



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JULY 24, 2017

FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

AN AGENDA INFORMATION PACKET IS AVAILABLE FOR PUBLIC INSPECTION
ONLINE AT www.flower-mound.com/AgendaCenter

A. **CALL TO ORDER: 6:30 P.M.**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **CITIZEN'S COMMENTS**

The purpose of this item is to allow citizens an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

D. **REGULAR ITEMS**

1. *Minutes of July 10, 2017*

Consider approval of the minutes of the July 10, 2017, Planning and Zoning Commission Regular Session.

2. *RP17-0006 – The Estates of Tour 18, Sections 1, 2 & 4* *Public Hearing*

Public Hearing to consider a request for a Replat to relocate lot lines and to create a buildable residential lot. The property is generally located north of Cross Timbers Road and east of Lighthouse Drive.

3. *SP17-0013 – 2620 Windsor Centre Partners*

Consider a request for a Site Plan to develop an office building. The property is generally located north of Windsor Centre Drive and west of Long Prairie Road.

E. **ADJOURNMENT**

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: July 20, 2017, at 1:40 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF JULY, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session with the following members present:

Perfecto Solis	Chair <i>[arrived at 7:12 p.m.]</i>
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Albert Picardi	Commissioner, Place 9

Constituting a quorum with the following members absent:

Al Linley	Commissioner, Place 5
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Doug Powell	Executive Director
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

- A. CALL TO ORDER: 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

Paul Stone, 4100 Broadway, Flower Mound
Jim Kave, 2005 Skelton, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the June 12, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the June 12, 2017, minutes as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Linley

The motion passed with a vote of 6-0.

2. Consider a request for a Site Plan (SP17-0010 – North Point Offices) to develop an office building. The property is generally located north of Rippy Road and west of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0010 – North Point Offices. Commissioner Neal seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Linley

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Replat (RP17-0007 – Red Bud Point, Lot 23R, Block 3) to create a residential lot. The property is generally located west of Red Bud Drive and north of Pecan Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

Applicant Presentation

Walker Beach, 225 Town Center Lane, Keller

Spoke In Favor –

Walker Beach, 225 Town Center Lane, Keller

Spoke In Opposition –

Peter Edwards, 6901 Red Bud, Flower Mound
Drew Martin, 6822 Red Bud, Flower Mound
Ashley Perrine, 6905 Red Bud, Flower Mound
Bruce Jarrett, 6947 Red Bud, Flower Mound
Shannon Mahoney, 6505 Red Bud, Flower Mound
Betsy Perkins, 6500 Red Bud, Flower Mound
Robbin Kroesen, 6817 Ferndale, Flower Mound
Jill Hoenig, 6704 Green Briar, Flower Mound

Submitted a card to Speak In Opposition, but donated time to Mr. Edwards:

Mike Almond, 6831 Red Bud, Flower Mound

Submitted a card In Opposition, but did not wish to speak:

James Mahoney, 6505 Red Bud, Flower Mound
Gerry Hoenig, 6704 Green Briar, Flower Mound

Close Public Hearing

CLOSED/OPEN SESSION

The Commission convened into Closed Session at 7:50 p.m. pursuant to Texas Government Code Section 551.071 for legal consultation with the Town Attorney and reconvened into Open Session at 8:00 p.m.

Commission Deliberation

Commissioner Johnson moved to approve RP17-0007 – Red Bud Point, Lot 23R, Block 3. Commissioner McCall seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Linley

The motion passed with a vote of 6-0.

- 4. Consider a request for a Record Plat (RC17-0002 – RES Flower Mound Addition) to create a non-residential subdivision. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.**
- 5. Public Hearing to consider a request for a Master Plan Amendment (MPA16-0012 – RES Flower Mound) to amend Section 9.0, Wastewater Plan, to expand the boundary of the Long Prairie Wastewater Service District Map to include**

the subject property. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

6. Consider a request for a Site Plan (SP17-0001 - RES Flower Mound) to develop an elementary/secondary school with an exception to the access management policy and criteria regarding deceleration lanes as set forth in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located at the southeast corner of Cross Timbers Road and Flower Mound Road.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Von Beougher, G & A Consultants
Terry Wright, Wright Group Architects-Planners

Spoke In Favor –

Joli Watkins, 2800 London Lane, Flower Mound
Warner Watkins, 2800 London Lane, Flower Mound

Submitted a card to Speak In Favor, but donated time to Mr. Watkins:

Sarah Lenski, 1308 Wildflower, Flower Mound
Kathy Stroud, 1672 Castle Rock, Lewisville

Spoke In Opposition –

Kathy Blair, 5113 Forest Hill, Flower Mound

Close Public Hearing

Commission Deliberation (RC17-0002)

Commissioner Johnson moved to approve RC17-0002 – RES Flower Mound Addition.
Commissioner McCall seconded the motion.

VOTE ON THE MOTION (RC17-0002)

AYES: Ruthrauff, Neal, Johnson, McCall, Picardi, Dillon

NAYS: None

ABSTAIN: None

ABSENT: Linley

The motion passed with a vote of 6-0.

Commission Deliberation (MPA16-0012 and SP17-0001)

Commissioner Johnson moved to recommend approval of MPA16-0012 and SP17-0001 – RES Flower Mound. Commissioner McCall seconded the motion.

VOTE ON THE MOTION (MPA16-0012 and SP17-0001)

AYES: Dillon, Picardi, McCall, Johnson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Linley

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 9:00 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: July 24, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0006 – The Estates of Tour 18, Sections One, Two and Four) to relocate lot lines and to create a buildable residential lot. The property is generally located north of Cross Timbers Road and east of Lighthouse Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this replat is to relocate lot lines between three existing lots within the Estates of Tour 18 subdivision and to add approximately 48.7 acres of unplatted land in order to create a new buildable lot within the Tour 18 subdivision. With the realignment of lot lines, the newly-created buildable lot measures approximately 51.56 acres. This lot has the required street frontage and access from Lighthouse Drive. Two of the three lots included in the replat (Lot 1R, Block 12, Section Two and Lot 9R, Block 1, Section One) have existing residential structures on them. The access to these two lots will remain the same. The third lot (Lot 1R, Block A, Section Four) is vacant and owned by the Tour 18 Homeowner's Association. This lot was platted in the year 2004 with approximately 5.61 acres and had access to Lighthouse Drive through an access easement from Lot 1R, Block 12, Section Two. With the current replat, the lot size has been reduced to 3.43 acres with frontage along, and access from, Lighthouse Drive.

The properties are zoned Agricultural (A) and all lots meet the minimum dimensional regulations of the Agricultural zoning district. The plat depicts necessary setbacks, existing and proposed easements.

Upon approval of this replat, the property owner of Lot 2, Block A, Section Four (51.56 acres) may obtain a building permit to construct a residential structure on this lot. However, the property owner may consider re-subdividing this lot into multiple lots in the future. Any future development on this lot will require review by staff, Planning and Zoning Commission and/or Town Council and shall be required to comply with Agricultural zoning district and Cross Timbers Conservation Development District regulations.

III. CORRESPONDENCE

Since this property is zoned single-family residential, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had received a few phone calls requesting more information regarding the project. Staff also received a phone call from a concerned resident regarding site work and tree clearing conducted at the site. Any work conducted without proper authorization from the Town will be subject to tree removal fees/penalties at the time of single family dwelling (SFD) permit. This concern does not affect approval of this replat.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

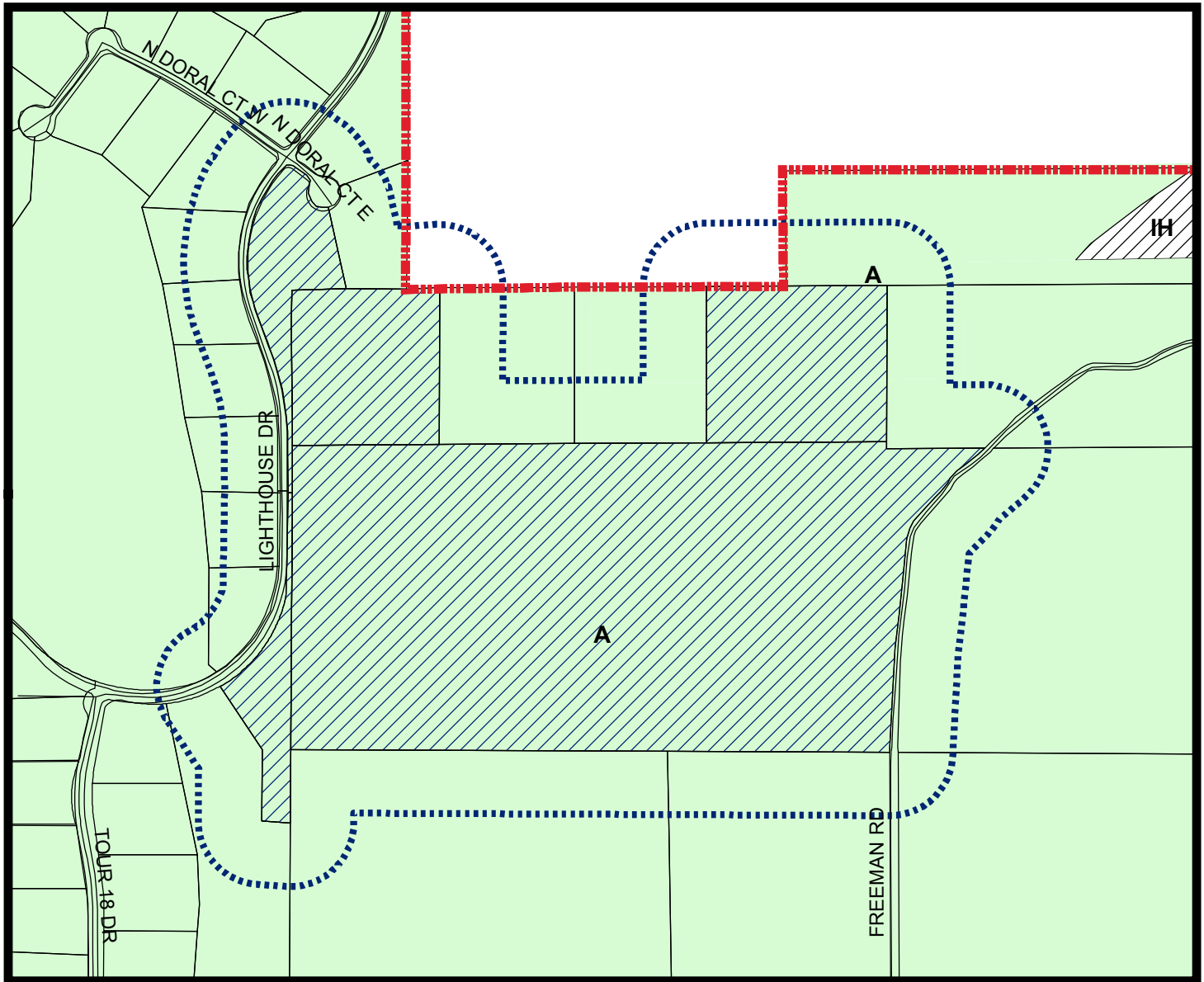
B. Application Details

1. Replat Package



Vicinity Map

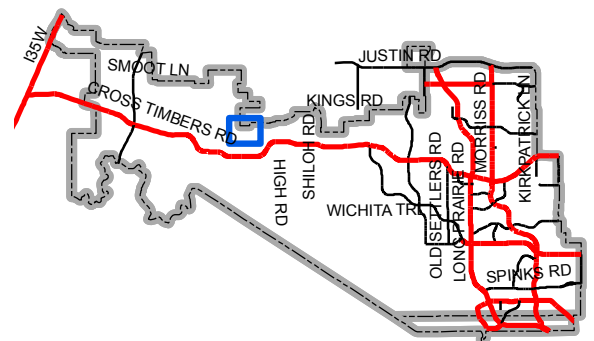
Reference Project: RP17-0006



LEGEND

Agriculture Interim Holding

Subject Property
 200 ft Notification Buffer around Property



0 375 750 1,500
 Feet

Map Location



July 19, 2017

Mr. Doug Powell
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Replat (RP 17 -0006) – Estates at Tour 18
Letter of Intent
G&A Job No. 16079**

Mr. Powell:

Please accept this letter, on behalf of the Mike Sisk, as an explanation of the proposed Replat application for approximately 59 acres of land located along the east side of Tour 18 and north of the Conservatory. This property is within the Cross Timbers Conservation Development District and is zoned Agricultural.

There are two residential lots with residential structures that are part of Tour 18 that are included in this Replat, specifically Lot 1, Block 12 of Section Two of Tour 18 and Lot 9, Block 1 of Section One of Tour 18. Another previously platted lot is also included in this Replat – Lot 1, Block A of Section Four of Tour 18. This lot does not have any existing residences and it has been used for agricultural purposes. The remaining land that is included is a 42-acre tract and 6-acre tract that has not been platted.

No public improvements are required to serve the lots; therefore, none are proposed. They will have access onto Lighthouse Drive and will be part of the Tour 18 community.

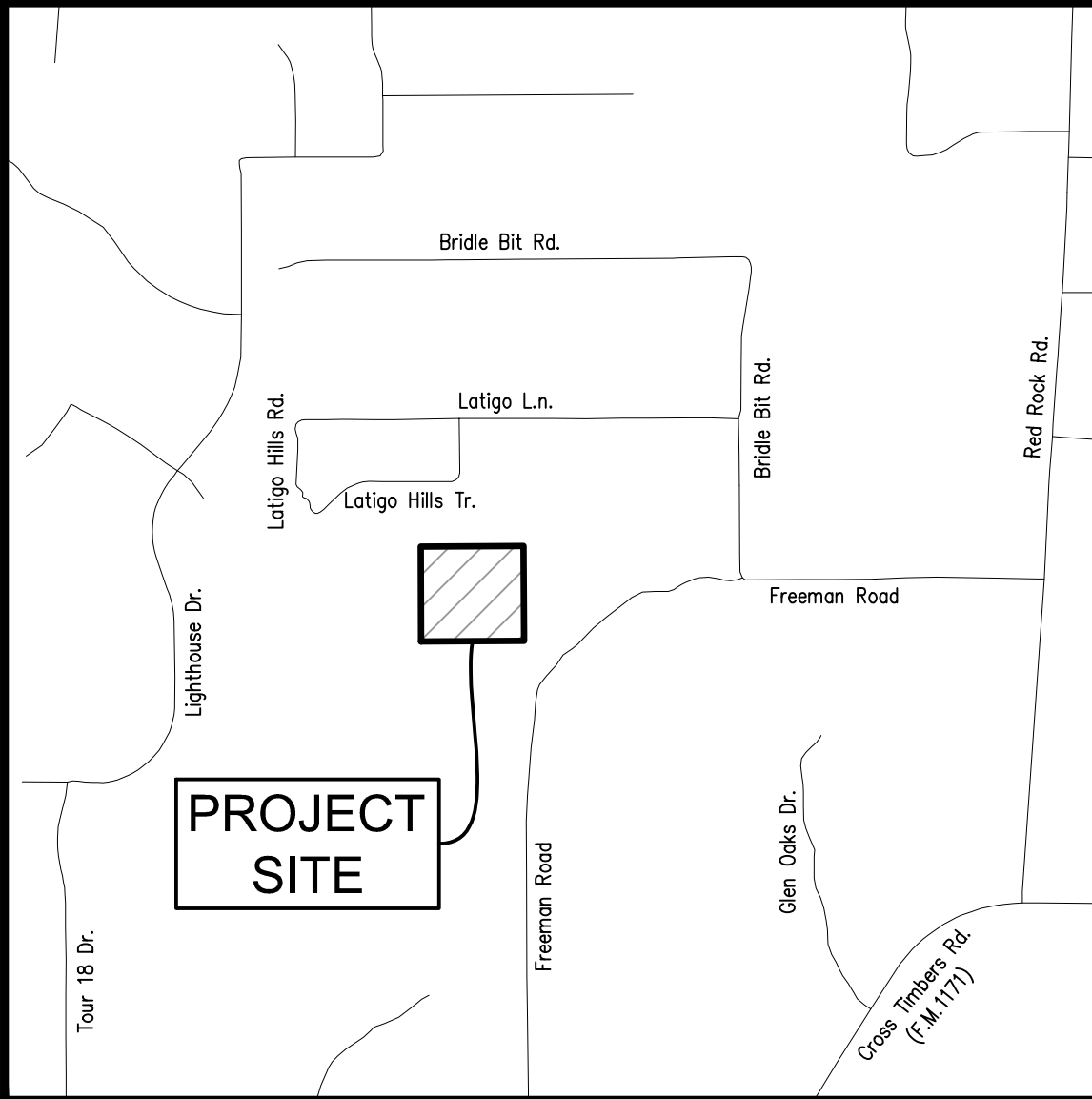
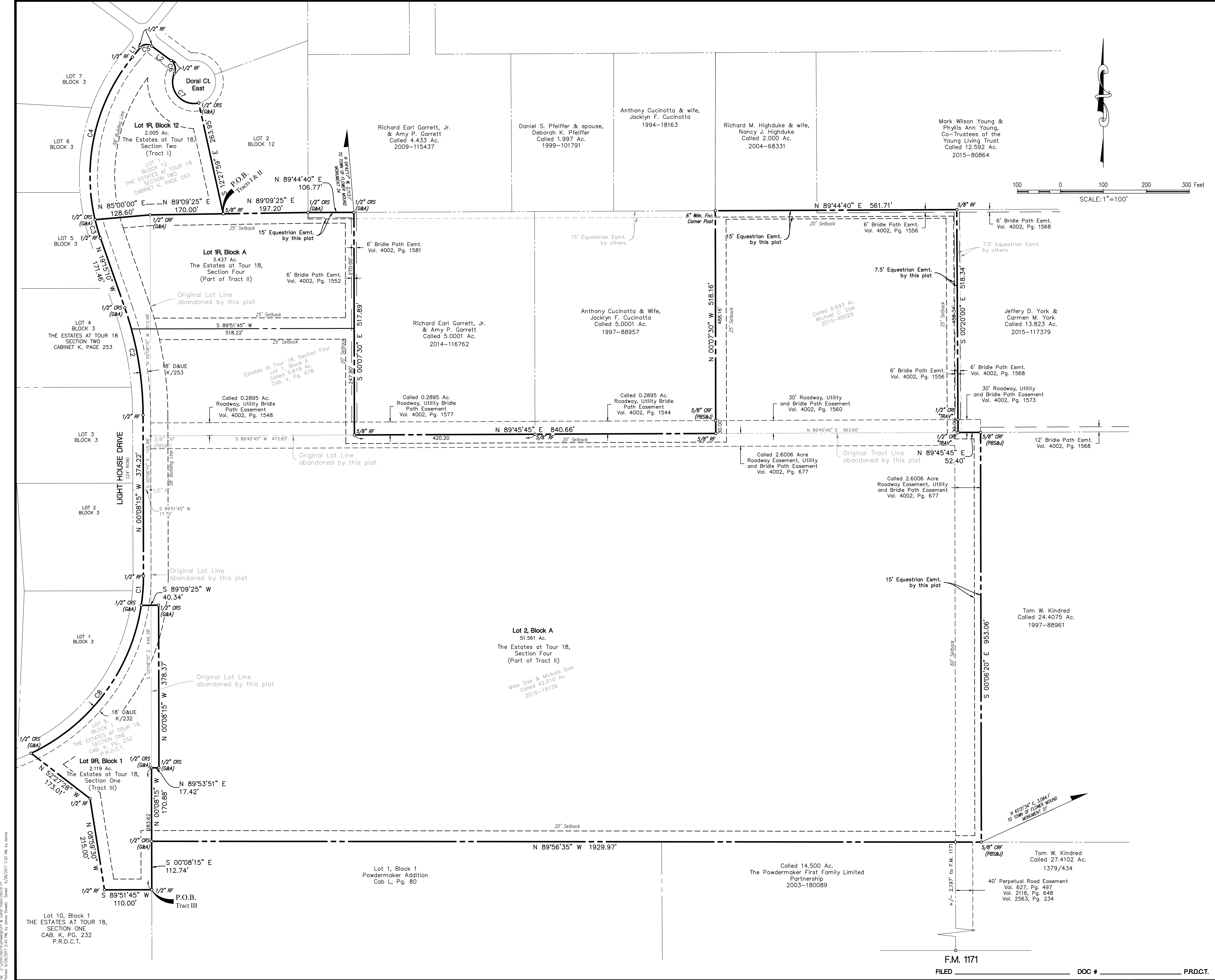
Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,


Randi L. Rivera, AICP

cc: Thomas Stroh

Z:\2016\16079\PDFs & Submittals\FP & Const. Plans\59.136 ACRE REPLAT\2017.04.05 PD LOI 16079.doc



LEGEND	
RF	= REBAR FOUND
CRS	= CAPPED REBAR SET
CRF	= CAPPED REBAR FOUND
G&A	= G&A CONSULTANTS, INC.
CM	= CONTROLLING MONUMENT
P.O.B.	= POINT OF BEGINNING
BL	= BUILDING LINE
UE	= UTILITY EASEMENT
MAE	= MUTUAL ACCESS EASEMENT
SSE	= SANITARY SEWER EASEMENT
WLE	= WATER LINE EASEMENT
PDE	= PRIVATE DRAINAGE EASEMENT
PE	= PIPELINE EASEMENT
CAE	= CROSS ACCESS EASEMENT
D.C.E.C.	= DENTON COUNTY ELECTRIC COOPERATIVE

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MARK PAINE, RPLS 5078 6/28/17

REPLAT
A Record Plat of
Lot 1R, Block 12
The Estates at Tour 18, Section Two
Lots 1R and 2, Block A
The Estates at Tour 18, Section Four
Lot 9R, Block 1
The Estates at Tour 18, Section One
Being a replat of

Lot 1, Block A, Estates at Tour 18, Section Four
Cabinet V, Page 678
Lot 9, Block 1, Estates at Tour 18, Section One
Cabinet K, Page 232
Lot 1, Block 12, Estates at Tour 18, Section Two
Cabinet K, Page 253
59.136 Acres
in the
M.E.P. & P. R.R. Co. SURVEY, ABSTRACT NO. 928
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

G&A SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 2/27/2017 SCALE: 1"=100' JOB. No. 16079

OWNER/DEVELOPER
Sisk Farms, LLC
1920 E. State Hwy 114
Southlake, Texas 76092
Ph. 817.410.3800

FILED _____ DOC # _____ PRD.C.T.

OWNER'S CERTIFICATE AND DEDICATION

TRACT I

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, James R. Spray, Marianne Spray, are the owners of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the D. O. Hoover Survey, Abstract Number 603 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, and being part of Lot 1, Block 12 of The Estates at Tour 18, Section Two, according to the plat thereof recorded in Cabinet K, Page 253 of the Plat Records of Denton County, Texas and being more particularly described as follows;
BEGINNING at a 5/8" rebar found at the southeast corner of said Lot 1, Block 12, being the southwest corner of Lot 2, Block 12, of said The Estates at Tour 18, Section One, and being on the north line of said Lot 1, Block A, Estates at Tour 18, section Four, according to the plat thereof recorded in Cabinet V, Page 678, of the Plat Records of Denton County, Texas;

THENCE S 89°09'25" W, 170.00 feet with the south line of said Lot 1, Block 12 and the north line of said Lot 1, Block A, to a 1/2" capped rebar found (G&A Consultants) at the northwest corner thereof, and being an inner ell corner of said Lot 1, Block 12;

THENCE S 85°00'12" W, 128.60 feet to a 1/2" capped rebar set (G&A Consultants) on the west line of said Lot 1, Block 12, and being on the east line of Lighthouse Drive (24' ROW);

THENCE Northeasterly with west line of said Lot 1, Block 12, and the east line of said Lighthouse Drive, with the arc of a curve to the right, having a radius of 438.00 feet, a central angle of 52°35'52", an arc length of 402.09 feet and whose chord bears N 12°57'03" E, 386.12 feet to a 1/2" capped rebar set (G&A Consultants)

THENCE N 39°14'59" E, 28.38 feet with the east line of said Lighthouse Drive, and the west line of said Lot 1, Block 12, to a 1/2" capped rebar stamped (G&A Consultants);

THENCE Northeasterly with the north line of said Lot 1, Block 12, with the arc of a curve to the right, having a radius of 20.00 feet, a central angle of 85°59'03", an arc length of 30.01 feet and whose chord bears N 82°56'14" E, 27.28 feet to a 1/2" capped rebar set (G&A Consultants) on the south line of Doral Court East (24' ROW);

THENCE with the north line of said Lot 1, Block 12, and the south line of said Doral Court East, the following:

S 53°16'45" E, 55.83 feet to a 1/2" capped rebar set (G&A Consultants);

Southeasterly with the arc of a curve to the right, having a radius of 25.00 feet, a central angle of 75°49'47", an arc length of 33.095 feet and whose chord bears S 14°46'14" E, 30.72 feet to a 1/2" capped rebar set (G&A Consultants);

Southeasterly with the arc of a curve to the left, having a radius of 50.00 feet, a central angle of 126°19'24", an arc length of 110.24 feet and whose chord bears S 39°18'10" E, 89.23 feet to a 1/2" capped rebar set (G&A Consultants) at the northwest corner of said Lot 1, Block 12, and being the westerly northwest corner of Lot 2, Block 12, of said The Estates at Tour 18, Section Two;

THENCE S 12°27'59" E, 263.95 feet with the east line of said Lot 1, Block 12 and the west line of said Lot 2, Block 12, to the POINT OF BEGINNING and containing approximately 2.005 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, James R. Spray and Marianne Spray, acting herein by and through its duly authorized representatives, do hereby adopt Tract I designated herein as THE ESTATES AT TOUR 18, SECTION TWO, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS OUR HAND this _____ day of _____, 2017.

James R. Spray Marianne Spray

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared James R. Spray and Marianne Spray, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Claudio Forest, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date

OWNER'S CERTIFICATE AND DEDICATION

TRACT II

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, Michael Sisk and Mickala Sisk, are the owners of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the D. O. Hoover Survey, Abstract Number 603 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, and being that certain called 6.693 Acre tract of land described in deed to Michael C. Sisk, recorded in Document Number 2015-65029 of the Real Property Records of Denton County, Texas, being that certain called 42.010 Acre tract of land described in deed to Mike Sisk & Mickala Sisk, recorded in Document Number 2015-19139 of the Real Property Records of Denton County, Texas, being a part of that certain called 115.148 acre tract of land described in deed to Kamore Enterprises, Inc., recorded in Cabinet K, Slide 253 of the Map Records of Denton County, Texas, being part of Lot 1, Block 12 of The Estates at Tour 18, Section Two, according to the plat thereof recorded in Cabinet K, Page 253 of the Plat Records of Denton County, Texas, being all of Lot 1, Block A, Estates at Tour 18, section Four, according to the plat thereof recorded in Cabinet V, Page 678, of the Plat Records of Denton County, Texas, being part of Lot 9, Block 1, The Estates at Tour 18, Section One, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" rebar found at the southeast corner of said Lot 1, Block 12, being the southwest corner of Lot 2, Block 12, of said The Estates at Tour 18, Section One, and being on the north line of said Lot 1, Block A;
THENCE N 89°09'25" E, 197.20 feet with the north line of said Lot 1, Block A, and the south line of said Lot 2, Block 12, to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the southwest corner of that certain called 4.433 acre tract of land, described in deed to Richard Earl Garrett, Jr., and Amy P. Garrett, recorded in Document Number 2009-115437 of the Real Property Records of Denton County, Texas;

THENCE N 89°44'40" E, 106.77 feet with the south line of said 4.433 acre tract, and the north line of said Lot 1, Block A, to a 1/2" capped rebar set (G&A Consultants) at the northeast corner thereof, and being the northwest corner of that certain called 5.0001 acre tract of land described in deed to Richard Earl Garrett, Jr. & Amy P. Garrett, recorded in Document Number 2014-116762 of the Real Property Records of Denton County, Texas;

THENCE S 00°07'30" E, 517.89 feet with the east line of said Lot 1, Block A, and the west line of said 5.001 acre tract (2014-116762), to a 5/8" rebar found at the southwest corner thereof, being the southeast corner of aforementioned Lot 1, Block A, and being on the north line of said 42.010 acre tract;

THENCE N 89°45'45" E, with the north line of said 42.010 acre tract, and the south of said 5.0001 acre tract (2014-116762), passing at 420.20 feet the southeast corner thereof, and being the southwest corner of a called 5.0001 acre tract, described in deed to Anthony Cucinotta & wife Jacklyn F. Cucinotta, continuing with the south line thereof, a total distance of 840.66 feet to a 5/8" rebar found at the southeast corner of said 5.0001 acre tract (1997-88957), and being the southwest corner of said 6.693 acre tract;
THENCE N 00°07'30" W, 518.16 feet with the west line of said 6.693 acre tract, and the east line of said 5.0001 acre tract (1997-88957) to a 6" wooden fence corner post, at the northwest corner of said called 6.693 acre tract, being the northeast corner of said 5.0001 acre tract, being the southeast corner of that certain tract of land described in deed to Anthony Cucinotta and wife Jacklyn F. Cucinotta, recorded in Document Number 1994-18163 of the Real Property Records of Denton County, Texas, and being the southwest corner of that certain called 2.000 acre tract of land described in deed to Richard M. Highduke and wife Nancy J. Highduke, recorded in Document Number 1997-88957 of the Real Property Records of Denton County, Texas;

THENCE N 89°44'40" E with the north line of said 6.693 acre tract, the north line of said 115.148 acre tract and the south line of said 2.00 acre tract passing the southeast corner thereof, being the southwest corner of that certain called 12.592 acre tract of land described in deed to Mark Wilson Young and Phyllis Ann Young, Co-Trustees of the Young Living Trust, recorded in Document Number 2015-80864 of the Real Property Records of Denton County, Texas, continuing with the south line thereof, a total distance of 561.71 feet to 5/8" rebar found at the northeast corner of said 6.693 acre tract, being the northeast corner that certain called 13.823 acre tract of land described in deed to Jeffery D. York and Carmen M. York, recorded in Document Number 2015-117379 of the Real Property Records of Denton County, Texas;

THENCE S 00°20'00" E, 518.34 feet with the east line of said 6.694 acre tract and the west line of said 13.823 acre tract to a 1/2" capped rebar found (Trav) on the north line of that said 42.010 acre tract;

THENCE N 89°45'45" E, 52.40 feet with the north line of said 42.010 acre tract, and the south line of said 13.823 acre tract, to a 5/8" capped rebar found (PBS&J) at the northeast corner of aforementioned 42.010 acre tract, and being the northwest corner of that certain called 24.4075 acre tract described in deed to Tom W. Kindred, recorded in Document Number 1997-88961 of the Real Property Records of Denton County, Texas;

THENCE S 00°06'20" E, 953.06 feet with the east line of said 42.010 acre tract and the west line of said 24.4075 acre tract, to a 5/8" capped rebar found at the southwest corner thereof, being the southeast corner of said 42.010 acre tract, and being on the north line of that certain called 27.4102 acre tract described in deed to Tom W. Kindred, recorded in Volume 1379, Page 434 of the Deed Records of Denton County, Texas;

THENCE N 89°56'35" W, with the south line of said 42.010 acre tract and the north line of said 27.4102 acre tract, passing the northwest corner thereof, and being the northeast corner of that certain 14.500 acre tract described in quitclaim deed to The Powdermaker First Family Limited Partnership, recorded in Document Number 2003-180089, continuing with the north line thereof and passing the northwest corner, and being the northeast corner of Lot 1, Block 1, Powdermaker Addition, according to the plat thereof, recorded in Cabinet L, Page 80 of Plat Records of Denton County, Texas, continuing with the north line thereof, a total distance of 1929.97 feet to a 1/2" capped rebar set (G&A Consultants), at the northwest corner of the aforementioned Lot 1, Block 1, Powdermaker Addition, being the southwest corner of said 42.010 acres, and being on the east line of Lot 9, Block 1, The Estates at Tour 18, Section One, according to the plat thereof, recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas;

THENCE N 00°08'15" W, 170.87 feet with the west line of said 42.010 acre tract, and the east line of said Lot 9, Block 1, to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°51'45" E, 17.42 feet over, across and through said 42.010 acre tract, to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°08'15" W, 378.36 feet over, across and through said 42.010 acre tract, to a 1/2" capped rebar set (G&A Consultants);

THENCE S 89°10'05" W, crossing the west line of said 42.010 acre tract, and the east line of said Lot 9, Block 1, a total distance of 40.34 feet to a 1/2" capped rebar set (G&A Consultants) on the west line thereof, and being on the east line of Lighthouse Drive (24' ROW);

THENCE Northeasterly with the west line of said Lot 9, and the southeast line of said Lighthouse Drive, and with the arc of a curve to the left, having a radius of 454.63 feet, a central angle of 08°40'18", an arc length of 68.81 feet and whose chord bears N 04°12'46" W, 68.74 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 00°08'15" W, with the east line of said Lighthouse Drive, and the west line of said Lot 9, passing at 200 feet the northerly northwest corner thereof, and being the southerly southwest corner of said Lot 1, Block 12, continuing with the west line thereof, a total distance of 374.22 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE with the west line of said Lot 1, Block 12, and the east line of said Lighthouse Drive, the following:

Northeasterly with the arc of a curve to the left, having a radius of 762.00 feet, a central angle of 19°06'34", an arc length of 254.14 feet and whose chord bears N 09°38'30" W, 252.97 feet to a 1/2" capped rebar set (G&A Consultants);

N 19°15'10" W, 171.46 feet 1/2" capped rebar set (G&A Consultants);

Northeasterly with the arc of a curve to the right, having a radius of 438.00 feet, a central angle of 05°33'16", an arc length of 45.01 feet and whose chord bears N 16°17'31" W, 44.99 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 85°00'12" E, 128.60 feet to a 1/2" capped rebar found (G&A Consultants) at the northwest corner of said Lot 1, Block A, and being an inner ell corner of said Lot 1, Block 12;

THENCE N 89°09'25" E, 170.00 feet with the north line of said Lot 1, Block A, and the south line of said Lot 1, Block 12, to the POINT OF BEGINNING and containing approximately 54.998 Acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Michael Sisk and Mickala Sisk, acting herein by and through its duly authorized representatives, do hereby adopt Tract II designated herein as THE ESTATES AT TOUR 18, SECTION FOUR, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND this _____ day of _____, 2017.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, Michael Sisk and Mickala Sisk, acting herein by and through its duly authorized representatives, do hereby adopt Tract I designated herein as THE ESTATES AT TOUR 18, SECTION FOUR, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS MY HAND this _____ day of _____, 2017.

Michael Sisk Mickala Sisk

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Sisk and Mickala Sisk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

OWNER'S CERTIFICATE AND DEDICATION

TRACT III

STATE OF TEXAS :
COUNTY OF DENTON :
WHEREAS WE, David G. Surratt and Patricia B. Surratt, are the owners of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the D. O. Hoover Survey, Abstract Number 603 and the M.E.P. & P. R.R. Co. Survey, Abstract No. 928, Town of Flower Mound, Denton County, Texas, and being part of Lot 9, Block 1 of The Estates at Tour 18, Section One, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, being part of that certain called 42.010 Acre tract of land described in deed to Mike Sisk & Mickala Sisk, recorded in Document Number 2015-19139 of the Real Property Records of Denton County, Texas, and being more particularly described as follows;

BEGINNING at a 1/2" rebar found at the southeast corner of said Lot 9, Block 1, and being the easterly northeast corner of Lot 10, Block 1 of said The Estates at Tour 18, Section One, and being on the west line of Lot 1, Block 1, Powdermaker Addition, according to the plat thereof, recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas;

THENCE with the common line of said Lots 9 and 10, Block 1, the following:

S 89°51'45" W, 110.00 feet to a 1/2" rebar found;

N 08°59'30" W, 215.00 feet to a 1/2" rebar found;

N 52°27'31" W, 173.01 feet to a 1/2" capped rebar set (G&A Consultants) at the westerly northwest corner of said Lot 9, and being on the southeast line of Lighthouse Drive (24' ROW);

THENCE Northeasterly with the west line of said Lot 9, and the southeast line of said Lighthouse Drive, and with the arc of a curve to the left, having a radius of 454.63 feet, a central angle of 56°17'20", an arc length of 446.64 feet and whose chord bears N 36°41'35" E, 428.89 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE N 89°10'05" E, passing the east line of said Lot 9, Block 1, and the west line of said 42.010 acre tract, continuing a total distance of 40.34 feet to a 1/2" capped rebar set (G&A Consultants);

THENCE S 00°08'15" E, 378.36 feet over, across and through said 42.010 acre tract, to a 1/2" capped rebar set (G&A Consultants);

THENCE S 89°51'45" W, 17.42 feet over, across and through said 42.010 acre tract, to a 1/2" capped rebar set (G&A Consultants) on the west line thereof, and being on the east line of said Lot 9, Block 1;

THENCE S 00°08'15" E, with the east line of said Lot 9, Block 1, and the west line of said 42.010 acre tract, passing at 170.87 feet the southwest corner thereof, and being the northwest corner of said Lot 1, Block 1, continuing with the west line thereof, a total distance of 283.61 feet, to the POINT OF BEGINNING and containing approximately 2.120 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, David G. Surratt and Patricia B. Surratt, acting herein by and through its duly authorized representatives, do hereby adopt Tract III designated herein as THE ESTATES AT TOUR 18, SECTION ONE, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

WITNESS OUR HAND this _____ day of _____, 2017.

David G. Surratt Patricia B. Surratt

STATE OF TEXAS :
COUNTY OF DENTON :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared David G. Surratt and Patricia B. Surratt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 8078 6/29/17

Mark Paine, RPLS
Texas Registration No. 5078

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.

- Coordinates for Prairie Commons are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 34 & 37 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northerly Northeast Corner : N 7,068,905.6'; E 2,378,980.6'
Southeast Corner: N 7,067,440.6'; E 2,380,439.9'
Bearing and distance from the Northerly Northeast corner to Geo Point 34: N 04°42'17" W, 2,113.1'
Bearing and distance from the Southeast Corner to Geo Point 37: N 65°21'34" E, 3,084.1'

- According to Community/Panel No. 48121C0520 G, effective April 18, 2011, of the FLOOD INSURANCE RATE MAP for Denton County, Texas & Incorporated Areas, by graphic plotting only, this property appears to be within Flood Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes.

This flood statement shall not create liability on the part of the surveyor.

- No flood zone area analysis has been performed by G&A Consultants, LLC, on the subject property.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- Tree survey will be required for Lots 1R and 2, Block A, when house permit is submitted to the Town of Flower Mound.
- The perpetual maintenance of the 15' Equestrian easement shall be the responsibility of the property owner of which the easement lies.

REPLAT

A Record Plat of
Lot 1R, Block 12

The Estates at Tour 18, Section Two

Lots 1R & 2, Block A

The Estates at Tour 18, Section Four

Lot 9R, Block 1

The Estates at Tour 18, Section One

Being a replat of

Lot 1, Block A, Estates at Tour 18, Section Four
Cabinet V, Page 678

Lot 9, Block 1, Estates at Tour 18, Section One
Cabinet K, Page 232

Lot 1, Block 12, Estates at Tour 18, Section Two
Cabinet K, Page 253

59.136 Acres

in the

M.E.P. & P. R.R. Co. SURVEY, ABSTRACT NO. 928
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: July 24, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0013 – 2620 Windsor Centre Partners) to develop an office building. The property is generally located north of Windsor Centre Drive and west of Long Prairie Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and has been found to be in conformance with all applicable Town regulations. Specifically, this application has been reviewed under the SMARTGrowth program and has met all applicable criteria.

This application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a one-story office building encompassing 9,834 square feet of floor area within the Windsor Professional Centre Addition. The property is located within Planned Development District-92 (PD-92) for Office District (O) uses.

The property fronts on the north line of Windsor Centre Drive. The record plat for Windsor Professional Centre Addition provides for eight buildable lots and four x-lots. Mutual access easements serve the entire nonresidential subdivision with all lots having access to Long Prairie Road and Windsor Drive. An amenity area that serves the subdivision is partially located within the southwest corner of the property. All x-lots and the amenity area are maintained by the business owners' association.

The proposed office use requires 33 off-street parking spaces with 36 being provided, which is within the allowable 20 percent deviation. A five-foot-wide sidewalk connecting the above referenced amenity area to adjacent properties within the nonresidential subdivision will be provided along the southern property line.

The site plan, landscape plan, and elevations are consistent with the conceptual plans and ordinance regulations approved with PD-92.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

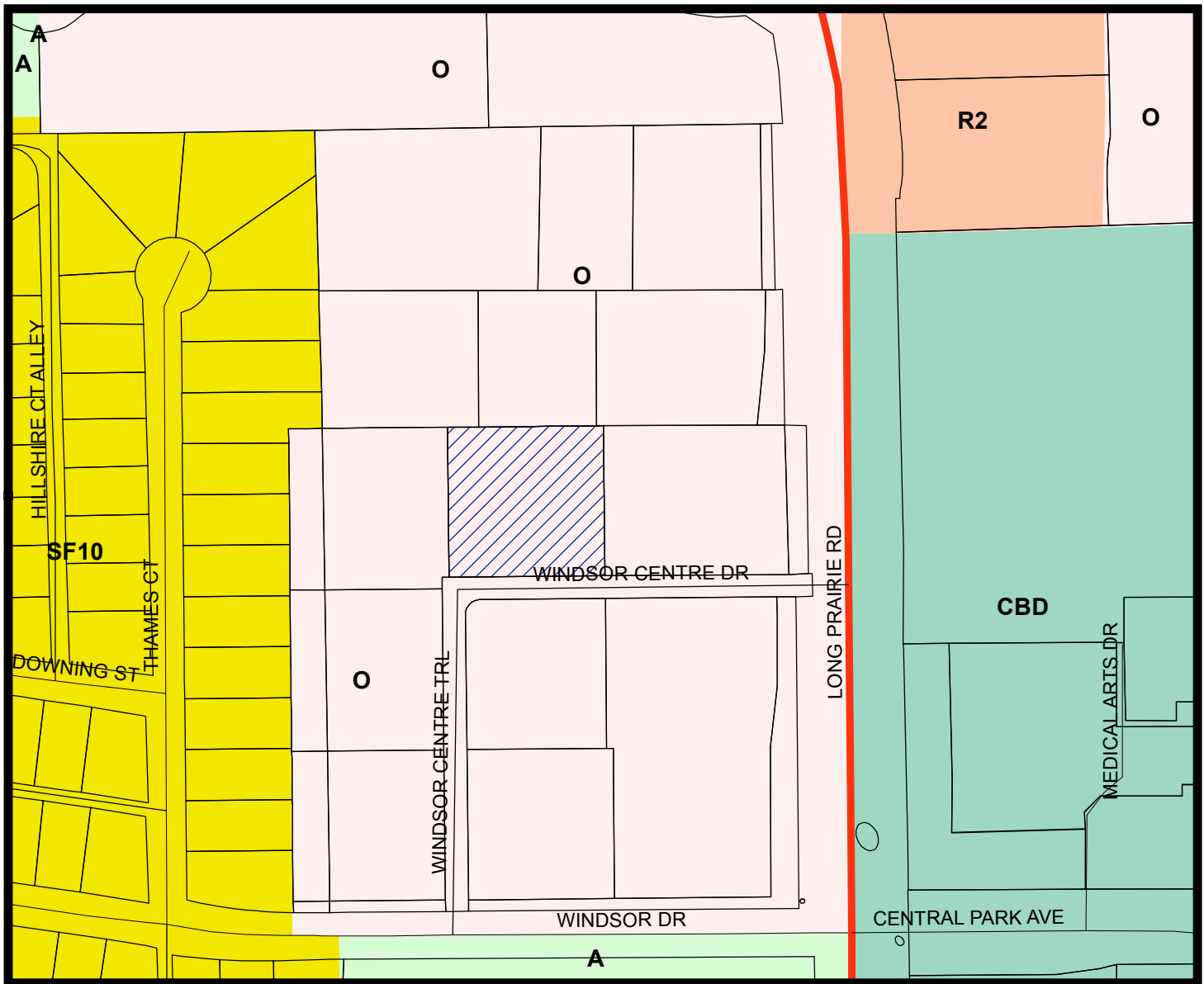
B. Application Details

1. Site Plan Package

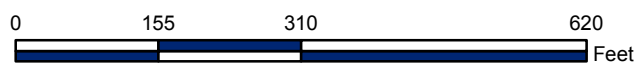
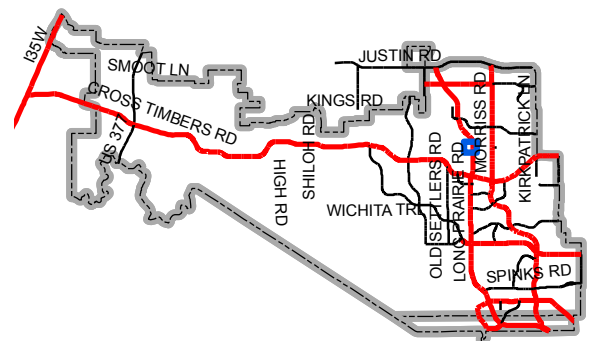
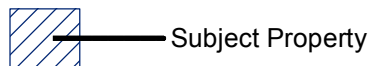
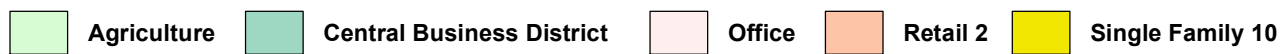


Vicinity Map

Reference Project: SP17-0013



LEGEND



Map Location



June 22, 2017

Mr. Chuck Russell, Town Planner
Town Of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, Texas 75028

**Re: 2620 Windsor Centre Partners
Letter of Intent – Site Plan**

Dear Mr. Russell:

Ridinger Associates, Inc. is pleased to inform you and the Town that our client, 2620 Windsor Centre Partners LP, intends to develop a 0.926 acre lot, Windsor Professional Centre Lot 4 Block B, located at 2620 Windsor Centre Drive, in the Town of Flower Mound, Denton County, TX.

This property is located in the Windsor Professional Centre development, and is currently a vacant pad site. All public infrastructure necessary for the development of this lot is in place. Located on this lot are two regional detention ponds, as well as a Landscaped Amenity Area, for this development. The Amenity easements and Drainage/Detention easements have been dedicated to the Building Owner's Association for maintenance purposes. A sidewalk along Windsor Centre Trail will be constructed with the development of this site for connectivity to the Amenity Area.

There are no protected trees on this lot. There are two specimen trees on the property to the north of this lot which shall be protected.

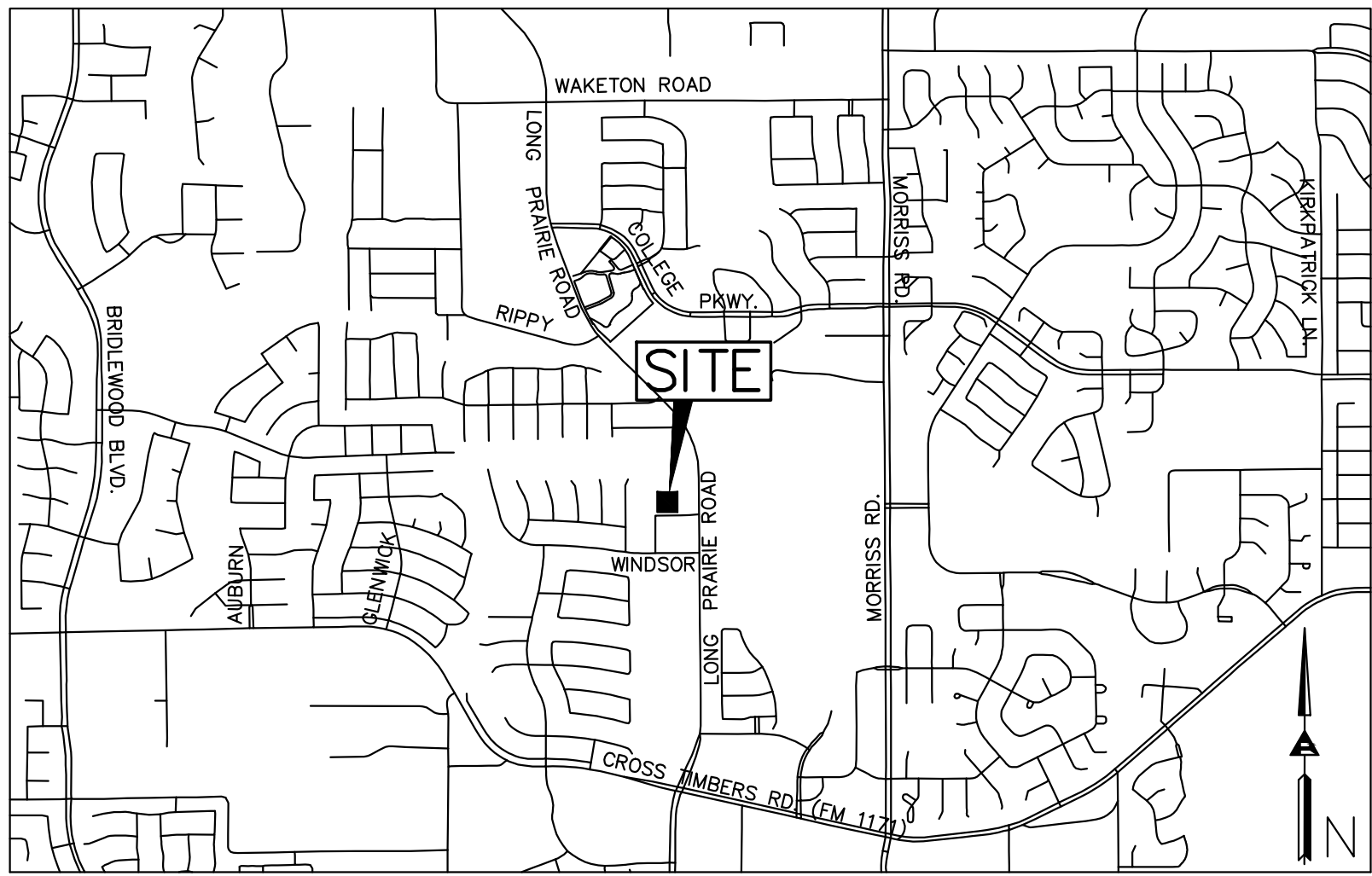
The property is currently zoned PD-92 with Office uses. My Client intends to construct a 9,834 s.f. ± Office Building in conformance with the Planned Development standards. We are currently submitting a Site Plan application for the referenced property. No variances are requested with this application.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

A handwritten signature in blue ink, appearing to read 'Tracy A. LaPiene'.

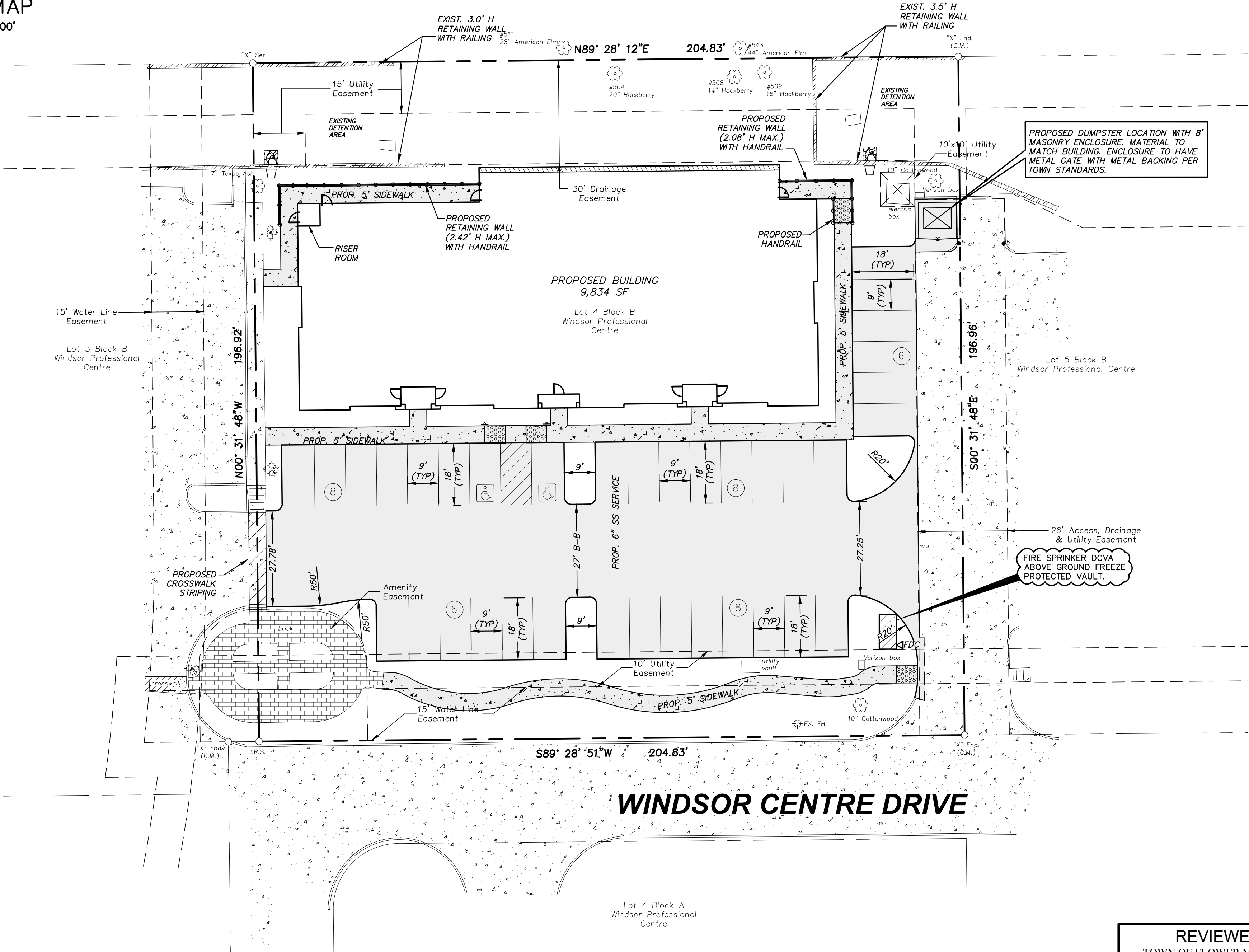
Mr. Tracy A. LaPiene, P.E.
Vice President



VICINITY MAP
SCALE: 1"=2000'

- NOTES:
1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENTS SHALL BE SCREENED FROM VIEW.
 6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
 7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 10. ADA RAMP ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
 11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
 13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
 14. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE/PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Westside Professional Center
Doc. No. 2009-161



PAVING LEGEND

	PAVING 6" DEPTH 3000 PSI CONCRETE PAVEMENT WITH #3 BARS AT 18" O.C.E.W. ON 6" SCARIFIED AND COMPACTED SUBGRADE OR PER GEOTECHNICAL REPORT IF THE REPORT REQUIRES MORE.
	SIDEWALK CONSTRUCT ACCORDING TO STANDARD PAVING DETAIL SHEET.
	EXISTING PAVEMENT

SITE DATA TABLE

PHYSICAL ADDRESS	2620 WINDSOR CENTRE DRIVE	
GROSS SITE AREA	0.9264 acres / 40,334 s.f.	
NET SITE AREA	0.9264 acres / 40,334 s.f.	
ZONING	PD-92 W/OFFICE USES	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	24.38% / 9,834 s.f.	
IMPERVIOUS AREA	67.83% / 27,357 s.f.	
PERVIOUS AREA	32.17% / 12,977 s.f.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
OFFICE (1 SP/300 SF)	33	36
HANDICAP PARKING	2	2
TOTAL PARKING	33	36
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	33'-4"	
MEAN HEIGHT	23'-2"	
TOTAL SQUARE FOOTAGE	9,834 s.f.	

OWNER:
2620 WINDSOR CENTRE PARTNERS, LP
MR. EDDIE ELIZARDO
4325 WINDSOR CENTRE TRAIL, SUITE 300
FLOWER MOUND, TEXAS 75028-1866
TEL. (972) 691-7600

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

TBM:

"X" CUT IN CONCRETE, 21.2 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION=608.44'

ELEVATIONS SHOWN HEREON ARE BASED ON THE TOWN OF FLOWER MOUND GIS NETWORK, MONUMENT NUMBERS 5 AND 7.

2620 WINDSOR CENTRE PARTNERS
WINDSOR PROFESSIONAL CENTRE
LOT 4, BLOCK B
0.9264 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

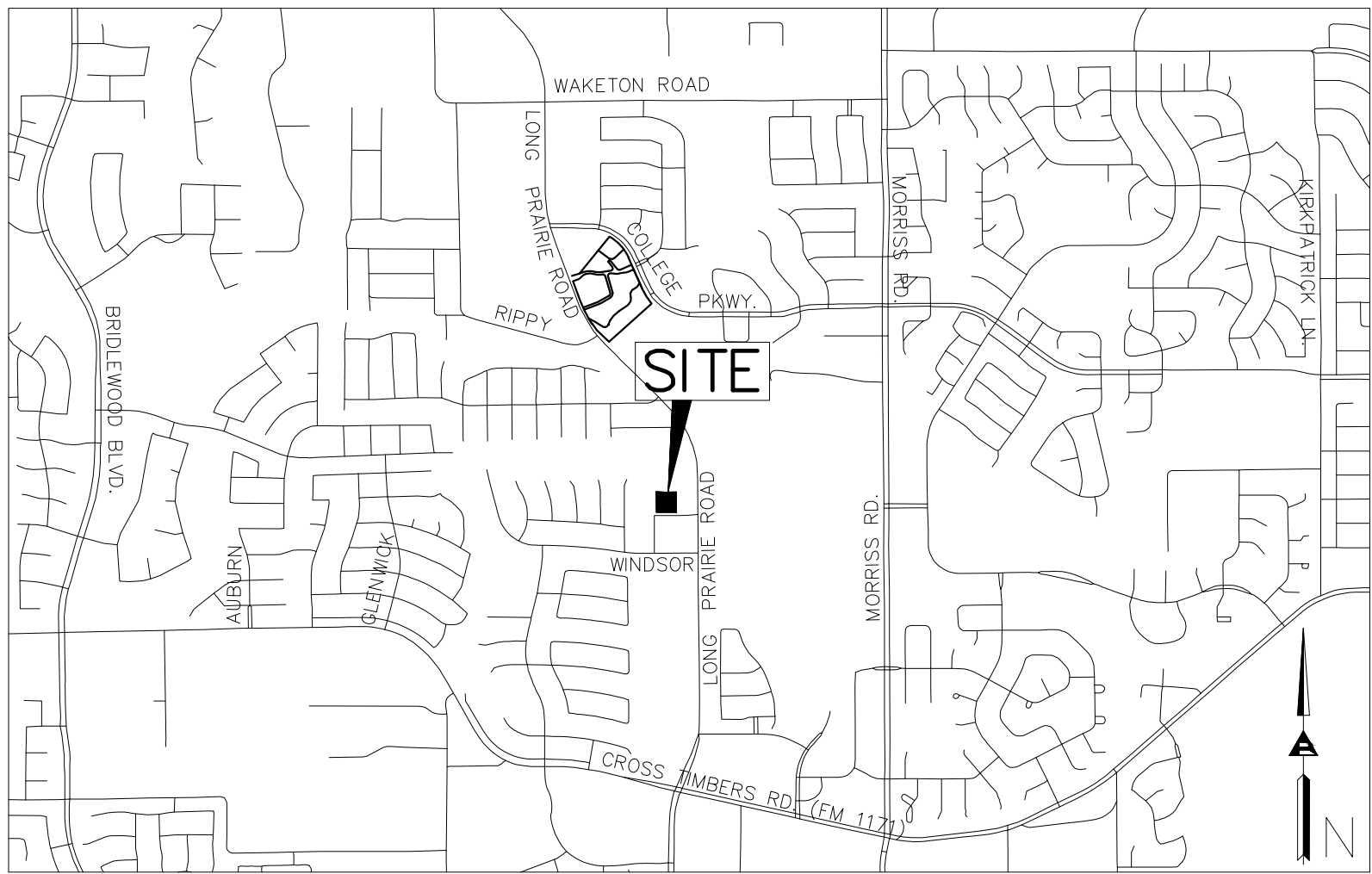
PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding,
or permit purposes.
Ridinger Associates, Inc.
Civil Engineers & Planners
Engineer: Tracy A. LaPlante
P.E. No. 100599, Date 07/10/17

2620 WINDSOR CENTRE PARTNERS
2620 WINDSOR CENTRE DRIVE
FLOWER MOUND, TEXAS

SITE PLAN

Scale: 1"=20'
Designed by: LDR
Drawn by: KLH
Checked by: LDR
Date: JULY 10, 2017
Project No. 152-001

SHEET



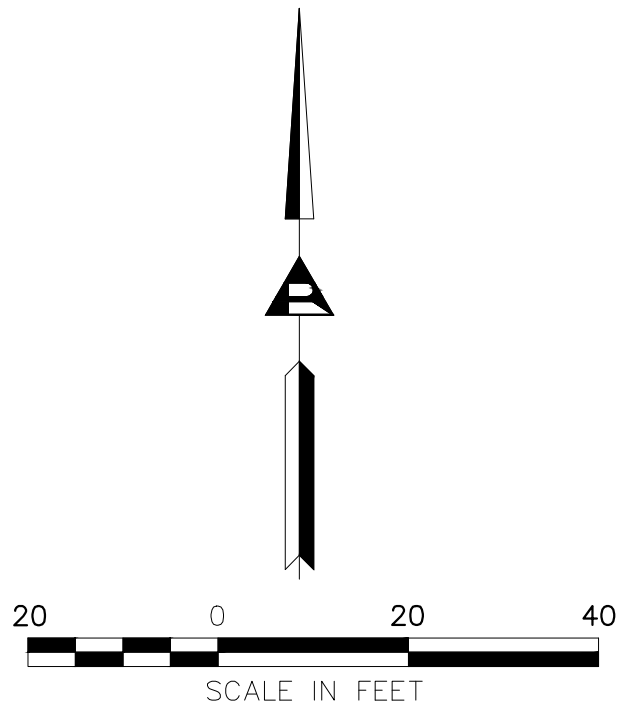
VICINITY MAP
SCALE: 1"=2000'

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be solid sod Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor.
11. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
12. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
13. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
14. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.



PLANT LIST

QTY.	DESCRIPTION	REMARKS
7	CEDAR ELM / ULMUS CRASSIFOLIA	4" CAL. / 10' HT / 6' SP. / CONTAINER GROWN
3	WATER OAK / QUERCUS NIGRA	4" CAL. / 10' HT / 6' SP. / CONTAINER GROWN
3	SHUMARD OAK / QUERCUS SHUMARDII	4" CAL. / 10' HT / 6' SP. / CONTAINER GROWN
2	TEXAS ASH / FRAXINUS TEXANSIS	3" CAL. / 8' HT. / 5' SP. / CONTAINER GROWN
2	YAUPON HOLLY / ILEX VOMITORIA	15 GAL. / 3- 1" TRUNKS MIN. / BERRIED
84	INDIAN HAWTHORN / RAPHIOLEPSIS INDICA 'BALLERINA'	5 GAL. CONTAINER / 30" O.C.
52	DWARF BURFORD HOLLY / ILEX CORNUTA BURFORDII 'NANA'	5 GAL. CONTAINER / 36" O.C.
953	LIRIOPE / LIRIOPE MUSCARI 'BIG BLUE'	4" POTS / 12" O.C.
	BERMUDAGRASS / CYNODON DACTYLON	SOLID SOD

LANDSCAPE TABULATIONS

STREETYARD LANDSCAPE	REQUIRED	PROVIDED
20% OF STREETYARD TO BE LANDSCAPED		
TOTAL STREETYARD 19,605 SF	3,921 SF	7,036 SF

STREETYARD TREES	REQUIRED	PROVIDED
TOTAL STREETYARD 19,605 SF	14 TREES	9 TREES
NEW STREETYARD TREES PROVIDED		9 TREES
EXISTING AMENITY AREA TREES PROVIDED		4 TREES
EXISTING 10' COTTONWOOD TO BE PRESERVED		1 10" TREE

STREET BUFFER	REQUIRED	PROVIDED
15' BUFFER REQUIRED	15'	23'

PARKING AREA LANDSCAPE:	REQUIRED	PROVIDED
90 SF PER 12 SPACES REQUIRED		
TOTAL SPACES = 36/12 = 3.0 X 90	270 SF	2,139 SF

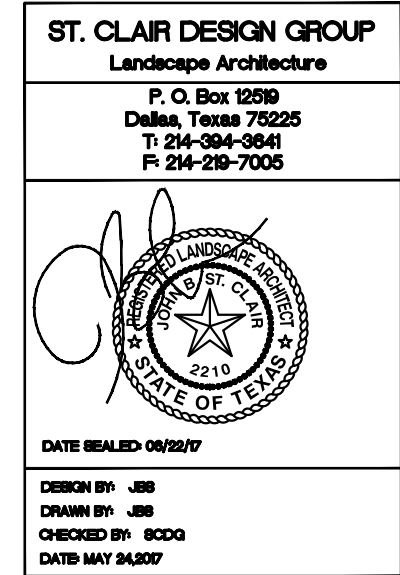
PARKING AREA TREES:	REQUIRED	PROVIDED
1 TREE PER 10 SPACES: 36/10 = 3.6	4 TREES	4 TREES
ALL SPACES WITHIN 50' OF TREE		

PARKING SCREEN:	REQUIRED	PROVIDED
3' SCREEN REQUIRED	3' SCREEN	3' SCREEN

COMPATIBILITY BUFFER:	REQUIRED	PROVIDED
NONE REQUIRED		

OUTDOOR STORAGE SCREENING	REQUIRED	PROVIDED
MASONRY DUMPSTER ENCLOSURE REQUIRED	8' SCREEN MASONRY	8' SCREEN MASONRY

TREE MITIGATION TABULATIONS
PER WINDSOR CENTRE DEVELOPMENT PLAN LP-3 DATED 3-22-07 EACH LOT IS TO PROVIDE 52" CALIPER INCHES OF MITIGATION TREES TO MEET MITIGATION REQUIREMENTS. 52" CALIPER INCHES OF MITIGATION TREES ARE PROVIDED PER THIS PLAN.



OWNER:
2620 WINDSOR CENTRE PARTNERS, LP
MR. EDDIE ELIZARDO
4325 WINDSOR CENTRE TRAIL, SUITE 300
FLOWER MOUND, TEXAS 75028-1866
TEL. (972) 691-7600

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

TBM:
"X" CUT IN CONCRETE, 21.2 FEET SOUTHEAST OF THE SOUTHWEST CORNER OF SUBJECT TRACT. ELEVATION=608.44'

ELEVATIONS SHOWN HEREON ARE BASED ON THE TOWN OF FLOWER MOUND GIS NETWORK, MONUMENT NUMBERS 5 AND 7.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

LANDSCAPE PLAN
2620 WINDSOR CENTRE PARTNERS
WINDSOR PROFESSIONAL CENTRE
LOT 4, BLOCK B
0.9264 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

2620 WINDSOR CENTRE PARTNERS
2620 WINDSOR CENTRE DRIVE
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale: 1"=20'
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: MAY 24, 2017
Project No. 152-001

SHEET
LP-1

Ridinger
Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

- **ROOFING**
WEATHERED WOOD ASPHALT SHINGLES
METAL STANDING SEAM: DARK BRONZE
- **STONE**
BORAL DRYSTACK LEDGESTONE
COLOR: CHARDONNAY
- **BRICK**
ACME MARK IV
- **BRICK ACCENTS**
ACME CEDAR VALLEY
- **STUCCO**
SHERWIN WILLIAMS: 0050 CLASSIC LIGHT BUFF
- **STUCCO ACCENTS**
SHERWIN WILLIAMS: 0054 TWILIGHT GRAY
- **CEDAR STAIN**
SHERWIN WILLIAMS: 3 / 34-P WEATHERED TEAK
- **FASCIA AND SOFFITS**
SHERWIN WILLIAMS: 6141 SOFTER TAN
- **METAL AWNINGS**
COLOR: DARK BRONZE
- **METAL BRACKETS**
COLOR: DARK BRONZE
- **WINDOWS**
ANDERSON : DARK BRONZE FRAME
- **ENTRY DOORS (SOUTH ELEVATION)**
METAL STOREFRONT: DARK BRONZE W/
DARK BRONZE FRAME
- **ALL OTHER DOORS (EAST, WEST, & NORTH)**
METAL INSULATED: DARK BRONZE W/
DARK BRONZE FRAME

V-A SPRINKLERED

O-OFFICE/ GENERAL BUSINESS

		South (Front)	East (Right)	North (Rear)	West (Left)
1.	Total Facade S.F.	2072 s.f.	922 s.f.	1947 s.f.	922 s.f.
2.	Facade S.F. (exclusive of doors and windows)	1656 s.f.	781 s.f.	1681 s.f.	760 s.f.
3.	Doors and Windows S.F.	416 s.f.	141 s.f.	266 s.f.	162 s.f.
4.	Primary Masonry Totals (Min. 80%)	1362 s.f. and 82% of 2	673 s.f. and 86% of 2	1681 s.f. and 100% of 2	652 s.f. and 86% of 2
	Brick s.f. (as applicable)	526 s.f. and 32% of 2	569 s.f. and 73% of 2	1681 s.f. and 100% of 2	548 s.f. and 72% of 2
-	Stone s.f. (as applicable)	836 s.f. and 50% of 2	104 s.f. and 13% of 2	0 s.f. and 0% of 2	104 s.f. and 14% of 2
5.	Secondary Masonry Totals (Max. 20%)	294 s.f. and 18% of 2	108 s.f. and 14% of 2	0 s.f. and 0% of 2	108 s.f. and 14% of 2
-	Stucco (as applicable)	294 s.f. and 18% of 2	108 s.f. and 14% of 2	0 s.f. and 0% of 2	108 s.f. and 14% of 2

A CUSTOM PROJECT FOR:

2620 WINDSOR CENTRE PARTNERS

LOT 4 BLOCK B

WINDSOR PROFESSIONAL CENTRE

FLOWER MOUND, TEXAS

JOB #
17-031

SHEET _____

P & Z



**NOTE: "THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS APPLY, WHETHER
INDICATED ON THESE PLANS OR NOT."



- **ROOFING**
WEATHERED WOOD ASPHALT SHINGLES
METAL STANDING SEAM: DARK BRONZE
- **STONE**
BORAL DRYSTACK LEDGESTONE
COLOR: CHARDONNAY
- **BRICK**
ACME MARK IV
- **BRICK ACCENTS**
ACME CEDAR VALLEY
- **STUCCO**
SHERWIN WILLIAMS: 0050 CLASSIC LIGHT BUFF
- **STUCCO ACCENTS**
SHERWIN WILLIAMS: 0054 TWILIGHT GRAY
- **CEDAR STAIN**
SHERWIN WILLIAMS: 3134-P WEATHERED TEAK
- **FASCIA AND SOFFITS**
SHERWIN WILLIAMS: 6141 SOFTER TAN
- **METAL AWNINGS**
COLOR: DARK BRONZE
- **METAL BRACKETS**
COLOR: DARK BRONZE
- **WINDOWS**
ANDERSON : DARK BRONZE FRAME
- **ENTRY DOORS (SOUTH ELEVATION)**
METAL STOREFRONT: DARK BRONZE W/
DARK BRONZE FRAME
- **ALL OTHER DOORS (EAST, WEST, & N**
METAL INSULATED: DARK BRONZE W/
DARK BRONZE FRAME

V-A SPRINKLERED

O-OFFICE/ GENERAL BUSINESS

MATERIAL TABULATION CHART					
		South (Front)	East (Right)	North (Rear)	West (Left)
1.	Total Facade S.F.	2072 s.f.	922 s.f.	1947 s.f.	922 s.f.
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5.	Secondary Masonry Totals (Max. 20%)	294 s.f. and 18% of 2	108 s.f. and 14% of 2	0 s.f. and 0% of 2	108 s.f. and 14% of 2
-	Stucco (as applicable)	294 s.f. and 18% of 2	108 s.f. and 14% of 2	0 s.f. and 0% of 2	108 s.f. and 14% of 2

REVISÉ 7-10-17

A CUSTOM PROJECT FOR:

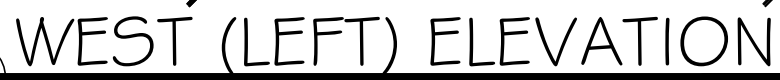
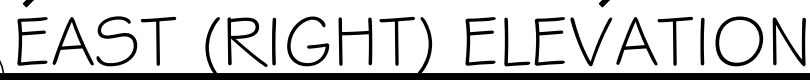
2620 WINDSOR CENTRE PARTNERS

LOT 4 BLOCK B

WINDSOR PROFESSIONAL CENTRE

FLOWER MOUND, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION



**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS APPLY, WHETHER
INDICATED ON THESE PLANS OR NOT."