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CITY OF FORNEY, TEXAS

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF FORNEY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND MAP, AS HERETOFORE AMENDED, BY CHANGING THE ZONING ON APPROXIMATELY 64.708 ACRES OF LAND IN THE JOHN GREGG SURVEY, ABSTRACT NO. 171, IN THE CITY OF FORNEY, KAUFMAN COUNTY, TEXAS, WHICH LAND IS IDENTIFIED AS THE VILLAS OF MUSTANG PLACE, BY AMENDING ORDINANCE NO. 0904, TO CHANGE THE ZONING FROM PD – PLANNED DEVELOPMENT OVERLAY DISTRICT WITH A BASE ZONING DISTRICT DESIGNATED AS MF-15 – MULTI-FAMILY RESIDENTIAL-15 DISTRICT USES TO PD – PLANNED DEVELOPMENT OVERLAY DISTRICT WITH A BASE ZONING DISTRICT OF MF-15 – MULTI-FAMILY RESIDENTIAL-15 DISTRICT USES AND SFA – SINGLE-FAMILY ATTACHED DISTRICT USES, IN ACCORDANCE WITH THE CITY’S COMPREHENSIVE MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A REPEALER CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the City of Forney, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map of the City of Forney, Texas, regarding the rezoning of the property herein described; and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the City Council of the City of Forney; and

WHEREAS, the City Council of the City of Forney, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission of the City of Forney and of all testimony and information submitted during said public hearing, has determined that, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the City, the zoning of the property described herein shall be changed, and that the official zoning map of the City of Forney, Texas, shall be amended to reflect the rezoning of the property described.

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

Section 1. FINDINGS INCORPORATED

All of the above premises are found to be true and correct legislative and factual determinations of the City of Forney and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. ZONING AMENDED

From and after the effective date of this Ordinance, the property described herein shall be rezoned as set forth in this section, and the official zoning map of the City of Forney, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said City of Forney, Texas Comprehensive Zoning Ordinance, Ordinance No. 1085, as amended ("Zoning Ordinance"), are not amended, but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land being 64.708 acres of land in the John Gregg Survey, Abstract No. 171, and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), presently zoned PD - Planned Development Overlay District with a base zoning district designated as MF-15 – Multi-Family Residential-15 District uses is hereby rezoned PD - Planned Development Overlay District with a base zoning district of MF-15 - Multi-Family Residential–15 District uses and SF-A - Single-Family Attached Residential District uses in accordance with specific requirements in the City's Comprehensive Plan, and in accordance with Exhibit "B" (Development Standards and Permitted Uses), Exhibit "C" (Concept Plan), and Exhibit "D" (Concept Elevations), attached hereto and incorporated herein by reference as if repeated verbatim. More particularly, the base zoning districts shall be applied as reflected on Exhibit "C" (Concept Plan) with the MF-15 – Multi-Family Residential-15 District regulations applied to that area of the Property identified as Segment A and the SF-A - Single-Family Attached Residential District regulations applied to that area of the Property identified as Segment B. Any revision to Exhibit "C" (Concept Plan) shall require that this Planned Development Overlay District be re-opened and a change in zoning requested and obtained as a condition precedent to any proposed of Exhibit "C" (Concept Plan).

Section 3. SEVERABILITY CLAUSE

It is hereby declared to be the intention of the City Council that the words, phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any word, phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining words, phrases, clauses, sentences, paragraphs and sections of this Zoning Ordinance, since the same would have been enacted by the City Council without the incorporation of any such unconstitutional word, phrase, clause, sentence, paragraph or section.

Section 4. SAVINGS CLAUSE

The Zoning Ordinance shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 5. REPEALER CLAUSE

Any provision of any prior ordinance of the City, whether codified or uncoded, which is in conflict with any provision of this Ordinance, is hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City, whether codified or uncoded, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

Section 6. PENALTY CLAUSE

Any person, firm, or corporation violating any of the provisions or terms of this Ordinance shall be guilty of a misdemeanor and upon conviction, shall be fined a sum not to exceed \$2,000.00 for each offense, and each and every violation or day such violation shall continue or exist, shall be deemed a separate offense.

Section 7. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law and Charter in such cases provide.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Forney, Texas, on this the ____ day of _____, 2013.

DARREN ROZELL, Mayor
City of Forney

ATTEST:

DOROTHY BROOKS, TRMC, CMC, City Secretary

APPROVED AS TO FORM:

KENT S. HOFMEISTER, City Attorney

EXHIBIT "A"
DESCRIPTION OF PROPERTY

EXHIBIT "A"
64.708 ACRES

BEING a tract of land situated in the JOHN GREGG SURVEY, ABSTRACT NO. 171, in Kaufman County, Texas, being part of a called 98.97 acre tract of land described in a deed to Harlan Properties Inc., recorded in Volume 1755, Page 90, Deed Records, Kaufman County, Texas, being part of a called 35.098 acre tract of land described in a deed to Zell Investments, LLC, recorded as Document No. 2007-07569 of said Deed Records and being more particularly described as follows:

BEGINNING at a point in the northwest boundary of said 98.97 acre tract and the south boundary of a called 21.98 acre tract described in a deed to William S. Daum, recorded in Volume 1293, Page 0110 of said Deed Records, the west right-of-way of Chisholm Trail (a 60-foot right-of-way) at the northwest corner of Mustang Place-Phase I, an addition to Kaufman County, according to the plat thereof recorded in Volume 2348, Page 504, Map Records, Kaufman County, Texas;

THENCE along the northwesterly boundary of said addition, the following courses and distances:

South 44 degrees 04 minutes 02 seconds West, a distance of 149.23 feet to the beginning of a tangent curve to the left;

Southwesterly, along said tangent curve to the left which has a chord that bears South 37 degrees 08 minutes 43 seconds West for 43.39 feet, a central angle of 13 degrees 50 minutes 38 seconds and a radius of 180.00 feet, for an arc distance of 43.49 feet to the end of said curve;

South 59 degrees 46 minutes 36 seconds East, a distance of 60.00 feet to the beginning of a non-tangent curve to the left;

Northeasterly, along said non-tangent curve to the right which has a chord that bears North 32 degrees 09 minutes 45 seconds East for 8.12 feet, a central angle of 03 degrees 52 minutes 41 seconds and a radius of 120.00 feet, for an arc distance of 8.12 feet to the end of said curve;

South 45 degrees 55 minutes 58 seconds East, a distance of 125.53 feet;

South 44 degrees 04 minutes 02 seconds West, a distance of 249.00 feet;

North 45 degrees 55 minutes 58 seconds West, a distance of 49.30 feet to the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left which has a chord that bears North 70 degrees 36 minutes 28 seconds West for 15.89 feet, a central angle

of 02 degrees 25 minutes 43 seconds and a radius of 375.00 feet, for an arc distance of 15.90 feet to the end of said curve;

South 18 degrees 10 minutes 40 seconds West, a distance of 138.50 feet;

South 36 degrees 42 minutes 35 seconds West, a distance of 12.16 feet to a point on the south right-of-way of Painted Trail (a 50-foot right-of-way), the north corner of Lot 25, Block A of said addition and an exterior ell corner of said 35.098 acre tract;

THENCE along the common boundary between said addition and said 35.098 acre tract, the following courses and distances:

South 44 degrees 04 minutes 02 seconds West, a distance of 100.00 feet;

South 45 degrees 55 minutes 58 seconds East, a distance of 130.00 feet to the south corner of Lot 24 of said Addition and an interior ell corner of said 35.098 acre tract;

THENCE over and across said 35.098 acre tract, the following courses and distances:

South 23 degrees 30 minutes 04 seconds West, a distance of 28.55 feet to the beginning of a non-tangent curve to the left;

Northwesterly, along said non-tangent curve to the left which has a chord that bears North 78 degrees 13 minutes 49 seconds West for 134.19 feet, a central angle of 23 degrees 27 minutes 45 seconds and a radius of 330.00 feet, for an arc distance of 135.13 feet to the beginning of a non-tangent curve to the right;

Northeasterly, along said non-tangent curve to the right which has a chord that bears North 09 degrees 46 minutes 10 seconds East for 177.52 feet, a central angle of 20 degrees 27 minutes 04 seconds and a radius of 500.00 feet, for an arc distance of 178.47 feet to the beginning of a non-tangent curve to the right;

Northwesterly, along said non-tangent curve to the right which has a chord that bears North 76 degrees 22 minutes 42 seconds West for 30.18 feet, a central angle of 06 degrees 17 minutes 25 seconds and a radius of 275.00 feet, for an arc distance of 30.19 feet to the beginning of a non-tangent curve to the left;

Southwesterly, along said non-tangent curve to the left which has a chord that bears South 07 degrees 54 minutes 40 seconds West for 215.35 feet, a central angle of 23 degrees 26 minutes 36 seconds and a radius of 530.00 feet, for an arc distance of 216.86 feet to the beginning of a reverse curve to the right;

Southwesterly, along said reverse curve to the right which has a chord that bears South 19 degrees 52 minutes 53 seconds West for 425.93 feet, a central angle of

47 degrees 23 minutes 02 seconds and a radius of 530.00 feet, for an arc distance of 438.31 feet to the end of said curve on the southwest boundary of said 35.098 acre tract, the north corner of a called 17.152 acre tract described in a deed to D. Ridder Investments, recorded in Volume 1197, Page 174 of said Deed Records, and the east corner of a called 13.05 acre tract described in a deed to Deridder Corporation, recorded in Volume 1247, Page 539 of said Deed Records;

THENCE North 46 degrees 25 minutes 36 seconds West, along the common boundary between said 35.098 acre tract and said 13.05 acre tract, a distance of 77.64 feet;

THENCE North 45 degrees 37 minutes 00 seconds West, continuing along the common boundary between said 35.098 acre tract and said 13.05 acre tract, a distance of 915.00 feet to the north corner of a called 13.05 acre tract described in a deed to Charles L. Raleigh, recorded in Volume 1248, Page 024 of said Deed Records and the most easterly corner of Mustang Industrial Park, an addition to Kaufman County, according to the plat thereof, recorded in Cabinet 1, Page 691 of said Map Records;

THENCE North 46 degrees 06 minutes 23 seconds West, along the common boundary of between said 35.098 acre tract and said Mustang Industrial Park, passing the most westerly corner of said 35.098 acre tract at 748.52 feet and continuing for a total distance of 1,720.40 feet to the north corner of said Mustang Industrial Park and the east corner of a called 21.841 acre tract of land described in a deed to Tywell Manufacturing Corp., recorded in Volume 1362, Page 347 of said Deed Records;

THENCE North 45 degrees 51 minutes 22 seconds West, along the common boundary between said 21.841 acre tract and said 98.97 acre tract, a distance of 30.24 feet;

THENCE along the northwesterly boundary of said 98.97 acre tract, the following courses and distances:

North 56 degrees 14 minutes 24 seconds East, a distance of 60.00 feet;

North 84 degrees 52 minutes 17 seconds East, a distance of 132.42 feet;

South 66 degrees 53 minutes 40 seconds East, a distance of 27.03 feet;

North 54 degrees 25 minutes 38 seconds East, a distance of 1,040.99 feet to the southwesterly boundary of said 21.98 acre tract for the most northerly corner of said 98.97 acre tract;

THENCE South 45 degrees 55 minutes 58 seconds East, along the common boundary between said 21.98 acre tract and said 98.97 acre tract, a distance of 2,043.88 feet to the **POINT OF BEGINNING** and containing 2,818,703 square feet, or 64.708 acres of land, more or less.

EXHIBIT "B"

DEVELOPMENT STANDARDS AND PERMITTED USES

I. Applicability

- a. The PD - Planned Development Overlay District ("PD") created herein shall apply to and govern the development of the tract(s) of land described on Exhibit "A" (the "Property").
- b. Except as otherwise specifically stated herein, the regulations of this PD shall be based upon the MF-15 – Multi-Family Residential-15 District zoning regulations and the SFA – Single-Family Attached District zoning regulations. The MF-15 – Multi-Family Residential-15 District zoning regulations shall be applied to that portion of the Property designated as "Segment A" on Exhibit "C" (Concept Plan) as such regulations are in effect on the date of adoption of this Ordinance. The SFA – Single-Family Attached District zoning regulations shall be applied to that portion of the Property designated as "Segment B" on Exhibit "C" (Concept Plan) as such regulations are in effect on the date of adoption of this Ordinance. In the event of a conflict between the terms and provisions of the Zoning Ordinance and this Ordinance the terms and provisions of this Ordinance shall control.

II. Submittals Required

- a. Concept Plan – a Concept Plan for the Property has been submitted with the Property owner's request for a zoning change and is attached to this Ordinance and incorporated herein by reference for all purposes allowed by law. Any proposed changes, amendments or modifications to that Concept Plan and any related Concept Elevations shall be submitted in accordance with the requirements of the Zoning Ordinance for approval and adoption. The Concept Plan may be for the entire area of the Property or any portion thereof. The Concept Plan may be amended from time to time, subject to review and approval by the City of Forney.
- b. Site Plan – a site plan shall be submitted in accordance with the requirements of the Zoning Ordinance. The site plan may be for the entire area of the Property or any portion thereof.
- c. Concept Plan approval shall be valid for a period of one-year from the date of City Council approval of the Concept Plan. If within that one-year period a site plan has been submitted for approval, and approved, for a portion of the Property, then the Concept Plan will be deemed to have no expiration date. Site plans shall be valid for a period of one year from the date of City Council approval of the site plan.

III. Uses Permitted

- a. Those uses listed for the MF-15 - Multi-Family Residential-15 District and the SF-A - Single-Family Attached Residential District in Section 37 of the Zoning Ordinance as "P" or "C" are authorized uses within this PD either by right or with conditional permit approval, respectively. Uses that are identified in any of the foregoing listed zoning districts as conditional uses must be approved utilizing procedures set forth in Section 34b of the Zoning Ordinance.

IV. Development Standards for Multi-Family Uses

a. Height Regulations:

Maximum Height - Three Stories and not to exceed forty feet (40') in height to the peak of the roof with a minimum 6/12 roof pitch.

b. Area Regulations:

1. **Minimum lot Area** - 2000 square feet per dwelling unit not to exceed 18 dwelling units per acre.

2. **Number of Dwelling Units** - The total number of dwelling units allowed for MF-15 - Multi-Family Residential-15 District uses in Segment A of the Property as depicted on Exhibit "C" (Concept Plan) shall not exceed 360 dwelling units.

3. **Size of Yards:**

- a. **Minimum Front Yard** - Thirty feet (30').

- b. **Minimum Side and Rear Yard** - Fifteen feet (15') unless adjacent to a single-family residential district in which event the side yard and rear yard setbacks shall be according to the MF-15 - Multi-Family Residential-15 District, as follows:

1. One Story buildings - twenty-five feet (25'); and
2. Two and three story buildings - fifty feet (50').

4. **Minimum Floor Area per Dwelling Unit**

- a. **Efficiency unit** - Five Hundred (500) square feet;

- b. **One-bedroom unit** - Seven hundred twenty-five (725) square feet; and

- c. **Two-or more bedroom unit** - Eight hundred seventy-five (875) square feet for the first two bedrooms, plus an additional one hundred twenty-five (125) square feet for every bedroom over two bedrooms (e.g., three-bedroom unit must have at least 1,000 square feet, etc.).

5. **Maximum lot coverage** - Forty-five percent (45%) total, including main and accessory buildings.

6. **Parking regulations**

- a. 1.5 spaces for each efficiency or one-bedroom unit.
- b. 1.75 spaces for each two-bedroom unit.
- c. 2 spaces for each three-bedroom unit.
- d. 3 spaces for each four bedroom unit.
- e. The average number of parking spaces for the total development shall be no less than 1.75 spaces per dwelling unit. At least 50% of the dwelling units shall have access to a covered parking space and not less than 50% of the covered parking spaces so provided shall be garages.
- f. No parking space may be located closer than six feet (6') from any building or closer than two feet (2') from any side yard or rear yard lot line.
- g. All parking areas adjacent to public streets shall be screened from view. Screening may be in the form of live plant materials, berms, low masonry walls that match the exterior finish of main buildings, or any combination of the foregoing.
- h. *See also* Zoning Ordinance Section 38, Off-Street Parking and Loading Requirements, for additional requirements.

V. **Development Standards for Single-Family Uses**

a. **Height Regulations:**

Maximum Height - Three Stories and not to exceed forty feet (40') in height to the peak of the roof with a minimum 6/12 roof pitch.

b. **Area Regulations:**

1. **Minimum lot Area** - 3,500 square feet.

2. **Number of Dwelling Units** - The total number of dwelling units allowed for SF-A - Single-Family Attached Residential District uses in Segment B of the Property as depicted on Exhibit "C" (Concept Plan) shall not exceed 192 dwelling units.

3. Size of Yards:

a. Minimum Front Yard – Ten feet (10').

b. Minimum Side and Rear Yard – Ten feet (10') for the rear and five feet (5') for the side yard. Ten feet (10') separation is required between buildings. Corner lots are required to be fifteen feet (15') from the right-of-way.

4. Minimum Floor Area per Dwelling Unit - One thousand two hundred (1,200) square feet;

5. Maximum lot coverage - Forty-five percent (45%) total, including main and accessory buildings.

6. Parking regulations

a. Two (2) car garage is required; and

b. Driveway parking for two (2) cars is not required.

VI. Special Requirements

a. Maximum Number of Dwelling Units for Property – The maximum number of dwelling units allowed within this PD may be reduced based on the acreage used for MF-15 - Multi-Family Residential–15 District uses and the acreage used for SF-A - Single-Family Attached Residential District uses. Notwithstanding any future revisions or changes to Exhibit “C” (Concept Plan), which changes or revisions shall require that this Ordinance be amended, the total number of dwelling units allowed for this PD shall in no event exceed 700 dwelling units.

b. Open Space - Except as provided below, the open space in this development shall equal or exceed twenty percent (20%) of the gross site area.

c. Landscape Area Requirements - A minimum of twenty percent (20%) of the total lot area of the Property, specifically excluding the floodplain and drainage areas along the western side of the Property and the area situated on the east side of the eastern-most roadway within the Property that is identified as the “remaining parcel” on the Concept Plan, shall be devoted to a combination of landscaping (i.e., pervious surface area) and usable open space (see subparagraph a herein-above). The frontage of the main north-south arterial road within the Property that is designated as “Future Chisolm Trail” (“Roadway”) on Exhibit “C” (Concept Plan), which Roadway also provides the dividing line between Phases 1 and 2 of the development as depicted on Exhibit “C” (Concept Plan), shall have a fifteen foot (15') wide landscape buffer placed along each side of the Roadway to the extent that both side of the Roadway are within the Property and the median shall be landscaped and maintained by owner. To the extent that only one side of the Roadway is within the Property, a fifteen foot (15')

wide landscape buffer placed along the side of the Roadway within the Property and the median shall be landscaped and maintained by owner. The area situated on the eastern side of the eastern-most road within the Property that is identified as the "remaining parcel" shall be irrigated, landscaped and maintained by the owners of the Phase I development on the Property.

- d. **Park Dedication and Park Fees** – The Open Space and Landscape Area Requirements and required buffer areas identified in this PD shall not be used to offset any park dedication or park fee requirements. Park land dedication and the payment of park fees shall conform to the requirements of the City's Code of Ordinances in effect at the time the record plat for the Property is filed with the City. Park land dedication and the payment of park fees shall be addressed contemporaneously with the development of each phase of the Property. Park land dedication shall not trigger a requirement to amend or modify Exhibit "C" (Concept Plan) provided that all other components of Exhibit "C" (Concept Plan) remain unchanged.
- e. **Refuse facilities** - Every multi-family unit shall be located within three hundred feet (300') of a dumpster facility or within five hundred feet (500') of a trash compactor (collectively, "Refuse Facilities"), measured along the designated pedestrian travel way. Refuse Facilities shall be screened with masonry and landscape treatments to create an effective visual barrier.
- f. **Screening requirements** - A solid brick or masonry screening wall not less than 6 feet (6') nor more than 8 feet (8') in height shall be erected along the perimeter of the Property and along the separation between single-family and multi-family uses. In the alternative a wrought iron fence with masonry columns placed no more than ten feet (10') apart on center together with a dense opaque evergreen landscape screen with an initial planting of three foot (3') and which will attain an ultimate height of six feet (6') at maturity to maintain the wall as an effective visual barrier shall be erected.
- g. For the multi-family use a swimming pool and a clubhouse shall be provided and constructed in Phase I of the development. The Phase I swimming pool shall be at least 3,500 square feet in size. In Phase II a second swimming pool and a "tot lot" playground area shall be constructed. In Phase III a third swimming pool or a second "tot lot" playground area shall be constructed.
- h. Recreational vehicles, travel trailers or motor homes may not be used for on-site dwelling purposes.
- i. Open storage and outdoor storage is prohibited.
- j. All points on the exterior facades of all buildings shall be within one hundred eighty feet (180') of a dedicated fire lane easement (as measured by an unobstructed pathway, or route, for fire hoses).

- k. Buildings shall not exceed two hundred feet (200') in length.
- l. Boats, campers, trailers and other recreational vehicles shall be prohibited unless specific designated oversize parking areas are provided as part of the approved site plan. The designated oversize parking area(s) shall not be used to meet the minimum parking requirements for the PD and shall not be visible from a public street.
- m. All buildings containing multi-family residential units shall provide signage that clearly identifies the numbers (i.e., addresses) of the units within each building. Unit signage shall be visible from entrances into the complex and/or from vehicular drive aisles within the complex such that each individual unit is easy to locate by visitors, delivery persons, and/or emergency personnel.
- n. All multi-family parking areas shall have appropriate lighting with such lighting fixtures positioned such that no light shall adversely impact any adjacent residential areas.
- o. Site plan approval shall be required for any multi-family or non-residential use (e.g., school, church, child care center, private recreation facility, etc.) in the PD. All buildings within the PD shall be architecturally compatible with each other, in that they shall use similar exterior finish colors and materials to achieve an overall, visually compatible appearance viewed from the road.
- p. A minimum 3,800 square foot clubhouse / leasing office shall be constructed in the multi-family portion of the Property. This facility will included an exercise / fitness room, leasing offices, library/computer room, and a meeting room.
- q. Maintenance of all landscape areas within Segment A of the Property shall be the responsibility of the owner for the multi-family use. The maintenance of all landscape areas within Segment B of the Property shall be the responsibility of the homeowners association for the single-family use.
- r. For multi-family uses an internal trail system, with minimum six foot (6') wide trails, leading to and from the open space areas shall be provided. Where the trail crosses paved areas the trail location shall be identified by enhanced paving (pavestone and / or stamped concrete). The internal trail system shall connect and loop throughout Segment A of the Property on a phase by phase basis. At the time of construction of Phase III, if a City of Forney trail system is adjacent to any portion of the Property, the developer shall make and provide a trail connection between the trail within the Property and the City trail.
- s. Mail pickup shall be located in one or more centralized mailbox areas within the portion of the Property utilizing the base zoning district of MF-15 - Multi-Family Residential-15 District and identified as Segment A on Exhibit "C" (Concept Plan). A trash receptacle shall be provided adjacent to each mailbox area located in multi-family use areas.

- t. Exterior Materials permitted shall be brick, stucco, stone, and hardiplank. The exterior façade of the buildings shall be at least 80% brick and/or stone. Internal hallways may be constructed with brick, stone, stucco, and hardiplank. Single story buildings may use stucco and hardiplank anywhere on the structure as long as it is above the top plate of the first floor (or a minimum height of eight feet [8'] above the slab grade.) Garage door materials may be any materials typically used to manufacture and construct garage doors.
- u. Stamped concrete or decorative crosswalks shall be used to delineate connections to access the trail system and other amenities. Stamped concrete or decorative paving shall be used to delineate the roundabouts.
- v. Benches, garbage cans, and bicycle facilities shall be provided throughout the multi-family development, common areas, and interior trail system.

EXHIBIT "C"
CONCEPT PLAN



171 LOTS

CONCEPT PLAN OPTION 2
MUSTANG PLACE - PHASE 2
CITY OF FORNEY, KAUFMAN COUNTY,
TEXAS



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