

Lakeside

TOWN OF TROPHY CLUB, TEXAS

ORDINANCE NO. 93-06

AN ORDINANCE OF THE TOWN OF TROPHY CLUB, TEXAS AMENDING ORDINANCE NO. 91-01 OF THE TOWN, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, BY AMENDING THE OFFICIAL ZONING MAP OF THE TOWN BY CHANGING THE ZONING ON A CERTAIN TRACT OF LAND LOCATED WITHIN THE TOWN AND GENERALLY DESCRIBED AS FOLLOWS: BEING APPROXIMATELY 198.01 ACRES OUT OF THE J. EADS SURVEY, ABSTRACT NO. 392, THE J. HENRY SURVEY, ABSTRACT NO. 529, AND THE W. MEDLIN SURVEY, ABSTRACT NO. 829 AND BEING GENERALLY LOCATED NORTH OF LAKEVIEW ELEMENTARY SCHOOL AND THE FIRST BAPTIST CHURCH (AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO), FROM ITS CURRENT ZONING OF R-12 SINGLE FAMILY RESIDENTIAL TO PD PLANNED DEVELOPMENT DISTRICT AS AUTHORIZED BY THE PD PLANNED DEVELOPMENT DISTRICT SECTION OF THE COMPREHENSIVE ZONING ORDINANCE, FOR SINGLE FAMILY DETACHED DWELLINGS AND USES INCIDENTAL TO SUCH RESIDENTIAL USE, ALL IN ACCORDANCE WITH THE EXHIBITS ATTACHED HERETO, WITH THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE, AND WITH A COMPREHENSIVE SITE PLAN; PROVIDING THAT SUCH TRACT OF LAND SHALL BE USED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COMPREHENSIVE ZONING ORDINANCE AND ALL OTHER APPLICABLE ORDINANCES OF THE TOWN; PROVIDING THAT THE ZONING MAP SHALL REFLECT PD PLANNED DEVELOPMENT DISTRICT NO. 12 FOR THE SUBJECT PROPERTY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE AND THAT ALL OTHER ORDINANCES IN CONFLICT HERewith ARE REPEALED TO THE EXTENT OF SUCH CONFLICT; PROVIDING A PENALTY OF NOT LESS THAN ONE DOLLAR (\$1.00) NOR MORE THAN TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH VIOLATION HEREOF AND A SEPARATE VIOLATION SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Ordinance heretofore adopted by the Town Council of the Town of Trophy Club, Texas (the "Town"), the approximately 198.01 acre tract of land out of the J. Eads Survey, Abstract No. 392, the J. Henry Survey, Abstract No. 529, and the W. Medlin Survey, Abstract No. 829 which is the subject of this Ordinance, generally located north of Lakeview Elementary School and the First Baptist Church (and being more particularly described in Exhibit "A" attached hereto and incorporated herein) (the "Land"), was zoned R-12 Single Family Residential, which specified that the Land be used in conformity with the regulations of the R-12 Single Family Residential District and with the other applicable terms of Ordinance No. 91-01 of the Town (the "Comprehensive Zoning Ordinance"); and

WHEREAS, application has been made pursuant to the Comprehensive Zoning Ordinance and State law for the rezoning of the Land from R-12 Single Family Residential to PD Planned

Development District in accordance with Section 16A of the Comprehensive Zoning Ordinance, and all the legal requirements, conditions and prerequisites having been complied with, the case having come before the Town Council after all legal notices, requirements, conditions and prerequisites were complied with; and

WHEREAS, the Town Council, at a public hearing held jointly with the Planning and Zoning Commission, had an opportunity to consider the following factors in making a determination as to whether these requested changes should be granted or denied: safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the tracts of land; safety from fire hazards and damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on the established character of the neighborhood; location, lighting and types of signs and relation of signs to traffic control and adjacent property; street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood; adequacy of parking, location of ingress and egress points for parking and off street loading spaces, and protection of public health by surfacing on all parking areas to control dust; effect on the promotion of health and the general welfare, effect on light and air, the effect on the overcrowding of the land, the effect on the concentration of population, and the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council further considered among other things the character of the districts and their peculiar suitability for particular uses, with a view of conserving the value of buildings and encouraging the most appropriate use of land in the Town; and

WHEREAS, the Town Council does find that there is a public necessity for the zoning changes, that the public demands them, that the public interest clearly requires the amendments, and that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time of the original investment was made; and

WHEREAS, the Town Council does find that the change in zoning and the site plan approval lessens the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes the health and the general welfare; provides adequate light and air; prevents the overcrowding of land; avoids undue concentration of population; and facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, after public notices were given in compliance with State law and public hearings were conducted, and after considering the information submitted at the said public and all other relevant information and materials, the Planning and Zoning Commission of the Town has recommended to the Town Council the adoption of the

amendment to the Comprehensive Zoning Ordinance as set forth in this Ordinance; and

WHEREAS, after due deliberations and consideration of the recommendation of the Planning and Zoning Commission and the information and other materials received at the public hearings, the Town Council has concluded that the adoption of this Ordinance is in the best interests of the Town of Trophy Club, Texas and of the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF TROPHY CLUB, TEXAS:

Section 1. Incorporation of Preamble. That the above and foregoing preamble is true and correct and is incorporated into the body of this Ordinance as if copied herein in its entirety.

Section 2. Rezoning. That Ordinance No. 91-01 of the Town, the same being the Town's Comprehensive Zoning Ordinance, is hereby amended in the following particulars, and that all other Articles, chapters, sections, subsections, paragraphs, sentences, phrases and words of the Comprehensive Zoning Ordinance are not amended but are hereby ratified, verified, approved and affirmed:

A. That the zoning on the Land described in Exhibit "A" attached hereto and incorporated herein for all purposes, heretofore zoned R-12 Single Family Residential, is hereby changed to PD Planned Development District (PD-\_\_\_\_) for detached single family dwellings and other uses incidental and accessory thereto, according to the standards and requirements set forth in Exhibits "B" through "E" attached hereto and incorporated herein for all purposes, and with the specific requirements of this Ordinance, with all other parts of the Comprehensive Zoning Ordinance, with the Comprehensive Site Plan and plat of the development, and with all applicable ordinances, rules and regulations of the Town.

Section 3. Development Plan; Regulations; Development Schedule. A Development Plan and Concept Plan (together with any elevation drawings, landscape plans, etc.) attached hereto as Exhibit "B" (which plans together constitute the Site Plan for the Land), Residential Regulations attached hereto as Exhibit "C", and a Development Schedule attached hereto as Exhibit "E" were submitted by the Owner and Developer and reviewed and approved by the Town Council upon the recommendation of the Planning and Zoning Commission for approval as a general Development Plan. Each of the said Exhibits is incorporated herein and made a part of this Ordinance for all purposes.

Section 4. Restrictive Covenants. In connection with the development of the Land, the Owner and Developer has voluntarily agreed to restrict the development of the Land by the adoption and recording of restrictive covenants in a form approved by the Town, a copy of which are attached hereto as Exhibit "D".

Section 5. Condition Precedent. In carrying out the development of the PD, Planned Development District, the development conditions set forth in this Ordinance shall be conditions precedent to the granting of any certificate of occupancy as required in the Comprehensive Zoning Ordinance.

Section 7. Zoning Map. The Town Secretary is hereby directed to mark and indicate on the official Zoning District Map of the Town to reflect the zoning changes herein made.

Section 8. Compliance with Ordinances. In all other respects the use of the Lands hereinabove described shall be subject to all applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the Town.

Section 9. Purpose. The amendment to zoning, the regulations and districts as herein established, have been made in accordance with the Comprehensive Plan of the Town for the purpose of promoting the health, safety and welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made with consideration of the reasonable suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 10. Savings; Repealer. That this Ordinance shall be cumulative of all other ordinances of the Town affecting zoning and shall not repeal any of the provisions of those ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

Section 11. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision of this Ordinance shall be fined, upon conviction, not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

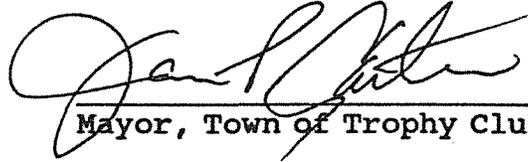
Section 12. Severability. That if any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such

holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such

invalidity, which remaining portions shall remain in full force and effect.

Section 13. Effective Date. That this Ordinance shall become effective from and after its date of adoption and publication as provided by law.

PASSED AND APPROVED by the Town Council of the Town of Trophy Club, Texas this the 17th day of AUGUST, 1993.

  
\_\_\_\_\_  
Mayor, Town of Trophy Club, Texas

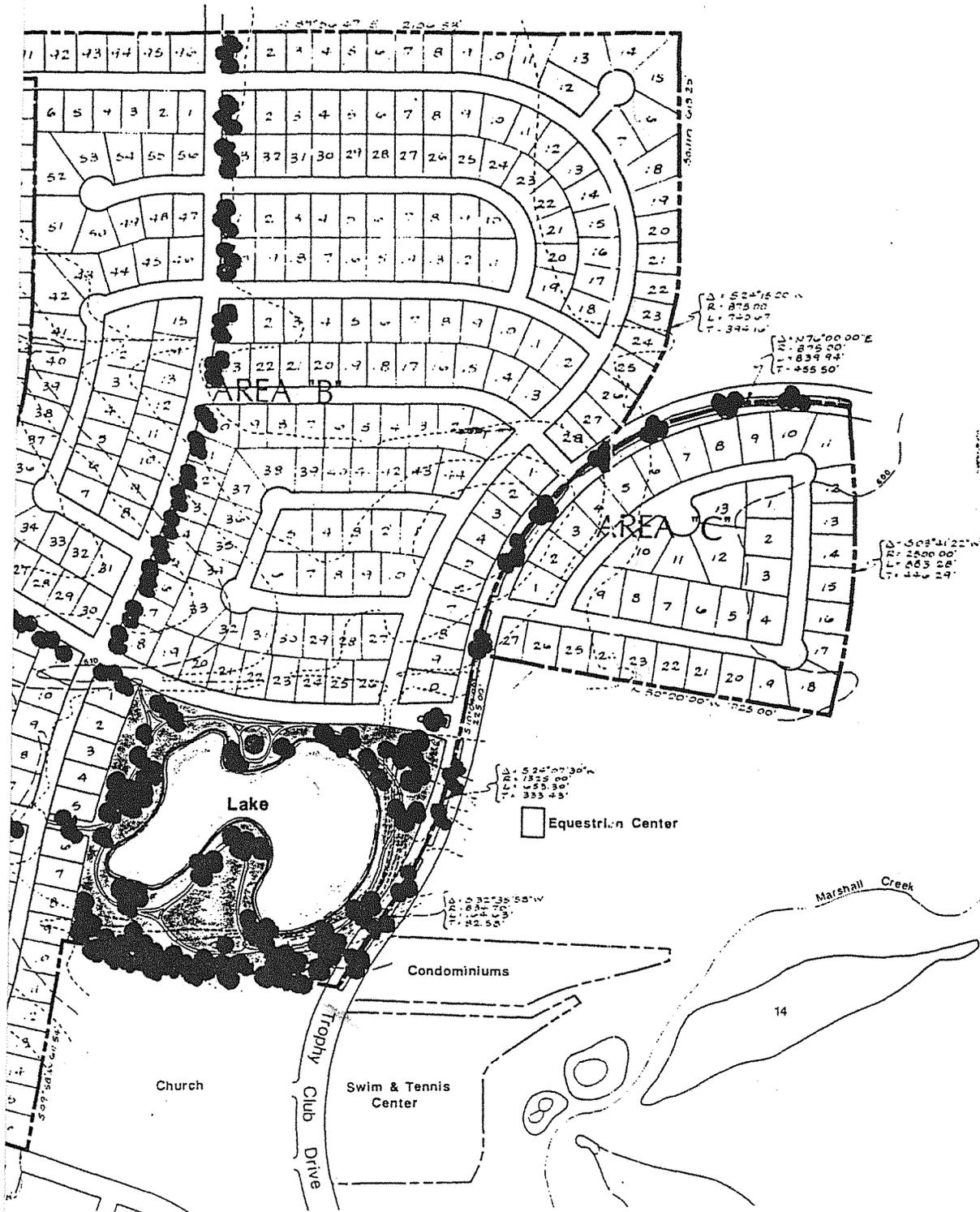
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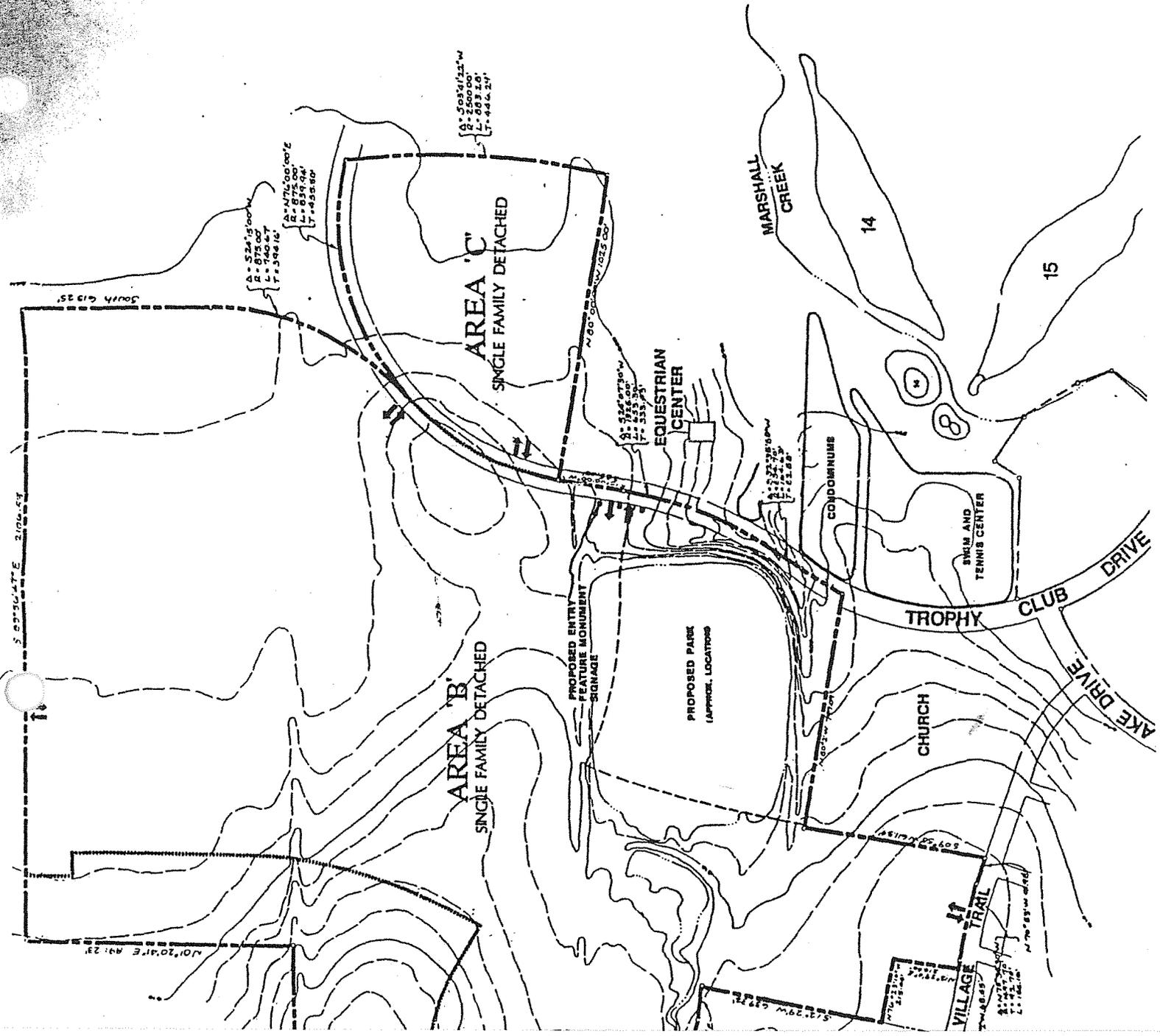
  
\_\_\_\_\_  
Town Secretary,  
Town of Trophy Club, Texas

[SEAL]

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Town Attorney,  
Town of Trophy Club, Texas





**EXHIBIT "C"--RESIDENTIAL REGULATIONS**

**Other Than Those Items Presented, All Policies and Requirements of Zoning Ordinance No. 91-01 Shall Prevail**

The development of the Land described in Exhibit "A" shall be in accordance with all of the regulations contained herein, with the site plan of the development as required by the Comprehensive Zoning Ordinance and shall be subject to the following standards, conditions and requirements:

**Area "A" Residential Regulations**

- A. **Purpose:** The purpose of the Area "A" Residential Regulations (hereinafter referred to as "Area 'A'"), which Area is as shown and depicted on the Development Plan attached to this Ordinance No. \_\_\_ as Exhibit "B", is to allow single family dwellings detached dwellings on lots of not less than eight thousand, four hundred (8,400) square feet, together with the allowed incidental and accessory uses, in order to promote medium population densities within integral neighborhood units.
- B. **Uses Generally:** In Area "A" no land shall be used and no building or structure shall be installed, erected for or converted to any use other than as hereinafter provided.
1. **Permitted Uses:** The following uses shall be permitted as principal uses:
    - a. Single family detached dwellings.
    - b. Parks, playgrounds, and nature preserves, publicly owned.
    - c. Public utility uses required to service the district.
    - d. Public roadways or highways.
  2. **Accessory Uses and Structures:** Accessory uses and structures shall be permitted within Area "A" in accordance with the regulations relating to residential accessory uses as set forth in Ordinance No. 91-01, as amended or revised (the "Comprehensive Zoning Ordinance").
  3. **Conditional Uses:** Conditional uses may be permitted within Area "A" in accordance with the regulations relating to residential conditional uses as set forth in the Comprehensive Zoning Ordinance.
  4. **Limitation of Uses:**
    - a. Garage sales are prohibited.
    - b. Private or public alleys shall not be allowed.
    - c. Any use not expressly permitted or allowed by permit herein is prohibited.
- C. **Plan Requirements:** No application for a building permit for the construction of a building or structure shall be approved unless:
1. A plat, meeting all requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the official records of the County in which the property is located; and
  2. A development schedule has been approved meeting the conditions as provided in the PD Planned Development District Regulations section of the Comprehensive Zoning Ordinance.

- D. Height Regulations: Except as provided by the Comprehensive Zoning Ordinance, no building or structure shall exceed thirty-five feet nor be greater than two and one-half (2 1/2) stories in height.
- E. Area Regulations: The following minimum standards shall be required measured from property lines:
1. Lot size: Lots for any permitted uses shall have a minimum area of eight thousand, four hundred (8,400) square feet.
  2. Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the Town Park Land Dedication Ordinance, and other applicable ordinances of the Town.
  3. Maximum Building Coverage: The combined area covered by all main and accessory buildings and structures shall not exceed thirty-five percent (35%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
  4. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be in accordance with the following:

One story residence:	1,650
One and one-half or two story residence:	1,800*
Residence on corner lot:	2,000*

*\*Those residences with more than one story shall have a minimum first floor area of 1,200 square feet.*
  5. Depth of front yard, feet: 25
  6. Depth of rear yard, feet: 20  
(No rear yard shall face any street; provided, however, that this requirement shall not apply where the rear yard of a lot abuts a street which is contiguous to the perimeter of the Town)
  7. Width of side yard on each side, feet: 7½
  8. Width of side yard adjacent to side street, feet: 15
  9. Width of lot, feet (measured at front building line): 60
  10. Depth of lot, feet (measured from front property line): 110
  11. Depth of lot, cul-de-sac or corner lot, feet: 85
- All required yards shall comply with the applicable section of the Comprehensive Zoning Ordinance.
- F. Buffered Area Regulations: Whenever a single family development is located adjacent to an existing multi-family development or a non-residential district, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of twenty-five (25) feet from the adjoining property line. The setback area shall contain landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.
- G. Garages: Garages shall not face any public dedicated street for all lots of nine thousand (9,000) square feet or greater. No more than two

contiguous lots may have front entry attached garages. Attached garages are not permitted to face any side street. Detached garages shall be constructed in accordance with the Accessory Structures and Uses section of the Comprehensive Zoning Ordinance.

- H. **Masonry Requirements:** All principal and accessory buildings and structures shall be of exterior fire resistant construction having at least eight (80) percent of the total exterior walls, excluding doors, windows and porches, constructed of brick, stone or other masonry material. Other materials of equal characteristics may be allowed upon approval of the Planning and Zoning Commission.
- I. **Fencing Requirements:** ~~An eight (8) foot screening fence shall be constructed by the Owner and Developer adjacent to the common boundary of Area "A" and the corporate limits of the City of Roanoke. The said fence shall be constructed of patio grade western cedar or comparable wooden material on decorative masonry posts. The said fence shall be constructed along platted boundaries prior to the acceptance by the Town of any streets, roadways or other rights-of-way, and no building permits shall be issued prior to the construction and proper completion of the said fence. All fences or walls shall be maintained in good condition by the owners or occupants of the land on which the fence or wall or any part thereof is situated or by a property owners' association in accordance with and pursuant to certain voluntary restrictive covenants and conditions submitted by the Owner and Developer. The said fence shall be constructed so that the face side of the fence is directed away from the Town.~~

## Area "B" Residential Regulations

- A. **Purpose:** The purpose of the Area "B" Residential Regulations (hereinafter referred to as "Area 'B'"), which area is as shown and depicted on the Development Plan attached to this Ordinance No. \_\_\_\_ as Exhibit "B", is to allow single family dwellings detached dwellings on lots of not less than ten thousand (10,000) square feet, together with the allowed incidental and accessory uses, in order to promote medium population densities within integral neighborhood units.
- B. **Uses Generally:** In Area "B" no land shall be used and no building or structure shall be installed, erected for or converted to any use other than as hereinafter provided.
1. **Permitted Uses:** The following uses shall be permitted as principal uses:
    - a. Single family detached dwellings.
    - b. Parks, playgrounds, and nature preserves, publicly owned.
    - c. Public utility uses required to service the district.
    - d. Public roadways or highways.
  2. **Accessory Uses and Structures:** Accessory uses and structures shall be permitted within Area "B" in accordance with regulations relating to residential accessory uses as set forth in Ordinance No. 91-01, as amended or revised (the "Comprehensive Zoning Ordinance").
  3. **Conditional Uses:** Conditional uses may be permitted within Area "B" in accordance with the regulations relating to residential conditional uses as set forth in Section 29 of the Comprehensive Zoning Ordinance.
  4. **Limitation of Uses:**
    - a. Garage sales are prohibited.
    - b. Private or public alleys shall not be allowed.
    - c. Any use not expressly permitted or allowed by permit herein is prohibited.
- C. **Plan Requirements:** No application for a building permit for the construction of a building or structure shall be approved unless:
1. A plat, meeting all requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the official records of the County in which the property is located; and
  2. A development schedule has been approved meeting the conditions as provided in the PD Planned Development District Regulations section of the Comprehensive Zoning Ordinance.
- D. **Height Regulations:** Except as provided by the Comprehensive Zoning Ordinance, no building or structure shall exceed thirty-five feet nor be greater than two and one-half (2 1/2) stories in height.
- E. **Area Regulations:** The following minimum standards shall be required measured from property lines:
1. **Lot size:** Lots for any permitted uses shall have a minimum area of ten thousand (10,000) square feet.

2. **Minimum Open Space:** All areas not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the Town Park Land Dedication Ordinance, and other applicable ordinances of the Town.
3. **Maximum Building Coverage:** The combined area covered by all main and accessory buildings and structures shall not exceed thirty-five percent (35%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.
4. **Minimum Floor Area:** The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be in accordance with the following:

One story residence:	2,000
One and one-half or two story residence:	2,000*
Residence on corner lot:	2,250*

*\*Those residences with more than one story shall have a minimum first floor area of 1,200 square feet.*

5. **Depth of front yard, feet:** 25
6. **Depth of rear yard, feet:** 25  
(No rear yard shall face any street; provided, however, that this requirement shall not apply where the rear yard of a lot abuts a street which is contiguous to the perimeter of the Town)
7. **Width of side yard on each side, feet:** 10
8. **Width of side yard adjacent to side street, feet:** 15
9. **Width of lot, feet (measured at front building line):** 80
10. **Depth of lot, feet (measured from front property line):** 110
11. **Depth of lot, cul-de-sac or corner lot, feet:** 100

All required yards shall comply with the applicable section of the Comprehensive Zoning Ordinance.

- F. **Garages:** Attached garages shall not face any public dedicated street. Detached garages shall comply with the Accessory Structures and Uses section of the Comprehensive Zoning Ordinance.
- G. **Buffered Area Regulations:** Whenever a single family development is located adjacent to an existing multi-family development or a non-residential district, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of twenty-five (25) feet from the adjoining property line. The setback area shall contain landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.
- H. **Masonry Requirements:** All principal and accessory buildings and structures shall be of exterior fire resistant construction having at least eight (80) percent of the total exterior walls, excluding doors, windows and porches, constructed of brick, stone or other masonry material. Other materials of equal characteristics may be allowed upon approval of the Planning and Zoning Commission.

## Area "C" Residential Regulations

- A. **Purpose:** The purpose of the Area "C" Residential Regulations (hereinafter referred to as "Area 'B'"), which area is as shown and depicted on the Development Plan attached to this Ordinance No. \_\_\_ as Exhibit "B", is to allow single family dwellings detached dwellings on lots of not less than twelve thousand (12,000) square feet, together with the allowed incidental and accessory uses, in order to promote medium population densities within integral neighborhood units.
- B. **Uses Generally:** In Area "C" no land shall be used and no building shall be installed, erected for or converted to any use other than as hereinafter provided.
1. **Permitted Uses:** The following uses shall be permitted as principal uses:
    - a. Single family detached dwellings.
    - b. Parks, playgrounds, and nature preserves, publicly owned.
    - c. Public utility uses required to service the district.
    - d. Public roadways or highways.
  2. **Accessory Uses and Structures:** Accessory uses and structures shall be permitted within Area "C" in accordance with regulations relating to residential accessory uses as set forth in Ordinance No. 91-01, as amended or revised (the "Comprehensive Zoning Ordinance").
  3. **Conditional Uses:** Conditional uses may be permitted within Area "C" in accordance with the regulations relating to residential conditional uses as set forth in the Comprehensive Zoning Ordinance.
  4. **Limitation of Uses:**
    - a. Garage sales are prohibited.
    - b. Private or public alleys shall not be allowed.
    - c. Any use not expressly permitted or allowed by permit herein is prohibited.
- C. **Plan Requirements:** No application for a building permit for the construction of a building or structure shall be approved unless:
1. A plat, meeting all requirements of the Town of Trophy Club, has been approved by the Town Council and recorded in the official records of the County in which the property is located; and
  2. A development schedule has been approved meeting the conditions as provided in the PD Planned Development District Regulations section of the Comprehensive Zoning Ordinance.
- D. **Height Regulations:** Except as provided by Section 24 of the Comprehensive Zoning Ordinance, no building or structure shall exceed thirty-five feet nor be greater than two and one-half (2 1/2) stories in height.
- E. **Area Regulations:** The following minimum standards shall be required measured from property lines:
1. **Lot size:** Lots for any permitted uses shall have a minimum area of twelve thousand (12,000) square feet.

2. Minimum Open Space: All areas not devoted to buildings, walkways, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the Town Park Land Dedication Ordinance, and other applicable ordinances of the Town.

3. Maximum Building Coverage: The combined area covered by all main and accessory buildings and structures shall not exceed thirty-five percent (35%) of the total lot area. Swimming pools and spas shall not be included in determining maximum building coverage.

4. Minimum Floor Area: The minimum square footage of a dwelling unit, exclusive of garages, breezeways and porches, shall be in accordance with the following:

One story residence:	2,100
One and one-half or two story residence:	2,000*
Residence on corner lot:	2,500*

*\*Those residences with more than one story shall have a minimum first floor area of 1,200 square feet.*

5. Depth of front yard, feet: 25

6. Depth of rear yard, feet: 25  
(No rear yard shall face any street; provided, however, that this requirement shall not apply where the rear yard of a lot abuts a street which is contiguous to the perimeter of the Town)

7. Width of side yard on each side, feet: 10

8. Width of side yard adjacent to side street, feet: 20

9. Width of lot, feet (measured at front building line): 90

10. Depth of lot, feet (measured from front property line): 1105

11. Depth of lot, cul-de-sac or corner lot, feet: 100

All required yards shall comply with Section 25 of the Comprehensive Zoning Ordinance.

F. Garages: Attached garages shall not face any public dedicated street. Detached garages shall comply with the Accessory Structures and Uses section of the Comprehensive Zoning Ordinance.

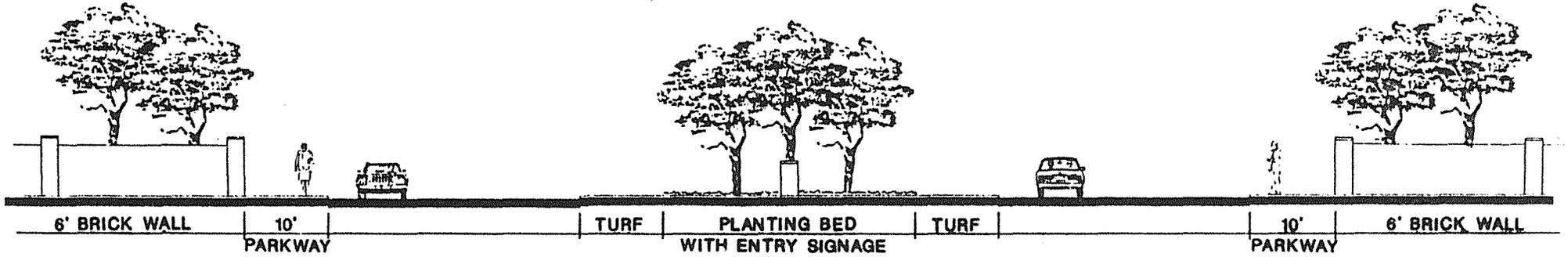
G. Buffered Area Regulations: Whenever a single family development is located adjacent to an existing multi-family development or a non-residential district, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of twenty-five (25) feet from the adjoining property line. The setback area shall contain landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.

H. Masonry Requirements: All principal and accessory buildings and structures shall be of exterior fire resistant construction having at least eight (80) percent of the total exterior walls, excluding doors, windows and porches, constructed of brick, stone or other masonry material. Other materials of equal characteristics may be allowed upon approval of the Planning and Zoning Commission.

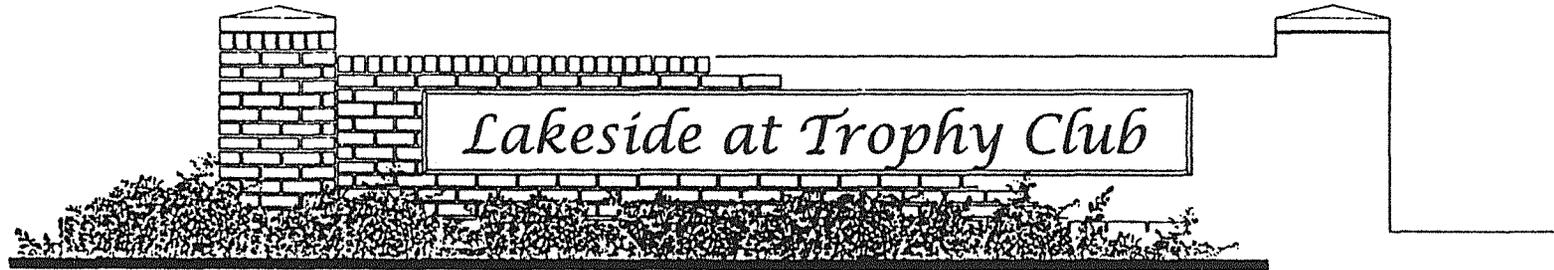
- I. **Fencing Requirements:** An eight (8) foot screening fence shall be constructed by the Owner and Developer adjacent to the common boundary of Area "A" and the corporate limits of the City of Roanoke. The said fence shall be constructed of patio grade western cedar or comparable wooden material on decorative masonry posts. The said fence shall be constructed along platted boundaries prior to the acceptance by the Town of any streets, roadways or other rights-of-way, and no building permits shall be issued prior to the construction and proper completion of the said fence. All fences or walls shall be maintained in good condition by the owners or occupants of the land on which the fence or wall or any part thereof is situated or by a property owners' association in accordance with and pursuant to certain voluntary restrictive covenants and conditions submitted by the Owner and Developer. The said fence shall be constructed so that the face side of the fence is directed away from the Town.





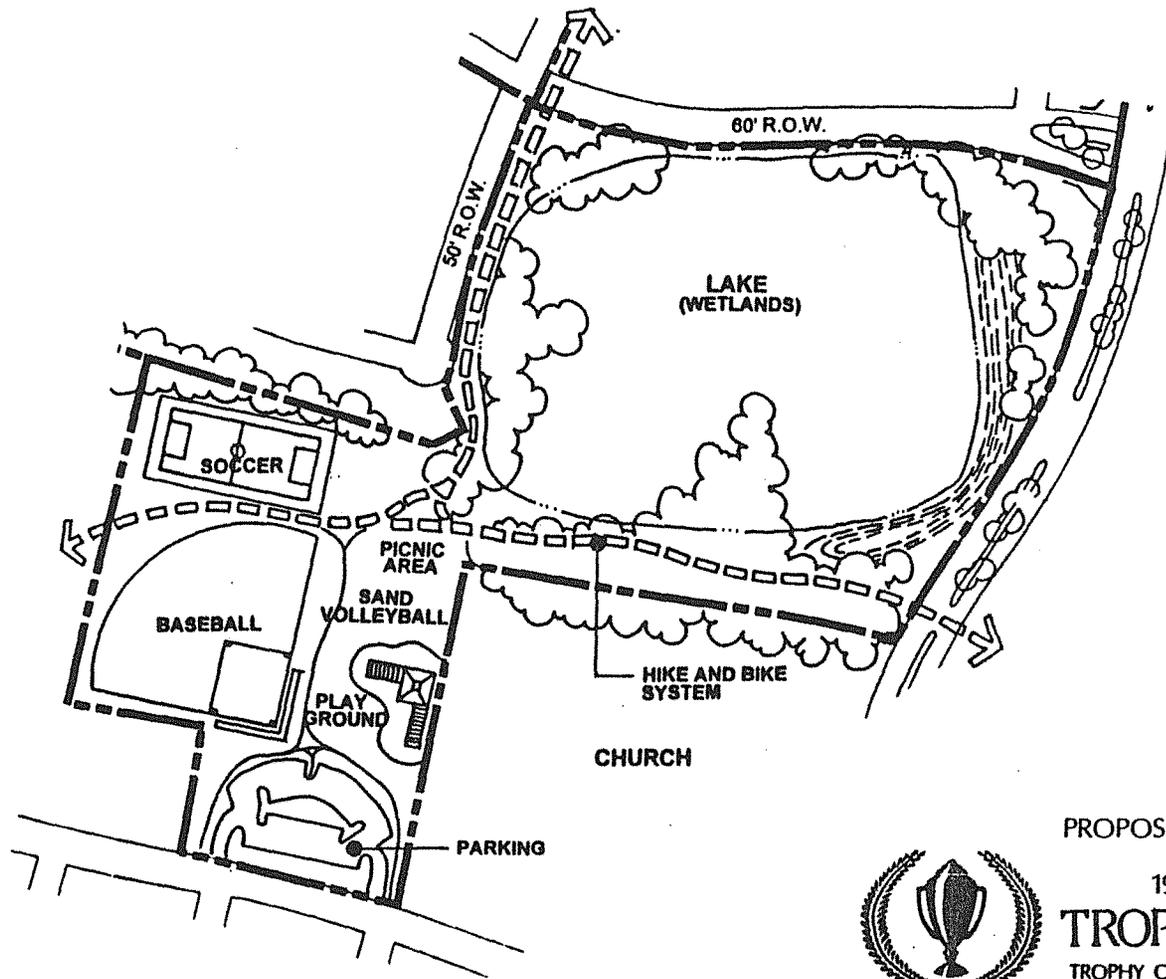


**ENTRY SECTION**



**ENTRY SIGNAGE ELEVATION**

**ENTRY CONCEPT**  
**LAKESIDE AT COUNTRY CLUB**  
 TROPHY CLUB, TEXAS



**TOTAL AREA - APPROX. 27.0 ACRES**

**PARK IMPROVEMENTS TO BE PROVIDED BY THE TOWN OF TROPHY CLUB.  
LAKE IMPROVEMENTS TO BE PROVIDED BY THE DEVELOPER.**



**PROPOSED PARK PLAN  
for  
198 ACRES  
TROPHY CLUB  
TROPHY CLUB, TEXAS**

OWNER: TROPHY JOINT VENTURE  
1701 N. COLLINS BLVD. SUITE 122  
RICHARDSON, TEXAS 75080

THENCE N 25°01'13" W a distance of 120.0 feet to an iron rod at the Northeast corner of Lot 1188, said Lot 1196, said VILLAGE WEST, Section "B";

THENCE S 67°59' W a distance of 77.0 feet to an iron rod at the Northwest corner of Lot 1196, said VILLAGE WEST, Section "B";

THENCE West a distance of 625.0 feet to an iron rod at the Northwest corner of Lot 1188, said VILLAGE WEST, Section "B";

THENCE South a distance of 115.0 feet to an iron rod at the Southwest corner of said Lot 1188, said VILLAGE WEST, Section "B" and being in the North right-of-way line of said Durango Drive;

THENCE S 13°07'14" W a distance of 50.99 feet to an iron rod at the Northwest corner of Lot 1142, said VILLAGE WEST, Section "B" and being in the South line of said Durango Drive;

THENCE South a distance of 115.0 feet to an iron rod at the Southwest corner of said Lot 1142, said VILLAGE WEST, Section "B" and being in the North line of Lot 1137, said VILLAGE WEST, Section "B";

THENCE West a distance of 7.0 feet to an iron rod at the Northwest corner of said Lot 1137, said VILLAGE WEST, Section "B";

THENCE S 89°52'39" W a distance of 80.06 feet to a point for corner;

THENCE N 00°03'16" E a distance of 1,120 feet to the south right-of-way of Howe Road and a Highway Monument;

THENCE S 89°49'27" E along the South line of said Howe Road a distance of 80.06 feet to place of beginning, containing 198.01 acres, more or less.