

**Wildwood Estates**  
**Phase V**  
**PDD**

City of Nolanville  
Planned Development District

March 22, 2024

Applicant

WBW Development

## **Development Plan**

Wildwood Estates - Phase V Planned Development District (“PDD”).

### **I. Purpose and Intent**

The boundaries of the PDD are shown in the Exhibit A. The survey field notes attached to the PDD Ordinance as Exhibit B describing a 63.21-Acre tract of land (“Property”). The project is planned as a residential use community with opportunities for enhanced quality of life amenities in Nolanville, Texas. There will be a mix of lot sizes, designated on the plat with the minimum lot width as 50’. Residential Single-Family Homes will be distributed throughout Phase V. Parkland dedication exceeds the City’s minimum requirements.

The contents of this Development Plan explain and illustrate the overall layout and function desired for the Property.

### **II. Applicability and Base Zoning**

All development within the Property shall comply with the City of Nolanville’s “Code of Ordinances” or the “Concept Plan Amendment” approved by Nolanville City Council on 10/17/2019 unless otherwise amended by this Planned Development District. WBW will comply with the ordinances and codes that are in effect upon approval of the PDD, unless otherwise stated.

The Base Zoning Districts for the Property are (Exhibit C):

- R-1S, Single-Family Suburban District- 17.89 Acres 60’ Lots
- R-1, Single-Family Standard District- 45.31 Acres 50’ Lots

### **III. Conceptual Plan**

A Conceptual Plan for the Property is attached to the PDD Ordinance as Exhibit D. The Property owner may request modifications to the Conceptual Plan.

The City Manager shall have authority to review and approve requested Minor Modifications to the Conceptual Plan. “Minor Modifications” to the Conceptual Plan are defined as: changes to lot sizes, widths, road alignments, or open spaces shown on the Conceptual Plan that do not result in the total number of lots exceeding changes of more than 20% of any phase shown on the Conceptual Plan. The Property owner may appeal decisions made by the City Manager to Nolanville City Council.

Limitations to Minor Modifications: All proposed 60’ Single Family homes shown on Exhibit D can only be modified as a Major Modification.

All other changes to the Conceptual Plan that are not Minor Modifications shall be considered “Major Modifications”. Major modifications to the Conceptual Plan must be approved as an amendment to this PDD Ordinance by the City Council.

Approval of this PDD does not imply plat or site plan approval. All development related approvals required by the City's Code of Ordinances are still required except those specifically changed by this PDD.

#### **IV. Allowable / Prohibited Uses**

##### **R-1, Single-Family Standard District**

- The uses allowed within the area zoned R-1, Single-Family Standard District, as shown on the Conceptual Plan, shall comply with the list of allowed and prohibited uses as defined in the City of Nolanville's Code of Ordinances on the Land Use Chart, in Chapter 14 of the City of Nolanville Zoning Ordinance, Exhibit H.

##### **R-1S, Single-Family Suburban District**

- The uses allowed within the area zoned R-1S, Single-Family Suburban District, as shown on the Conceptual Plan, shall comply with the list of allowed and prohibited uses as defined in the City of Nolanville's Code of Ordinances on the Land Use Chart, in Chapter 14 of the City of Nolanville Zoning Ordinance, Exhibit H.

#### **V. Residential Private Homeowner Association**

A Homeowner's Association "HOA" will be established for Wildwood Estates Phase V. The Property will be subject to the HOA's covenants, conditions and restrictions "CCRs". The CCR's will expressly empower the HOA, without creating an obligation and in its sole discretion, to use HOA funds to:

- a) Maintain the area deeded to the City of Nolanville as shown in Exhibit F.
- b) Negotiate with the City of Nolanville to construct, replace, or improve trail amenities such as benches, pavilions, playscapes etc. within the area shown in Exhibit F.

#### **VI. Subdivision Design Standards**

The residential areas within the Property shall be developed according to the following standards:

- a) Minimum lot width: 50 feet (lot width shall be measured at the front build line)
- b) Minimum lot square footage: 6000 sq. ft.

#### **VII. Open Space and Parkland Dedication**

- a) WBW shall demonstrate that all requirements of the parkland dedication Ordinance, Article 10.04 Parkland Dedication, are met.
- b) A 6-foot wide, concrete trail with the same specifications as a public sidewalk, shall be constructed by the developer within the HOA lots shown in Exhibit E. These trails will provide access from the public Right of Way to the area to be deeded to the City of Nolanville for their Greenways & Trails Master Plan shown in Exhibit F.

- c) WBW shall transfer ownership of the open space shown in Exhibit E to the City of Nolanville within twelve months of final plat acceptance. This open space will be used as part of the Cities Greenways & Trails Master Plan shown in Exhibit F.
- d) Within 24 months of the transfer of open space shown in Exhibit E, the City of Nolanville shall apply for a grant through Texas Parks and Wildlife to provide “amenities” within the transferred open space. Amenities can include, but are not limited to, signage, natural surface trails, concrete trails, playscapes, etc.
- e) The trail shown in Exhibit G will be an 8’ wide concrete trail approximately 3,250 linear feet in length. The City of Nolanville will build 50% of the trail length. WBW will build the remaining 50%, not to exceed \$130,000. WBW will construct their portion of the trail prior to final plat acceptance. The City of Nolanville can choose to pay WBW to install their portion of the trail.

### **VIII. Miscellaneous Provisions**

- a) Amendments: Except as otherwise provided herein, amendments to this PDD shall follow the amendment process outlined within this document and within the City Code of Ordinances for a zoning change.
- b) Exhibits: All exhibits described herein and attached to the PDD Ordinance are fully incorporated into this Planned Development District by this reference for all purposes.

#### **List of Exhibits**

Exhibit A – Planned Development District Boundary

Exhibit B – Legal Description of the Property

Exhibit C – Base Zoning Districts

Exhibit D – Conceptual Plan

Exhibit E – Land Use Map

Exhibit F – City Greenways and Trails Master Plan

Exhibit G – Trail Alignment

Exhibit H – Base Zoning Use Chart

# **Exhibit A**

EXHIBIT "A"



BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83)

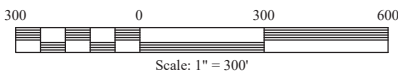
LINE TABLE		
LINE	BEARING	GRID DISTANCE
L1	S 19°02'59" E	65.12'
L2	S 11°39'49" E	230.04'
L3	N 79°36'24" E	79.79'
L4	N 79°38'39" E	136.12'
L5	S 10°11'33" E	60.19'
L6	N 79°47'08" E	50.02'
L7	S 10°22'36" E	47.27'
L8	S 47°03'55" E	46.52'
L9	S 42°36'28" W	59.92'
L10	S 47°10'35" E	13.11'
L11	S 17°04'26" W	127.34'
L12	S 72°40'11" E	75.19'
L13	N 17°09'25" E	40.11'
L14	S 72°52'19" E	237.81'
L15	S 15°38'10" W	240.27'

RECORD LINE TABLE			
LINE	BEARING	SURFACE DISTANCE	RECORD
(L1)	N 19°07'24" W	65.25'	(R2)
(L2)	N 11°36'59" W	229.85'	(R3)
(L3)	S 79°46'03" W	NO REC.	(R3)
(L4)	S 79°42'49" W	136.05'	(R4)
(L5)	N 10°17'11" W	60.13'	(R4)
(L6)	S 79°42'49" W	50.00'	(R4)
(L7)	N 10°16'55" W	47.46'	(R4)
(L8)	N 47°10'36" W	46.59'	(R4)
(L9)	N 42°49'24" E	60.00'	(R4)
(L10)	N 47°10'41" W	13.12'	(R4)
(L11)	N 17°07'40" E	127.37'	(R4)
(L12)	N 72°52'56" W	75.15'	(R4)
(L13)	S 17°07'04" W	39.99'	(R4)
(L14)	N 72°52'56" W	237.84'	(R4)
(L15)	S 18°02'50" W	240.31'	(R1)

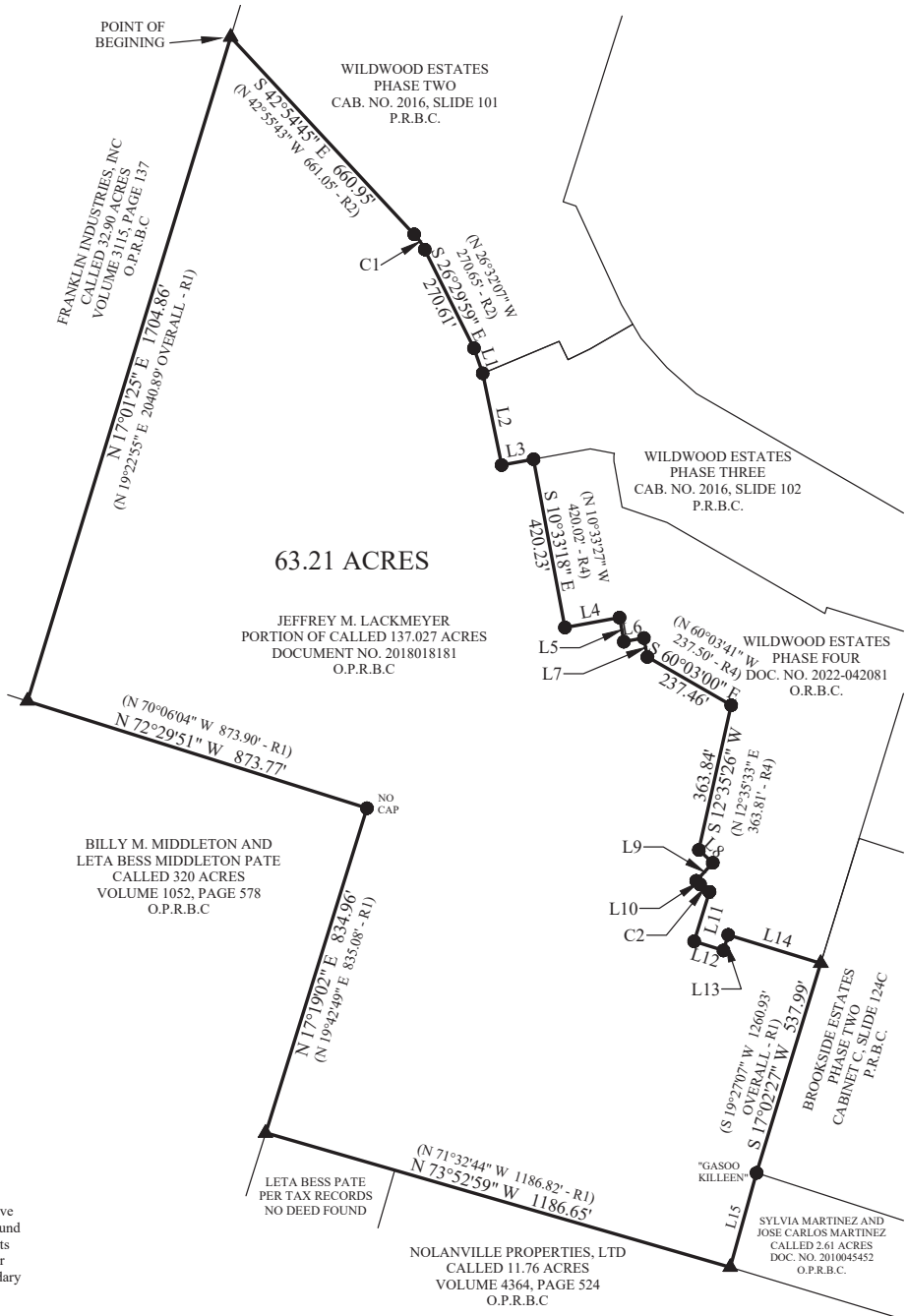
This document was prepared under 22 Texas Administrative Code §138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Bearings cited hereon based on Grid North Texas State Plane Coordinate System Central Zone NAD83. Survey distances are grid distances. Record distances hereon are surface distances. Combined Scale Factor, CSF=0.99985285. To obtain surface distances divide grid distances by CSF.

- R1 - DOCUMENT NO. 2018018181
- R2 - CABINET 2016, SLIDE 101
- R3 - CABINET 2016, SLIDE 102
- R4 - DOCUMENT NO. 2022-042081



- 1/2 INCH IRON ROD FOUND "RPLS 4540"
- ▲ CALCULATED POINT
- O.P.R.B.C. OFFICIAL PUBLIC RECORDS BELL COUNTY
- D.R.B.C. DEED RECORDS BELL COUNTY
- (XXXXX) DENOTES RECORD DATA PER DOCUMENT NUMBER INDICATED.



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	45.85'	160.00'	S 34°49'08" E	45.70'	016°25'12"
C2	28.86'	186.22'	S 51°55'01" E	28.83'	008°52'44"

RECORD CURVE TABLE						
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE	RECORD
(C1)	45.78'	160.00'	N 34°43'55" W	45.62'	016°23'36"	(R2)
(C2)	29.03'	186.22'	N 51°47'52" W	29.00'	008°55'50"	(R4)

(PERIMETER DESCRIPTION ATTACHED)

SKETCH TO ACCOMPANY FIELD NOTES FOR  
**63.21 ACRES**  
 OUT OF THE  
**ABEL L. EAVES SURVEY, ABSTRACT NO. 289**  
 BELL COUNTY, TEXAS

**Yalgo Engineering, LLC**  
 109 W 2nd Street Ste. 201  
 Georgetown, TX 78626  
 PH (254) 953-5353  
 FX (254) 953-5057  
 Texas Registered Engineering Firm # F-24040  
 Texas Registered Surveying Firm # 10194797

SHEET  
**3**  
 OF  
**3**

# **Exhibit B**

Perimeter description of a 63.21 acre tract of land, out of the Abel L. Eaves Survey, Abstract No. 289 in Bell County, Texas, and being a portion of that certain tract described as 137.027 acres in a Special Warranty Deed to Jeffrey M. Lackmeyer recorded in Document Number 2018018181 of the Official Public Records of Bell County (OPRBC), Texas, and being more particularly described by metes and bound as follows:

**BEGINNING** at a calculated point in the east line of that certain tract described as 32.90 acres (South Tract – East Portion) in a Warranty Deed to Franklin Industries, Inc, recorded in Volume 3115, Page 137, OPRBC, same being in the west line of said 137.027 acre tract, for the most westerly corner of Tract “A”, Wildwood Estates – Phase Two, a Bell County subdivision recorded in Cabinet 2016, Slide 101 of the Plat Records of Bell County, Texas (PRBC), and for the north corner of this tract;

**THENCE:** with the southwesterly line of said Wildwood Estates – Phase Two the following four (4) courses:

1. S 42°54'45" E 660.95 feet, in part with the southern termination of Buttonbush Court, a called 60' right-of-way, to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
2. 45.85 feet with a curve to the right having a radius of 160.00 feet and a chord that bears S 34°49'08" E 45.70 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
3. S 26°29'59" E 270.61 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
4. S 19°02'59" E 65.12 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found for the most southerly corner of Tract “B”, of said Wildwood Estates – Phase Two, also being the northwest corner of Tract “C”, Wildwood Estates – Phase Three, a Bell County subdivision recorded in Cabinet 2016, Slide 102 PRBC;

**THENCE:** with the westerly line of said Wildwood Estates – Phase Three the following two (2) courses:

1. S 11°39'49" E 230.04 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
2. N 79°36'24" E 79.79 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found for the northwest corner of Lot 5, Block 1, Wildwood Estates – Phase Four, a Bell County subdivision recorded in Document Number 2022-042081 OPRBC,

**THENCE:** with the westerly line of said Wildwood Estates – Phase Four the following fifteen (15) courses:

1. S 10°33'18" E 420.23 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
2. N 79°38'39" E 136.12 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
3. S 10°11'33' E 60.19 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
4. N 79°47'08 E 50.02 feet with the southern termination of Walking Stick Drive, a called 50' right-of-way, to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
5. S 10°22'36" E 47.27 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
6. S 60°03'00" E 237.46 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
7. S 12°35'26 W 363.84 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,
8. S 47°03'55" E 46.52 feet to a 1/2 inch iron rod with cap inscribed “RPLS 4540” found,



9. S 42°36'28" W 59.92 feet with the westerly termination of North Drive, a called 60' right-of-way, to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
10. S 47°10'35" E 13.11 feet to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
11. 28.86 feet with a curve to the left, having a radius of 186.22 feet and a chord that bears S 51°55'01" E 28.83 feet to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
12. S 17°04'26" W 127.34 feet to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
13. S 72°40'11" E 75.19 feet to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
14. N 17°09'25" E 40.11 feet to a 1/2 inch iron rod with cap inscribed "RPLS 4540" found,
15. S 72°52'19" E 237.81 feet, in part with the southerly termination of Shadbush Drive, a called 60' right-of-way, to a calculated point in the east line of said 137.027 acre tract, same being in the west line of Lot 4, Block 1, Brookside Estates Phase Two, a Bell County subdivision recorded in Cabinet C, Slide 124-C PRBC, for the east corner of this tract;

**THENCE:** S 17°02'27" W 537.99 feet with the common west line of said Brookside Estates Phase Two and the east line of said 137.027 acre tract to a 1/2 inch iron rod with cap inscribed "GASOO Killeen" found for the west corner of Lot 4, Block 3, of said Brookside Estates Phase Two, same being the northwest corner of that certain tract described as 2.61 acres in a Warranty Deed with Vendor's Lien to Sylvia Martinez and Jose Carlos Martinez recorded in Document Number 2010045452 OPRBC, for an angle point in this tract;

**THENCE:** S 15°38'10" W 240.27 feet with the east line of said 137.027 acre tract to a calculated point in the north line of that certain tract described as 11.76 acres in a Correction Warranty Deed with Vendor's Lien to Nolanville Properties LTD, recorded in Volume 4364, Page 524 OPRBC, for the south corner of said 137.027 acre tract and this tract;

**THENCE:** with the southerly and westerly lines of said 137.027 acre tract the following three (3) courses:

1. N 73°52'59" W 1186.65 feet to a calculated point in the east line of that certain tract described as 320 acres in a Correction Warranty Deed to Billy M. Middleton and Leta Bess Middleton Pate, recorded in Volume 1052, Page 578, OPRBC, for the most southerly southwest corner of this tract;
2. N 17°19'02" E 834.96 feet to a 1/2 inch iron rod found for an interior corner of said 137.027 acre tract, and for the northeast corner of said 320 acre tract;
3. N 72°29'51" W 873.77 feet to a calculated point in the common west line of said 137.027 acre tract and east line of said 32.90 acre tract;

**THENCE:** N 17°01'25" E 1704.86 feet with said common line to the **POINT OF BEGINNING**, and containing 63.21 acres of land in Bell County, Texas.

This document was prepared under 22 Texas Administrative Code §138.95 and does not reflect the results of an on the ground survey. It 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 political subdivision for which it was prepared. Bearings cited hereon based on grid north Texas State Plane Coordinate System Central Zone (NAD83). Survey distances are grid distances. Record distances cited hereon are surface distances. Combined Scale Factor, CSF=0.99985285. To obtain surface distances divide grid distances by CSF. This perimeter description is a part of and accompanies a sketch of this survey.

# **Exhibit C**

## Exhibit 14A. Zoning Ordinance

### ARTICLE IV. DISTRICT REGULATIONS

#### DIVISION 2. R-1: Single-Family Standard District

##### § 402.1. Purpose and Intent.

The R-1: Single-Family Standard District is designated primarily for single-family detached development on lots that are a minimum of 6,000 square feet in area. In addition to the use and area regulations of this division, development in the R-1: Single-Family Standard District shall be in compliance with all other applicable provisions of this Ordinance.

(Ordinance 6051-12 adopted 5/17/12)

##### § 402.2. Permitted Uses.

- (a) The land uses designated by “P” in Exhibit A, Zoning Ordinance Land Use Chart, shall be permitted in the R-1: Single-Family Standard District, subject to compliance with any applicable conditions and all other provisions of this Ordinance.
- (b) The land uses designated with an “\*” (asterisk) in Exhibit A, Zoning Ordinance Land Use Chart shall be permitted in the R-1: Single-Family Standard District, subject to meeting the applicable conditions specified in ARTICLE V: DIVISION 9.

(Ordinance 6051-12 adopted 5/17/12)

##### § 402.3. Special Uses.

The land uses designated by “S” in Exhibit A, Zoning Ordinance Land Use Chart, shall be permitted in the R-1: Single-Family Standard District only upon approval of a Special Use Permit by the City Council in accordance with procedures and standards of the Special Use: ARTICLE V: DIVISION 1 and DIVISION 8.

(Ordinance 6051-12 adopted 5/17/12)

##### § 402.4. Temporary Uses.

The following uses shall be permitted in the R-1: Single-Family Standard District only upon approval of a temporary use permit in accordance with the procedures and standards of the Temporary Use: ARTICLE V: DIVISION 2.

Asphalt or Concrete Batching Plant (Temporary), subject to Permitted Use Conditions SECTION 615.3

Special Event (Temporary), subject to Special Use SECTION 609.1

Model Home (Temporary), subject to Permitted Use Conditions SECTION 616.7

Field Office (Temporary), subject to Limitations on Use SECTION 552.1

(Ordinance 6051-12 adopted 5/17/12)

## § 402.5. Minimum and Maximum Dimensions.

All lots and improvements within the “R-1” District shall meet the following requirements:

- (a) Minimum Lot Area per dwelling: The Minimum Lot Area per Dwelling Unit in the R-1: Single-Family Standard District shall be 6,000 square feet, subject to ARTICLE V: DIVISION 5.
- (b) Minimum Lot Width: The Minimum Lot Width for residential uses in the R-1: Single-Family Standard District shall be 60 feet, subject to ARTICLE V: DIVISION 5.
- (c) Minimum floor area per unit: The Minimum Floor Area per Dwelling Unit in the R-1: Single-Family Standard District shall be 1,000 square feet, subject to ARTICLE V: DIVISION 5.
- (d) Minimum Front Yard: The minimum front yard in the R-1: Single-Family Standard District shall be 20 feet except for front-entry garages and carports which shall be 25 feet, subject to ARTICLE V: DIVISION 5.
- (e) Minimum Side Yard: The minimum side yard in the R-1: Single-Family Standard District shall be 5 feet, subject to ARTICLE V: DIVISION 5.
- (f) Minimum Rear Yard: The minimum rear yard in the R-1: Single-Family Standard District shall be 10 feet, subject to ARTICLE V: DIVISION 5.
- (g) Maximum % Coverage: The maximum % coverage in the R-1: Single-Family Standard District shall be 50 percent for all uses, subject to ARTICLE V: DIVISION 5.
- (h) Maximum Height: The maximum height of buildings and structures in the R-1: Single-Family Standard District shall be two stories or 35 feet for all uses, subject to ARTICLE V: DIVISION 5.

(Ordinance 6051-12 adopted 5/17/12; Ordinance Z22-05 #3 adopted 5/19/2022)

## § 402.6. Flags and Flag Poles.

Flag poles shall not exceed twenty-five (25) feet in height, must have a minimum setback of twelve (12) feet and the flag shall not exceed fifteen (15) square feet in surface area.

(Ordinance 6051-12 adopted 5/17/12)

## Exhibit 14A. Zoning Ordinance

### ARTICLE IV. DISTRICT REGULATIONS

#### DIVISION 1. R-1S: Single-Family Suburban District

##### § 401.1. Purpose and Intent.

The R-1S: Single-Family Suburban District is designated primarily for single-family detached development on lots that are a minimum of 6,500 square feet in area. In addition to the use and area regulations of this division, development in the R-1 S: Single-Family Suburban District shall be in compliance with all other applicable provisions of this Ordinance.

(Ordinance 6051-12 adopted 5/17/12)

##### § 401.2. Permitted Uses.

- (a) The land designated by "P" in Exhibit A, Zoning Ordinance Land Use Chart, shall be permitted in the R-1S: Single-Family Suburban District, subject to compliance with any applicable conditions and all other provisions of this Ordinance.
- (b) The land uses designated with an "\*" (asterisk) in Exhibit A, Zoning Ordinance Land Use Chart shall be permitted in the R-1S: Single-Family Suburban District, subject to meeting the applicable conditions specified in ARTICLE V: DIVISION 9.

(Ordinance 6051-12 adopted 5/17/12)

##### § 401.3. Special Uses.

The land uses designated by "S" in Exhibit A, Zoning Ordinance Land Use Chart, shall be permitted in the R-1 S: Single-Family Suburban District only upon approval of a Special Use Permit by the City Council in accordance with procedures and standards of the Special Use: ARTICLE V: DIVISION 1 and DIVISION 8.

(Ordinance 6051-12 adopted 5/17/12)

##### § 401.4. Temporary Uses.

The following uses shall be permitted in the R-1S: Single-Family Suburban District only upon approval of a temporary use permit in accordance with the procedures and standards of the Temporary Use: DIVISION 2: ARTICLE V Supplementary District Regulations.

Asphalt or Concrete Batching Plant (Temporary), subject to Permitted Use Conditions SECTION 615.3

Special Event (Temporary), subject to Special Use SECTION 609.1

Model Home (Temporary), subject to Permitted Use Conditions SECTION 616.7

Field Office (Temporary), subject to Limitations on Use SECTION 552.1

(Ordinance 6051-12 adopted 5/17/12)

##### § 401.5. Minimum and Maximum Dimensions.

All lots and improvements within the "R-1S" District shall meet the following requirements:

- (a) Minimum Lot Area per dwelling: The Minimum Lot Area per Dwelling Unit in the R-1S: Single-Family Suburban District shall be 6,500 square feet, subject to ARTICLE V: DIVISION 5.
- (b) Minimum Lot Width: The Minimum Lot Width for residential uses in the R-1S: Single-Family Suburban District shall be 65 feet, subject to ARTICLE V: DIVISION 5.
- (c) Minimum floor area per unit: The Minimum Floor Area per Dwelling Unit in the R-1S: Single-Family Suburban District shall be 1,200 square feet, subject to ARTICLE V: DIVISION 5.
- (d) Minimum Front Yard: The minimum front yard in the R-1S: Single-Family Suburban District shall be 20 feet except for front-entry garages and carports which shall be 25 feet, subject to ARTICLE V: DIVISION 5.
- (e) Minimum Side Yard: The minimum side yard in the R-1S: Single-Family Suburban District shall be 5 feet, subject to ARTICLE V: DIVISION 5.
- (f) Minimum Rear Yard: The minimum rear yard in the R-1S: Single-Family Suburban District shall be 10 feet, subject to ARTICLE V: DIVISION 5.
- (g) Maximum % Coverage: The maximum % coverage in the R-1S: Single-Family Suburban District shall be 50 percent for all uses, subject to ARTICLE V: DIVISION 5.
- (h) Maximum Height: The maximum height of buildings and structures in the R-1S: Single-Family Suburban District shall be three stories or 35 feet for all uses, subject to ARTICLE V: DIVISION 5.

(Ordinance 6051-12 adopted 5/17/12; Ordinance Z22-05 #3 adopted 5/19/2022)

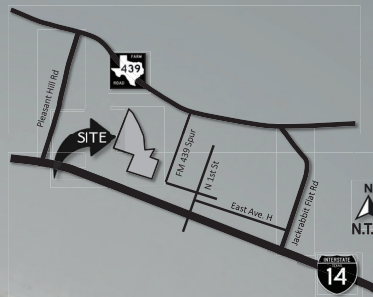
##### § 401.6. Flags and Flag Poles.

Flag poles shall not exceed twenty-five (25) feet in height, must have a minimum setback of fifteen (15) feet and the flag shall not exceed fifteen (15) square feet in surface area.

(Ordinance 6051-12 adopted 5/17/12)

# **Exhibit D**

# WILDWOOD ESTATES PHASE 5



-  50' LOTS (+/-212)
-  60' LOTS (+/-51)
-  TRAIL +/- 1 MILE
-  CREEK
-  POND
-  TRAILHEAD
-  PARK AREA
-  EXISTING TREES





- TOTAL ACREAGE +/-63.2AC.
- Total Lots +/- 263
- OPEN SPACE +/-11.2AC.(17.7%)

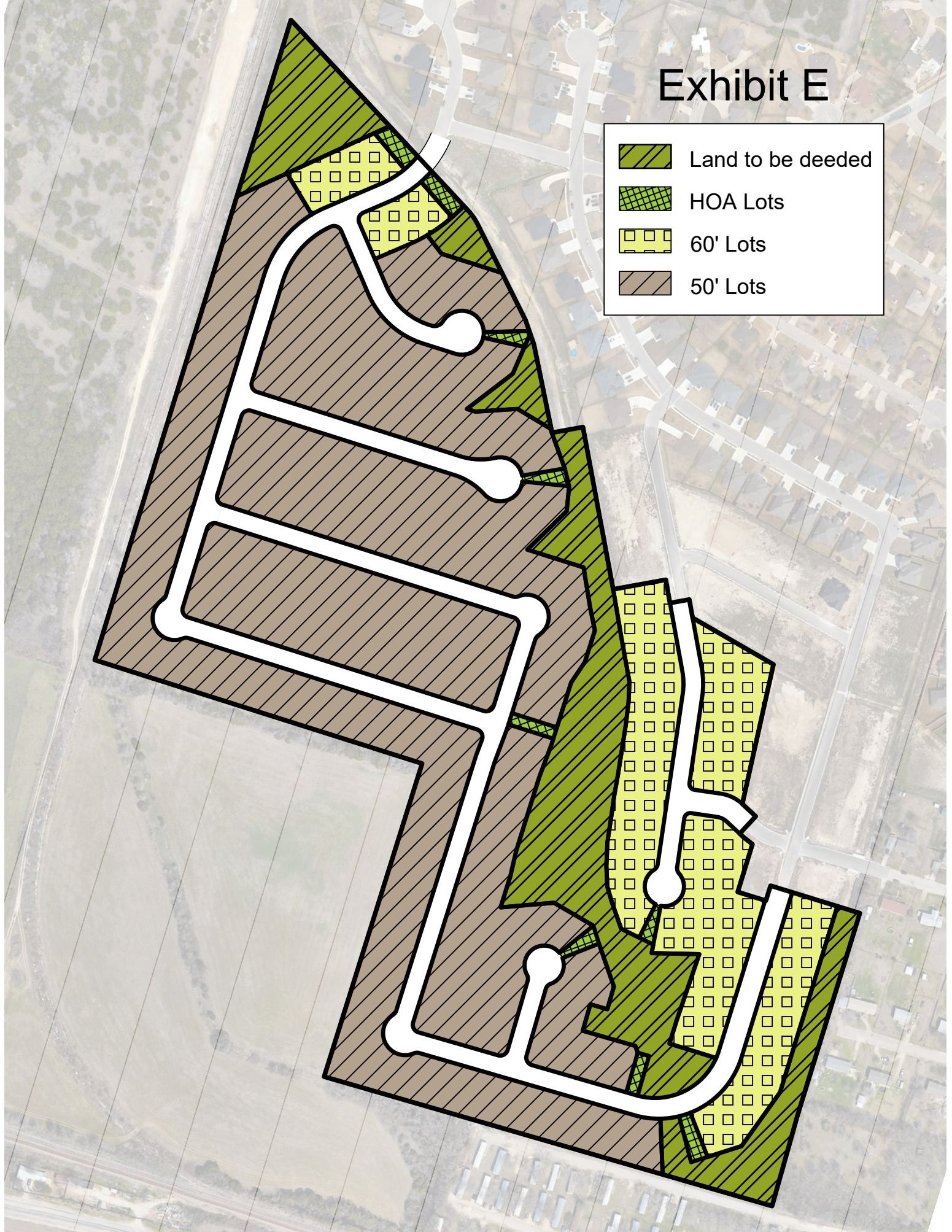


# **Exhibit E**



# Exhibit E

-  Land to be deeded
-  HOA Lots
-  60' Lots
-  50' Lots



# **Exhibit F**

# GREENWAYS / TRAILS

Megan Bush  
 Matthew Larkam  
 Mandy Nash

**Our mission is to create a trail system that provides educational and recreational opportunities while supporting ecosystem management.**



## STAKEHOLDER CRITIQUES

**Parent Concern:**

Are there any safety issues with the trail going throughout the neighborhood?

**Lighting, Signage warning for dangerous species, and emergency phone stations are included**

**Trail User Concern:**

What habitat benefits will we be seeing here?  
 Will there be any new species

**We have vegetation that attracts a variety of existing and native species (butterflies, bees, hummingbirds, etc.)**

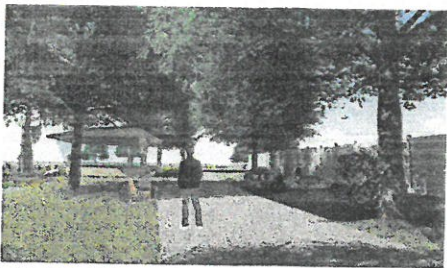
**City Planner Concern:**

Is there a place we could hold events?

**There are some areas for open play that are easily accessible from the streets that could be used for event space.**

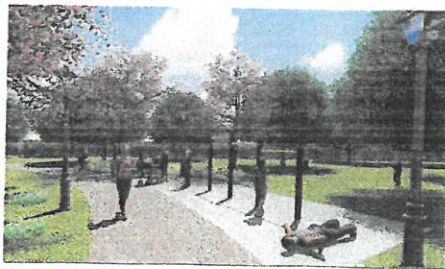
### WILDLIFE EDUCATION

- 0.83 Mile Long Decomposed Granite Trail
- Bird Themed Play Area
- Interactive Educational Signs



### FITNESS / HEALTH

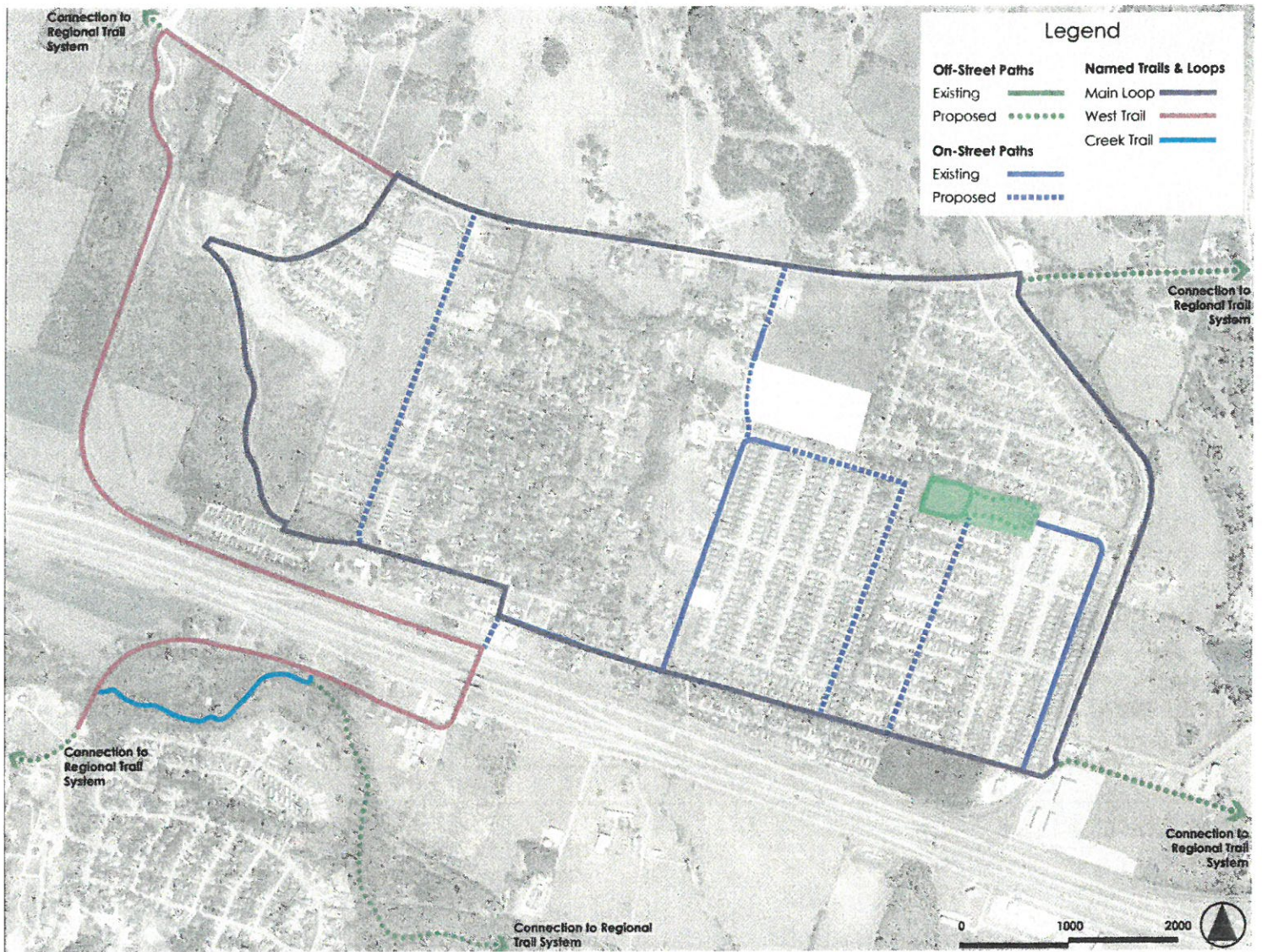
- 0.68 Mile Long Decomposed Granite Trail
- 0.40 Mile Long Dirt Trail
- 6 Workout Stations (0.10 Mile Apart on DG Trail)
- 6 - Hole Disk Golf Course



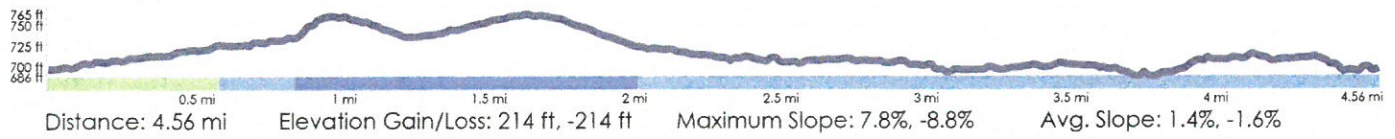
### LID / EDUCATION

- 1.25 Mile Long Decomposed Granite Trail
- Bioswale
- Retention Pond





Trail Info  
**Main Loop**

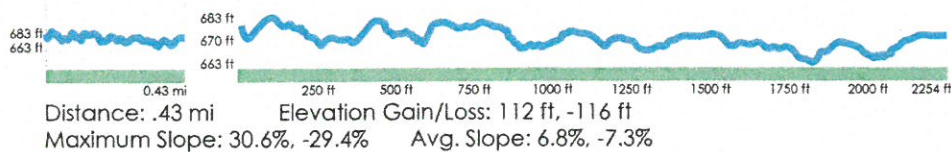


**West Trail**



- Category I**  
 Off-road trail with a maximum slope of 5%
  
- Category II**  
 Off-road trail with a slope greater than 5%
  
- Category III**  
 Sidewalk/trail on or near low-traffic road with a maximum slope of 5%
  
- Category IIII**  
 Sidewalk/trail on or near high-traffic road or with a slope exceeding 5%

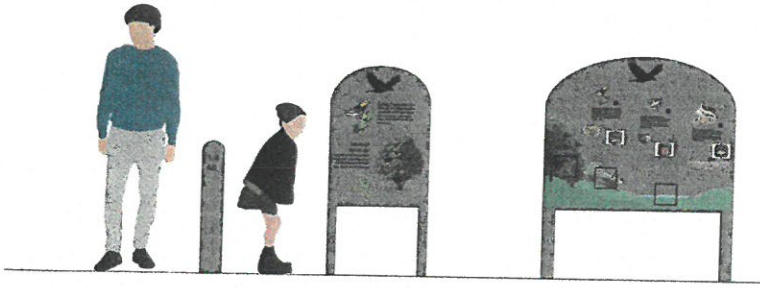
**Creek Trail**



# WILDLIFE EDUCATION

## EDUCATIONAL SIGN EXAMPLES

Mandy Nash



Flip-Up Panels



Sound Buttons



Spinning Blocks



Realistic Nests



Golden-cheeked Warbler

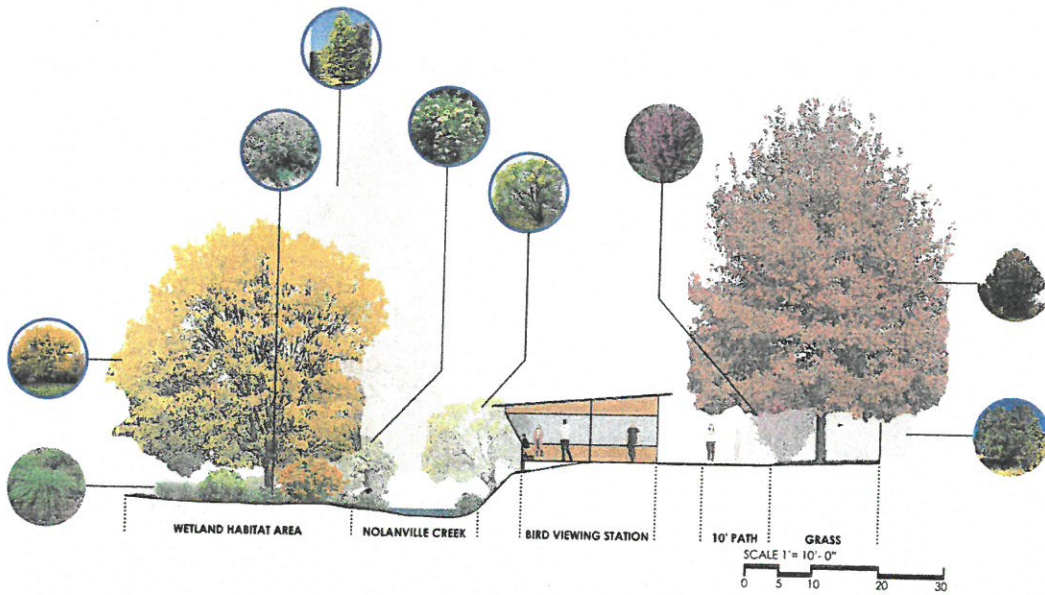


Black-capped Vireo



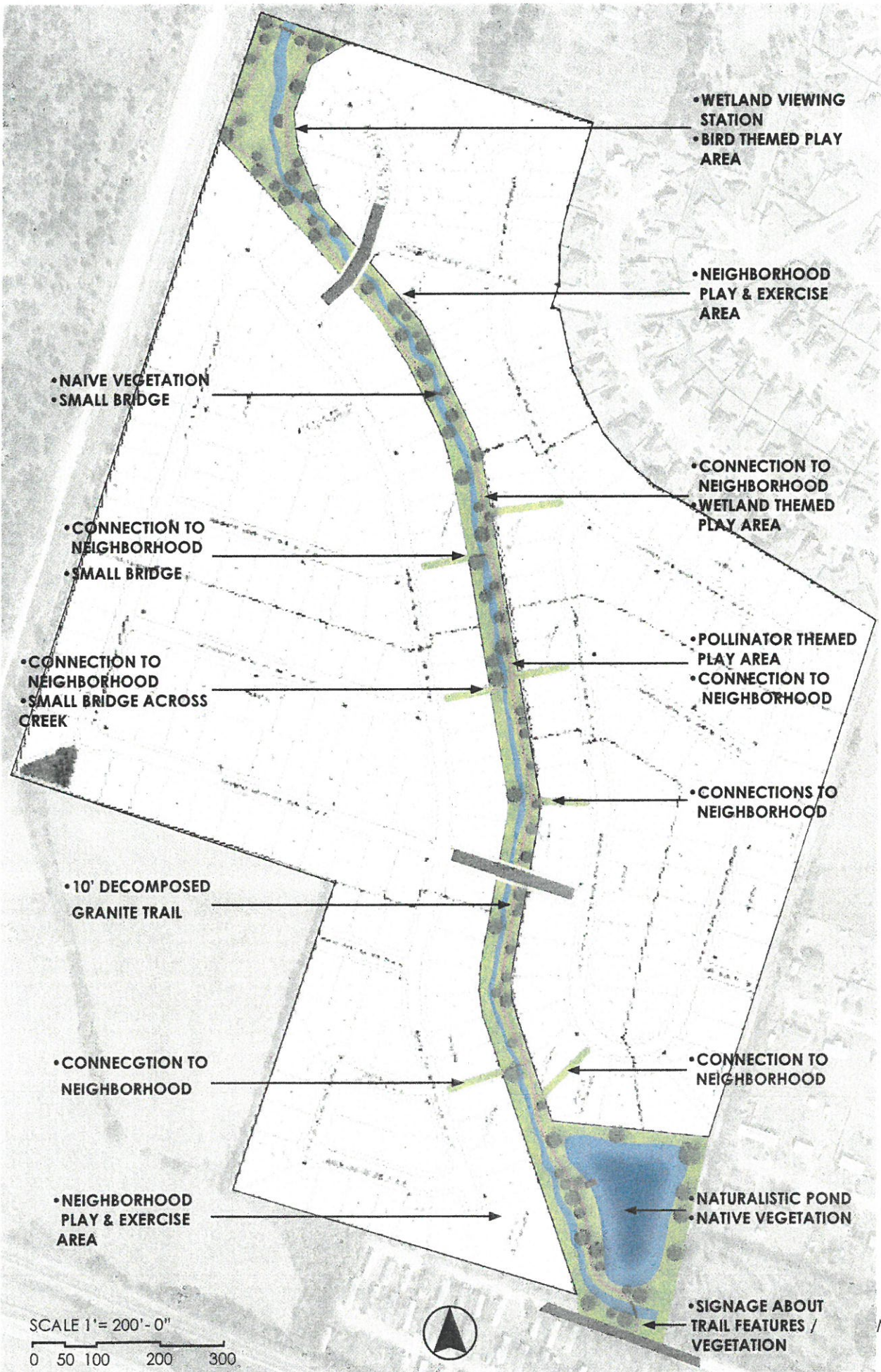
Whooping Crane

## WETLAND VIEWING STATION



## BIRD THEMED PLAY AREA





Ashe Juniper  
*Juniperus ashei*



Bald Cypress  
*Taxodium distichum*



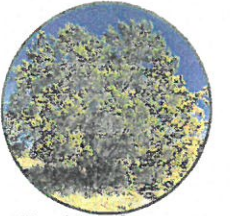
Shumard Oak  
*Quercus shumardii*



Elderberry  
*Sambuca nigra*  
*ssp. canadensis*



Black Willow  
*Salix nigra*



Turk's Cap  
*Malvaviscus arboreus*  
*var. drummondii*

# FITNESS / HEALTH

Megan Bush

## EXERCISE STATION 1



**STATION 6**  
Horizontal  
Ladder



**STATION 5**  
Plyometric  
Steps



**STATION 4**  
2-Person  
Vertical Press



**STATION 3**  
Incline Sit-Up  
Bench



**STATION 2**  
4-Person  
Lower Body

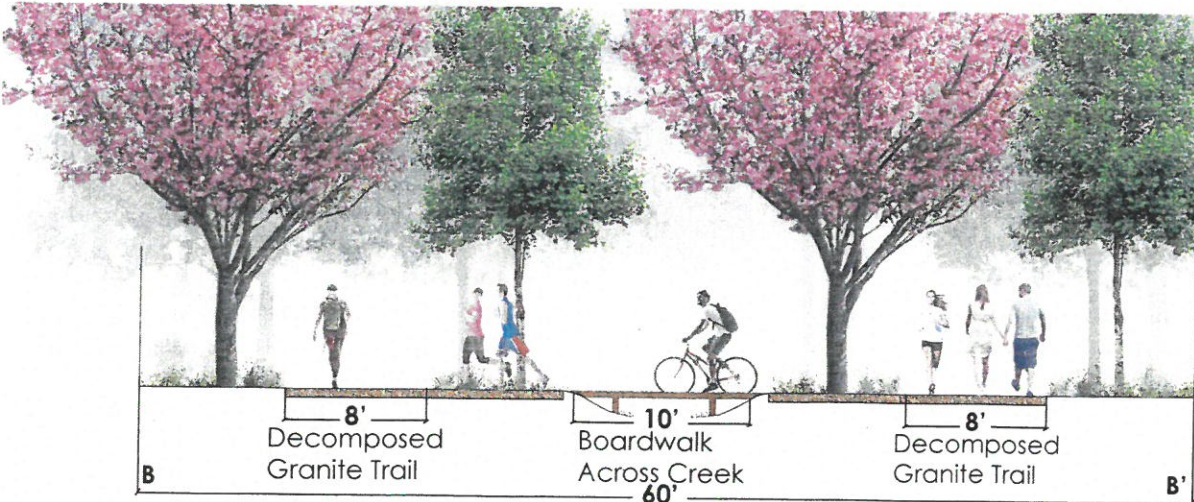


**STATION 1**  
4-Person  
Combo Bars

## REST AREA / NATIVE VEGETATION




## BOARDWALK ACROSS CREEK





- 
  - STATION 6
  - NATIVE VEGETATION

- 
  - STATION 5
  - NATIVE VEGETATION

- 
  - BIOSWALE
  - BOARDWALK ACROSS CREEK

- 
  - 5' DIRT TRAIL

- 
  - 8' DECOMPOSED GRANITE TRAIL

- 
  - BIOSWALE
  - STEPPING STONES ACROSS CREEK

- 
  - 6- HOLE DISC GOLF COURSE



- 
  - OPEN PLAY AREA

- 
  - STATION 4
  - NATIVE VEGETATION

- 
  - STATION 3
  - NATIVE VEGETATION

- 
  - STATION 2
  - NATIVE VEGETATION

- 
  - STATION 1
  - NATIVE VEGETATION

- 
  - TRAIL FEATURES / VEGETATION SIGNAGE



**Eastern Redbud**  
- Rosy pink flowers in early spring, heart shaped leaves



**Sycamore**  
- Gray, greenish-white, and brown flaky bark



**Big Muhly**  
- Drought tolerant  
- Silver/gray bloom color



**Side Oats Grama**  
- Erosion control  
- Bluish-green color, purplish cast in the Spring



**Columbine Wildflowers**  
- Variety of color  
- Attracts hummingbirds



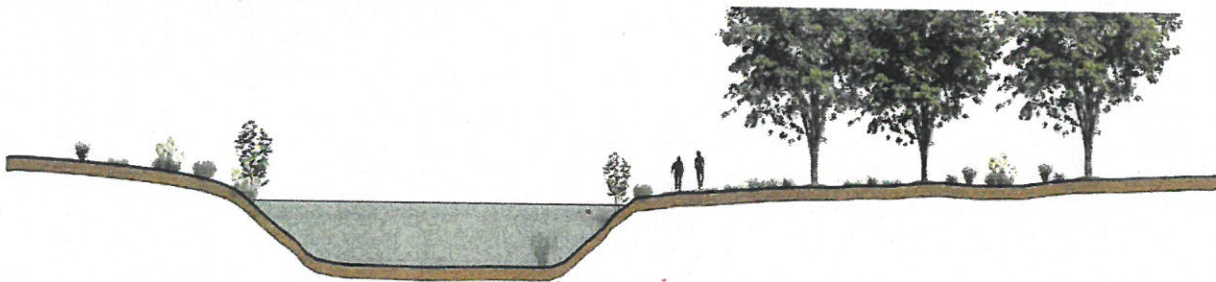
# LOW IMPACT DESIGN

Matthew Larkam

## RETENTION POND AND TRAIL



## RETENTION POND AND TRAIL



## RETENTION POND AND TRAIL



### Climate Info

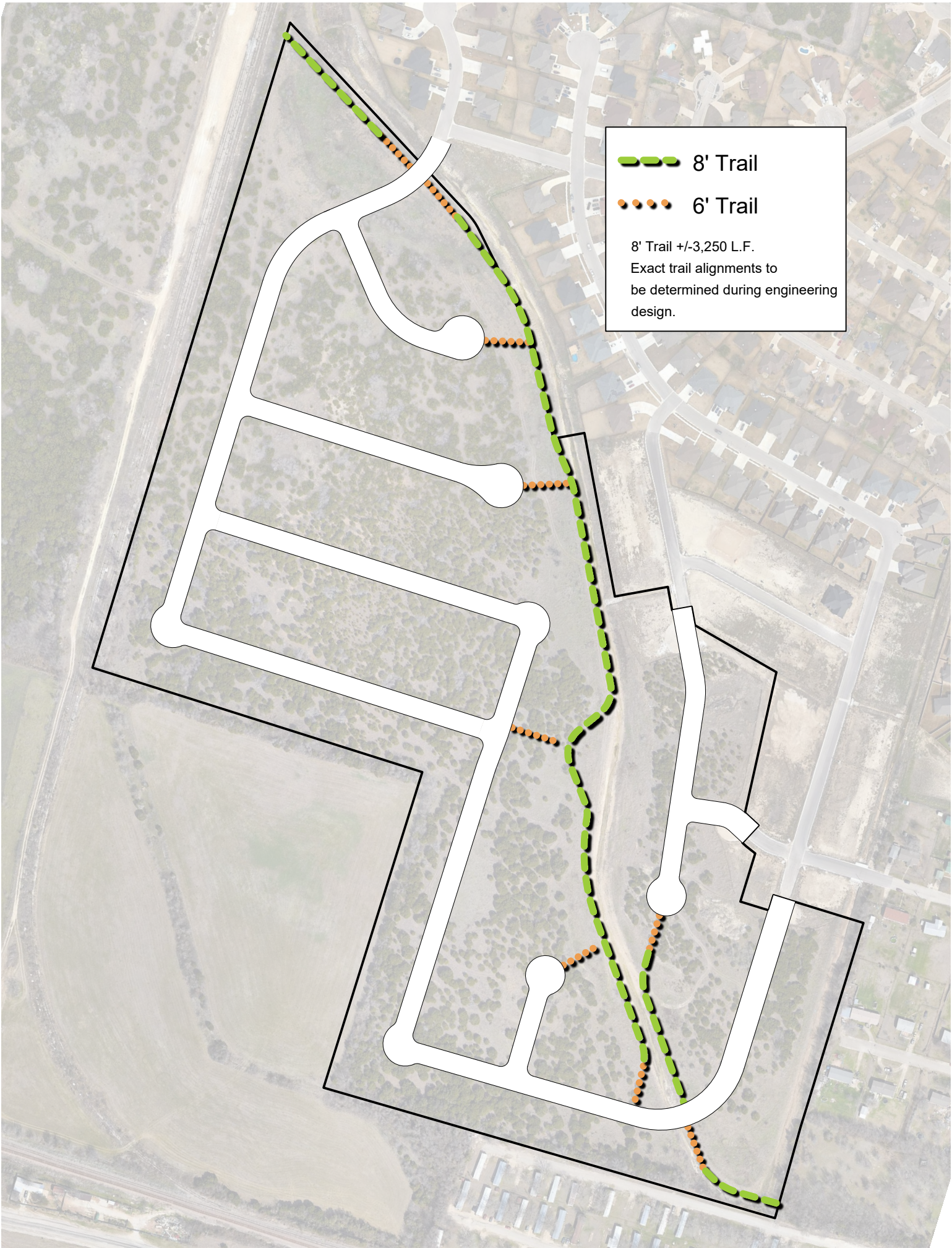
- Our site is located in Central Texas, at the northern portion of the Hill Country
- This region is known for seasonal rainfall which tends to be concentrated at the end and beginning of the generally dry summer season
- Our design is intended to capture this heavy seasonal rainfall and provide adequate storage for the rainwater until it can be slowly released offsite

### Low Impact Design Info

- Wetland for stormwater capture and purification
- Bioswale style creek to collect, clean and channel the stormwater from the new development into the Retention pond at the south of the site
- Retention pond to hold and gradually release the water off site into the natural drainage flow
- The Retention pond provides year around water for aesthetics, recreation, and wild-life habitat



# Exhibit G



8' Trail

6' Trail

8' Trail +/-3,250 L.F.

Exact trail alignments to be determined during engineering design.

# Exhibit H

ZONING ORDINANCE

14A Attachment 1

**EXHIBIT A  
LAND USE CHART**

“P” - Permitted Uses

“S” - Special Uses

“\*” Conditional Permitted Uses

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
<b>AGRICULTURAL</b>														
Bulk Grain and/or Feed Storage												P	P	P
Farm Animals (Exempt - FFA, 4H)*														P
Farm Animals (Non-Exempt)*														P
Farms, General (Crops), Commercial														P
Garden (Non-Retail)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Greenhouse (Non-Retail)	P	P												P
Livestock Sales*														P
Orchard/Crop Propagation	S	S	S	S	S	S	S	S	S	S	S	S	S	P
Plant Nursery (Commercial)										P	P	P	P	P
Small Scale Farm*														P
Stable, Commercial*														P
Stables (Private, accessory use)*														P
Stables (Private, principal use)*														P
<b>RESIDENTIAL</b>														
Accessory Use*	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling	S													P
Apartments						P	P							
Caretaker’s/Guard Residence*	P													P
Community, Family, or Group Home	S	S	S	S	S									S
Dormitories								P	P	P				

NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Duplex/Two-Family					P	P	P							
Garage Residential Conversion	P	P	P											P
Garage Sale*	P	P	P	P	P	P								P
Garden Home/Townhome			P	P	P	P	P							
HUD-Code Manufactured Home						P								
Living Quarters on Site with a Business								P	P	P	P			
Lodges							P			P	P			
Manufactured Home Park						S								
Model Home (Temporary)*	P	P	P	P	P	P	P							
Multiple-Family Dwelling						P	P							
Residential Loft								P	P	P	P	S	S	
Rooming/Boarding House								P	P					
Single-Family Dwelling, Detached	P	P	P	P	P	P	P	P	P	P	P			P
Swimming Pool, Private*	P	P	P	P	P	P	P	P	P	P	P			P
<b>OFFICE</b>														
Armed Services Recruiting Center								P	P	P	P			
Bank								P	P	P	P			
Check Cashing Service									P	P	P			
Credit Agency								P	P	P	P			
Insurance Agency Offices								P	P	P	P			
Municipal Buildings							P	P	P	P	P			P
Offices, General/Professional								P	P	P	P			
Office, Brokerage Services								P	P	P	P			
Offices, Health Services								P	P	P	P			
Offices, Legal Services								P	P	P	P			
Offices, Parole/Probation										P	P			
Offices, Professional								P	P	P	P			

ZONING ORDINANCE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Offices, Real Estate Office								P	P	P	P			
Optical Sales								P	P	P	P			
Saving & Loan									P	P	P			
Security Monitoring Company								P	P	P	P			
Suite Shop								P	P	P	P			
Telemarketing Center								P	P	P	P			
<b>COMMERCIAL &amp; RETAIL</b>														
Accessory Retail/Service Uses										P	P			
All-Terrain Vehicle Dealer (Sales Only)										P	P			
Ambulance Service (Private)									P	P	P			
Antique Shop								P	P	P	P			
Appliance Repair									P	P	P			
Art Dealer/Gallery								P	P	P	P			
Artisan's Shop									P	P	P			P
Artist Studio	P	P	P	P	P	P	P	P	P	P	P			P
Auto Sales (New & Used)										P	P			
Auto Supply Store									P	P	P			
Bakery or Confectionary (Retail)								P	P	P	P			
Barber Shop								P	P	P	P			
Beauty Shop								P	P	P	P			
Bed & Breakfast Inn or Facility								P	P	P	P			P
Beer and Wine Retail Sales*										P	P			
Bicycle Sales and Repair								P	P	P	P			
Book Store								P	P	P	P			
Brewery/Winery/Distillery									S	S	S	P		
Building Materials Sales										P	P			



NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Cabinet/Counter/Woodworking Shop (Custom) Retail											P	P	P	
Cabinet/Counter/Woodworking Shop (Manufacturing) Wholesale											P	P	P	
Cafeteria								P	P	P	P			
Clothes Rentals								P	P	P	P			
Coffee Shop								P	P	P	P			
Communication Equipment Repair									P	P	P			
Computer Sales									P	P	P			
Consignment Shop									P	P	P			
Convenience Store (With Gas Sales)									P	P	P			
Convenience Store (Without Gas Sales)									P	P	P			
Cooking School									P	P	P			
Dance/Drama/Music Studio or School									P	P	P			
Department Store									P	P	P			
Diner								P	P	P	P			
Drapery, Blind, Upholstery Store								P	P	P	P			
Exterminator Services										P	P			
Farmers' Market*								P	P	P	P			P
Financial Services								P	P	P	P			
Florist Shop								P	P	P	P			
Food or Grocery Store (General)									P	P	P			
Food or Grocery Store (Limited)									P	P	P			
Funeral Home or Mortuary										P	P			
Furniture Store (New and/or Used)									P	P	P			
Garden Shop (Inside Storage)									P	P	P			
General or Community Retail Store									P	P	P			

ZONING ORDINANCE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Gravestone/Tombstone Sales										P	P			
Gun Range (Indoor)										S	S	S	S	
Gun Shop										P	P			
Hardware Store								P	P	P	P			
Home-Based Business*	P	P	P	P	P	P	P	P						P
Home Improvement Center										P	P			
Ice Hut									P	P	P	P	P	
Laundry/Dry Cleaning									P	P	P			
Lawnmower Sales & Repair										P	P			
Live-in Security Quarters								P	P	P	P			
Locksmith									P	P	P			
Major Appliance Sales										P	P			
Market (Public)									P	P	P			
Massage/Day Spa								P	P	P				
Mini-Warehouse - Self-Storage										P	P			
Mixed Use Development									S					
Mobile Food Vendor														P
Motel or Hotel										P	P			
Motorcycle Dealer (Sales, Repair)										P	P			
Nail Salon								P	P	P	P			
Outdoor or Seasonal Sales/ Promotion (Temporary)*								P	P	P	P			
Package Store										S	S			
Party and Game Store/Rentals									P	P	P			
Pet Shop/Supplies*									P	P	P			
Pharmacy									P	P	P			
Photocopying/Duplicating								P	P	P	P			

NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Photography Studio								P	P	P	P			
Plant Nursery (Retail Sales, Outdoors)										P	P			
Printing Shop									P	P	P			
Radio or Television Studio									P	P	P			
Recycling Center											P	P	P	
Recycling Center (Drop-Off)*								P	P	P	P	P	P	
Refreshment Stand (Temporary)*								P	P	P	P			P
Restaurant (No Drive-Thru)								P	P	P	P			
Restaurant (With Drive-Thru)										P	P			
Restaurant/Club									S	S	S			
Retail, General (Indoors)								P	P	P	P			
Retail, General (Outdoors)										P	P			
Security Systems Installation Company										P	P			
Sexually Oriented Business											S			
Shoe Repair									P	P	P			
Smoke Shop										S	S			
Studio, Tattoo or Body Piercing										S	S			
Surveyor								P	P	P	P			
Swimming Pool Commercial									P	P	P			
Swimming Pool Sales										P	P			
Tailor Shop								P	P	P	P			
Tanning Salon								P	P	P	P			
Tavern										S	S			
Tool & Machinery Rental (Indoor Storage)									P	P	P			
Tool & Machinery Rental (Outdoor Storage)										P	P			

ZONING ORDINANCE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Travel Agency								P	P	P	P			
Upholstery Shop									P	P	P			
Used Merchandise/Furniture									P	P	P			
Vacuum Cleaner Sales & Repair									P	P	P			
Veterinarian Clinic (Indoor Kennels)									P	P	P			
Wedding Shop/Rentals									P	P	P			
Woodworking Shop (Ornamental, Handmade)									P	P	P			
<b>TRANSPORTATION &amp; AUTO SERVICES</b>														
Antique Vehicle Restoration										P	P			
Auto Body Repair										P	P			
Auto Financing & Leasing									P	P	P			
Auto Muffler Shop										P	P			
Auto Paint Shop										P	P			
Auto Tire Sales & Repair										P	P			
Auto Upholstery Shop										P	P			
Auto Washing Facility, Attended										P	P			
Auto Washing Facility, Unattended										P	P			
Auto Wrecker Service											P			
Automobile Repair, Major										P	P			
Automobile Repair, Minor									P	P	P			
Car Dealership										P	P			
Carwash									P	P	P			
Indoor Auto Parts Sales										P	P			
Limousine/Taxi Service											P			
Oil Change & Inspection									P	P	P			

NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Parking Structure, Commercial									P	P	P			
Tire Dealer, Indoor Storage									P	P	P			
<b>AMUSEMENT/RECREATION</b>														
Amusement Services (Indoor)*									P	P	P			
Amusement Services (Outdoor)										P	P			
Amusement Arcade (Four or more devices)									P	P	P			
Billiard/Pool Facility										P	P			
Bingo Hall										P	P			
Bowling Center									P	P	P			
Broadcast Station (With Tower)												P	P	
Civic/Conference Center										P	P			
Country Club (Private)										S	S			
Dance Hall										P	P			
Day Camp for Children										P	P			P
Dinner Theater									P	P	P			
Driving Range										P	P			
Golf Course (Miniature)										P	P			
Golf Course (Public, Private)	P									P	P	P	P	P
Health Club								P	P	P	P			
Motion Picture Studio, Commercial										P	P	P	P	
Motion Picture Theater										P	P			
Museum									P	P	P			
Park and/or Playground	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Psychic Reading Services									P	P	P			
Rodeo Grounds											S	S	S	S
Skate Park										P	P			

ZONING ORDINANCE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Skating Rink										P	P			
Special Event (Temporary)	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Stadium										P	P	P	P	
Swimming Pool, Public									P	P	P			
Tennis Court	P	P	P	P	P	P	P							P
Theater (Stage)									P	P	P			
Video Rentals/Sales									P	P	P			
<b>INSTITUTIONAL/ GOVERNMENT</b>														
Assisted Living Facility							P		P	P	P			
Business or Trade School								P	P	P	P			
Cemetery or Mausoleum	P	P												P
Child Day Care Facility	S	S	S	S	S	S	P	P	P	P	P			P
Church, Religious Assembly	P	P	P	P	P	P	P	P	P	P	P			P
Civic Club								P	P	P	P			
College or University	P	P	P	P	P	P	P	P	P	P	P			P
Communications Tower (Commercial)										S	S	S	S	S
Community Center (Municipal or Public)									P	P	P			
Dental Clinic or Office								P		P	P			
Educational Institution	P	P	P	P	P	P	P	P	P	P	P			P
Electrical Generating Plant												P	P	
Electrical Substation*												P	P	
Emergency Care Clinic										P	P			
Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fraternal Lodge or Union								P	P	P	P			
Government Building (Mun., St., Fed.)									P	P	P			
Group Day Care Home	S	S	S	S	S	S	P	P	P	P	P			P

NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Heliport											P	P	P	
Home for the Aged, Residential	S	S	S	S	S	S	P	P	P	P	P			P
Hospice									P	P	P			
Hospital (Acute Care, General)								P	P	P	P			
Library								P	P	P	P			
Maternity Home								P	P	P	P			
Medical Clinic or Office								P	P	P	P			
Nursing/Convalescent Home								P	P	P	P			
Orphanage							P	P	P	P	P			
Philanthropic Organization								P	P	P	P			
Post Office	P	P	P	P	P	P	P	P	P	P	P			P
Private Franchise Utility								P	P	P	P	P	P	
School, K Through 12 (public or private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewage Pumping Station	S	S	S	S	S	S	S	S	S	S	S	P	P	S
Telephone Switching/Exchange Bldg.								S	S	S	P			
Transmission Pipeline										S	S	P	P	
Wastewater Treatment Plant	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Supply (Elevated Storage Tank)	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Water Supply Facility (Private)	S	S	S	S	S	S	S	S	S	S	S	S	S	S
<b>COMM. &amp; WHOLESALE TRADE</b>														
Book Bindery										P	P			
Feed & Grain Store										P	P	P	P	
Furniture Manufacture										P	P	P	P	
Heating & Air Conditioning Sales/Service										P	P			
Pawnshop										P	P			

ZONING ORDINANCE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Propane Sales (Retail)										P	P			
Taxidermist											P			
Transfer Station/Refuse Pickup												P	P	
Veterinarian (Indoor Kennels or Pens)											P			S
Veterinarian (Outdoor Kennels or Pens)											P			S
Warehouse/Office											P	P	P	
Welding Shop											P	P	P	
<b>LIGHT INDUSTRIAL/MFG.</b>														
Asphalt or Concrete Batching Plant (Temporary)*								P	P	P	P	P	P	P
Contractor's Office (No Outside Storage)									P	P	P	P	P	
Contractor's Office (with Outside Storage)*											P	P	P	
Electronic Assembly											P	P	P	
Engine Repair or Manufacture												P	P	
Foundry												P	P	
Laboratory Equipment Manufacture												P	P	
Machine Shop												P	P	
Maintenance & Repair Services for Bldgs.											P			
Open Storage/Outside Storage*											S	P	P	S
Plumbing Shop										P	P			
Research Lab (Non-Hazardous)										P	P	P	P	
Sand/Gravel Quarrying												P	P	
Sand/Gravel/Stone Sales or Storage										P	P	P	P	P
Sign Manufacturing										P	P	P	P	
Slaughterhouse												S	S	



NOLANVILLE CODE

Land Use	Residential Use							Nonresidential Use						
	R-1S	R-1	R-DT	R-TH	R-2	R-MH	R-3	B-1	B-2	B-3	B-4	M-1	M-2	A-1
Solar Farm												P	P	
Stone/Clay/Glass Manufacturing											P	P	P	

(Ordinance 6051-12 adopted 5/17/12; Ordinance Z19-08 #2 adopted 8/18/19)