

Figure 105: Development Square Footage Transfer Map and Current Zoning Map

To further illustrate how these districts relate to existing Planned Developments and zoned areas, the above diagram superimposes the Development Square Footage Transfer Map on the Current Zoning Map. Note that there are particular Planned Developments (such as PD-3) which lay across multiple Districts, opening the door to transfer of development square footage from one PD planning area to another. In some cases a Development Square Footage Transfer District lays across multiple Planned Developments, opening the door to consideration of moving square footage between zone areas. This is a significantly more complicated process which is discussed later in this Land Use section.

The Land Use districts, explained later in this section, will incorporate these areas of differing development sensitivity as means of establishing their receptivity to change.

LAND USE RELATIONSHIP TO COMMUNITY TYPE

The Framework Plan discussed in Part Two of this Comprehensive Plan identifies six Community Types as follows:

- 1. Pastoral Community:** An area of Westlake, south of and along Dove Road and Roanoke Road, which is predominantly developed and/or zoned as single-family residential use. This area hosts the characteristic views and vistas that identify the residential areas of Westlake. These views are vistas of picturesque, pastoral, and otherwise rural-like settings as well as landmark land promontories. The Pastoral Community is primarily served by Pastoral Streets (as specified in the Framework Plan and Thoroughfare Plan to follow). The Pastoral Community will experience most of the Town's

future single-family residential growth. Therefore, it is important that future residential development perpetuates a compatibility with, the continuity of, and the quality of current residential construction/neighborhoods. Housing units per acre, relationship to the street, project definition, streetscape, and home value are important dimensions of maintaining the above specified relationships. This area is shown in dark blue in Figure 107.

2. View Shed Community (hereinafter called the Commercial Community):

An area of Westlake generally north of Dove Road, reaching east toward Solana and west toward SH 170. The View Shed/Commercial Community is mostly undeveloped, containing a few projects such as Solana and Fidelity Investments, but is completely zoned. The eastern and western reaches of this area are the primary entry to the Westlake Pastoral Community. Therefore, what is seen from the street sets a visual reference for visual experiences to follow. Such cognitive significance means that the normally commercial-like quality of the street experience should be replaced by a visually dominant natural-like quality (much like what Solana has done in the vicinity of Solana Boulevard and Sam School Road). The Commercial Community will experience most of Westlake's campus office growth as well as some limited hospitality and residential use. Therefore, it is important that future non-residential development maintains a balanced relationship with, and provides a transition to, the Pastoral Community. This Community area is shown as purple in Figure 107. Key to establishing this relationship and transition are:

a. Open Space and Ground Coverage:

The amount of building plate

coverage to ground openness is essential to maintaining a campus identity. In the campus setting, a naturalized ground plane dominates and structures are placed within it as opposed to a built context where the landscape is an ornament for the built fabric. This relationship of building to land is the same basic relationship of house to lot where the lot is sufficiently large (relative to the house plate) to give the home a sense of natural setting. Much of the non-residential entitlement in Westlake has a .4-.45 FAR maximum, meaning that the building square footage can be almost half of the land area. At the same time, the building height is limited to 4 +/- stories. As an example of how this equates to building coverage, consider that a one story building with a 20,000 sf plate. At .45:1 FAR, this building could sit on 44,444 sf. of land. Parking for the structure would likely be surface parking at 350 sf/ space and require another 21,000 sf of land for 60 vehicles. Circulation typically requires 10% of the land area total or 4,000 sf. Therefore, the sum of coverage is $20,000 + 21,000 + 4,000 = 45,000$ sf or approximately 100% coverage. As the building gets taller, the ratio of coverage to open land improves with about 72% coverage by the time the structure reaches three stories. Clearly, attaining a true "campus" quality requires a lower FAR. At present, Westlake sites which are viewed as exemplary campus projects achieve an FAR less than .3 (some at a .1). Therefore, the campus-like qualities of non-residential development in the eastern and western reaches of the Commercial Community requires lower FAR.

b. Building Height: Because this area

comprises the distant view as seen from Vista Points in the Pastoral Zone, building height above a certain level becomes very apparent. Therefore, building height in the Commercial Community is an essential consideration in development design. However, relatively high FAR's (as discussed above) will tend to push building to the maximum permitted height. It would be to the advantage of Westlake to see more varied height in the View Shed/ Commercial Community so that it does not impose a skyline over the view at build-out. Generally, tree varieties will reach a height of 40 - 45 ft. at maturity and an average overall building height of 40-45 ft. would allow some buildings to be taller and others lower, making a sufficiently variegated distribution of height to prevent over development of the skyline. In order to achieve this distribution of height and still use the development rights currently in place, an ability to shift square footage entitlement not used in attaining the build-out described above to other Planned Development planning areas capable of accommodating the impacts (as described in the previous section) should be considered.

- c. **Building Form:** Pitched roof building form and complex perimeters that visually break up the potential massiveness of a commercial wall plane would attain greater compatibility with the residential characteristics of the Pastoral Community. Also, pitched roof forms are more typical of a campus setting. Typically roof pitches greater than 4/12 are more residential in character.
- d. **Natural System Continuity:** As stated in the Assessment portion of this

Comprehensive Plan Update, the waterways of Westlake run south (upstream) to north (downstream). Because the waterways run south to north, continuity of natural features associated with the waterways also run south to north. Therefore, portions of the Commercial Community are downstream continuations of natural features (corridors and vegetative communities) that are well established up stream. This relationship reinforces the View Shed/ Commercial Community's importance as an entrance to the Pastoral Communities. Where possible, natural system elements that are continuations of those flowing from some level of establishment in the Pastoral Community should be preserved/ restored. This is difficult when site coverage (building + parking + circulation) approaches nearly 100%. This further supports the notion of relocating development rights out of the Commercial Community to more appropriate areas, provided that certain important relationships with the Pastoral Community are accomplished as a result of such transfer.

- e. **Canopy Restoration:** The presence of a robust tree canopy mitigates most sensations of urban-like qualities and promotes an umbrageous visual environment more associated with the visual character of Westlake. Therefore, canopy restoration and creation becomes an important aspect of development within the Commercial Community.
- f. **Streetscape Identity:** The Commercial Community is positioned within Westlake as part of its Town identity. Therefore, streets serving the Commercial Community, that are not directly associated

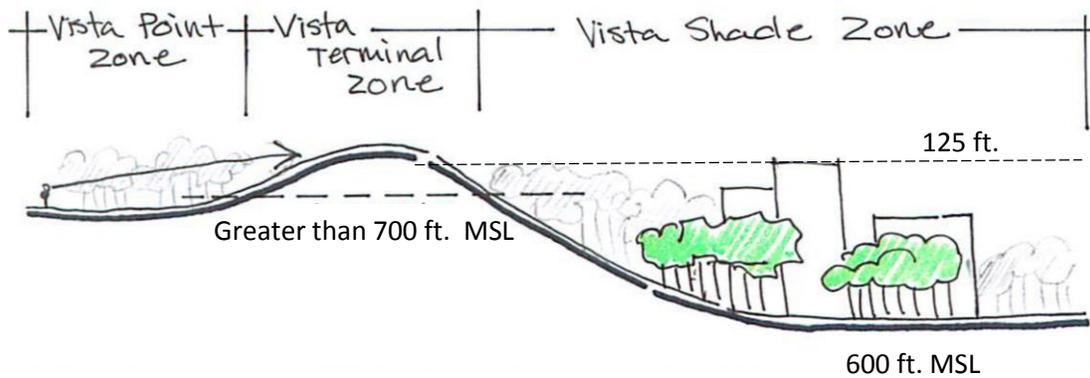


Figure 106: Height Limit Section Drawing

with SH 114 or SH 170, should have streetscape characteristics visually associated with the Town Streets (as identified in the Thoroughfare Plan to follow). The Town Street identity in this Community transitions from the ubiquitous regional qualities of SH 114 and SH 170 to the more rural character of streets in the Pastoral Community.

3. Regional Community: An area of Westlake generally lying along SH 114 from Roanoke Road to the east side of Westlake Parkway. The Regional Community is currently undeveloped but completely zoned. This area will host Westlake future growth of retail, office, and higher density forms of residential land use. The Regional Community is largely obscured from views as seen when looking north from the Pastoral Community because it lies north of Vista Terminals identified in the View Analysis. These high elevations in the foreground of such views generally hide the Regional Community area. Also, land within the Regional Community is lower and flatter than most of Westlake. Consequently, the Regional Community is capable of absorbing square footage transferred out of other Community areas without detracting from the visual character objectives of the Town. Therefore,

the Regional Community can accommodate:

- a. Greater Building Height:** The view section diagram above (Figure 106) establishes a view angle that would define a height limit for structures in this area.
- b. Greater Ground Coverage:** The intense use of this area by populations from outside the Town of Westlake makes natural preservation difficult. However, detention needs will provide opportunity for natural amenity, which can likely be developed for more intense use in this context.
- c. Greater Regional Associations and Identity:** Building forms, landscaping, and streetscape will likely have a regional quality. Building design may be more contemporary and/or innovative. Landscaping may be more ornamental and set up for more intensive use. Streetscapes will have a more landmark status associated with visibility from and connection with SH 114.

Increased height, coverage and FAR could support the potential for permitting mixed use parking credits, thereby reducing the total amount of parking apron that more intensive development may require.

Like other Planned Development planning areas, current limitations on FAR and building height make it difficult to capture the regional potentials of this Community. Therefore, the Regional Community becomes a good destination for the transfer of development square footage from other Planned Development planning areas. The Regional Community is shown in grey-blue in Figure 107.

- 4. Town Community:** An area of Westlake generally north of Dove Road and south of Lake Turner. The Town Community is mostly undeveloped, containing a few projects such as Deloitte (attains an FAR less than .2) and Westlake Academy. This area is completely zoned and will host most of Westlake's future resort and hospitality development as well as some level of office and specialty retail. The association of land uses in this area with entertainment and specialty shopping make it important as it supports the residential neighborhoods of the Pastoral Community. Deloitte and Westlake Academy set an appropriate benchmark for development that serves the above described support function. Similarly, resort development will likely have abundant amenity open space(s), thereby reinforcing an overall visual character in which the sense of open space-to-development favors open space. Many of the important considerations that define appropriate development for this region are similar to those discussed in the Commercial Community. Transitions to residential are necessary, which means that open space creates a residential buffer through which more trail connections flow.

The Town Community is served by Town Streets (as shown in the Thoroughfare

Plan to follow), which have a distinctive Westlake Streetscape visually different than the regional circulation system (SH 114 and SH 170 and the associated service roads) but is more visually associated with the Pastoral System (roads of the Pastoral Community). The Town Community is shown as a russet color in Figure 107.

- 5. Town Common:** An area of Westlake located at the interface of the Regional Community, the Town Community, and Open Space, which is served by the Town Road System (as illustrated in the Thoroughfare Plan to follow) and serves as a trail hub for the Town. This area is an organic nucleus for the Town that makes the relationship between other Community elements (described herein) meaningful and "town-like". Without a Town Common or other hub feature, Westlake is missing the key attribute of "town-ness" and is subsequently inorganically divided into two separate settings: one is Commercial and the other is residential. Without such a hub to reconcile connection of these land use areas, the commercial component attaches to SH 114 and the residential component attaches to surrounding cities, like Southlake and Keller. As a result, an unresolved area of partially developed/partially undeveloped space will exist between the two land use areas. A town hub, a specific goal emerging from the Westlake Public Workshops (#1 and #2), reconciles this potential bifurcation of the Town.
- 6. Open Space:** An area of Westlake generally north of Dove Road and extending in an east to west direction from the View Shed/ Commercial Community abutting SH 170 to the View Shed Community abutting SH 114 at Solana Boulevard. This area encompasses the major Vista Terminals

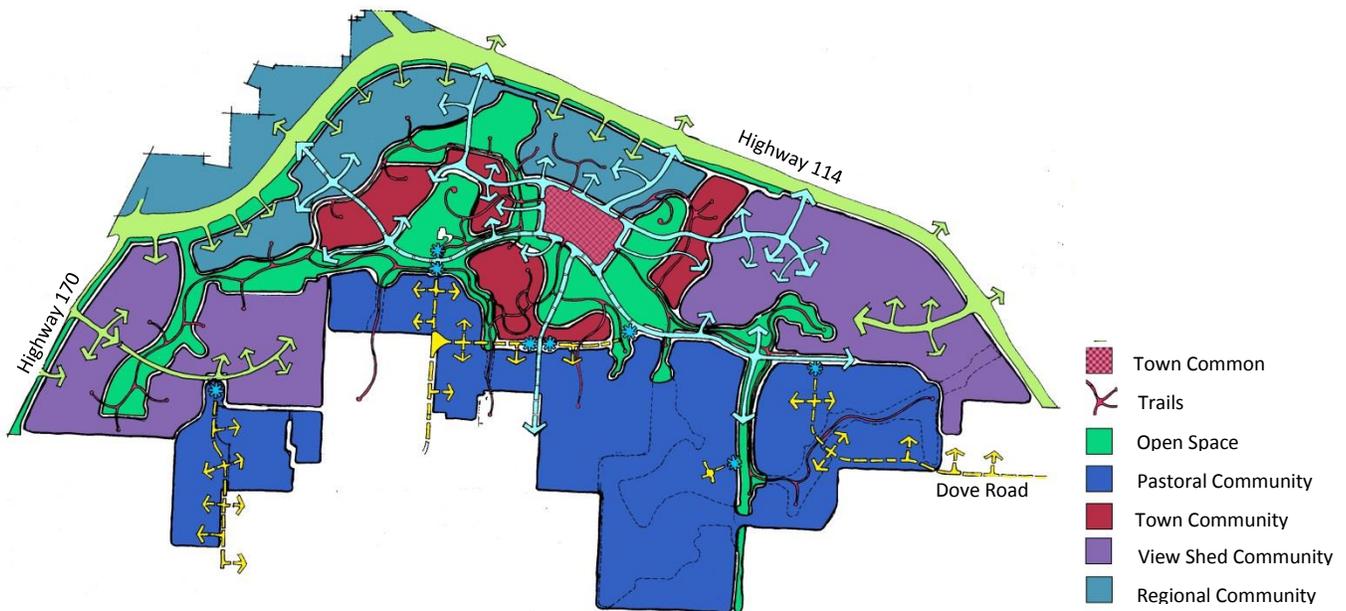


Figure 107: Framework Plan – (base of Communities Map) presented at Workshop #2

and establishes a central open space corridor lying between the Regional Community and Pastoral Community while engaging the Town Community and Town Common. This area functions as a:

- a. **A hub** for trail connections between Westlake's neighborhoods and important destinations within the Town.
- b. **A conservation zone** for key natural features, like water bodies, waterways, and landmark landforms.
- c. **An edge** for Westlake that defines the boundary between Regional Community and Pastoral Community (with the Town Community and Town Common being associated with the open space network).
- d. **A publically accessible amenity, whether visually or physically**, that enhances residential value.
- e. **An appropriate setting** for the educational assets of the Town.
- f. **Recreational asset** for the community and a location for public parks (as defined in the Open Space Plan to follow).

- g. **A micro-setting that defines the streetscape** seen from the primary Town Streets, thereby preserving the pastoral street qualities that Westlake residents seek to preserve.

All of the above functions are potentially negatively impacted by development. Therefore, it is desirable that the Open Space Community is largely undeveloped to remain open and natural. However, existing entitlements do not make provision for such disposition of this property and incentives will be necessary to incentivize the transfer of square footage currently permitted for this area to another Planned Development planning area.

Figure 107 is the Framework Plan that was reviewed at Public Workshop #2, and Figure 108 is the Communities Map, referenced above, which is a result of the revision of the Framework Plan based on input received at that Workshop, input from the Planning Steering Committee, and reconciliation of the Community Types with the Entitlements currently in place. Note that the distribution of Community Types is substantially the same in each map.

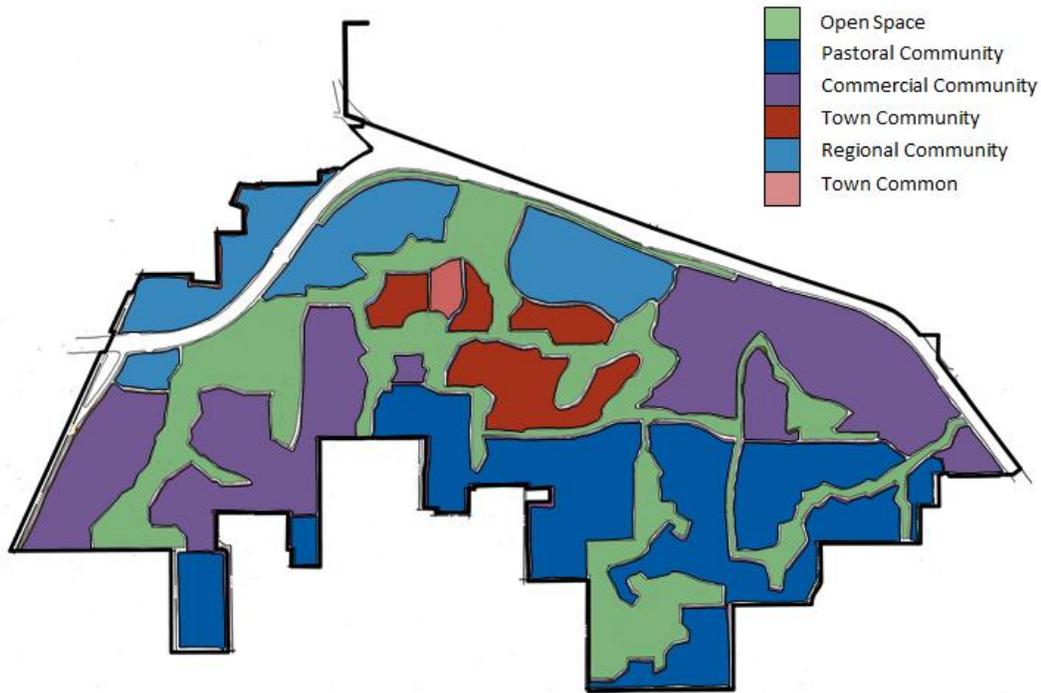


Figure 108: Communities Map – Result of Public Inputs and Existing Entitlements

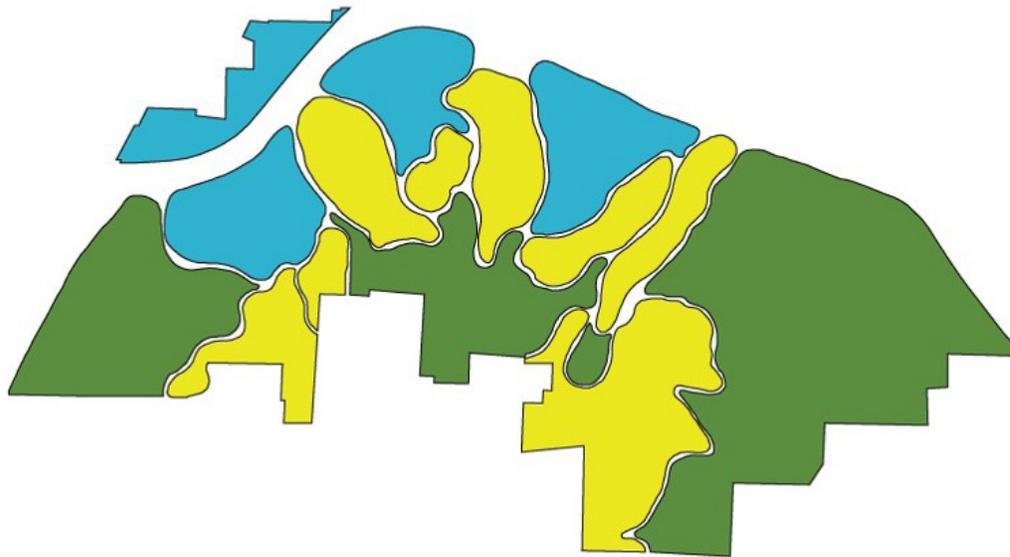


Figure 109: Receiving/Sending Zones in Relation to View Analysis

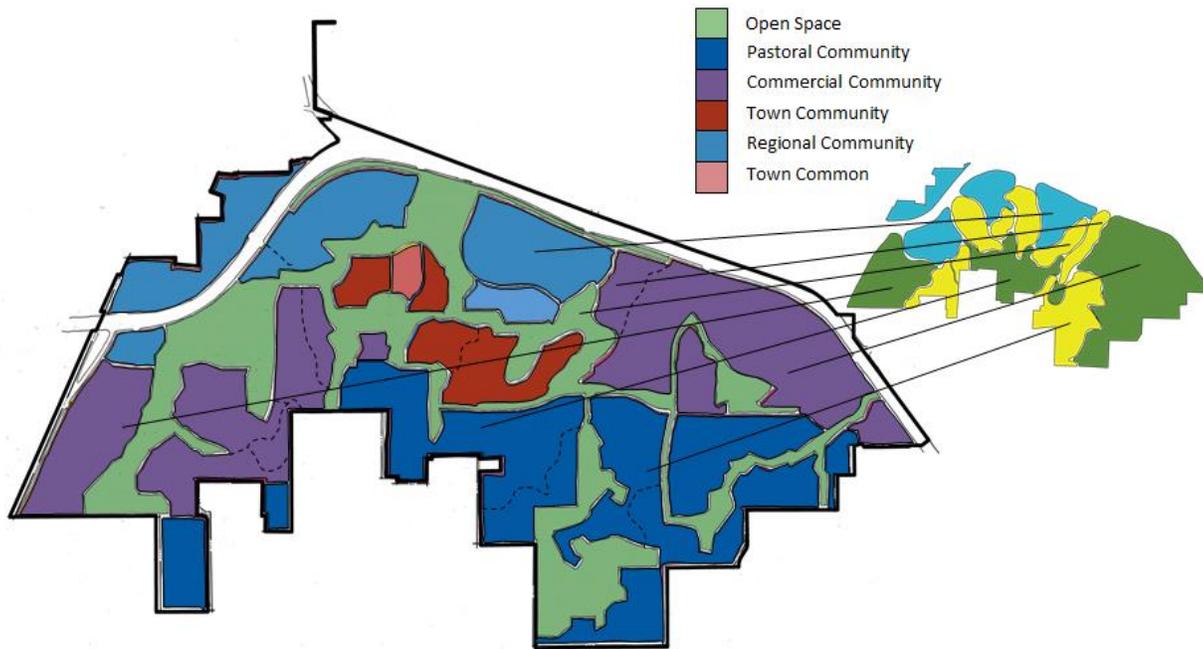


Figure 110: Receiving/Sending Zones in Relation to Community Types

Figure 109 applies the idea of sending and receiving development square footage to the appropriate areas identified in the View Analysis. Figure 110 takes a step further by illustrating the relationship between Communities and the Sending/Receiving Zones derived from the View Analysis. Note that the Communities described as most capable of accommodating the importation of square footage are also located in the view areas that are less visible or farther away from the Vista Point Zones. These are also identified as the Receiving Zones.

Using this Framework evolution as a base, the Land Use Plan addresses the following:

1. **Public Implementations:** The objectives to be achieved through movement of development square footage between sending districts and receiving district for various community types.
2. **Development:** The recommended development height and coverage within the Community.
3. **Land Use:** The recommended land

uses for each district that reinforce the character and intent of the community type engaged (refer to Part One: Policy Tabulations of the Implementation Plan).

4. **Rates:** The rates of transfer between exporting communities and importing communities (refer to Part One: Policy Tabulations of the Implementation Plan).

THE LAND USE PLAN

The Land Use Plan has three elements that collectively speak to the issue of use within the particular setting of Westlake. As stated earlier, that setting is one in which all vacant land within the Town is zoned by either categorical zoning or Planned Development Ordinance. Therefore, land use, in its most fundamental sense, is legally prescribed by legal instruments that already exist. However, many of these designations are over 20 years old and market conditions have changed since the original requests, making it potentially desirable for land owners to

seek adjustment of that earlier zoning. In addition, this Comprehensive Plan Update asserts that Westlake's favorable Ad Valorem comparison (at build out) with other financially stable cities (such as Highland Park, Texas) tends to make it less important for Westlake to seek additional commercial square footage for financial sustainability reasons. Therefore, it can be viewed that the use of a reasonable portion of the present level of commercial entitlement should be sufficient and that the additional Ad Valorem revenue attained from commercial square footage expansion (through entitlement increase) may not be sufficient to resolve the traffic problems that it will impose on the Town. Although additional entitlement square footage may not be necessary for Westlake (unless a significant public purpose is served), it may be desirable for the existing distribution of entitlement density (building height and coverage) to be relocated within the tapestry of zoning designations (Planned Development planning areas), thereby allowing certain planning areas to increase in response to market conditions and others decrease in response to adjacency issues and other market considerations without financial loss of the entitlement originally granted.

The Land Use Plan (Figure 111) shows 16 Land Use Districts derived from eight basic character districts (tying back to the Community Types presented above and derived from the Framework Plan and community input from Public Workshop #2). Each of the basic eight districts are divided by one of four Land Use suffixes depicting the import/export setting in which it resides, resulting in 16 Land Use Districts. The four suffix types reflect the view setting in which the district resides and, thereby, its suitability for import or export of commercial square footage and general sensitivity to development. The eight basic Land Use Districts and the four

applicable suffix types (resulting in the 16 Land Use Districts) are:

1. Open Space Dominant

- a. District Type: **Open Space (OP)**. The area encompassing the major Vista Terminals and other natural assets and provides the general transition space between what is residential and what is commercial within the Town. It is desirable that the Open Space area be undeveloped, although a certain level of educational development may be compatible.
- b. Suffix Variations: There are no suffix variations for Open Space.

2. Residential Dominant:

- a. District Type: **Pastoral Community (PC)**. This area that will experience most of the Town's future single-family residential growth. Compatibility with existing high-end residential development is important.
- b. Suffix variations:
 - i. **PC-A:** Indicates location within the View Shed Zone
 - ii. **PC-B:** Indicates location within the View Corridor Zone

3. Low to Mid-Density Office Dominant:

- a. District Type: **Commercial Community 1 (CC1)**. The areas lying close to SH 114 yet still part of the visual fabric as seen from higher elevations of the Town. In the future, this area will host larger campus office/mixed use projects (much like today's Solana).
- b. Suffix variations:
 - i. **CC1-A:** Indicates location within the View Shed Zone and, therefore, visually present in the views and vistas of Westlake.
 - ii. **CC1-B:** Indicates location within the View Corridor Zone and, therefore, visually present in

many views and vistas as well as associated with existing creekways. Development in this area should be responsive to the visual and hydrologic sensitivities of this zone.

4. Campus Office Dominant:

- a. District Type: **Commercial Community 2 (CC2)**. This area, generally lying south of SH 114 and east of SH 170, will experience most of the Town's future office campus development.
- b. Suffix Variations:
 - i. **CC2-A**: Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area, justifying considerations regarding compatibility.
 - ii. **CC2-B**: Indicates location within the View Corridor Zone and, therefore, visually present in many views and vistas as well as associated with existing creekways. Development in this area should be responsive to the visual and hydrologic sensitivities of this zone.
 - iii. **CC2-C**: Indicates location within the Vista Terminal Zone and is, therefore, visually sensitive. Commercial development in this area has the greatest visual impact on the residential fabric.
 - iv. **CC2-D**: Indicates location within the View Shade Zone and is visually obscured from most views and vistas, thereby allowing greater commercial association.

5. Campus Office/ Residential Hybrid Dominant:

- a. District Type: **Commercial Community 3 (CC3)**. This area, generally south of Solana Boulevard, will also experience future campus

development, although it also contains some residential potential (as specified in the existing Planned Development Ordinance for PD 1 and its amendments PD1-2 and PD1-3).

b. Suffix Variations:

- i. **CC3-A**: Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area, justifying considerations regarding compatibility.

6. Resort, Commercial Transition, Residential Mix, and Specialization Dominant:

- a. District Type: **Town Core (TC)**. This area is located in the heart of existing commercial entitlement area and is suggested as an area in which to locate that commercial development most supportive of functioning as a central hub for Westlake. This could include vertical mixed-use, entertainment, and/or specialty retail.
- b. Suffix Variation:
 - i. **TC-A**: Indicates location within the View Shed Zone and, therefore, visually associated with the pastoral area. More campus-like development pattern with generous open space (as seen with the development of the Deloitte site) is appropriate.
 - ii. **TC-B**: Indicates location within the View Corridor Zone and is, therefore, visually sensitive to vertical development. In addition, development here should be responsive to the presence of water ways and water bodies by allowing such natural features to exist in a more natural state. This area has a special sensitivity to FAR, coverage and building height.

- iii. **TC-D:** Indicates location within the View Shade Zone and is, therefore, visually obscured from most views and vistas, allowing greater design and density flexibility. A portion of this area is currently zoned as R-1 and O but is surrounded by office, mixed-use commercial, and resort use. The residentially zoned portions of this district could be exchanged with other commercial entitlement to aggregate commercial in this area and expand residential in the residentially contiguous zones.

7. Town Hub and Town Activity Center:

- a. District Type: **Town Common (TCO).**
This area will be flanked by future resort, specialty commercial, entertainment, mixed residential, and office development. Uses in this area are responsive to the Town Common and open space that could surround them and serve meaningful to both the Town and regional interests.
- b. No Suffix Variations:
 - i. **TCO:** Located north of the Westlake Academy, encompassing the landmark landform in that area as well as the hillside down to Lake Turner. The visual prominence and central location of this area makes it ideal as a place for expression of civic activity/identity/community. Such purpose and location makes this area sensitive to vertical development, which would encroach upon it and, thereby curtail its use or preservation of the landmark landform it encompasses.

8. Higher Density Commercial Dominant:

- a. District Type: **Regional Commercial (RC).** This area will likely experience demand for the most intense commercial development due to its association with SH 114 and access capacity due to Westlake Parkway.
- b. Suffix Variations:
 - i. **RC-B:** Indicates location within the View Corridor Zone and is, therefore, visually present in many views and vistas as well as associated with existing creek ways. Portions of this area are currently zoned "O" but such uses here would be surrounded by office, mixed-use commercial, and resort use. Commercial continuity in this area is deemed a desirable land use objective.
 - ii. **RC-D:** Indicates location within the View Shade Zone and is, therefore, visually obscured from most views and vistas. Buildings in this location can be considerably taller than currently permitted. Commercial aggregation in this area is deemed a Land Use objective, especially when it promotes and incentivizes lower density commercial (with a greater proportion of open space) in other areas. Further, it is likely that higher density development will be more regionally associated (attracting vehicular trips in and generating trips out from regional locations). Therefore, this component of Westlake's fabric is logically located closer to the regional access points.

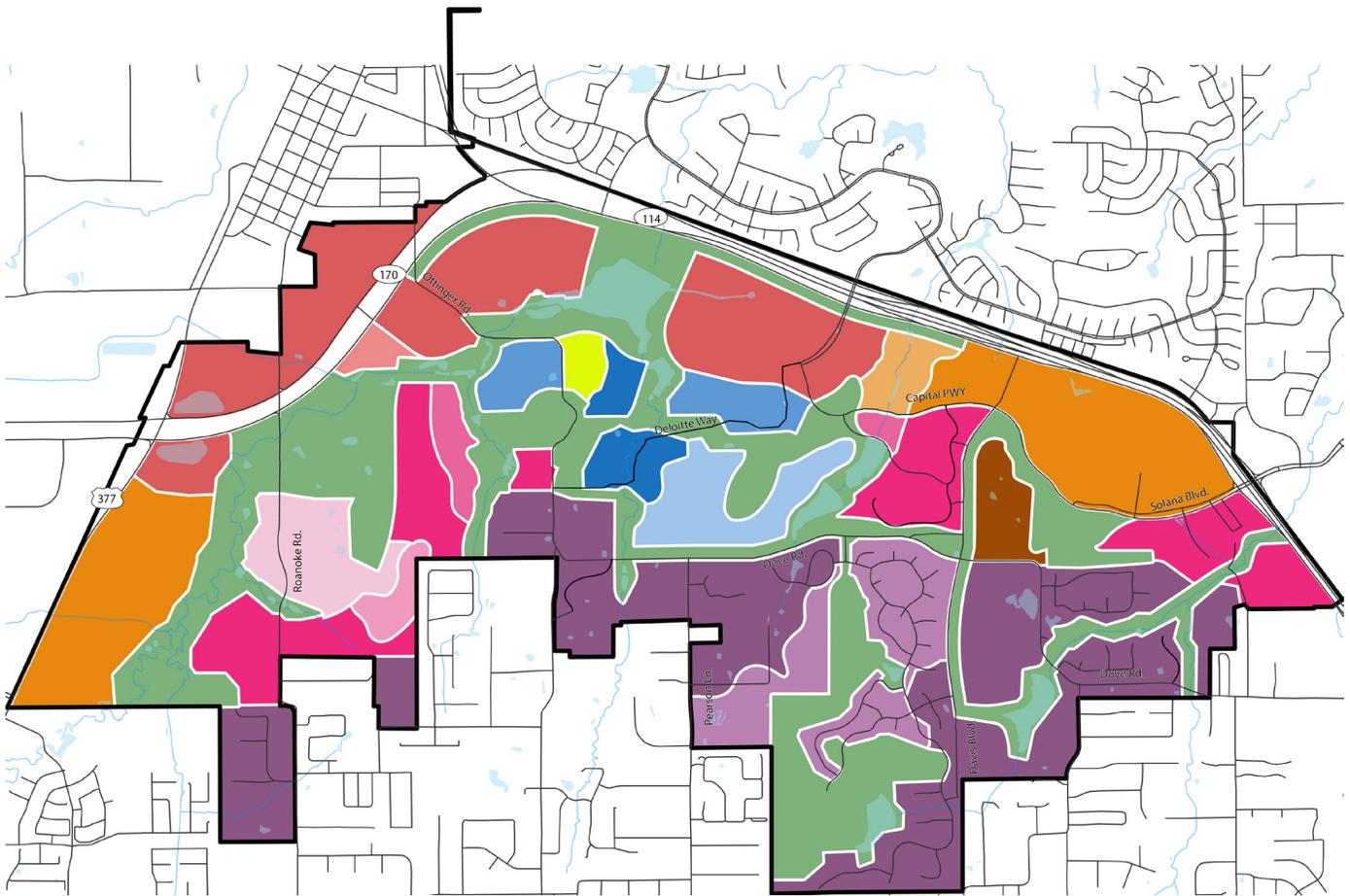


Figure 111: Westlake Land Use Districts

DISCLAIMER: The land use districts shown on this map in no way modify the permitted uses and/ or conditions of use (FAR, building height, etc.) specified in any zoning or Planned Development Ordinance approved by the Town of Westlake. These land use districts are intended to guide the Council in their evaluation of site plans submitted for their approval and/ or property owner requests to transfer commercial square footage from one land use district to another when the legal mechanism for such transfer has been adopted by the Town of Westlake. See Policy Section A in the Implementation Document for rates of transfer, trigger points, and other implementation language.

Figure 111 illustrates recommended spatial distribution of these Land Use Districts within the Town of Westlake:

Description and Visualization of the Character Districts:

The following section presents a description of each Land Use Character District, explaining the intent and desired qualities of development in each area. Each block also presents pictures meant to further explain the attributes of preferred development.

- PC-A: Pastoral Community/ View Shed Zone
- PC-B: Pastoral Community/ View Corridor Zone
- CC1-A: Community Commercial 1/ View Shed Zone
- CC1-B: Community Commercial 1/ View Corridor Zone
- CC2-A: Community Commercial 2/ View Shed Zone
- CC2-B: Community Commercial 2/ View Corridor Zone
- CC2-C: Community Commercial 2/ View Terminal Zone
- CC2-D: Community Commercial 2/ View Shade Zone
- CC3-A: Community Commercial 3/ View Shed Zone
- TC-B: Town Core/ View Corridor Zone
- TC-D: Town Core/ View Shade Zone
- TC-A: Town Core/ View Shed Zone
- RC-D: Regional Commercial/ View Shade Zone
- RC-B: Regional Commercial/ View Corridor Zone
- TCO: Town Common
- Open Space



District Type: Open Space (OS)

Character Statement: Westlake resides at the geologic break between the uplands (extending south into Keller) and the lowlands (sweeping north toward Lake Grapevine). Eroded landforms perched at the terminus of a rolling topography that gives way to flatter pastures is the identifying natural character of Westlake, which is also the composition of characteristic views and vistas cherished by Town residents. The Open Space Land Use District contains much of this identifying landscape and the waterways associated with it. The intent of the Open Space District is to preserve vistas and view corridors and, thereby, preserve the essence of Westlake's pastoral setting

as it experiences increasing amounts of commercial and residential development. The Open Space Land Use District is meant to be primarily undeveloped with the landmark landforms of the Town remaining in their natural condition, thereby preserving important views as well as natural and rural settings. Where it is not feasible to have an undeveloped condition, FAR's in this area should be similar to those already attained at the Deloitte University site so that large portions of any development tract are open, undeveloped, and used for the creation of retention ponds and other natural features that enrich Westlake. Flood plains and waterways should be aggressively preserved and remaining tree communities/wooded areas protected.



District Type: Pastoral Community (PC)

Character statement: Most of Westlake's residential development to date can be characterized as large homes situated on large landscaped lots where homes are sited in ways responsive to features of the lot, instead of the street. The overall character is one of a dominant landscape and houses arrayed within it, rather than houses with lots (as is common to most suburban development). Lots are generally an acre or larger with homes set well back from the street. Homes are limited to two stories in these areas and densities are one unit or less per

acre. However, smaller lot sizes could be compatible with this character if such lots are clustered and surrounded with open space so that the gross density remains one dwelling unit per acre. The sense of open land is more essential than lot size. The Pastoral Community is predominantly residential with some institutional uses and office campus uses where the FAR is .1:1 or less. Informal lot landscaping replaces rigid street landscaping, giving more visual presence to the natural ground plane than the roadway. Preservation of current home values is key to future residential development.



District Type: Commercial Community 3 (CC3)

Character Statement: The Community Commercial 3 Land Use District is similar to the Community Commercial 2 Land Use District except that it has already permitted residential land uses within it. Therefore, residential adjacency is an important issue of this District. Commercial development of the Community Commercial 3 District is meant to be more “office campus”-like development, wherein the corporate addresses are essentially corporate estates sitting on large landscaped sites in a manner similar to the Pastoral Community residential patterns. FAR’s in this District will be lower than the .4 to .45:1 embedded in most Planned Development Ordinances. FAR’s should be similar to levels of development seen at Fidelity Investments;

however, FAR abutting residential should be lowered through the employment of added landscape buffers. Detention facilities as required for commercial development should be retention ponds located so as to be in the public view. A larger percentage of site open space, building heights not exceeding four stories, natural and drifted landscape, and retention ponds visible to the public view are characteristics of the Community Commercial 3 Land Use District. The Community Commercial 3 Land Use District is a building height and coverage sending zone. It is encouraged that exportation of building square footage be for the purpose of supporting low FAR’s with more open space or conversion from commercial to transitional residential use (as per the Housing Plan to follow) in areas that abut existing residential zoning.



District Type: Community Commercial 2 (CC2)

Character Statement: The Community Commercial 2 District generally lies between the Community Commercial 1 Districts and the Pastoral Community Districts. Therefore, the Community Commercial 2 District is meant to be a land use density transition from highway fronting commercial use to landscape dominated residential use. Therefore, building height and the amount of open land surrounding commercial uses in this area is important. Commercial development of the Community Commercial 2 District is meant to be more “office campus”-like development, wherein the corporate addresses are essentially corporate estates sitting on large landscaped sites in a manner similar to the Pastoral Community residential patterns. FAR’s in this district will be lower than the .4 to .45:1 embedded in most Planned Development ordinances. FAR’s should be similar to levels of development seen at Fidelity Investments. However, that small segment of the Community

Commercial 2 District located in a View Shade Zone can tolerate development that somewhat exceeds currently permitted levels. Further, another portion of the Community Commercial 2 District is located in the high ground of a view terminal. In this case, efforts should be taken to preserve the landform by exporting development density to another Land Use District as identified in the Land Use Plan (CC-1, TC-1 TC-2, or RC). Detention facilities as required for commercial development should be retention ponds located so as to be in the public view. A larger percentage of site open space, building heights not exceeding four stories, natural and drifted landscape, and retention ponds visible to the public view are characteristics of the Community Commercial 2 District. This District is a building height and coverage sending zone. It is encouraged that exportation of building square footage be for the purpose of supporting low FAR’s, more open space or conversion from commercial to transitional residential use (as per the Housing Plan to follow) in areas that abut existing residential zoning.



District Type: Community Commercial 1 (CC1)

Character Statement: Much of the Community Commercial 1 Land use District lies along SH 114, generally east of Westlake Parkway, and along SH 170, generally west of Roanoke Road. This area is a transitional zone between the highways and the Community Commercial 2 and 3 Districts. In a Community Commercial 1 District, the value of highway frontage can be captured to an extent that does not adversely encroach upon the view sheds extending north east and north west from higher elevations southward in the Pastoral Community. Buildings in this location can be somewhat taller than building heights in the Community Commercial 2 and 3 Districts, with greater coverage. Portions of the Community Commercial 1 District fall within a Corridor View Zone that follows one of Westlake's existing creekways. In these areas building heights

should remain low at approximately four stories. However, other SH 114 and SH 170 frontage areas within the Community Commercial 1 District can have taller structures (approximately seven stories or 80 feet). At these freeway frontage locations, FAR's can be higher than other Community Commercial Districts. While not urban, the intent of the Community Commercial 1 Land Use District is to project a freeway identity for Westlake at the portals leading to its residential areas that is more office park-like in its character while still responding to the value potentials of the highway locations. Six and seven story buildings with well-designed native landscapes (use of water features in the landscape that are visible from the highway), parking hidden from freeway view, and a void to solid ratio not exceeding .7:1 (greater solid than void) characterize the Community Commercial 1 Land Use District.



District Type: Town Core (TC)

Character Statement: The Town Core Land Use District is a context district that supports the Town Common District. This means that it serves the viability of Town Common through supporting hospitality, entertainment, and office uses. The Town Core District is also a transitional district, transitioning from the regional commercial scale of the Regional Commercial District (to the north and west of the TC area) to the Town Common and Community Commercial Districts (generally south and east of the TC area). Portions of this district are located in the View Shade Zone and, therefore, appropriate for the importation of building square footage, as building

heights exceeding five stories can be accommodated here. Portions of the Town Core District falling within a View Shed or View Corridor Zone should retain lower building heights in the four story range. While not urban, the Town Core district has a more conventional street relationship than Community Commercial Districts have, and the associations with the street are active (including drives, premise signs, trails/sidewalks, parking, visible porte-cocheres, and other features such as flag islands, etc.). More street engagement, more composed landscaping, transitional FAR's, and void to solid ratios about .7:1 (more solid than void) are characteristics of the Town Core Land Use District.



District Type: Town Common (TCO)

Character Statement: The civic and social identity of Westlake is embodied in this district. The Town Common Land Use District also expresses the pastoral identity of the Town. The Town Common District is the hub of local activities as envisioned in the Planning Public Workshops, converging upon a pedestrian friendly environment. This District is a place for expression of civic-ness, a place for gathering, festive and ceremonial events, and family outings; all while being close to the Academy and recreation facilities of a school park. The Town Common contains one of Westlake's most dramatic Landmark Landforms. The steep slopes dropping from the hill top, toward the Regional Community Land Use District are difficult for development but well suited for scenic purpose. The

Town Core Districts, which flank the Town Common on the east and west, have a potential to energize use of the Town Common. Entertainment and higher density residential land uses in these abutting areas reinforce a sense of hub importance.

The urban-ness of the Regional Commercial Districts transitions through the Town Core District and Town Common to blend with the single-family residential character of the Pastoral Community. Public facilities located here should be designed in a style derived from agricultural references that remember Westlake's heritage. Needed public parking should be treated in a manner that allows the parking area to have ecological significance (such as the bio-swale parking area at Arbor Hills Nature reserve in Plano).



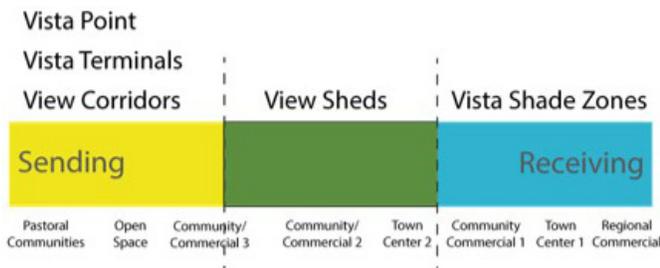
District Type: Regional Commercial (RC)

Character Statement: The Regional Commercial District is the most intense commercial district in Westlake. It is viewed as the primary receiving district for movement of commercial square footage out of Community Commercial and Town Core Districts where more open space, undeveloped site area, and lower buildings are sought. The Regional Commercial Districts can accommodate buildings in excess of eight stories (in some areas). Lying along SH 114 and SH

170, the Regional Commercial Land Use District is served by the regional corridor more than the Town Arterials. Taller buildings, wider streets, more intense parking, parking structures, formal street landscaping, active building to street relationships, connected parking aprons, higher light levels, and a void to solid ratio of 1:1 (a balance of solid and void) are characteristics of this site. Higher levels of development density and greater highway visibility call for establishing an overarching architectural continuity and other site design compatibilities.

Summary of Exporting and Importing Districts:

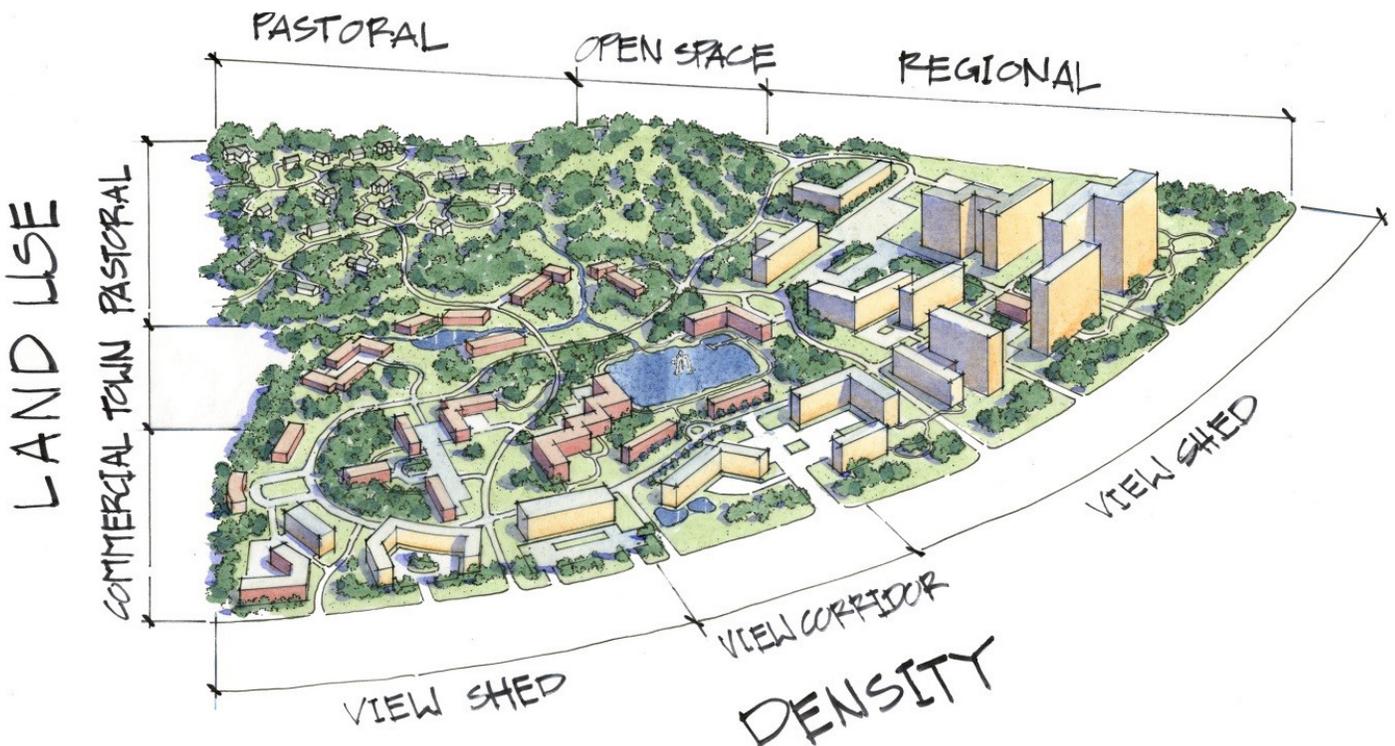
The following diagram illustrates the relationship of the basic Land Use District Types and the earlier described suitability of export or import commercial square footage. Note that the Open Space and Community Commercial Districts are most suitable for exportation while Regional Commercial and Town Core are most suitable of importation.



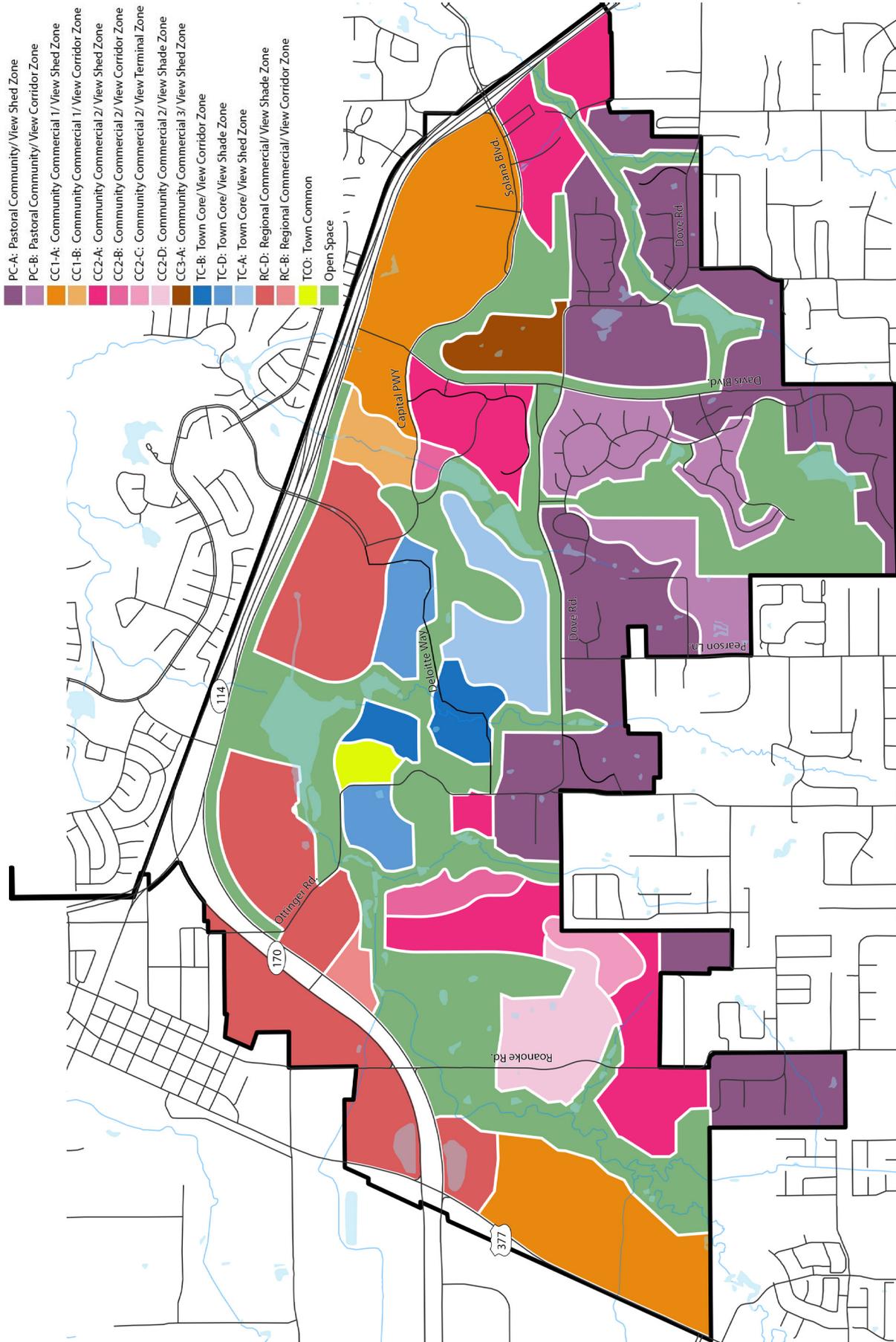
Use Recommendations, Development Conditions, and Export Ratios by Land Use District are described in detail in the Implementation Document.

CONCLUSION

This Land Use Plan seeks to further the Goals and aspirations for the Citizens of Westlake as presented in the Public Planning Workshops. Therefore, this Land Use Plan builds upon the recognition that market conditions in 2014 are significantly different than market conditions in 1992 and that such change of condition will likely motivate owners of undeveloped property to seek augmentation of their current zoning ordinance. Therefore, this Land Use Plan is meant to be a guide in discussions when considering such requests by seeking to identify pathways to a positive response that does not further burden the Town with additional traffic and/or facilities demand.



THE LAND USE PLAN



DISCLAIMER: The land use districts shown on this map in no way modify the permitted uses and/or conditions of use (FAR, building height, etc.) specified in any zoning or Planned Development Ordinance approved by the Town of Westlake. These land use districts are intended to guide the Council in their evaluation of site plans submitted for their approval and/or property owner requests to transfer commercial square footage from one land use district to another when the legal mechanism for such transfer has been adopted by the Town of Westlake. See Policy Section A in the Implementation Document for rates of transfer, trigger points, and other implementation language.