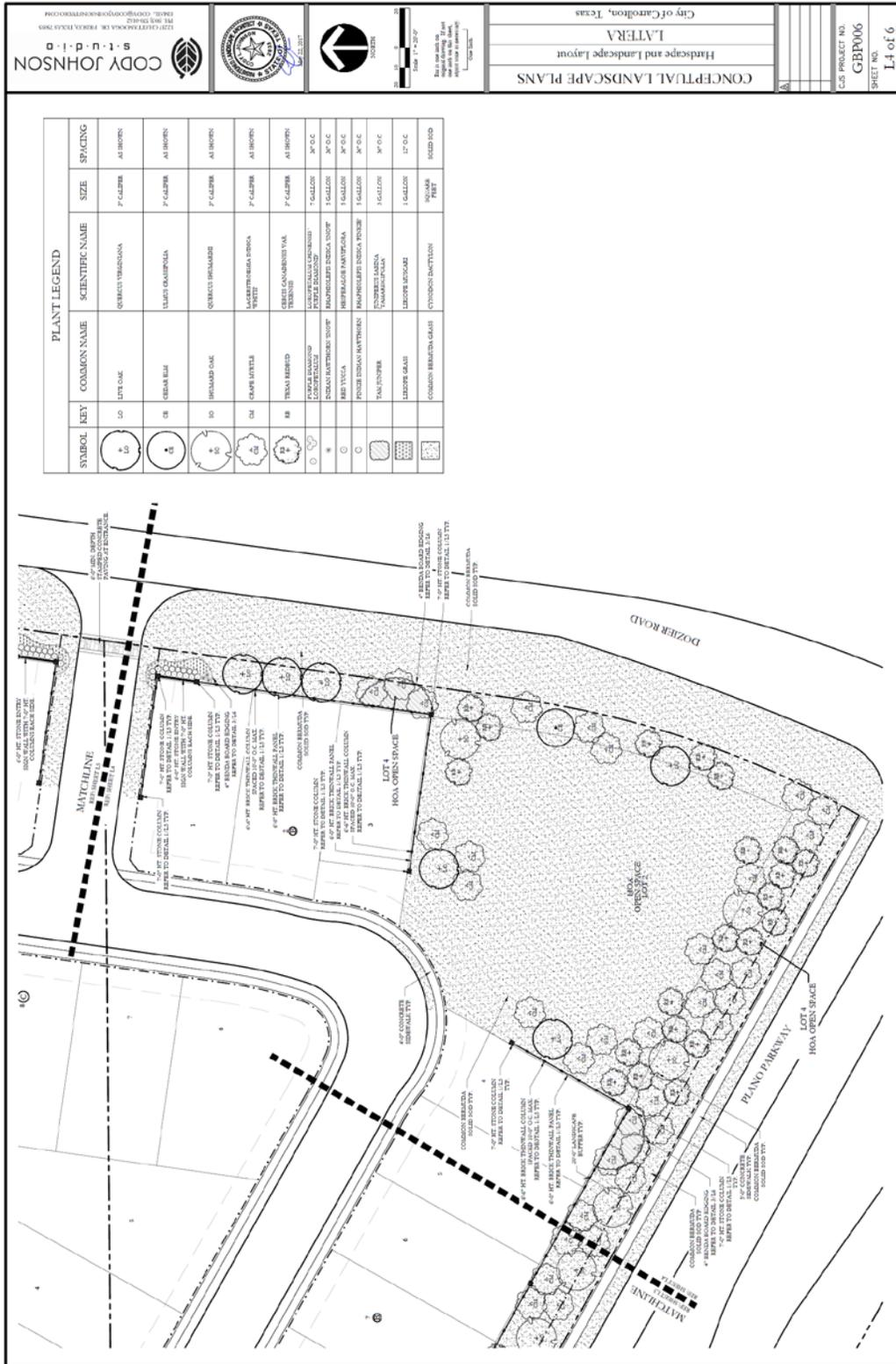


Exhibit U
Conceptual Single Family Elevations (1 of 2)
Tract 8



Exhibit U

Conceptual Single Family Elevations (2 of 2)

