

**CITY OF WILLOW PARK**  
**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF WILLOW PARK, AMENDING THE ZONING ORDINANCE TO REZONE A TRACT OF LAND CONSISTING OF EIGHTY ONE (81.7) ACRES MORE OR LESS, SITUATED IN THE M. EDWARDS SURVEY, ABSTRACT NUMBER 1955 AND THE A. McCARVER SURVEY ABSTRACT NUMBER 910 IN THE CITY OF WILLOW PARK, PARKER COUNTY, TEXAS HERETOFORE ZONED AS CLASS II RESIDENTIAL “R-1” SINGLE FAMILY DISTRICT REZONED TO CLASS I; SPECIAL PURPOSE “PD/CL” PLANNED DEVELOPMENT DISTRICT; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF UP TO \$2,000 PER DAY; PROVIDING REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE.**

**WHEREAS**, the City of Willow Park, Texas, is a Type A general-law municipality located in Parker County, created in accordance with the provisions of Chapter 6 of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas; and

**WHEREAS**, Property Owner, Brothers in Christ Properties, LLC, requested a zoning change, of an 81.706-acre tract consisting of 20 acres zoned Class II- Residential “R-1” Single Family District and, subsequent to the annexation, 61.405 acres to be rezoned. Both parcels total an 81.706-acre tract and are requested to be zoned Class I; Special Purpose “PD/CL” Planned Development District, described as being an 81.706 acre tract situated in the M. Edwards Survey, Abstract Number 1955 and the A. McCarver Survey Abstract Number 910, in Willow Park, Parker County, Texas (the “Property”); and

**WHEREAS**, in accordance with Section 14.11.002 of the Willow Park Code of Ordinances, Chapter 14 Zoning upon annexation the 61.405 acres of land is initially zoned as Class II – Residential “R-1” Single Family District , and permanent zoning shall occur after public hearings and consideration by the planning and zoning commission, and the city council and

**WHEREAS**, the City has complied with all requirements of Chapter 211 of the Local Government Code and all other laws dealing with notice, publication, public hearings, and procedural requirements of the rezoning of the Property; and

**WHEREAS**, after considering the information submitted at the public hearing and all other relevant information and materials, on April 21, 2026, the Planning and Zoning Commission of the City recommended to the City Council approval of the rezone; and

**WHEREAS**, the City of Willow Park, Texas does hereby deem it advisable and in the public interest to amend Willow Park Zoning Ordinance and rezone this property as set forth below.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS:**

**SECTION 1: Findings Incorporated.** The findings set forth above are incorporated in the body of this Ordinance as if fully set forth herein.

**SECTION 2. Amendment to Zoning.** The Zoning Ordinance, set out in Chapter 14 of the Willow Park Code of Ordinances, and the Official Zoning Map are hereby amended as follows:

The zoning designation of the below described property containing 81.7 acres, more or less, situated in the M. Edwards Survey, Abstract Number 1955 and the A. McCarver Survey Abstract Number 910, in Willow Park, Parker County, Texas (the “Property”) and all street, roads, and alleyways contiguous and/or adjacent thereto with a base zoning subsequent to annexation of Class II – Residential “R-1” Single Family District is hereby zoned the Class I; Special Purpose “PD/CL” Planned Development District.

The Property as a whole is more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

The development plans, standards, uses and schedules for the Property in this Planned Development shall conform to and comply with the planned development standards attached hereto as Exhibit “B”, and the conceptual plan attached hereto as Exhibit “C”. Exhibits “B”, and “C” are incorporated herein for all purposes.

Three (3) original, official and identical copies of the zoning exhibit map are hereby adopted and shall be filed and maintained as follows:

- a. Two (2) copies shall be filed with the City Secretary and retained as the original records and shall not be changed in any manner.
- b. One (1) copy shall be filed with the building inspector and shall be maintained up to date by posting thereon all changes and subsequent amendments for observation, issuing building permits, certificates of compliance and occupancy and enforcing the zoning ordinance. Reproduction for information purposes may from time to time be made of the official zoning district map.

**SECTION 3: No Vested Interest/Repeal**

No developer or property owner shall acquire any vested interest in this Ordinance, the Planned Development Zone or any other specific regulations contained herein. Any portion of this Ordinance may be repealed by the City Council in the manner provided for by law.

**SECTION 4: Unlawful Use of Premises.**

It shall be unlawful for any person, firm, or corporation to make use of said premises in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, or corporation to construct on said premises any building that is not in conformity with the permissible uses under this Zoning Ordinance.

**SECTION 5. Cumulative Clause.** This ordinance shall be cumulative of all provisions of ordinances of the City of Willow Park, Texas except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of

such ordinances are hereby repealed. To the extent that the provisions of the City of Willow Park’s various development ordinances conflict with this ordinance, the terms of this ordinance shall control.

**SECTION 6. Savings/Repealer Clause.** All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

**SECTION 7. Severability Clause.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment of decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence paragraph or section.

**SECTION 8. Penalty.** Any person, firm, entity or corporation who violates any provision of this Ordinance or the code of ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

**SECTION 9. Effective Date.** This Ordinance shall become effective immediately upon its passage and publication as required by law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WILLOW PARK, TEXAS, this the \_\_\_\_ day of April 2026.**

**APPROVED:**

\_\_\_\_\_  
Teresa Palmer, Mayor

**ATTEST:**

\_\_\_\_\_  
Deana McMullen, City Secretary

\_\_\_\_\_  
Wm. A. Messer, City Attorney

**EXHIBIT A**

## Legal Description

### DESCRIPTION:

**BEING** a tract of land situated in the M. Edwards Survey, Abstract Number 1955, and the A. McCarver Survey, Abstract Number 910, Parker County, Texas, being all of a tract of land herein after referred to as (Tract 1) described by deed to Brothers in Christ Properties, LLC recorded in Instrument Number D202329094, and a portion of a tract of land described by deed to said Brothers in Christ Properties, recorded in Instrument Number D202425676, both of the Official Public Records, Parker County, Texas being more particularly described by metes and bounds as follows:

**BEGINNING** at the southeast corner of said Tract 1, being the southwest corner of Lot 17, Block 1 of Willow Wood, an addition to the City of Willow Park, recorded in Volume 361-A, Page 32, said County Records, and being in the north right-of-way line of Royal View (a 60' right-of-way) dedicated by said Willow Wood Addition;

**THENCE** S 89°59'02"W, 2003.48 feet with the north line of said Willow Wood and the south line of said Tract 1, to a point in the north line of Lot 2R, Block 11 of The Reserves at Trinity, an addition to the City of Willow Park, recorded in Cabinet E, Slide 726, said County Records;

**THENCE** S 00°58'47"E, 365.04 feet, continuing with the north line of said Reserves at Trinity and said south line;

**THENCE** S 89°44'32"W, 780.91 feet, continuing with said common line;

**THENCE** N 50°14'45"W, 400.03 feet, continuing with said common line;

**THENCE** departing said common line, over and across said Tract 1, the following courses and distances:

N 49° 02' 30" E, 340.31 feet to the beginning of a curve to the right;

With said curve to the right, an arc distance of 236.54 feet, through a central angle of 17° 29' 14", having a radius of 775.00 feet, and a long chord which bears N 57° 47' 06" E, 235.62 feet;

N 23° 11' 50" W, 50.00 feet to the beginning of a non-tangent curve to the left;

With said non-tangent curve to the left, an arc distance of 252.04 feet, through a central angle of 17° 30' 13", having a radius of 825.00 feet, and a long chord which bears S 57° 47' 36" W, 251.06 feet;

S 49° 02' 30" W, 296.37 feet;

**THENCE** N 86° 39' 10" W, 25.76 feet, to the aforementioned west line and the east right-of-way line of Crown Road;

N 17°45'46"W, 249.71 feet;

N 01°55'51"W, 675.94 feet;

N 30°02'48"E, 55.96 feet;

**THENCE** N 46°54'10"E, 79.29 feet, to the northwest corner of said Tract 1;

**THENCE** with the north line of said Tract 1 and the south right-of-way line of said Crown Road, the following bearings and distances:

N 89°20'53"E, 1081.22 feet;

N 66°43'06"E, 39.71 feet;

**THENCE** N 89°00'53"E, 118.64 feet, to the southwest corner of a tract of land described by deed to Gary Dale Lee recorded in Volume 738, Page 27, said County Records;

**THENCE** N 87°29'58"E, 1374.38 feet, departing said southwest corner with said north line to the southeast corner of said Gary Dale Lee tract, being the southwest corner of Lot 1, Block 7 of Squaw Creek Estates West, an addition to the City of Willow Park, recorded in Cabinet A, Slide 144, said County Records;

**THENCE** S 89°55'46"E, 498.71 feet, with the west line of said Squaw Creek Estates West to the northeast corner of said Tract 1 and being in the west line of Lot 17, Block 1 of said Willow Woods;

**THENCE** S 00°51'55"E, 1060.30 feet, with the east line of said Tract 1 and the north line of said Willow Wood to the **POINT OF BEGINNING** and containing 3,559,112 square feet or 81.706 acres of land more or less.

"This document was prepared under 22 Texas Administrative Code 138.95(5), does not reflect the results of an on the ground survey, and is not to be used to convey

or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

## EXHIBIT B

# CLEARION PLANNED DEVELOPMENT STANDARDS

All zoning regulations, standards, uses, requirements, and processes for the R-5 Single Family Medium Density District of the City of Willow Park Zoning Ordinance, as exists or may be amended, shall apply to the Property except as specified herein. The Property shall generally conform to the Conceptual Plan. Amendments to the Conceptual Plan are permitted in accordance with the Clearion Development Agreement. Any capitalized terms herein shall adhere to the definitions established within the Clearion Development Agreement, unless defined hereafter. In the event of a conflict between the Conceptual Plan and the Development Standards, the Development Standards shall control. In the event of a conflict between the Conceptual Plan and the City's Base Zoning Ordinance, the Conceptual Plan shall control. No further Conceptual Plan or development plan shall be required to be approved for the development of the Property, and the Conceptual Plan shall satisfy all requirements under the City's Zoning Ordinance to submit a development plan or Conceptual Plan.

### Development Regulations

- I. Permitted Uses, Density:** All uses permitted for the R-5 Single-Family Medium Density District of the Zoning Ordinance shall be permitted. The maximum lot count is two hundred forty-one (241). The maximum Cottage Homesites shall be sixty-nine (69), the maximum Executive Homesites shall be sixty-seven (67), the maximum Estate Homesites shall be sixty-seven (67), the maximum Signature Homesites shall be twenty (20), and the maximum Luxury Homesites shall be eighteen (18).
- II. Dimensional Requirements:** The Clearion Planned Development District permits five (5) single-family residential detached lot types; Cottage Homesites, Executive Homesites, Estate Homesites, Signature Homesites, and Luxury Homesites with the regulating Dimensional Requirements as defined below:
- a. Cottage Homesite Dimensional Standards:**
1. Min. lot width (feet): 40'\*
  2. Min. lot depth (feet): 120'
  3. Min. lot area (SF): 5,000 SF
  4. Front yard (feet): 20'\*\*
  5. Rear yard (feet): 10'
  6. Side yard interior (feet): 5'
  7. Corner side yard – adjacent to street (feet): 10'
  8. Max. lot coverage (%): 65%
  9. Min. dwelling unit size (SF): 1,800 SF
  10. Max. height (feet/stories): 36', 2.5
- b. Executive Homesite Dimensional Standards:**
1. Min. lot width (feet) 50'\*
  2. Min. lot depth (feet): 120'\*\*\*
  3. Min. lot area (SF): 6,000 SF

4. Front yard (feet): 20'\*\*
5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 1,850 SF
10. Max. height (feet/stories): 36', 2.5

**c. Estate Homesite Dimensional Standards:**

1. Min. lot width (feet) 60'\*
2. Min. lot depth (feet): 120'
3. Min. lot area (SF): 7,200 SF
4. Front yard (feet): 20'\*\*
5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,000 SF
10. Max. height (feet/stories): 36', 2.5

**d. Signature Homesite Dimensional Standards:**

1. Min. lot width (feet) 80'\*
2. Min. lot depth (feet): 125'
3. Min. lot area (SF): 10,000 SF
4. Front yard (feet): 20'\*\*
5. Rear yard (feet): 10'
6. Side yard interior (feet): 5'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,000 SF
10. Max. height (feet/stories): 36', 2.5

**e. Luxury Homesite Dimensional Standards:**

1. Min. lot width (feet) 120'\*
2. Min. lot depth (feet): 165'
3. Min. lot area (SF): 19,800 SF
4. Front yard (feet): 25'\*\*
5. Rear yard (feet): 20'
6. Side yard interior (feet): 10'
7. Corner side yard – adjacent to street (feet): 10'
8. Max. lot coverage (%): 65%
9. Min. dwelling unit size (SF): 2,200 SF
10. Max. height (feet/stories): 36', 2.5

\*Lot width to be measured along the arc at build line along curves, knuckles, and cul-de-sacs.

\*\* Porches may encroach upon the front yard setback a maximum of 4'.

\*\*\*The lot depth for lots 17, 18, 19, 20, and 21 along the curve of the southernmost east/west street may be reduced to a minimum of 100' as shown on Exhibit A.

**III. Architectural Standards:** The following shall be incorporated for all residential lot types:

**a. Exterior Materials:**

1. Minimum of 85% overall masonry (exclusive of openings, insets, protrusions or areas under covered porches).
2. For the purposes of this ordinance, the masonry requirement shall be limited to full-width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. *HardiBoard* or *Hardy Plank*) in a horizontal lap-siding, *board-and-batten* siding, or a decorative pattern (see examples below) may be used for up to 50.00% of the masonry requirement; however, a Specific Use Permit (SUP) may be requested for housing plans that utilize cementitious fiberboard in excess of 50.00% of the masonry requirement.

*FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD*



**b. Architectural Elements:** Each building shall include at least four of the following architectural elements:

1. Awnings/canopies;
2. Balconies (a minimum of 25 square feet in size);
3. Dormers;
4. Offsets within each building (a minimum 5 feet to receive credit);
5. Patio (a minimum of 25 square feet in size);
6. Porches (a minimum of 25 feet in size);
7. Stoops (a minimum of 2 feet tall by 4 feet wide);
8. Varied roof height in building (a minimum 10-foot difference);
9. Sconce lighting;
10. Decorative banding or molding;
11. Decorative overhangs;
12. Front porch columns;
13. Bay windows; and
14. Shutters.

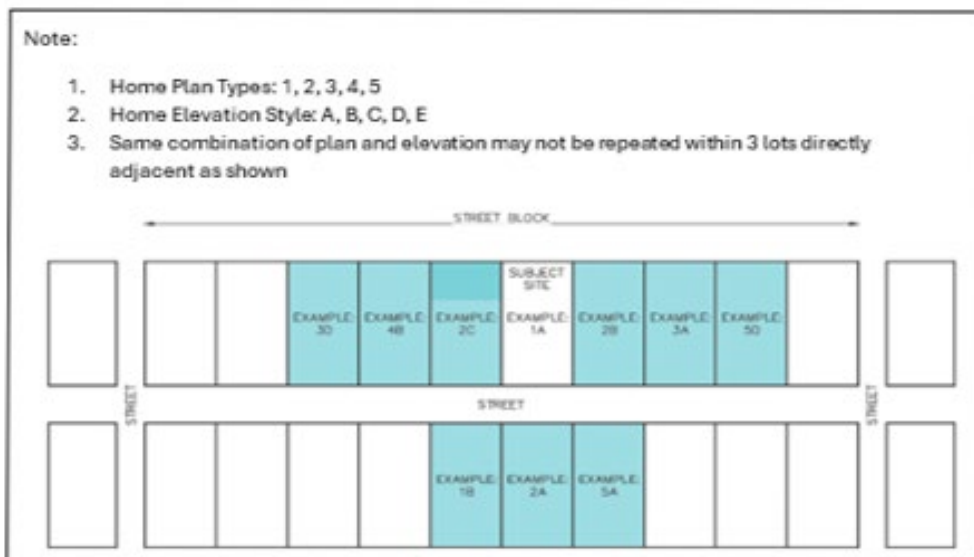
**c. Roof Pitch/Material:**

1. Minimum of 6:12 roof pitch, excluding porches, patios and dormers unless approved by the Architectural Control Committee (“ACC”) of the HOA. No minimum overhang shall be required, when utilized, overhangs can project a maximum of 4’ upon the front setback.
2. Minimum 30-year architectural style shingles, complimentary to home color palate and approved by ACC.

**d. Repetition of Building Form:**

1. For Cottage, Estate, and Executive Homesites the same combination of (i) house plan, plus (ii) elevation shall not be repeated within three (3) lots on the same side of the street nor within three (3) lots on the opposite sides of the street, as illustrated in Figure 1.
2. For the purposes of this section, homes are considered to have a differing appearance/elevation if at least three of the following items are different from the other elevations to which they are being compared:
  - A. number of stories;
  - B. material color;
  - C. roof type and layout;
  - D. articulation of the front façade;
  - E. brick pattern; or
  - F. at least two architectural elements that differentiate the façade, which may include, but are not limited to:
    - i. porch (protruding, recessed, or no porch);
    - ii. decorative door or window frames;
    - iii. bay windows;
    - iv. dormers; or
    - v. balcony (full size or Juliette).

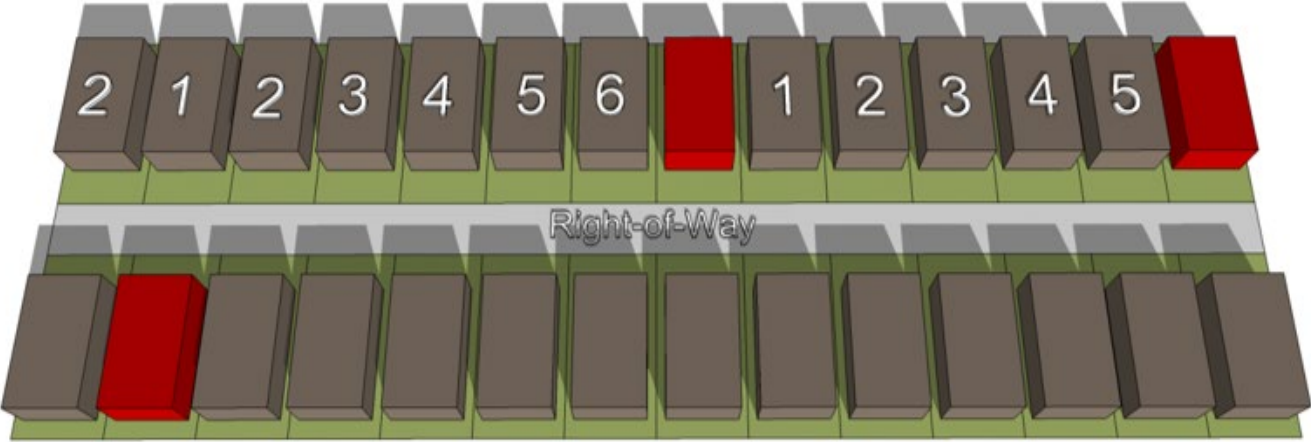
**Figure 1**



3. For Signature and Luxury Homesites:
  - A. Identical brick blends or paint colors may not occur on adjacent (side-by-side) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
  - B. Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street.
  - C. Permitted encroachment (i.e. porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street, as illustrated in Figure 2.
  
4. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
  - A. Number of Stories
  - B. Permitted Encroachment Type and Layout
  - C. Roof Type and Layout
  - D. Articulation of the Front Façade

**Figure 2**

*PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.*



5. The building official shall have discretion to approve minor variations in the requirements of this section, so long as those variations are consistent with the overall intent of this section. The following process shall be used to approve a front building elevation plan for master elevation approval for the community:
  - A. The applicant shall submit a dimensioned rendering of the front building elevation to the building official.
  - B. The building official shall determine the elevation plan's compliance with this section for use of the elevation to be built within the community.
  - C. The applicant shall prepare and submit construction plans and one of the elevation plans from the approved master elevation set to the building official, who shall process the plans in accordance with city ordinances and policies.
  - D. The master elevation plan approval shall remain in effect until the completion of all construction has been completed within the community.
  - E. Construction plans shall be consistent with the approved elevation plan. If construction plans are inconsistent, consistent plans shall be submitted, or a new elevation plan must be approved for the construction plans under the criteria of this section.

e. **Garages:** All homes will include at minimum a two (2) car garage. Front entrance garages are permitted.

f. **Driveways:** Minimum 20' garage setback for all Homesites, driveway width must accommodate two (2) vehicles parked side by side with a minimum driveway approach of 14' wide and an approach radius of 8'.

**IV. Special Design Guidelines:** The following items shall be implemented as part of the Clearion Planned Development District:

a. **Homeowner's Association ("HOA")** – An HOA will be established for Clearion and shall maintain all common areas and common area amenities.

b. **Portable Trailers:** Portable trailers may be used as construction or sales offices located within a new sub-development subject to the following provisions:

1. No more than one (1) sales trailer per builder in the subdivision.
2. Trailer must be located at least one hundred fifty (150) feet from any occupied residence prior to placement of trailer.

c. **Amenity Provisions:**

1. The development will provide approximately 6,000 linear feet of 10' concrete trail on site and throughout the Park Dedication Area, with a meander dirt bike path adjacent throughout the Park Dedication Area, as shown on Exhibit B of the Clearion Development Standards. As part of the landscape plan design and

review process, Developer will seek city staff input on the trail and dirt bike path connectivity to adjacent properties where practically feasible.

2. A minimum of ten (10) concrete parking stalls to be constructed by Developer along the southwest cul-de-sac adjacent to the Park Dedication Land, or other locations as mutually agreeable between the Developer and the City.
3. A permanent restroom facility shall be constructed by the Developer within a relative proximity to the parking stalls.

**d. Landscape, Irrigation, and Tree Planting:**

1. Residential, perimeter walls, parkways, right-of-way, parks, and amenity areas shall be provided with vertical landscaping and irrigation systems. A detailed landscape plan will be submitted with the construction plans.
2. The portion of the J.D. Towles collector located within the boundary of the property will be required to have street trees. The street trees along J.D. Towles shall be installed by the builder(s) at the time of home construction to eliminate conflicts with future driveways.
3. Landscaping along right-of-way, perimeter screening adjacent to landscape buffers, and onsite open space amenity areas shall be maintained by the HOA where applicable.
4. All single-family lots, with the exception of Cottage Lots, shall contain a minimum of two (2) shade trees per dwelling, spaced appropriately, in the front yard. The Cottage Lots shall contain a minimum of one (1) shade tree per dwelling. At least 5% of the front yard shall be landscaped with ornamental grass, flora, shrubs, bushes, and/or trees.
5. Street trees along J.D. Towles shall be at least four inches (4”) in diameter. Street trees along all other roadways shall be at least six feet (6’) in height and three-inch (3”) in diameter.

**e. Screening:** Screening for the Clearion Planned Development District shall be in conformance with Exhibit C of the Clearion Development Standards.

**f. Parkland Dedication:** Approximately 16.5 acres on the westernmost portion of the property shall be dedicated to the City as detailed in the Agreement.

**g. City Sewer/Affluent Easement:** At the time of construction plan design, Developer will coordinate with City staff to determine the best location to include an affluent and sewer easement that will be dedicated to the City.

**h. Signage:** Street signage shall be complimentary to the surrounding environment. Clearion branding design elements and/or Willow Park City logos are permitted on public street signs once determined by staff to be in conformance with the City’s Street sign regulations. Proposed signage design will be included as part of the Civil Plan submittal.

**i. Emergency Access Drive:** The street connection to Royal View Drive shall be a controlled entry with gated access restricted to emergency personnel only. This

access point shall not be used as an ingress or egress for the residents of Clearion at any time and the gate shall remain closed except in the case of emergency.

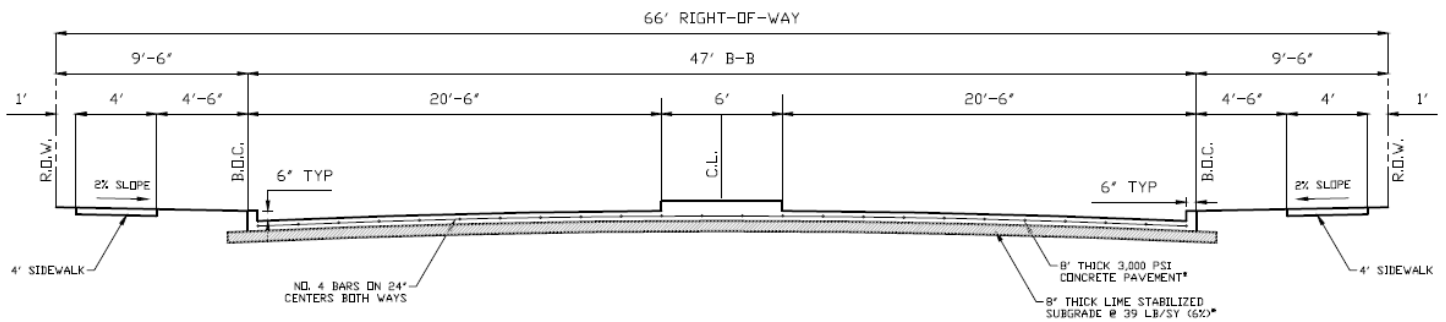
- j. Street System Connectivity, Adjacency Standards:** Other than as reflected on the Conceptual Plan, connectivity to already dedicated street systems in adjacent subdivisions shall not be required. Specifically, the Verde Road stub out to the Property shall not be required to continue into the Property and shall remain a dead-end street with Clearion private lots permitted to be platted and constructed immediately adjacent to the Verde Road dedication area, as shown on the Conceptual Plan.
- k. Lighting:** Decorative Street lighting shall be incorporated where applicable, fixtures shall be directed downward and be positioned to contain all light within the area of the property. Representative examples shown below are subject to final design.



- l. Traffic Impact Analysis:** A Traffic Impact Analysis (T.I.A.) shall be conducted and submitted to the City at the time of Final Plat and reviewed concurrently with the Civil Plans.
- m. Enhanced Entryway:** The southern J.D. Towles entrance to the development shall include a divided median for visual distinction and traffic calming purposes.
- n. J.D. Towles Bike Lane:** The development shall include a bike lane throughout the portion of the J.D. Towles collector constructed by Developer within the boundary of the Property. No vehicle parking shall be permitted in the bike lane.
- o. Entryway Monumentation:** At a minimum, the development shall include entry monumentation at the access point at Crown Road and where J.D. Towles enters the Property to the south, in line with the representative depiction below:



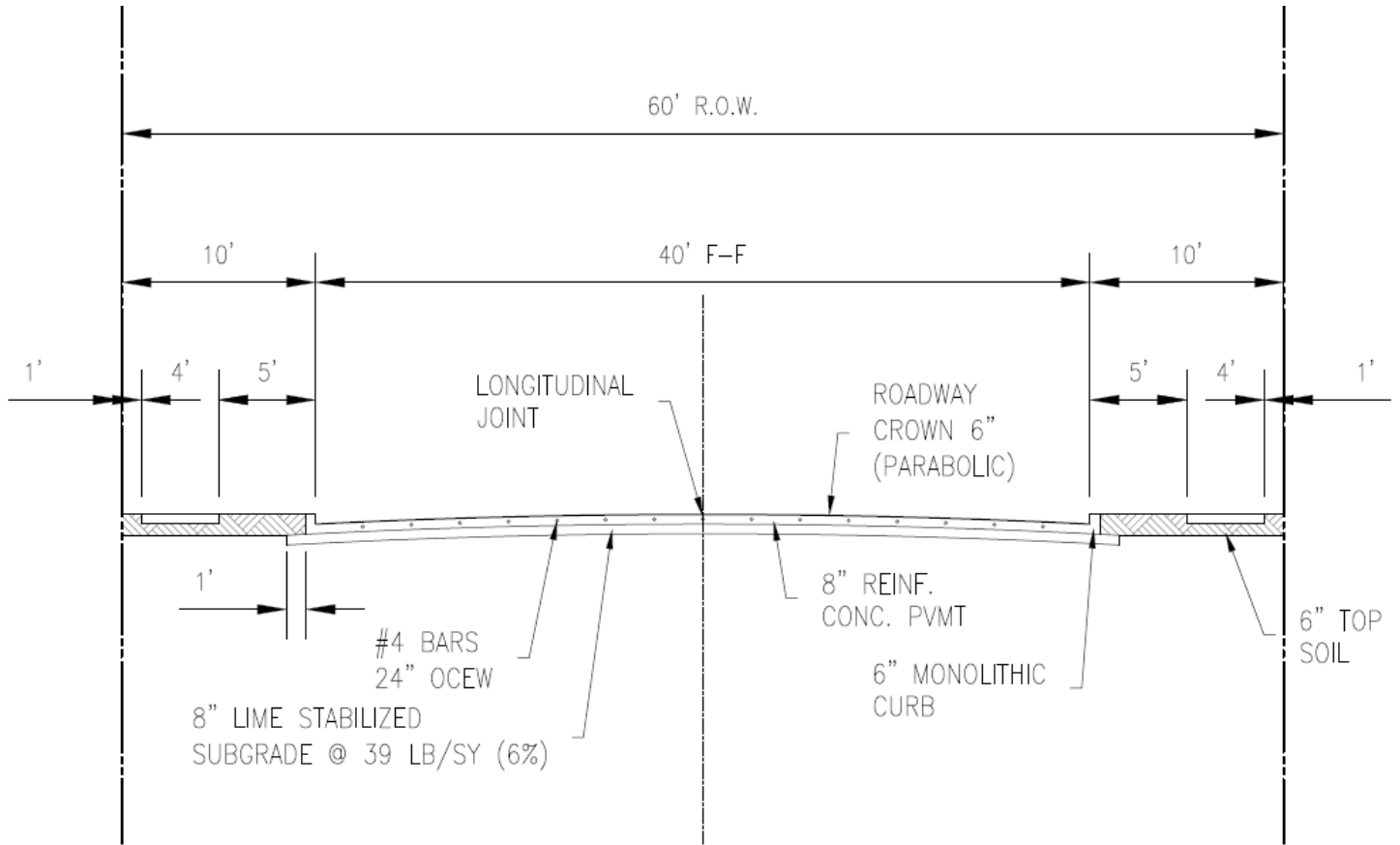
- p. Plats and/or site plans submitted for the development of the Property shall substantially conform to the data presented and approved on the Conceptual Plan. Non-substantial changes of detail on the final development plan(s) that differ from the Conceptual Plan, and/or phasing of the property, may be authorized by the City Manager or their designee, at the time of final plat approval, without a public hearing.
- q. **J.D. Towles Entryway Divided Street Section Standards:** The southern J.D. Towles entryway connection shall be designed in general conformity with the dimensional cross section of the street patterned depicted below. Monument signage that does not visually obstruct vehicular and pedestrian traffic may be located within the median. Any signage and all landscaping installed within the median area shall be considered common area open space to be maintained by the H.O.A.



PARABOLIC STREET SECTION (DIVIDED J.D. TOWLES)  
NTS

• NOTE: THESE REPRESENT THE MINIMUM PAVING STANDARDS. ALL PAVING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT FOR THE PHASE.

**r. J.D. Towles 40' Pavement Section (6' bike lanes to be included along both sides):**



40' PAVEMENT SECTION  
FACE TO FACE (NORMAL)

EXHIBIT A TO CLEARION DEVELOPMENT STANDARDS  
CLEARION CONCEPTUAL PLAN

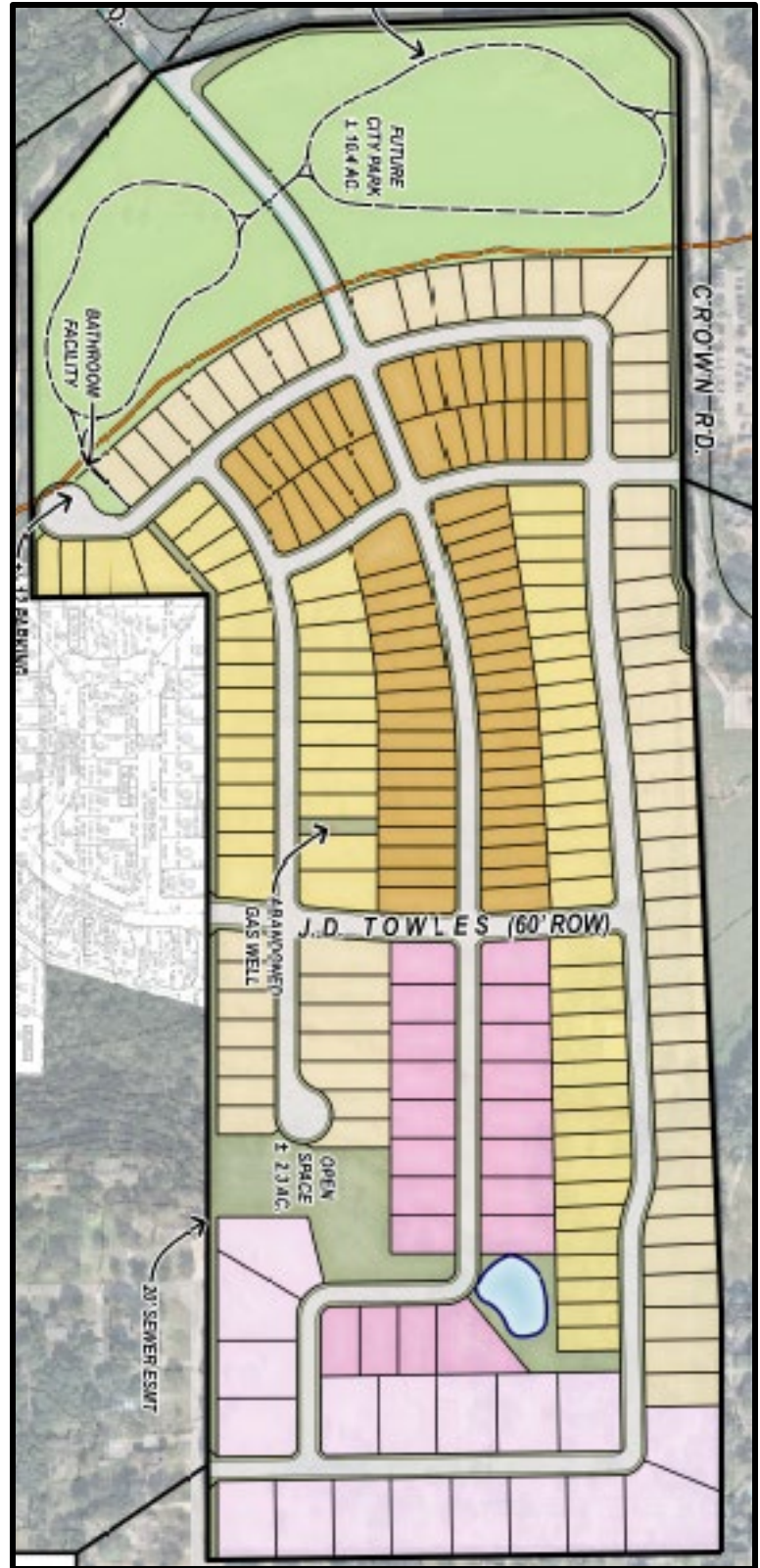
Cottage  
Homesites

Executive  
Homesites

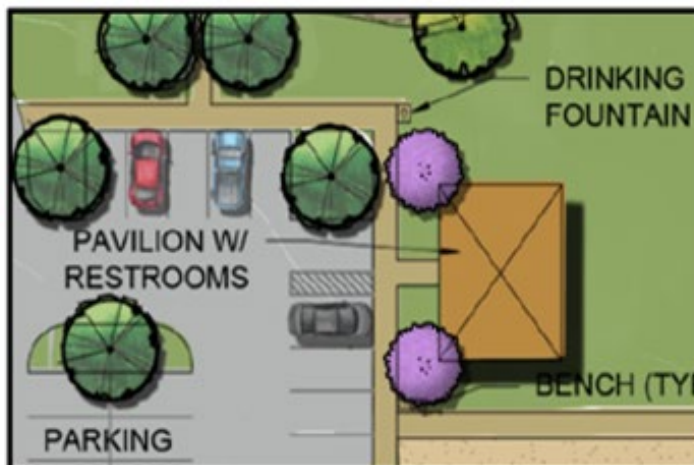
Estate  
Homesites

Signature  
Homesites

Luxury  
Homesites



**EXHIBIT B TO CLEARION DEVELOPMENT STANDARDS  
OPEN SPACE, PARKLAND, AND TRAIL CONCEPTUAL PLAN**



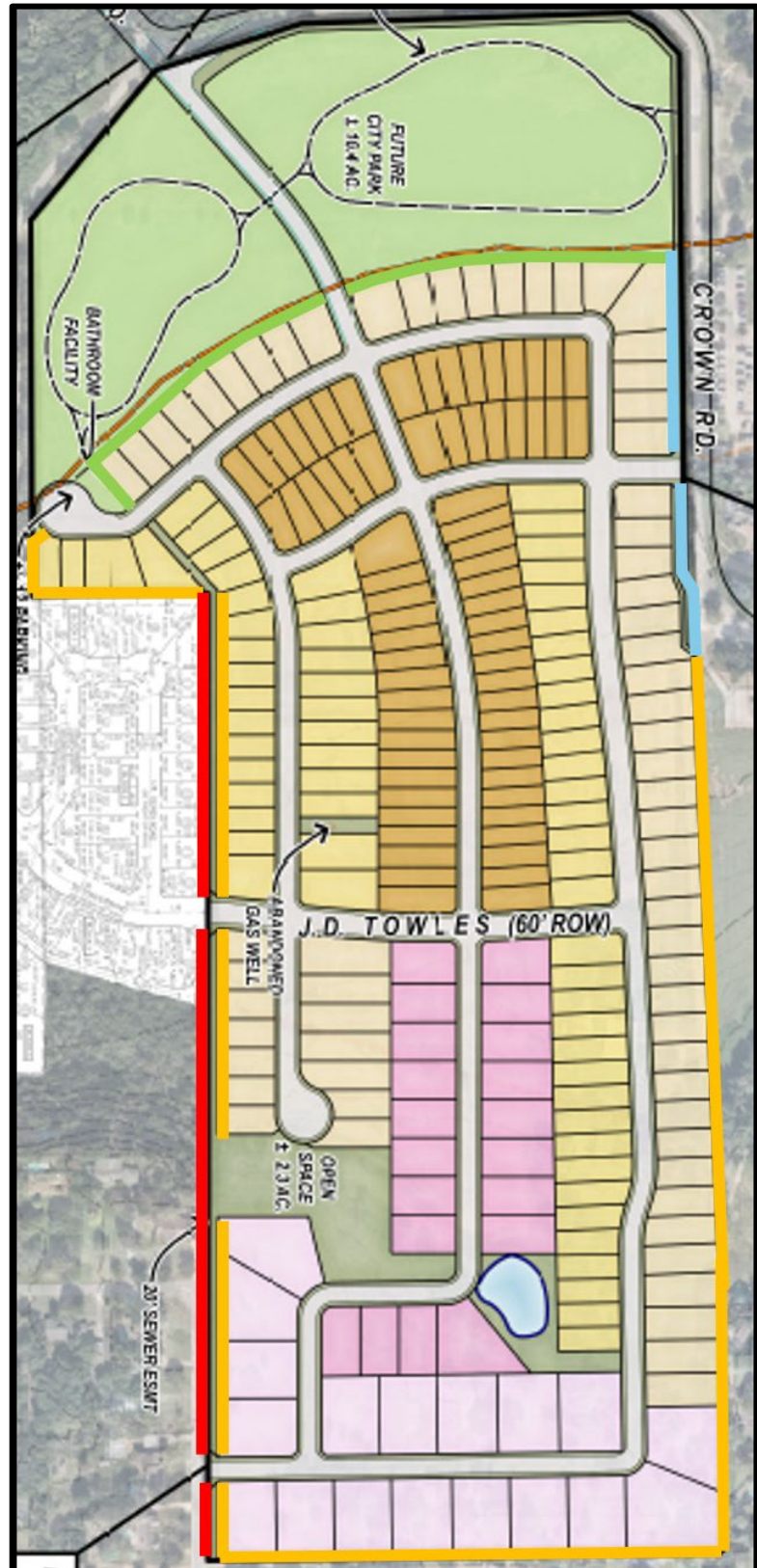
**EXHIBIT C TO CLEARION DEVELOPMENT STANDARDS  
PERIMETER SCREENING CONCEPTUAL PLAN**

 6' Board-on-Board Wood Fence

 6' Decorative Metal Fence

 6' Masonry Screening Wall

 4' Decorative Metal Fence



**EXHIBIT C**  
**Conceptual Plan**

