

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CADDO MILLS, TEXAS, AMENDING EXHIBIT B, “DEVELOPMENT STANDARDS,” AND EXHIBIT C, “CONCEPT PLAN,” OF ORDINANCE NO. 041222-3 ESTABLISHING PLANNED DEVELOPMENT DISTRICT – PIT STOP ON AN APPROXIMATE 65.89 ACRE TRACT OF LAND IDENTIFIED AS HUNT CAD PROPERTY ID 21048, LEGALLY DESCRIBED AS A0049 BUSTILLA CLEMENTE, TRACT 35, LOCATED AT 5115 FM 1565, WITHIN THE CITY OF CADDO MILLS, HUNT COUNTY, TEXAS; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENTS AND ZONING MAP AMENDMENTS, INCLUDING THE ADOPTION OF EXHIBIT B-1, “AMENDED DEVELOPMENT REGULATIONS,” AND THE ADOPTION OF EXHIBIT C-1, “AMENDED CONCEPT PLAN;” PROVIDING FOR A PENALTY NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000) FOR EACH OFFENSE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

**WHEREAS**, the City Council of the City of Caddo Mills, Texas (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

**WHEREAS**, on April 12, 2022, the City Council adopted Ordinance No. 041222-3 establishing Planned Development (PD) – Pit Stop (“PD-Pit Stop”) on the property more specifically described herein, amending the Official Zoning Ordinance and the Zoning Map of the City; and

**WHEREAS**, the owner of the property zoned as PD-Pit Stop, identified as Hunt CAD Property ID 21048 and located at 5115 FM 1565 (the “Property”), requested to amend Exhibit B, “Development Regulations,” and Exhibit C, “Concept Plan,” of PD-Pit Stop, resulting in a new PD Exhibit B “Amended Development Regulations,” and Exhibit C, “Amended Concept Plan”; and

**WHEREAS**, at a meeting of the Planning and Zoning Commission of the City of Caddo Mills, the Planning and Zoning Commission held a public hearing, provided an opportunity for public and property owner input; and

**WHEREAS**, at its regular meeting held on the 9th day of July, the City Council held a public hearing, provided an opportunity for public and property owner input and considered approval of a request to amend PD-Pit Stop to correct the approved RV lot counts and alter the overall phasing plan and the concept plan of the project; and

**WHEREAS**, after determining that all legal requirements of notice and hearings were met, providing the public an opportunity to provide input, considering public input, and considering the compatibility of the proposed amendment to PD-Pit Stop, the City Council determined that the proposed amendment as set forth herein is consistent with the goals of land development as set forth in the Comprehensive Plan and Future Land Use Plan of the City, and would allow orderly development of the Property which would serve the best interest of the health safety, and general welfare of the public; and

**WHEREAS**, the City Council finds and determines that the adoption of this Ordinance serves the public health, safety, and welfare and that the adoption of the proposed amendment to the Development Standards and Concept Plan lends long-term viability to the planned development project.

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

**SECTION 1. Incorporation of Premises.** The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

**SECTION 2. Amendment.** That Ordinance No. 041222-3 establishing PD-Pit Stop, is hereby amended as follows:

- A. Repeal Exhibit B, “Development Standards,” and to adopt a new Exhibit “B”, “Amended Development Standards” set forth in **Attachment A**, attached to this Ordinance and incorporated herein, correcting the number of RV lots permitted in Phase 1 to 160 lots and adding the number of RV lots permitted in Phase 2 to 110 lots.
- B. Repeal Exhibit C, “Concept Plan,” and to adopt a new Exhibit C, “Amended Concept Plan,” set forth in **Attachment B**, attached to this Ordinance and incorporated herein, authorizing a sports bar and liquor store in Phase One, relocating Phase One retail for this purpose, and moving the Event Area, Tiny Homes, and Golf Driving Range from Phase 1 to Phase 2.

All other regulations of Ordinance No. 041222-3 and Exhibits thereto not expressly amended hereby shall remain in full force and effect without modification.

**SECTION 3. Zoning Map Amendment.** In addition, the official Zoning Map of the City of Hackberry, Texas shall be annotated to show the change in zoning status of the Property as provided herein.

**SECTION 4: No Vested Interest/Repeal.** No developer or property owner shall acquire any vested interest in this Ordinance or in any other specific regulations contained herein.

**SECTION 5: Unlawful Use of Property.** It shall be unlawful for any person, firm, entity or corporation to make use of the Property in some manner other than as authorized by this Ordinance, and it shall be unlawful for any person, firm, entity or corporation to construct on said

premises any building that is not in conformity with the permissible uses and restrictions under this Ordinance.

**SECTION 6: Penalty.** Any person, firm, corporation or entity violating this Ordinance or any provision of the Chapter 14 – Zoning in the City of Caddo Mills Code of Ordinances, as they exist or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum not exceeding Two Thousand Dollars (\$2,000.00). Each continuing day’s violation under this Ordinance 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 7: Severability.** Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

**SECTION 8: Savings/Repealing 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 9: Effective Date.** This Ordinance shall become effective from and after its adoption and publication as required by law.

**PASSED AND APPROVED** by the City Council of the City of Caddo Mills, Texas, on this the 9th day of July 2024.

**APPROVED:**

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Chris Davies  
Mayor

ATTEST:

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Becky Pattillo  
City Secretary

**Ordinance Attachment "A"**  
PD-Pit Stop Exhibit B  
Amended Development Standards

**Ordinance Attachment “B”**  
PD-Pit Stop Exhibit C  
Amended Concept Plan

**EXHIBIT B**  
**AMENDED DEVELOPMENT STANDARDS**

**A. PURPOSE**

This Planned Development (PD) District is intended for a combination of uses that include a recreational vehicle (RV) resort, food truck park, restaurant, tiny home park, and parking. These guidelines and standards are intended to encourage an orderly and logical pattern of development that enhances the design aesthetic, convenience, safety, entertainment, and livability of the PD District and encourages a creative approach in the utilization of the land through forethought and organization. The planning and configuration shall be pedestrian oriented and integrated with one another to enable multi-modal connectivity option to future development within the area. The intent of the PD District is to provide for a development that is superior to that which could be accomplished utilizing the City's base zoning districts.

**B. CONCEPT PLAN**

Development of the Property shall generally develop in accordance with the attached Amended Concept Plan.

**C. PERMITTED USES AND BASE ZONING**

1. A base zoning district is associated with each Land Use area shown on the Amended Concept Plan.
2. The base zoning of the Land Use A (Mixed Use) shall be "C-1," The base zoning of Land Use B (Commercial) shall be "C-1." The base zoning of Land Use C shall be "C-1," except that self-storage is a permitted use. The base zoning of Land Use D (Tiny Homes) shall be "MH-1," except that tiny home park, as defined herein, shall be a permitted use. The base zoning of Land Use E (RV Park) shall be "MH-1," except that an RV park, as defined herein, shall be a permitted use. The base zoning of Land Use F (Top Golf Area) shall be "C-1," except that a golf driving range shall be a permitted use. The base zoning of Land Use G (Parking Area) shall be "C-1." The base zoning of Land Use H (Apartments) shall be "MF." The base zoning of Land Use I (Event Area) shall be "C-1," except that a food truck park, as defined herein, shall be a permitted use. The base zoning of Land Use J (Retention Ponds) shall be "C-1," except that retention ponds shall be the only permitted use.

**D. STANDARDS FOR USES:**

1. **City Ordinances:** Development of the Property shall comply with the use standards in the Zoning Ordinance, except as provided in this Ordinance.
2. **RV Park:** Additional restrictions applicable to the RV Park:
  - a. General design, construction and use.
    - (1) An RV Park shall be designed, constructed, and utilized for the exclusive use and occupancy of recreational vehicles and park model trailers.
    - (2) No part of any RV park shall be used for any other purpose than for temporary living quarters occupancy of individual recreational vehicle units, except for such uses that are required

for the direct servicing and well-being of park residents, and for the management and maintenance of the park, including a park office, if so required or provided.

(3) No recreational vehicle unit within an RV park may be used for rental purposes excepting a park model trailer.

b. Accessory and Incidental Uses:

(1) Recreation areas: swimming pool, club house, tennis court, basketball court, volleyball court, pickle ball court, and similar activities

(2) Storage Units: maximum number of 60.

c. RV lots/stands.

(1) The number of lots within the RV park shall not exceed 160 RV lots for Phase 1 and shall not exceed 110 RV lots for Phase 2.

(2) Each lot shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of recreational vehicles and other vehicles.

(3) Each lot shall have a vehicular access to an internal street.

(4) Each lot shall be marked for identification. Such markers shall be all-weather and shall be easily readable from the street.

(5) Each lot shall be provided with an off-street parking space of a minimum size to accommodate two vehicles without a protrusion onto the street, and shall be of the same construction as the adjacent street.

(6) Each lot shall be dimensioned and designed so that no part of a recreational vehicle occupying the lot shall be located within 15 feet of any part of another recreational vehicle on an adjacent lot and no closer to the RV park property line than 20 feet.

(7) The RV stand on each lot shall be covered with an approved all-weather material.

(8) The ground surface in all parts of a recreational vehicle park shall be graded and equipped to drain all surface water in a safe and efficient manner as provided for in a required drainage study.

d. Streets within an RV park.

(1) Internal streets and all traffic control devices and street name signs within a recreational vehicle park shall be privately owned, built, and maintained. Internal streets shall be designed for safe and convenient access to all lots and to common facilities.

(2) Streets shall be sloped for proper drainage.

(3) Except when the requirements of the fire code are more strict, internal street dimensions and on-street parking shall conform to the following minimum requirements:

(a) Internal street roadways shall have minimum widths as follows: no parking—20 feet; parking one side only—30 feet; parking both sides—36 feet.

(b) Dead end streets shall be no longer than 500 feet and shall be provided at the closed end with a turnaround having a diameter of not less than 100 feet.

(c) Street curves designed for use by all types and sizes of recreational vehicles shall have a minimum internal radius of 25 feet.

e. Utilities.

- (1) Each lot shall be provided as a minimum with water and electrical service. Such service outlets (including sewer, telephone, television, and/or internet, if provided) shall be located on the left rear half of the lot (left side of recreational vehicle).
- (2) Provisions shall be made to prevent accumulations of standing water or the creation of muddy conditions at each water outlet.
- (3) Electrical service outlets shall be in conformance with the requirements of the most recently adopted version of the National Electrical Code.
- (4) The potable water system shall be protected from back-flow by means of an approved back flow prevention device. The device shall at all times be maintained in a good workable condition.
- (5) Sewer service, when provided, at individual lots:
  - (a) Shall be located so as to minimize damage by the parking of recreational vehicles or other vehicles.
  - (b) The connection shall consist of a sewer riser extending vertically above grade. The minimum diameter of the sewer riser pipe shall be three inches and shall be provided with a four-inch inlet or a minimum three-inch female fitting.
  - (c) The riser pipe shall be firmly imbedded in the ground and be protected against damage from heaving or shifting and the entrance of surface water. It shall be provided with a tight-fitting plug or cap that shall be secured by a durable chain (or equivalent) to prevent loss.
- (6) Utility services within the park shall be placed underground.

f. Sanitary and shower facilities. An RV Park shall provide sanitary and shower facilities.

g. Sanitary disposal stations.

- (1) One recreational vehicle sanitary disposal station shall be provided for each 25 lots in an RV park which does not have sewer connections at each lot.
- (2) Each station, when provided, shall be located so as to provide convenient access and furthermore does not cause the restriction of an RV park street.

h. Fencing. An RV park shall be surrounded on all sides by a solid fence with a minimum height of 6½ feet. Vehicular entrances to the park are exempt from the fence requirement. Such fence shall at all times be maintained in good repair.

i. Additional structures. All additional structures required for the direct servicing and well-being of park residents, and the management and maintenance of the park, including a park office, if so required, shall be constructed in conformance with the International Building Code and shall receive a building permit from the city prior to construction.

j. Park office. An office building shall be provided. Such office shall be staffed with a park representative a minimum of eight hours per day, seven days per week.

k. Public safety information.

- (1) Public safety information shall be provided to all persons who register for occupancy of a lot in the RV Park that contains, at minimum, the following information:
  - (a) Fire department telephone number.
  - (b) Police department telephone number.
  - (c) Emergency medical services telephone number.



- (d) The nearest emergency services facility is located.
    - (e) The telephone number of the RV park owner/manager.
    - (f) The location of the RV park is.
  - (2) Such sign shall be of a minimum area of two feet by two feet, and shall at all times be maintained in a clearly legible condition.
  - l. Park rules and regulations.
    - (1) The owner of shall establish reasonable rules and regulations for the management of the park, its guests, and its employees. Each guest or employee staying or employed in and by the park shall conform to and abide by such rules and regulations.
    - (2) The rules and regulations established shall be printed in a readable form to allow reasonable communications with the guests and employees and shall be provided to all guests, employees, and the city.
    - (3) The open discharge of gray water within the park shall be prohibited.
  - m. Fire safety.
    - (1) Open campfires shall be prohibited within an RV park
    - (2) Empty LP gas containers shall not be placed or stored under or in recreational vehicles. Containers shall be stored in an area designated for such storage.
    - (3) Filling of LP gas containers shall conform with NFPA 58, Standard for the Storage and Handling of Liquefied Petroleum Gasses.
    - (4) Portable fire extinguishers, if provided by the park operator, shall be of the multipurpose dry chemical type or equal. Such extinguishers shall have a minimum rating of 2A:20B:C and shall be installed in accordance with NFPA 10, Standard for Portable Fire Extinguishers.
    - (5) Each RV park shall have a written evacuation plan and shall provide such to RV park occupants and the city.
  - n. Certificate of occupancy. Upon completion of construction of a RV park, the owner shall apply for a certificate of occupancy with the city. The city shall issue a certificate of occupancy upon verification that all RV Park amenities shown on the Concept Plan have been constructed and the park meets the requirements of this and other applicable ordinances. The owner shall not allow any recreational vehicles to be parked, or any business transactions to take place at this location, until a certificate of occupancy has been obtained.
- 3. Tiny Home Park: Additional restrictions applicable to the Tiny Home Park:**
- a. Definition: A tiny home means a single-family detached dwelling that is less than 500 square feet and more than 300 square feet in size on a permanent foundation. This does not include "Recreational Vehicle" that are allowed only in a RV Park.
  - b. Parking requirements:
    - (1) One space per tiny home. Guest parking shall be 10% of the required parking.
    - (2) Parking shall be located at the side or rear of each principal structure or in a separate designated shared parking area.

- c. Other requirements:
  - (1) A shared open space containing a minimum of 10 percent of the project area shall be provided.
  - (2) Each tiny home dwelling unit shall be separated by a minimum of ten feet.
- d. Operation requirements.
  - (1) Each tiny home dwelling unit shall be on a permanent foundation and shall be connected to public water and sanitary sewer.
  - (2) Access drives within a tiny home dwelling development shall be constructed to city standards.
- e. Certificate of occupancy. Upon completion of construction, the owner shall apply for a certificate of occupancy with the city. The city shall issue a certificate of occupancy upon verification that the park meets the requirements of this and other applicable ordinances.

**4. Golf driving range:** Additional restrictions applicable to the golf driving range:

- a. Minimum depth and fencing. The minimum lot depth from the tees to the end of the driving area shall be 1,000 feet or the end shall be controlled with netting and/or berms to prevent golf balls from leaving the property.
- b. Perimeter fencing. Fencing, netting, trees, berms or other control measures shall be provided around the perimeter of the driving area so as to prevent golf balls from leaving the driving area.
- c. Hours of operation: The operation of miniature golf courses, golf driving ranges, golf courses and outdoor archery ranges between the hours of 12:30 a.m. and daylight is hereby prohibited and declared to be unlawful.
- d. Lighting: Lights on golf driving ranges shall be equipped with shades or hoods to prevent the same from shining directly into any residence.
- e. Parking: minimum of 30 spaces.
- f. Certificate of occupancy. Upon completion of construction, the owner shall apply for a certificate of occupancy with the city. The city shall issue a certificate of occupancy upon verification that the golf driving range meets the requirements of this and other applicable ordinances.

**5. Event Area:** Development of the event area shall comply with the following:

- a. Outdoor entertainment stage:
  - a. Definition: Outdoor entertainment stage means a commercial establishment which allows or uses sound equipment outside of the enclosed building on the premises producing loud music which can be heard beyond the property line of the premises.
  - b. Hours of operation: No amplified sound for an outdoor stage shall be permitted after the following hours:

- (a) 10:30 p.m. Sunday through Wednesday;
    - (b) 11:00 p.m. Thursday; and
    - (c) Midnight Friday and Saturday.
  - c. Lighting: Lights on golf driving ranges shall be equipped with shades or hoods to prevent the same from shining directly into any residence.
  - d. Parking: minimum of one parking space per 150 square feet of designated floor area for attendees. Total parking required determined prior to the issuance of a certificate of occupancy and based on a parking and circulation plan/study submitted by developer.
  - e. Certificate of occupancy. Upon completion of construction, the owner shall apply for a certificate of occupancy with the city. The city shall issue a certificate of occupancy upon verification that the outdoor entertainment stage meets the requirements of this and other applicable ordinances.
- b. Food truck park: Development of the food truck park shall comply with the following:
- a. Definitions:
    - (a) Food truck means an operational motor vehicle and/or trailer from which food and associated non-alcoholic beverages which are not typically tied to a single season of the year, are prepared, served and sold on private property for a period of time which exceeds 60 minutes or two instances of 30 minutes each day. This definition shall also apply to any seating, garbage and/or recycling containers, gear or equipment that is associated with the food truck's operation.
    - (b) Food truck park means a property used or developed to accommodate one or more food trucks as the primary use of the property while possibly accommodating areas on the property for entertainment or recreational opportunities.
  - b. Certificate of occupancy: Upon completion of construction of improvements or placement of food trucks and seating, the owner shall apply for a certificate of occupancy with the city. The city shall issue a certificate of occupancy upon verification that the food truck park meets the requirements of this and other applicable ordinances.
  - c. Hours of operation: Food truck park shall only be allowed to engage in sales operations between 7:00 a.m. to 12:00 a.m.
  - d. Refuse, recycling and litter: Any refuse, recycling and/or litter on the ground at the food truck court or operation site shall be immediately picked up and discarded appropriately by the food truck operator or the food truck court's on-site manager. Refuse and/or recycling must be removed from the operation site or food truck court at least daily or more frequently as needed to remove excess refuse and/or recycling from the property thereby avoiding the creation of an unsanitary or unhealthy condition or nuisance.
  - e. Parking requirements:
    - (a) A minimum of three (3) parking spaces per table designed to seat eight (8) people.
    - (b) Hard surface paving at the vehicular entrance and for each food truck is required. Alternatives to asphalt and cement may be approved as part of the Detailed Plan Process.

**E. SITE DESIGN AND DEVELOPMENT STANDARDS**

1. City Ordinances: Development of the Property shall comply with the development standards in the Zoning Ordinance, except as provided in this Ordinance.
2. Maximum site coverage: Maximum lot coverage is up to 90%; minimum open space is 10%.
3. Open Space: Open space can include areas such as dog parks, playgrounds, courts, hard scape/plaza, gathering areas, landscape, and buffer areas inside the site. To count toward the open space requirement, space shall be outdoor or unenclosed areas designed and accessible for outdoor living, recreation, pedestrian access, or landscaping. Calculations are based upon entire development.
4. Pedestrian connectivity: Sidewalks at least five feet (5') in width shall be provided in the food truck park.
5. Screening: Trash receptacles, recycling bins, mechanical equipment, and utility meters shall be screened from public right-of-way, internal streets and sidewalks as follows:
  - a. Trash receptacles and recycling bins shall be located on the interior of the property and screened from public view on three sides with a solid wall constructed of masonry, concrete, or iron fencing. The side used for garbage pickup service shall be screened with heavy duty gates. If iron fencing is used, landscaping that forms a continuous unbroken, solid, visual screen shall be provided. Screening shall be one foot (1') above container, a minimum six feet (6') tall.
  - b. Ground -mounted or building-mounted mechanical equipment shall be screened from all public rights-of-way and residential uses. Equipment shall be screened with landscaping that forms a continuous unbroken, solid visual screen at least two feet (2') in height at the time of planting and grow to at least three feet (3') in height within one year after time of planting.
  - c. Utility meters shall be located in clusters or groups preferably in separate structures or on either end of the building's exterior walls. If located on the building wall, they shall be covered/screened from view with a compatible building material or landscaping. If landscaping is used it shall form a continuous unbroken, solid, visual screen at least three feet (3') in height at the time of planting and grow to at least four feet (4') in height within one year after time of planting.
6. Amenities:
  - a. **Amenities, RV resort**: The RV resort development shall incorporate at least five features to promote a healthy lifestyle. Features shall include parks, dog parks, benches/chairs, awnings, arcades, pergolas, fountains, pools, art pieces, recreational activities, fireplaces, or similar features as approved by the Zoning Administrator. Where awnings are used, they shall be metal or an equivalent durable material.
  - b. **Amenities, Food truck park**: The Food truck park development shall incorporate at least three features to promote a healthy lifestyle and/or a walkable environment. Features shall

include parks, dog parks, benches/chairs, awnings, arcades, pergolas, fountains, pools, art pieces, recreational activities, fireplaces, or similar features as approved by the Zoning Administrator. Where awnings are used, they shall be metal or an equivalent durable material.

7. Fencing:

- a. Walls or fences shall be allowed along each property line not adjacent to a public R.O.W.
- b. Walls or fences shall be constructed of high-quality materials, such as decorative cmu, brick, stone, cedar, and ornamental metal. If walls are used, they shall be constructed with appropriate structural footings and foundations to minimize movement and wall failure and must be constructed with level wall/fence tops. If cedar is used, they shall be constructed with metal or iron posts as approved by the building official.
- c. Walls or fences shall be a minimum of 6' and a maximum of 8' in height.

8. Building Design:

- a. **Facades:** building mass, height, and bulk and width-to-height ratio need not be similar in scale and in proportion to surrounding buildings. All building facades shall include no less than two (2) of the elements listed below.
  - i. Color change
  - ii. Texture change
  - iii. Material change
  - iv. Medallions/accent pieces
  - v. Decorative light fixtures
  - vi. A change in plane of no less than sixteen inches (16") in width, for 25% of the building facade element
- b. **Roofs:** If pitched roof forms (gable, hip, shed) with overhanging eaves are used, they shall be between three inches (3") of vertical rise to twelve inches (12") of horizontal run, and twelve inches (12") of vertical rise to twelve inches (12") of horizontal run. Distinctively shaped roof forms, detailed parapets, parapet steps, or exaggerated cornice lines shall be incorporated into rooflines along building facades at intervals no greater than 50'. Metal roofing is permitted.
- c. **Materials and Colors:** use of similar building and architectural materials shall be used to achieve unity between nearby buildings. All buildings in the development shall be constructed of building materials from a similar color and material palette and a similar architectural style or theme. Building entrances and accent features are appropriate locations to express individual building character or identity. Exterior building materials for all facades shall be high quality, which include:
  - i. Brick
  - ii. Native/natural stone - quarried. Stone to be limestone, marble, or granite.
  - iii. Cast stone.
  - iv. Stucco
  - v. EIFS - for trim and accent only, above eight feet (8') a.f.f. Maximum 30%

- vi. Architectural precast for trim and accent features
  - vii. Decorative face integral color concrete masonry units, such as split-face, scored, ground face, burnished (as accent only)
  - viii. Prefinished metal panels
    - ix. Aluminum cladding
    - x. Glass
    - xi. Wood - natural or composite
  - xii. Roofing materials for visible portions of roof surfaces may be slate, clay tile, concrete tile, standing seam metal, metal shingles, architectural asphalt shingles.
  - xiii. Cement fiber board or composite cement board (examples: Trex, Nichicha)
- d. **Masonry & Color Requirements:** All buildings shall have a minimum 65% of the solid wall surface as stone, brick, cast stone, architectural precast, decorative CMU, stucco or cement fiber/composite cement board on the exterior perimeter sides facing the public R.O.W., with up to 30% EIFS trim/accent. Other sides of all buildings shall have a minimum 70% of solid wall surface as stone, brick, cast stone, architectural precast or tilt wall concrete, decorative CMU, stucco, or cement fiber/composite cement board, with up to 30% EIFS trim/accent. Facade colors shall be low reflectance, subtle, neutral, modern, or earth tone colors. The use of high intensity colors, metallic colors, or fluorescent colors is acceptable. Building trim and accent areas may feature brighter colors for a maximum 20% of the facade area and may include other approved materials.
- e. **Covered Parking:** structures shall compliment the main building architecture and use the same materials palette. All support structures shall be clad with materials that complement the main building architecture and use the same materials palette. Their design shall include at least 2 of the following on the facade features:
- i. Facade modulation of at least six inches (6") for every thirty feet (30') of wall length
  - ii. Multiple building materials
  - iii. Multiple surface textures (e.g. rough, smooth, striated, imprinted, etc.) or patterns
  - iv. Variation on roof designs

9. Landscaping:

- a. **RV Resort & Food Truck Park:** foundations generally shall be planted with ornamental plant material for no less than 20% of the wall length that faces a public street. Materials may include shrubs, ornamental grasses, flowering shrubs, perennials-flowers, and ground covers. This may occur at the building wall, or if a sidewalk is adjacent to the building, at the outside perimeter of the sidewalk or in a location approved by the City Manager. Plants will be selected for their color, hardiness, low maintenance, and drought tolerance.
- b. **Retail/Office:** Landscaping will enhance the design of the building and provide for a pedestrian oriented environment. Selected plant materials will include flowering shrubs, perennials, and native grasses. Plants will be selected for their color, hardiness, low maintenance, and drought tolerance.

- c. **Parking Lot Landscaping:** Selected plant materials will include native grasses, shrubs, ornamental trees, flowering shrubs, perennials, and ground covers. Plants will be selected for their color, hardiness, low maintenance, and drought tolerance.

10. Lighting:

- a. **Retail/Office:** one light shall be located at the front door and one light along each facade facing a public R.O.W. shall be provided at intervals no further than 20 lineal feet.

11. Signage:

- a. Internally lit or back lit signs will be permitted. Wall-mounted signs on the building facade and/or double-faced signs hanging or suspended from the exterior ceiling of the building overhang to identify the tenants or owners by name are permitted. Such signs may consist of individual three-dimensional lettering or a plaque-type sign, framed or unframed. Ceiling-mounted signs may project not lower than 8 feet above the sidewalk or building entry.
- b. Said signs may be illuminated with incandescent or LED fixtures. Such fixtures must be designed to reduce light spilling to building surfaces beyond the signage areas. Building mounted signs may cover no more than 25% of the non-glass building facade above eyelevel.
- c. All sign designs, materials, colors, and installation techniques must be submitted to and approved by the developer and the City Building Inspector before fabrication of said signs begins.
- d. Vinyl lettering on store-front windows is permitted but may not cover more than 25% of any window area. No temporary signs promoting any organization or business not directly related to the tenant or owner of any storefront shall be permitted at any time.

12. Parking and Loading:

- a. **Parking and loading requirements.** All parking and loading shall comply with the Zoning Ordinance, except as provided in this Ordinance.
- b. **Parking and circulation demand study:** A parking and circulation plan shall be submitted to the City for approval prior to the issuance of a certificate of occupancy for the RV Park, Tiny Home Park, Golf Driving Range, and the Event Area. The plan shall include the following:
  - (1) Internal circulation and connectivity to existing street network;
  - (2) Emergency and service vehicle access;
  - (3) Parking spaces and layout;
  - (4) Loading operations;
  - (5) Turning radii based on uses;
  - (6) Traffic calming measures where future "cut-through" traffic is likely; and

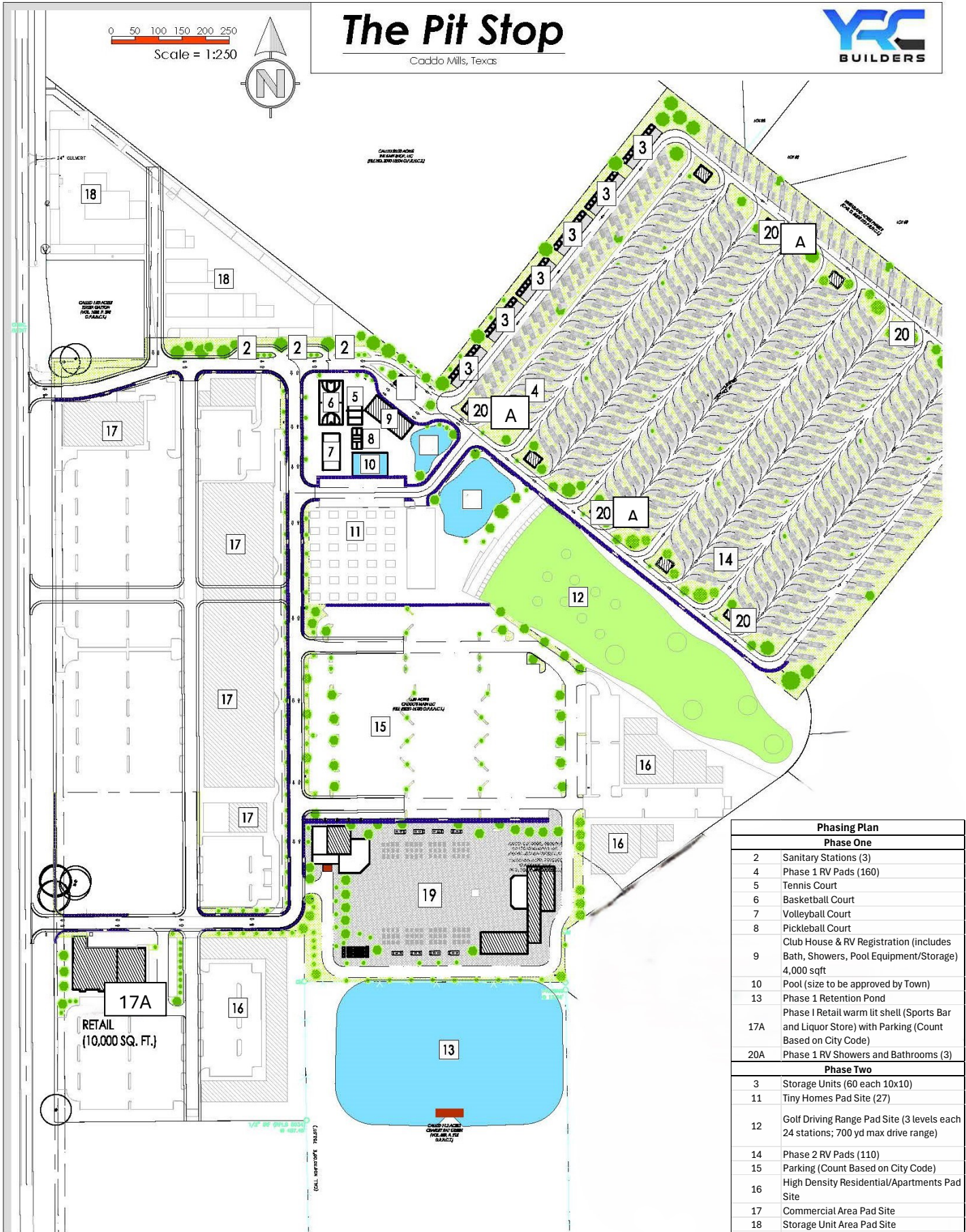
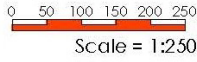
- (7) Apply the minimum off-street parking space requirement in the Zoning Ordinance or this Ordinance. In the alternative, establish the minimum off-street parking space requirement by reference to standards in parking resources published by the National Parking Association, American Planning Association, Institute of Traffic Engineers (ITE) or other acceptable sources of parking data.
- c. Parking space dimensions. All parking spaces shall comply with the dimensions required in the Zoning Ordinance.
- d. On- street parking shall be striped with contrasting colors (white or yellow).
- e. Accessible standard spaces and van spaces shall comply with Texas Accessibility Standards.



# Exhibit C Amended Concept Plan

## The Pit Stop

Caddo Mills, Texas



Phasing Plan	
<b>Phase One</b>	
2	Sanitary Stations (3)
4	Phase 1 RV Pads (160)
5	Tennis Court
6	Basketball Court
7	Volleyball Court
8	Pickleball Court
9	Club House & RV Registration (includes Bath, Showers, Pool Equipment/Storage) 4,000 sqft
10	Pool (size to be approved by Town)
13	Phase 1 Retention Pond
17A	Phase 1 Retail warm lit shell (Sports Bar and Liquor Store) with Parking (Count Based on City Code)
20A	Phase 1 RV Showers and Bathrooms (3)
<b>Phase Two</b>	
3	Storage Units (60 each 10x10)
11	Tiny Homes Pad Site (27)
12	Golf Driving Range Pad Site (3 levels each 24 stations; 700 yd max drive range)
14	Phase 2 RV Pads (110)
15	Parking (Count Based on City Code)
16	High Density Residential/Apartments Pad Site
17	Commercial Area Pad Site
18	Storage Unit Area Pad Site
19	Event Center
20	Phase 2 RV Showers and Bathrooms (2)

\*numbers correspond with Exhibit "C" Amended Concept Plan