



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

AUGUST 28, 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 August 14, 2017*

Consider approval of the minutes of the August 14, 2017, Planning and Zoning Commission Regular Session.

2. *RP17-0009 – Edgewood*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision, save and except for Lot 22, Block C. The property is generally located south of Flower Mound Road and east of Gerault Road.

3. *SP17-0002 – Hefner-Garden Ridge*

Consider a request for a Site Plan to develop a warehouse, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located south of Spinks Road and east of Garden Ridge Road.

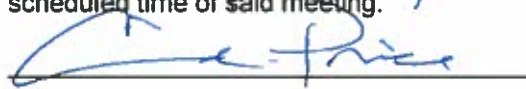
4. *MPA17-0007 – CTCDD Amendment*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, Section 2.0, Area Plans, and Section 9.0, Wastewater Plan, of the Master Plan to change the current land use designation from Cross Timbers Conservation Development District to Estate Residential and Institutional uses, and to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject property. The property is generally located south of Cross Timbers Road, east of Flower Mound Road, and north of Quail Run 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: Aug 24, 2017, at 5:00 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.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF AUGUST, 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
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

Constituting a quorum with the following members absent:

Vacant	Commissioner, Place 5
Albert Picardi	Commissioner, Place 9

(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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Srinarasi	Senior Planner
Cindi Price	Executive Assistant

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

B. CITIZENS/VISITORS COMMENTS

There were none.

C. DIRECTOR'S REPORT

- a. Presentation and discussion regarding development activity over the past year (application statistics, major project approvals, and regulation amendments), with particular focus on activity during the past three months.

Presenter

Chuck Russell, Town Planner

D. REGULAR ITEMS

1. Consider approval of the minutes of the July 24, 2017, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Johnson moved to approve the July 24, 2017, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. Public Hearing to consider a request for rezoning (ZPD17-0008 – Southgate-Northeast Tract) to amend Planned Development District No. 134 (PD-134) by modifying the development standard related to minimum side setbacks applicable only to detached residential structures within the SG-R1 subzone on the Northeast Tract. The property is generally located east of Gerault Road and north of Long Prairie Road.

Staff Presentation

Poornima Srinarasi, Senior Planner

In Favor – None

In Opposition – None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD17-0008 – Southgate-Northeast Tract. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 6:53 P.M.

TOWN OF FLOWER MOUND, TEXAS

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: August 28, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0009 – Edgewood) to create a residential subdivision, save and except for Lot 22, Block C. The property is generally located south of Flower Mound Road and east of Gerault Road.**

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

A record plat (RC14-0002) for Edgewood, consisting of 51 buildable lots, was approved by the Planning and Zoning Commission on March 24, 2014. Out of the 51 lots, one of the lots (Lot 22, Block C) had an existing residential structure on it and the remaining 50 lots were vacant. The plat was filed with Denton County in May 2014.

Since the approval, the applicant revised the layout of the project in order to preserve an existing stock pond and the stream that helps to supply it. Due to the change in lot layout and associated modifications, the applicant requested to vacate the original record plat and apply for a new record plat with three fewer lots. On January 12, 2015, the Planning and Zoning Commission approved a vacated plat (VP14-0002) and a record plat (RC14-0024) for Edgewood consisting of 48 buildable lots (47 vacant lots and one lot with an existing house). However, the vacated plat and new record plat have not been filed and hence cannot be considered as legal plats. The applicant's letter of intent (Attachment A(2)) explains the reason for being unable to file the new plats.

The purpose of this replat is to plat the 47 vacant lots according to the previously-approved revised layout and file it with Denton County in order for the builder to obtain building permits to construct residences. Lot 22, Block C, with the existing residential structure, does not need to be part of this replat since no dimensional changes are being proposed to that lot.

The properties are zoned Single-Family District-10 (SF-10) and all lots meet the minimum dimensional regulations of the SF-10 zoning district. The plat depicts

necessary setbacks, buffers, existing and proposed easements. Access to the subdivision will be from Flower Mound Road and Gerault Road.

Both the flood plain along the southern boundary of the project area and the existing 50-foot Explorer Pipeline gas easement that crosses the subject property continue to be located within x-lots or open space lots.

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 not received any correspondence regarding this replat.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved and Filed Record Plat (RC14-0002)
4. Approved Record Plat (RC14-0024)

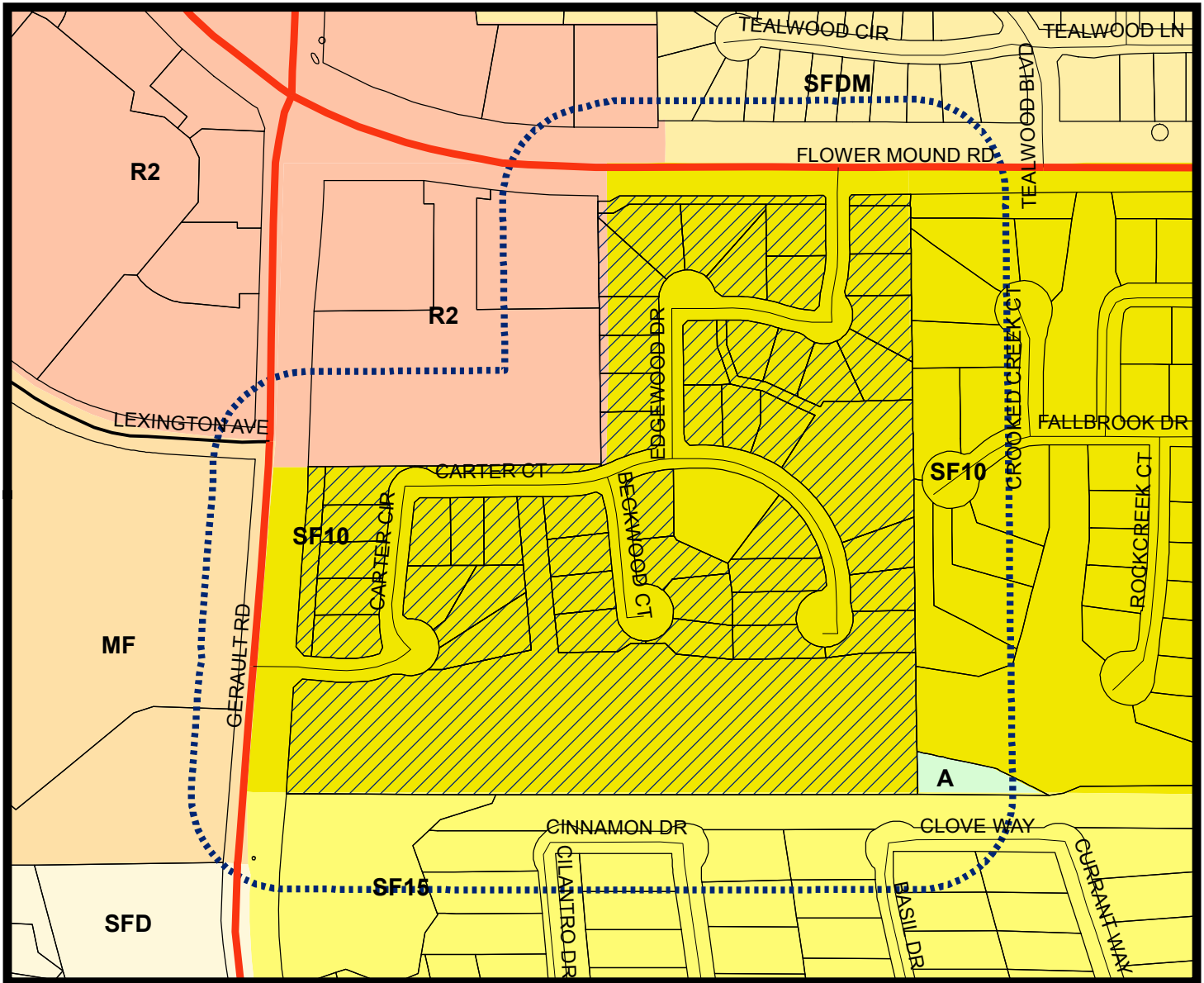
B. Application Details

1. Replat Package

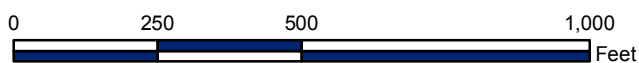
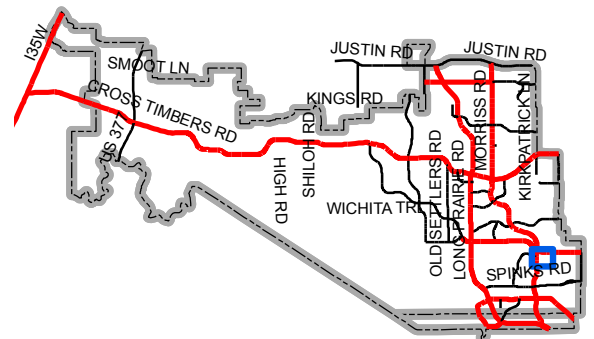
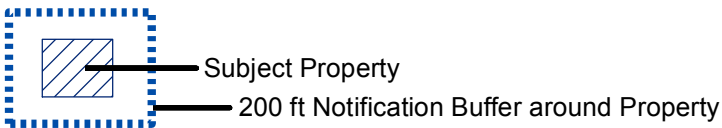
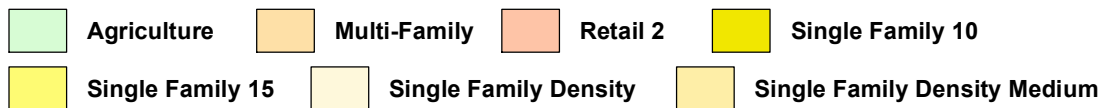


Vicinity Map

Reference Project: RP17-0009



LEGEND



Map Location



August 4, 2017

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

**RE: Replat – Edgewood
Letter of Intent
G&A Job No. 12182A**

Mr. Powell:

Please accept this letter, on behalf of the Ashton Dallas Residential, LLC, as an explanation of the proposed Replat application for approximately 28 acres of land located south of FM 3040 and east of Gerault Road.

This property was previously platted in 2014 and it included 50 residential lots. We also submitted a Replat Application that same year to reduce the number of lots to 48 in order to preserve the existing pond. However, that Replat was not filed with Denton County. Over the past couple of years, our client has been trying to work with the existing property owner of Lot 22, Block C, in order to obtain their signature on the Replat so that it could be filed. The attempts have been unsuccessful and the existing property owner is unwilling to participate in the signing of the Replat. In order for our client to sell homes on the remaining 47 lots, the Replat must be filed with the County. Therefore, we would like to present this new Replat that excludes Lot 22, Block C, so that the rest of the development of this community may continue.

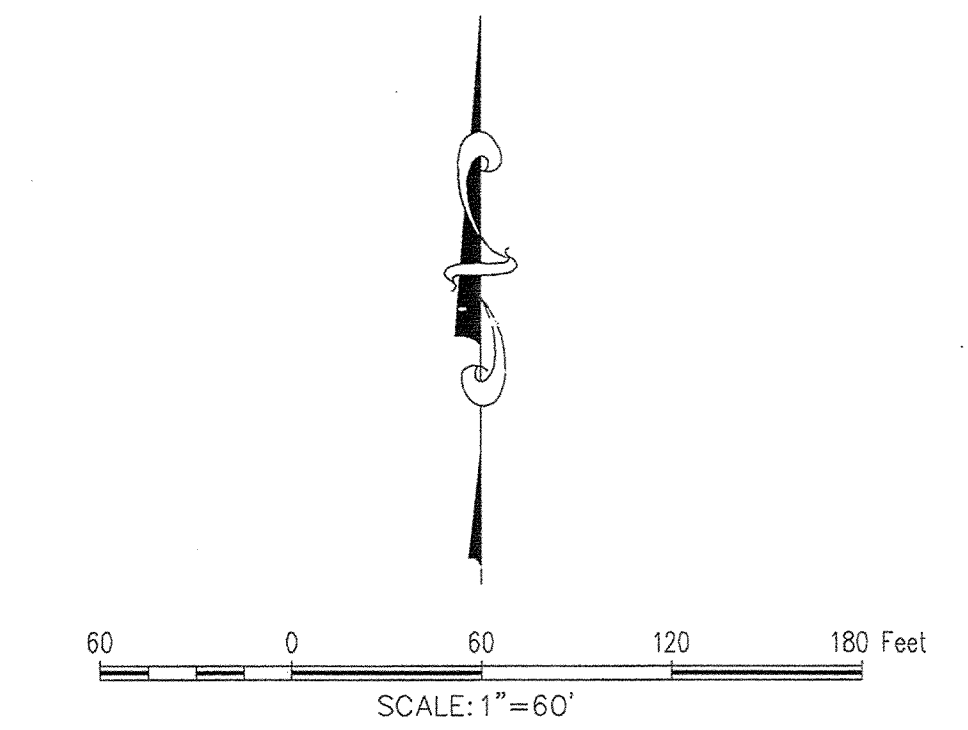
Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,


James Stowell, RPLS

cc: Tom Hauser, Ashton Dallas Residential, LLC

Z:\2012\12182A\PDFs & Submittals\FP & Const. Plans\2017.8.7 REPLAT 1st Submittal\2017.08.04 Replat LOI 12182A.doc



TYPICAL LOT SETBACKS
Scale 1=40'

RECORD PLAT
EDGEWOOD
28.995 Acres
in the
AKER SURVEY, ABSTRACT NO.
OWAN SURVEY, ABSTRACT NO
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Filed for Record
in the official records of:
Denton County

On: Mar 26, 2014 at 12:35P
In the
Flat Records

EDGEWOOD
Doc Number: 2014- 109
No of Pages: 2
Amount 100.00

Receipt Number - 1145945
By:
Carmen Robinson

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, Jen Texas X, LLC, 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 Rosanna Baker Survey, Abstract Number 49 and the M. L. Cowan Survey, Abstract Number 1637, Town of Flower Mound, Denton County, Texas, and being all of Tracts I, II, III, IV, V and VI, described in deed to Young Realty, Incorporated recorded in Document Number 2009-118959 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the east line of Gerault Road (called 120 foot right-of-way) as evidenced by that certain called 1.788 acre tract described in deed to the Town of Flower Mound recorded in Document Number 1995-46186 of the Real Property Records of Denton County, Texas, being the northwest corner of said Tract I and being the southwest corner of Lot 3, Block A, Flower Mound Market Addition, according to the plat thereof recorded in Cabinet W, Page 199 of the Plat Records of Denton County, Texas;

THENCE N 89°35'40" E, with the south line of said Lot 3 and the north line of said Tract I, passing at 221.0 feet the northeast corner of said Tract I, and being the northerly northwest corner of said Tract II, continuing with the north line thereof a total distance of 603.54 feet to a 1/2" rebar found at the northeast corner thereof and the southeast corner of said Lot 3 and being on the west line of said Tract V;

THENCE N 00°34'00" W, with the east line of said Lot 3 and the west line of said Tract V, passing at 206.9 feet the westerly northwest corner thereof and being the southwest corner of said Tract III, continuing with the west line thereof, passing at 326.3 feet the easterly northeast corner of said Lot 3 and being the southeast corner of Lot 2, Block A of said addition, continuing with the east line thereof a total distance of 555.76 feet to a 1/2" capped rebar found (PATE) at the northwest corner of said Tract III and the northeast corner of said Lot 2 and being on the south line of F. M. 3040 (a.k.a. Flower Mound Road) as evidenced by that certain tract of land described as Parcel 11 in deed to the State of Texas, recorded in Document Number 2002-47066 of the Real Property Records of Denton County, Texas;

THENCE S 89°55'25" E, 24.48 feet with the south line of F. M. 3040 and the north line of said Tract III to a 1/2" capped rebar found (PATE);

THENCE N 60°12'30" E, 38.18 feet with the south line of F. M. 3040 and the north line of said Tract III to a Texas Department of Transportation (TXDOT) monument found;

THENCE S 89°55'25" E, with the south line of said F. M. 3040 and the north line of said Tract III, passing at 192.3 feet the northeast corner thereof and being the northerly northwest corner of said Tract V, continuing with the north line thereof, passing at 344.5 feet the northerly northeast corner of thereof and being the northwest corner of said Tract IV, continuing with the north line thereof a total distance of 594.49 feet to a disturbed TXDOT monument replaced with a 1/2" capped rebar set (G&A) at the northeast corner of said Tract IV and being the southeast corner of said Parcel 11 and being on the west line of Fallbrook, according to the plat thereof recorded in Cabinet M, Page 156 of the Real Property Records of Denton County, Texas;

THENCE S 00°33'40" E, with the west line of Fallbrook and the east line of said Tract IV, passing at 394.2 feet the southeast corner thereof and being the easterly northeast corner of said Tract V, continuing with the east line thereof, passing at 950.7 feet the southwest corner thereof and being the northeast corner of said Tract VI, continuing with the east line thereof, passing at 1182.5 feet the westerly southwest corner of Fallbrook and being the northwest corner of the remainder of that certain called 37.713 acre tract described in deed to Fallbrook Interests, Ltd., recorded in Document Number 1995-51347 of the Real Property Records of Denton County, Texas, continuing with the west line thereof a total distance of 1261.56 feet to 3/8" rebar found at the southwest corner of said 37.713 acre tract and being the southeast corner of said Tract VI and being on the north line of Lot 8-X, Block H of Bakers Branch Estates, according to the plat thereof recorded in Cabinet Q, Page 274 of the Plat Records of Denton County, Texas;

THENCE S 89°34'35" W, with the north line of said Lot 8-X and the south line of said Tract VI, passing at 652.1 feet a 5/8" rebar found at the southwest corner thereof and being the southeast corner of said Tract II, continuing with the south line thereof a total distance of 1316.86 feet to a "4" set in concrete rip rap at the southwest corner thereof and being the northwest corner of Lot 2-X, Block H of said Bakers Branch Estates and being on the east line of said Gerault Road;

THENCE N 04°29'00" E, with the east line of said Gerault Road and the west line of said Tract II, passing at 473.2 feet the westerly northwest corner thereof and being the southwest corner of said Tract I, continuing with the west line thereof a total distance of 695.21 feet to the POINT OF BEGINNING and containing approximately 28.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG FM30, LLC, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as Edgewood, 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 21st day of MARCH, 2014.

JEN TEXAS X, LLC,
a Texas Limited Liability Company

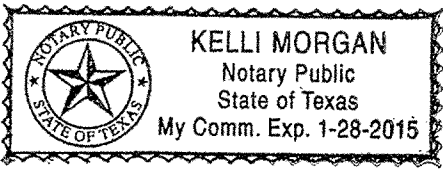
BY: Richard Alberque
Richard Alberque, Vice President

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Richard Alberque, 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 21 day of March, 2014.

Kelli Morgan
Notary Public State of Texas

My commission expires the 28 day of January, 2015.



LEGEND

- RF = REBAR FOUND
- CRS = CAPPED REBAR SET
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- CRB = CAPPED REBAR FOUND
- P.O.B. = POINT OF BEGINNING
- CM = CONTROLLING MONUMENT
- G&A = G&A CONSULTANTS, INC.
- PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
- RRPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
- MAE = MUTUAL ACCESS EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- PE = PIPELINE EASEMENT
- ◇ = DENOTES STREET NAME CHANGE

NOTES:

- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for the Northwest corner of Edgewood (POB) 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 12 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner (POB): N=7054482.1; E=2409309.4

Bearing and distance from the POB to GPS Monument #12: N 72°46'27" W, 5499.3'

Bearing and distance from the most southwest corner to GPS Monument #19: S 3°28'00" W, 2181.0'

- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants.
- Lots 6X, Block A, 11X & 12X, Block B, 37X & 38X, Block C, shall be dedicated to and maintained by the HOA.
- Lot 37X, Block C, shall be dedicated to and maintained by the HOA as a Drainage Easement.

7. According to Community/Panel No. 48121C05450, 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 "A" (areas within the 1% annual chance flood plain with no base flood elevations established) and Flood Zone "AE" (areas within the 1% annual chance flood plain with base flood elevations established). 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.

- Pursuant to the ordinance no. 36-02 of the Town of Flower Mound, Texas a mandatory homeowners association shall be established and created to assume and be responsible for the continuous and perpetual operation maintenance and/or supervision of drainage easements, landscaping systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit said mandatory homeowner's association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- Landscape buffer lots, open space lots, drainage easements shall be dedicated to and maintained by the HOA.
- Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.

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.

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
1	Block A	12,642	0.290	
2	Block A	10,505	0.241	
3	Block A	10,554	0.245	
4	Block A	10,874	0.250	
5	Block A	11,292	0.259	
6X	Block A	9,858	0.226	
1	Block B	13,455	0.309	
2	Block B	12,528	0.288	
3	Block B	13,698	0.314	
4	Block B	17,352	0.398	
5	Block B	17,302	0.397	
6	Block B	13,933	0.320	
7	Block B	10,063	0.231	
8	Block B	10,062	0.231	
9	Block B	10,061	0.231	
10	Block B	11,436	0.263	
11X	Block B	12,003	0.276	
12X	Block B	4,850	0.111	
1	Block C	12,954	0.297	
2	Block C	11,347	0.260	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
3	Block C	12,905	0.296	
4	Block C	28,641	0.658	
5	Block C	11,988	0.275	
6	Block C	12,931	0.297	
7	Block C	11,125	0.255	
8	Block C	11,186	0.257	
9	Block C	10,009	0.230	
10	Block C	11,092	0.255	
11	Block C	14,861	0.341	
12	Block C	17,211	0.395	
13	Block C	16,974	0.390	
14	Block C	14,877	0.342	
15	Block C	12,425	0.285	
16	Block C	10,633	0.244	
17	Block C	10,152	0.233	
18	Block C	10,329	0.237	
19	Block C	11,758	0.270	
20	Block C	14,025	0.322	
21	Block C	14,127	0.324	
22	Block C	30,484	0.700	

LOT / BLOCK ANALYSIS				
LOT	BLOCK	SQUARE FEET	ACRES	
23	Block C	12,756	0.293	
24	Block C	13,528	0.311	
25	Block C	11,348	0.261	
26	Block C	10,685	0.245	
27	Block C	10,937	0.251	
28	Block C	10,400	0.239	
29	Block C	10,400	0.239	
30	Block C	11,152	0.256	
31	Block C	10,873	0.250	
32	Block C	10,010	0.230	
33	Block C	11,800	0.271	
34	Block C	13,840	0.318	
35	Block C	15,657	0.359	
37X	Block C	384,840	8.835	
38X	Block C	3,075	0.071	

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45°37'52" W	34.56'
L2	S 53°18'52" E	33.04'
L3	S 19°42'00" E	20.58'
L4	N 84°36'55" E	35.00'
L5	N 89°26'20" E	52.80'
L6	S 89°26'20" W	30.05'
L7	N 89°26'20" E	35.01'
L8	N 00°33'40" W	21.48'
L9	N 89°26'20" E	93.32'
L10	N 89°26'20" E	20.00'
L11	N 45°08'44" W	21.18'
L12	N 00°33'40" W	20.00'
L13	N 49°29'00" E	14.14'
L14	S 40°31'00" E	14.14'
L15	S 28°09'45" W	14.67'
L16	S 50°21'04" E	12.83'
L17	S 06°05'31" E	6.28'
L18	N 47°43'10" E	14.93'
L19	N 71°27'17" W	6.55'
L20	S 60°52'16" E	14.61'

LINE TABLE		
LINE	BEARING	DISTANCE
L21	N 23°20'14" E	14.97'
L22	N 52°47'30" W	13.54'
L23	S 44°27'44" W	14.14'
L24	N 09°53'27" E	19.74'
L25	S 41°08'34" W	14.93'
L26	N 45°33'40" W	14.14'
L27	N 44°26'20" E	14.14'
L28	N 53°42'37" W	17.99'
L29	S 62°25'55" E	9.77'
L30	S 46°32'22" W	14.10'
L31	N 14°42'23" W	9.18'
L32	N 44°45'27" E	14.06'
L33	S 45°14'33" E	14.22'
L34	S 89°14'00" W	29.60'
L35	S 89°14'40" E	18.49'

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	250.00'	30°25'34"	132.76'	N 79°16'13" E, 131.20'
C2	250.01'	26°53'21"	117.33'	N 07°26'42" W, 116.26'
C3	275.00'	19°08'20"	91.86'	N 79°52'10" E, 91.43'
C4	275.00'	5°58'05"	28.64'	N 67°18'57" E, 28.63'
C5	275.00'	14°18'55"	68.71'	S 12°32'32" E, 68.53'
C6	275.00'	24°07'34"	116.04'	N 76°25'12" E, 115.18'
C7	275.00'	0°55'51"	4.47'	N 88°58'24" E, 4.47'
C8	285.00'	90°00'00"	447.68'	S 45°33'41" E, 403.05'
C9	300.00'	19°10'44"	100.42'	S 80°58'18" E, 99.95'
C10	275.00'	19°10'44"	92.05'	S 80°58'18" E, 91.62'
C11	275.00'	13°24'43"	64.37'	N 06°08'41" E, 64.23'
C12	275.00'	13°24'43"	64.37'	N 06°08'41" E, 64.23'

RECORD PLAT

EDGEWOOD

28.995 Acres

in the

R. BAKER SURVEY, ABSTRACT NO. 49
M. L. COWAN SURVEY, ABSTRACT NO. 1637
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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
610 Byron Nelson Blvd, Ste 114 • Roanoke, TX 76262 • P: 862.851.9712 • F: 817.880.4043

2/2

TBPE Firm
No. 1798
TBPLS Firm
No. 10047700

DRAWN BY: JS DATE: 1/17/14 SCALE: ----- JOB. No. **12182**

OWNER
CADG FM30, LLC
1221 NORTH I-35E, SUITE 200
CARROLLTON, TEXAS
(469) 892-7200
Contact: JACK DAWSON

Filed for Record
in the official records of:
Denton County

On: Mar 26, 2014 at 12:35PM

in the
Plat Records

EDGEWOOD
Doc. Number: 2014- 109

No. of Pages: 2

Amount 100.00

Receipt Number: 1145945
By: Carreen Robinson

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Thomas Goss
Thomas Goss, Chairman
Planning and Zoning Commission

SIGNED AND SEALED:

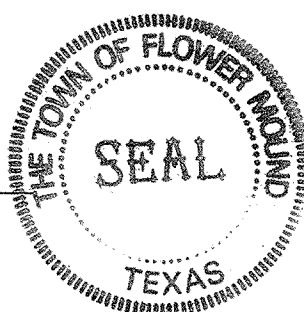
Theresa Scott
Theresa Scott, Town Secretary
Town of Flower Mound

Doug Powell
Doug Powell, Executive Director of
Development Services

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.

Mark Paine
Mark Paine, Registered Professional Land Surveyor
Texas Registration No. 5078

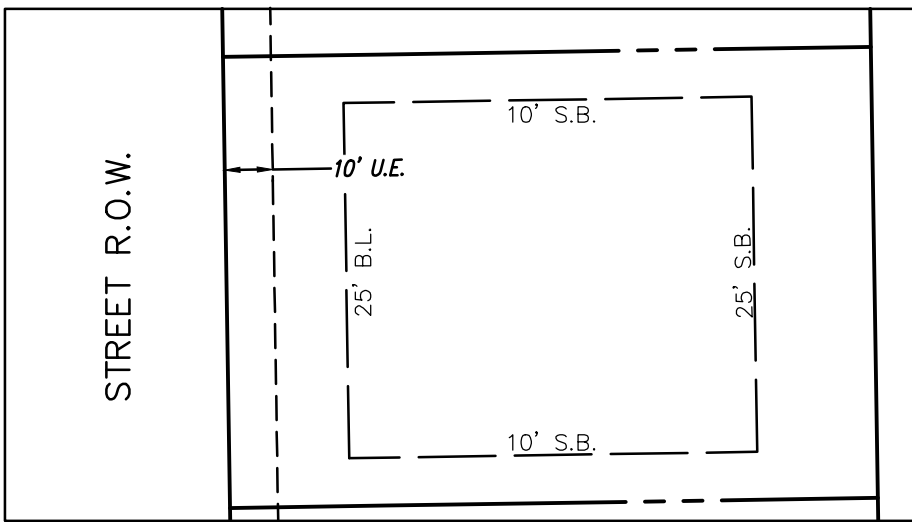
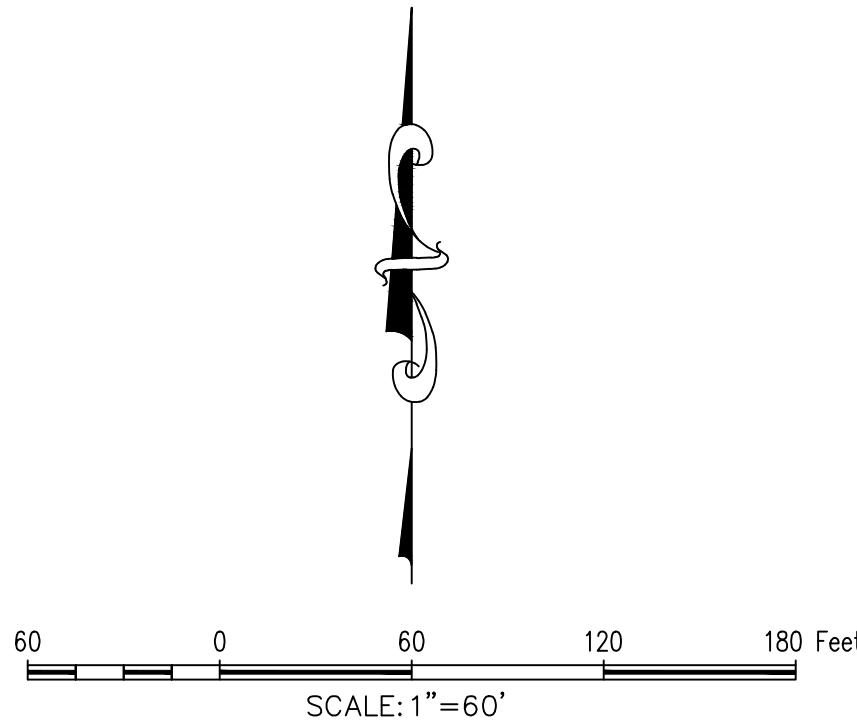
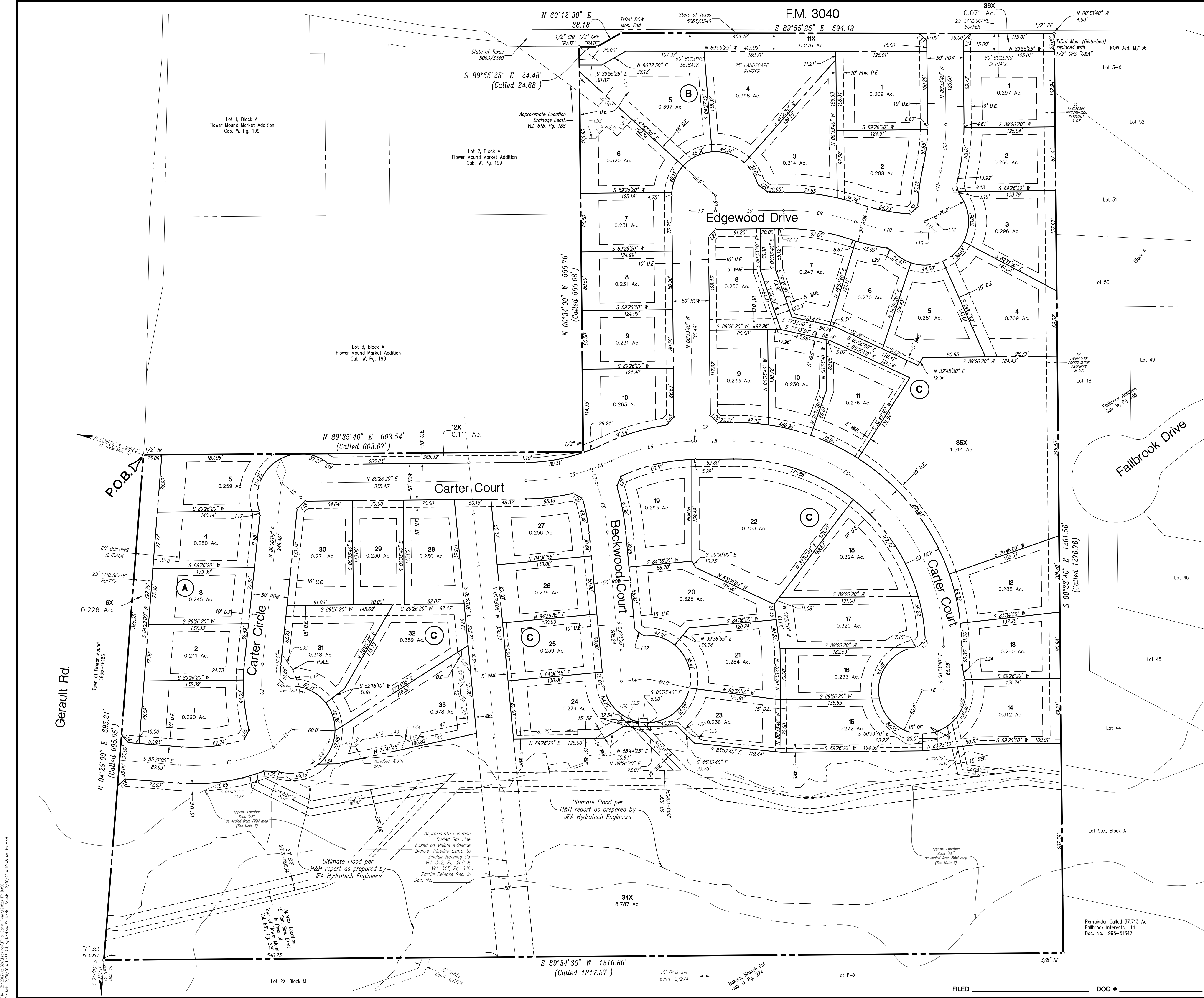


3-25-14
Date

FILED

DOC #

PRD.C.T.



TYPICAL LOT SETBACKS
Scale 1"=40'

RECORD PLAT
EDGEWOOD
28.995 Acres
in the
R. BAKER SURVEY, ABSTRACT NO. 49
M. L. COWAN SURVEY, ABSTRACT NO. 1637
TOWN OF FLOWER MOUND
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DRAWN BY: JS DATE: 1/17/14 SCALE: 1" = 60' JOB. No. 12182A

OWNER
CADG FM30, LLC
1221 NORTH I-35E, SUITE 200
CARROLLTON, TEXAS
(469) 892-7200
Contact: JACK DAWSON

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z - RC14-0024
T C
SEE FILE FOR CONDITIONS JAN 12, 2015

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, Jen Texas X, LLC & GH Residential, LLC, 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 Rosanna Baker Survey, Abstract Number 49 and the M. L. Cowan Survey, Abstract Number 1637, Town of Flower Mound, Denton County, Texas, and being all of Tracts I, II, III, IV, V and VI, described in deed to Yeung Realty, Incorporated recorded in Document Number 2009–118959 of the Real Property Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2” rebar found on the east line of Gerault Road (called 120 foot right-of-way) as evidenced by that certain called 1.788 acre tract described in deed to the Town of Flower Mound recorded in Document Number 1995–46186 of the Real Property Records of Denton County, Texas, being the northwest corner of said Tract I and being the southwest corner of Lot 3, Block A, Flower Mound Market Addition, according to the plat thereof recorded in Cabinet W, Page 199 of the Plat Records of Denton County, Texas;

THENCE N 89°35’40” E, with the south line of said Lot 3 and the north line of said Tract I, passing at 221.0 feet the northeast corner of said Tract I, and being the northerly northwest corner of said Tract II, continuing with the north line thereof a total distance of 603.54 feet to a 1/2” rebar found at the northeast corner thereof and the southeast corner of said Lot 3 and being on the west line of said Tract V;

THENCE N 00°34’00” W, with the east line of said Lot 3 and the west line of said Tract V, passing at 206.9 feet the westerly northwest corner thereof and being the northerly northwest corner of said Tract III, continuing with the west line thereof, passing at 326.3 feet the easterly northeast corner of said Lot 3 and being the southeast corner of Lot 2, Block A of said addition, continuing with the east line thereof a total distance of 555.76 feet to a 1/2” capped rebar found (PATE) at the northwest corner of said Tract III and the northeast corner of said Lot 2 and being on the south line of F. M. 3040 (a.k.a. Flower Mound Road) as evidenced by that certain tract of land described as Parcel 11 in deed to the State of Texas, recorded in Document Number 2002–47066 of the Real Property Records of Denton County, Texas;

THENCE S 89°55’25” E, 24.48 feet with the south line of F. M. 3040 and the north line of said Tract III to a 1/2” capped rebar found (PATE);

THENCE N 60°12’30” E, 38.18 feet with the south line of F. M. 3040 and the north line of said Tract III to a Texas Department of Transportation (TXDOT) monument found;

THENCE S 89°55’25” E, with the south line of said F. M. 3040 and the north line of said Tract III, passing at 192.3 feet the northeast corner thereof and being the northerly northwest corner of said Tract V, continuing with the north line thereof, passing at 344.5 feet the northerly northeast corner of thereof and being the northwest corner of said Tract IV, continuing with the north line thereof a total distance of 594.49 feet to a disturbed TXDOT monument replaced with a 1/2” capped rebar set (G&A) at the northeast corner of said Tract IV and being the southeast corner of said Parcel 11 and being on the west line of Fallbrook, according to the plat thereof recorded in Cabinet M, Page 156 of the Real Property Records of Denton County, Texas;

THENCE S 00°33’40” E, with the west line of Fallbrook and the east line of said Tract IV, passing at 394.2 feet the southeast corner thereof and being the easterly northeast corner of said Tract V, continuing with the east line thereof, passing at 950.7 feet the southwest corner thereof and being the northeast corner of said Tract VI, continuing with the east line thereof, passing at 1182.5 feet the westerly southwest corner of Fallbrook and being the northwest corner of the remainder of that certain called 37.713 acre tract described in deed to Fallbrook Interests, Ltd., recorded in Document Number 1995–51347 of the Real Property Records of Denton County, Texas, continuing with the west line thereof a total distance of 1261.56 feet to 3/8” rebar found at the southwest corner of said 37.713 acre tract and being the southeast corner of said Tract VI and being on the north line of Lot 8–X, Block H of Bakers Branch Estates, according to the plat thereof recorded in Cabinet Q, Page 274 of the Plat Records of Denton County, Texas;

THENCE S 89°34’35” W, with the north line of said Lot 8–X and the south line of said Tract VI, passing at 652.1 feet a 5/8” rebar found at the southwest corner thereof and being the southeast corner of said Tract II, continuing with the south line thereof a total distance of 1316.86 feet to a “+” set in concrete rip rap at the southwest corner thereof and being the northwest corner of Lot 2–X, Block H of said Bakers Branch Estates and being on the east line of said Gerault Road;

THENCE N 04°29’00” E, with the east line of said Gerault Road and the west line of said Tract II, passing at 473.2 the westerly northwest corner thereof and being the southwest corner of said Tract I, continuing with the west line thereof a total distance of 695.21 feet to the POINT OF BEGINNING and containing approximately 28.995 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, CADG FM30, LLC, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as Edgewood, 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 _____, 2015.

JEN TEXAS X, LLC,
a Texas Limited Liability Company

BY: _____
Richard Alberque, Vice President

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Richard Alberque, 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 _____, 2015.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

WITNESS MY HAND this _____ day of _____, 2015.

GH Residential
a Texas Limited Liability Company

BY: _____
Paul Rula, Manager

STATE OF TEXAS :
COUNTY OF DENTON : BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Paul Rula, 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 _____, 2015.

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LIENHOLDER’S RATIFICATION OF PLAT DEDICATION

STATE OF _____ :
COUNTY OF _____ : Whereas, Fairwinds Capital, LP, acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Fairwinds Capital, LP

BY: Colorguard Capital, LLC

BY: _____
Michael Buchanan, Manager

Date: _____

STATE OF _____ :
COUNTY OF _____ :
BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared Michael Buchanan, 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 _____, 2015.

Notary Public

State of _____

My commission expires the _____ day of _____, _____.

NOTES:

- Bearings based on the Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for the Northwest corner of Edgewood (POB) 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 12 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner (POB): N=7054482.1; E=2409309.4
Bearing and distance from the POB to GPS Monument #12: N 72°46’27” W, 5499.3’
Bearing and distance from the most southwest corner to GPS Monument #19: S 3°28’00” W, 2181.0’
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property by G&A Consultants, LLC.
- Lots 6X, Block A, 11X & 12X, Block B, 34X, 35X & 36X, Block C, shall be dedicated to and maintained by the HOA.
- Lots 34X & 35X, Block C, shall be dedicated to and maintained by the HOA as a Drainage Easement.
- Wall Maintenance Easements are dedicated to the HOA. Retaining Walls contained therein are to be maintained by the HOA.
- According to Community/Panel No. 48121C0545G, 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 “AE” (areas within the 1% annual chance floodplain with base flood elevations established). 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.
- Pursuant to the ordinance no. 36-92 of the Town of Flower Mound, Texas a mandatory homeowners association shall be established and created to assume and be responsible for the continuous and perpetual operation maintenance and/or supervision of drainage easements, landscaping systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. said mandatory homeowner's association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
- Landscape buffer lots, open space lots, drainage easements shall be dedicated to and maintained by the HOA.
- Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.
- Floodplain located within Lot 34X is to remain in its natural state. Any work within the Effective FEMA floodplain requires a Floodplain Development Permit through the Towns Floodplain Administrator, prior to the start of any work or development.

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.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Thomas Goss, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date _____

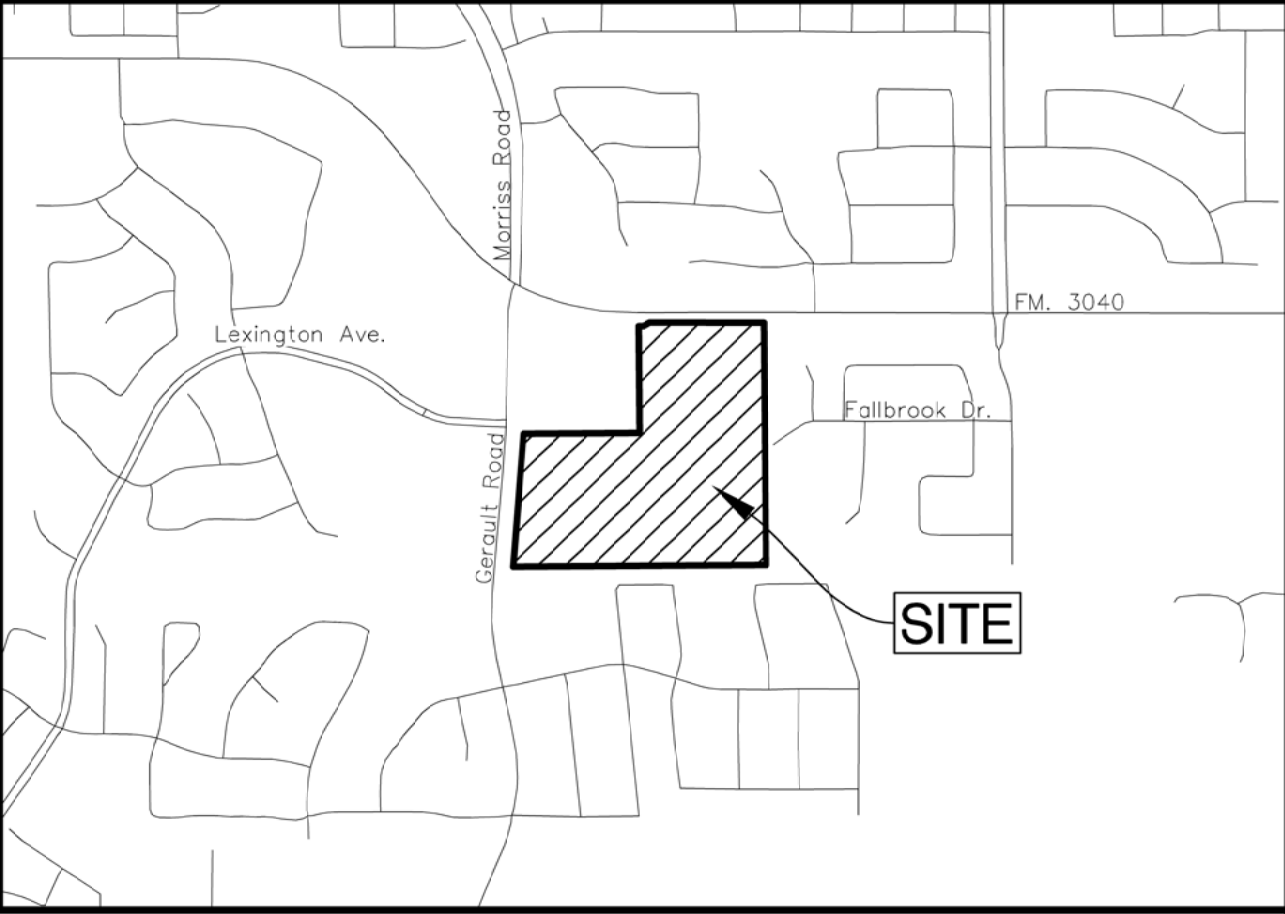
SURVEYOR’S STATEMENT

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.

Mark Paine, RPLS
Texas Registration No. 5078

LEGEND

RF = REBAR FOUND
CRS = CAPPED REBAR SET
BL = BUILDING LINE
UE = UTILITY EASEMENT
CRF = CAPPED REBAR FOUND
P.O.B. = POINT OF BEGINNING
CM = CONTROLLING MONUMENT
G&A = G&A CONSULTANTS, INC.
PRDCT = PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT = REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE = MUTUAL ACCESS EASEMENT
SSE = SANITARY SEWER EASEMENT
WLE = WATER LINE EASEMENT
WME = WALL MAINTENANCE EASEMENT
◇ = DENOTES STREET NAME CHANGE



VICINITY MAP "I=1000"

LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S 45°37'52" W	34.56'	
L2	S 53°18'52" E	33.04'	
L3	S 19°42'00" E	20.59'	
L4	N 84°36'55" E	35.00'	
L5	N 89°26'20" E	52.80'	
L6	S 89°26'20" W	30.02'	
L7	N 89°26'20" E	35.01'	
L8	N 00°33'40" W	21.48'	
L9	N 89°26'20" E	83.32'	
L10	N 89°26'20" E	20.00'	
L11	N 45°28'44" W	21.18'	
L12	N 00°33'40" W	20.00'	
L13	N 49°29'00" E	14.14'	
L14	S 40°31'00" E	14.14'	
L15	S 28°08'45" W	14.67'	
L16	N 50°21'04" W	12.83'	
L17	S 06°05'31" E	6.28'	
L18	N 47°43'10" E	14.93'	
L19	N 71°21'17" W	6.55'	
L20	S 60°52'16" E	14.61'	
L21	N 23°20'14" E	14.97'	
L22	N 52°47'30" W	13.54'	
L23	S 43°52'58" W	14.00'	
L24	N 09°55'35" W	19.73'	
L25	S 41°08'34" W	14.93'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L26	N 45°33'40" W	14.14'	
L27	N 44°26'20" E	14.14'	
L28	N 53°42'37" W	17.99'	
L29	S 62°25'55" E	9.77'	
L30	S 46°32'22" W	14.10'	
L31	N 14°42'23" W	12.38'	
L32	N 44°45'27" E	14.06'	
L33	S 45°14'33" E	14.22'	
L34	S 89°14'00" W	24.58'	
L35	S 89°14'40" E	18.49'	
L36	N 05°23'05" W	6.31'	
L37	N 21°36'30" W	25.47'	
L38	S 35°16'30" E	25.72'	
L39	S 32°35'55" E	32.80'	
L40	N 89°14'00" E	33.20'	
L41	N 44°14'00" E	14.34'	
L42	N 82°11'30" E	35.54'	
L43	N 87°44'45" E	15.06'	
L44	S 57°05'15" E	15.38'	
L45	N 77°44'45" E	11.33'	
L46	N 32°44'45" E	11.09'	
L47	S 77°44'45" W	65.51'	
L48	S 05°23'05" E	32.85'	
L49	S 50°23'05" E	9.16'	
L50	S 05°23'05" E	10.00'	

LINE TABLE			
LINE	BEARING	DISTANCE	
L51	N 39°36'55" E	9.16'	
L52	S 05°23'05" E	44.38'	
L53	S 89°26'00" W	21.15'	
L54	N 42°17'00" E	22.51'	
L55	S 47°43'00" E	19.79'	
L56	N 42°17'00" E	30.25'	
L57	N 00°04'35" E	69.72'	
L58	S 45°33'40" E	24.08'	
L59	S 64°45'40" E	18.89'	

CURVE TABLE				
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	250.00'	302°53'4"	132.76'	N 79°16'13" E, 131.20'
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DRAWN BY: JS DATE: 1/17/14 SCALE: ----- JOB. No. **12182A**

OWNER
CADG FM30, LLC
1221 NORTH I-35E, SUITE 200
CARROLLTON, TEXAS
(469) 892-7200
Contact: JACK DAWSON

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z RC14-0024
T C
SEE FILE FOR CONDITIONS JAN 12, 2015



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: August 28, 2017

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0002 – Hefner-Garden Ridge) to develop a warehouse, with an exception to Section 98-147, “Topographical Slope Protection,” of the Code of Ordinances. The property is generally located south of Spinks Road and east of Garden Ridge Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exception, 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.

Due to the exception request, this application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop the approximate 8.188-acre parcel with a warehouse, encompassing 50,695 square feet of floor area, surface parking areas, and an unloading/loading area, the latter of which will be screened from Garden Ridge Road by the building and from Spinks Road by a wing wall. Access to the lot will be from Garden Ridge Road. The easternmost portion of the lot will remain undeveloped and will provide for a variable width drainage easement (provided by separate instrument). In addition to this drainage easement, a detention pond will be provided along the southern property line, east of the proposed nonpermeable surface area that will serve the truck court for the warehouse. Finally, the site’s northern property line abuts an x-lot that serves as a detention area for the immediate area and that captures stormwater runoff that is generated from the site along its northern property line. With respect to vehicular movements along northbound Garden Ridge Road, a right-of-way dedication to provide for a dedicated right-turn lane onto eastbound Spinks Road will be provided by separate instrument.

The property is located on a parcel within Planned Development District-44 (PD-44) for Industrial District-2 (I-2) uses. The development standards for PD-44 specify the width of the landscape buffer (25 feet) along major roadways and prohibit parking within the first 25 feet as measured from the property line.

The property is located within the boundary of the Lakeside Business District Area Plan, designating the site for Campus Industrial development.

With respect to the proposed design of the building, it is important to note the site's midpoint is situated approximately 26 feet above the centerline of the intersection of Garden Ridge Road and Spinks Road. As such, the visual prominence of the development is critical to one of the gateways into the Lakeside Business District. The applicant has worked with staff to ensure the visual presence of the development reflects the Urban Design Plan's goal of creating development of 'enduring and exemplary quality and design.' Specifically, 'big box' and industrial/warehouse development should comply with, in part, the following architectural standards:

Roofline offsets should be provided in order to provide architectural interest and variety to the massing of the building and to break the roof into smaller scale components. Concentrating articulation for "big box" retail and large scale warehouse/industrial buildings at entry points and the corners of the building may be acceptable if other architectural details/accents and enhanced landscaping are used to mitigate the expansiveness of the wall.

Proposed landscaping is in compliance with applicable regulations, inclusive of required buffers and trail connectivity.

Exception to Sec. 98-147. - Topographical slope protection.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

*Exception. An exception to this requirement may be approved by the town council by the affirmative vote of **at least three-fourths super majority vote** of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.*

- 1. Detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography.*
- 2. The identification of those specific best management practices (BMPs) that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the town's engineering design and construction standards.*
- 3. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four-foot or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet in height are discouraged.*

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental

features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The applicant's letter for the requested topographical slope exception details the measures being proposed that will minimize disturbance to the existing topographical slopes found on the property and the best management practices being implemented to respect the site topography. The following summarizes the respective areas of slope identified on the property being requested for this exception:

SLOPE AREA	SITE AREA 8.188 ACRES	LAND AREA IMPACTED
5-12%	2.83 acres	2.76 acres
12% and greater	3.37 acres	0.83 acres

On August 1, 2017, the Environmental Conservation Commission (ECC) reviewed a tree removal permit request for three specimen trees possessing an aggregate of 84 caliper inches. The ECC recommended approval for the removal of the requested specimen trees. It should be noted there is no tree mitigation required for the removal of any protected and/or specimen trees on the property. This is due to the fact the property is regulated by the old tree ordinance that provided for an exception for nonresidential development on property within the Lakeside Business District. The following link will provide additional detail related to the ECC public meeting:

<http://flowermoundtx.swagit.com/play/08012017-1205/5/>

The following easements and right-of-way dedication are being provided by separate instruments:

- Public access easement for Hike and Bike Trail along Garden Ridge Road
- Water line easement
- Drainage easement within the eastern half of the site
- Sewer easement
- Right-of-way dedication for right turn lane on northbound Garden Ridge Road to eastbound Spinks Road

It is common practice to have easements and right-of-way dedications noted on a recorded plat. As noted above, the applicant has requested the easements and ROW dedication be provided by separate instruments. As such, the Town is

accepting of this option, subject to the final recording of the respective easements being noted on an exhibit which will be attached to the site plan file and civil set. As such, there will be in place a means for staff to efficiently address current and future needs that apply to the property. Staff has requested that prior to submitting any building permit, the applicant provide an updated Easement and Right-of-Way Dedication Exhibit (Attachment B2) that provides for recording detail of the above referenced easements and right-of-way dedication. Additionally, staff will require the applicant to submit an amended site plan to update the recording placeholder noted on the site plan as currently provided in Attachment B(1).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Exception to Topographical Slope Protection Letter
4. Environmental Protection Plan

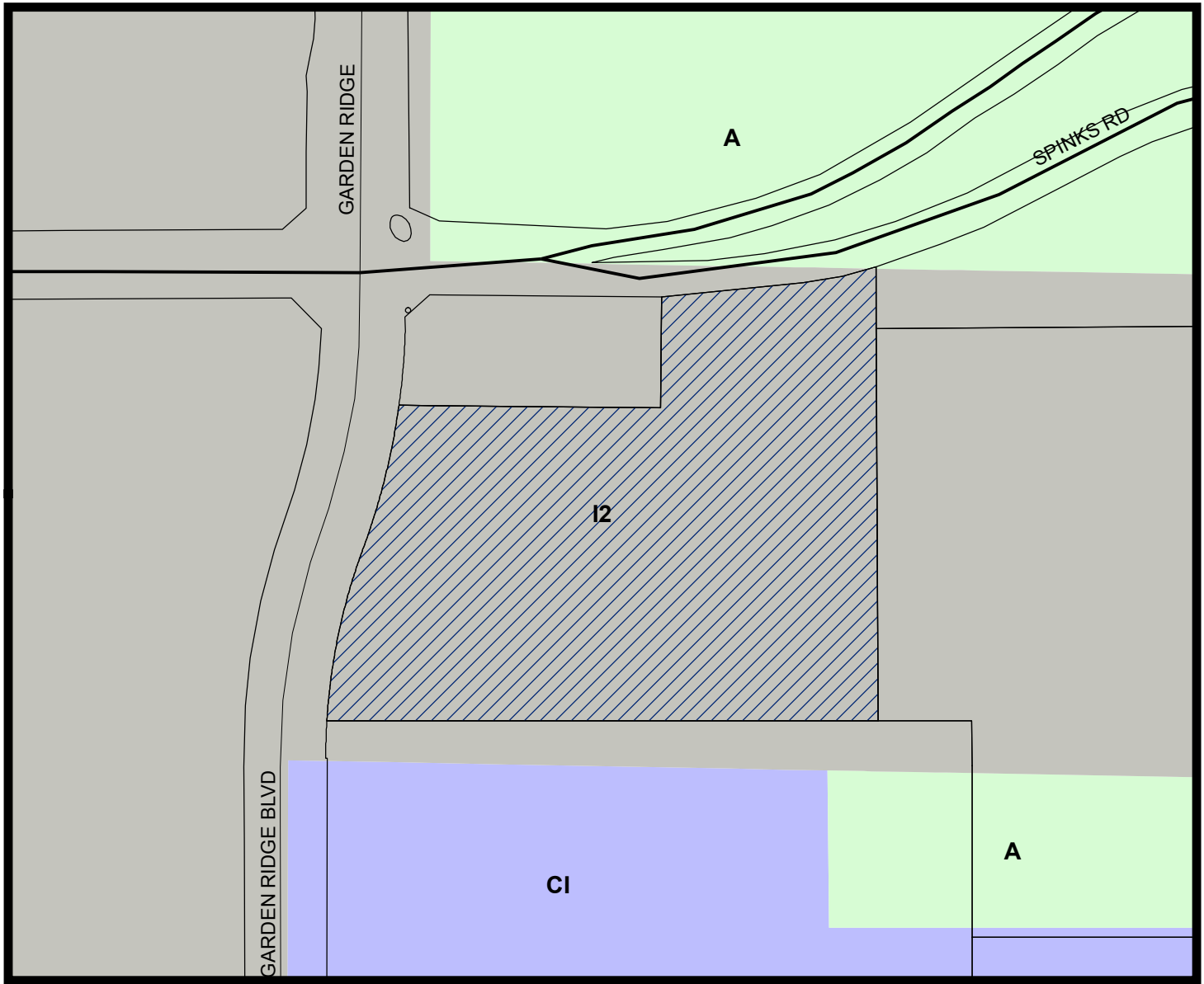
B. Application Details

1. Site Plan Package

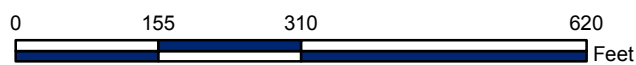
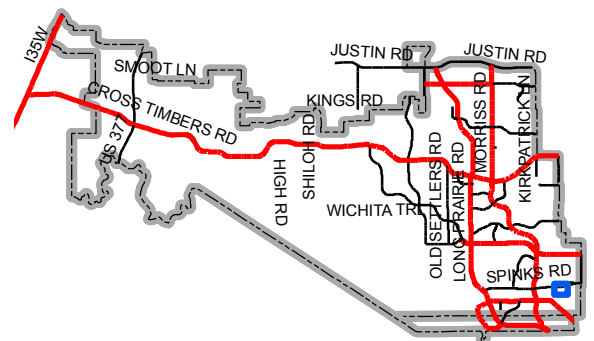
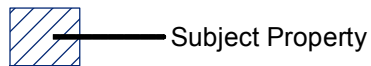


Vicinity Map

Reference Project: SP17-0002



LEGEND



Map Location



Town of Flower Mound
ATTN: Planning Services
1001 Cross Timbers Rd.
Suite 2330
Flower Mound, TX 75028

March 17, 2017

To Whom It May Concern:

As a Manager of HPFT Garden Ridge, LLC, I consent to the Site Plan Application being submitted for our property at 1000 Garden Ridge Blvd., Flower Mound, TX 75028.

In response to the first round comments received in the Site Plan Review, I have included information about the property and our intended use.

Current Zoning:	INDUSTRIAL 2
Current Use:	PD-44/TRACT 6-INDUSTRIAL 2
Proposed Use:	WAREHOUSE

Gross Site Area:	356,674 S.F. (8.188 AC.)
Net Site Area:	355,162 S.F. (8.153 AC.)
Total Building Area:	50,695 S.F.
Development Phases:	One, Single Phase
Special Considerations:	None requested

If you need any additional information, you can contact me at curt@hefnerinv.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James Hefner", written in a cursive, flowing style.

James Curtis Hefner
Manager
HPFT Garden Ridge, LLC



Town of Flower Mound
ATTN: Planning Services
1001 Cross Timbers Rd.
Suite 2330
Flower Mound, TX 75028

August 14, 2017

To Whom It May Concern:

As a Manager of HPFT Garden Ridge, LLC, I consent to the Site Plan Application being submitted for our property at 1000 Garden Ridge Blvd., Flower Mound, TX 75028.

I have included information about the property and our intended use below.

Current Zoning:	INDUSTRIAL 2
Current Use:	PD-44/TRACT 6-INDUSTRIAL 2
Proposed Use:	WAREHOUSE
Gross Site Area:	356,674 S.F. (8.188 AC.)
Net Site Area:	355,162 S.F. (8.153 AC.)
Total Building Area:	51,420 S.F.
Development Phases:	One, Single Phase
Special Considerations:	Topographical Slope Protection Variance

Topographical Slope Protection – Variance request:

A variance is requested from the restrictions set forth in the Town's Plan for Topographical Slope Protection. There are two locations where we are affecting existing 12% slopes on the proposed development. Those two location are along the western edge of the property close to the right of way and along the eastern side of the detention pond. The 8.31-acres tract contains 2.83-acres with slopes between 5 to 12 percent and 3.37-acres with slopes greater than 12 percent. In order to accommodate the proposed development, approximately 0.86-acre (25%) of slopes greater than 12 percent and 2.76-acres (97%) of slopes between 5 and 12 percent will be graded.

The western area that will be affected is a small berm that is approximately 6 feet in height that runs parallel with the roadway. This is being affected because we are required to install a hike and bike trail per the city master plan and it is required to be placed right where this berm is located for the ease of use of the public. We are proposing to remove the berm to allow for the trail and to keep a safe slope around the trail.

The eastern edge that will be affected is along the eastern portion of the detention pond. The site plan has been contemplated to avoid the majority of the 12% slopes by using small curb wall retaining walls to avoid disturbing the 12% areas. The detention pond will facilitate the proper drainage flow and is an earthen facility that requires the northeastern portion to be built up to obtain the required volume needed by the Town of Flower Mound. With this small creation of a berm we are impacting approx. 7,000 sf of 12% slope. We are adjusting the slope by adding approx. 1 foot of fill over the area but we are going to provide grass to stabilize the slope as it currently exists.

If you need any additional information, you can contact me at curt@hefnerinv.com.

Sincerely,



James Curtis Hefner
Manager
HPFT Garden Ridge, LLC

Environmental Protection Plan

Cornerstone I Development
SE Corner of Spinks Road and Garden Ridge Boulevard
Town of Flower Mound, Denton County, Texas



Prepared for:
Pacheco Koch Consulting Engineers, Inc.
7557 Rambler Road; Suite 1400
Dallas, Texas 75231



Prepared by:
Integrated Environmental Solutions, LLC
610 Elm Street; Suite 300
McKinney, Texas 75069



JULY 2017

INTRODUCTION

Integrated Environmental Solutions, LLC (IES) developed this Environmental Protection Plan (EPP) for the proposed Cornerstone I Development (Hefner Garden Ridge), which accounts for approximately 8 acres of land generally located at the southeast corner of Spinks Road and South Garden Ridge Boulevard in the Town of Flower Mound, Denton County, Texas (**Attachment A, Figure 1**). Currently, the proposed development is planned for one 300 foot by 175 foot warehouse facility and its associated infrastructure. A site reconnaissance survey was performed on 17 July 2017 by Mr. Shae Kipp and Mr. Ross Rogers of Integrated Environmental Solutions, LLC. Representative photographs of the project area are included in **Attachment B**.

In accordance with the Town of Flower Mound's SMARTGrowth Criteria Plan (The Plan), this EPP is aimed toward protecting the natural, scenic, and ecological resources of the community and to ensure that community character and quality of life objectives are maintained. As required by The Plan, this EPP identifies flora and fauna species present at the site; describes the overall ecological integrity of the site; and maps existing environmental elements. The Plan details the best management practices to minimize land disturbances and modification to natural land forms and to protect, conserve, and/or restore designated Environmentally Sensitive Areas (ESA). The Plan also outlines proposed measures to maintain contiguity of tree stands and other wildlife corridors.

The Town of Flower Mound completed an environmental survey on 28 February 2016 to determine the presence of Environmentally Sensitive Areas (ESA) on site (**Attachment C**). It was determined from The Town's survey that the following ESA criteria are present within the project area: topographical slope protection, riparian habitat, waters of the state, and undeveloped floodplain. The Town of Flower Mound determined that upland habitat, wetlands, and prairie habitat were not present on site. Descriptions of the ESA criteria are described below:

- **Topographical Slope Protection:** No development application or project shall be approved that proposes development on any existing topographical slopes of 12.0% or greater, or that proposes to alter any existing topographical slopes that are less than 12.0% but equal to or greater than five percent.
- **Riparian Habitat:** Areas designated within the Federal Emergency Management Agency (FEMA) 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation, and including significant stands of predominately native water related habitat. These areas include wetlands.
- **Undeveloped Floodplain:** Areas within the FEMA 100-year floodplain, or other floodplain, that are undeveloped and in their natural state.
- **Waters of the State:** Groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all water courses and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the State.
- **Upland Habitat:** Areas, a minimum of ten (10) acres in size, equal to or exceeding 50 trees per acre, which contain a predominate matrix of tree species identified in the Town's Protected Tree List. Any tree species that makes up over thirty percent (30%) of the population within a complex is considered to be the predominate species.

- **Wetlands:** Jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the United States Army Corps of Engineers, including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.
- **Prairie Habitat:** Areas designated as containing on-site predominate distributions of climax or mid-successional native grass species underlain by intact (non-eroded) prairie and savannah soil types.
- **Water Impoundment Protection:** No development application or project shall be approved that proposes to eliminate, or to alter or discontinue recharge flows to, existing impoundments of water with a surface area capacity of one-half acre or more (regardless of whether such impoundments are naturally occurring or constructed).

LITERATURE REVIEW

Topography

The USGS topographic map (Grapevine 7.5' Quadrangle 1959) illustrates one water feature, Bakers Branch, within the project area. The project area lies along an upland ridge and hillslope, which drain to Bakers Branch along the eastern property boundary (see **Attachment A, Figure 2**). A secondary slope lies along the northern boundary of the project area where "U-" and "V-" shaped contours suggest the presence of confined flow and additional water features. The project area is shown with a maximum elevation of approximately 530 feet above mean sea level (amsl) and a minimum elevation illustrated along Bakers Branch of approximately 470 feet amsl. Along the northern, western, and southern limits of the project area, linear contours form slopes greater than 12 percent. These areas were graded in conjunction with the development of the surrounding infrastructure; and therefore are not part of the natural topography of the project area, which may require topographical slope protection.

Soils

A review of the *Soil Survey of Denton County* revealed that there were three soil map units located within the site boundaries. The soil map units included Birome-Rayex-Aubrey complex, 2 to 15 percent slopes; Navo clay loam, 1 to 3 percent slopes; and Gowen clay loam, occasionally flooded (see **Attachment A, Figure 3**). None of these soil map units are listed as hydric soils by the National Technical Committee on Hydric Soils for Denton County (*revision December 2015*). These soil series are generally characterized as deep, moderately well drained, very slowly to moderately permeable soils. They are commonly located on high stream terraces and gently sloping to moderately steep narrow ridges and low hills mainly in the East Cross Timbers and Blackland Prairie land resource areas of north-central Texas.

Floodplain

The FEMA FIRM (Map Panel 48113C0135K, revised 07 July 2014) illustrated the majority of the project area within Zone X (Areas determined to be outside the 0.2% annual chance floodplain); however, Zone AE (Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; Base flood elevations determined) and Zone AE (Floodway areas in Zone AE) are also present along Bakers Branch (see **Attachment A, Figure 4**). The FEMA FIRM also illustrates one tributary, Bakers Branch, within the project area. This is the same tributary that is illustrated on the USGS topographic map and NRCS soil survey.

Major Land Resource Areas – Vegetation & Wildlife

According to the *Land Resource Regions and Major Land Resource Areas of the United States, the Caribbean, and the Pacific Basin – U.S. Department of Agriculture Handbook 296*, the project area is

located within the Texas Blackland Prairie, Northern Part ecoregion (86A) and within a half mile from the East Cross Timbers ecoregion (84C). The Texas Blackland Prairie largely supports mid and tall grass prairie ecosystems. Although many of the species commonly observed within the East Cross Timbers are similar to those found within the Texas Blackland Prairie, the East Cross Timbers is known to support oak savannas rather than prairies, as the density of woody species interspersed throughout the grassland communities occur at greater densities. Grass species commonly observed in these ecoregions include little bluestem (*Schizachyrium scoparium*), Indiangrass (*Sorghastrum nutans*), big bluestem (*Andropogon gerardi*), switchgrass (*Panicum virgatum*), tall dropseed (*Sporobolus compositus*), silver bluestem (*Bothriochloa saccharoides*), sideoats grama (*Bouteloua curtipendula*), and eastern gamagrass (*Tripsacum dactyloides*). Forbs are generally intermixed within grassland communities include western ragweed (*Ambrosia psilostachya*), Maximilian sunflower (*Helianthus maximiliani*), gayfeather (*Liatris punctata*), rattlesnake master (*Eryngium yuccifolium*), and Indian plantain (*Arnoglossum plantagineum*). Dominant woody species within the East Cross Timbers include post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), cedar elm (*Ulmus crassifolia*), coralberry (*Symphoricarpos orbiculatus*), American beautyberry (*Callicarpa americana*), gum bumelia (*Sideroxylon lanuginosum*), and greenbrier (*Smilax bona-nox*). Additionally, areas along the major rivers and streams within these ecoregions support savanna vegetation including oaks, elms, sugar-hackberry (*Celtis laevigata*), cottonwood (*Populus deltoides*), and pecan (*Carya illinoensis*). Some of the major wildlife species in these areas are white-tailed deer (*Odocoileus virginianus*), coyote (*Canis latrans*), red fox (*Vulpes vulpes*), bobcat (*Lynx rufus*), raccoon (*Procyon lotor*), striped skunk (*Mephitis mephitis*), Virginia opossum (*Didelphis virginiana*), jackrabbit (*Lepus californicus*), eastern cottontail (*Sylvilagus floridanus*), turkey (*Meleagris gallopavo intermedia*), bobwhite quail (*Colinus virginianus*), scaled quail (*Callipepla squamata*), white-winged dove (*Zenaida asiatica*), and mourning dove (*Zenaida macroura*).

SITE SURVEY

IES performed a site evaluation on 17 July 2017 to identify and delineate the limits of the habitat types present and all features that meet a definition of a water of the United States. Select habitat types, in addition to waters of the United States, are considered ESA's under the Town of Flower Mound's SMARTGrowth Criteria Plan. The following sections describe each of the habitat types and water features observed within the project area as well as the methodology used to identify them.

Habitat Types

During the field evaluation, transects were surveyed throughout the 8-acre site in order to identify habitat types present and detail their species diversity and distribution across the sites topographic gradient. Two habitat types were observed within the project area: riparian and upland forest.

The riparian habitat was identified by areas dominated by hydrophytic and mesic tolerant species and lacking species which prefer arid conditions along watercourses. The sandy loam soils were observed supporting approximately 80 percent ground cover of herbaceous, scrub-shrub, and woody vegetation, with 20 percent bare ground. The riparian habitat was dominated by cedar elm and green ash (*Fraxinus pennsylvanica*), making up approximately 70 percent of the canopy cover. The remaining 30 percent of the canopy cover was comprised of Shumard's oak (*Quercus shumardii*), eastern red cedar (*Juniperus virginiana*), bur oak (*Quercus macrocarpa*), American elm (*Ulmus americana*), Osage orange (*Maclura pomifera*) and eastern cottonwood (*Populus deltoides*). The understory of the riparian corridor consisted of poison ivy (*Toxicodendron radicans*), mustang grape (*Vitis mustangensis*), green brier, northern sea oats (*Chasmanthium latifolium*), red mulberry (*Morus rubra*), rusty blackhaw (*Viburnum rufidulum*), black hickory (*Carya texana*), Virginia creeper (*Parthenocissus quinquefolia*), and sugar-hackberry.

The upland forest was identified up-slope of the riparian habitat, where a drastic increase of species that prefer drier conditions (e.g., Chinese privet and eastern red cedar) were observed. The upland forest was comprised of a 50 percent post oak dominant canopy, with a 20 percent cedar elm and 20 percent green ash codominant canopy. The upland forest understory consisted of 40 percent eastern red cedar and 40 percent Chinese privet (*Ligustrum sinense*), with coralberry, sideoats grama, King Ranch bluestem (*Bothriochloa ischaemum*), scribners panicum (*Dicanthelium oligosanthos scribnerianum*), netleaf hackberry (*Celtis reticulata*), and gum bumelia.

A portion of the upland forest had been disturbed by a utility line Right-of-Way (ROW) aligned in a southwest to northeast orientation. The vegetation observed within the utility line ROW had a similar species composition as the surrounding upland forest, but was observed with much younger trees in an earlier stage of succession. Species composition was predominantly cedar elm, eastern red cedar, and Chinese privet. Several areas were exposed to sunlight with limited to no canopy cover allowing grass to be the only vegetative cover in small areas. Vegetation observed in these areas included prickly pear (*Opuntia engelmannii* var. *lindheimeri*), silver bluestem, King Ranch bluestem, partridge pea (*Chamaecrista fasciculata*), beggar's lice (*Torilis arvensis*), and Maximilian sunflower.

Waters of the United States

Introduction

Agencies that regulate impacts to the nation's water resources within Texas include the U.S. Army Corps of Engineers (USACE), the U.S. Environmental Protection Agency (USEPA), the U.S. Fish and Wildlife Service (USFWS), and the Texas Commission on Environmental Quality (TCEQ). Jurisdictional waters of the United States are protected under guidelines outlined in Sections 401 and 404 of the Clean Water Act (CWA), in Executive Order 11990 (Protection of Wetlands), and by the review process of the TCEQ. The USACE has the primary regulatory authority for enforcing Section 404 requirements for waters of the United States, including wetlands.

The definition of waters of the United States, in 33 Code of Federal Regulations (CFR) 328.3, includes waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, wetlands, sloughs, wet meadows, or natural ponds and all impoundments of waters otherwise defined as waters of the United States. Also included are wetlands adjacent to waters (other than waters that are themselves wetlands). The term adjacent is defined as bordering, contiguous, or neighboring. Jurisdictional wetlands are a category of waters of the United States and have been defined by the USACE as areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Waters of the United States are defined in 33 CFR 328.3 (a) as:

1. All waters which are currently used, or were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide;
2. All interstate waters including interstate wetlands;
3. All other waters such as intrastate lakes, rivers, streams (including intermittent streams), mudflats, sandflats, wetlands, sloughs, prairie potholes, wet meadows, playa lakes, or natural ponds, the use, degradation or destruction of which could affect interstate or foreign commerce including any such waters:
 - i. Which are or could be used by interstate or foreign travelers for recreational or other purposes; or

- ii. From which fish or shellfish are or could be taken and sold in interstate or foreign commerce;
or
- iii. Which are used or could be used for industrial purpose by industries in interstate commerce;
- 4. All impoundments of waters otherwise defined as waters of the United States under the definition;
- 5. Tributaries of waters identified in paragraphs (a)(1)-(4) of this section;
- 6. The territorial seas;
- 7. Wetlands adjacent to waters (other than waters that are themselves wetlands) identified in paragraphs 1-6 above.
- 8. Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of CWA (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the United States.

On 05 June 2007, the USACE and the USEPA issued joint guidance on delineation of waters on the United States based on the U.S. Supreme Court decisions in *Rapanos* and *Carabell*. Under this guidance, potential waters of the United States have been classified as traditional navigable waters (TNW), relatively permanent waters (RPW) (i.e., having flow most of the year or at least seasonally), or non-RPWs. This guidance states that TNWs and RPWs and contiguous or adjacent wetlands to these water features are waters of the United States. Wetlands that are bordering, contiguous, or neighboring another water of the United States is considered adjacent. Additionally, wetlands that are within the 100-year floodplain of another water of the United States are also considered adjacent. Non-RPWs, wetlands contiguous or adjacent to non-RPWs, and isolated wetlands must undergo a “significant nexus” test on a case-by-case basis to determine the jurisdictional nature of these water features. Under the “significant nexus” test a water feature must have substantial connection to a TNW by direct flow, or by indirect biological, hydrologic, or chemical connection. Under the “significant nexus” test the USACE District Engineer must submit the jurisdictional determination (JD) to the regional USEPA office, which makes the decision whether to move the JD to Headquarters USACE to make the final determination.

The new guidance does not void the January 2001 decision of the U.S. Supreme Court in *Solid Waste Agency of Northern Cook County (SWANCC) v. USACE* which disallowed regulation of isolated wetlands under the CWA through the “Migratory Bird Rule.” Previously, the USACE assumed jurisdiction over isolated waters of the United States based on its 1986 preamble stating that migratory birds used these habitats. The “Migratory Bird Rule” provided the nexus to interstate commerce and thus protection under the CWA. However, the new guidance does require that the “significant nexus” test be performed in addition to an analysis of other potential interstate commerce uses for isolated waters.

Methodology

Wetland determinations and delineations were performed on location using the methodology outlined in the 1987 Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineer Wetland Delineation Manual: Great Plains Region (Version 2.0). The presence of a wetland is determined by the positive indication of three criteria (i.e., hydrophytic vegetation, hydrology, and hydric soils). Potential jurisdictional boundaries for other water resources (i.e., non-wetland) were delineated in the field at the ordinary high water mark (OHWM). The 33 Code of Federal Regulations (CFR) 328.3(e) defines OHWM as the line on the shore/bank established by flowing and/or standing water, marked by characteristics such as a clear, natural line impressed on the bank, erosion shelving, changes in the character of soil, destruction of terrestrial vegetation, presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.

Results

Bakers Branch is a tributary to Denton Creek, which extends through the northeastern corner of the project area in a north to south orientation. The tributary was delineated by an OHWM identified by the destruction of terrestrial vegetation, bed and bank, waterline, a natural line impressed in the bank, and sediment sorting. The average OHWM width was between twelve to twenty feet wide depending on the location along the length of the tributary, with the widest areas observed being approximately thirty feet wide. The tributary was incised into the landscape between four to eight feet. The channel substrate composition was largely comprised of fine sediments such as silt and clay, with gravel and cobble intermixed throughout, primarily due to the natural geomorphic composition of the region and the erodibility of the soils on the adjacent upland ridge and hillslopes. At the time of the field evaluation, the tributary was observed with flowing water throughout its length. Based on the amount of flowing water observed, channel condition present, and the tributary's relatively large watershed size, it is IES' professional opinion that Bakers Branch would be considered a perennial tributary and a RPW. As such, Bakers Branch meets a definition of a water of the United States and would be regulated under Section 404 of the CWA.

A secondary tributary, an **unnamed tributary to Bakers Branch**, was observed extending off the hillslope west of Bakers Branch. The tributary was located parallel to Bakers Branch, within its floodplain, before ultimately intersecting it within the project area. The tributary was delineated by an OHWM identified by the destruction of terrestrial vegetation, bed and bank, a natural line impressed in the bank, and sediment sorting. The average OHWM width was between two to four feet wide depending on the location along the length of the tributary. The tributary was incised into the landscape between one to three feet. The channel substrate composition was largely comprised of fine sediments such as silt and clay. At the time of the field evaluation, the tributary was observed with flowing and pooled water throughout its length. Based on the amount of flowing water observed, channel condition present, and the tributary's watershed size, it is IES' professional opinion that the unnamed tributary to Bakers Branch would be considered an intermittent tributary and a RPW. As such, the feature meets a definition of a water of the United States and would be regulated under Section 404 of the CWA.

Wildlife including State/Federally listed Protected Species

The combination of upland forest and riparian vegetative communities provide varied habitat for resident and migratory wildlife species. The tributaries provide a seasonal and perennial source of water, while the riparian areas provide potential food and cover, in various forms. The wildlife species observed during the survey include blue jay (*Cyanocitta cristata*), mockingbird (*Mimus polyglottos*), coyote (*Canis latrans*), squirrel (*Sciurus niger*), black vulture (*Coragyps atratus*), red-tailed hawk (*Buteo jamaicensis*), cardinal (*Cardinalis cardinalis*), meadow lark (*Sturnella sp.*), cottontail (*Sylvilagus sp.*), and chickadee (*Poecile atricapilla*). The project area contains ideal habitat for many species, especially within the riparian corridor along Bakers Branch. Riparian corridors provide vital connectivity between fragmented natural areas throughout urban centers like the Dallas-Fort Worth Metroplex. Although many species were observed during the field evaluation, **Table 1** provides additional species that potentially inhabit the project area, but were not observed during the survey.

Table 1. Wildlife Species Potentially Occurring in the Project Area.

Birds		Mammals	Reptiles
America Kestrel (<i>Falco sparverius</i>)	Painted Bunting (<i>Passerina ciris</i>)	Black-tailed Jackrabbit (<i>Lepus californicus</i>)	Eastern Box Turtle (<i>Terrapene carolina</i>)
Blue Jay (<i>Cyanocitta cristata</i>)	Red-bellied Woodpecker (<i>Melanerpes carolinus</i>)	Bobcat (<i>Lynx rufus</i>)	Green Anole (<i>Anolis carolinensis</i>)
Downy Woodpecker (<i>Picoides pubescens</i>)	Red-shouldered Hawk (<i>Buteo lineatus</i>)	Eastern Fox Squirrel (<i>Sciurus niger</i>)	Red-eared Slider (<i>Trachemys scripta elegans</i>)
Eastern Bluebird (<i>Sialia sialis</i>)	Rock Pigeon (<i>Columba livia</i>)	Nine-banded Armadillo (<i>Dasypus novemcinctus</i>)	Smooth Green Snake (<i>Liophorophis vernalis</i>)

Northern Cardinal (<i>Cardinalis cardinalis</i>)	Ruby-throated Hummingbird (<i>Archilochus colubris</i>)	Striped Skunk (<i>Mephitis mephitis</i>)	Southern Copperhead (<i>Agkistrodon contortrix contortrix</i>)
Northern Harrier (<i>Circus cyaneus</i>)	Scissor-tailed Flycatcher (<i>Tyrannus forficatus</i>)	Virginia Opossum (<i>Didelphis virginiana</i>)	Western Cottonmouth (<i>Agkistrodon piscivorus leucostoma</i>)
Barred Owl (<i>Strix varia</i>)	Indigo Bunting (<i>Passerina cyanea</i>)	Raccoon (<i>Procyon lotor</i>)	Snapping Turtle (<i>Chelydra serpentina</i>)

The U.S. Fish and Wildlife Service (USFWS) lists four protected species, while the Texas Parks and Wildlife Department (TPWD) lists seven protected species as occurring, or potentially occurring, within Denton County. **Table 2** lists all the protected species that could potentially occur within Denton County. Though species specific surveys were not conducted during the reconnaissance survey, there were no signs of any protected species, or favorable habitat for any of these species, observed within the project area.

**Table 2. Federal and/or State Listed Protected Species
Occurring or Potentially Occurring in Denton County.**

Common Name (Scientific Name)	Federal Status	State Status	Habitat	Potential Habitat Occurring Within the Project Area?
BIRDS				
American peregrine falcon (<i>Falco peregrinus anatum</i>)	DL	T	year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.	No
Bald eagle (<i>Haliaeetus leucocephalus</i>)	DL	T	found primarily near seacoasts, rivers, and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds	No
Least tern (<i>Sterna antillarum</i>)	E	NL	this subspecies is listed only when inland (more than 50 miles from a coastline); nests along sand and gravel bars within braided streams, rivers; also know to nest on man-made structures (inland beaches, wastewater treatment plants, gravel mines, etc); eats small fish & crustaceans, when breeding forages within a few hundred feet of colony	No
Peregrine Falcon (<i>Falco peregrinus</i>)	DL	T	sub species (F p tundrius) potential migrant though most of the state, winters along the coast; subspecies (F p anatum) resident nest in west Texas	No
Piping plover (<i>Charadrius melodus</i>)	T	NL	breeding: nests on high plains or shortgrass prairie, on ground in shallow depression; nonbreeding: shortgrass plains and bare, dirt (plowed) fields; primarily insectivorous	No
Red Knot (<i>Calidris canutus rufa</i>)	PE	NL	breeds in drier tundra areas, such as sparsely vegetated hillsides. Outside of breeding season, it is found primarily in intertidal, marine habitats, especially near coastal inlets, estuaries, and bays	No
White-faced ibis (<i>Plegadis chihi</i>)	NL	T	prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats	No
Whooping crane (<i>Grus americana</i>)	E	E	potential migrant; winters in and around Aransas National Wildlife Refuge and migrates to Canada for breeding; only remaining natural breeding population of this species	No
Wood stork (<i>Mycteria americana</i>)	NL	T	forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960	No

MOLLUSKS				
Louisiana pigtoe (<i>Pleurobema riddellii</i>)	NL	T	streams and moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity (historic) River basins	No
Common Name (Scientific Name)	Federal Status	State Status	Habitat	Potential Habitat Occurring Within the Project Area?
Sandbank pocketbook (<i>Lampsilis satura</i>)	NL	T	small to large rivers with moderate flows and swift current on gravel, gravel-sand, and sand bottoms; east Texas, Sulfur south through San Jacinto River basins; Neches River	No
Texas heelsplitter (<i>Potamilus amphichaenus</i>)	NL	T	quiet waters in mud or sand and also in reservoirs. Sabine, Neches, and Trinity River basins	No
Texas pigtoe (<i>Quadrula petrina</i>)	NL	T	rivers with mixed mud, sand, and fine gravel in protected areas associated with fallen trees or other structures; east Texas River basins, Sulphur River, Cypress Creek, Sabine through Trinity rivers as well as San Jacinto River	No
REPTILES				
Texas horned lizard (<i>Phrynosoma cornutum</i>)	NL	T	open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September	No
Timber rattlesnake (<i>Crotalus horridus</i>)	NL	T	swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland, limestone bluffs; sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto	No

DL = delisted NL = not listed as occurring or potentially occurring within the county
E = endangered T = threatened
Source: TPWD 2017, USFWS 2017

ECOLOGICAL HEALTH ASSESSMENT

The overall ecological health of the project area appears to be reduced and is being maintained at a lower level of ecological stability due to the presence of invasive/exotic species, the lack of a natural disturbance regime, and the recent/past vegetation clearing activities that were conducted for a utility line ROW. The plant species, particularly those found in the understory, are predominantly early to mid-successional species and introduced species with interspersed native mid-successional and climax species throughout the project area. Reduced cover of Chinese privet and eastern red cedar as well as increased cover of perennial species or later (climax) successional species would be more indicative of a healthy ecological landscape. Evidence of a natural disturbance regime of area was not present (i.e., rotational grazing, prescribed fires, etc.). Although, the project area does not exhibit climax or mid-successional communities, it does primarily indicate stable cover throughout the majority of the project area, as observed through a high percent of vegetative cover. Implementing a natural disturbance regime would not fully restore the current vegetation communities to their mid-successional and climax states, due to the added presence of introduced and invasive species. A consistent natural disturbance regime may potentially suppress some of the introduced species and increase the ecological stability of the various habitats found in the area; however, given the urban nature of the surrounding sites any natural disturbance, such as fire, is and would likely be suppressed. Nevertheless, the stream, and riparian areas provide potential areas for many resident and migratory wildlife species particularly birds. In addition, habitat is available for both terrestrial and aquatic native species including amphibians, reptiles, and mammals that may frequent the area, thereby increasing the ecological function.

PROTECTION, CONSERVATION, AND RESTORATION OF ENVIRONMENTALLY SENSITIVE AREAS

Following the on-site field reconnaissance, it was determined that this approximate 8 acre site contains four of the eight ESA's defined within the Town of Flower Mound SMARTGrowth Ordinance. These areas, which meet the criteria for an ESA, were identified throughout the project area: (1) riparian habitat, (2) undeveloped floodplain, (3) waters of the United States and (4) topographical slope protection (see **Attachment A, Figure 5**). Overall, the proposed development is sensitive to the identified, ESAs. The following paragraphs describe proposed project as well as the protection, conservation and restoration measures proposed to ensure important ecological functions are not lost and impacts to the ESAs identified are minimized.

Riparian Habitat

The riparian habitat was identified by a change in species diversity and distribution along a single elevation contour along the hillslope, which leads down into the Bakers Branch floodplain. The riparian habitat encompasses the majority of the Bakers Branch floodplain and is dominated by hydrophytic and mesic species; mostly trees and shrubs. The extent of the riparian habitat identified within the Town of Flower Mound's ESA Survey, was slightly expanded upon following the IES reconnaissance survey. Functions of the riparian habitat include, but are not limited to, nutrient and sediment cycling, wildlife habitat, bank stabilization, and flood control. None of the riparian habitat will be impacted by the proposed project; thus ensuring the protection of the existing wildlife corridor and alluvial functions.

Undeveloped Floodplain & Waters of the United States

The undeveloped floodplain will remain in its existing state and will be protected under the proposed development plan to ensure that there is no incremental fill, or loss of function, associated with this important resource. Natural floodplains provide valuable services to both people and nature, including but not limited to, flood protection, improved water quality, recharged groundwater, and wildlife habitat. The two waters of the United States identified within the project area lie wholly within the undeveloped floodplain and therefore will receive equal protection. Protection of the tributaries will ensure that they maintain their current fluvial function and condition under the proposed Cornerstone I development plans. In conclusion, no permitting through the USACE or the FEMA floodplain administrator will be necessary in order to construct the proposed development.

Topographical Slope Protection

The Town of Flower Mound's ESA Survey identified portions of the project area that contained significant slope (> 5%). Per The Plan, one objective is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. As such, a thorough analysis was completed utilizing topographic survey data to determine areas of 5 to 12 percent slopes and those greater than 12 percent. The analyses of the 8.31-acre project area concluded 2.83-acres contain slopes between 5 to 12 percent and 3.37-acres contain slopes greater than 12 percent. Along the northern, western, and southern limits of the project area, linear contours form 0.70-acre of slopes greater than 12 percent. These areas were likely graded in conjunction with the development of the surrounding infrastructure; and therefore are not part of the natural topography of the project area. In order to accommodate the proposed development, approximately 0.86-acre (25%) of slopes greater than 12 percent and 2.76-acres (97%) of slopes between 5 and 12 percent will be graded (see **Attachment A, Figure 6** and the **Attachment A, Grading Plan**). The majority of the grading work that must be conducted lies within the limits of the proposed structures; however along eastern edge of the development, 4:1 slopes must be graded in order to construct a stormwater detention facility and properly stabilize the hillslopes leading down to the undeveloped floodplain. These graded slopes will be revegetated appropriately and receive additional attention in the stormwater pollution prevention plan

(SWPPP). The majority of the 12 percent slopes will be protected thus minimizing land disturbance and impacts to the natural topography. By doing so, a minimum of a 100 foot upland forest buffer on the riparian habitat and undeveloped floodplain will be maintained. In conclusion, Hefner Properties is requesting a variance to the SMARTGrowth topographical slope protection ESA, which states, "No development application or project shall be approved that proposes development on any existing topographical slopes of twelve percent (12.0%) or greater, or that proposes to alter any existing topographical slopes that are less than twelve percent (12.0%) but equal to or greater than five percent (5.0%) (other than within five feet of the footprint of the proposed structure or structures).

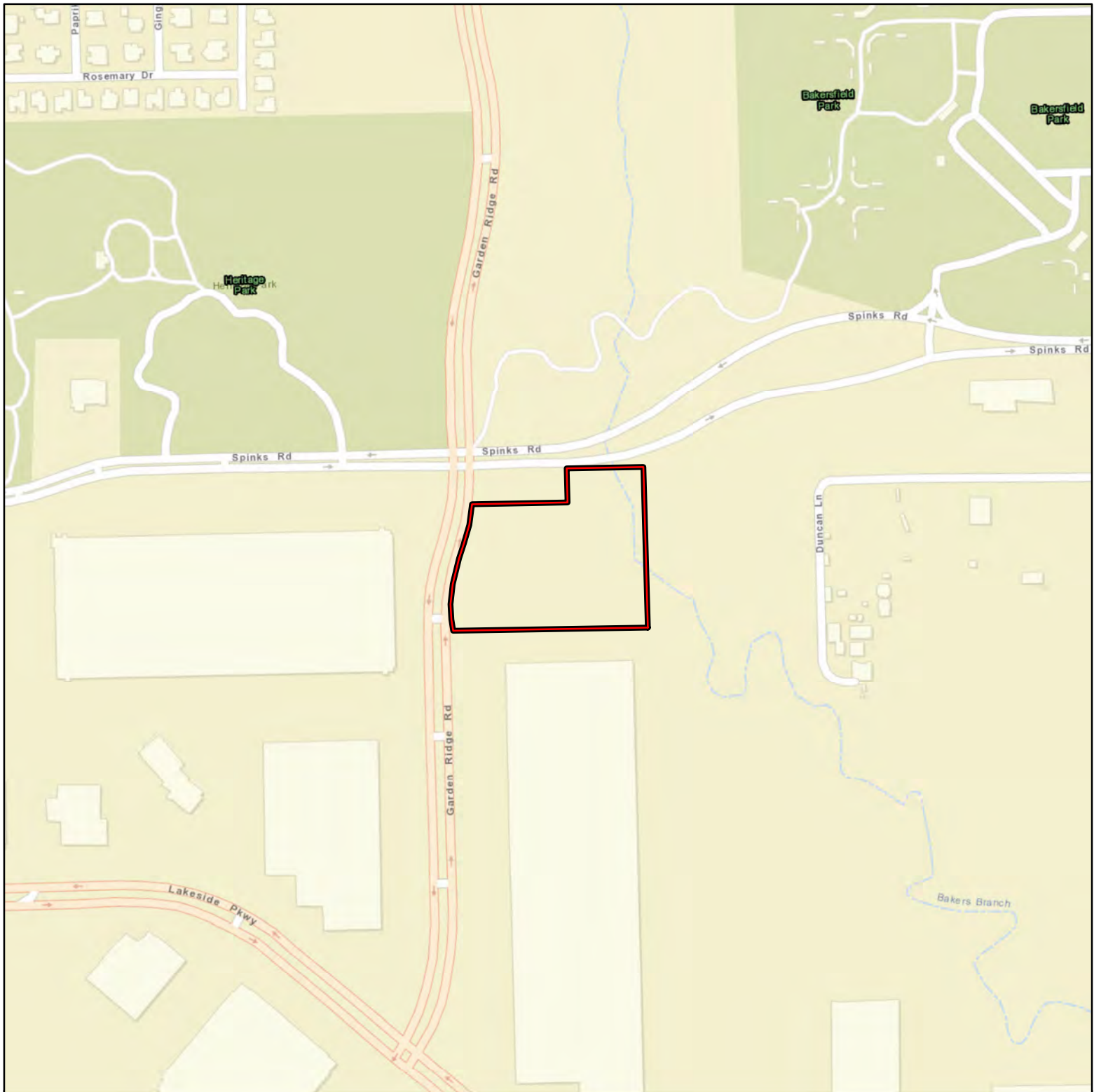
BEST MANAGEMENT PRACTICES TO PRESERVE THE NATURAL COMMUNITIES

Stormwater Management Activities

Best management practices (BMPs) would be implemented to ensure primary filtration of stormwater runoff from impervious surfaces. All stormwater flow would be directed toward the proposed stormwater detention pond, which will serve as an integral component of filtration to capture sediments and nutrients, in addition to reducing run-off velocities. Also, during construction activities a SWPPP would be implemented to minimize soil erosion. The SWPPP would include BMPs to contain disturbed soils, such as, but not limited to, silt fencing, vegetation matting, and minimization of disturbed areas to the minimum necessary. These activities would minimize the erosion potential from unvegetated soils associated with the land disturbance, thereby minimizing sediment deposition downslope into the undeveloped floodplain and Bakers Branch.

ATTACHMENT A

Figures



**Figure 1.
General Location Map**

Cornerstone I
Town of Flower Mound
Denton County, Texas

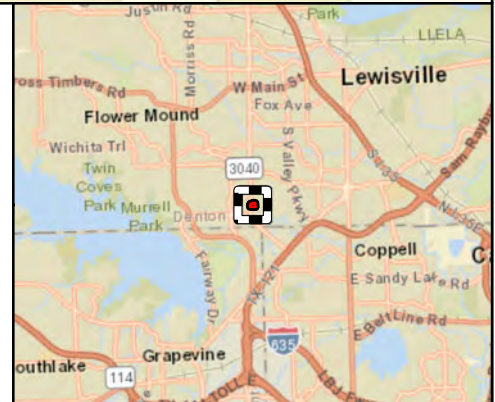
1 in = 0.1 miles
0 0.05 0.1
Miles



File Ref. 04.002.081
Date: 7/17/2017

Legend

 Project Area



Area of Detail
Scale: 1 inch equals 5 miles



Figure 2.
Topographic Setting

Cornerstone I
Town of Flower Mound
Denton County, Texas

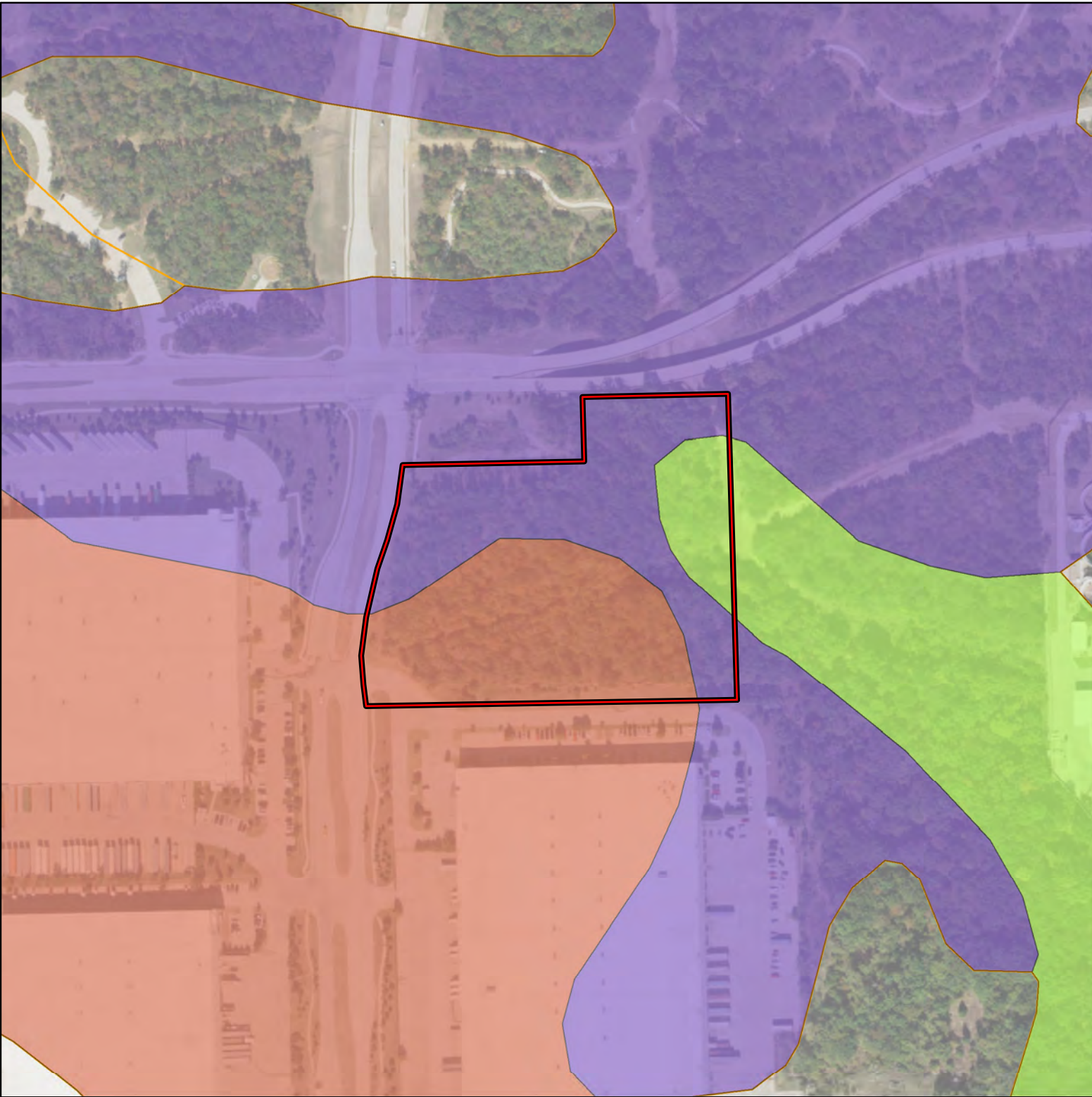
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1 in = 0.05 miles
Miles



File Ref. 04.004.081
Date: 7/17/2017

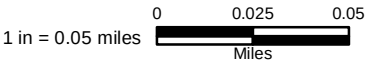
Legend

-  Project Area
-  Existing Contours



**Figure 3.
Soils Map**

Cornerstone I
Town of Flower Mound
Denton County, Texas



File Ref. 04.004.081
Date: 7/17/2017

Legend

 Project Area

Soil Map Units

-  Birome-Rayex-Aubrey complex, 2 to 15 percent slopes
-  Gowen clay loam, occasionally flooded
-  Navo clay loam, 1 to 3 percent slopes
-  Other Soil Map Units

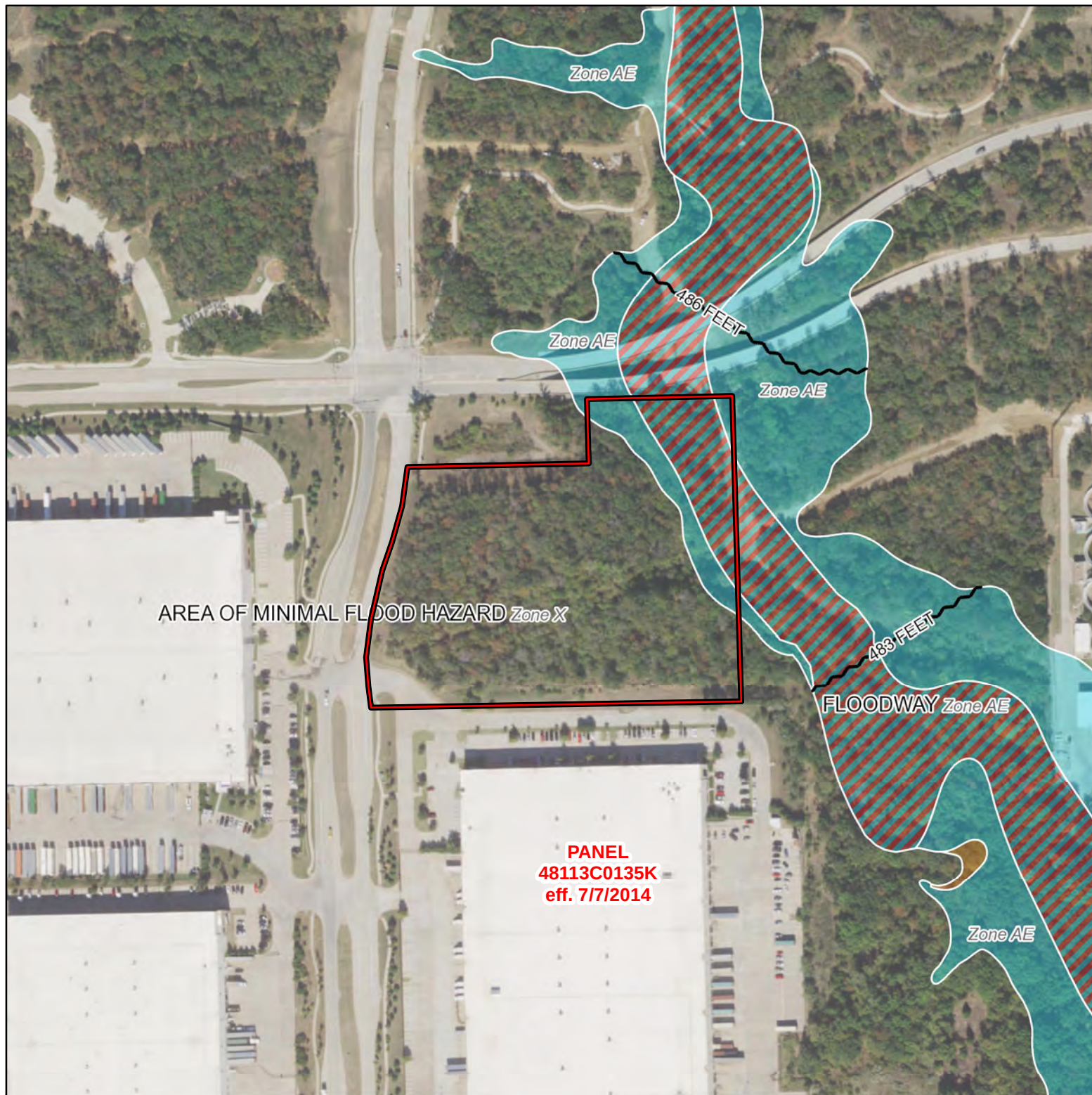


Figure 4.
Federal Emergency
Management Agency
Flood Insurance Rate Map

Cornerstone I
 Town of Flower Mound
 Denton County, Texas

1 in = 0.1 miles
 0 0.025 0.05
 Miles



File Ref. 04.002.081
 Date: 7/17/2017

Legend

Project Area

FEMA FIRM Zone Descriptions

- Zone X - Areas determined to be outside the 0.2% annual chance floodplain
- Zone X - Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood
- Zone A - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; No base flood elevations determined
- Zone AE - Special Flood Hazard Areas subject to inundation by the 1% annual chance flood; Base flood elevations determined
- Zone AE - Floodway areas in Zone AE



**Figure 5.
Environmentally
Sensitive Areas**

Cornerstone I
Town of Flower Mound
Denton County, Texas

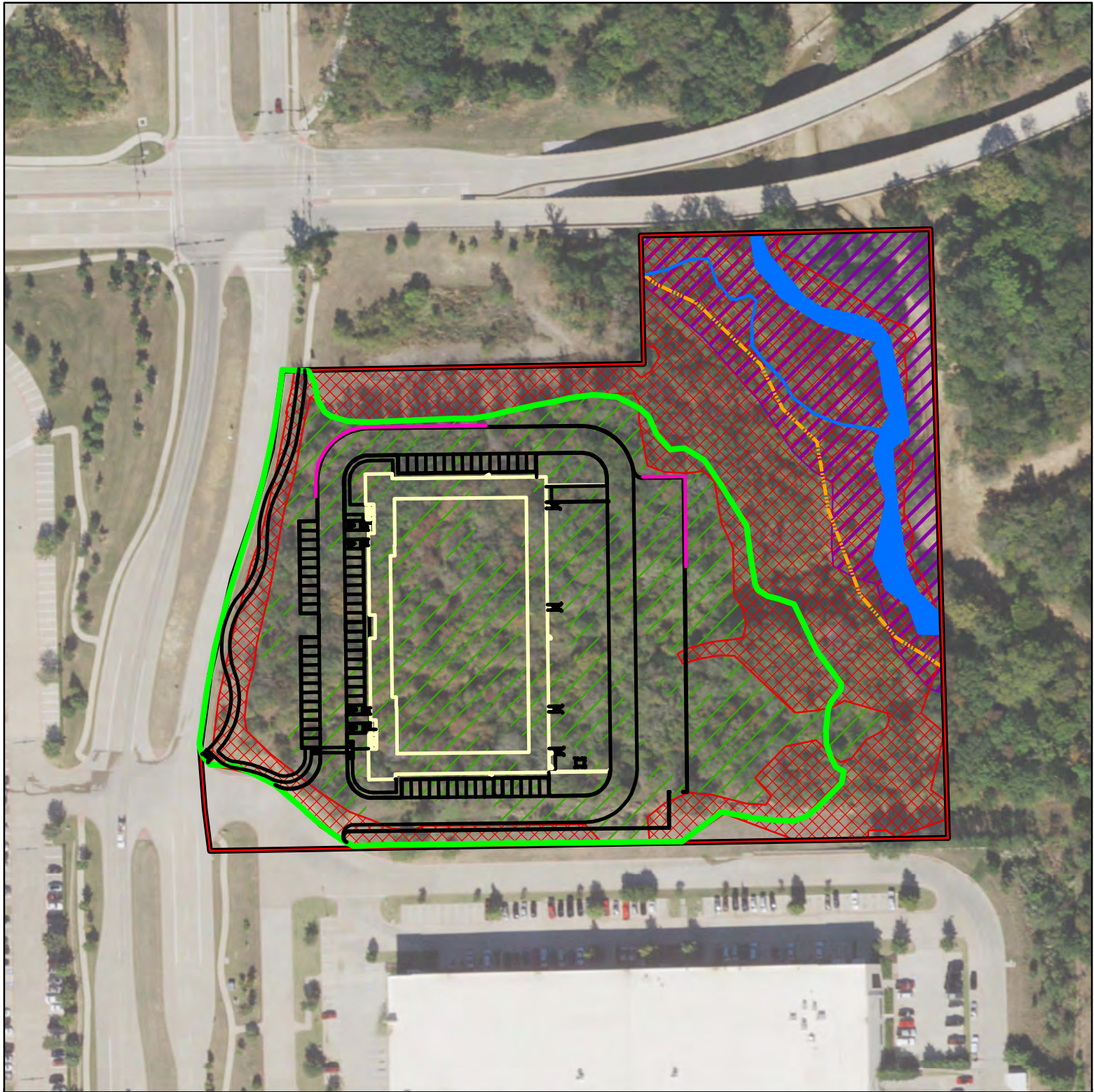
1 in = 0.025 miles
0 0.0125 0.025
Miles



File Ref. 04.002.081
Date: 7/18/2017

Legend

-  Project Area
- Environmentally Sensitive Areas**
-  >12 percent slope
-  5 to 12 percent slope
-  Riparian Habitat
-  Waters of the State
-  FEMA Floodplain Limits



**Figure 6.
Proposed Development**

Cornerstone I
Town of Flower Mound
Denton County, Texas

1 in = 0.025 miles
0 0.0125 0.025
Miles



File Ref. 04.002.081
Date: 7/18/2017

Legend

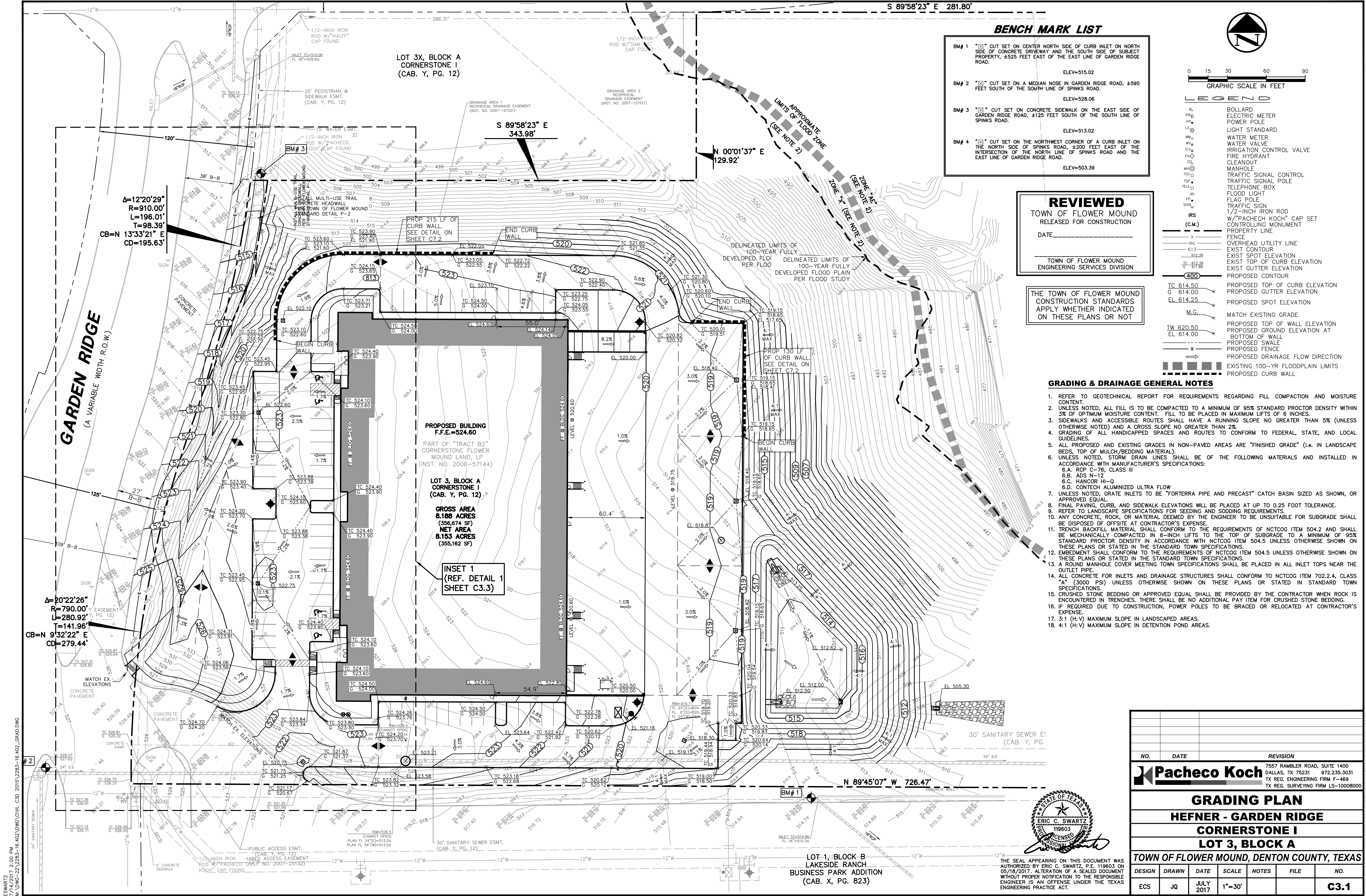
Project Area

Site Plan

- Retaining Walls
- Pavement
- Limits of Grading
- Boundary Building

Environmentally Sensitive Areas

- >12 percent slope
- 5 to 12 percent slope
- Riparian Habitat
- FEMA Floodplain Limits
- Waters of the State



ESWARTZ
7/14/2017 2:00 PM
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HEFNER - GARDEN RIDGE

ATTACHMENT B
Representative Photographs



Photograph Location Map

Cornerstone I
Town of Flower Mound
Denton County, Texas

0 0.0125 0.025
1 in = 0.025 miles
Miles



File Ref. 04.002.081
Date: 7/18/2017

Legend



Project Area



Photograph Locations



Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22



Photograph 23



Photograph 24



Photograph 25



Photograph 26



Photograph 27



Photograph 28



Photograph 29



Photograph 30



Photograph 31



Photograph 32



Photograph 33



Photograph 34



Photograph 35



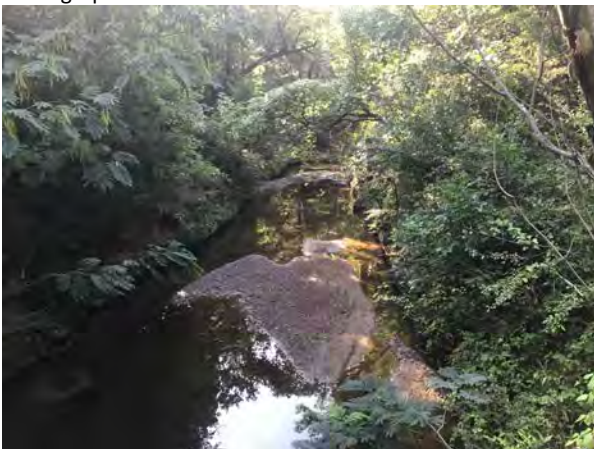
Photograph 36



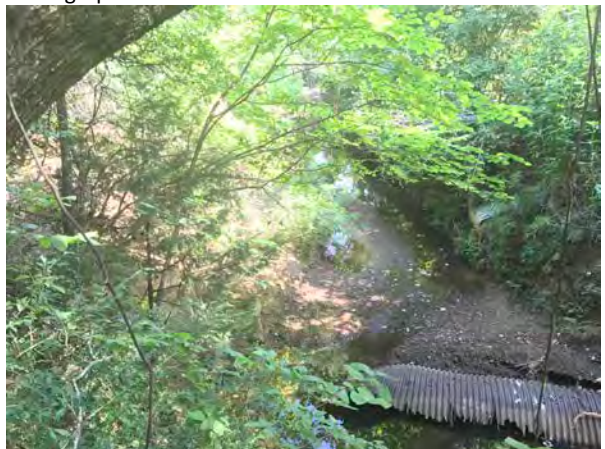
Photograph 37



Photograph 38



Photograph 39



Photograph 40

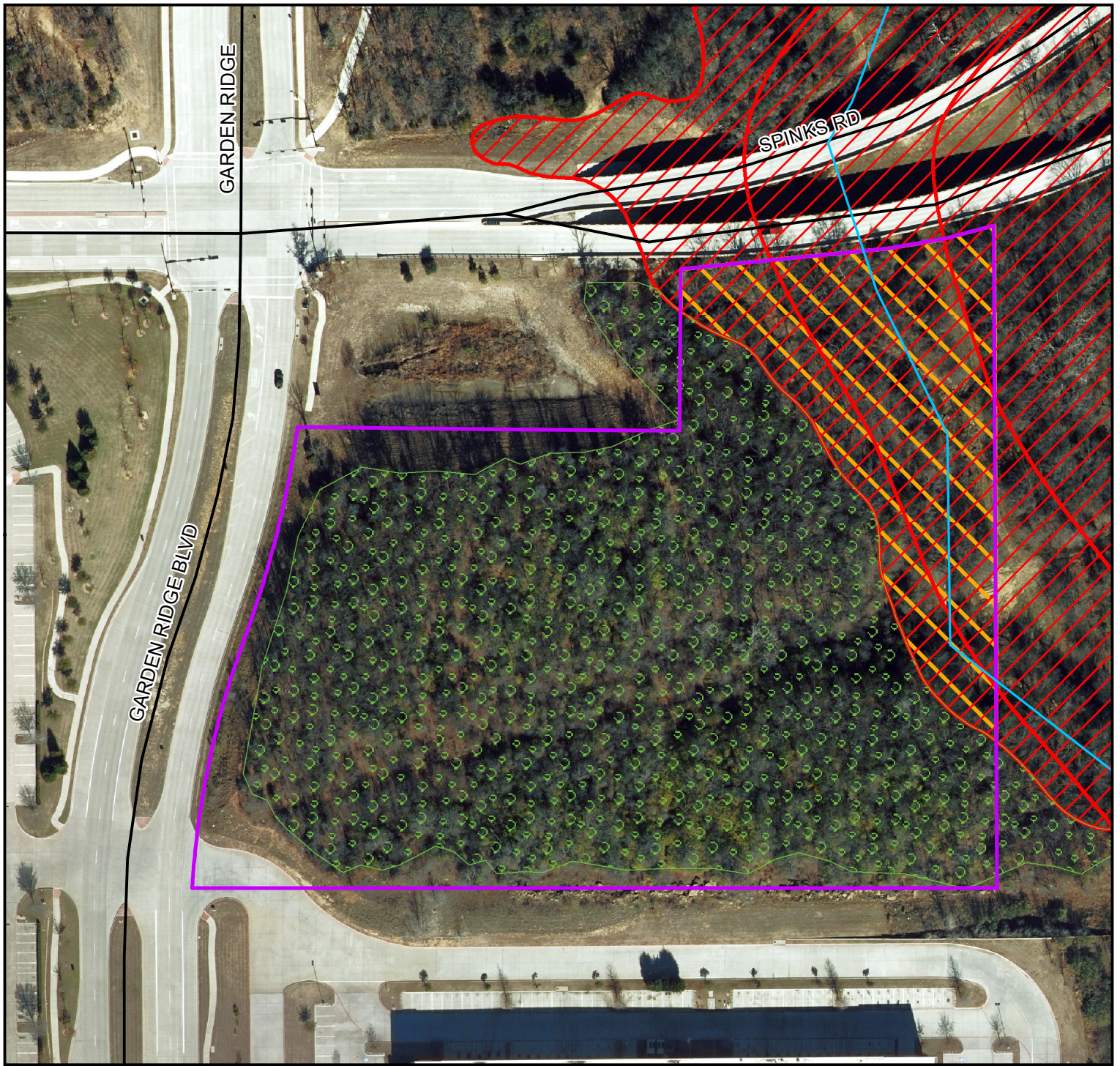
ATTACHMENT C
Flower Mound's ESA Survey



Environmentally Sensitive Area Survey

Property Name: Hefner Garden Ridge		Contact: Eric Schwartz, with Pacheco Koch
Property Address: Generally located south of Spinks Road and east of Garden Ridge Road		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☐ Yes ☒ No	While the site is heavily forested with cedar elm, post oak and blackjack oak trees, there is not enough area (10+ contiguous acres) to meet the definition of Upland Habitat.	
<u>Riparian Habitat</u> Criteria Present? ☒ Yes ☐ No	The Riparian Habitat on this site is fully encompassed within the 100-year Floodplain along on the east side of the property.	
<u>Prairie Habitat</u> Criteria Present? ☐ Yes ☒ No	Indian Grass and Little Bluestem was observed on this site, but there were just a few bunches here and there, but nothing that meets the definition of Prairie Habit.	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	Bakers Branch cuts through a portion of the east side of the property.	
<u>Floodplain</u> Criteria Present? ☒ Yes ☐ No	The FEMA floodplain is shown on the east side of this property, in association with Bakers Branch.	
<u>Wetlands</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Water Impoundment Protection</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No	There are several areas on the site with significant slope ($\geq 5\%$). The estimated location of these areas is shown on the slope map provided. This map shows areas where these slope conditions could exist. This data is not exact and is meant to be used as a guide. Based on Town staff's review, there is a potential impact to slopes exceeding 12% on the north side of the property. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. A thorough analysis to identify all areas on the site with slopes greater than or equal to 5% will need to be completed by the applicant's consultant and forwarded to Town staff for review.	
Action Steps/Additional Notes		
An EPP will be required since multiple ESAs were identified on this site. As mentioned above, the applicant's consultant must provide Town staff a thorough analysis of all areas on the site with slopes greater than or equal to 5% and what measures will be taken to mitigate impacts to those areas based on the proposed development. The construction plans will need to show that the developer is working with existing slopes on the site. The applicant needs to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section.		
EPP Required? ☒ Yes ☐ No	<u>Attachments</u> ☒ Site Orthographic Aerial Photograph ☐ Other:	
EPP Consultant: N/A		
Submitted by: (print)		Signature & Date:

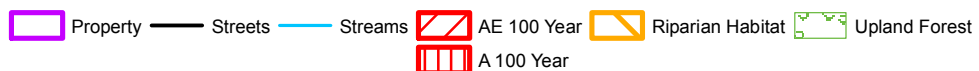
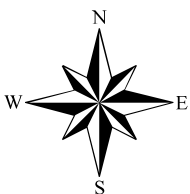
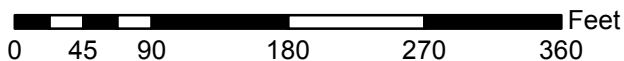
James Hoefert		James Hoefert	2/28/2016
Forwarded to EPP Consultant: N/A	Filed with Development Services & Environmental Services	Last Modified: 2/28/2016	

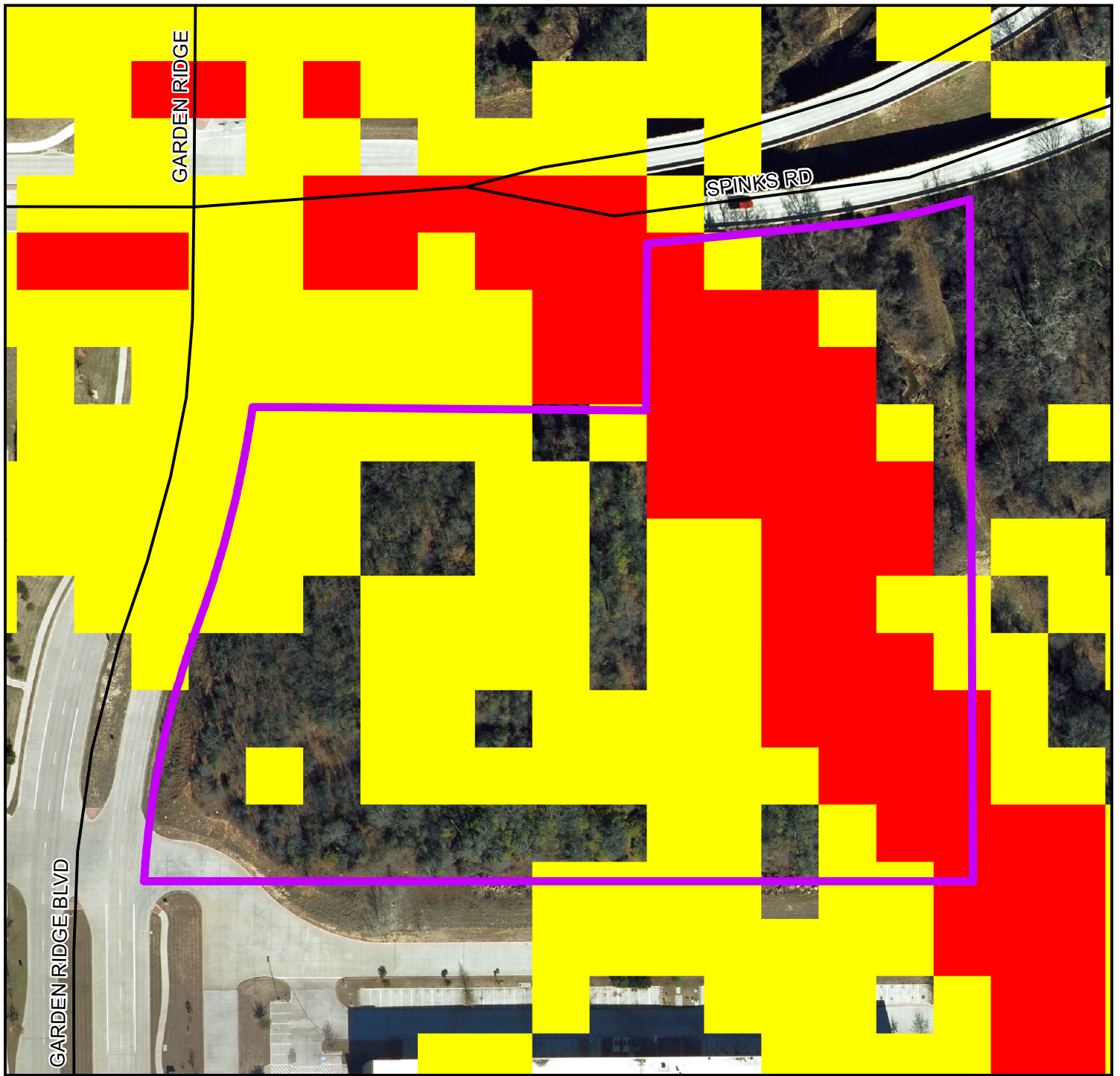


Environmentally Sensitive Area Survey Hefner Garden Ridge

Map Created: February 28, 2017
Environmental Services Department
Town of Flower Mound

1 inch = 127 feet

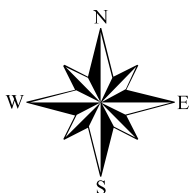
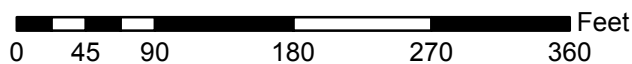


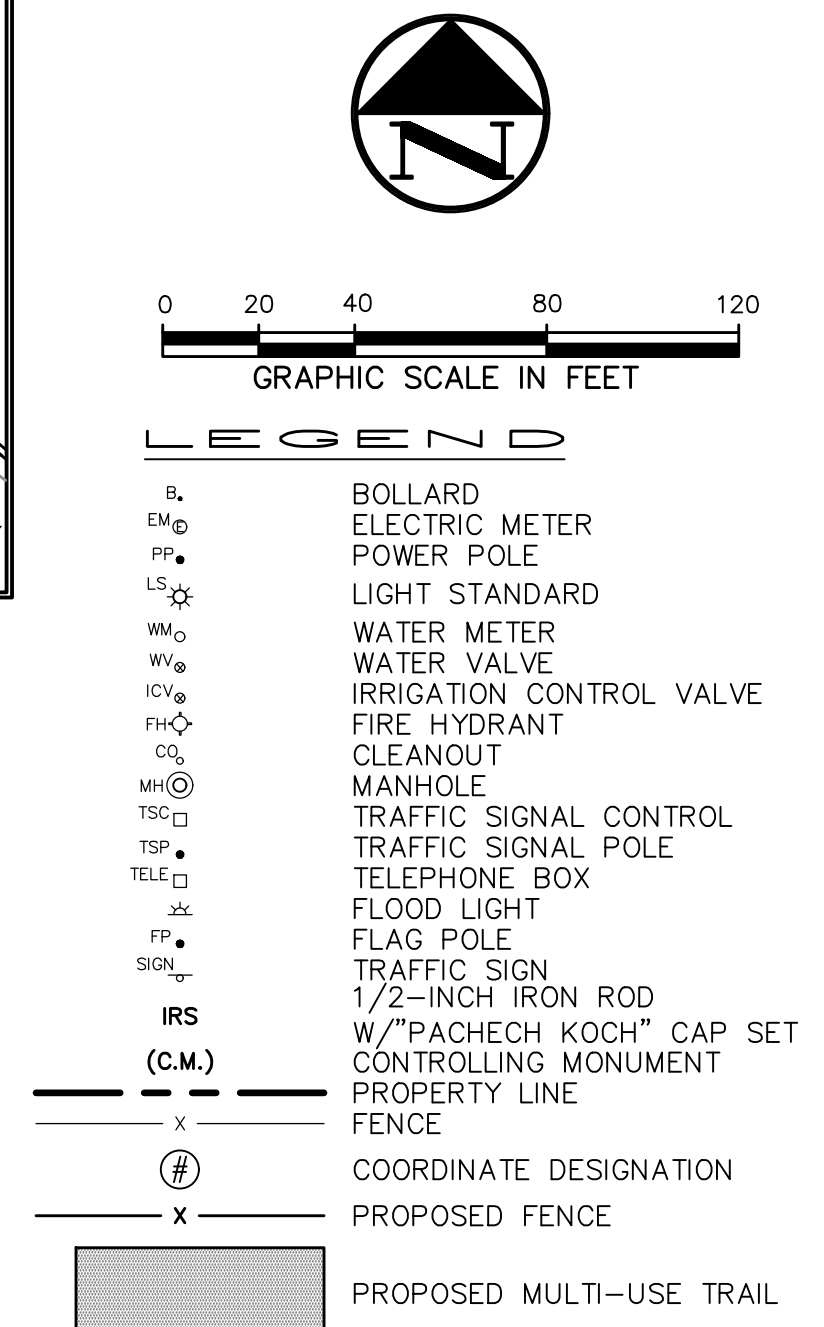
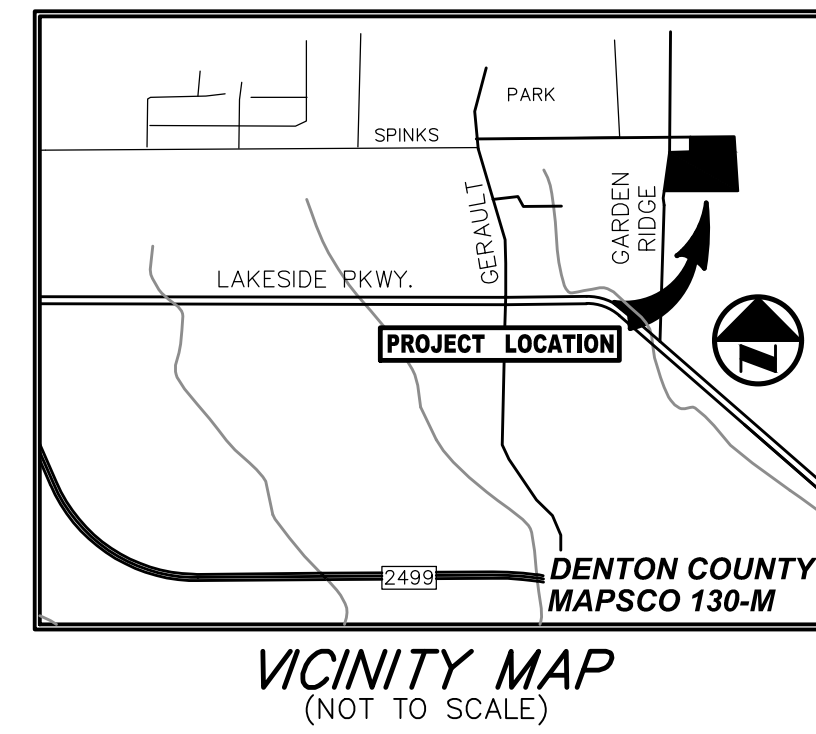


Hefner Garden Ridge - Slope Map

Map Created: February 28, 2017
Environmental Services Department
Town of Flower Mound

1 inch = 125 feet





<u>SITE DATA TABLE</u>		
PHYSICAL ADDRESS	SEC GARDEN RIDGE AND SPINKS DRIVE	
GROSS SITE AREA	356,674 S.F. (8.188 AC.)	
NET SITE AREA	355,162 S.F. (8.153 AC.)	
ZONING		
CURRENT ZONING	PD-44/TRACT 6-INDUSTRIAL 2	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	WAREHOUSE	
LAND USE INFORMATION	LAKESIDE BUSINESS DISTRICT	
LOT COVERAGE DATA (NET AREA)		
BUILDING COVERAGE	14.27% / 50,695 S.F.	
IMPERVIOUS AREA	39.86% / 141,560 S.F.	
PERVIOUS AREA	60.14% / 213,602 S.F.	
BUILDING	1 STORY-WAREHOUSE	
PEAK PARAPET HEIGHT	35'	
PEAK ROOF HEIGHT	30'-7"	
TOTAL BUILDING AREA	50,695 S.F.	
WAREHOUSE USE	76% / 38,535 S.F.	
OFFICE USE	24% / 12,160 S.F.	
PHASE	SINGLE PHASE	
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE (12,160 S.F.)	1:300 = 41	
WAREHOUSE (38,535 S.F.)	1:2000 = 19	
TOTAL PARKING	60	72
A.D.A. HANDICAP PARKING	51-75=3	4

1. BUILDING USE PERCENTAGES SHOWN ABOVE FOR OFFICE AND INDUSTRIAL OCCUPANCY ARE ESTIMATED AND MAY NOT REPRESENT ULTIMATE CONDITIONS AT TIME OF OCCUPANCY. ULTIMATE CONDITIONS WILL BE DETERMINED ONCE BUILDINGS ARE LEASED BY TENANTS
2. THE DRAINAGE EASEMENT AS DELINEATED ON THIS SITE PLAN IS TO BE KEPT IN ITS NATURAL STATE AND MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DETENTION FACILITY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - 2.1. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE.
 - 2.2. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - 2.3. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN DETENTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE DETENTION POND AREA.

<i>NO.</i>	<i>DATE</i>	<i>REVISION</i>
	Pacheco Koch	7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM E-469 TX REG. SURVEYING FIRM LS-1000B000

SITE PLAN
HEFNER - GARDEN RIDGE
CORNERSTONE I
LOT 3, BLOCK A

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ECS	JQ	AUGUST 2017	1"=40'			C1.1

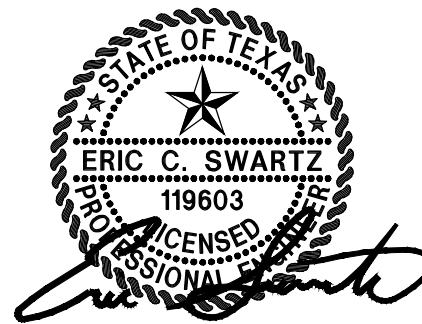
REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE _____

TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS
APPLY WHETHER INDICATED
ON THESE PLANS OR NOT

OWNER/DEVELOPER
JAMES CURT HEFNER
HPFT GARDEN RIDGE, LLC
8333 DOUGLAS AVENUE,
SUITE 1350
DALLAS, TX. 75225
PH (214) 855-2953

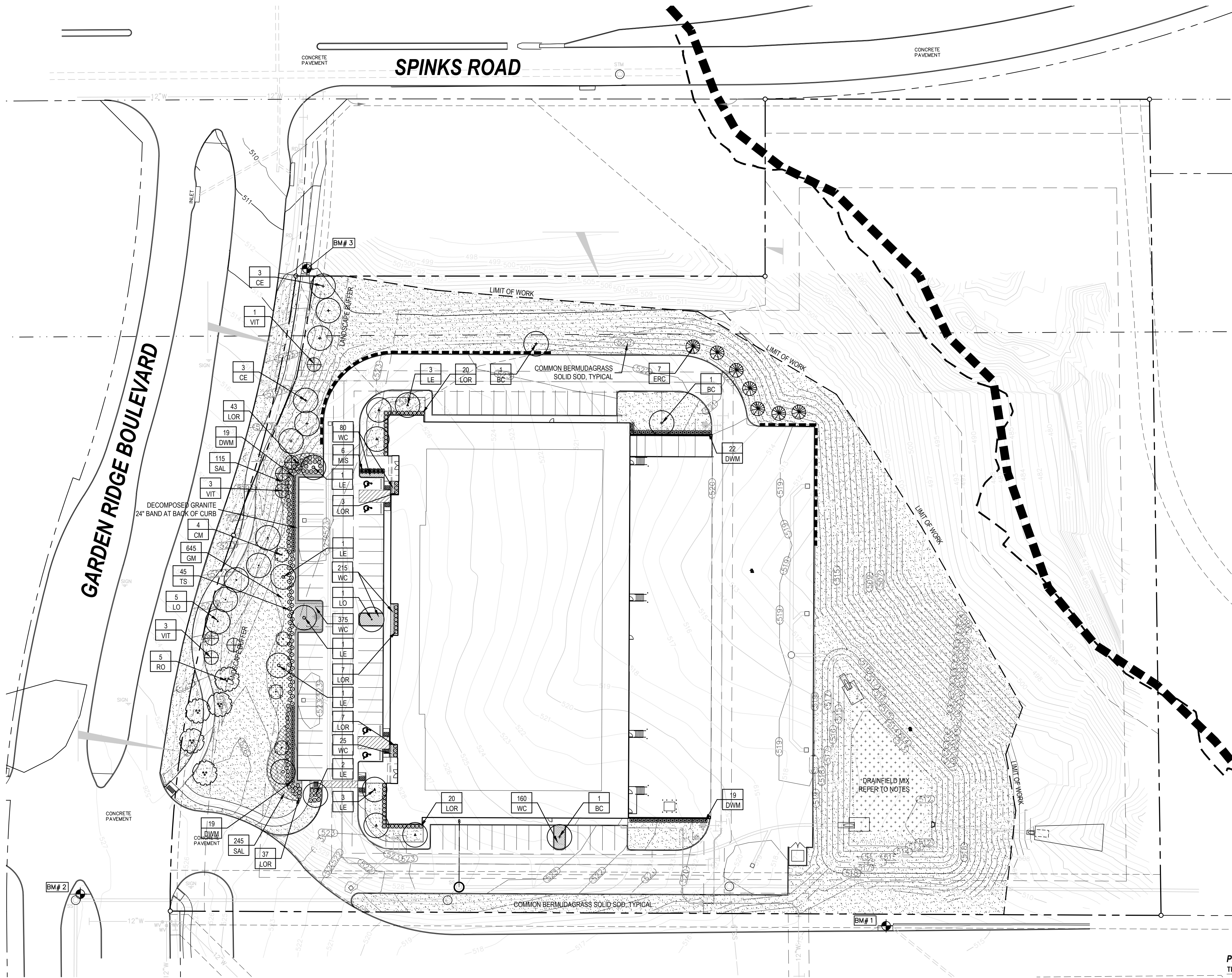
ENGINEER
ERIC C. SWARTZ, P.E.
PACHECO KOCH
7557 RAMBLER ROAD
SUITE 1400
DALLAS, TX. 75231
PH (972) 235-3031



THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ERIC C. SWARTZ, P.E. 119603 ON
05/18/2017. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

- GENERAL FLOWER MOUND NOTES
1. ALL MATERIALS AND CONSTRUCTION WITHIN EASEMENTS AND R.O.W. SHALL CONFORM TO THE TOWN OF FLOWER MOUND'S DESIGN CRITERIA AND CONSTRUCTION STANDARDS AND CONSTRUCTION DETAILS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS. LATEST EDITION.
 2. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 3. EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THE PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO ANY UTILITY PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR PRODUCING ANY REQUIRED TRENCH SAFETY PLAN OR TRAFFIC CONTROL PLAN.
 6. CONTRACTOR SHALL SUBMIT RETAINING WALL PLANS DESIGNED AND SEALED BY A STRUCTURAL ENGINEER FOR PERMITTING PRIOR TO CONSTRUCTION OF ANY WALL OVER 4' IN HEIGHT, MEASURED FROM

7. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
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 ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
10. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
11. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
12. SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND WILL REQUIRE A SEPARATE PERMIT.
13. ALL UTILITIES LOCATED OUTSIDE OF EASEMENTS AND R.O.W. REQUIRED FOR THE DEVELOPMENT OF THIS PROJECT ARE TO BE PRIVATELY MAINTAINED.
14. PRIOR TO THE PLACEMENT OF ANY SITE CONCRETE, INCLUDING PARKING LOTS, FIRE LANE, AND SITE SIDEWALKS NOT LOCATED IN THE RIGHT-OF-WAY, A BUILDING PERMIT WHICH INCLUDES SITE PLUMBING, SITE ELECTRICAL, LIGHT POLE BASE DETAILS, LIGHT STANDARD HEIGHTS, AND PHOTOMETRIC DRAWING MUST BE ISSUED TO THE TOWN OF FLOWER MOUND BUILDING INSPECTION DIVISION.



NOTE 1:
Contact Joshua Brown, Parks Supervisor at (972) 874-6428,
or John Habern, Parks, Trails, and Landscape specialist,
at (972) 874-6346 prior to beginning any work in the town's R.O.W.

Contractor is responsible for identifying and protecting all town
irrigation systems and plant material.

Contractor is responsible for repairing any damage to existing town
irrigation systems.

Any existing irrigation (Raw water line / purple pipe) in public ROW
shall be restored to its original condition

Any new irrigation in the public R.O.W. shall be purple pipe and shall
have purple valve box lids, purple bubblers, purple drip tubing, and
purple caps on all irrigation heads. R.O.W Irrigation shall be on
separate valves from the remainder of the system.

Irrigation plans are not approved at this time. A licensed irrigator must
apply for a permit through the building department. The plans will be
approved at the time the permit is pulled.

NOTE 2:
Smallest parking lot island with tree = 141 s.f.

LANDSCAPE TABULATIONS

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	52,972.89	10,594.58	22,414.25
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 - 110,000 10 trees for first 10,000 Plus (1) per 2,000 in excess of 10,000 s.f.	Garden Ridge Boulevard 52,972.89	27	27
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f. Garden Ridge Boulevard 489.90		16	16
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	105	788	2,400
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 spaces	105	11	11

DRAINFIELD MIX LAWN NOTES

- Installation of Drainfield Mix to be performed by hydro-seeding.
- Final grades to be smooth and level free of debris, rocks over 1" and shall have no ruts or depressions, grading per civil plans.
- Install the following mix at the specified rate of 90 pounds acre or per manufacturers recommendations.
- Seed mix available from Native American Seed: 1 800 728 4093.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

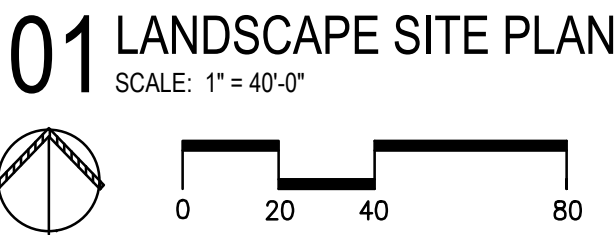
PLANT LIST

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
3	BC	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 12' ht., 4' spread min., 5' clear trunk
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 4' spread min., 5' clear trunk
4	CM	Crape Myrtle	<i>Lagerstroemia indica</i>	8' ht.	container grown, 3-5 trunk, no cross canes, 4' spread, matching
7	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	8' ht.	B&B, 8' ht., full to base
6	LE	Lacebark Elm	<i>Ulmus parvifolia</i>	3" cal.	container, 12' ht., 4' spread min., 5' clear trunk
6	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12' ht., 4' spread min., 5' clear trunk
5	RO	Red Oak	<i>Quercus shumardii</i>	3" cal.	container, 12' ht., 4' spread min., 5' clear trunk
7	VIT	Vitex	<i>Vitex agnus-castus</i>	8' ht.	container grown, 4' spread, 3 trunk min.
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
79	DWM	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	5 gal.	container full, 36" o.c.
645	GM	Pink Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.	container full, 24" o.c.
137	LOR	Loropetalum	<i>Loropetalum chinensis</i>	5 gal.	container full, 36" o.c.
6	MIS	Miscanthus	<i>Miscanthus sinensis 'Gracillimus'</i>	5 gal.	container full, 36" o.c.
360	SAL	Salvia	<i>Salvia greggii</i>	3 gal.	container full, 24" o.c.
45	TS	Compact Texas Sage	<i>Leucophyllum frutescens 'Compacta'</i>	5 gal.	container full, 36" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
855	WC	Purple Wintercreeper	<i>Eronymus fortunei</i>	4" pots	container, 3-5 (12") runners min., 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

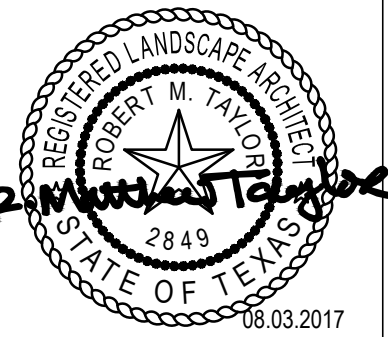
REVIEWED
TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION
DATE _____
TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS
APPLY WHETHER INDICATED
ON THESE PLANS OR NOT



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Tel 214.871.0083 Fax 214.871.0545
Email smr@smr-la.com

HEFNER
GARDEN RIDGE
FLOWER MOUND, TEXAS



Issue For:

☐ Design Development
☐ Progress
☐ Bidding
☒ Permit
☐ Construction

Original Issue Date:
01.31.2017

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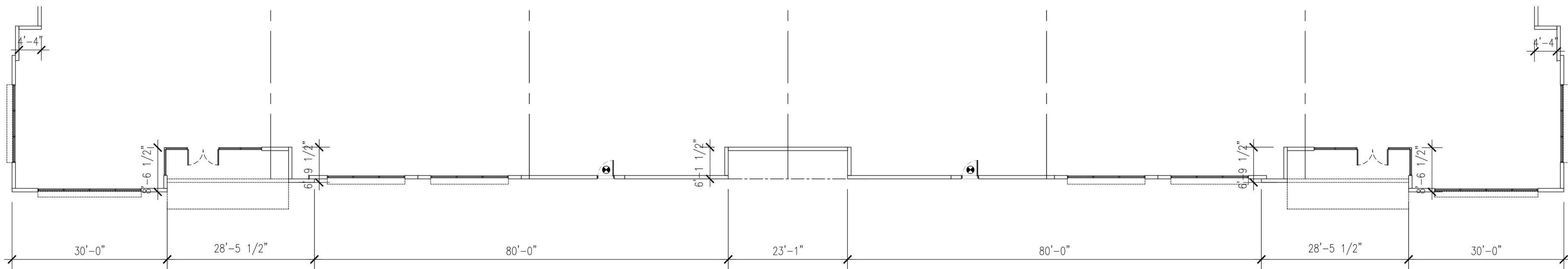
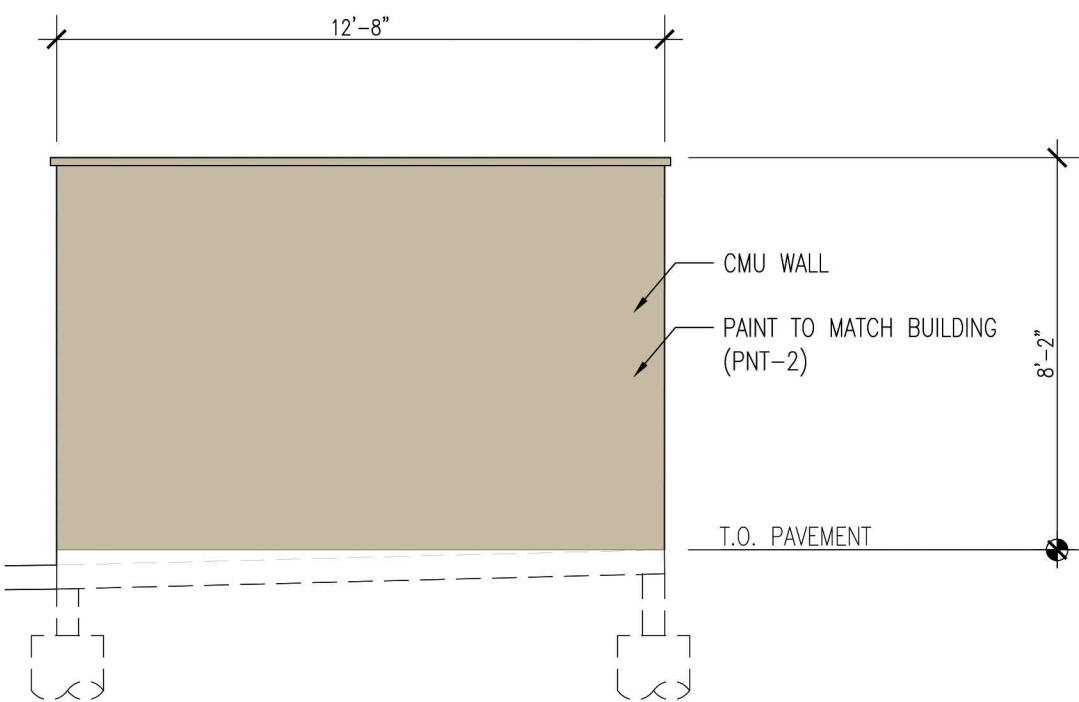
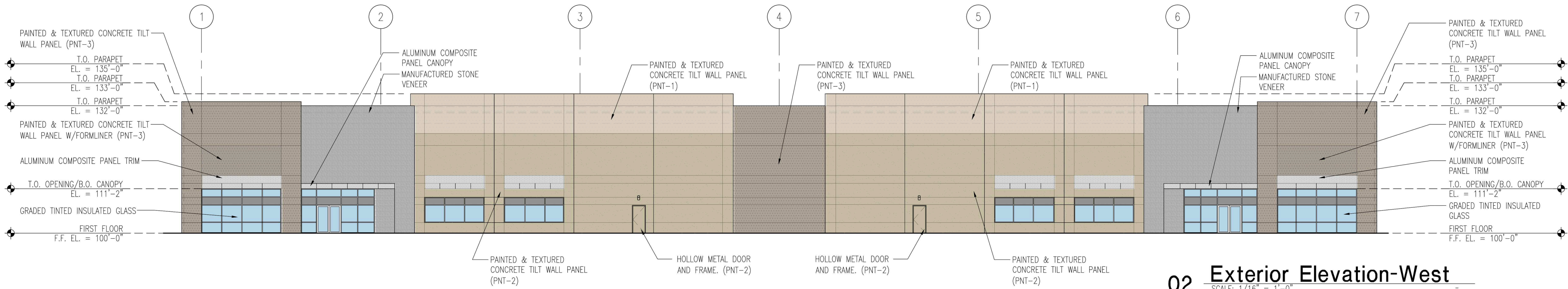
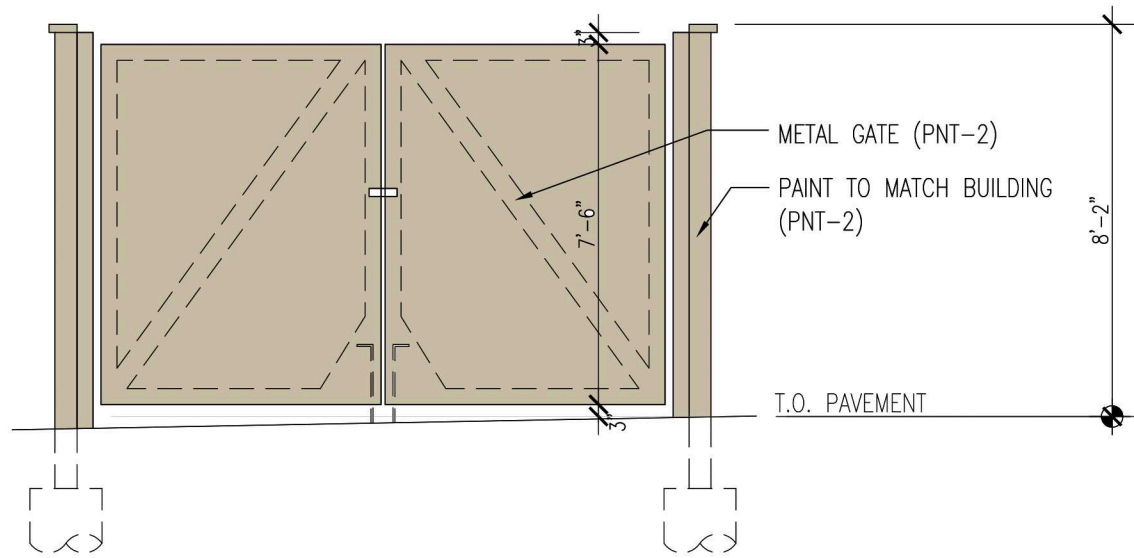
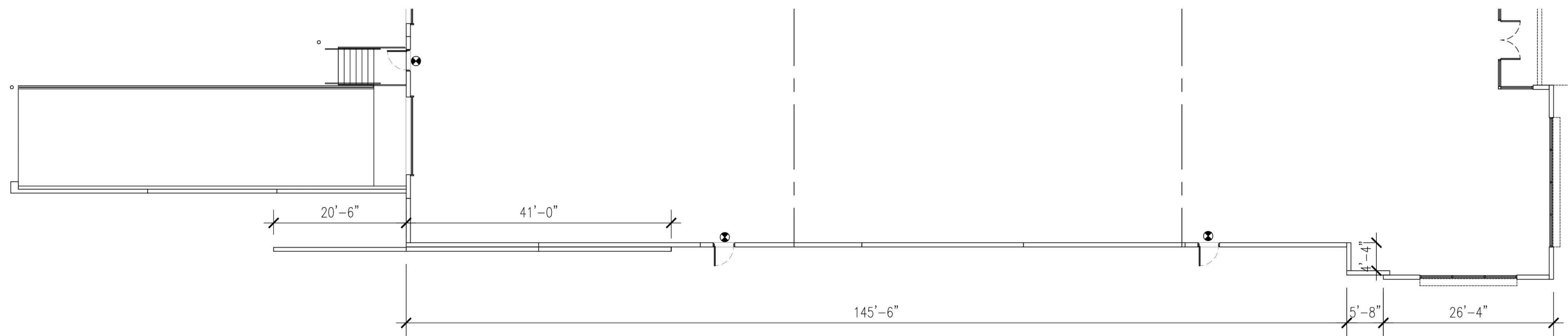
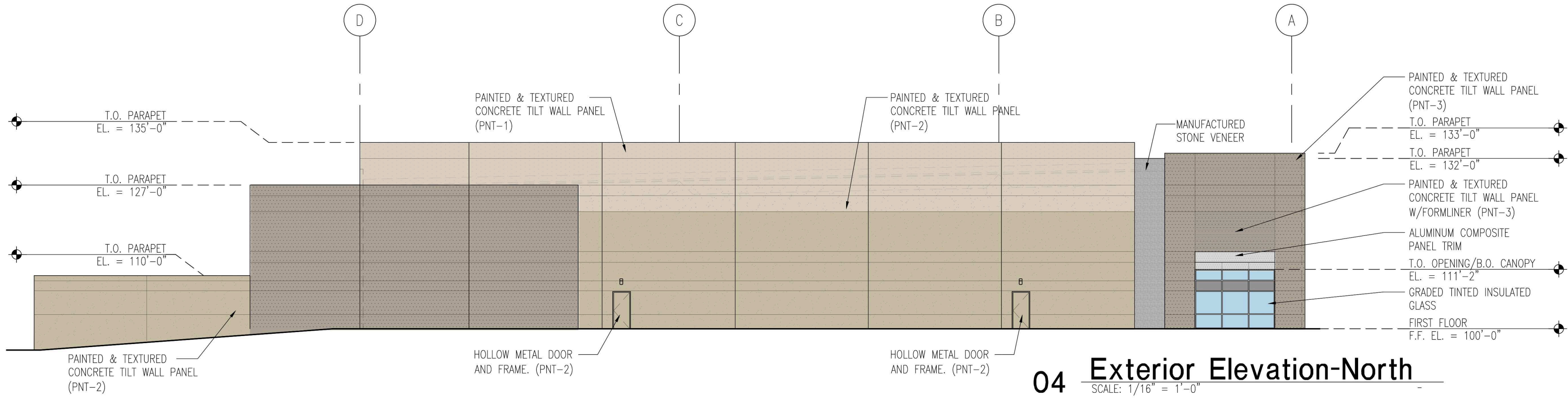
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**LANDSCAPE
SITE PLAN**

Drawing By: RMT
Checked By: RMT
Current Date: 08.03.2017
Drawing: **L1.01**

FINISH LEGEND			
	TILT-WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW7531 CANVAS TAN PNT-1		ALUMINUM COMPOSITE PANEL
	TILT WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW6149 RELAXED KHAKE PNT-2		MANUFACTURED STONE VENEER
	TILT WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW7031 MEGA GREIGE PNT-3		FORMLINER

NATURAL MATERIAL CALCULATIONS					
No.		North	South	East	West
1.	Total Facade S.F.	8,196 SF	7,638 SF	9,872 SF	11,531 SF
2.	Facade S.F. (Exclusive of doors & Windows)	7,955 SF	5,280 SF	8,148 SF	10,246 SF
3.	Doors & Windows S.F.	214 SF	214 SF	1,724 SF	1,285 SF
4.	Primary Masonry Totals (Min. 80%)	7,955 SF 90%	5,280 SF 97%	8,148 SF 83%	10,246 SF 84%
	-Brick S.F. (As Applicable)	N/A	N/A	N/A	N/A
	-Stone S.F. (As Applicable)	204 SF 2%	204 SF 3%	0 SF 0%	1,574 SF 13%
	-Tilt Wall S.F. (As Applicable)	7,178 SF 88%	7,178 SF 94%	8,148 SF 83%	8,275 SF 71%
	-Stucco S.F. (As Applicable)	N/A	N/A	N/A	N/A
5.	Secondary Masonry Totals (Max. 20%)	50 SF 1%	50 SF 1%	0 SF 0%	660 SF 6%
	-EIFS S.F. (As Applicable)	0 SF 0%	0 SF 0%	0 SF 0%	256 SF 2%
	-Hardiplanks S.F. (As Applicable)	N/A	N/A	N/A	N/A
	-Detail Any Additional (A.C.M.)	50 SF 1%	50 SF 1%	0 SF 0%	404 SF 4%



Hefner-Garden Ridge

FLOWER MOUND, TEXAS
ADDITIONAL INFORMATION

Hefner Properties
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Dallas, Texas 75225
P: 214. 855. 2853



gsr andrade ARCHITECTS

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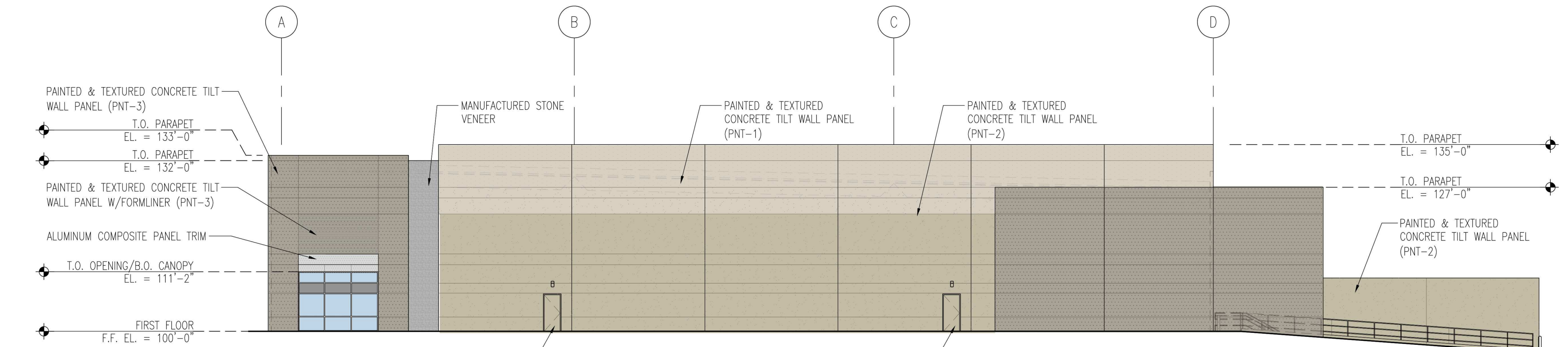
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01.20.17	DRC Submittal
03.10.17	DRC Comments
07.12.17	DRC Comments

Date: 01.20.17
Project No. 2567
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Checked By:
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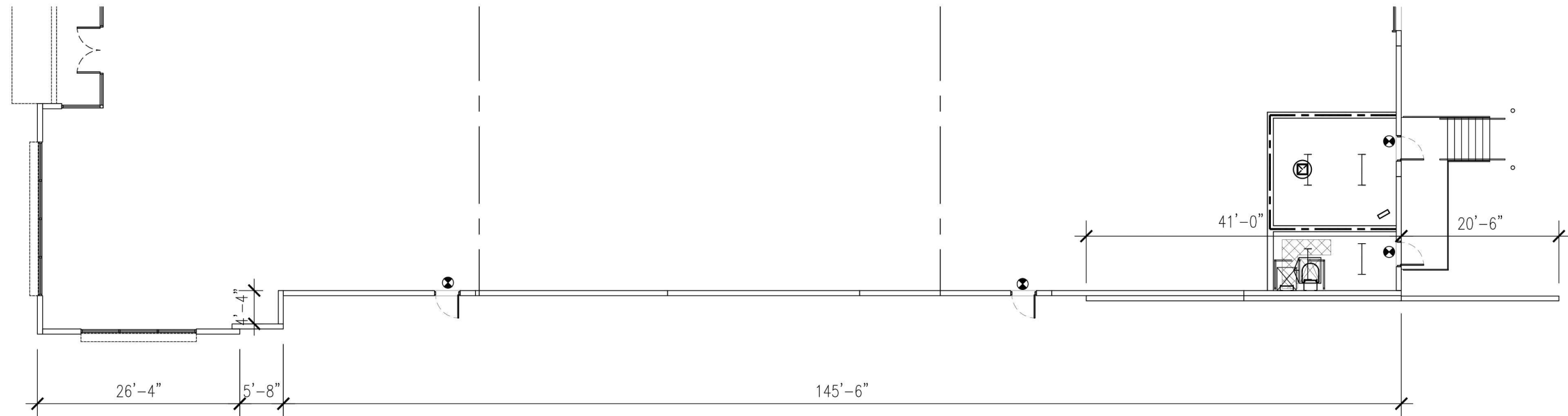
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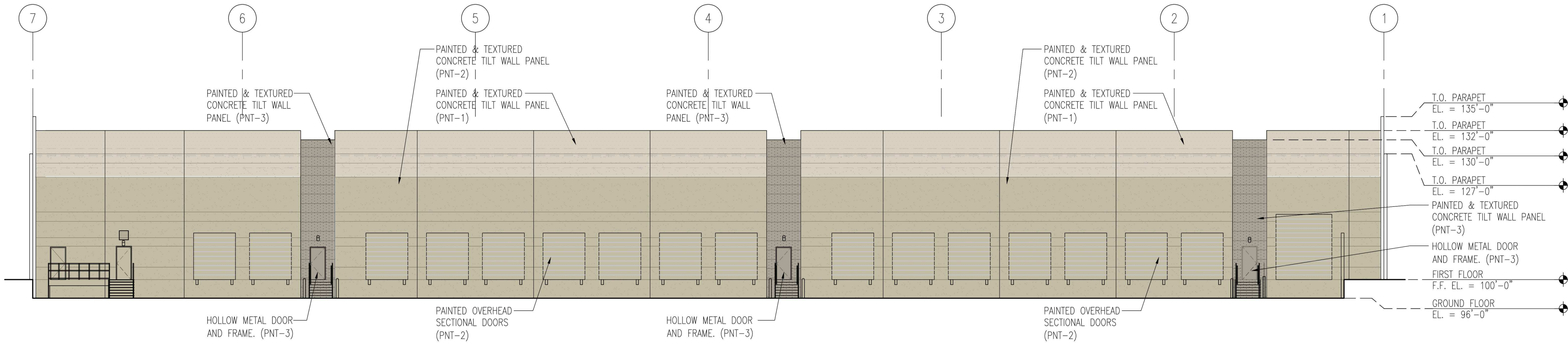
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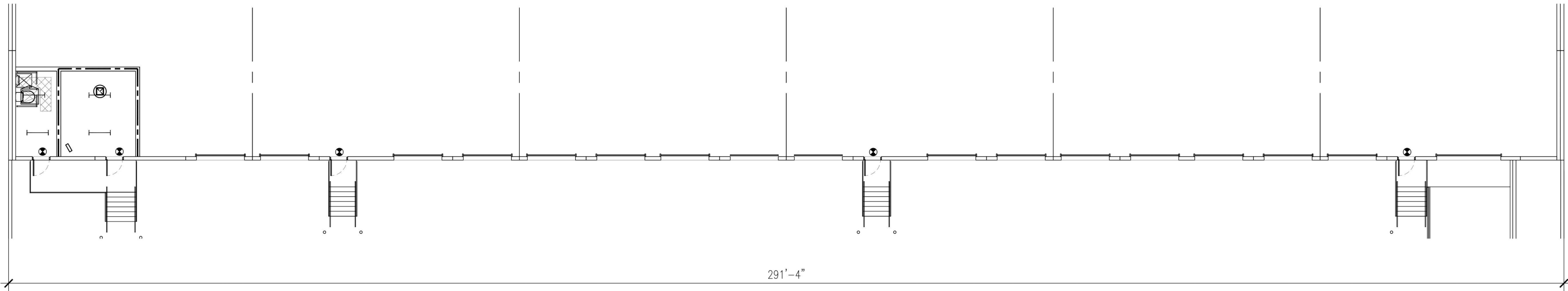
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03 Floor Plan-South
SCALE: 1/16" = 1'-0"



02 Exterior Elevation-East
SCALE: 1/16" = 1'-0"



01 Floor Plan-East
SCALE: 1/16" = 1'-0"

Hefner-Garden Ridge

FLOWER MOUND, TEXAS
ADDITIONAL INFORMATION

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HEFNER
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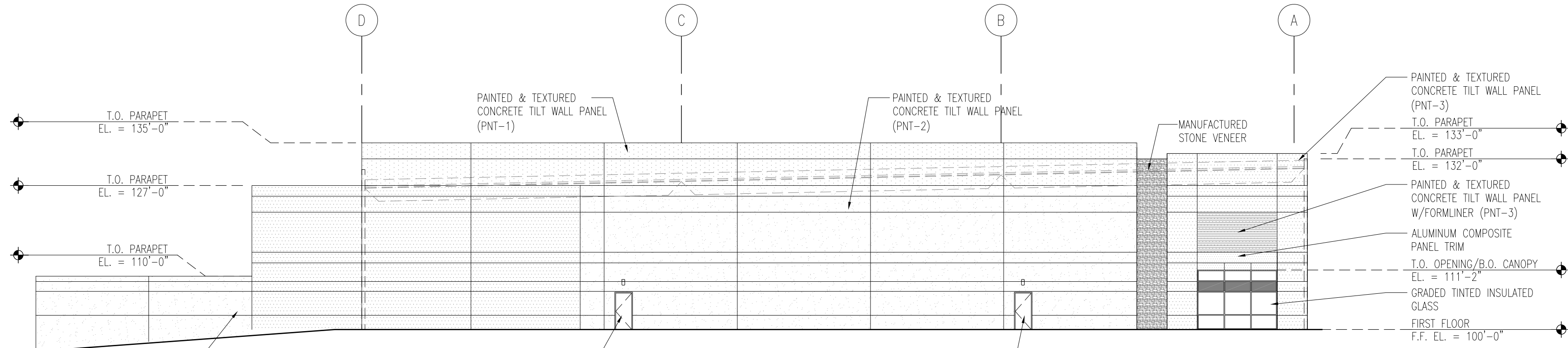
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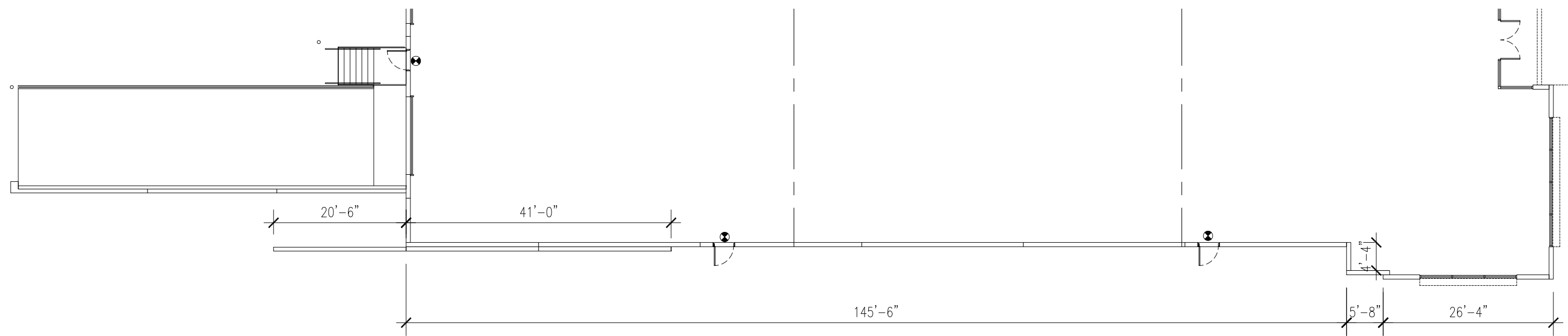
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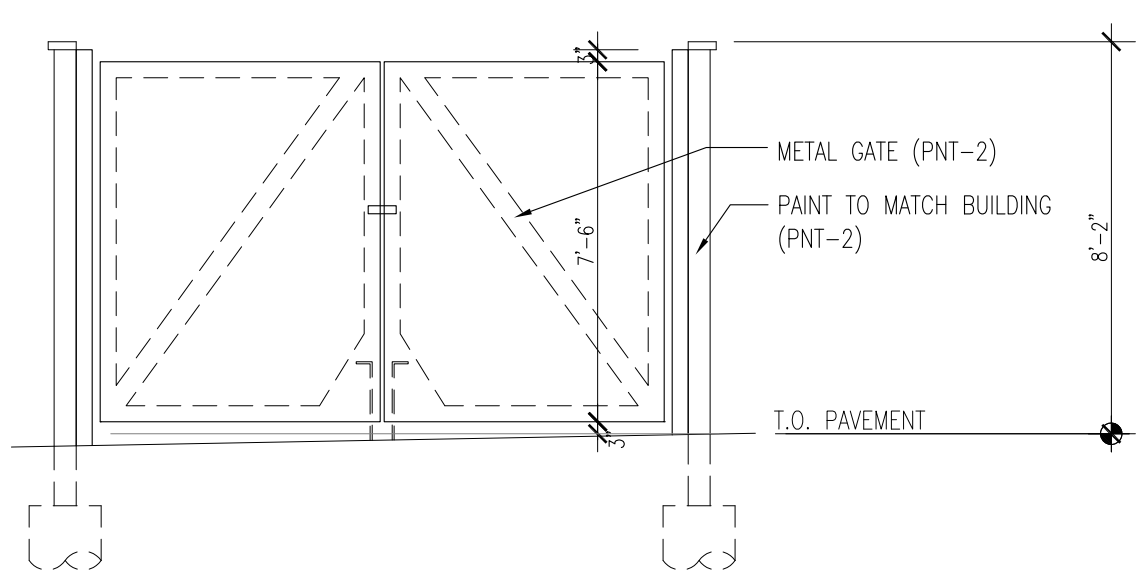
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		1%	1%	0%	4%



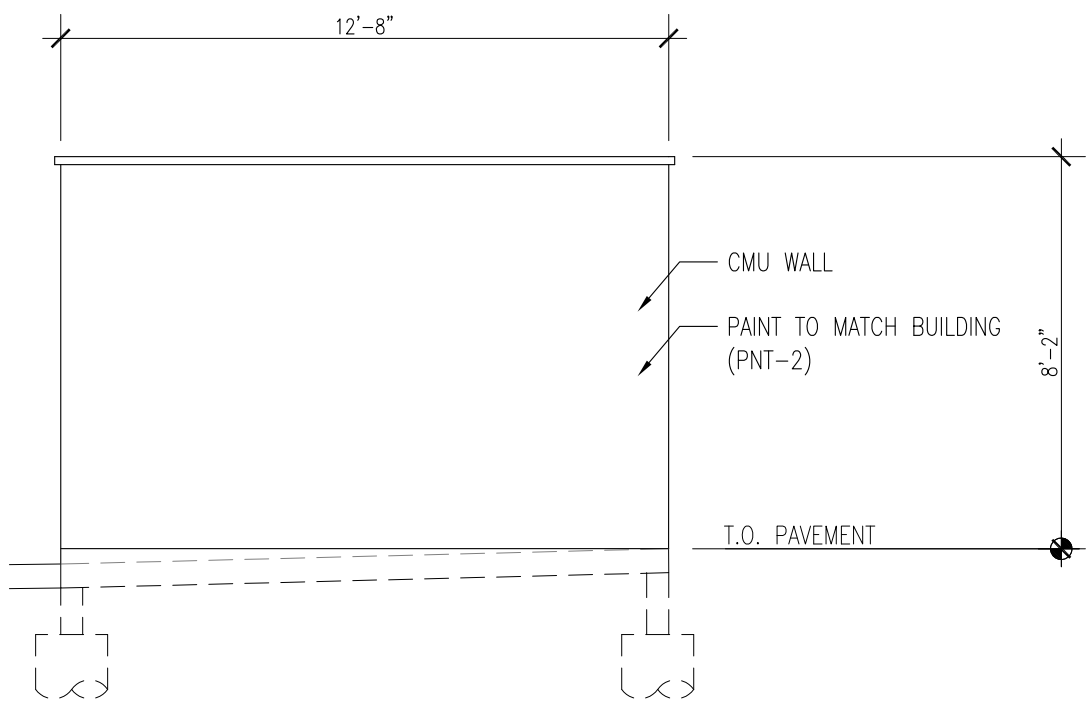
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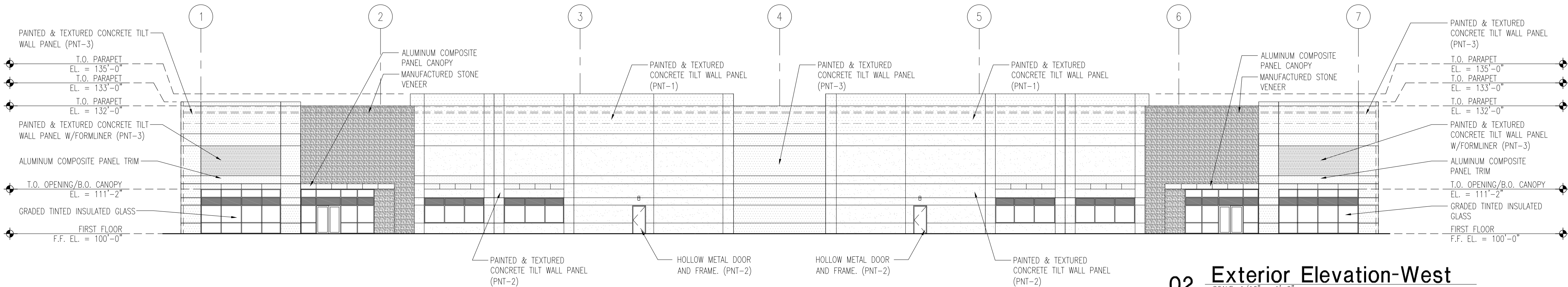
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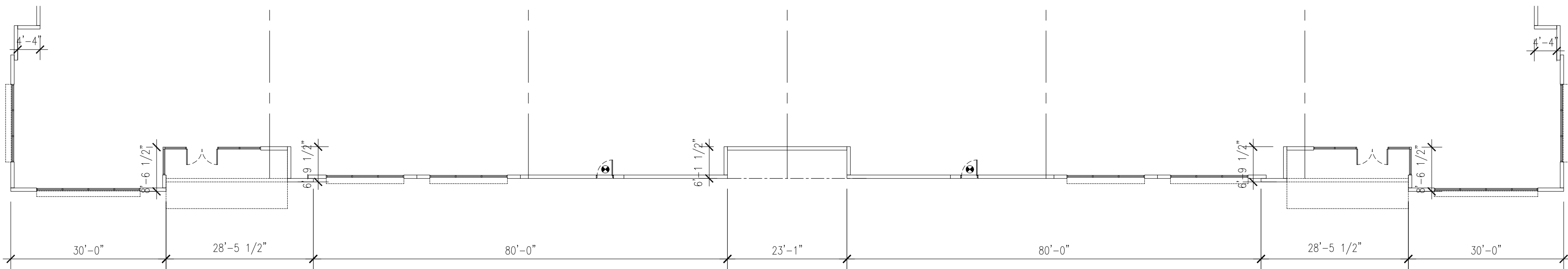
06 Elevation - Front
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05 Elevation - Side
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02 Exterior Elevation-West
SCALE: 1/16" = 1'-0"



01 Floor Plan-West
SCALE: 1/16" = 1'-0"

Hefner-Garden Ridge

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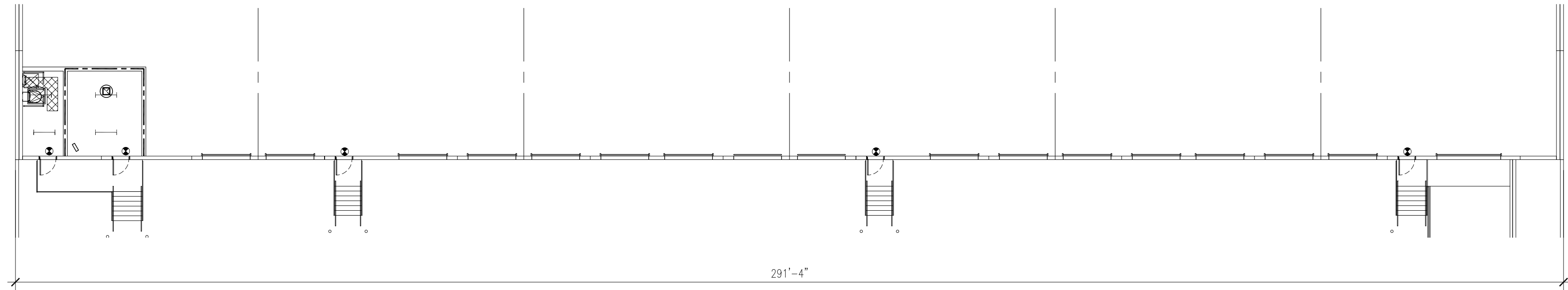
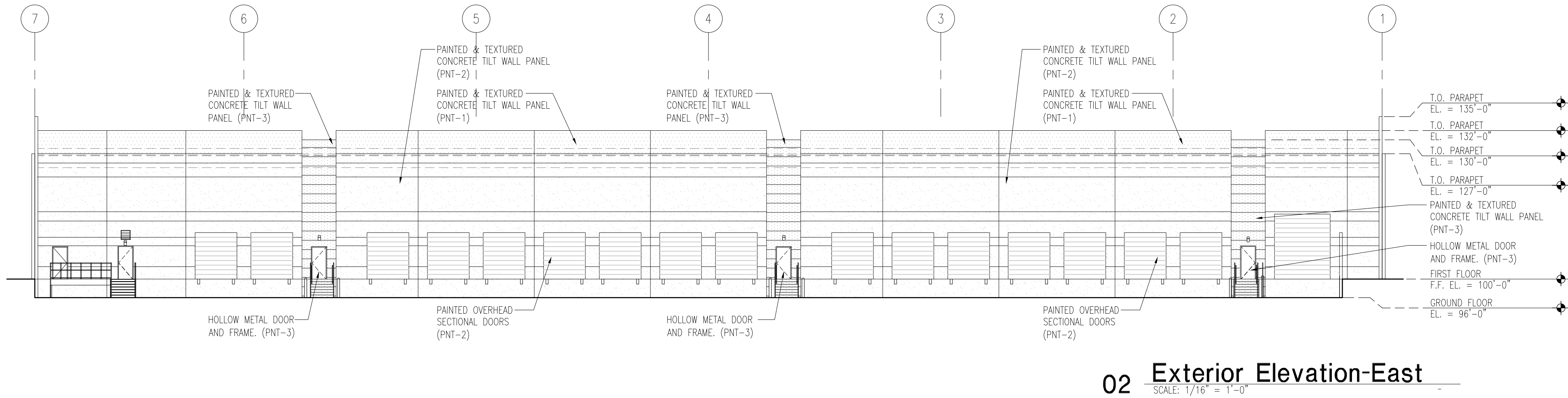
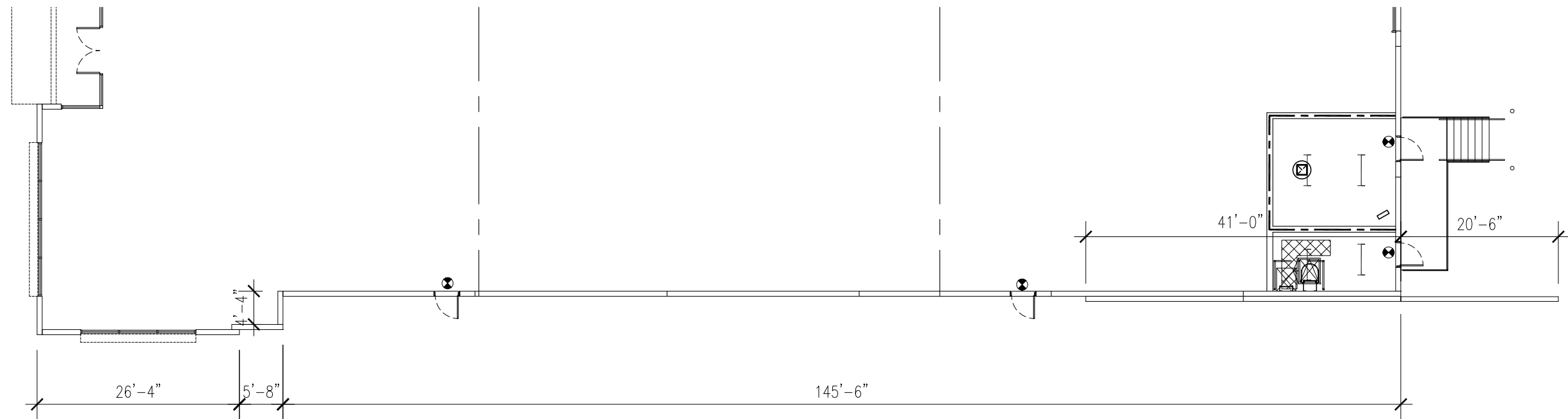
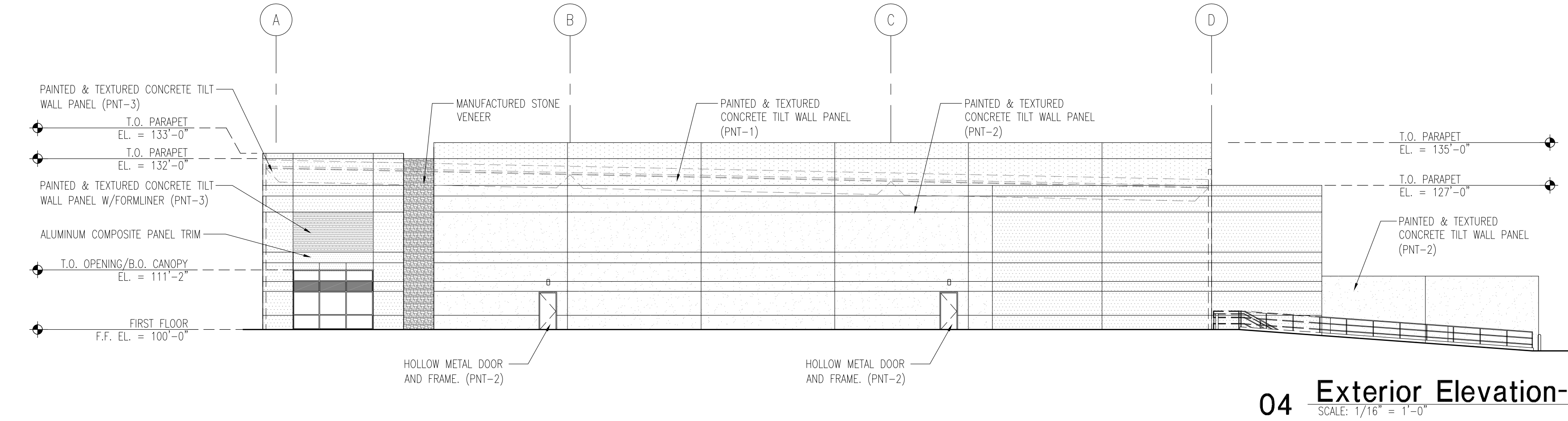
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A4.00

FINISH LEGEND			
	TILT-WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW7531 CANVAS TAN PNT-1		ALUMINUM COMPOSITE PANEL
	TILT WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW6149 RELAXED KHAKE PNT-2		MANUFACTURED STONE VENEER
	TILT WALL PANELS, WITH ACRYLIC TEXTURED COATING - SW7031 MEGA GREIGE PNT-3		FORMLINER

NATURAL MATERIAL CALCULATIONS					
No.		North	South	East	West
1.	Total Facade S.F.	8,196 SF	7,638 SF	9,872 SF	11,531 SF
2.	Facade S.F. (Exclusive of doors & Windows)	7,955 SF	5,280 SF	8,148 SF	10,246 SF
3.	Doors & Windows S.F.	214 SF	214 SF	1,724 SF	1,285 SF
4.	Primary Masonry Totals (Min. 80%)	7,955 SF	5,280 SF	8,148 SF	10,246 SF
	-Brick S.F. (As Applicable)	N/A	N/A	N/A	N/A
	-Stone S.F. (As Applicable)	204 SF	204 SF	0 SF	1,574 SF
	-Tilt Wall S.F. (As Applicable)	7,178 SF	7,178 SF	8,148 SF	8,275 SF
	-Stucco S.F. (As Applicable)	N/A	N/A	N/A	N/A
5.	Secondary Masonry Totals (Max. 20%)	50 SF	50 SF	0 SF	660 SF
	-EIFS S.F. (As Applicable)	0 SF	0 SF	0 SF	256 SF
	-Hardiplanks S.F. (As Applicable)	N/A	N/A	N/A	N/A
	-Detail Any Additional (A.C.M.)	50 SF	50 SF	0 SF	404 SF



Hefner-Garden Ridge
FLOWER MOUND, TEXAS
ADDITIONAL INFORMATION

Hefner Properties
8333 Douglas Ave. Suite 1350
Dallas, Texas 75225
P. 214. 855. 2953



gsr | andrade
ARCHITECTS

4121 Commerce St. Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0559

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INTERIM REVIEW DOCUMENTS
This document is preliminary
and is not intended for
Regulatory Approval, Permit, or
Construction Purposes.
This document is issued under
the authority of Fernando
Andrade, 17868 on 07-12-2017

Revisions:

01.20.17	DRC Submittal
03.10.17	DRC Comments
07.12.17	DRC Comments

Date:
01.20.17

Project No.
2567

Drawn By:

Checked By:

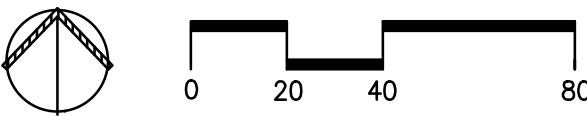
Sheet Title:

Drawing No:

A4.10



01 EXISTING TREE PLAN
SCALE: 1" = 40'-0"



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0083
Fax: 214.871.0545
Email: smr@smr-la.com

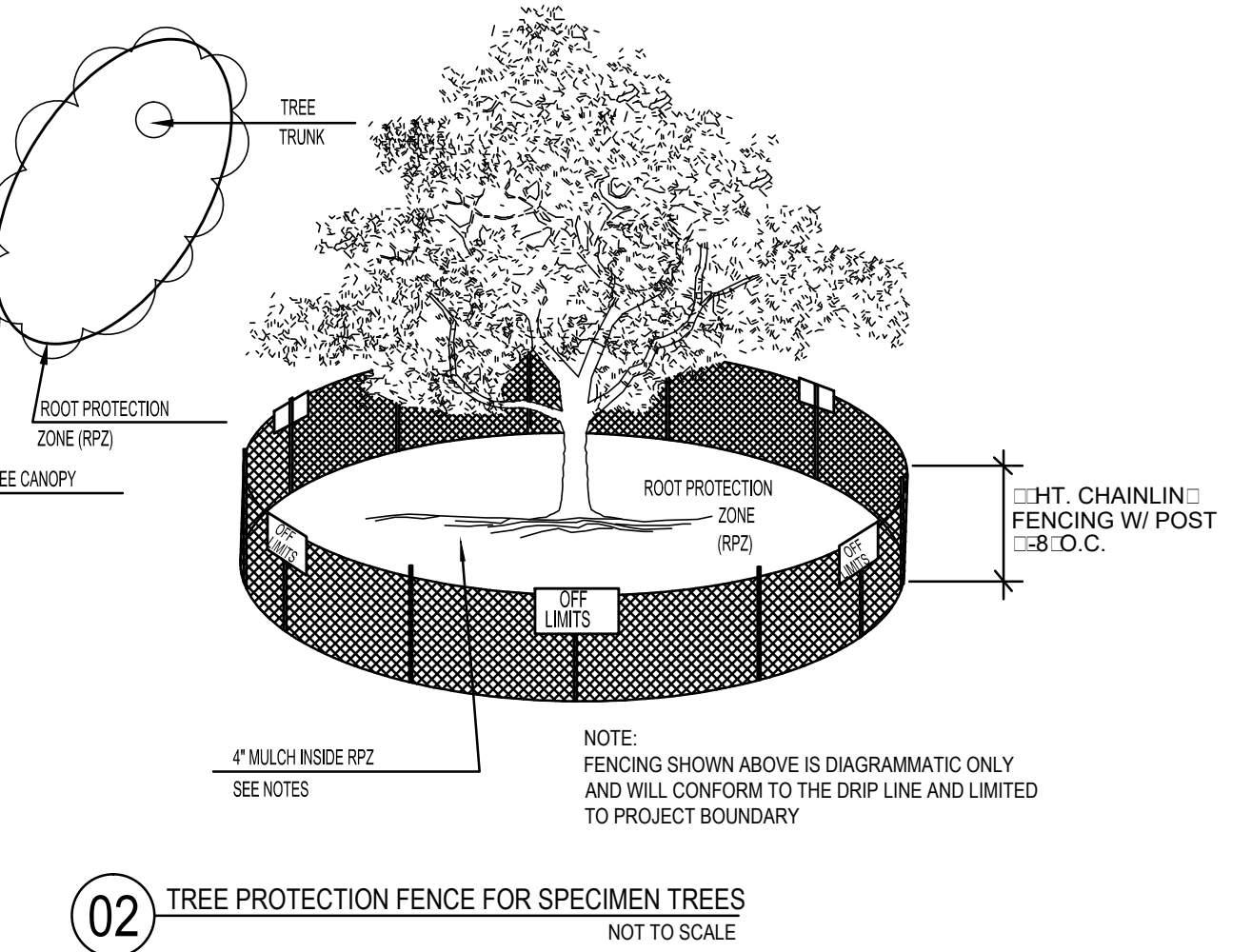
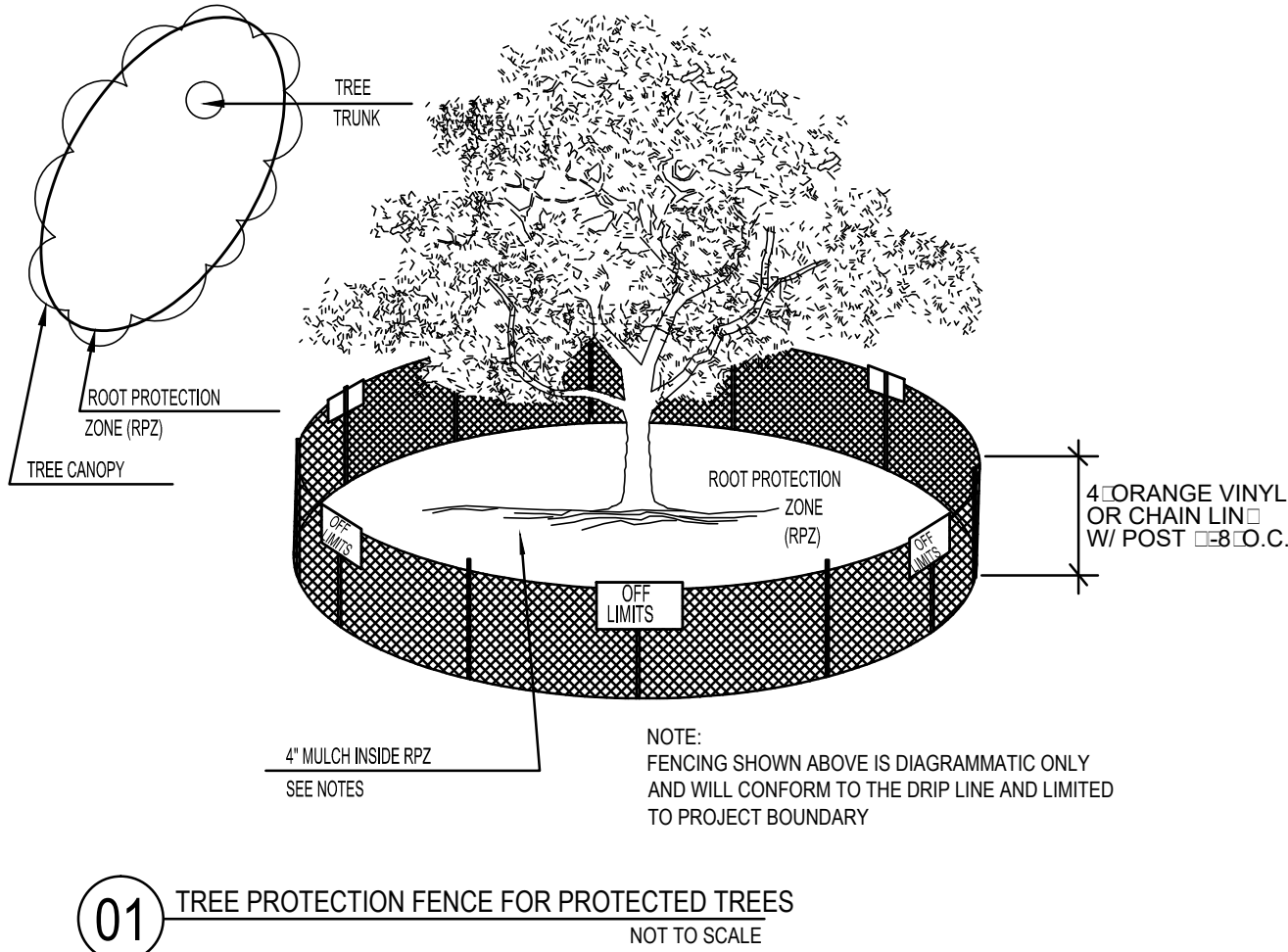
EXISTING TREE CHART					
POINT NO.	CALIPER	COMMON NAME	SCIENTIFIC NAME	NOTE	NOTE
329	30"	CEDAR ELM	<i>Ulmus crassifolia</i>	SPECIMEN	TO BE REMOVED
129	24"	CEDAR ELM MULTI TRUNK	<i>Ulmus crassifolia</i>	SPECIMEN	TO BE REMOVED
95	30"	CEDAR ELM	<i>Ulmus crassifolia</i>	SPECIMEN	TO BE REMOVED

EXISTING TREE LEGEND

- EXISTING SPECIMEN TREE TO BE REMOVED
- THE (3) SPECIMEN TREES SHOWN ARE PROPOSED TO BE REMOVED

NO MITIGATION IS REQUIRED FOR THE REMOVAL OF ANY PROTECTED OR SPECIMEN TREE ON THIS SITE

THIS PLAN IS FOR GRADING ONLY

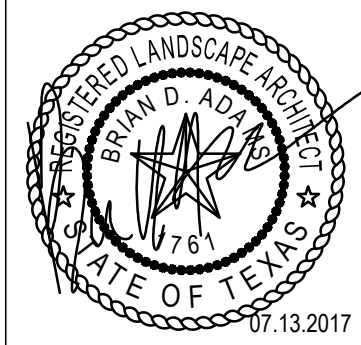


EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. Orange vinyl construction fencing is acceptable for all protected trees. 6' ht. chain link fence is required for all specimen trees that are to remain. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

smr
landscape architects, inc.
1708 N. Griffin Street Dallas, Texas 75202
Tel: 214.871.0083 Fax: 214.871.0545
Email: smr@smr-la.com

HEFNER
GARDEN RIDGE
FLOWER MOUND, TEXAS



Issue For:

- ☐ Design Development
- ☐ Progress
- ☐ Bidding
- ☒ Permit
- ☐ Construction

Original Issue Date:
01.31.2017

△	
△	
△	
△	
△	

Sheet Description:
**EXISTING
TREE PLAN**

Drawing By: RMT

Checked By: RMT

Current Date:
05.12.2017

Drawing

L1.00

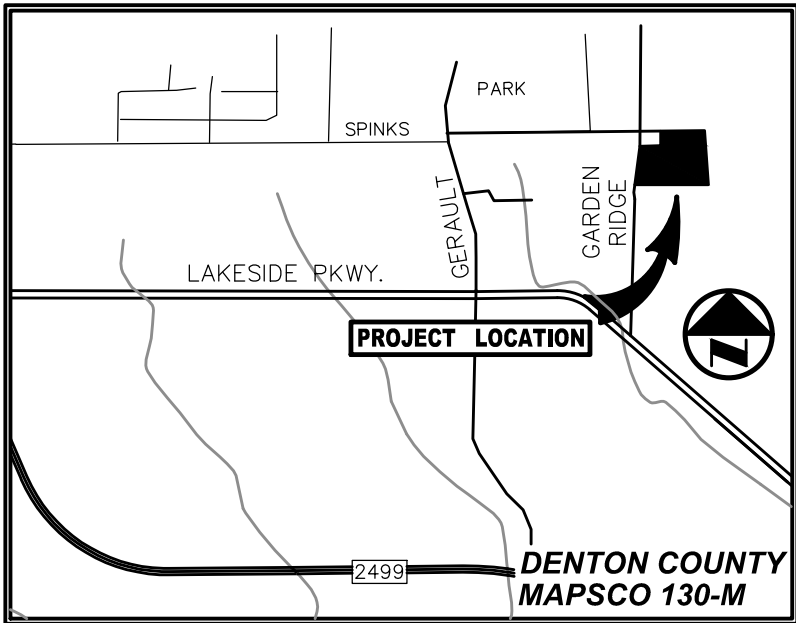
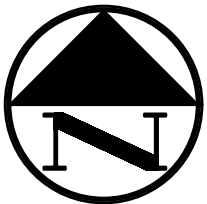
REVIEWED

TOWN OF FLOWER MOUND
RELEASED FOR CONSTRUCTION

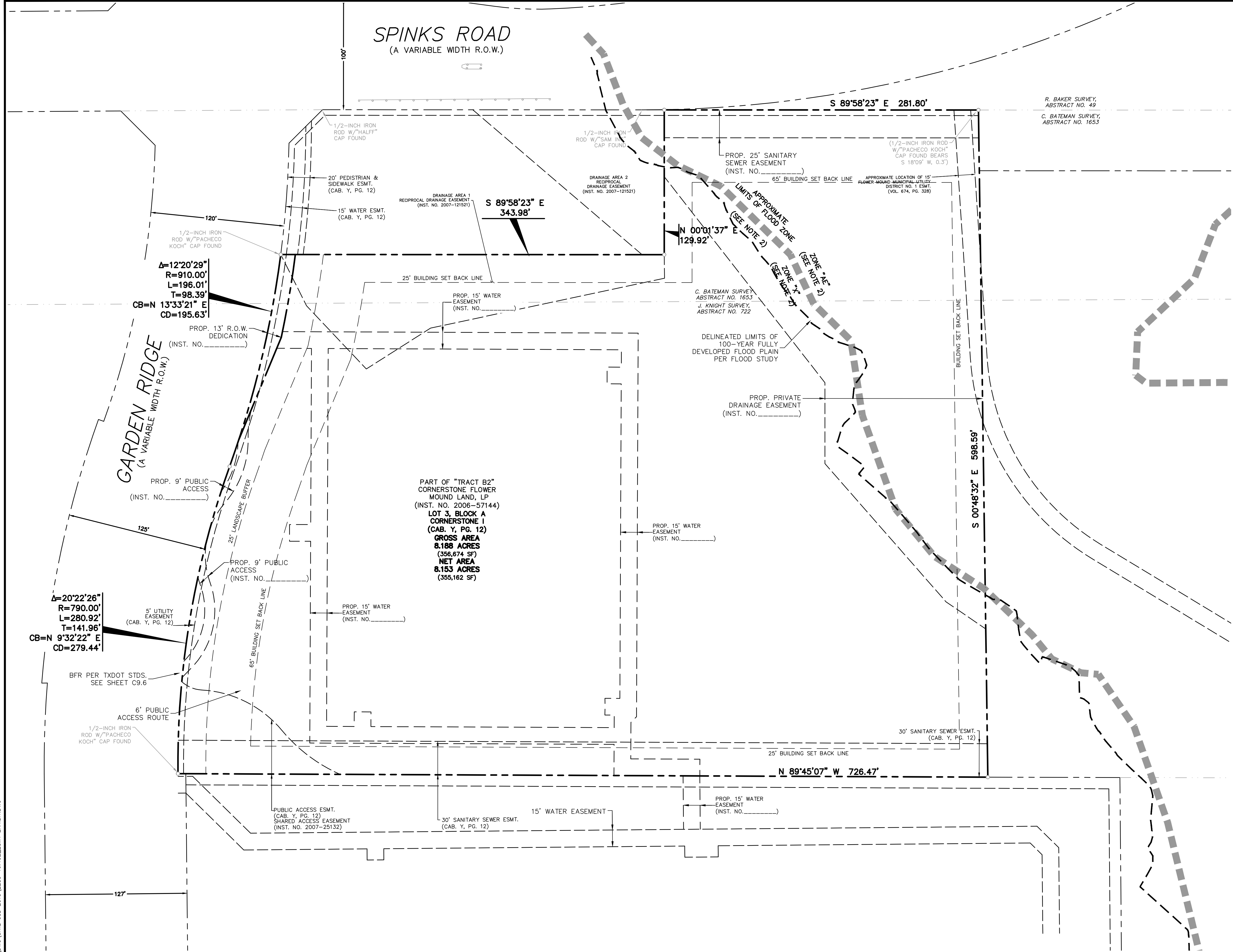
DATE: _____

TOWN OF FLOWER MOUND
ENGINEERING SERVICES DIVISION

THE TOWN OF FLOWER MOUND
CONSTRUCTION STANDARDS
APPLY WHETHER INDICATED
ON THESE PLANS OR NOT



VICINITY MAP
(NOT TO SCALE)



OWNER/DEVELOPER JAMES CURT HEFNER HPFT GARDEN RIDGE, LLC 8333 DOUGLAS AVENUE, SUITE 1350 DALLAS, TX. 75225 PH (214) 855-2953	ENGINEER ERIC C. SWARTZ, P.E. PACHECO KOCH 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX. 75231 PH (972) 235-3031
---	---

NO.	DATE	REVISION



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

EASEMENT & RIGHT-OF-WAY DEDICATION EXHIBIT

HEFNER - GARDEN RIDGE
CORNERSTONE I
LOT 3, BLOCK A

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
ECS	JQ	AUGUST 2017	1"=40'			EX-B



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: August 28, 2017

FROM: Doug Powell, Executive Director of Development Services

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0007 – CTCDD Amendment) to amend Section 1.0, Land Use Plan, Section 2.0, Area Plans, and Section 9.0, Wastewater Plan, of the Master Plan to change the current land use designation from Cross Timbers Conservation Development District to Estate Residential and Institutional uses, and to expand the boundary of the Long Prairie Wastewater Service District Map to include the subject property. The property is generally located south of Cross Timbers Road, east of Flower Mound Road, and north of Quail Run 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 Town Council.

II. APPLICATION ANALYSIS

This application has been initiated by the Town Council and consists of two amendments to the Master Plan. The first is to change the land use designation of the subject tracts from the Cross Timbers Conservation Development District (CTCDD) to Estate Residential and Institutional uses. The second is to amend the boundary of the Long Prairie Wastewater Service District Map to allow for sewer service to the subject tracts.

The amendment in essence is to move the eastern boundary of the CTCDD and wastewater service area to coincide with Flower Mound Road. The total property under consideration is approximately 167.87 acres of land and contains six tracts of land that consist of vacant, church and school uses. This request is similar to the Bunn Gourley East amendment (MPA14-0005) that was initiated in 2014.

A. Proposed Amendments to the Land Use Plan and Area Plan

The purpose of this request is to remove the subject tracts from the CTCDD Area Plan, resulting in no properties east of Flower Mound Road remaining in the CTCDD. As land use within a master plan is typically based on geographic elements, not ownership, it is appropriate that all of the land east of Flower Mound Road, remaining in the CTCDD, be considered at the same time.

The tracts are described as follows (see Attachment B(1) for reference):

Tract 1

R19284 and R19272

Located at the southeast corner of Cross Timbers Road and Flower Mound Road and containing approximately 19.83 acres of land.

Undeveloped, but Site Plan for school approved August 7, 2017.

Proposed for Institutional uses.

Tract 2

R19282, R19286 and R19600

Located south of Tracts 1, 3 and 4 on the east side of Flower Mound Road and containing approximately 97.70 acres of land.

Undeveloped – gas well.

Proposed for Estate Residential uses.

Tract 3

R564634

Located on the south side of Cross Timbers Road and containing approximately 17.30 acres of land.

Developed as Rockpointe Church.

Proposed for Institutional uses.

Tract 4

R19289

Located east of Tract 3 on the south side of Cross Timbers Road and containing approximately 5.88 acres of land.

Undeveloped.

Proposed for Estate Residential uses.

Tract 5

R19613

Located south of Tract 4 on the north side of Quail Run Road and containing approximately 8.83 acres of land.

Developed as single-family residential.

Proposed for Estate Residential uses.

Tract 6

R244836

Located at the northeast corner of Quail Run Road and Flower Mound Road, north and west of Liberty Elementary, and containing approximately 18.33 acres of land.

Undeveloped and owned by LISD.

Proposed for Institutional uses.

The existing CTCDD Area Plan in the Master Plan is generally described as follows:

“Cross Timbers Conservation Development District

The Cross Timbers Conservation District preserves the integrity of the largely intact Cross Timbers ecological area in central Flower Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur.

Predominantly residential development, typically being single family residential development at net densities no greater than one unit per two acres. Moderate

increases in densities may be appropriate in combination with cluster developments, conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem, other natural systems, and Scenic Corridors and Vistas. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.”

The proposed Estate Residential and Institutional land use categories are generally described in the Master Plan as follows:

“Estate Density

Residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater.

Institutional

Town, County, State and other government uses, such as offices, courts, police stations, jails, libraries and fire stations; churches, synagogues and other institutional uses such as the YMCA, fraternal organizations, boys and girls clubs, and similar not-for-profit uses and public or private schools and day care centers. Institutional uses are appropriate within areas designated for residential land uses, with special site design consideration to minimize impacts on the surrounding neighborhoods.”

All six of the subject tracts are currently located within an Agricultural (A) zoning district. Approval of the proposed Master Plan Amendment would allow applicants to proceed with zoning amendment applications, if necessary for development. **No zoning amendment applications have been submitted to the Town for review at this time.**

The subject tracts are contiguous to both the Liberty Elementary School site and the Magnolia Park residential subdivision, which are not part of the CTCDD. The Liberty Elementary site was designated as Institutional use with the Master Plan 2001 update. Magnolia Park was removed from the CTCDD in 2015 and changed to Low Density residential land use.

The land to the north of the subject tracts across Cross Timbers Road is master-planned, zoned and either developed or being developed with Low Density and Estate Density residential uses (minimum lot sizes of 15,000 square feet and one acre respectively). The land east of the subject tracts is master-planned, zoned and developed with Retail and Estate Density residential uses. The land to the south of the subject tracts is master-planned, zoned and developed with Medium Density residential uses, a portion of which allowed for 6,000-square-foot lot sizes at the time it was developed.

The land to the west of the subject tracts across Flower Mound Road is master-planned as CTCDD and zoned Agricultural District, with a portion being developed as a residential cluster development with minimum ½-acre lots.

B. Proposed Amendment to the Wastewater Plan

The purpose of this request is to expand the boundary of the Long Prairie Wastewater Service District Map to Flower Mound Road to include the subject tracts. With the exception of Rockpointe Church, the tracts are currently not served by the Town’s wastewater infrastructure, which means any new development there would have to provide on-site septic systems.

In a 2014 study performed by the Town’s consultants and commissioned by the applicants of the Bunn Gourley East MPA request, it was determined that there would be

sufficient capacity in the Town's Upper Timber Creek sanitary sewer system to accommodate the proposed development in this area. The proposed development at that time was for a combination of Medium Density residential and Retail uses. The sanitary sewer system was to be installed by the developers, but operated and maintained by the Town following completion and acceptance.

The request was denied, with the exception of a 4.3-acre tract south of Quail Run Road. That property is now the Liberty Park subdivision, zoned and being developed as Medium Density residential (minimum lot sizes of 10,000 square feet). In 2015, another 13.58-acre tract was approved for removal from the CTCDD. That property is now the Magnolia Park subdivision, zoned and being developed as Low Density residential (minimum lot sizes of 15,000 square feet).

Considering the decrease in density proposed with this amendment, it has been determined that there would still be sufficient capacity to extend sewer to the remaining five undeveloped tracts in the area and move the district boundary to Flower Mound Road.

C. Enhanced Notification

Since the amendment to the Town's Master Plan in 2013, an "enhanced notification process" has been required for all cluster development proposed within the CTCDD. The intent of the process is to increase notice and encourage participation. Although this request is not related to a cluster development, the subject property is located within the CTCDD; therefore, the enhanced notification process has been utilized.

III. CORRESPONDENCE

The 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 for all Master Plan amendment requests. At the time this report was written, staff had received numerous phone calls and emails both in favor and opposition to the request (see Attachment C(1)).

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map

B. Application Details

1. Master Plan Exhibit

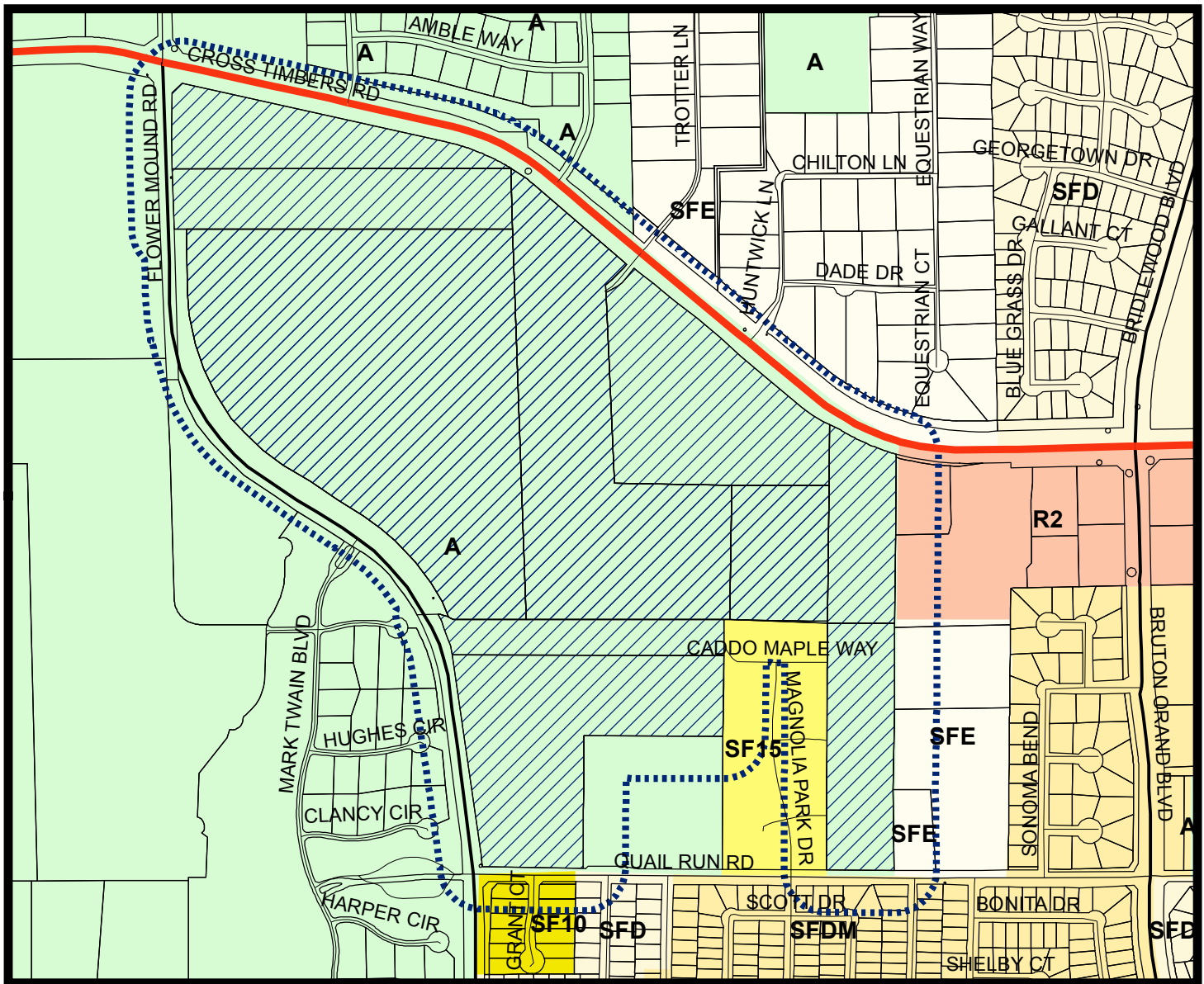
C. Correspondence

1. Correspondence

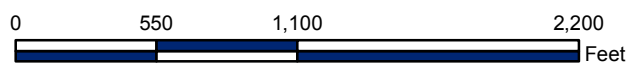
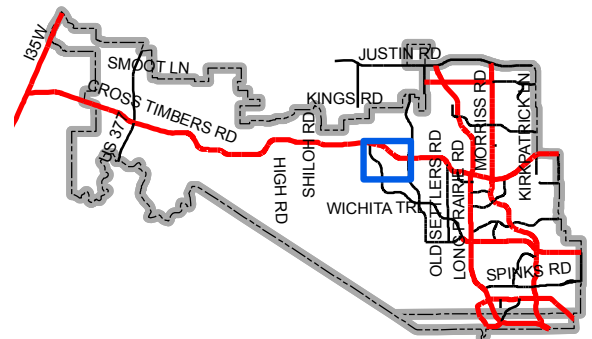
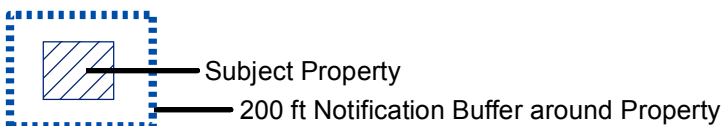
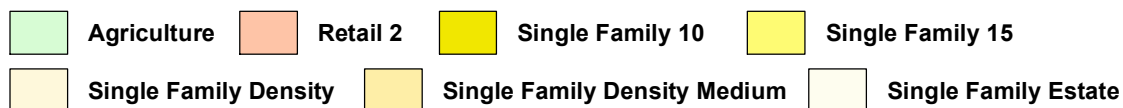


Vicinity Map

Reference Project: MPA17-0007



LEGEND



Map Location



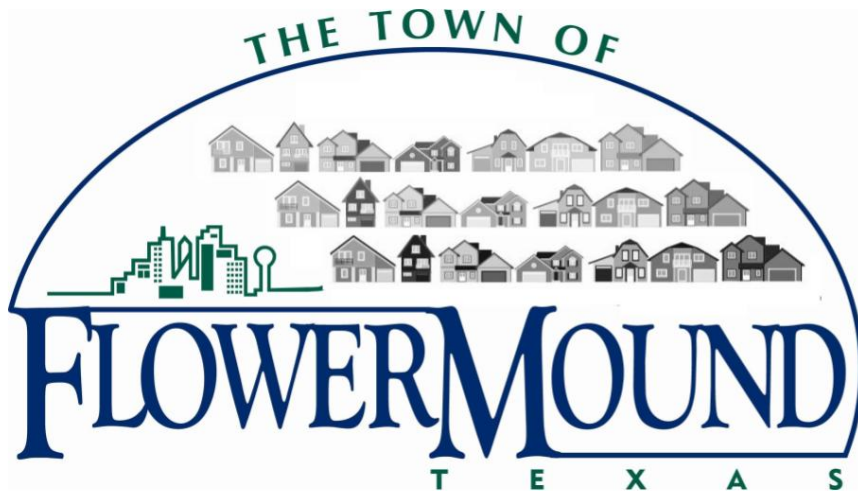
Cindi Price

From: Ciara Berry
Sent: Thursday, August 17, 2017 3:29 PM
To: planning
Subject: Please vote NO to the Master Plan Amendment of the CTCDD

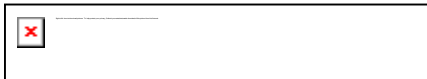
I am begging you, please vote NO to the latest request to remove property from the CTCDD and initiate sewer. Every chip away from the CTCDD is chipping away at what makes Flower Mound special. The development is getting ridiculous. It is a tragedy to see gorgeous, large trees being plowed down for a developer to make a buck. This is our town; the beauty and nature out here is why many people choose to live here in the first place. If this passes, this is the beginning of the death of Flower Mound. Our town logo is one of horses and trees. That is holding on by a thread; the conservation district is all we have left that represents that ideal. You take that away and we are nothing but strip malls and identical brick houses. What a disgrace that will be.

Thank you for reading,

Ciara Berry
3357 Rolling Hills



Ciara Berry
Consultant



Cindi Price

From: Erin
Sent: Monday, August 21, 2017 5:28 PM
To: planning; Town Council
Subject: MPA17-0007

To the Planning & Zoning Committee and Town Council of Flower Mound:

I am sending this email in support of MPA17-0007. Moving the boundary of the CTCDD west of the property would be a win-win for the Town of Flower Mound and for Founders School. This will alleviate the concerns of Councilman Don McDaniel, about sewer inside the CTCDD.

The Planning and Zoning Committee already voted to extend the sewer. This vote should reflect your previous support.

Please vote in favor of this MPA.

Sincerely,
Erin Bharadwaj
Flower Mound Resident

Cindi Price

From: Apiwan Born
Sent: Monday, August 21, 2017 4:13 PM
To: planning
Subject: Support the MPA17-0007

Dear the committee members

We are writing to support the MPA17-0007, which will allow the construction of the Founders Classical Academy (FCA) of Flower Mound. Our children (5th and 7th graders) have attended FCA since its inception in 2015. We love the school and its rigorous curriculum. At its current location in Parker Square, however; its space has been utilized at its maximum capacity. For example, cafeteria and after-school care will share the same space. Our children are both in the band, and they had to take their private music lesson in a very tiny room. We have no playground, and we lost count of how many times my son came home with allergy from poison oak/ivy that grows in the area where they had recess. Bottom line is that we need a new building with larger space. The proposed location for FCA of Flower Mound seems to be suitable for what we need.

We strongly urge you to support the MPA17-0007 so that my children can still attend the school that they love.

Sincerely yours,
Apiwan & Ken Born
1701 Dalton Dr.
Flower Mound, TX 75022

Cindi Price

From: Debbie Chester
Sent: Tuesday, August 22, 2017 7:06 PM
To: planning
Subject: Amending the CTCDD

Dear Planning and Zoning and Council Members,

As a resident of almost 25 years I **strongly oppose** the changes proposed to the CTCDD. My greatest concern is the need to run sewer to this area of town. I understand that the engineering of such a project is expensive and will most likely require constant maintenance which will affect my taxes for years to come. I have concern for the traffic issues this will create as well.

We have a Master Plan that the Town spent a great deal of time and money and research to develop. Why should we change a plan that is working well and sets us apart from other suburbs?

Please, vote No to this change in the Master Plan.

Respectfully,

Debbie Chester

6600 Stonehill Court



Cindi Price

From: James Cunningham
Sent: Tuesday, August 22, 2017 12:02 AM
To: planning
Subject: Master Plan Amendment (MPA17-0007 – CTCDD Amendment)

Dear Planning and Zoning Commission of Flower Mound,

I am writing you to express my concern over this proposed change to the town Master Plan. Flower Mound has a very unique identity that makes it, in my opinion, the most sought after place to live in the Metroplex. This is pretty evident by the average time it takes for a home to sell in the Town.

Having moved to north Texas a little over 6 years ago, my family had the choice of any town or city in the DFW area to call home. We lived in Plano for a year, and Lewisville for several months prior to moving to Flower Mound. While both Lewisville and Plano are very nice towns and have lots to offer including quality schools, plenty of shopping and activities for kids, They lack the personality and uniqueness of FloMo. The blend of city and country life that is Flower Mound, is one, if not its most endearing and sought after quality. It is this reason, along with great schools and family first attitude that motivated our decision to raise our children in this great Town.

I fear allowing additional sewer systems to be laid, will steer the Town towards the direction of every other suburb\town in the metroplex, an endless sea of housing developments and shopping centers. While I am sure there are economic benefits to having every possible piece of land developed, I fail to see how that will "preserve our unique country atmosphere, heritage and quality of life."

I could provide a highly detailed list of other negative affects of over development, I will instead leave you with a Chinese proverb; "The frog does not drink up the pond in which it lives."

I pray for each member to vote of **NO** to MPA17-0007 – CTCDD Amendment.

Sincere Regards,

James P. Cunningham III
2401 Branch Oaks Lane
Flower Mound, Texas 75028

Cindi Price

From: C Finley

Sent: Wednesday, August 23, 2017 1:07 PM

To: Place1 - Jason Webb <PLACE1@flower-mound.com>; Mayor - Tom Hayden <Mayor@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>; planning <planning@flower-mound.com>

Cc: Chuck Russell <chuck.russell@flower-mound.com>

Subject: Master Plan Amendment (MPA17-0007 – CTCDD Amendment)

Dear Planning and Zoning, Honorable Council members and Mayor,

The Town has initiated a Master Plan Amendment (MPA17-0007 – CTCDD Amendment) for the property generally located south of Cross Timbers Road, east of Flower Mound Road, and north of Quail Run Road. The proposal is to amend the Town's Master Plan in two areas:

1. Remove the property from the CTCDD area plan and change the land use to Estate Residential and Institutional.
2. Add the property to the wastewater service district map.

My husband and I are writing in response to the MPA described above which has been initiated by the Town Council. This property composed of several tracts was formerly known as the Bunn-Gourley East tract. The developers/owners have been trying to remove this property from the CTCDD for years and it appears now have the Town Council's blessing with an MPA proposed by the Council itself. And, hence, we start the slippery slope of seeing out beautiful Cross Timbers region developed no differently than any other area of the Metroplex. Ecologically, the Cross Timbers area serves as habitat for large populations of mammals and birds and is unique in its topography. The conservation district was created with the idea to preserve the ecosystem and other natural areas while allowing compatible development. Removing large tracts of land from the CTCDD undermines those goals and makes a mockery of what many treasured when they moved here. We ask that this proposal be denied.

Caroline & Marc Finley
2600 Bourne Lane
Flower Mound, TX 75022

Cindi Price

From: Audrey Gardsbane
Sent: Monday, August 21, 2017 2:50 PM
To: planning; town council@flower-mound.com.
Subject: MPA17-0007

I wanted to ask you to please vote in favor of MPA17-0007. My family and I are all in favor of this change and we are residents of Flower Mound.

Thank you,

Audrey Gardsbane

Cindi Price

From: Ron Huebner
Sent: Thursday, August 17, 2017 7:50 AM
To: planning
Subject: Ron Huebner Comment on MPA17-0007 – CTCDD Amendment

Please include my commentary as part of the official record and provide it for P&Z and Town Council consideration.

As a Flower Mound resident who is directly affected by this amendment I am definitely and strongly opposed to any changes to the Master Plan. To amend the plan is to basically say that we have no plan or commitment to a plan at all. Those who worked so hard to find a balance between growth and environmental preservation were dedicated to the future of our children and the quality of their life here. Developers do NOT have the same goals for our grandchildren and great grandchildren that I and many other like minded voting residents have.

The "Ifnfinite Growth at all Cost" model that the Council seems to be following is unsustainable. The Cross Timbers Ecosystem is strained at the present time and most residents apparently believe we are masters of the system, not part "OF" the system. Time and science have proven the folly of this attitude and it will eventually erode the quality of life that brought me to Flower Mound in the first place.

Please be aware that your TAX revenue model also TAXES a sensitive environment that our city's Master Plan authors understood. Please do NOT assume that all growth is good for our city. It is NOT!

Please leave the master plan as it is and work within it's more than reasonable constraints to save a small important piece of nature for our future. You and most other residents would be astounded at the wildlife that uses the fragile Cross Timbers ecosystem as a vital lifeline and corridor to navigate and migrate on a seasonal and continual basis. Not to mention all the wildlife that lives within it's very limited boundaries.

The MPA17-0007 – CTCDD Amendment is only good for the current and future developers, who are only motivated by profit and a very misguided sense of progress. Please do not follow them down that very dangerous rabbit hole!

Cindi Price

From: Amy lasseigne
Sent: Thursday, August 17, 2017 4:37 PM
To: planning

Please stop amending the CTCDD area plan.

Please protect the Cross Timbers Conservation Development District.

Do not approve the property generally located south of Cross Timbers Road, east of Flower Mound Road, and north of Quail Run Road for the latest request.

Thanks,

Amy

Cindi Price

From: Bob Lines
Sent: Monday, August 21, 2017 9:23 AM
To: LauriAnn Cash
Subject: MPA17-0007-CTCDD

I am writing this letter to both the Planning & Zoning Commission and to the Town Council.
I would like for my letter to be read at the public hearing as follows:

My name is Bob Lines. I live at 4904 Harbor Court, Flower Mound, Texas. I have resided at this address since November of 1992.

I attended my first Town Council Meeting in 1991, prior to purchasing my house in Flower Mound. I still have the Master Plan map that was presented at that meeting. At that meeting there were residents who voiced concern that this was the perfect Master Plan and it should never be changed. As I look back on that map and compare it to today's master plan - the 2 are totally different. Here we are today considering another change. We need to look at the long term growth of our city and what needs to be done to keep it healthy.

I am in favor of this proposed change for two reasons – keeping our infrastructure growing and keeping taxes from significant increases.

For us to be short sighted and not allow this property to be rezoned is not in our best long-term interest.

Respectfully,
Bob Lines

Cindi Price

From: Rick Lust
Sent: Monday, August 21, 2017 11:50 AM
To: planning
Subject: Sewer in CTCDD

Dear Planning and Zoning, and Honorable Council members,

I'm writing as a former mayor, and P and Z chairman who has worked extensively with our Town's master plan. I am asking that the Town resist the constant pressure to allow sewer in the CTCDD as it would undermine the core foundation of our master plan.

We, the tax payers, have paid hundreds of thousands of dollars to have our Town's future growth planned in a way that is balanced and considers all aspects of growth. Major amendments to the Master Plan simply destroy that balance.

One thing that sets Flower Mound apart from every other suburb of Dallas is that our master plan vision calls for a dichotomy of "the city-the country" as is represented by our Town's logo.

The formula is simple: density will always follow sewer.

The central portion of our Town is planned without sewer for several good reasons.

First, traffic circulation. The central portion of our Town has virtually no north/south ingress and egress due to the lake to the south and build out to the north. Lower density in this part of town is essential to help reduce the burden of traffic congestion that we already face.

Second, this area of our town is part of the "country" portion of the dichotomy that gives us our unique identity and separates us from every other suburb of Dallas/Ft.Worth.

Third, the Town does not have an inherent obligation to change it's master plan to assure economic viability for a Developer's plan or desires. The free market should, and will, determine that over time.

Fourth, and arguably the most important, is the CTCDD does not, for the most part, gravity feed to our treatment plant. This means that sewerage of this portion of town would require an extensive network of lift stations. Yes, the developers will normally assume the initial cost of sewer installation. But what no one mentions, is the Town will have to assume the responsibility for the costly maintenance of the lift stations and pump replacements forever! This will not help with taxes and the already high cost of water/sewer service in our town. Any honest sewer engineer will tell you designing a sewer system relying extensively on lift stations is not desirable.

For all of these reasons, I would ask that everyone involved in the decision process consider the Town's future carefully and **vote no** to amending the Master Plan to allow sewer in the CTCDD. I don't believe the citizens of Flower Mound want our town to lose it's unique identity and evolve into just another suburb of Dallas. We have something very special and unique in Flower Mound. Let's not destroy that.

Respectfully,
Rick Lust
Ridgecrest Dr.

(Please confirm receipt.)

Cindi Price

From: Kalpesh Patel
Sent: Monday, August 21, 2017 3:32 PM
To: planning
Subject: Views Regarding MPA17-0007 proposed amendment to CTCDD

Hello Mr. Douglas,

I received a letter that the property MPA17-0007-CTCDD is going to be converted to Residential property and I can express my views regarding this proposal.

My view is that the property should remain agriculture and green belt. My backyard faces this property and few of the reasons I had bought this house was "privacy" and the scenic beauty of the view, I could see horses, cows and the ranch and it's pleasant. If the property MPA17-0007-CTCDD is changed to Residential or Institutional then it will all be gone.

Regards

-Kalpesh

Property owner: 3632 timothy dr flowermound tx.

Cindi Price

From: Jim
Sent: Thursday, August 17, 2017 11:57 AM
To: planning
Subject: MPA17-0007 - CTCDD Amendment

Members,

The continued chipping away of the essence of Flower Mound, that “thing” that has drawn people to the area for the 35 years

my family has lived here, is ultimately going to destroy the heart of this community in the name of greed.

This community has always had a contentious few that want to see it morph into a Plano clone. It seems however that the existing government

has deemed it necessary to accelerate this process by removing a chunk of the CTCDD to appease developers who can't seem to get enough cash by working within the framework of the Master Plan. A plan I would point out that has been in place for several decades and for the most part served us well.

In 2000 the SMART Growth Management Plan was adopted. I would remind you of the goals....

- o *Mitigate the ill effects of rapid and intense urbanization. Flower Mound was the nation's tenth fastest growing community during the 1990s - growing by 226.54%, from 15,527 to 50,702 residents.*
- o *Ensure growth is served with adequate public infrastructure, services, and facilities.*
- o *Ensure growth contributes to the attainment of the community character and quality of life objectives established in the Town's Master Plan.*
- o *Preserve open lands, natural landscapes, farmland, sensitive ecological resources, and scenic vistas on the urban fringe.*
- o *Integrate the built and natural environments and contribute to a sense of place.*
- o ***Ensure growth does not occur at the expense of environmental quality, community character, or quality of life.***

Please note the phrases “community character”, “quality of life”, “natural landscapes”, “farmland”, “scenic vistas” and “open lands”.

I will not get in to a discussion of the negative impact to the environment.

I would submit that this ill-conceived amendment to the Master Plan is a complete undermining of the above goals. Further it sets a precedent that will be virtually impossible to negate.

Jim Pierson

3209 High Rd

Flower Mound 75022

Cindi Price

From: Becky San Juan
Sent: Wednesday, August 23, 2017 9:55 PM
To: planning; Town Council
Subject: MPA17-0007

To whom it may concern:

I would like to express my support to move the boundary of the CTCDD District as well as changing the zoning from Agricultural to Institutional. Thank you for your consideration!

Becky San Juan

Cindi Price

From: Emil Soleyman
Sent: Tuesday, August 15, 2017 3:50 PM
To: planning
Subject: Opposition against Master Plan Amendment

MPA17-0007-CTCDD

Property south of Cross Timbers Road, East of Flower Mound Road, and North of Quail Run Road

My wife and I noticed the signs around this property regarding the Master Plan Amendment request. We have noticed that the landowner(s) want to change the Master Plan on this property without ever filing a Development Plan. This is a very unusual approach and if approved could cause irreparable harm to the current Cross Timber Conservation Development District guidelines. It will open the door to other landowners to take a similar approach and thus compromising the integrity of the Cross Timbers District.

Notably, the landowner wants to:

- 1) Bring in municipal sewer (currently prohibited)
- 2) Change the land use to Estate Residential and Institutional

My wife and I are against this action as are our neighbors. We wholeheartedly disagree with this amendment request and advise the town to decline it.

Thanks,
Emil Soleyman-Zomalan
Paulin Soleyman

6601 Stonehill Ct
Flower Mound, TX 75022

Cindi Price

From: Emily Strittmatter
Sent: Tuesday, August 22, 2017 5:25 PM
To: planning; Town Council
Subject: Fwd: Sewer in CTCDD

Thank you for your time and service to our community.

I would like to voice my opposition to sewer extension and the proposed MPA which would extend sewer into the CTCDD.

Former Mayor Rick Lusk, along with other former council members, have voiced their concerns and opposition to this project and I, as a former PZ commissioner, join them in opposition. I received a copy of Mr. Lusk's opposition letter and I support his position. Please thoughtfully consider his concerns.

It's is my opinion that MPAs and other exceptions should only be granted when there is a valid and justifiable concern for the safety and welfare of affected parties and when no reasonable alternative is available. In this instance, the applicant has not shown this to be the case as septic is a viable option. The applicants preference is just that, a preference; not a necessity.

I am also opposed as I do not think it is fiscally responsible to extend the sewer. What burden will the taxpayers bear long term?

And finally, I think it is irresponsible to open the CTCDD up to future sewer extensions by other applicants who will expect similar exceptions once Pandora's box is opened, so to speak. It's is naive to think that future applicants won't want or expect similar exceptions.

Respectfully,

Emily Strittmatter

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Respectfully,
Rick Lust
Ridgecrest Dr.

(Please confirm receipt.)

Cindi Price

From: Warner Watkins
Sent: Monday, August 21, 2017 2:05 PM
To: planning; Town Council
Subject: Support MPA17-0007

Dear Commissioners and Town Council,

I am writing to urge your support of MPA17-0007. My son attends Founders Classical Academy of Flower Mound and we desperately need the room to grow. The school is under contract (and hopefully the landowner has approved the extension) for the property at the corner of 1171/Flower Mound Rd.

Commissioners, you already showed your support for sewer and this specific project when you approved the previous MPA and site plan. Your vote next Monday should reflect this same level of support!

Councilmembers, and especially Councilman McDaniel, this is what you asked for and I think it is a win-win for all. Density issues to the south are alleviated and our school campus will not have to dump 17,000 gallons of waste water on the property.

V/r,

Warner Watkins

Sent from my iPhone