

**THE CITY OF HEATH  
ORDINANCE NO. 23 \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, AMENDING CHAPTER 159, ZONING CODE OF THE CITY OF HEATH CODE OF ORDINANCES AS PREVIOUSLY AMENDED BY ORDINANCE 030904C THAT ESTABLISHED THE FAIRWAY OAKS (HEATH CROSSING) PLANNED DEVELOPMENT (PD) ZONING DISTRICT TO THE FOLLOWING DESCRIBED TRACT OF LAND FOR SINGLE-FAMILY RESIDENTIAL USES; AND AS PREVIOUSLY AMENDED BY ORDINANCE 111220B BY AMENDING RESIDENTIAL LOT REGULATIONS, THE CONCEPT PLAN, AND THE DEVELOPMENT REQUIREMENTS FOR HEATH CROSSING; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF A FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, The City of Heath, Texas, with the consent of the property developer TR Heath Partners, Ltd., seeks to establish a waiver to the 8/12 roof pitch requirement established in Section 2. (c) 6 of the Planned Development Ordinance for residential development on a tract of land as herein described as "Exhibit A".

**WHEREAS**, this Ordinance shall amend Ordinance No. 111220B in order to update changes to the residential lot regulations by allowing single-family residential buildings to have a minimum roof pitch of 5/12 as-of-right without the need to secure a Conditional Use Permit (CUP) with the condition that such single-family residential buildings are designed with an exterior design conforming to specific architectural styles defined as Mediterranean or Spanish as herein described and graphically depicted in the attached Exhibit "C";

**WHEREAS**, the Planning and Zoning Commission of the City of Heath and the governing body of the City of Heath, in compliance with the laws of the State of Texas and the ordinances of the City of Heath, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, the governing body, in the exercise of its legislative discretion, has concluded that the Zoning Code of the City of Heath should be amended as follows:

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

(New text is shown in red font. Deleted text is shown in black, ~~striketrough font.~~)

**Section 1.** That Chapter 159, Zoning Code of the Code of Ordinances and the Zoning Map as previously amended by Ordinance 111220B by amending residential lot regulations, the concept plan, and the development requirements for Heath Crossing Planned Development (PD) Zoning District for Single-Family Residential Uses on the tract of land described in the attached "Exhibit A" is hereby amended as specified herein.

**Section 2.** That the granting of the Planned Development Zoning Classification to the property described in Exhibit A is subject to the regulations and ordinances of the City of Heath excepting the following Special Conditions:

- (a) The tract shall be developed generally in accordance with the Concept Plan, attached hereto, and made a part hereof as "Exhibit B".
- (b) Other terms and conditions of the development shall be set forth in a Developers Agreement as mutually agreed upon by the applicant and the City of Heath.

(c) The residential lot regulations shall be as shown on Exhibit B. Any regulation not shown shall be enforced in accordance with the respective zoning classification depicted in the 'Development Summary' displayed on Exhibit B. The exterior elevation requirements for all areas shall be as follows:

1. Brick, stone, brick-veneer, stucco, or glass shall constitute no less than 75% of the exterior walls of each residence. Windows and doors shall be considered a part of the exterior walls.
2. Chimneys located on an exterior elevation that faces a public street shall be 100% masonry or stucco.
3. No chimney structure may show above the roof unless it is 100% masonry or stucco.
4. Alternate materials for elevations may be considered with the approval of a development plan or preliminary plat where a special, unique architectural style and treatment is proposed.
5. All roofs shall be tile, slate, or two hundred forty (240) pound composition shingle.
6. All roof pitches shall have a minimum slope of 8/12.
7. Accessory Buildings shall have a maximum height of 20 feet.
8. Exceptions to items 1 through 7 may be considered on an individual lot basis by application for a conditional use permit (C.U.P.).
9. A roof pitch reduction between 8/12 to 5/12 may be permitted without a C.U.P. for residences and accessory buildings with an exterior design conforming to a specific architectural style defined as Mediterranean or Spanish, as herein described and graphically depicted in the attached Exhibit "C."

(d) All amenities, including all open space, common areas, floodplain areas, drainage easements, and trails owned by the property owners in common or through a homeowner's association (H.O.A.) of property owners will be maintained by the owners and/or the H.O.A. Absent a mutual agreement, any amenities located in the development and dedicated to the City shall also be maintained by the owners in common and/or the H.O.A. Said mutual agreement may include all or any portion of any dedicated amenities. The City Council, at their sole discretion, may elect to assume the maintenance responsibilities of any dedicated amenities.

All open space shall be accessible to the public. Said open space shall be individually designated by a special number or letter on Exhibit B, detailed development plan, and included on plats of the development.

The plat shall be accompanied by covenants and/or ownership agreements, which shall establish a homeowner's association (H.O.A.) with authority to mandate fees and lien properties that provide for the perpetual ownership and maintenance of said areas. All covenants and documents establishing an H.O.A. shall be submitted to, and approved by, the city attorney's office, the Planning and Zoning Commission, the City Council, and, upon approval, filed of record with the final plat in the plat records of Rockwall County, Texas.

The city may require any or all of the following at the time of final platting:

1. Plans and illustrations of the proposed amenities;
2. Cost estimates of construction, maintenance and operating expenses;

3. Association documents, deed restrictions, contracts and agreements pertaining to maintenance of the amenities, if appropriate; and
- (e) No residential driveway access shall be permitted on a collector street if access is also available from a local street.
- (f) A pedestrian/bike trail at least eight (8) feet in width, located within a public access easement extending the length of the development along Buffalo Creek as shown on Exhibit B, shall be provided within the development.
- (g) Sidewalks shall be provided in accordance with City of Heath subdivision requirements.
- (h) Street furnishings shall include street signs, traffic signs, streetlights, and mailboxes. Final design shall be approved at time of final plat approval.

Street signs, traffic signs, and streetlights shall be of the same style throughout a subdivision or group of subdivisions within this Planned Development.

- (i) All single-family residential lots are required to have three trees, with at least one in the front yard.

For each tree preserved on the lot, nine (9) inches or greater in diameter, this requirement shall be reduced by one tree.

When planted, street trees and residential lot trees shall be no less than three (3) inches in diameter, as measured twelve (12) inches above ground level. The variety of acceptable trees shall be shown on the Development Plan.

Irrigation shall be required in the front yard of all residences, for neighborhood or subdivision entrances, and all medians that feature landscaping.

- (j) Landscaped screening to provide a buffer for residences along White Road and the proposed collector street shall be required, except when adjacent to park land, open area, or flood plain and as described above. Buffering shall be landscaped, irrigated berms, wrought iron type fencing or, with the approval of the Planning and Zoning Commission and the City Council, brick or stone.

With approval of the Planning and Zoning Commission and the City Council, a brick or stone fence may be utilized adjacent to White Road within the Town House Residential (T.H.) District (Classification 'A' on Exhibit B).

- (k) Three types of parks and open spaces shall be provided in accordance with the approved Concept Plan:

1. Public Park land shall be provided adjacent to White Road.
2. Open Space shall be provided so that the natural environment shall be preserved, and a system of pedestrian/bike trails that connect neighborhoods within the District shall be provided.
3. Flood plain shall be preserved in its natural condition, and a drainage easement to the City of Heath provided.

- (l) Wilford Way will include a twenty (20) foot bicycle/pedestrian/emergency access easement installed between two cul-de-sacs. An access gate, approved by the Director of Public Safety, shall be installed to prevent normal vehicular traffic but provide for pedestrian/bicycle traffic as well as emergency access. This easement shall be landscaped with grass-crete pavers or similar materials that allow for a grassed surface.

The subsurface shall be sufficient to support the weight of the fire apparatus of the City.

(m) The detailed Development Plan shall be submitted to the City Engineer within 30 days of the date of this Ordinance. Said Development Plan shall include at a minimum all data contained in 'Exhibit B' attached hereto with additional data required by the City Engineer. The Development Plan shall become an exhibit to the Development Agreement for Heath Crossing.

**Section 3.** That the above described Tract of land shall be used only for the manner and for the purpose provided for the Zoning Code of the City of Heath as heretofore amended.

**Section 4.** Penalty. The Developer shall receive written notice of any violation and be afforded a thirty (30) day 'right to cure' period before assessment of any penalties. Any other person, firm, or corporation violating the provisions of this Ordinance shall be immediately subject to the same penalty as provided for in the Zoning Code of the City of Heath, as heretofore amended, and as amended hereby, and upon conviction, be subject to a fine not to exceed the sum of two thousand dollars (\$2,000.00) and that each day in violation shall constitute a separate offense.

**Section 5.** Severability Clause. If any section or provisions of this Ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this Ordinance or the application of any other section or provision to any other person, firm, corporation, situation, or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the Ordinance without the invalid parts and to this end the provisions of this Ordinance shall remain in full force and effect.

**Section 6.** Repealer Clause. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

**Section 7.** Effective Date. This Ordinance shall become effective from and after its adoption, and it is so ordained.

**PASSED AND APPROVED** by the City Council of the City of Heath, Texas, on this the ##<sup>th</sup> day of ##### 2023.

APPROVED:

\_\_\_\_\_  
Kelson Elam, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Marie Johnson, Assistant City Attorney

ATTEST:

\_\_\_\_\_  
Norma Duncan, City Secretary

EXHIBIT "A"  
LEGAL DESCRIPTION

BEING a 295.02 acre tract of land situated in the Edward Teal Survey, Abstract No. 207, Rockwall County, Texas said tract being all of an 89.75 acre and a 91.94 acre tract of land described in deed to Robert M. Allen, Trustee, as recorded in Volume 1942, Page 72, Deed Records Rockwall County, Texas (D.R.R.C.T.), and all of a 24.10 acre tract of land described in deed to Robert M. Allen, Trustee, as recorded in Volume 1942, Page 68, D.R.R.C.T., and all of a 81.27 acre tract of land described in deed to Robert M. Allen, Trustee, as recorded in Volume 1942, Page 64, and a part of a 10.41 acre tract of land described in deed to Lowell Douglas Hall and Justin Kimbell Hall, as recorded in Volume 2277, Page 59, said tract being more particularly described as follows:

COMMENCING at the southwest corner of said Hall tract, said corner being the northwest corner of Willow Springs No. 1, an addition to the City of Heath, as recorded in Cabinet D, Slide 83, Plat Records Rockwall County, Texas (P.R.R.C.T.), said corner being on the east right-of-way line of F.M. 740 (Laurence Drive) (80 feet wide);

THENCE North 00 degrees 03 minutes 06 seconds West, along said east right-of-way line, a distance of 489.64 feet to the point of beginning of a circular curve to the left, having a radius 183.20 feet and whose chord bears North 25 degrees 33 minutes 09 seconds West, a distance of 157.74 feet;

THENCE Northwesterly, along said east right-of-way line and said curve to the left, through a central angle of 51 degrees 00 minutes 06 seconds, an arc distance of 163.07 feet to the northwest corner of said Hall tract, said corner being within White road;

THENCE South 88 degrees 48 minutes 59 seconds East, along the north line of said Hall tract and within White Road, a distance of 390.53 feet to the POINT OF BEGINNING;

THENCE South 88 degrees 48 minutes 59 seconds East, continuing along the north line of said Hall tract and within White road, a distance of 745.99 feet;

THENCE South 01-20-55 West, a distance of 12.79 feet;

THENCE South 89-34-56 East, a distance of 204.74 feet;

THENCE along the west line of said 24.10 acre, 81.27 acre and 89.75 acre tracts the following bearings and distances:

North 00-16-17 East, a distance of 125.93 feet;

North 08-46-26 East, a distance of 185.12 feet;

North 08-46-20 East, a distance of 215.18 feet;

North 08-30-52 East, a distance of 28.46 feet;

North 00-31-10 West, a distance of 351.92 feet;

South 89-37-37 West, a distance of 45.00 feet to the beginning of a curve to the left having a radius of 50.00 feet and whose chord bears North 45 degrees 22 minutes 26 seconds West, a distance of 70.71 feet;

Northwest, along said curve to the left, through a central angle of 89 degrees 59 minutes 56 seconds, an arc distance of 78.54 feet;

North 00-10-27 East, a distance of 257.57 feet;

North 69-48-26 West, a distance of 96.89 feet;

North 00-10-27 East, a distance of 2234.04 feet to a corner on the south line of Buffalo Creek Country Club Estates, Phase Two, an addition to the City of Heath as recorded in Cabinet C, Page 172, Map Records Rockwall County, Texas (M.R.R.C.T.);

THENCE in a southeasterly direction, along said Buffalo Creek Country Club Estates, Phase Two the following bearings and distances:

South 51-26-54 East, a distance of 109.28 feet;

South 87-13-54 East, a distance of 77.90 feet;

South 63-30-54 East, a distance of 52.50 feet;

North 81-13-06 East, a distance of 82.20 feet;

South 69-27-54 East, a distance of 142.79 feet;

South 44-17-54 East, a distance of 89.20 feet;

North 86-47-06 East, a distance of 77.89 feet;

South 05-43-54 East, a distance of 41.70 feet;

South 51-20-54 East, a distance of 99.10 feet;

South 00-08-06 West, a distance of 102.30 feet;

South 32-10-54 East, a distance of 113.20 feet;

South 00-58-06 West, a distance of 198.10 feet;

South 75-22-54 East, a distance of 79.10 feet;

North 71-57-06 East, a distance of 123.80 feet;

South 80-32-54 East, a distance of 121.10 feet;

South 21-47-54 East, a distance of 152.80 feet;

North 88-02-06 East, a distance of 47.60 feet;

South 24-46-54 East, a distance of 104.70 feet;

South 48-31-54 East, a distance of 402.50 feet to a point for corner in Buffalo Creek;

THENCE continuing in a southeasterly direction, along the meanders of said Buffalo Creek the following bearings and distances:

South 66-59-54 East, a distance of 54.60 feet;

South 57-00-54 East, a distance of 267.60 feet;

South 01-19-06 West, a distance of 50.90 feet;

South 52-45-54 East, a distance of 70.90 feet;  
North 63-48-06 East, a distance of 54.80 feet;  
South 37-43-54 East, a distance of 39.40 feet;  
South 20-24-06 West, a distance of 58.10 feet;  
South 32-47-54 East, a distance of 101.80 feet;  
North 74-48-06 East, a distance of 65.90 feet;  
South 26-23-54 East, a distance of 143.00 feet;  
South 21-31-06 West, a distance of 81.00 feet;  
North 72-04-06 East, a distance of 57.60 feet;  
South 68-14-54 East, a distance of 39.40 feet;  
South 26-18-06 West, a distance of 101.00 feet;  
South 11-40-54 East, a distance of 130.00 feet;  
South 53-42-54 East, a distance of 75.90 feet;  
South 05-29-54 East, a distance of 61.70 feet;  
South 30-16-54 East, a distance of 93.90 feet;  
South 65-34-54 East, a distance of 105.60 feet;  
North 48-58-06 East, a distance of 163.00 feet;  
South 00-22-54 East, a distance of 14.50 feet;  
North 20-03-06 East, a distance of 50.40 feet;  
South 54-58-54 East, a distance of 35.90 feet;  
South 04-07-54 East, a distance of 109.50 feet;  
South 64-20-54 East, a distance of 54.50 feet;  
North 65-03-06 East, a distance of 34.80 feet;  
North 14-51-06 East, a distance of 48.00 feet;  
South 73-41-54 East, a distance of 126.80 feet;  
South 04-24-54 East, a distance of 56.20 feet;  
South 27-28-06 West, a distance of 51.30 feet;  
South 51-18-06 West, a distance of 168.80 feet;  
South 04-06-06 West, a distance of 68.80 feet;  
South 34-34-54 East, a distance of 59.00 feet;  
South 85-31-54 East, a distance of 61.00 feet;  
South 20-21-06 West, a distance of 138.50 feet;

South 54-31-06 West, a distance of 53.80 feet;  
South 19-31-06 West, a distance of 47.60 feet;  
South 07-33-54 East, a distance of 70.70 feet;  
South 28-05-54 East, a distance of 95.40 feet;  
South 53-16-54 east, a distance of 52.10 feet;  
South 87-07-54 East, a distance of 62.00 feet;  
South 00-58-54 East, a distance of 144.10 feet;  
South 11-42-56 East, a distance of 111.97 feet;  
South 14-36-04 East, a distance of 200.82 feet;  
South 06-09-56 West, a distance of 206.60 feet;  
South 41-16-04 East, a distance of 54.90 feet;  
South 85-42-04 East, a distance of 131.60 feet;  
South 30-34-04 East, a distance of 63.90 feet;  
South 04-35-04 East, a distance of 190.10 feet;  
South 13-41-56 West, a distance of 99.30 feet;  
South 03-52-34 East, a distance of 53.92 feet;  
South 50-23-03 West, a distance of 49.70 feet;  
South 51-58-15 West, a distance of 76.75 feet;  
South 16-27-51 East, a distance of 76.10 feet;  
South 55-39-21 East, a distance of 198.75 feet;  
South 13-54-00 East, a distance of 182.22 feet;  
South 49-03-17 East, a distance of 25.20 feet;  
North 38-49-56 East, a distance of 144.32 feet;  
North 66-38-05 East, a distance of 101.24 feet;  
South 44-12-23 East, a distance of 93.01 feet;  
South 19-30-21 West, a distance of 220.58 feet;  
South 01-55-01 West, a distance of 41.50 feet;  
South 60-37-26 East, a distance of 85.00 feet;  
South 88-23-24 East, a distance of 85.61 feet;  
South 26-23-01 East, a distance of 64.03 feet;  
South 30-18-08 West, a distance of 298.85 feet;  
South 03-07-28 East, a distance of 218.85 feet;



South 14-24-36 East, a distance of 304.29 feet;  
South 52-29-42 West, a distance of 65.19 feet;  
South 89-05-36 West, a distance of 138.97 feet;  
South 82-29-17 West, a distance of 176.80 feet;  
South 11-45-03 West, a distance of 88.74 feet;  
South 77-16-03 West, a distance of 68.54 feet;  
South 19-39-06 West, a distance of 67.58 feet;  
South 06-23-02 West, a distance of 63.95 feet;  
South 25-22-58 West, a distance of 102.26 feet;  
South 00-21-21 East, a distance of 48.87 feet;  
South 45-10-38 East, a distance of 75.55 feet;  
South 45-18-30 East, a distance of 151.80 feet;  
South 02-31-50 East, a distance of 54.88 feet;  
South 13-09-03 West, a distance of 127.49 feet;  
South 24-03-24 West, a distance of 60.80 feet;  
South 42-33-00 West, a distance of 79.27 feet;  
South 07-05-02 West, a distance of 44.78 feet;  
South 15-08-36 East, a distance of 22.65 feet to a point for corner;

THENCE Northwesterly along the west line of said 91.94 acre tract the following bearings and distances:

North 79-29-31 West, a distance of 25.19 feet;  
North 64-19-38 West, a distance of 42.68 feet;  
North 82-39-04 West, a distance of 149.17 feet;  
North 53-03-38 West, a distance of 66.34 feet;  
North 64-01-38 West, a distance of 156.79 feet;  
North 66-46-21 West, a distance of 163.10 feet;  
North 41-38-38 West, a distance of 32.31 feet;  
North 58-02-32 West, a distance of 188.63 feet;  
South 88-18-22 West, a distance of 91.62 feet;  
South 72-05-52 West, a distance of 145.27 feet;  
South 72-48-00 West, a distance of 6.25 feet;  
South 79-44-00 West, a distance of 81.13 feet;  
North 14-30-30 West, a distance of 15.29 feet;

South 80-24-00 West, a distance of 28.94 feet;

North 22-15-40 West, a distance of 112.85 feet;

North 04-37-00 West, a distance of 58.12 feet;

South 78-20-00 West, a distance of 41.33 feet to the southeast corner of Las Lomas, an addition to the City of Heath, as recorded in Cabinet C, Page 256, M.R.R.C.T.;

THENCE Northwesterly, along said Las Lomas the following bearings and distances:

North 27-43-56 West, a distance of 667.79 feet;

North 82-54-12 West, a distance of 274.34 feet;

North 40-16-01 West, a distance of 568.20 feet;

North 75-18-32 West, a distance of 336.82 feet;

North 03-27-31 East, a distance of 73.33 feet;

North 22-52-35 West, a distance of 138.27 feet;

North 89-35-41 West, a distance of 226.38 feet to a point for corner on the east line of Willow Springs No. 1, an addition to the City of Heath, as recorded in Cabinet D, Page 83, M.R.R.C.T.;

THENCE along said Willow Springs the following bearings and distances:

North 34-33-14 East, a distance of 504.84 feet;

North 19-19-48 East, a distance of 224.34 feet to the beginning of a curve to the left having a radius of 624.70 feet and whose chord bears North 78 degrees 02 minutes 02 seconds West, a distance of 160.13 feet;

Northwesterly, along said curve to the left through a central angle of **14** degrees 43 minutes 38 seconds, an arc distance of 160.57 feet to the point of reverse curvature of a curve to the right having a radius of 475.00 feet and whose chord bears North 67 degrees 30 minutes 57 seconds West, a distance of 291.71 feet;

Northwesterly, along said curve to the right through a central angle of 35 degrees 45 minutes 52 seconds, an arc distance of 296.50 feet to a point for corner;

North 43-23-00 East, a distance of 9.05 feet;

North 46-37-00 West, a distance of 50.00 feet;

South 43-23-00 West, a distance of 9.05 feet to the beginning of a curve to the left having a radius of 475.00 feet and whose chord bears North 42 degrees 57 minutes 21 seconds West, a distance of 10.68 feet;

Northwesterly, along said curve to the left through a central angle of 01 degrees 17 minutes 18 seconds, an arc distance of 10.68 feet to a point for corner;

South 47-41-18 West, a distance of 50.00 feet to the beginning of a curve to the left having a radius of 524.53 feet and whose chord bears North 32 degrees 47 minutes 29 seconds West, a distance of 173.59 feet;

Northwesterly, along said curve to the left through a central angle of 19 degrees 02 minutes 58 seconds, an arc distance of 174.39 feet to a point for corner;

North 81-20-34 West, a distance of 301.58 feet;

South 75-48-51 West, a distance of 305.54 feet;

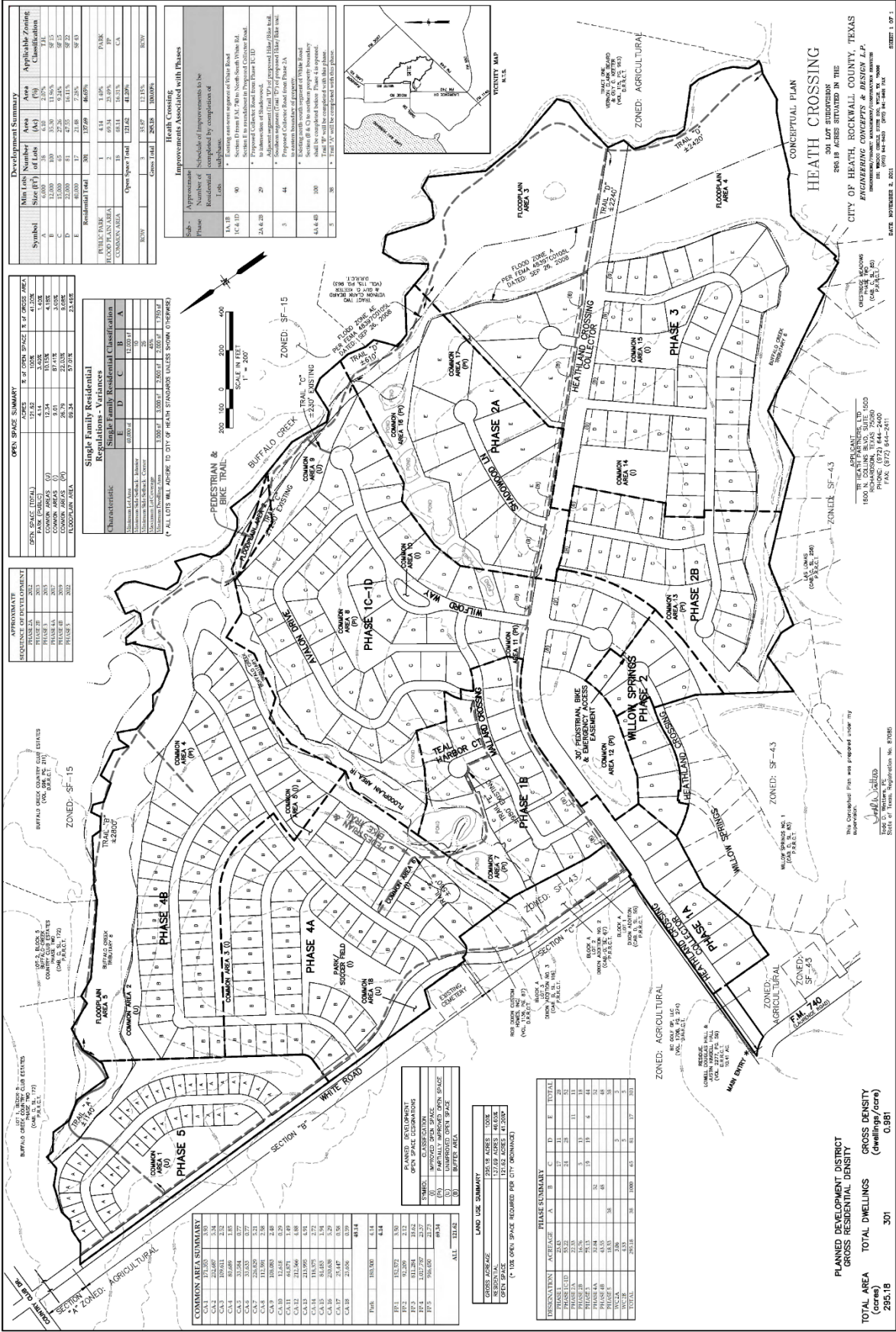
THENCE North 75 degrees 33 minutes 43 seconds West, departing said Willow Springs addition and across said Hall tract, a distance of 53.17 feet to a point for corner;

THENCE North 89 degrees 42 minutes 14 seconds West, a distance of 127.95 feet to a point for corner;

THENCE North 01 degrees 13 minutes 19 seconds East, a distance of 351.40 feet to the POINT OF BEGINNING AND CONTAINING 12,851,074 square feet; or 295.02 acres of land more or less.

The legal description was compiled from recorded deeds and not from a current on the ground survey of the property.

# EXHIBIT "B"



**Development Summary**

Symbol	Area (Ac)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)	Area (Sq Ft)
A	6.000	328,320	328,320	328,320	328,320	328,320	328,320
B	15.000	816,000	816,000	816,000	816,000	816,000	816,000
C	22.000	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200
D	22.000	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200
E	22.000	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200
F	22.000	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200	1,187,200
<b>Remaining Total</b>	<b>150</b>	<b>7,937,280</b>	<b>7,937,280</b>	<b>7,937,280</b>	<b>7,937,280</b>	<b>7,937,280</b>	<b>7,937,280</b>
<b>HEATHLAND CROSSING AREA 1</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 2</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 3</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 4</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 5</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 6</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 7</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 8</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 9</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 10</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 11</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 12</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 13</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 14</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>
<b>HEATHLAND CROSSING AREA 15</b>	<b>3</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>	<b>161,280</b>

**OPEN SPACE SUMMARY**

TYPE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
PHASE 1A	171.62	9,271,200	9,271,200	9,271,200
PHASE 1B	15.24	812,640	812,640	812,640
PHASE 2A	15.24	812,640	812,640	812,640
PHASE 2B	15.24	812,640	812,640	812,640
PHASE 3	15.24	812,640	812,640	812,640
PHASE 4	15.24	812,640	812,640	812,640
PHASE 5	15.24	812,640	812,640	812,640
<b>TOTAL</b>	<b>207.60</b>	<b>11,311,360</b>	<b>11,311,360</b>	<b>11,311,360</b>

**Single Family Residential**

TYPE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
PHASE 1A	171.62	9,271,200	9,271,200	9,271,200
PHASE 1B	15.24	812,640	812,640	812,640
PHASE 2A	15.24	812,640	812,640	812,640
PHASE 2B	15.24	812,640	812,640	812,640
PHASE 3	15.24	812,640	812,640	812,640
PHASE 4	15.24	812,640	812,640	812,640
PHASE 5	15.24	812,640	812,640	812,640
<b>TOTAL</b>	<b>207.60</b>	<b>11,311,360</b>	<b>11,311,360</b>	<b>11,311,360</b>

**APPROXIMATE**

TYPE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
PHASE 1A	171.62	9,271,200	9,271,200	9,271,200
PHASE 1B	15.24	812,640	812,640	812,640
PHASE 2A	15.24	812,640	812,640	812,640
PHASE 2B	15.24	812,640	812,640	812,640
PHASE 3	15.24	812,640	812,640	812,640
PHASE 4	15.24	812,640	812,640	812,640
PHASE 5	15.24	812,640	812,640	812,640
<b>TOTAL</b>	<b>207.60</b>	<b>11,311,360</b>	<b>11,311,360</b>	<b>11,311,360</b>

**SEQUENCE OF DEVELOPMENT**

TYPE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
PHASE 1A	171.62	9,271,200	9,271,200	9,271,200
PHASE 1B	15.24	812,640	812,640	812,640
PHASE 2A	15.24	812,640	812,640	812,640
PHASE 2B	15.24	812,640	812,640	812,640
PHASE 3	15.24	812,640	812,640	812,640
PHASE 4	15.24	812,640	812,640	812,640
PHASE 5	15.24	812,640	812,640	812,640
<b>TOTAL</b>	<b>207.60</b>	<b>11,311,360</b>	<b>11,311,360</b>	<b>11,311,360</b>

**COMMON AREA SUMMARY**

COMMON AREA	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
COMMON AREA 1	0.10	5,400	5,400	5,400
COMMON AREA 2	0.10	5,400	5,400	5,400
COMMON AREA 3	0.10	5,400	5,400	5,400
COMMON AREA 4	0.10	5,400	5,400	5,400
COMMON AREA 5	0.10	5,400	5,400	5,400
COMMON AREA 6	0.10	5,400	5,400	5,400
COMMON AREA 7	0.10	5,400	5,400	5,400
COMMON AREA 8	0.10	5,400	5,400	5,400
COMMON AREA 9	0.10	5,400	5,400	5,400
COMMON AREA 10	0.10	5,400	5,400	5,400
COMMON AREA 11	0.10	5,400	5,400	5,400
COMMON AREA 12	0.10	5,400	5,400	5,400
COMMON AREA 13	0.10	5,400	5,400	5,400
COMMON AREA 14	0.10	5,400	5,400	5,400
COMMON AREA 15	0.10	5,400	5,400	5,400
<b>TOTAL</b>	<b>1.50</b>	<b>81,000</b>	<b>81,000</b>	<b>81,000</b>

**LAND USE SUMMARY**

LAND USE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
RESIDENTIAL	171.62	9,271,200	9,271,200	9,271,200
OPEN SPACE	15.24	812,640	812,640	812,640
COMMON AREAS	1.50	81,000	81,000	81,000
<b>TOTAL</b>	<b>198.36</b>	<b>10,164,840</b>	<b>10,164,840</b>	<b>10,164,840</b>

**PHASE SUMMARY**

PHASE	AREA (Ac)	AREA (Sq Ft)	AREA (Sq Ft)	AREA (Sq Ft)
PHASE 1A	171.62	9,271,200	9,271,200	9,271,200
PHASE 1B	15.24	812,640	812,640	812,640
PHASE 2A	15.24	812,640	812,640	812,640
PHASE 2B	15.24	812,640	812,640	812,640
PHASE 3	15.24	812,640	812,640	812,640
PHASE 4	15.24	812,640	812,640	812,640
PHASE 5	15.24	812,640	812,640	812,640
<b>TOTAL</b>	<b>207.60</b>	<b>11,311,360</b>	<b>11,311,360</b>	<b>11,311,360</b>

**Health Crossing**

Improvements Associated with Phases

Sub-Phase: Approximate Number of Improvements to be provided by completion of Phase

Phase	Approximate Number of Improvements to be provided by completion of Phase
1A, 1B	90
2A, 2B	29
3	44
4A, 4B	100
5	36

Notes: Schedule of Improvements to be provided by completion of Phase. Existing water retention on Private Road Section 1 (From S.W. 70th to North North Street Rd.) Proposed Collector Road from Private Rd. (U) to intersection of White Road. Proposed Collector Road from Private Rd. (U) to intersection of White Road. Proposed Collector Road from Private Rd. (U) to intersection of White Road. Existing north-south segment of White Road. Proposed Collector Road from Private Rd. (U) to intersection of White Road. Phase 4 is proposed. Phase 5 is proposed. Phase 6 is proposed. Phase 7 is proposed. Phase 8 is proposed. Phase 9 is proposed. Phase 10 is proposed. Phase 11 is proposed. Phase 12 is proposed. Phase 13 is proposed. Phase 14 is proposed. Phase 15 is proposed. Phase 16 is proposed. Phase 17 is proposed. Phase 18 is proposed. Phase 19 is proposed. Phase 20 is proposed. Phase 21 is proposed. Phase 22 is proposed. Phase 23 is proposed. Phase 24 is proposed. Phase 25 is proposed. Phase 26 is proposed. Phase 27 is proposed. Phase 28 is proposed. Phase 29 is proposed. Phase 30 is proposed. Phase 31 is proposed. Phase 32 is proposed. Phase 33 is proposed. Phase 34 is proposed. Phase 35 is proposed. Phase 36 is proposed. Phase 37 is proposed. Phase 38 is proposed. Phase 39 is proposed. Phase 40 is proposed. Phase 41 is proposed. Phase 42 is proposed. Phase 43 is proposed. Phase 44 is proposed. Phase 45 is proposed. Phase 46 is proposed. Phase 47 is proposed. Phase 48 is proposed. Phase 49 is proposed. Phase 50 is proposed. Phase 51 is proposed. Phase 52 is proposed. Phase 53 is proposed. Phase 54 is proposed. Phase 55 is proposed. Phase 56 is proposed. Phase 57 is proposed. Phase 58 is proposed. Phase 59 is proposed. Phase 60 is proposed. Phase 61 is proposed. Phase 62 is proposed. Phase 63 is proposed. Phase 64 is proposed. Phase 65 is proposed. Phase 66 is proposed. Phase 67 is proposed. Phase 68 is proposed. Phase 69 is proposed. Phase 70 is proposed. Phase 71 is proposed. Phase 72 is proposed. Phase 73 is proposed. Phase 74 is proposed. Phase 75 is proposed. Phase 76 is proposed. Phase 77 is proposed. Phase 78 is proposed. Phase 79 is proposed. Phase 80 is proposed. Phase 81 is proposed. Phase 82 is proposed. Phase 83 is proposed. Phase 84 is proposed. Phase 85 is proposed. Phase 86 is proposed. Phase 87 is proposed. Phase 88 is proposed. Phase 89 is proposed. Phase 90 is proposed. Phase 91 is proposed. Phase 92 is proposed. Phase 93 is proposed. Phase 94 is proposed. Phase 95 is proposed. Phase 96 is proposed. Phase 97 is proposed. Phase 98 is proposed. Phase 99 is proposed. Phase 100 is proposed.

**Single Family Residential**

Regulations and Standards

Characteristics: Single Family Residential

Regulations and Standards: All lots shall adhere to City of Heath standards unless shown otherwise.

Notes: All lots shall adhere to City of Heath standards unless shown otherwise.

**WILLOW SPRINGS PHASE 2**

WILLOW SPRINGS PHASE 3

WILLOW SPRINGS PHASE 4

WILLOW SPRINGS PHASE 5

WILLOW SPRINGS PHASE 6

WILLOW SPRINGS PHASE 7

WILLOW SPRINGS PHASE 8

WILLOW SPRINGS PHASE 9

WILLOW SPRINGS PHASE 10

WILLOW SPRINGS PHASE 11

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WILLOW SPRINGS PHASE 100

**WILLOW SPRINGS PHASE 2**

WILLOW SPRINGS PHASE 3

WILLOW SPRINGS PHASE 4

WILLOW SPRINGS PHASE 5

WIL

# EXHIBIT "C"

## MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS

### REQUIRED FOR A ROOF PITCH REDUCTION

Page 1 of 6

**Section 1.** Residential buildings designed with a roof pitch less than 8/12, as required by Section 2. (c) 6 above, shall substantially conform to one or more of the following two architectural classifications and their sub-classifications, as indicated below. A blending of architectural styles and standards may be incorporated into a single building design that is deemed to be in substantial compliance with the architectural guidelines described herein, and that are executed in a manner that fulfills the purpose and intent of this Ordinance.

(a) Residential buildings designed with a roof pitch less than 5/12 shall require the approval of a Conditional Use Permit.

**Section 2.** Minimal design parameters required for a roof pitch reduction shall consist of the architectural style classifications listed below.

(a) Mediterranean style, which also encompasses Mediterranean Revival, Modern Mediterranean, Spanish Revival, Tuscan, and Italian Renaissance, that contains the minimum style elements and features as follows:

1. Wide, symmetrical facades with the front door typically centered on the house and flanked by tall, arched windows with iron-type surrounds or wood shutter ornamentation. Mosaic tiles or glass surrounds shall be acceptable.
2. Stucco exterior walls with a Portland cement plaster, three-coat application. Exterior surfaces constructed of limestone, sandstone, travertine, and marble shall also be acceptable.
3. Red clay roof tiles, either flat or half-barrel styled (or half-tubed). May be composed of cementitious materials of same color and shape. No metal, standing seam, or composition roofing materials are allowed.

(b) Spanish style, which also encompasses Spanish Colonial, Spanish Revival, and Modern Spanish, that contains the minimum style elements and features as follows:

1. A large expanse of solid wall areas finished in a Portland cement plaster, three-coat application, painted white. Window and door openings are squared or arched and consume no more than 20 to 30 percent of an exterior building elevation.
2. The use of brick or stone exteriors is minimal or non-existent. It should typically encompass no more than 10 percent of the exterior wall surface or shall be used as a base wall or as a decorative surface surround for door and window openings.
3. Flat, red clay tiles on the roof that may be composed of cementitious materials of same color and shape. No metal, standing seam, or composition roofing materials are allowed.

# EXHIBIT "C"

## MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS REQUIRED FOR A ROOF PITCH REDUCTION

Page 2 of 6

(c) Acceptable examples depicting Mediterranean-style architecture.



1. Compliant Mediterranean-style



2. Compliant Mediterranean-style

## EXHIBIT "C"

### MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS REQUIRED FOR A ROOF PITCH REDUCTION

Page 3 of 6



3. Compliant Mediterranean-style



4. Compliant Mediterranean-style

## EXHIBIT "C"

MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS  
*REQUIRED FOR A ROOF PITCH REDUCTION*

Page 4 of 6

(d) Acceptable examples depicting Spanish-style architecture.



1. Compliant Spanish-style.



2. Compliant Spanish-style.

**EXHIBIT "C"**

MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS



*REQUIRED FOR A ROOF PITCH REDUCTION*

Page 5 of 6



3. Compliant Spanish-style.



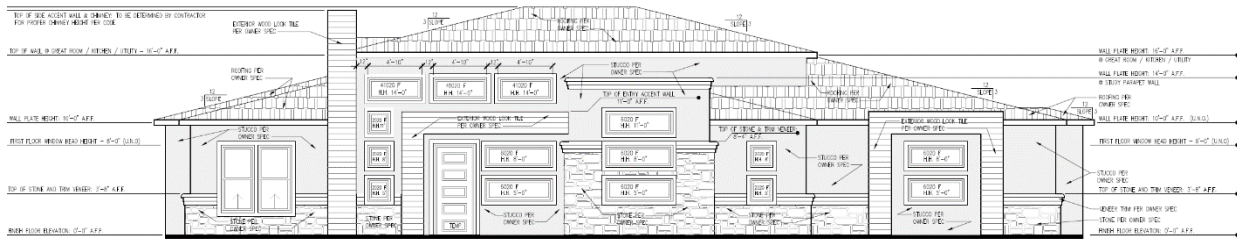
4. Compliant Spanish-style.

**EXHIBIT "C"**

MINIMAL ARCHITECTURAL STYLES AND DESIGN ELEMENTS

*REQUIRED FOR A ROOF PITCH REDUCTION*

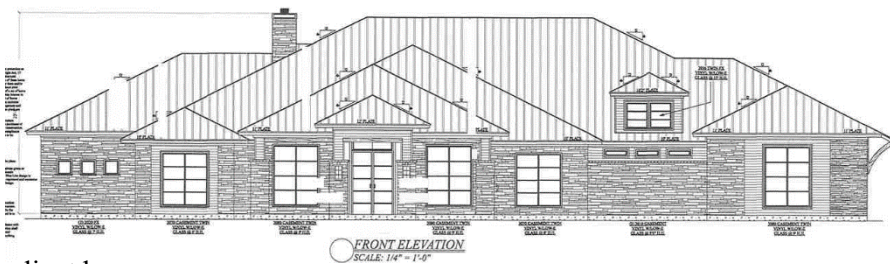
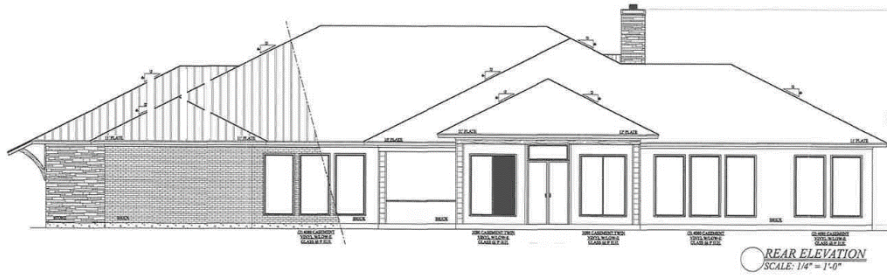
(e) Non-compliant examples for both Mediterranean and Spanish styles.



FRONT ELEVATION

1. Non-compliant because:

- The amount of wood plank and stone surfaces exceeds the historical standard and does not fulfill the purpose and intent of this Ordinance.
- The placement and grouping of door and window elements are asymmetrical in appearance and does not fulfill the purpose and intent of this Ordinance.
- The amount of wall surface area consumed by window and door openings exceeds the historical standard and does not fulfill the purpose and intent of this Ordinance.



2. Non-compliant because:

- The amount of brick and stone surfaces exceeds the historical standard and does not fulfill the purpose and intent of this Ordinance.
- Standing seam metal roof is not permitted.