



## **AGENDA**

### **TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING**

**OCTOBER 9, 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](http://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. ELECTION OF OFFICERS**

- a. Chair
- b. Vice Chair

**E. REGULAR ITEMS**

**1. *Minutes of September 25, 2017***

Consider approval of the minutes of the September 25, 2017, Planning and Zoning Commission Regular Session.

**2. *RC17-0003 – The Villas of Southgate, Phase Three***

Consider a request for a Record Plat to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.

3. *ZPD17-0011 – Timber Creek Medical Park* *Public Hearing*  
Public Hearing to consider a request for rezoning to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.
4. *MPA17-0006 – Stonecrest Storage* *Public Hearing*  
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial / Industrial use on approximately 4.545 acres of land within the Denton Creek District Area Plan. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.
5. *ZPD17-0006 – Stonecrest Storage* *Public Hearing*  
Public Hearing to consider a request for rezoning from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

**F. 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: Oct. 5, 2017, at 3:10pm, 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 25TH DAY OF SEPTEMBER, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:00 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 |
| Albert Picardi | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

|        |                       |
|--------|-----------------------|
| Vacant | Commissioner, Place 5 |
|--------|-----------------------|

*(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:

|                    |                     |
|--------------------|---------------------|
| Bryn Meredith      | Town Attorney       |
| Chuck Russell      | Town Planner        |
| Robert Pegg        | Engineering Manager |
| Poornima Srinarasi | Senior Planner      |
| Richard Brown      | Senior Planner      |
| Cindi Price        | Executive Assistant |

- A. CALL TO ORDER: 6:00 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. CITIZENS/VISITORS COMMENTS**

There were none.
- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the August 28, 2017, Planning and Zoning Commission Regular Session.**

**Commission Deliberation**

Commissioner Johnson moved to approve the August 28, 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. Consider a request for a Record Plat (RC16-0014 - Townlake, Phase Two) to create a residential subdivision. The property is generally located south of Cross Timbers Road and west of Flower Mound Road.

#### **Staff Presentation**

Poornima Srinarasi, Senior Planner

#### **Commission Deliberation**

Commissioner Johnson moved to approve RC16-0014 – Townlake, Phase Two. 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.

3. Public Hearing to consider a request for rezoning (ZPD17-0009 – Southpoint Addition) to amend Planned Development District No. 61 (PD-61) with Commercial District-2 (C-2) uses to modify the development standard related to the rear yard setback for all of Lot 1. The property is generally located west of Enterprise Drive and north of Long Prairie Road.
4. Consider a request for a Site Plan (SP17-0009 - Enterprise Storage) to develop a miniwarehouse facility, with an exception to Section 98-147, "Topographical Slope Protection," of the Code of Ordinances. The property is generally located west of Enterprise Drive and north of Long Prairie Road.

#### **Staff Presentation**

Richard Brown, Senior Planner

**In Favor – None**

**In Opposition – None**

**Close Public Hearing**



### **Commission Deliberation (ZPD17-0009)**

Commissioner Johnson moved to recommend approval of ZPD17-0009 – Southpoint Addition. Vice Chair McCall seconded the motion.

### **VOTE ON THE MOTION (ZPD17-0009)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**The motion passed with a vote of 6-0.**

### **Commission Deliberation (SP17-0009)**

Commissioner Johnson moved to recommend approval of SP17-0009 - Enterprise Storage and requested exception. Vice Chair McCall seconded the motion.

### **VOTE ON THE MOTION (SP17-0009)**

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

**NAYS:** None

**ABSTAIN:** None

**ABSENT:** None

**The motion passed with a vote of 6-0.**

5. Public Hearing to consider a request for rezoning (ZPD16-0013 – Traditions of Flower Mound) from Agricultural District (A) to Planned Development District No. 152 (PD-152) with Single-Family District-15 (SF-15) uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Old Settlers Road and north of Harris Road.
6. Consider a request for a Development Plan (DP17-0003 – Traditions of Flower Mound) to develop a residential subdivision. The property is generally located west of Old Settlers Road and north of Harris Road.

### **Staff Presentation**

Poornima Srinarasi, Senior Planner

### **Applicant Presentation**

Bhujang Karakavalasa, eData World, Frisco

### **In Favor –**

Deborah Rothermel, 3424 Harris, Flower Mound

**In Opposition –**

Don McElhone, 3448 Harris, Flower Mound  
Chris Sears, 3313 Harris, Flower Mound  
Curtis Stanworth, 3409 Pecan Park, Flower Mound  
Paul Stone, 4100 Broadway, Flower Mound  
Alan Vanderneut, 3335 Harris, Flower Mound

**Close Public Hearing**

**Commission Deliberation (ZPD16-0013)**

Commissioner Johnson moved to recommend approval of ZPD16-0013 – Traditions of Flower Mound and requested exceptions. Commissioner Kendrick seconded the motion.

**VOTE ON THE MOTION (ZPD16-0013)**

**AYES:** Dillon, Kendrick, McCall, Johnson, Neal, Ruthrauff  
**NAYS:** None  
**ABSTAIN:** None  
**ABSENT:** None

The motion passed with a vote of 6-0.

**Commission Deliberation (DP17-0003)**

Commissioner Johnson moved to recommend approval of DP17-0003 – Traditions of Flower Mound. Commissioner Dillon seconded the motion.

**VOTE ON THE MOTION (DP17-0003)**

**AYES:** Ruthrauff, Neal, Johnson, McCall, Dillon  
**NAYS:** Kendrick  
**ABSTAIN:** None  
**ABSENT:** None

The motion passed with a vote of 5-1.

E. ADJOURNMENT: 7:25 P.M.

**TOWN OF FLOWER MOUND, TEXAS**

**DOUGLAS S. POWELL, AICP**  
Executive Director, Development Services

**ATTEST:**

**Cindi Price, Executive Assistant**



## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

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**DATE:** October 9, 2017

**FROM:** Poornima Srinarasi, Senior Planner

**ITEM:** Consider a request for a Record Plat (RC17-0003 - The Villas of Southgate, Phase Three) to create a residential subdivision. The property is generally located south of Lakeside Parkway and east of Gerault Road.

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### I. ITEM SUMMARY

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

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

### II. APPLICATION ANALYSIS

The purpose of the application is to create 112 buildable, single-family detached residential lots for Phase Three of the Villas of Southgate development. Phase Three is located within the Northeast Tract and zoned SG-R1 subzone within the Southgate development. The subject property is undeveloped and contains approximately 17 acres of land.

On April 18, 2016, the Town Council approved Development Plan DP15-0011 for the Northeast and Northwest tracts, consisting of 422 buildable, single-family attached and detached lots. The plan for the Northeast tract depicted a total of 161 lots; however, the current proposal consists of 112 detached residential lots with a slightly different lot configuration. The proposed subdivision is in compliance with the SG-R1 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

The plat also depicts necessary setbacks, easements and right-of-way dedication. Access to Phase Three development is provided from Old Gerault Road along the northern boundary and Patriot Way along the southern boundary. The plan depicts approximately 4.11 acres of open space area comprising of general open space, a pocket park, and a neighborhood park as required under the SG-R1 subzone. The amenities within the different parks include play structures, benches, water fountains, landscaping and trash receptacles. An offsite regional retention pond located south of the Crossfire development serves the residential portion as well.

On September 21, 2017, the Town Council approved a zoning amendment (ZPD17-0008) to specifically change the side setback to five feet on one side and zero feet on

the other side for detached residential uses within the SG-R1 subzone within the Northeast Tract.

On April 20, 2015, the Town Council approved a Master Plan Amendment (MPA14-0004) to change the land use from Campus Industrial uses to Campus Commercial uses on approximately 28 acres of land to allow the entire 108.3-acre Southgate development to fall under the same land use designation of Campus Commercial. On the same agenda, the Town Council also approved a zoning amendment (ZPD14-0006) to change the zoning from Planned Development District No. 47 (PD-47) with Commercial District-2 (C-2) and Industrial District-2 (I-2) uses to Planned Development District No. 134 (PD-134) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page: <http://www.flower-mound.com/1386/Southgate-at-Flower-Mound>.

### **III. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent

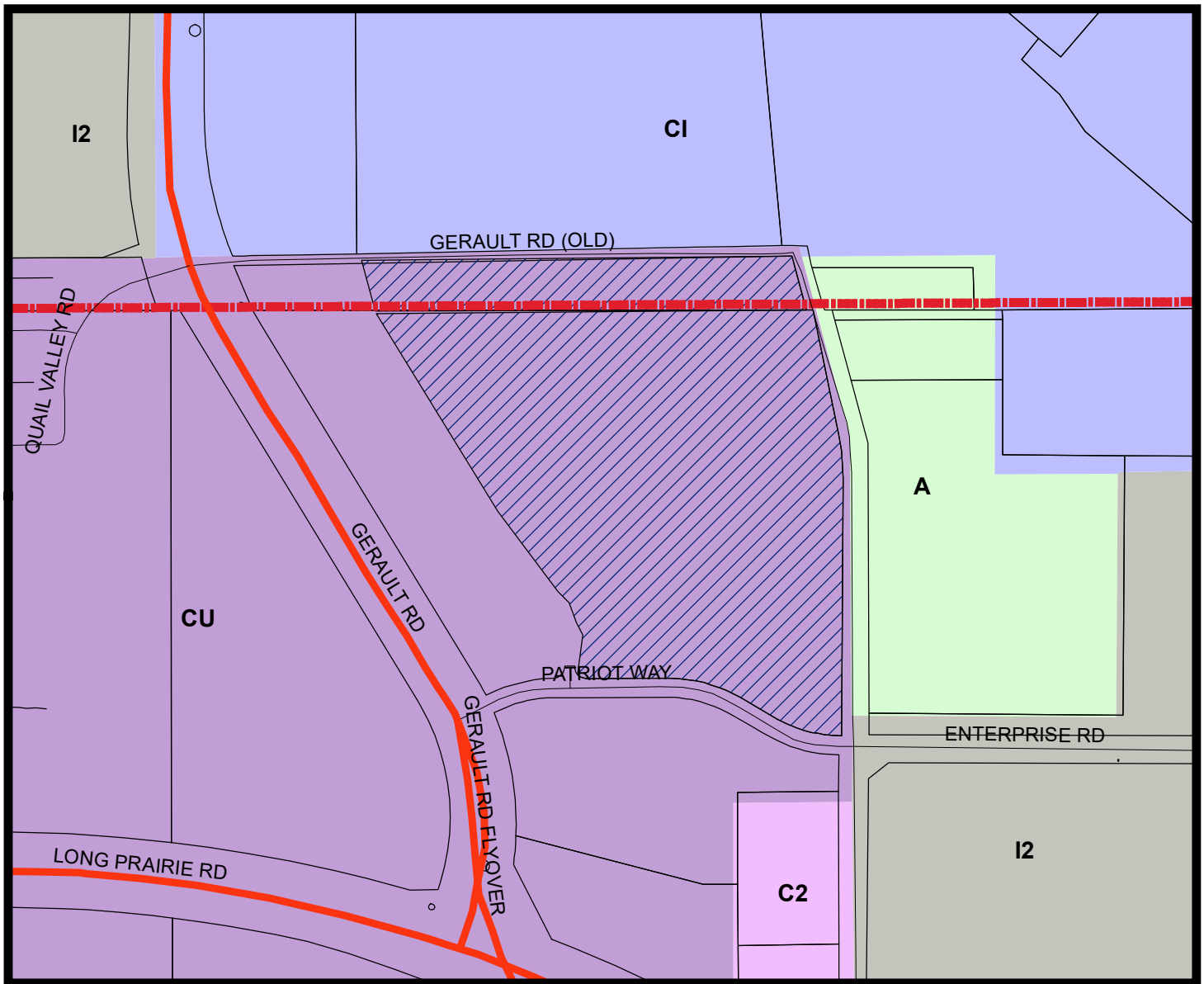
#### **B. Application Details**

1. Record Plat Package

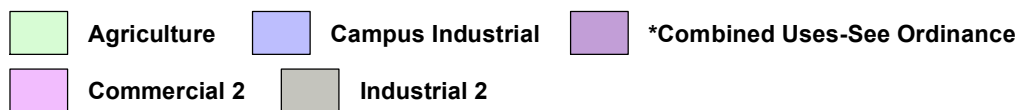


# Vicinity Map

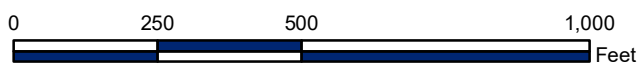
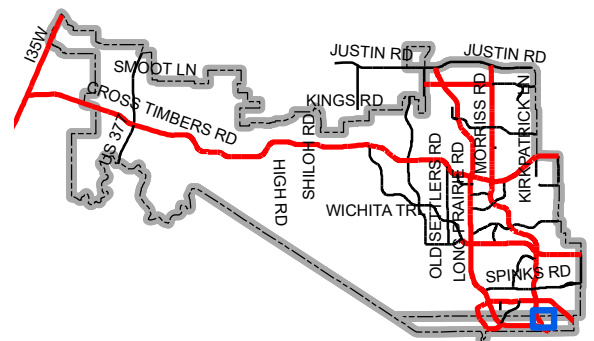
Reference Project: RC17-0003



## LEGEND



Subject Property



Map Location



**DOWDEY, ANDERSON  
& ASSOCIATES, INC.**  
CIVIL ENGINEERS

5225 Village Creek Drive  
Suite 200  
Plano, Texas 75093  
972-931-0694  
972-931-9538 Fax

September 13, 2017

Doug Powell  
Executive Director of Development Services  
Planning Division  
1001 Cross Timbers Road #2330  
Flower Mound, TX 75028

RE: The Villas at Southgate Phase Three  
Record Plat  
Flower Mound, Texas

Dear Mr. Powell

On behalf of our client, JBGL Chateau LLC, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat.

On April 20, 2015, the Flower Mound Town Council approved a Master Plan Amendment and Zoning Change for a PD-134 per Ordinance No. 25-15. As you are aware, that zoning amendment divided the overall tract into several new and distinct Mixed Used zones.

On April 18, 2016, the Flower Mound Town Council approved a Development Plan for 17.101 acres east of Gerault Road within the approved PD-134. The Development Plan complies with the ZONE SG-R2 and ZONE SG-R1 sub-zones standards described in Ordinance No. 25-15.

This proposed Record Plat is part of the Zone SG-R1 zoning tract and consists of 112 residential lots and 3 HOA lots. There are 112 Single Family detached lots. Phase Three is 17.1 acres, with 4.11 acres being HOA lots. The site is located at the northeast corner of Gerault Road and Patriot Way. The site contains a Neighborhood Park as defined in the zoning, called Lot 1X, Block I being 3.39 acres. Lot 1X, Block J being 0.62 acres, will be used as a pocket park per zoning. The Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. We have provided for landscape buffers, future right-of-way dedications and a minimum of two points of access for safety considerations.

Please feel free to contact me should you have any questions regarding our request.

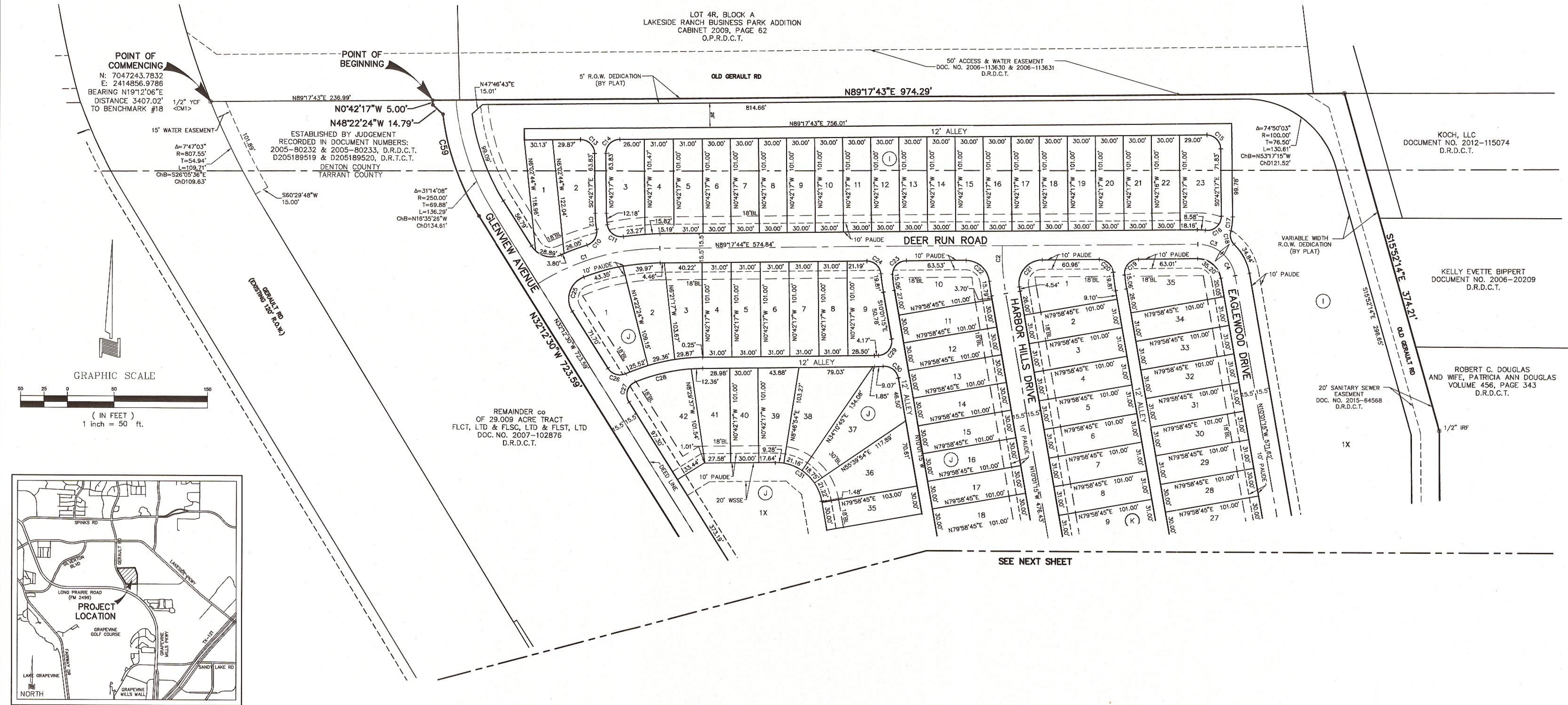
Sincerely,

Brian A. Jaffe, PE

Cc: Jed Dolson, PE – Green Brick Partners; File;



LOT 4R, BLOCK A  
LAKESIDE RANCH BUSINESS PARK ADDITION  
CABINET 2009, PAGE 62  
O.P.R.D.C.T.



A RECORD PLAT OF  
LOTS 1-23 BLOCK I,  
LOTS 1-42 BLOCK J,  
LOTS 1-35 BLOCK K,  
LOTS 1-12 BLOCK L

THE VILLAS AT SOUTHGATE  
PHASE THREE

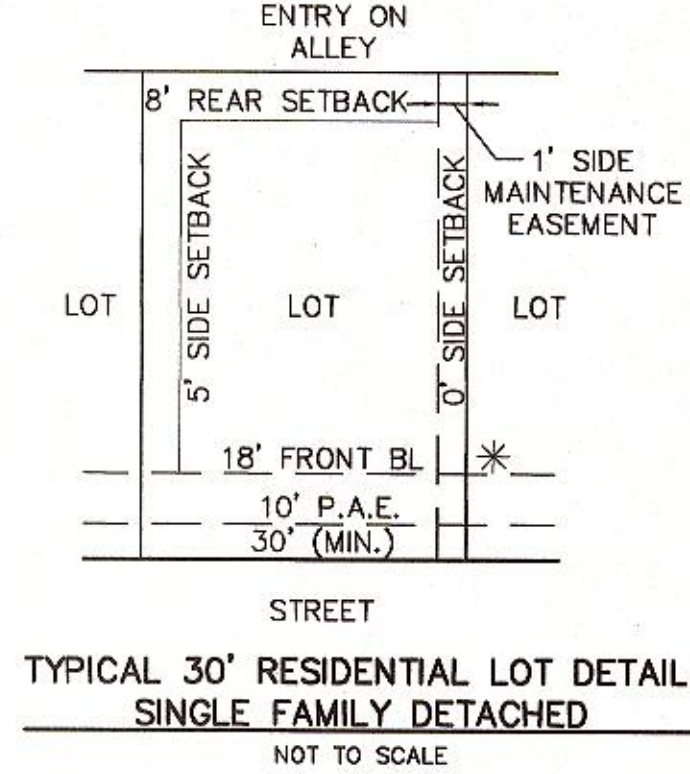
BEING 17.175 ACRES OF LAND LOCATED IN THE  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

OWNERS  
JBGL CHATEAU LLC  
2805 NORTH DALLAS PARKWAY, SUITE 400  
469-573-6762 PLANO, TEXAS 75093  
FLCT, LTD., FLSC, LTD., & FLST, LTD  
P.O. BOX 190746  
214-377-8466 DALLAS, TEXAS 75219  
ENGINEER/SURVEYOR

DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800

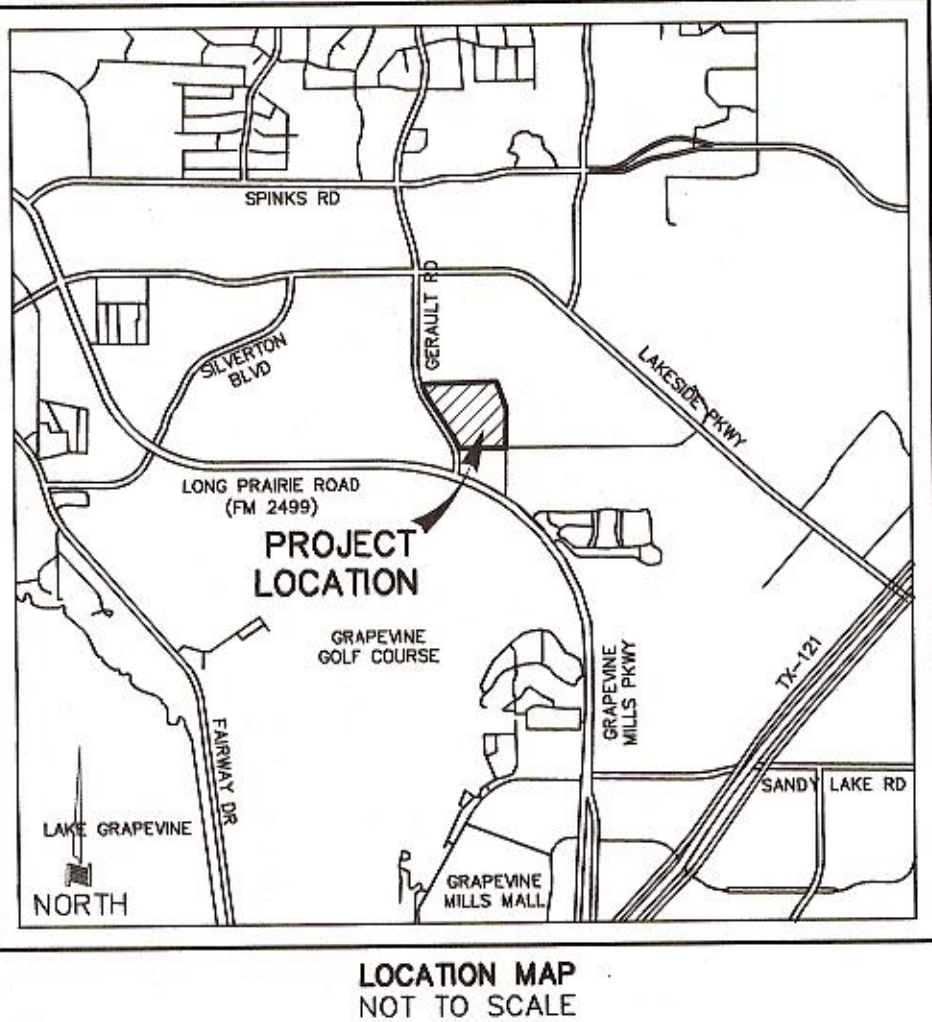
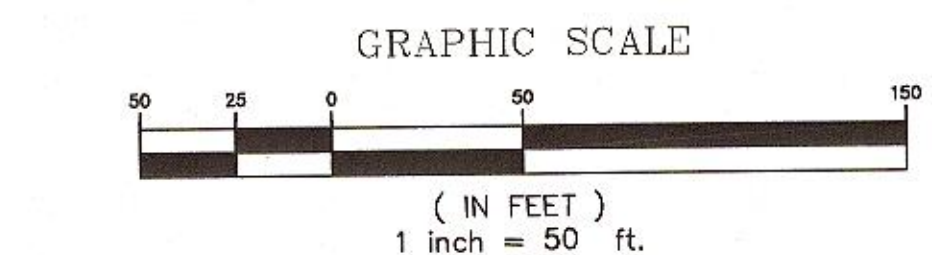
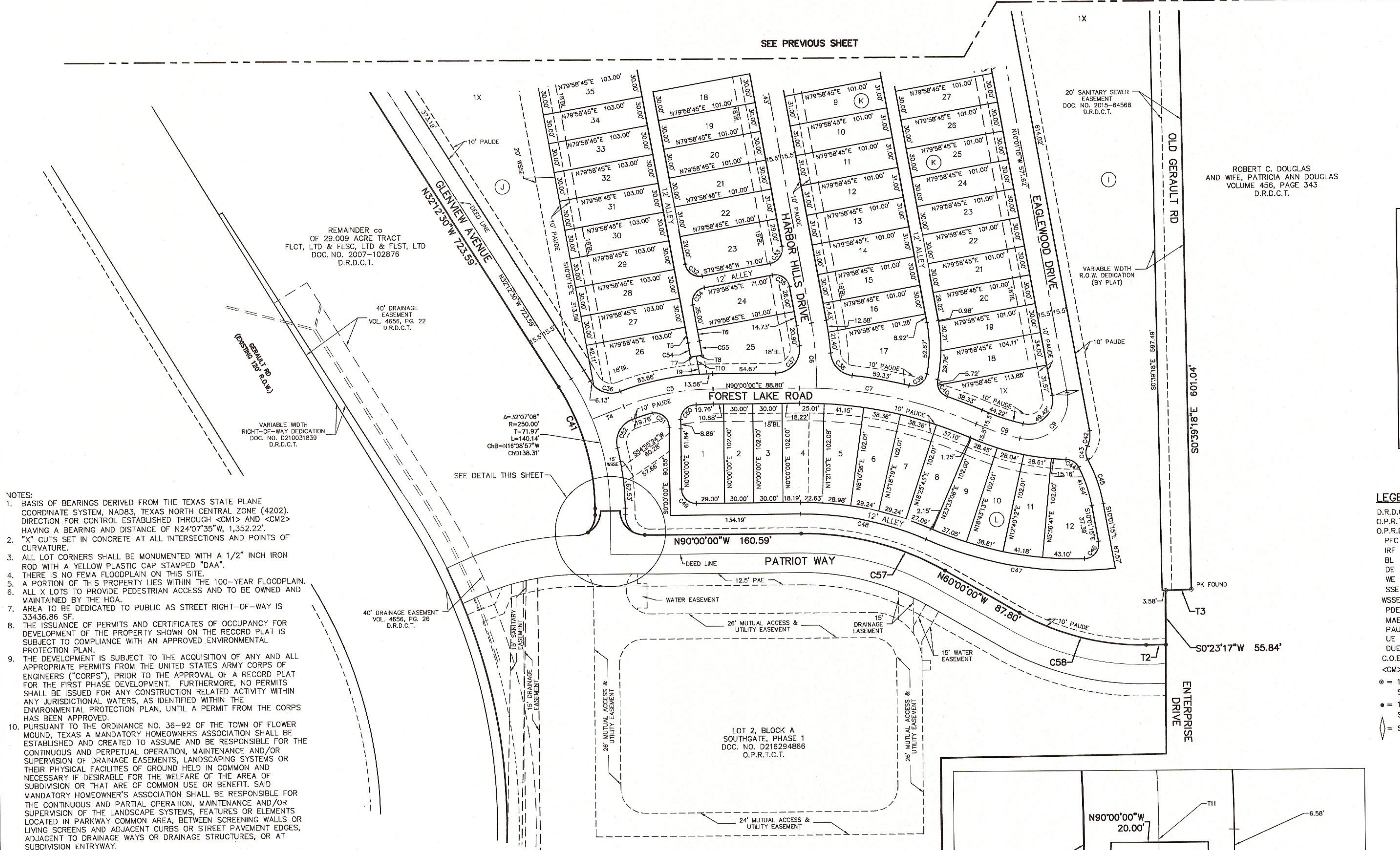
LEGEND

D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS  
PFC = POINT FOR CORNER  
IRF = IRON ROD FOUND  
BL = BUILD TO LINE  
DE = DRAINAGE EASEMENT  
WE = WATER EASEMENT  
SSE = SANITARY SEWER EASEMENT  
WSSE = WATER & SANITARY SEWER EASEMENT  
PDE = PRIVATE DRAINAGE EASEMENT  
MAE = MUTUAL ACCESS EASEMENT  
PAUDE = PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT  
UE = UTILITY EASEMENT  
DUE = DRAINAGE AND UTILITY EASEMENT  
C.O.E. = CORPS OF ENGINEERS  
<CM> = CONTROL MONUMENT  
⊙ = 1/2" IRON ROD FOUND W/YELLOW PLASTIC CAP  
STAMPED "DAA" (UNLESS OTHERWISE NOTED)  
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP  
STAMPED "DAA" (UNLESS OTHERWISE NOTED)  
◊ = STREET NAME CHANGE



NOTES:  
\* 1. AS MEASURED FROM THE PAVEMENT BACK-OF-CURB.  
PD-134 IDENTIFIES A MIN. 8' FRONT BUILD-TO-LINE (BL)  
AS MEASURED FROM THE PEDESTRIAN ACCESS EASEMENT  
(P.A.E.) PER PD-134.  
2. 0' RIGHT & 5' LEFT SIDE SETBACKS





- NOTES:
1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°07'35"W, 1,352.22'.
  2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
  3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA". THERE IS NO FEMA FLOODPLAIN ON THIS SITE.
  4. A PORTION OF THIS PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN.
  5. ALL X LOTS TO PROVIDE PEDESTRIAN ACCESS AND TO BE OWNED AND MAINTAINED BY THE HOA.
  7. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 33436.86 SF.
  8. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
  9. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
  10. 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 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 PARTIAL 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 ENTRYWAY.
  11. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
  12. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAPS NUMBER 48439C0110K DATED SEPTEMBER 25, 2009 AND NUMBER 48121C0685G DATED APRIL 18, 2011.

- LEGEND**
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS  
O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- PFC = POINT FOR CORNER  
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● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)  
◇ = STREET NAME CHANGE

A RECORD PLAT OF  
LOTS 1-23 BLOCK I,  
LOTS 1-42 BLOCK J,  
LOTS 1-35 BLOCK K,  
LOTS 1-12 BLOCK L

**THE VILLAS AT SOUTHGATE  
PHASE THREE**

BEING 17.175 ACRES OF LAND LOCATED IN THE  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

OWNERS  
**JBGL CHATEAU LLC**  
2805 NORTH DALLAS PARKWAY, SUITE 400  
469-573-6762 PLANO, TEXAS 75093

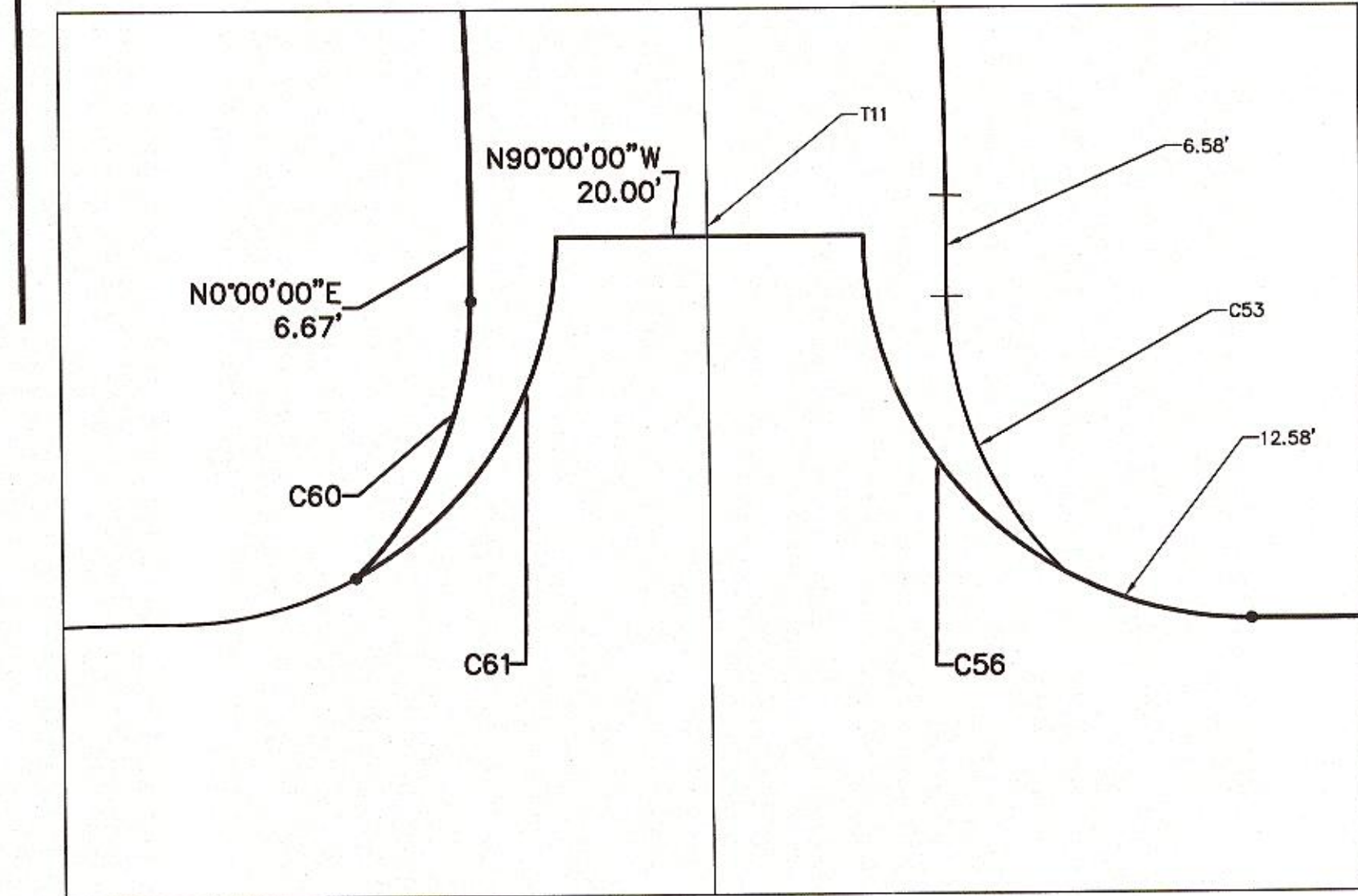
**FLCT, LTD., FLSC, LTD., & FLST, LTD**  
P.O. BOX 190746  
214-377-8466 DALLAS, TEXAS 75219

ENGINEER/SURVEYOR  
**DOWDEY, ANDERSON & ASSOCIATES, INC.**  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800

| RESIDENTIAL LOT ZONING CRITERIA PER PD-134 |                  |
|--------------------------------------------|------------------|
| MINIMUM LOT AREA                           | 2,400 SF         |
| MINIMUM LOT WIDTH                          | 30' AT BLDG LINE |
| MINIMUM LOT DEPTH                          | 80'              |
| MINIMUM FRONT YARD BL                      | 18'              |
| MINIMUM REAR YARD BL                       | 8'               |
| MINIMUM SIDE YARD BL                       | 4' LEFT 1' RIGHT |
| MAXIMUM LOT COVERAGE                       | 90%              |
| MINIMUM FLOOR AREA                         | 1800 SF          |
| MAXIMUM BUILDING HEIGHT                    | 3 STORIES OR 35' |

| COMMERCIAL LOT ZONING CRITERIA PER PD-134 |            |
|-------------------------------------------|------------|
| LOT AREA                                  | 218,030 SF |
| MINIMUM LOT WIDTH                         | N/A        |
| MINIMUM LOT DEPTH                         | N/A        |
| MINIMUM FRONT YARD BL                     | 30'        |
| MINIMUM REAR YARD BL                      | N/A        |
| MINIMUM SIDE YARD BL                      | N/A        |
| MAXIMUM LOT COVERAGE                      | 90%        |
| MINIMUM FLOOR AREA                        | 1800 SF    |
| MAXIMUM BUILDING HEIGHT                   | 4 STORIES  |

| LOT AND BLOCK SUMMARY                   |                                          |         |
|-----------------------------------------|------------------------------------------|---------|
| SMALLEST                                | 3030 SF                                  | 0.07 AC |
| LARGEST                                 | 6,575 SF                                 | 0.15 AC |
| AVERAGE                                 | 3,400 SF                                 | 0.08 AC |
| TOTAL LOTS (INCLUDING X LOTS)           | 116 LOTS                                 |         |
| TOTAL BUILDABLE LOTS (EXCLUDING X LOTS) | 112 RESIDENTIAL LOTS<br>1 COMMERCIAL LOT |         |
| FEMA MAPPED FLOODPLAIN                  | 0 SF                                     |         |



GLENVIEW AVENUE @ PATRIOT WAY DETAIL  
1 inch = 10ft.



| LOT CURVE TABLE |            |         |         |        |                    |
|-----------------|------------|---------|---------|--------|--------------------|
| CURVE           | DELTA      | RADIUS  | TANGENT | LENGTH | CHORD              |
| C10             | 82°13'29"  | 15.00'  | 13.09'  | 21.53' | S31°08'08"W 19.73' |
| C11             | 91°00'47"  | 15.00'  | 15.27'  | 23.83' | N53°38'04"W 21.40' |
| C12             | 9°16'20"   | 106.00' | 8.60'   | 17.15' | S5°20'27"E 17.14'  |
| C13             | 90°00'00"  | 15.00'  | 15.00'  | 23.56' | S45°42'17"E 21.21' |
| C14             | 90°00'00"  | 15.00'  | 15.00'  | 23.56' | N44°17'43"E 21.21' |
| C15             | 90°00'00"  | 15.00'  | 15.00'  | 23.56' | S45°42'17"E 21.21' |
| C16             | 98°47'00"  | 15.00'  | 17.50'  | 25.86' | S48°41'13"W 22.78' |
| C17             | 15°33'49"  | 56.00'  | 7.65'   | 15.21' | N7°04'38"E 15.17'  |
| C18             | 60°31'32"  | 15.00'  | 8.75'   | 15.85' | S15°24'13"E 15.12' |
| C19             | 95°46'49"  | 15.00'  | 16.60'  | 25.08' | N41°24'19"E 22.26' |
| C20             | 85°07'05"  | 15.00'  | 13.77'  | 22.28' | S48°08'44"E 20.29' |
| C21             | 98°12'26"  | 25.00'  | 28.86'  | 42.85' | N40°11'30"E 37.79' |
| C22             | 84°05'28"  | 25.00'  | 22.55'  | 36.69' | S48°39'33"E 33.49' |
| C23             | 95°46'49"  | 15.00'  | 16.60'  | 25.08' | N41°24'19"E 22.26' |
| C24             | 85°07'05"  | 15.00'  | 13.77'  | 22.28' | S48°08'44"E 20.29' |
| C25             | 101°08'47" | 25.00'  | 30.41'  | 44.13' | N18°21'54"E 38.62' |
| C26             | 82°04'02"  | 15.00'  | 13.05'  | 21.49' | N7°14'31"W 19.70'  |
| C27             | 99°48'34"  | 15.00'  | 17.82'  | 26.13' | N17°41'51"E 22.95' |
| C28             | 18°02'33"  | 194.00' | 30.80'  | 61.09' | N76°37'24"E 60.84' |
| C29             | 96°46'21"  | 15.00'  | 16.89'  | 25.34' | S38°21'55"W 22.43' |

| LOT CURVE TABLE |           |         |         |         |                     |
|-----------------|-----------|---------|---------|---------|---------------------|
| CURVE           | DELTA     | RADIUS  | TANGENT | LENGTH  | CHORD               |
| C30             | 85°35'03" | 15.00'  | 13.89'  | 22.41'  | S52°46'47"E 20.38'  |
| C31             | 80°41'01" | 50.00'  | 42.47'  | 70.41'  | N50°21'46"W 64.73'  |
| C32             | 90°00'00" | 15.00'  | 15.00'  | 23.56'  | N55°01'15"W 21.21'  |
| C33             | 89°59'50" | 15.00'  | 15.00'  | 23.56'  | S34°58'45"W 21.21'  |
| C34             | 90°00'00" | 15.00'  | 15.00'  | 23.56'  | N34°58'45"E 21.21'  |
| C35             | 90°00'00" | 15.00'  | 15.00'  | 23.56'  | S55°01'15"E 21.21'  |
| C36             | 67°24'58" | 25.00'  | 16.68'  | 29.42'  | N77°16'24"W 27.75'  |
| C37             | 95°48'42" | 25.00'  | 27.67'  | 41.81'  | S42°05'39"W 37.10'  |
| C38             | 79°20'55" | 25.00'  | 20.74'  | 34.62'  | N43°31'28"W 31.92'  |
| C39             | 93°15'21" | 15.00'  | 15.88'  | 24.41'  | S57°33'45"W 21.81'  |
| C40             | 61°14'06" | 15.00'  | 8.88'   | 16.03'  | N40°06'16"W 15.28'  |
| C41             | 32°12'30" | 234.50' | 67.70'  | 131.82' | N16°06'15"W 130.09' |
| C42             | 37°05'50" | 25.00'  | 8.39'   | 16.19'  | N8°31'39"E 15.91'   |
| C43             | 54°47'52" | 15.00'  | 7.77'   | 14.35'  | N0°19'22"W 13.81'   |
| C44             | 61°16'03" | 15.00'  | 8.88'   | 16.04'  | S57°13'17"E 15.29'  |
| C45             | 17°42'02" | 156.00' | 24.29'  | 48.19'  | N18°52'17"W 48.00'  |
| C46             | 98°46'19" | 15.00'  | 17.49'  | 25.86'  | S39°21'54"W 22.77'  |
| C47             | 30°01'47" | 379.50' | 101.79' | 198.90' | S80°57'47"E 196.63' |
| C48             | 24°02'16" | 315.00' | 67.06'  | 132.15' | S77°58'01"E 131.19' |
| C49             | 90°00'00" | 15.00'  | 15.00'  | 23.56'  | N45°00'00"W 21.21'  |

| LOT CURVE TABLE |            |         |         |         |                     |
|-----------------|------------|---------|---------|---------|---------------------|
| CURVE           | DELTA      | RADIUS  | TANGENT | LENGTH  | CHORD               |
| C50             | 87°41'11"  | 14.93'  | 14.34'  | 22.85'  | N41°35'12"E 20.68'  |
| C51             | 104°52'20" | 15.11'  | 19.64'  | 27.65'  | S52°58'29"E 23.95'  |
| C52             | 82°43'06"  | 25.00'  | 22.01'  | 36.09'  | N27°51'50"E 33.04'  |
| C53             | 46°09'19"  | 24.79'  | 10.56'  | 19.97'  | N22°52'34"W 19.44'  |
| C54             | 1°05'21"   | 769.00' | 7.31'   | 14.62'  | S9°28'35"E 14.62'   |
| C55             | 1°05'21"   | 781.00' | 7.42'   | 14.85'  | N9°28'35"W 14.85'   |
| C56             | 90°00'00"  | 25.00'  | 25.00'  | 39.28'  | S45°00'00"E 35.36'  |
| C57             | 30°00'00"  | 295.00' | 79.05'  | 154.46' | N75°00'00"W 152.70' |
| C58             | 30°33'45"  | 255.00' | 69.67'  | 136.02' | N75°16'52"W 134.41' |

| LOT LINE TABLE |             |        |
|----------------|-------------|--------|
| LINE           | BEARING     | LENGTH |
| T2             | S89°26'15"W | 20.22' |
| T3             | S88°29'16"W | 26.42' |
| T5             | S10°01'15"E | 16.65' |
| T6             | N10°01'15"W | 11.74' |
| T7             | N81°04'06"E | 6.00'  |
| T8             | N81°04'06"E | 6.00'  |
| T9             | S10°01'15"E | 16.65' |
| T10            | S10°01'15"E | 18.65' |

| ROADWAY CURVE TABLE |             |         |         |         |                     |
|---------------------|-------------|---------|---------|---------|---------------------|
| CURVE               | DELTA       | RADIUS  | TANGENT | LENGTH  | CHORD               |
| C1                  | 31°30'13"   | 250.00' | 70.52'  | 137.46' | N73°32'37"E 135.74' |
| C2                  | 10°54'45"   | 269.08' | 25.70'  | 51.25'  | N04°23'58"W 51.17'  |
| C3                  | 39°38'14"   | 40.50'  | 14.60'  | 28.02'  | S70°10'53"E 27.46'  |
| C4                  | 40°20'31"   | 40.50'  | 14.88'  | 28.52'  | N30°11'31"W 27.93'  |
| C5                  | 21°30'45"   | 250.00' | 47.49'  | 93.87'  | N79°14'37"E 93.32'  |
| C6                  | 12°48'11"   | 300.00' | 33.66'  | 67.04'  | N03°37'10"W 66.90'  |
| C7                  | 24°03'07"   | 444.50' | 94.69'  | 186.59' | S77°58'27"E 185.23' |
| C8                  | 10°48'19"   | 250.00' | 23.64'  | 47.15'  | S71°21'03"E 47.08'  |
| C9                  | 11°31'6"03" | 40.50'  | 61.50'  | 80.06'  | N46°36'46"E 67.65'  |

| ROADWAY LINE TABLE |             |          |
|--------------------|-------------|----------|
| LINE               | BEARING     | DISTANCE |
| T4                 | N68°29'15"E | 34.97'   |
| T11                | N00°05'24"W | 2.98'    |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 1              | I     | 3,718     | 0.09      |  |
| 2              | I     | 4,514     | 0.10      |  |
| 3              | I     | 4,121     | 0.09      |  |
| 4              | I     | 3,133     | 0.07      |  |
| 5              | I     | 3,131     | 0.07      |  |
| 6              | I     | 3,030     | 0.07      |  |
| 7              | I     | 3,030     | 0.07      |  |
| 8              | I     | 3,030     | 0.07      |  |
| 9              | I     | 3,030     | 0.07      |  |
| 10             | I     | 3,030     | 0.07      |  |
| 11             | I     | 3,030     | 0.07      |  |
| 12             | I     | 3,030     | 0.07      |  |
| 13             | I     | 3,030     | 0.07      |  |
| 14             | I     | 3,030     | 0.07      |  |
| 15             | I     | 3,029     | 0.07      |  |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 16             | I     | 3,029     | 0.07      |  |
| 17             | I     | 3,029     | 0.07      |  |
| 18             | I     | 3,029     | 0.07      |  |
| 19             | I     | 3,029     | 0.07      |  |
| 20             | I     | 3,029     | 0.07      |  |
| 21             | I     | 3,030     | 0.07      |  |
| 22             | I     | 3,029     | 0.07      |  |
| 23             | I     | 4,363     | 0.10      |  |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 1              | J     | 6,022     | 0.14      |  |
| 2              | J     | 3,919     | 0.09      |  |
| 3              | J     | 3,579     | 0.08      |  |
| 4              | J     | 3,131     | 0.07      |  |
| 5              | J     | 3,131     | 0.07      |  |
| 6              | J     | 3,131     | 0.07      |  |
| 7              | J     | 3,131     | 0.07      |  |
| 8              | J     | 3,130     | 0.07      |  |
| 9              | J     | 4,093     | 0.09      |  |
| 10             | J     | 4,951     | 0.11      |  |
| 11             | J     | 3,030     | 0.07      |  |
| 12             | J     | 3,029     | 0.07      |  |
| 13             | J     | 3,030     | 0.07      |  |
| 14             | J     | 3,030     | 0.07      |  |
| 15             | J     | 3,029     | 0.07      |  |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 16             | J     | 3,029     | 0.07      |  |
| 17             | J     | 3,029     | 0.07      |  |
| 18             | J     | 3,029     | 0.07      |  |
| 19             | J     | 3,029     | 0.07      |  |
| 20             | J     | 3,029     | 0.07      |  |
| 21             | J     | 3,029     | 0.07      |  |
| 22             | J     | 3,130     | 0.07      |  |
| 23             | J     | 4,347     | 0.10      |  |
| 24             | J     | 4,044     | 0.09      |  |
| 25             | J     | 5,425     | 0.12      |  |
| 26             | J     | 5,210     | 0.12      |  |
| 27             | J     | 3,089     | 0.07      |  |
| 28             | J     | 3,089     | 0.07      |  |
| 29             | J     | 3,089     | 0.07      |  |
| 30             | J     | 3,089     | 0.07      |  |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 31             | J     | 3,089     | 0.07      |  |
| 32             | J     | 3,089     | 0.07      |  |
| 33             | J     | 3,089     | 0.07      |  |
| 34             | J     | 3,089     | 0.07      |  |
| 35             | J     | 3,089     | 0.07      |  |
| 36             | J     | 4,910     | 0.11      |  |
| 37             | J     | 5,890     | 0.14      |  |
| 38             | J     | 5,386     | 0.12      |  |
| 39             | J     | 3,582     | 0.08      |  |
| 40             | J     | 3,029     | 0.07      |  |
| 41             | J     | 3,481     | 0.08      |  |
| 42             | J     | 6,032     | 0.14      |  |

| LOT AREA TABLE |       |           |           |  |
|----------------|-------|-----------|-----------|--|
| LOT            | BLOCK | AREA (SF) | AREA (AC) |  |
| 1              | K     | 4,960     | 0.11      |  |
| 2              | K     | 3,130     | 0.07      |  |
| 3              | K     | 3,130     | 0.07      |  |
| 4              | K     | 3,130     | 0.07      |  |
| 5              | K     | 3,130     | 0.07      |  |
| 6              | K     | 3,130     | 0.07      |  |
| 7              | K     | 3,130     | 0.07      |  |
| 8              | K     | 3,130     | 0.07      |  |
| 9              | K     | 3,130     | 0.07      |  |
| 10             | K     | 3,130     | 0.07      |  |
| 11             | K     | 3,130     | 0.07      |  |
| 12             | K     | 3,130     | 0.07      |  |
| 13             | K     | 3,131     | 0.07      |  |
| 14             | K     | 3,130     | 0.07      |  |
| 15             | K     | 3,029     | 0.07      |  |

A RECORD PLAT OF  
LOTS 1-23 BLOCK I,  
LOTS 1-42 BLOCK J,  
LOTS 1-35 BLOCK K,  
LOTS 1-12 BLOCK L

THE VILLAS AT SOUTHGATE  
PHASE THREE

BEING 17.175 ACRES OF LAND LOCATED IN THE  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

OWNERS  
JBGL CHATEAU LLC  
2805 NORTH DALLAS PARKWAY, SUITE 400  
469-573-6762 PLANO, TEXAS 75093

FLCT, LTD., FLSC, LTD., & FLST, LTD

P.O. BOX 190746  
214-377-8466 DALLAS, TEXAS 75219  
ENGINEER/SURVEYOR



DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694  
STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800



OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS     §  
COUNTY OF DENTON §

BEING a tract of land located in the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being that being that 17.010 acre tract of land conveyed to JBGL CHATEAU, LLC, according to deed recorded in instrument D215271324, Official Public Records, Tarrant County, Texas, also filed in Document Number 2015-139080, Deed Records, Denton County, Texas, and being a portion of the remainder of a 29.009 acre tract of land conveyed to FLCT, LTD., FLSC, LTD. and FLST, LTD., according to deed recorded in Document Number D207302377, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found at the intersection of the west line of Gerault Road, a 120 foot right-of-way and south line of Old Gerault Road, a 50 foot right-of-way;

THENCE North 89° 17’ 43” East, with the south line of said Old Gerault Road and the north line of the remainder of said FLCT, LTD., FLSC, LTD. and FLST, LTD. tract, a distance of 236.99 feet to 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the POINT OF BEGINNING;

THENCE North 89° 17’ 43” East, with the south line of said Old Gerault Road and the north line of the remainder of said FLCT, LTD., FLSC, LTD. and FLST, LTD. tract, passing as a distance of 25.20 feet a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” found for the northwest corner of said 17.101 acre tract, and continuing with the north line of said 17.101 acre tract for a total distance of 974.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” found for corner;

THENCE South 15° 52’ 14” East, with the approximate center line of said Old Gerault Road and the easterly line of said 17.101 acre tract, a distance of 374.21 feet to a 1/2 inch iron rod found (bent) far corner;

THENCE South 00° 39’ 18” East, continuing with the approximate center line of said Old Gerault Road and the easterly line of said 17.101 acre tract, a distance of 601.04 feet to a PK nail found for corner;

THENCE South 88° 29’ 16” West, departing the approximate center line of said Old Gerault Road and with an easterly line of said 17.101 acre tract, a distance of 26.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” found for corner in the west line of said Old Gerault Road;

THENCE South 00° 23’ 17” West, with the west line of said Old Gerault Road and the east line of said 17.101 acre tract, a distance of 55.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set in the north line of Patriot Way, a variable width right-of-way;

THENCE with the north line of said Patriot Way, the following courses and distances:

South 89° 26’ 15” West, with the north line of said Patriot Way, a distance of 20.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner, said iron rod being the beginning of a curve to the right having a central angle of 30° 33’ 45”, a radius of 255.00 feet, and a chord bearing and distance of North 75° 16’ 52” West, 134.41 feet;

With said curve to the right an arc length of 136.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 60° 00’ 00” West, a distance of 87.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner, said iron rod being the beginning of a curve to the left having a central angle of 30° 00’ 00”, a radius of 295.00 feet, and a chord bearing and distance of North 75° 00’ 00” West, 152.70 feet;

With said curve to the left an arc length of 154.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 90° 00’ 00” West, a distance of 160.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner, said iron rod being the beginning of a curve to the right having a central angle of 90° 00’ 00”, a radius of 25.00 feet, and a chord bearing and distance of North 45° 00’ 00” West, 35.36 feet;

With said curve to the right an arc length of 39.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 90° 00’ 00” West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner, said iron rod being the beginning of a non-tangent curve to the right having a central angle of 61° 55’ 20”, a radius of 25.00 feet, and a chord bearing and distance of South 30° 57’ 15” West, 25.72 feet;

With said non-tangent curve to the right, an arc length of 27.02 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 45° 58’ 15”, a radius of 25.00 feet, and a chord bearing and distance of North 22° 59’ 08” East, 19.52 feet;

THENCE departing the north line of said Patriot Way, over and across said FLCT, LTD., FLSC, LTD. and FLST, LTD. tract, the following courses and distances:

With said non-tangent curve to the left, an arc length of 20.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 00° 00’ 00” East, a distance of 6.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the left having a central angle of 32° 12’ 30”, having a radius of 234.50 feet, and chord bearing and distance of North 16° 06’ 15” West, 130.09 feet;

With said curve to the left, an arc length of 131.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 32° 12’ 30” West, a distance of 723.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right having a central angle of 25° 03’ 47”, a radius of 265.50 feet, and a chord bearing and distance of North 19° 40’ 37” West, 115.21 feet;

With said curve to the right, an arc length of 116.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 48° 22’ 24” West, a distance of 14.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

North 00° 42’ 17” West, a distance of 5.00 feet to the POINT OF BEGINNING and containing 17.176 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL CHATEAU LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as SOUTHGATE PHASE THREE, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets 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 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 being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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, maintenance or efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

JBGL CHATEAU LLC

By: \_\_\_\_\_

Name: Jed Dolson

Title: President

STATE OF TEXAS     §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Jed Dolson, President of JBGL CHATEAU LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

FLCT, LTD., FLSC, LTD., & FLST, LTD, AND JBGL CHATEAU, LLC,

By: \_\_\_\_\_

Name: Stephen Williamson

Title: Owner

STATE OF TEXAS     §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Jed Dolson, President of JBGL CHATEAU LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS     §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

That I, John L. Melton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon were found or properly placed under my supervision.

\_\_\_\_\_  
John L. Melton  
Registered Professional Land Surveyor  
No. 4268

STATE OF TEXAS     §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared John Melton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS     §  
COUNTY OF DENTON §

WHEREAS, JBGL CHATEAU LLC, a Texas limited liability corporation, acting through the undersigned, their duly authorized agents hereinafter called "Owner(s)", are the owners of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat attached hereto and incorporated by reference herein, as the case may be;

NOW THEREFORE, in consideration of the sum of ONE and 00/(\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas–Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assign, hereafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above the said 150 feet from the average ground level of said property as same presently exists, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at or taking off from, or operating at or on the Dallas–Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property , due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating an/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas–Fort Worth Regional Airport. This instrument does not release the owner or operators of aircraft from the liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2017.

OWNER: JBGL CHATEAU LLC

By: \_\_\_\_\_

Name: Jed Dolson

Title: President

STATE OF TEXAS     §  
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Jed Dolson, President of JBGL CHATEAU LLC, a Texas limited liability corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and that he executed the same as the act of said limited liability corporation for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

\_\_\_\_\_  
Notary Public in and for the State of Texas

A RECORD PLAT OF  
LOTS 1–23 BLOCK I,  
LOTS 1–42 BLOCK J,  
LOTS 1–35 BLOCK K,  
LOTS 1–12 BLOCK L

THE VILLAS AT SOUTHGATE  
PHASE THREE

BEING 17.175 ACRES OF LAND LOCATED IN THE  
J. TURNER SURVEY ~ ABSTRACT NO. 1251  
AN ADDITION TO THE TOWN OF FLOWER MOUND,  
DENTON AND TARRANT COUNTIES, TEXAS

OWNERS

JBGL CHATEAU LLC

2805 NORTH DALLAS PARKWAY, SUITE 400  
469–573–6762 PLANO, TEXAS 75093

FLCT, LTD., FLSC, LTD., & FLST, LTD

P.O. BOX 190746  
214–377–8466 DALLAS, TEXAS 75219

ENGINEER/SURVEYOR



DOWDEY, ANDERSON & ASSOCIATES, INC.  
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

STATE REGISTRATION NUMBER: F-399  
SURVEY FIRM REGISTRATION NUMBER: 10077800

Approved:

TOWN OF FLOWER MOUND  
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman  
Planning and Zoning Commission

\_\_\_\_\_, 2017  
Date

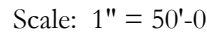
SIGNED AND SEALED:

TOWN OF FLOWER MOUND

\_\_\_\_\_  
Theresa Scott, Town Secretary  
Town of Flower Mound

\_\_\_\_\_  
Doug Powell, Executive Director  
of Development Services





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One Inch

## Overall Landscape Plan

Town of Flower Mound, Denton and Tarrant Counties, Texas

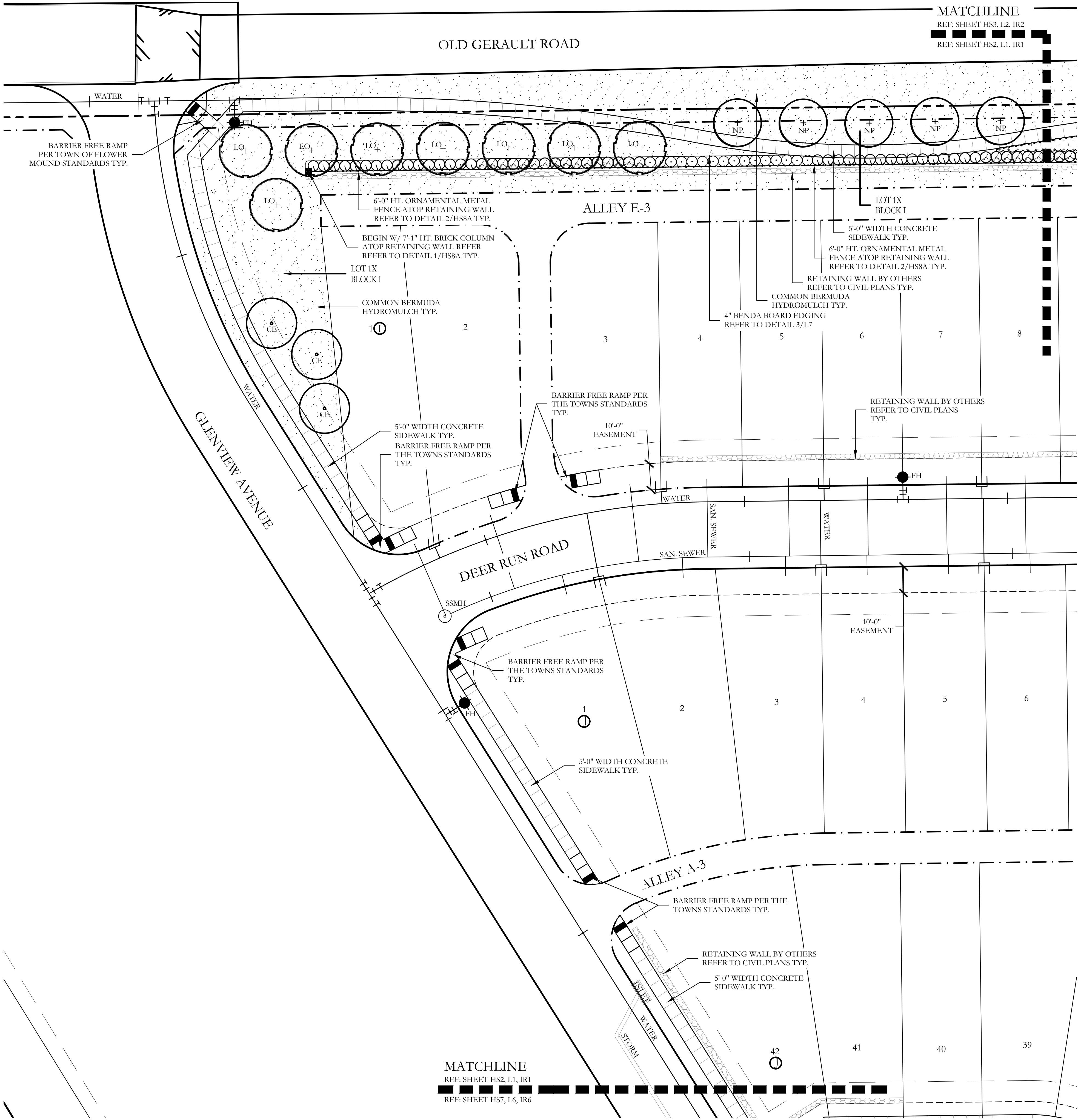
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OLSP1 of 1



| HOA LOT LANDSCAPE PROVIDED TABLE |       |           |           |                    |                |                |                                 |
|----------------------------------|-------|-----------|-----------|--------------------|----------------|----------------|---------------------------------|
| LOT                              | BLOCK | AREA (SF) | AREA (AC) | TYPE               | TREES REQUIRED | TREES PROVIDED | LANDSCAPE REQUIRED / PROVIDED   |
| 1X                               | I     | 147,808   | 3.39      | NEIGHBORHOOD PARK  | 34             | 34             | <del>100</del> / <del>106</del> |
| 1X                               | J     | 27,073    | 0.62      | POCKET PARK        | 5              | 5              | N/A                             |
| 1X                               | K     | 4,386     | 0.10      | GENERAL OPEN SPACE | 1              | 1              | N/A                             |





| PLANT LEGEND |     |                                   |                                                                                                                |             |            |
|--------------|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.   |
|              |     | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                               | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |

CODY JOHNSON  
s . t . u . d . i . o

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

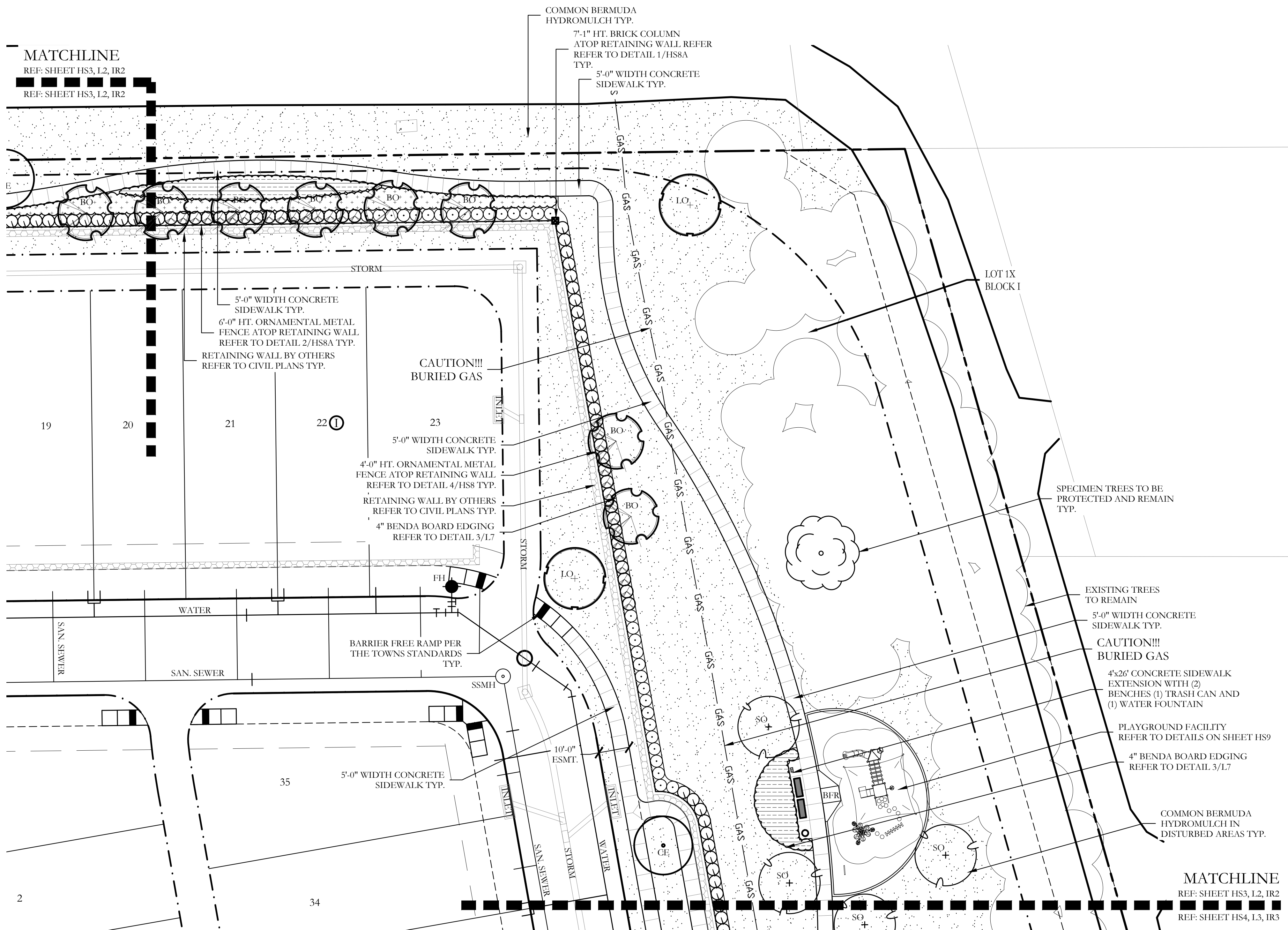
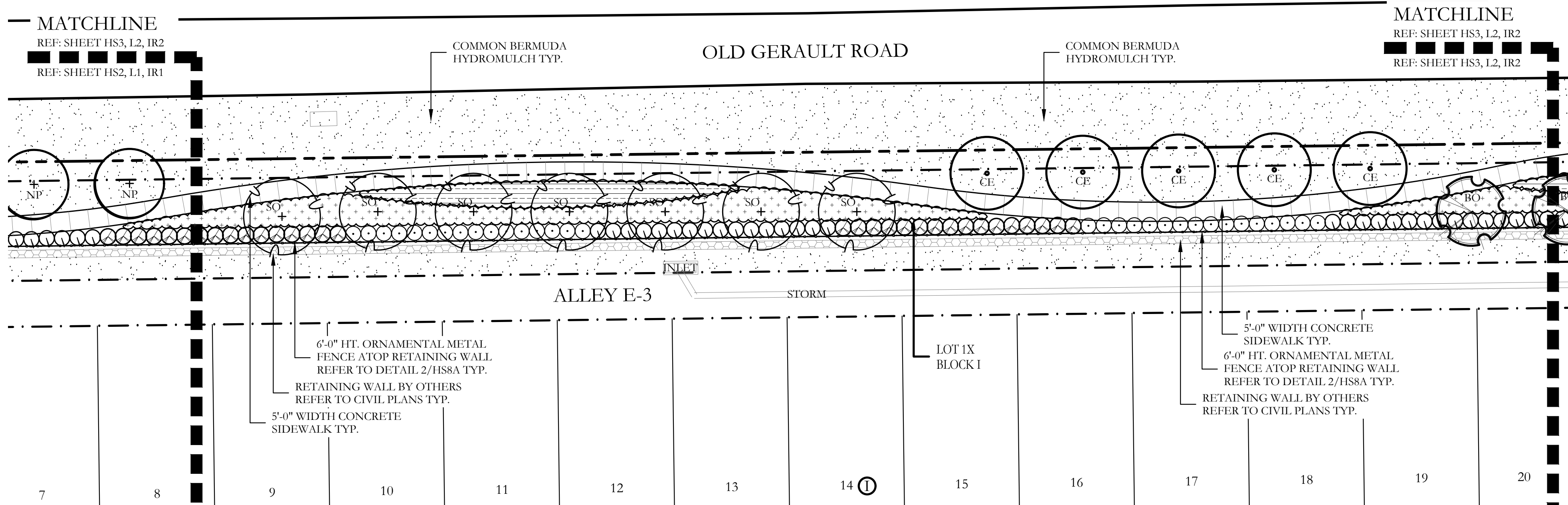
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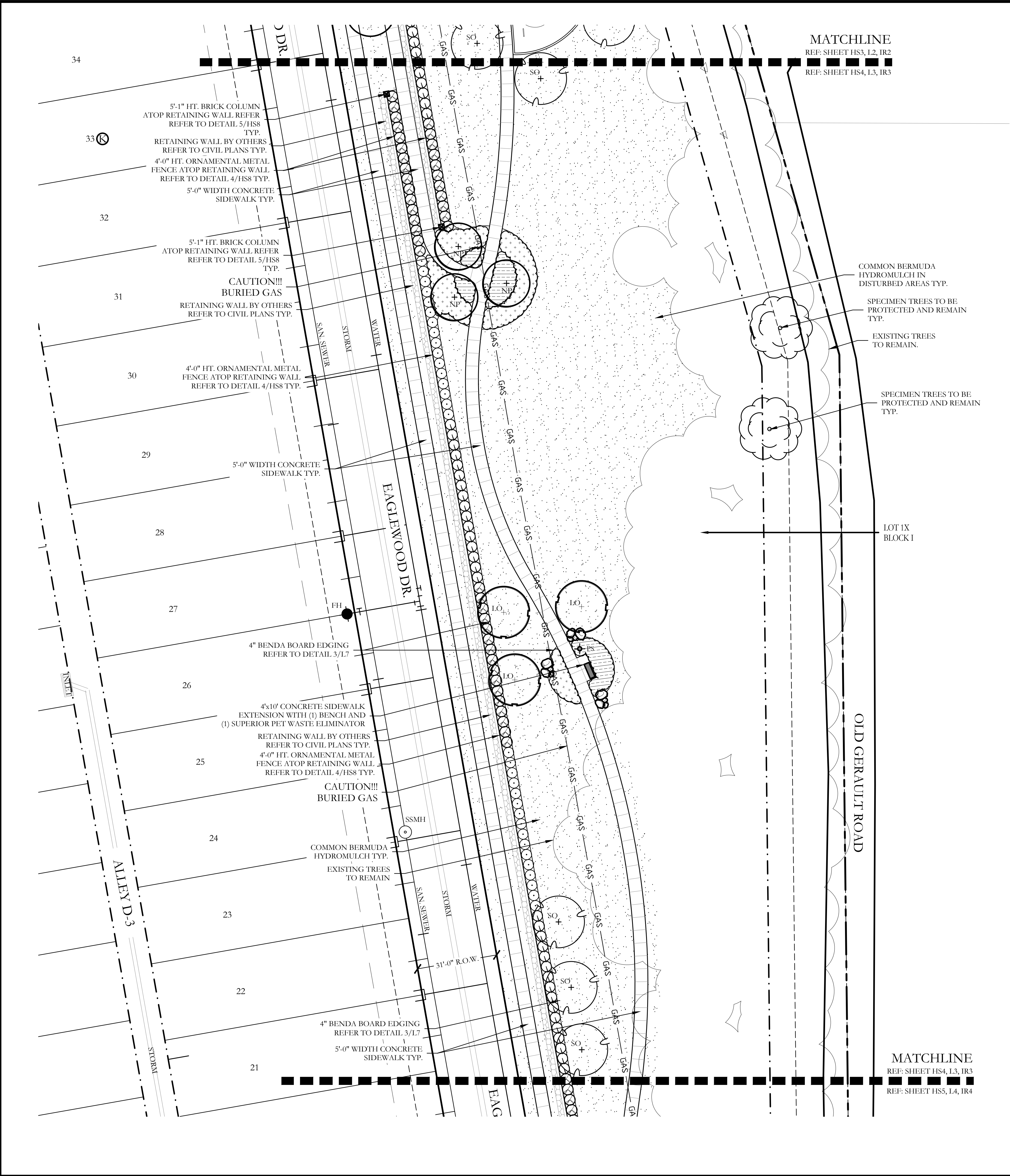
L1 of 7





| PLANT LEGEND |     |                                   |                                                                                                                 |             |            |
|--------------|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                 | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                   | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                             | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                          | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                      | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                            | 1 GALLON    | 24" O.C.   |
|              |     | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                                                                                              | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                         | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                                | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |





| PLANT LEGEND |     |                                   |                                                                                                                 |             |            |
|--------------|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                 | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                   | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                             | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                          | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                      | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                            | 1 GALLON    | 24" O.C.   |
|              |     | WEeping LOVE GRASS                | ERAGROSTIS CURVULA                                                                                              | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                         | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                                | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |

CODY JOHNSON  
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Scale: 1" = 20'-0"

NORTH

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
One Inch

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

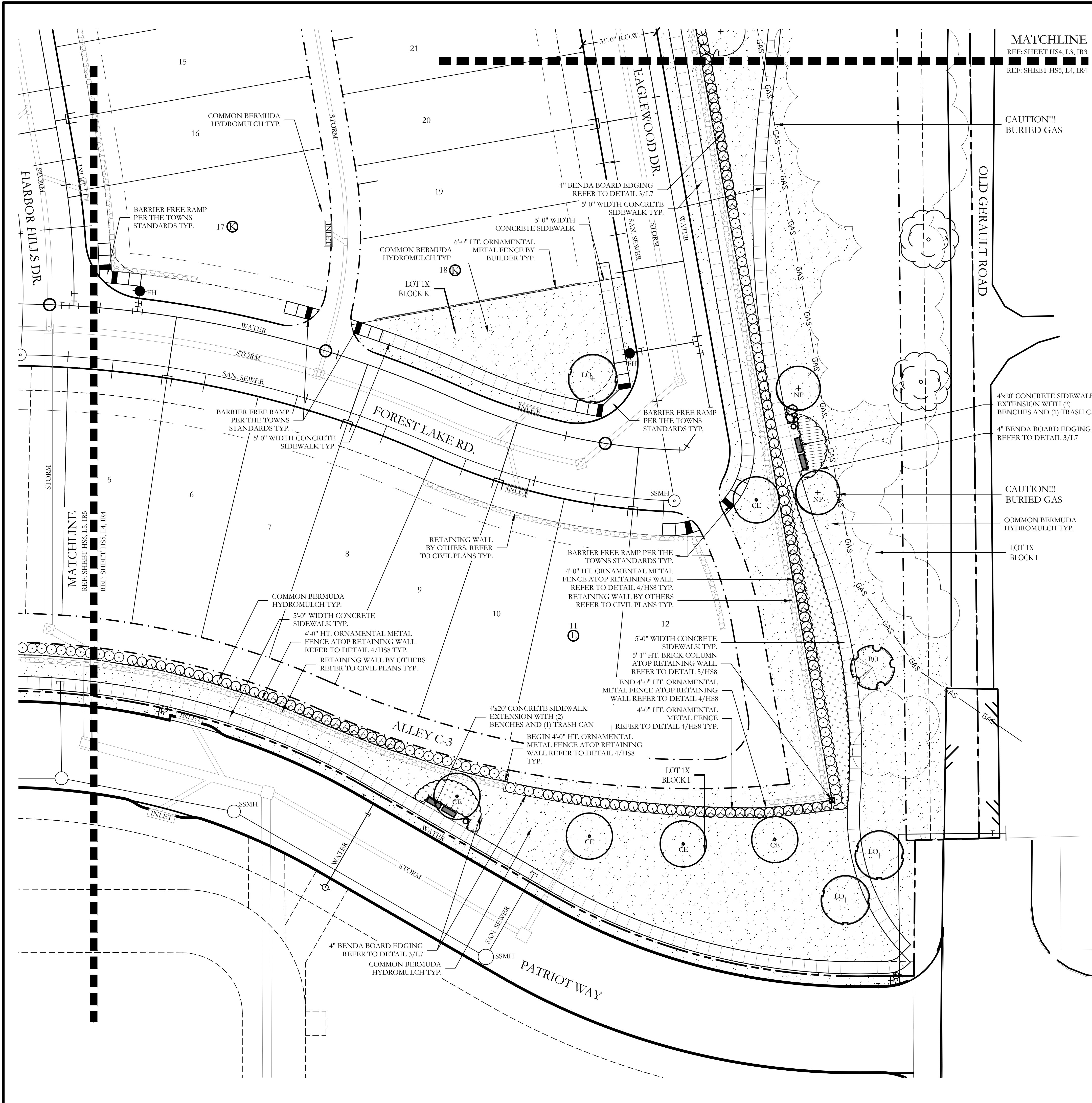
CJS PROJECT NO.

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SHEET NO.

L3 of 7





| PLANT LEGEND |     |                                   |                                                                                                                |             |            |
|--------------|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.   |
|              |     | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                               | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |

CODY JOHNSON  
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One Inch

SCREENING AND BUFFERING

Landscape Plan

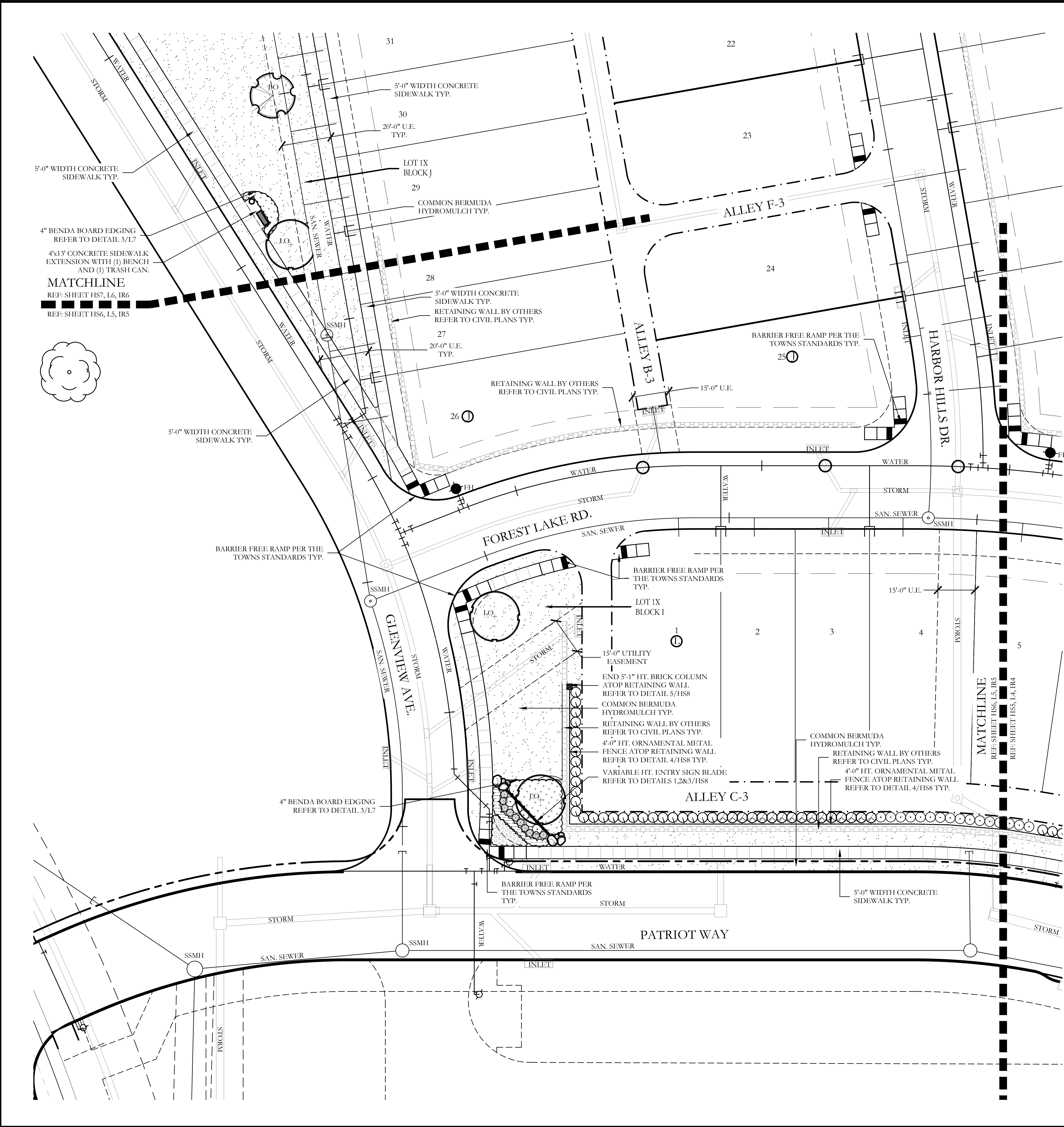
The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.  
GBP009

SHEET NO.  
L4 of 7





| PLANT LEGEND |     |                                   |                                                                                                                |             |            |
|--------------|-----|-----------------------------------|----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                  | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                             | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                            | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                        | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                     | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                           | 1 GALLON    | 24" O.C.   |
|              |     | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                                                                                             | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                        | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                               | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |

CODY JOHNSON  
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SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

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Scale: 1" = 20'-0"

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One Inch

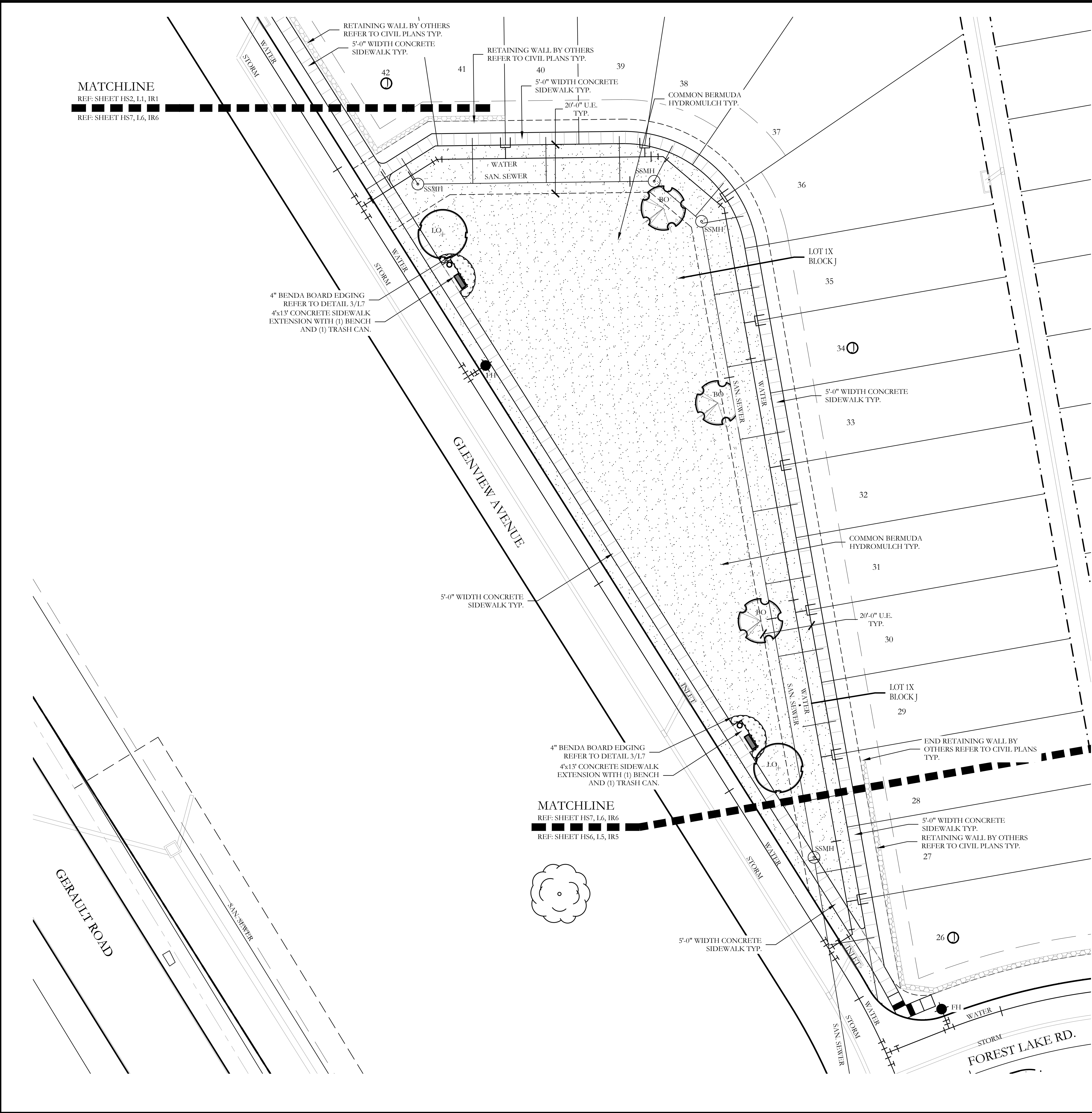
CJS PROJECT NO.

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SHEET NO.

L5 of 7





| PLANT LEGEND |     |                                   |                                                                                                                 |             |            |
|--------------|-----|-----------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------|------------|
| SYMBOL       | KEY | COMMON NAME                       | SCIENTIFIC NAME                                                                                                 | SIZE        | SPACING    |
|              | LO  | LIVE OAK                          | QUERCUS VIRGINIANA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              | SO  | SHUMARD OAK                       | QUERCUS SHUMARDII                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | NP  | NATIVE PECAN                      | CARYA SPECIES                                                                                                   | 3" CALIPER  | AS SHOWN   |
|              | CE  | CEDAR ELM                         | ULMUS CRASSIFOLIA                                                                                               | 3" CALIPER  | AS SHOWN   |
|              | BO  | BUR OAK                           | QUERCUS MACROCARPA                                                                                              | 3" CALIPER  | AS SHOWN   |
|              |     | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'                                                                             | 7 GALLON    | 48" O.C.   |
|              |     | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND'                                                                          | 7 GALLON    | 48" O.C.   |
|              |     | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                                                                                         | 7 GALLON    | 48" O.C.   |
|              |     | INDIAN HAWTHORN 'SNOW'            | RHAPHIOLEPIS INDICA 'SNOW'                                                                                      | 3 GALLON    | 36" O.C.   |
|              |     | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'                                                                            | 1 GALLON    | 24" O.C.   |
|              |     | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                                                                                              | 1 GALLON    | 18" O.C.   |
|              |     | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                                                                                         | 4" POT      | 8" O.C.    |
|              |     | COMMON BERMUDA GRASS              | CYNODON DACTYLON                                                                                                | SQUARE FEET | HYDROMULCH |
|              |     | LARGE OKLAHOMA MOSS ROCK BOULDERS | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |             |            |

CODY JOHNSON  
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One Inch

SCREENING AND BUFFERING

Landscape Plan

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP009

SHEET NO.

L6 of 7



TREE MITIGATION PROVIDED

PER THE SOUTHGATE DEVELOPMENT CODE, PAGE 65, 55 - 3" CALIPER STREET TREES ARE REQUIRED FOR THE RESIDENTIAL STREETS.

THE FOLLOWING SHALL BE PROVIDED AND PLANTED BY THE HOMEOWNER AND MAINTAINED BY THE HOA. ALL TREES SHALL BE PLANTED BETWEEN THE SIDEWALK AND BACK OF CURB.

- GLENVIEW AVENUE (STREET G): 40 STREET TREES
- PATRIOT WAY (STREET J): 15 STREET TREES

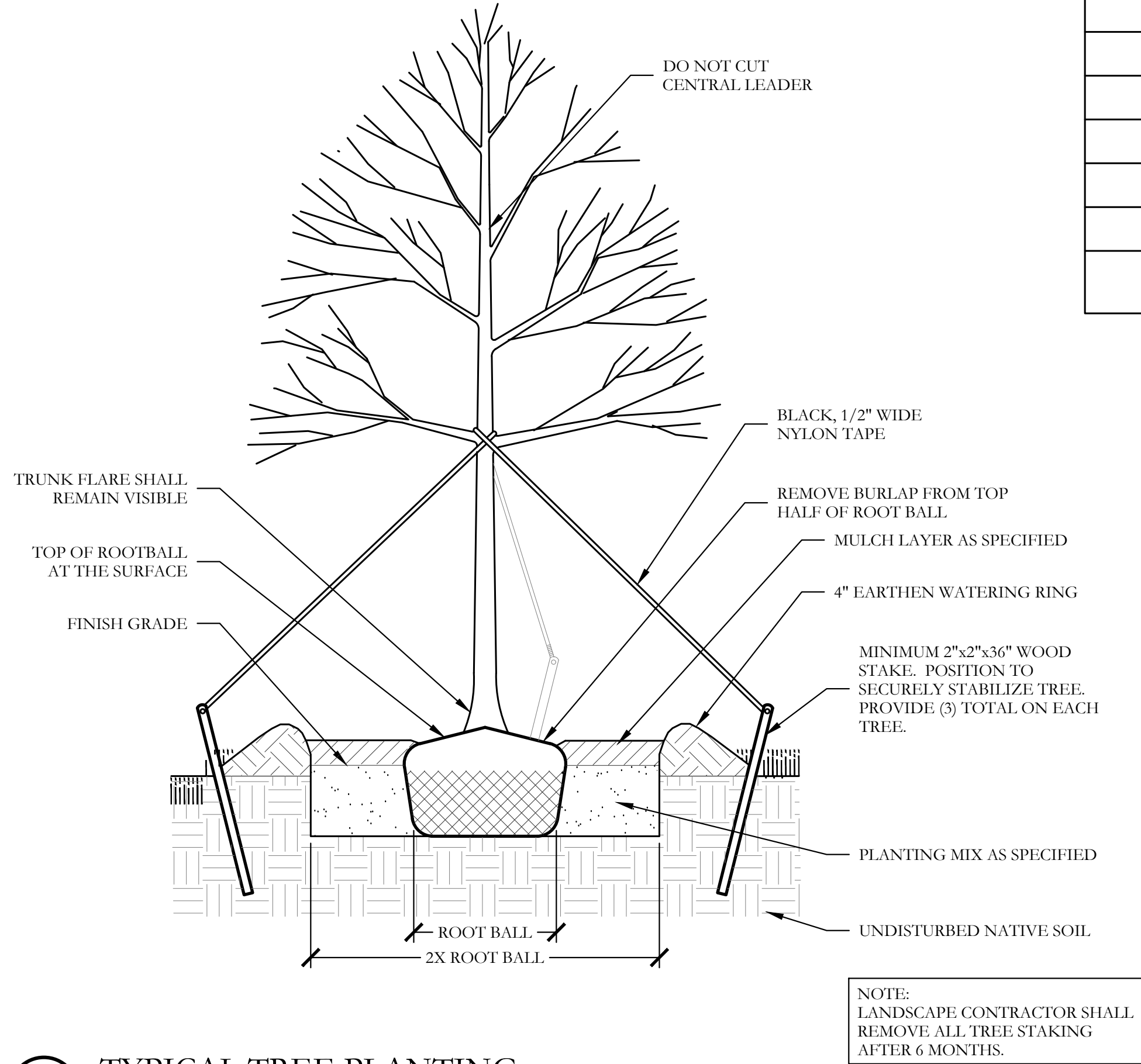
A GRAND TOTAL OF 55 STREET TREES SHALL BE PROVIDED WITHIN PHASE THREE OF DEVELOPMENT AS NOTED ABOVE.

THE BUILDER SHALL SELECT FROM THE TREE LIST BELOW FOR ALL TREE MITIGATION PLANTING:

- CRAPE MYRTLE VARIETY; LAGERSTROEMIA INDICA
- WAX MYRTLE; MYRTICA CERIFERA
- PLUM SPECIES; PRUNUS SPP.
- HOLLY SPECIES; ILEX SPP.
- REDBUD SPECIES; CERCIIS SPP.

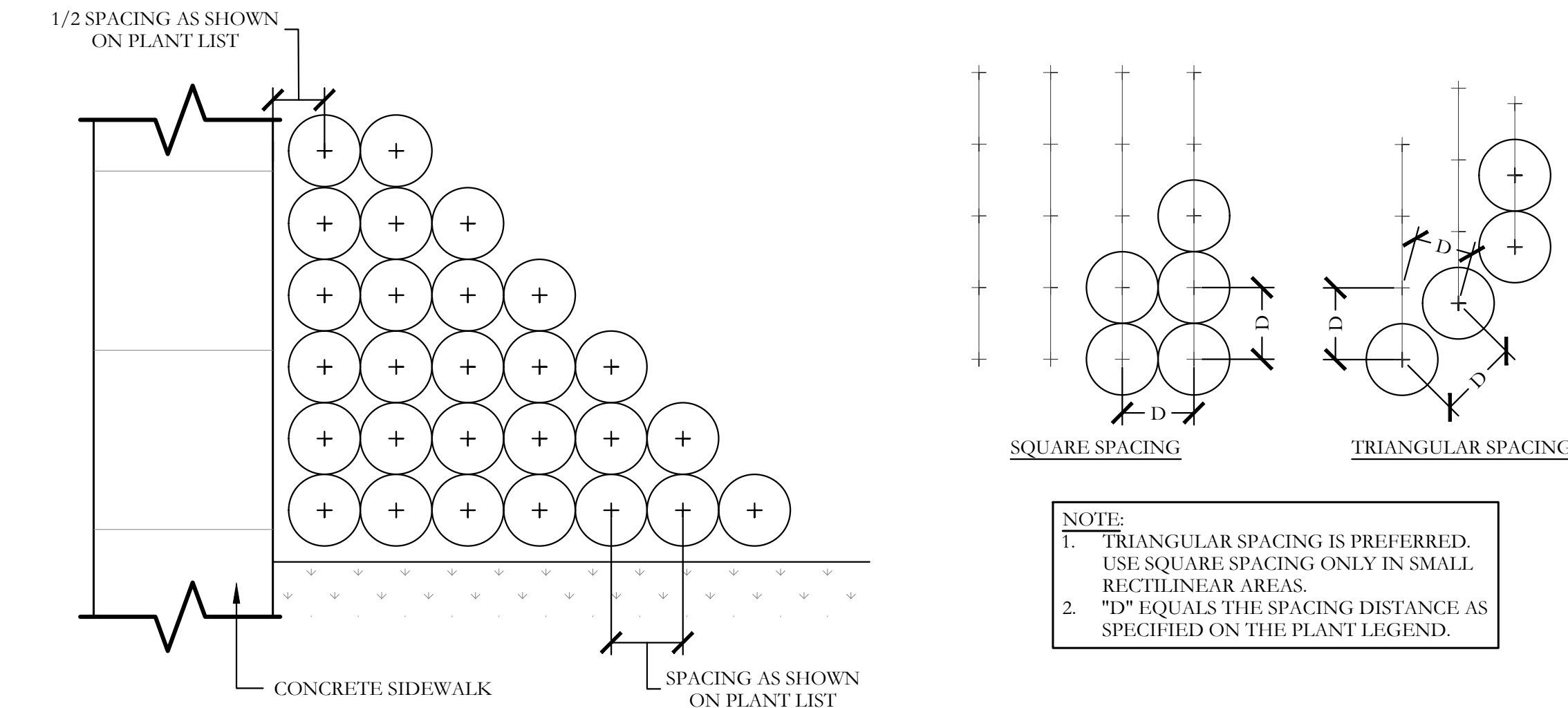
ALL TREES SHALL BE 3" CALIPER IN SIZE AT TIME OF PLANTING.

TREES SPECIES LISTED ABOVE ARE FOR BUILDER TREES ONLY AND SHALL NOT BE PLANTED WITHIN COMMON AREA LOTS FOR THE USE OF COUNTING TOWARDS THE OVERALL TREE MITIGATION PENALTY.



1 TYPICAL TREE PLANTING SECTION

NOT TO SCALE



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION

PLANT LIST

| KEY | ESTIMATED QUANTITY | COMMON NAME                       | SCIENTIFIC NAME                        | SIZE        | SPACING    | REMARKS                                                                                                         |
|-----|--------------------|-----------------------------------|----------------------------------------|-------------|------------|-----------------------------------------------------------------------------------------------------------------|
| LO  | 20                 | LIVE OAK                          | QUERCUS VIRGINIANA                     | 3" CALIPER  | AS SHOWN   | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| SO  | 14                 | SHUMARD OAK                       | QUERCUS SHUMARDII                      | 3" CALIPER  | AS SHOWN   | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| NP  | 10                 | NATIVE PECAN                      | CARYA SPECIES                          | 3" CALIPER  | AS SHOWN   | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| CE  | 14                 | CEDAR ELM                         | ULMUS CRASSIFOLIA                      | 3" CALIPER  | AS SHOWN   | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
| BO  | 12                 | BUR OAK                           | QUERCUS MACROCARPA                     | 3" CALIPER  | AS SHOWN   | NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.                     |
|     | 201                | EDWARD GOUCHER ABELIA             | ABELIA GRANDIFLORA 'EDWARD GOUCHER'    | 7 GALLON    | 48" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 178                | PURPLE DIAMOND LOROPETALUM        | LOROPETALUM CHINENSIS 'PURPLE DIAMOND' | 7 GALLON    | 48" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 201                | TEXAS SAGE                        | LEUCOPHYLLUM FRUTESCENS                | 7 GALLON    | 48" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 10                 | INDIAN HAWTHORN SNOW              | RHAPHIOLEPIS INDICA 'SNOW'             | 3 GALLON    | 36" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 485                | GULF MUHLY GRASS                  | MUHLENBERGIA CAPILLARIS 'REGAL MIST'   | 1 GALLON    | 24" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 1,060              | WEEPING LOVE GRASS                | ERAGROSTIS CURVULA                     | 1 GALLON    | 18" O.C.   | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 275                | ANNUAL COLOR                      | TO BE SELECTED BY OWNER                | 4" POT      | 8" O.C.    | CONTAINER GROWN; FULL PLANT.                                                                                    |
|     | 125,060            | COMMON BERMUDA GRASS              | CYNODON DACTYLON                       | SQUARE FEET | HYDROMULCH | MINIMUM 100% COVERAGE AT 75% DENSITY                                                                            |
|     | 3                  | LARGE OKLAHOMA MOSS ROCK BOULDERS | N/A                                    | TON         | RANDOM     | 150 LB. TO 350 LB. MAX SIZE; BURY BOTTOM THIRD OF BOULDER IN HILLSIDE. FIELD LOCATE ALL BOULDER MASSES ON SITE. |

HOA LOT LANDSCAPE PROVIDED TABLE

| LOT | BLOCK | AREA (SF) | AREA (AC) | TYPE               | TREES REQUIRED | TREES PROVIDED | LANDSCAPE REQUIRED / PROVIDED |
|-----|-------|-----------|-----------|--------------------|----------------|----------------|-------------------------------|
| 1X  | I     | 147,808   | 3.39      | NEIGHBORHOOD PARK  | 34             | 34             | 100% <sub>106</sub>           |
| 1X  | J     | 27,073    | 0.62      | POCKET PARK        | 5              | 5              | N/A                           |
| 1X  | K     | 4,386     | 0.10      | GENERAL OPEN SPACE | 1              | 1              | N/A                           |

LANDSCAPE PROVIDED

OLD GERAULT ROAD

- A. 1-3" CAL. CANOPY TREE / 30 LINEAR FEET  
875 LF OF FRONTAGE / 30 LF = 29.2 = 30 - 3" CAL TREES REQUIRED.  
PROVIDED: 30 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED
- B. TO PROMOTE BIODIVERSITY, THERE SHALL BE NO MORE THAN 20% OF A TREE SPECIES, AND NO MORE THAN 50% OF ANY TREE GENUS PERMITTED TO SATISFY THE PLANTING REQUIREMENTS ON ALL NEW DEVELOPMENTS."

GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

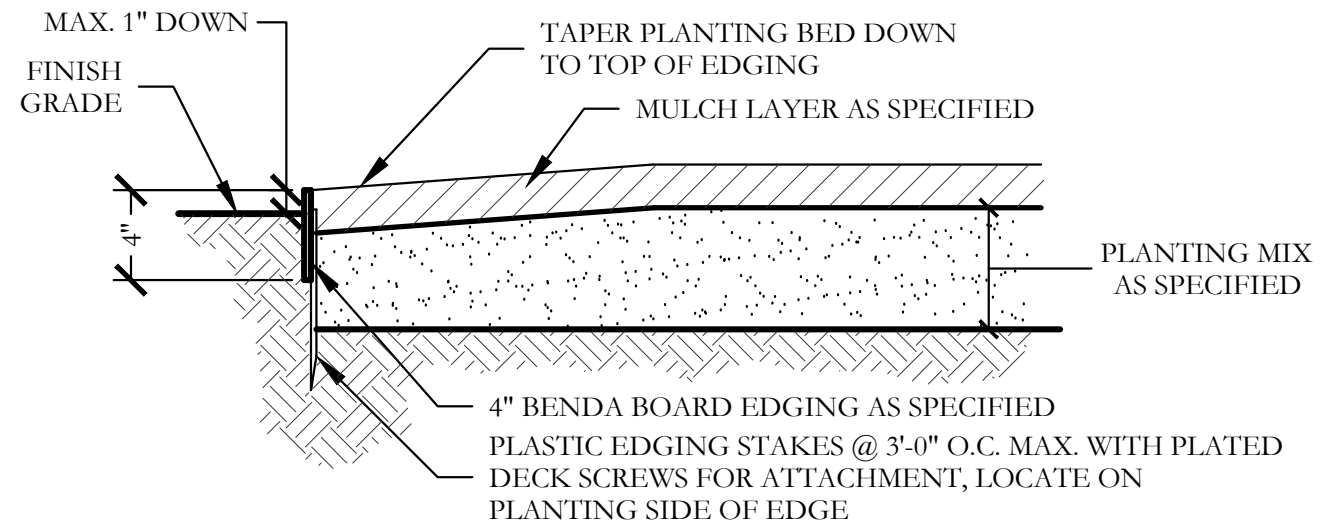
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

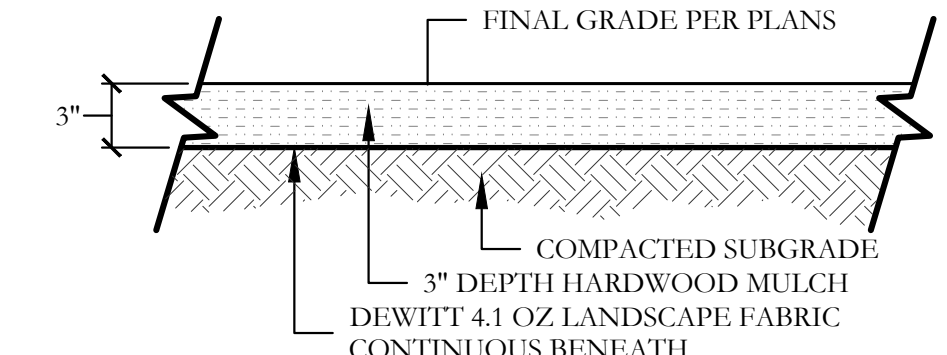
TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAINS ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



3 TYPICAL BED EDGING DETAIL SECTION

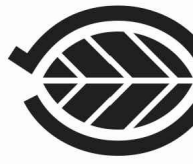
NOT TO SCALE



4 HARDWOOD MULCH BED SECTION

SCALE: 1" = 1'-0"

CODY JOHNSON  
s . t . u . d . i . o



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Landscape Details

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

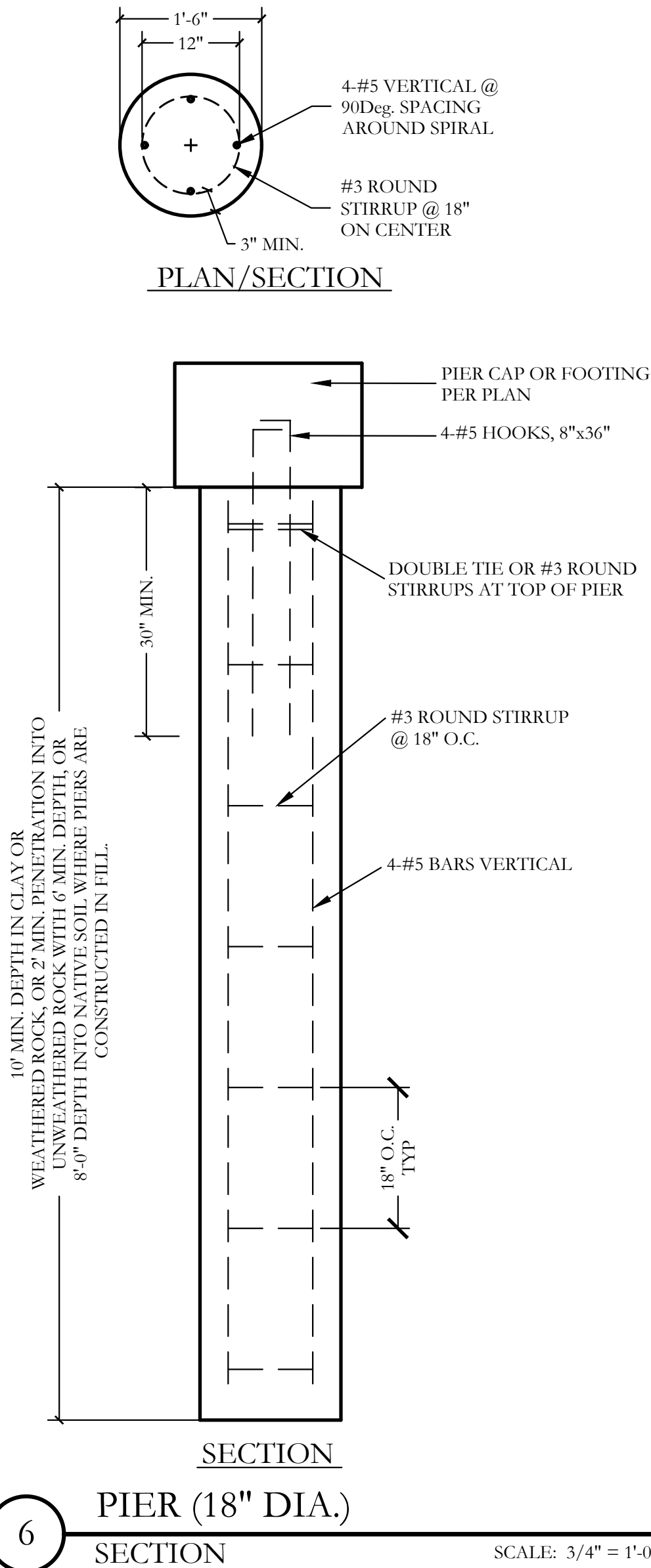
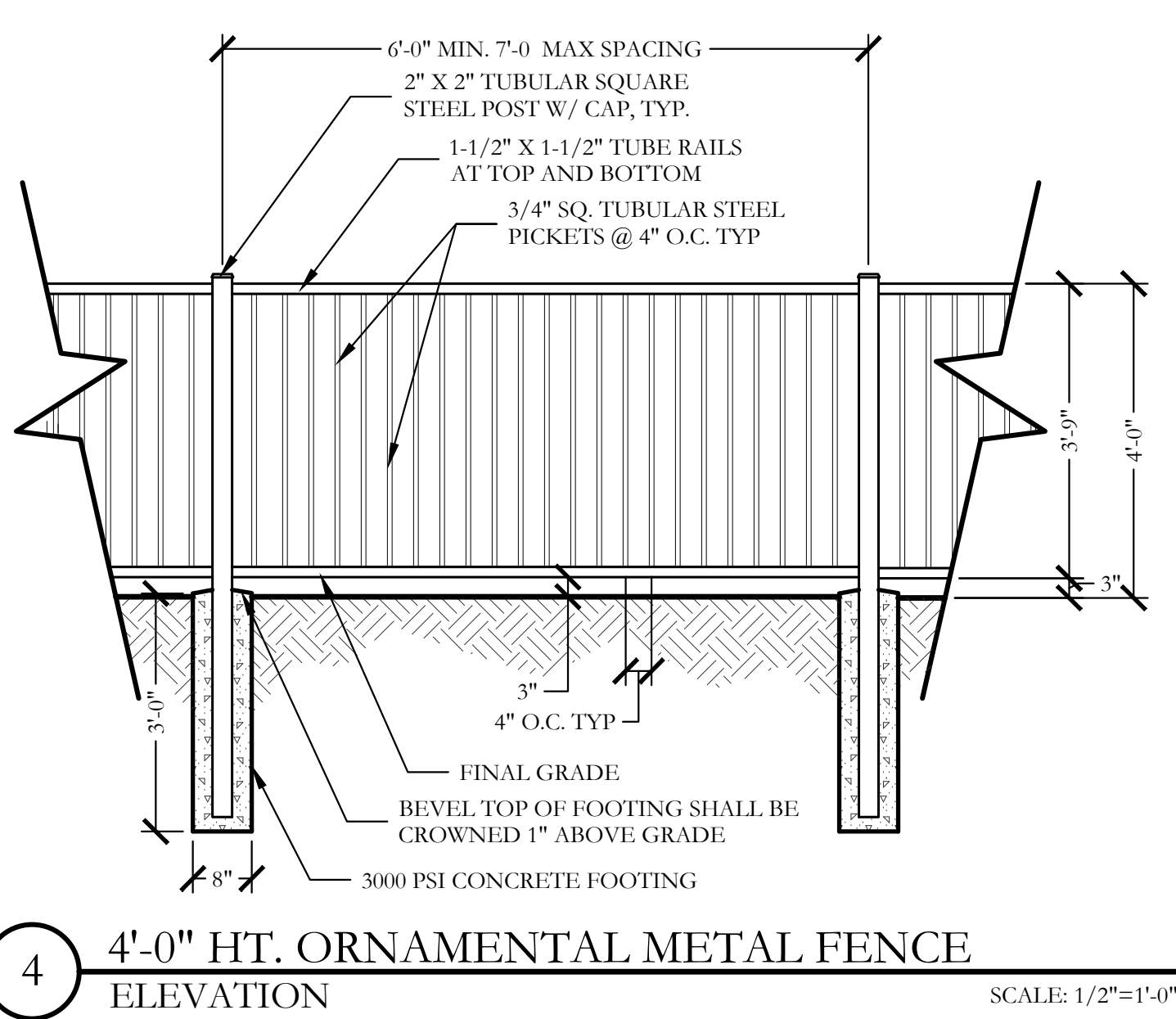
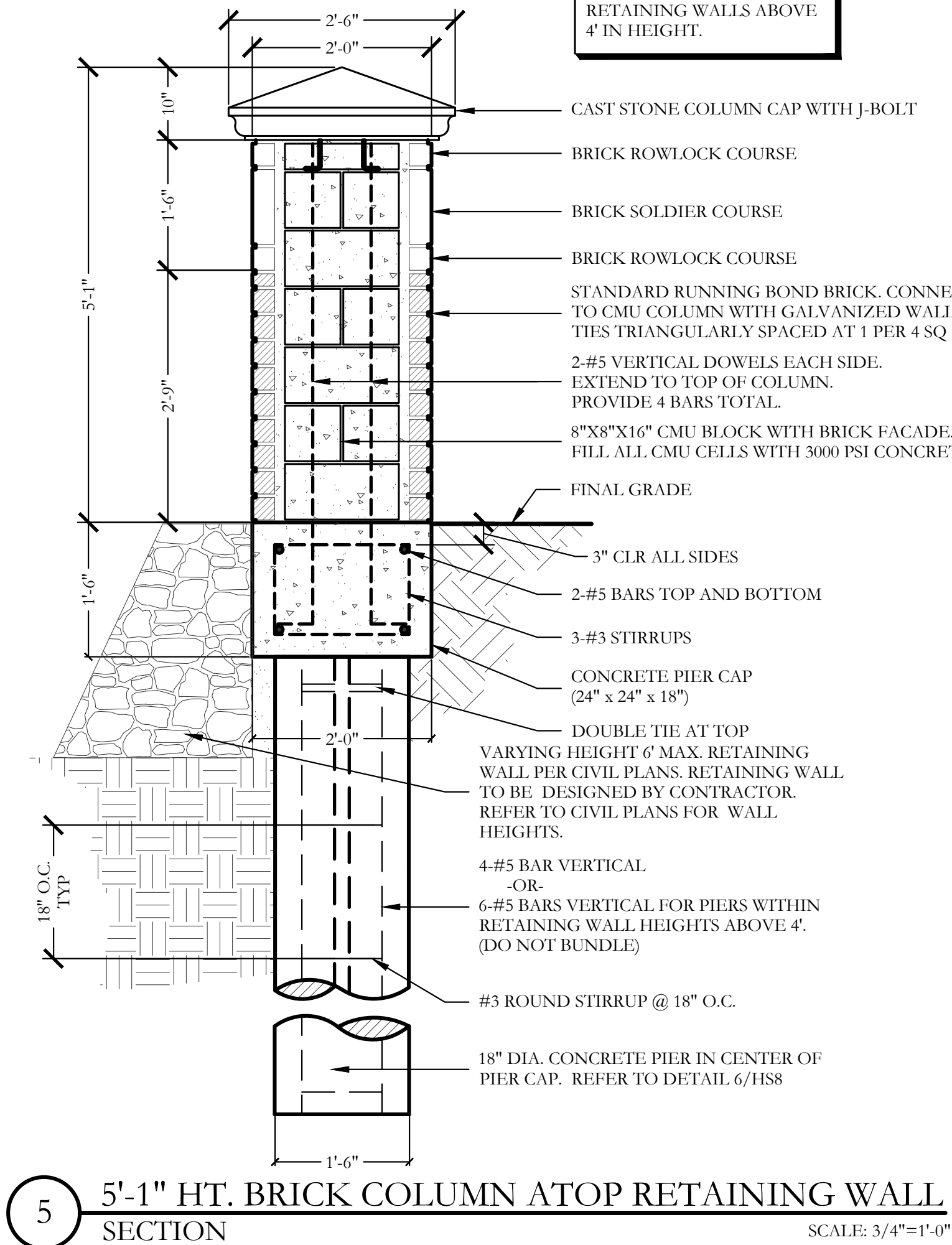
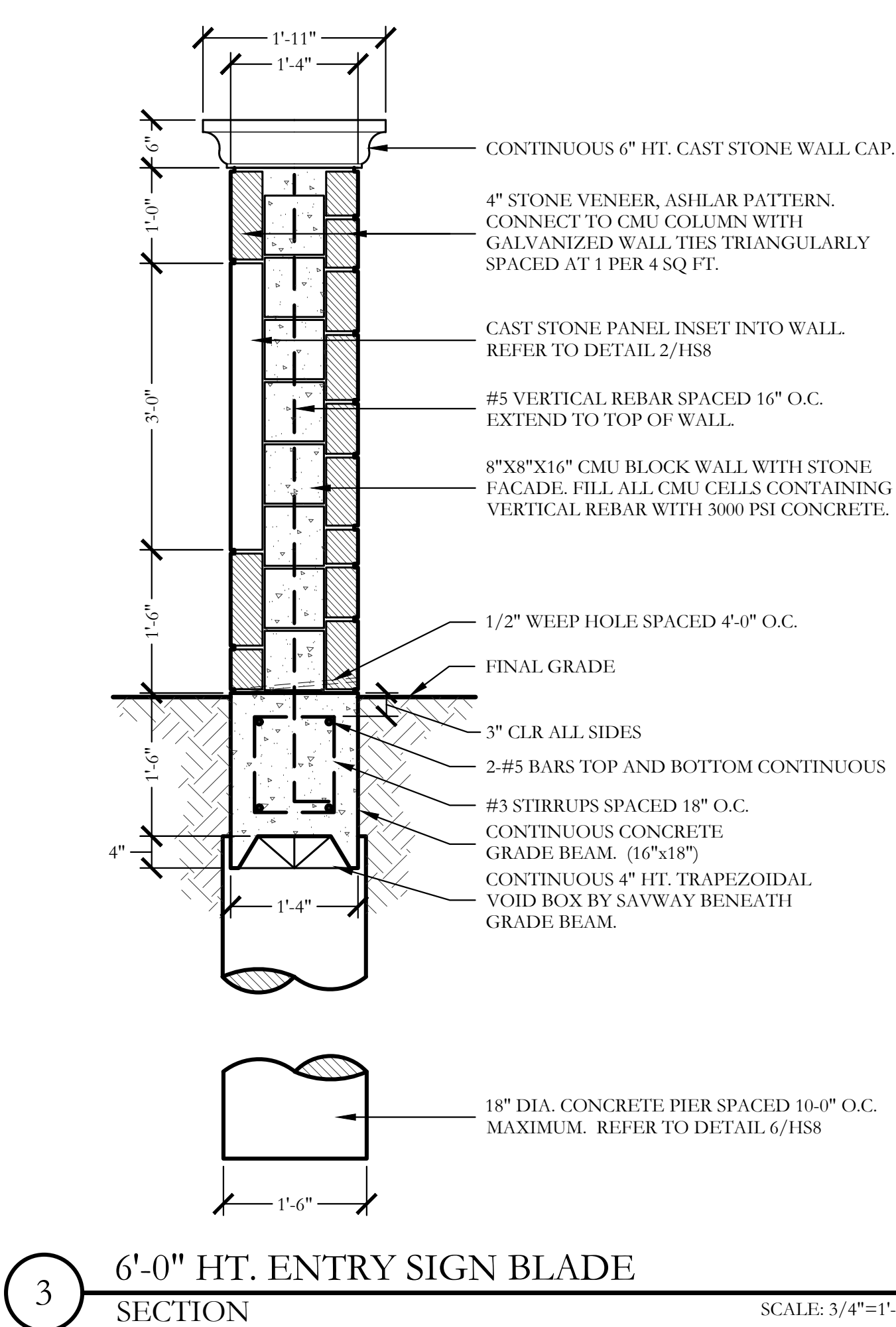
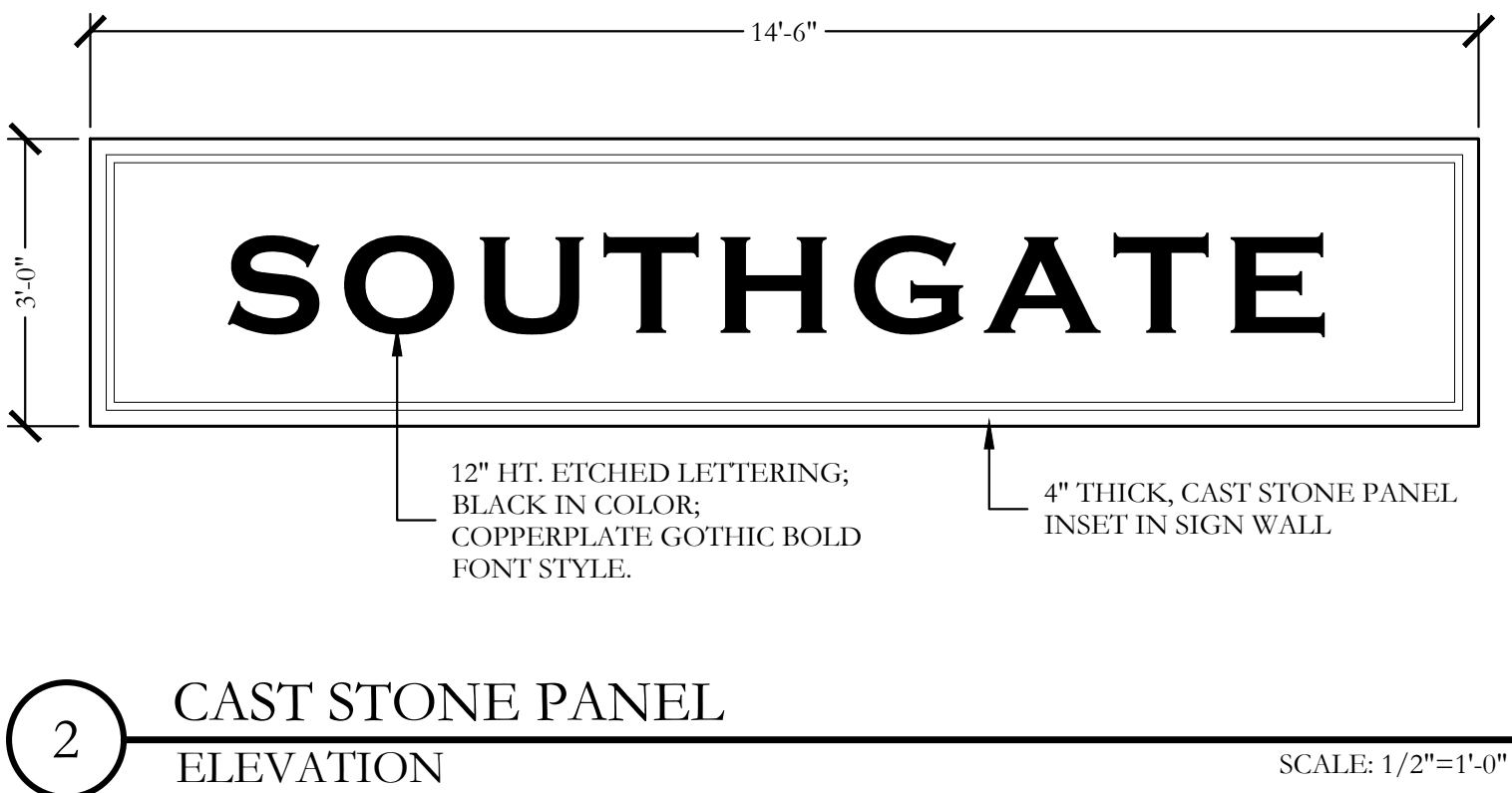
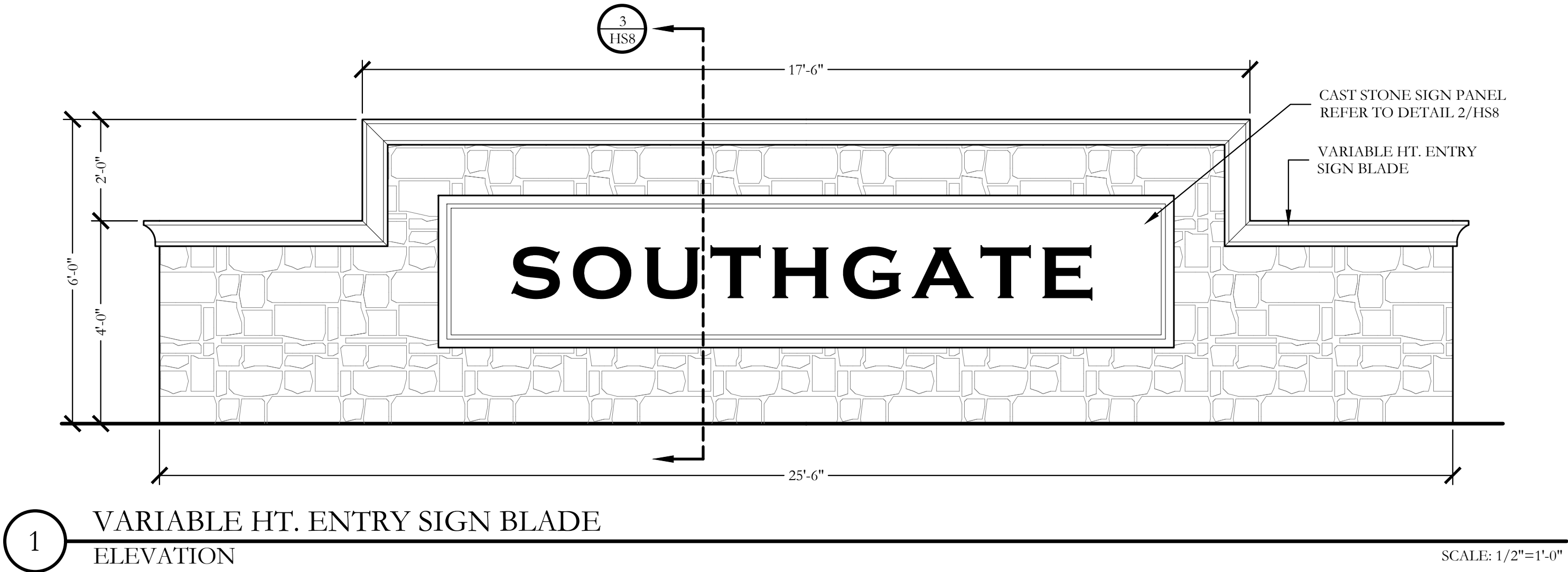
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WALL NOTES

1. THESE DETAILS AND SPECIFICATIONS ARE APPLICABLE ONLY FOR THE SITE CONDITIONS AND HEIGHTS SHOWN HEREIN. IF CONDITIONS CHANGE FROM THOSE DESCRIBED HEREIN, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY TO DETERMINE THE EFFECT, IF ANY, ON THE STRUCTURAL DESIGN AND LAYOUT.
2. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
3. ALL EARTHWORK SHALL BE PERFORMED AS INDICATED IN THE GEOTECHNICAL INVESTIGATION. PROPER EXECUTION OF EARTHWORK SHALL BE VERIFIED BY AN INDEPENDENT TESTING LAB.
4. PRE-POUR OBSERVATION OF FOOTINGS, BEAMS, AND PIERS IS RECOMMENDED BY OR UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER.
5. ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3600 PSI @ 28 DAYS. CONCRETE USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
6. ALL REINFORCING SHALL BE NEW BILLET STEEL, ASTM A615, GRADE 60 EXCEPT STIRRUPS SHALL BE GRADE 40 AND SPIRALS SHALL BE ASTM A82, GRADE 60.
7. CONCRETE FOR DRILLED PIERS SHALL BE POURED WITHIN 8 HOURS OF DRILLING PIER HOLES. REFER TO DETAILS FOR TYPE AND SIZE OF BRICK AND STONE WALL REINFORCING.
8. ALL MORTAR TO BE TYPE S; MORTAR COLOR TO BE SELECTED BY OWNER. MASONRY CEMENT WILL NOT BE ALLOWED.
9. ALL MORTAR JOINTS ARE TO BE 3/8" CONCAVE TOOLED JOINTS.
10. BRICK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE BRICK INSTITUTE OF AMERICA.
11. BRICK AND STONE MATERIAL SHALL MATCH THE EXISTING PHASES OF DEVELOPMENT.
12. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE MANUFACTURING CAST STONE.
13. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS, APPLICABLE FEES, AND TOWN INSPECTIONS.
14. LAYOUT OF THE PROPOSED SCREENING WALL SHALL BE PERFORMED IN THE FIELD BY THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
15. THE WALL STONE MATERIAL & PATTERN SHALL BE SELECTED BY OWNER AS NOTED ON LAY STONE COURSES LEVEL AND PLUMB. DO NOT EXCEED 1/4" VARIATION FROM LEVEL IN 20 FEET MAXIMUM.
16. CLEAN STONEMANWORK PROMPTLY AFTER COMPLETION WITH FIBER BRUSHES, CLEAN WATER OR APPROVED CLEANING AGENT. DO NOT USE WIRE BRUSHES OR ACID TYPE CLEANING AGENTS.
17. THE CONTRACTOR SHALL OBTAIN A PERMIT FOR ALL WALL CONSTRUCTION AND SECURE ALL NECESSARY INSPECTIONS AND CERTIFICATIONS REQUIRED.

GENERAL NOTES - HARDSCAPE CONSTRUCTION

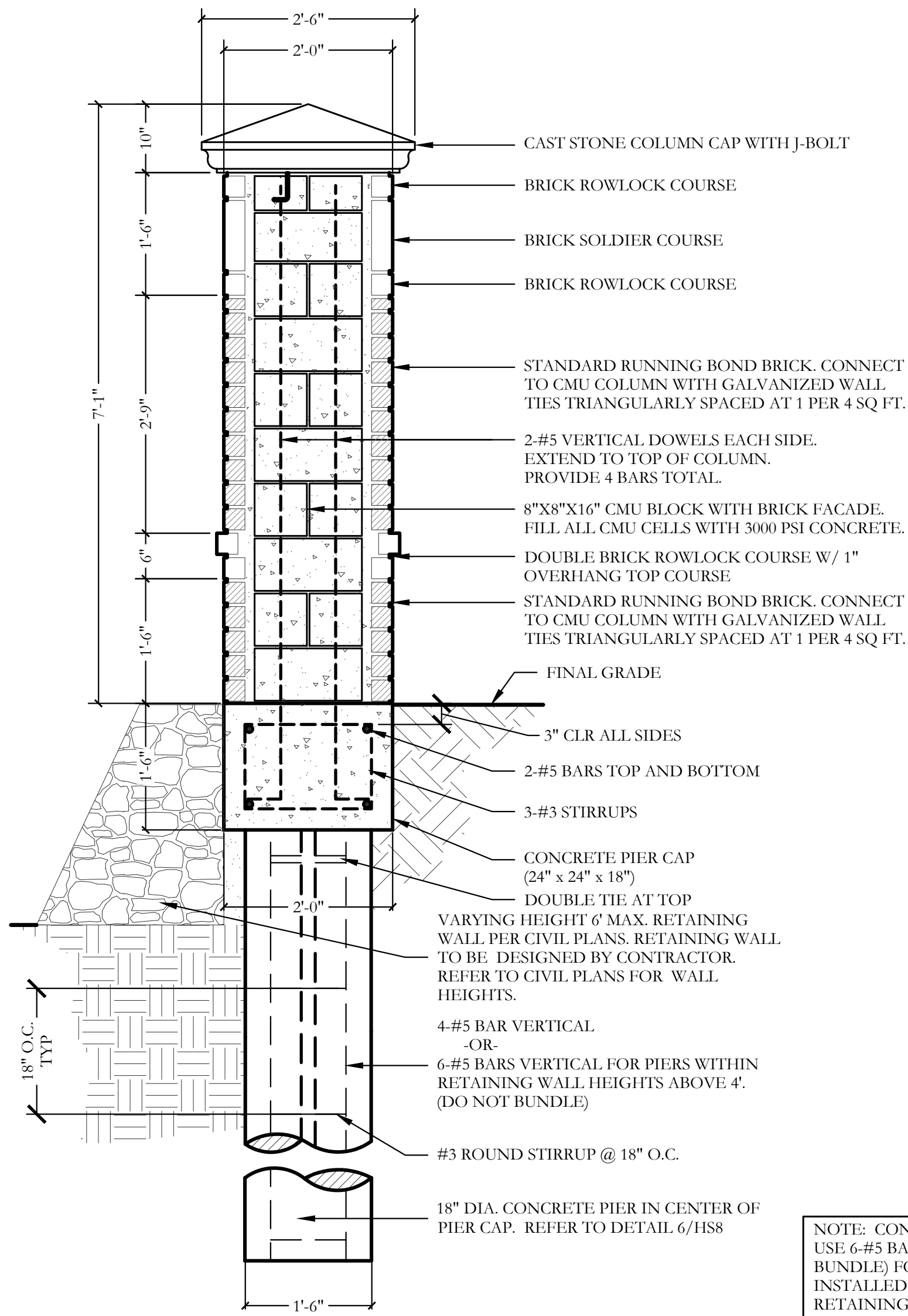
- CAST-IN-PLACE CONCRETE
1. ALL CONCRETE SHALL BE 3000 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE 1 AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C33.
  2. ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 318.
  3. CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
  4. CHLORIDES SHALL NOT BE USED.
  5. MAXIMUM AGGREGATE SIZE = 1".
- CONCRETE REINFORCING STEEL
1. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 38 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
  2. PROVIDE THE FOLLOWING MINIMUM COVER FOR CONCRETE CAST IN PLACE REINFORCEMENT:
    - 2.1. CONCRETE CAST AGAINST EARTH AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
    - 2.2. CONCRETE EXPOSED TO EARTH OF WEATHER:
      - 2.2.1. (A) BARS LARGER THAN NO. 5: 2 INCHES
      - 2.2.2. (B) BARS NO. 5 AND SMALLER: 1-1/2 INCHES.
    - 2.3. CONCRETE NOT EXPOSED TO EARTH OR WEATHER:
      - 2.3.1. SLABS, WALLS AND JOISTS:
        - 2.3.1.1. (A) BARS, LARGER THAN NO. 11: 1-1/2 INCHES
        - 2.3.1.2. (B) BARS NO. 11 AND SMALLER: 3/4 INCHES.
      - 2.3.2. BEAMS AND COLUMNS: 1-1/2 INCHES
      - 2.3.3. SHELLS AND FOLDED PLATES:
        - 2.3.3.1. (A) BAR LARGER THAN NO. 5: 3/4 INCHES.
        - 2.3.3.2. (B) BARS NO. 5 AND SMALLER: 1/2 INCHES.
  3. ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

- DRILLED PIERS
1. PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
  2. PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
  3. STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
  4. PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
  5. PROVIDE PIER TO GRADE BEAM DOWELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOWEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOWEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOWEL IN GRADE BEAM.
- STRUCTURAL CONCRETE MASONRY UNIT
1. CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C90 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI.
  2. CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
  3. MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI IN ACCORDANCE WITH ASTM C780. MASONRY CEMENT IS PROHIBITED.
  4. COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476. REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
  5. REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE 9 GA MINIMUM.
  6. HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
  7. JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
  8. LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
  9. LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
  10. PLACE GROUT USING LOW-LIFT METHOD, 6-8" MAXIMUM LIFTS.

ORNAMENTAL METAL FENCE NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES.
2. ALL CONCRETE USED IN FOOTING AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED PERMITS AND TOWN INSPECTIONS.
4. ALL ORNAMENTAL METAL TUBES, POSTS, RAILS AND PICKETS SHALL BE FLUSH AND FREE OF ALL DENTS, SPURS, AND SHARP EDGES AND SHALL BE INSTALLED LEVEL, PLUMB, AND SQUARE.
5. PROVIDE CONTINUOUS WELDS ALONG ALL EDGES OF FENCE MEMBERS.
6. GRIND SMOOTH ALL WELDS.
7. ALL METAL SURFACES SHALL BE PRIMED AND PAINTED WITH TWO COATS OF RUSTPROOF PAINT, COLOR TO BE FLAT BLACK. CONTRACTOR TO SUBMIT SAMPLES AS REQUIRED.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS BEFORE MANUFACTURING GATES AND FENCE. GATE LOCKING MECHANISM SHALL BE SELECTED BY OWNER.
9. ALL ORNAMENTAL METAL FENCE MEMBERS ARE TO BE TUBULAR MEMBERS IN ACCORDANCE WITH ASTM 513 HOT ROLLED STRUCTURAL STEEL 50,000 PSI TENSILE STRENGTH, 60,000 PSI YIELD STRENGTH.
10. FENCE MEMBER SIZES TO BE AS FOLLOWS:
  - 10.1. PICKETS, 3/4" SQUARE 16 GA.
  - 10.2. RAILS, 1-1/2" X 1/2" SQUARE 16 GA.
  - 10.3. POSTS, 2" SQUARE 11 GA.
11. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ALL FENCE GATES AND OPENERS. SHOP DRAWINGS SHALL INCLUDE ALL PRODUCT CUT SHEETS AS WELL AS INSTALLATION AND MANUFACTURING DETAILS. CONTRACTOR TO BE RESPONSIBLE FOR STRUCTURAL DESIGN OF GATES.
12. CONCRETE FOOTING FOR POSTS SHALL BE 3X POST WIDTH FOR 2" SQUARE POSTS AND 2X POST WIDTH FOR 6" SQUARE POSTS.
13. POSTS SHALL BE PLACED AT A MINIMUM DISTANCE OF 6'-0" O.C. AND A MAXIMUM DISTANCE OF 8'-0" O.C.
14. FENCE SHALL MEET LOCAL CODES AND REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPLIANCE INCLUDING NECESSARY UPSIZING OF POSTS, PICKETS AND HORIZONTAL BARS AND INCREASING THE HEIGHT OF THE FENCE AS IT APPEARS IN THIS DETAIL AT NO ADDITIONAL COST TO THE OWNER FOR MATERIALS AND/OR LABOR.





1 7'-1" HT. BRICK COLUMN ATOP RETAINING WALL  
ELEVATION / SECTION

SCALE: 3/4"=1'-0"

NOTES FOR COLUMN ATOP RETAINING WALLS:

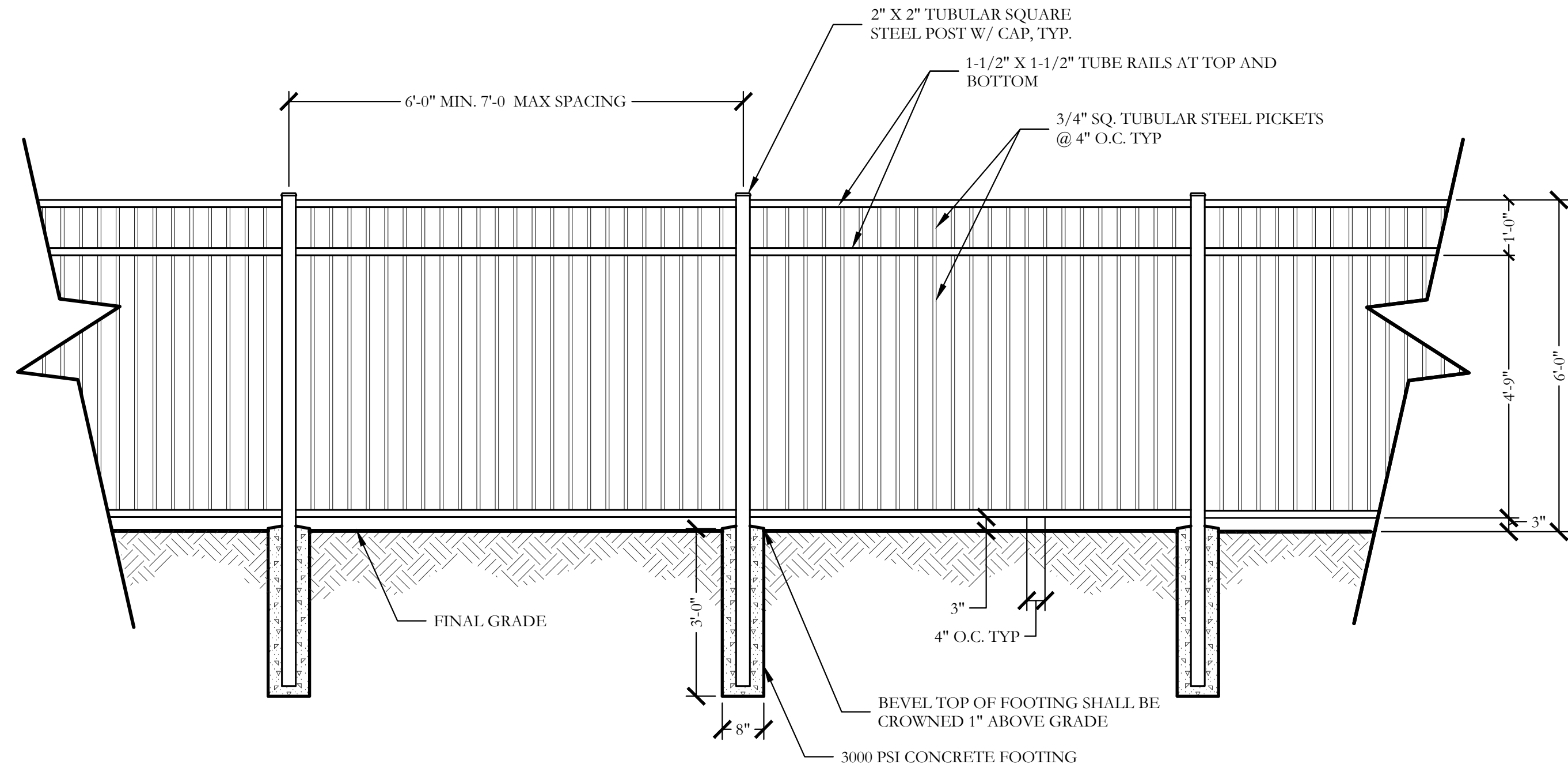
10' MIN. PIER DEPTH BELOW BASE OF RETAINING WALL IN CLAY OR WEATHERED ROCK, OR 3' MIN. PENETRATION INTO UNWEATHERED ROCK WITH 6' MIN. DEPTH.

CONTRACTOR TO USE SONOTUBES FOR PIER SECTION TO BE POURED ABOVE BASE OF RETAINING WALL.

CONTRACTOR TO USE 6-#5 BARS (DO NOT BUNDLE) FOR PIERS INSTALLED WITHIN RETAINING WALLS ABOVE 4' IN HEIGHT.

RETAINING WALL DESIGN TO BE SUBMITTED BY CONTRACTOR AND CONSTRUCTED PRIOR TO SCREEN WALL COLUMNS & PANELS.

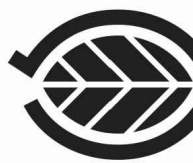
COLUMN DESIGNED TO BE SUPPORTED BY PIERS & COLUMNS. RETAINING WALLS ARE INDEPENDENT OF LOADING. ENGINEER TO BE CONSULTED PRIOR TO CONSTRUCTION TO REVIEW RETAINING WALL DESIGN.



2 6'-0" HT. ORNAMENTAL METAL FENCE  
ELEVATION

SCALE: 1/2"=1'-0"

CODY JOHNSON  
s · t · u · d · i · o



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EMAIL: CODY@CODYJOHNSONSTUDIO.COM

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BIDDING PURPOSES.

October 02, 2017

Bar is one inch on  
original drawing. If not  
one inch on this sheet,  
adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Details

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

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- Diagram illustrating the construction of a cleanout assembly:
- REMOVABLE BRASS CAP, FLUSH WITH GRADE
  - 1'-6" MAX. O.C.
  - 3,000 P.S.I. CONCRETE COLLAR CONTINUOUS AROUND PIPE CAP
  - FINISH GRADE
  - 6"
  - 1/2"
  - 4" PIPE (CLASS 200 PVC)
  - 6" PVC SEWER PIPE
  - SOLVENT WELD AND DRAIN PIPE
  - COMPACTED SUB-GRADE 95% PROCTOR
  - CLEANOUTS: FILL, GRADE AND SOD AROUND CLEANOUTS AS NEEDED TO PROVIDE A 3'-0" TURF-GRASS SHOULDER WITH SLOPES NOT EXCEEDING 2%

## SECTION

NOT TO SCALE



SCALE: 1/4" = 1'-0"



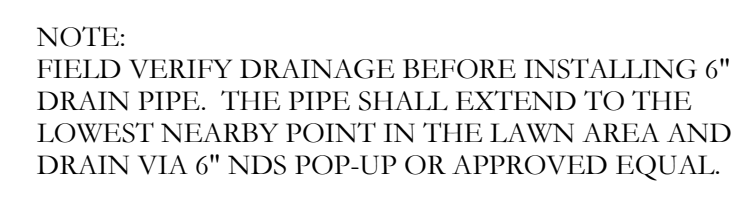
SCALE: 1/4" = 1'-0"

1) PLAYS  
VARIES

SCALE AS SHOWN

| <u>ITEM</u>            | <u>QTY</u> | <u>MANUFACTURER</u> | <u>MODEL</u>   |
|------------------------|------------|---------------------|----------------|
| FEATURE PLAYGROUND SET | 1          | MIRACLE RECREATION  | 61_42923572047 |

THOMAS SAWYERS, CPSI  
EMAIL: TSAWYERS@WEBUILDFUN.COM  
PHONE: 972-727-0653



## 2 SECTION

SCALE: 1"= 1'-0"



SCALE: 1"= 1'-0"



SCALE: 1"= 8'-0"



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inc

## SCREENING AND BUFFERING

## Hardscape Details

**The Villas at Southgate - Phase 3**

CJS PROJECT NO.

GBP009

SHEET NO.

HS9 of 10



Item: Superior Pet Waste Eliminator

Basic Specifications

**Sign**  
Size: 12" x 18"  
Material: Aluminum  
Thickness: 0.063  
Mounting Hole Diameter: 3/8"

**Dispenser Box**  
Size: 10" x 16"  
Material: Aluminum  
Thickness: 0.032  
Mounting Hole Diameter: 3/8"  
Backspring Material: Stainless Steel  
Lock Material: 301 Stainless Steel  
Paint: Powder Coating

**Trash Receptacle**  
Size: 12" x 24"  
Material: G30  
Thickness: 1.2 mm  
Mounting Hole Diameter: 3/8"  
Paint: Powder Coating

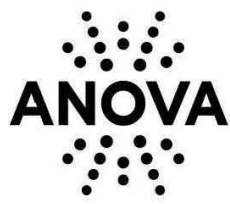
**Pole:** Powder coated steel

**Some additional notes:**

**Hardware:** All mounting hardware is provided and is either stainless steel or nylon ( to protect painted surfaces)

**Guarantee:Lifetime**

Testing is done on dispenser boxes and trash receptacles to insure quality. I've listed some of the test below  
**Salt spray test** - 500hrs with less than 3mm creepage to ASTM G85-08 and ASTM D 1654-08  
**Pencil hardness:** H or 2 H (ASTM D3362)  
**Impact resistance** - ASTM D2794 - No visible cracking an 100 inch/pounds  
**Adhesion** - ASTM D3359  
**Cure test:** 50 double rubs using MEK



211 North Lindbergh Blvd.  
St. Louis, MO 63141  
800.231.1327 tel | 314.754.0835 fax  
specify@anovafurnishings.com  
anovafurnishings.com

L1360—Rendezvous 6' Contour Bench

6' contour bench with steel slat seat, cast iron armrests and cast iron portable/surface mount legs

**Material**  
The 6' contour bench is composed of a 12-gauge steel slat seat with a .75" wide slot pattern and cast iron armrests and legs. The bench is 75.62" long and will support 200 lbs. per linear foot. The bench is designed to be portable for flexibility in placement or surface mounted using predrilled .4" diameter holes in feet to prevent movement. Mounting hardware not included.

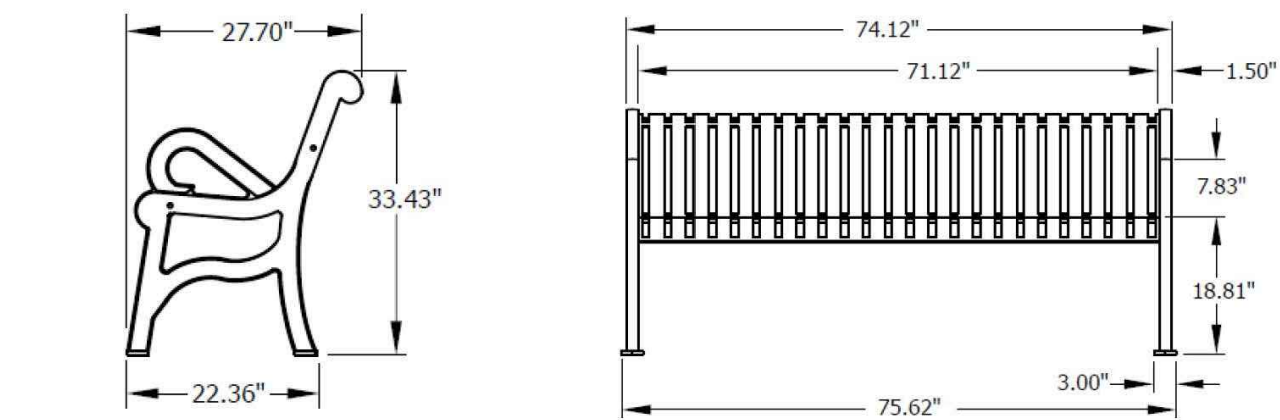
**Finish**  
Steel slat seat is protected by the patented Fusion Advantage™ finish. The plastisol coating has an average thickness of .125" and is encapsulated with a richly tinted, high performance powder coating that won't rust, fade, peel, chip, crack, mold or mildew. The finish has been tested to the requirements of ASTM E1354 and determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2. Fade-resistant, powder coated armrests, legs and under supports feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

**Color**  
See website or sales representative for color choices.

**Assembly**  
Some assembly is required. Stainless steel assembly hardware is included.

**Maintenance**  
The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum base products.

**Warranty**  
20-year limited structural warranty with 7-year finish warranty from the date of purchase. See full details on multi-year warranties for components at [www.anovafurnishings.com/warranty.aspx](http://www.anovafurnishings.com/warranty.aspx).



SHIPPING INFORMATION

| Unit Weight | Unit Shipping Wt. UPS | Unit Shipping Wt. Truck (4 Units) | Unit Ship Size w/Pallet | Max Units Per Pallet | Pallet Size/Wt. (74" x 32") | Total No. Pkgs. | Shipping Class |
|-------------|-----------------------|-----------------------------------|-------------------------|----------------------|-----------------------------|-----------------|----------------|
| 183 lbs.    | N/A                   | 218 lbs./unit                     | 30 cu. ft.              | 2                    | 100 lbs.                    | 3               | 100            |

9/7/2015 Copyright © 2015 ANOVA® Made in U.S.A

1 SUPERIOR PET WASTE ELIMINATOR ELEVATION

NOT TO SCALE

ALL BENCHES AND TRASH CANS SHALL BE STANDARD BLACK IN COLOR.



211 North Lindbergh Blvd.  
St. Louis, MO 63141  
888.535.5005 tel  
314.754.0835 fax  
specify@anovafurnishings.com  
anovafurnishings.com

Material

The receptacle is 39.00" tall and is composed of 12-gauge slotted steel with a .75" gap slotted pattern. The receptacle is protected by Fusion Advantage™, a plastisol coating with an average .125" thickness and a high-gloss powder coat. The receptacle includes a 14-gauge spun steel open hood top. The top is protected by a fade resistant powder coat finish featuring a state of the art primer proven to prevent rusting. The top includes a 14" security strap and lifts off for easy trash removal.

The receptacle is designed to be portable for flexibility in placement. The receptacle has rubber feet which are adjustable to assist in leveling the receptacle. The capacity of the receptacle is 22 gallons. The reusable plastic liner is made of black high-density polyethylene.

Finish

Fusion Advantage is a heat fused plastisol coating that creates an impervious rustproof barrier and resists UV deterioration, mildew, staining and fading. The finish has been tested to the requirements of ASTM E1354 and is determined to be in compliance with California Uniform Fire Code 1103.2.1.4.2.

Color

This product is available in the following vibrant colors: Black, Blue, Bronze, Brown, Burgundy, Camel, Charcoal, Evergreen, Gray, Navy, Orange, Purple, Red, Sage, Silver, Teal, Vanilla, White, and Yellow.

Assembly

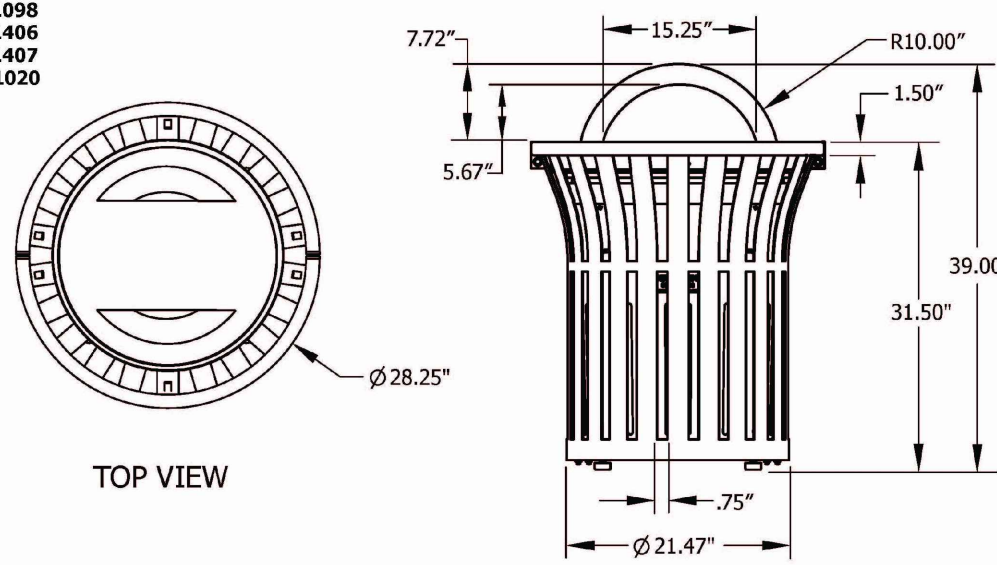
The receptacle is shipped fully assembled and ready for use.

Maintenance

The product is virtually maintenance-free and requires only periodic cleaning with a sponge and a solution of mild detergent and water to remove surface dirt. Do not clean with solvent or petroleum based products.

Warranty

20-year limited structural warranty with 7-year finish warranty from the date of purchase. Fusion Advantage components further warrants components will not rust, peel, chip, crack, mold or mildew for 7 years.



TOP VIEW

Shipping Information

| Unit Wt. | Unit Shipping Wt. UPS | Unit Shipping Wt. Truck (4 Units) | Unit Ship Size w/Pallet | Max Units per Pallet | Pallet Wt. 48" x 24" | Total No. Pkgs. | Shipping Class |
|----------|-----------------------|-----------------------------------|-------------------------|----------------------|----------------------|-----------------|----------------|
| 99 lbs.  | N/A                   | 109 lbs/unit                      | 33 cu. ft.              | 3                    | 90 lbs.              | 2               | 100            |

Made in USA

Revised: 03/2013-1

Copyright © 2013 ANOVA™

2 TRASH RECEPTACLE DETAIL MANUFACTURER SPECIFICATION SHEET

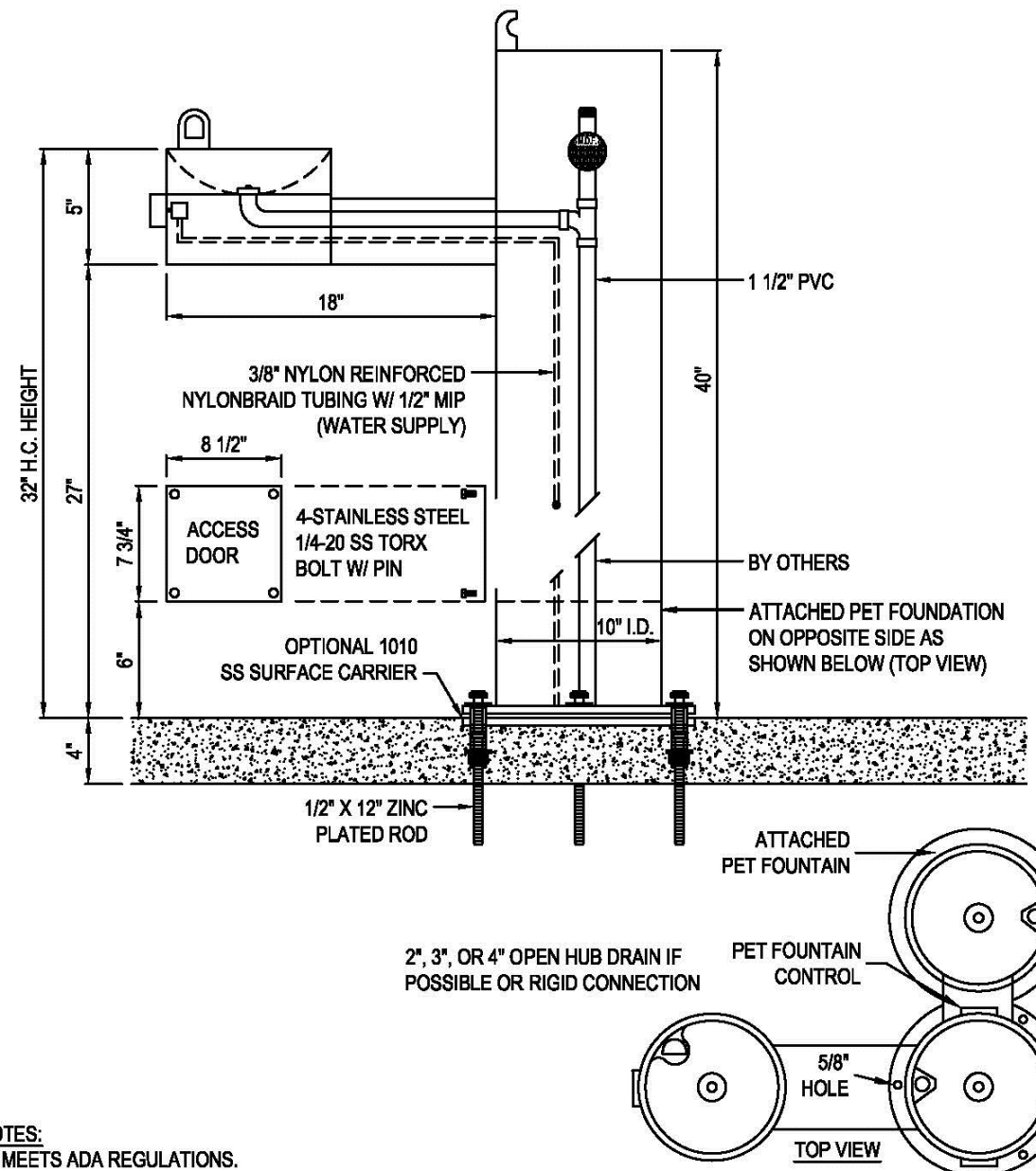
NTS

3 PEDESTRIAN BENCH DETAIL MANUFACTURER SPECIFICATION SHEET

NTS

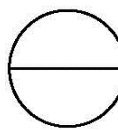


MOST DEPENDABLE FOUNTAINS INC.  
5705 COMMANDER DR. P.O. BOX 587  
ARLINGTON, TN 38002-0587  
TOLL FREE: 1-800-552-6331  
PHONE: (901) 867-0039  
FAX: (901) 867-0159  
www.mostdependable.com



NOTES:

1. MEETS ADA REGULATIONS.
2. DO NOT SCALE DRAWINGS.
3. INSTALL ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
5. SHOWN WITH OPTIONAL 1010 STAINLESS STEEL SURFACE CARRIER, ATTACHED PET FOUNTAIN.



MODEL 440 SM  
SHOWN W/ OPTIONAL 1010 SS SURFACE CARRIER, PF

3354-1.51

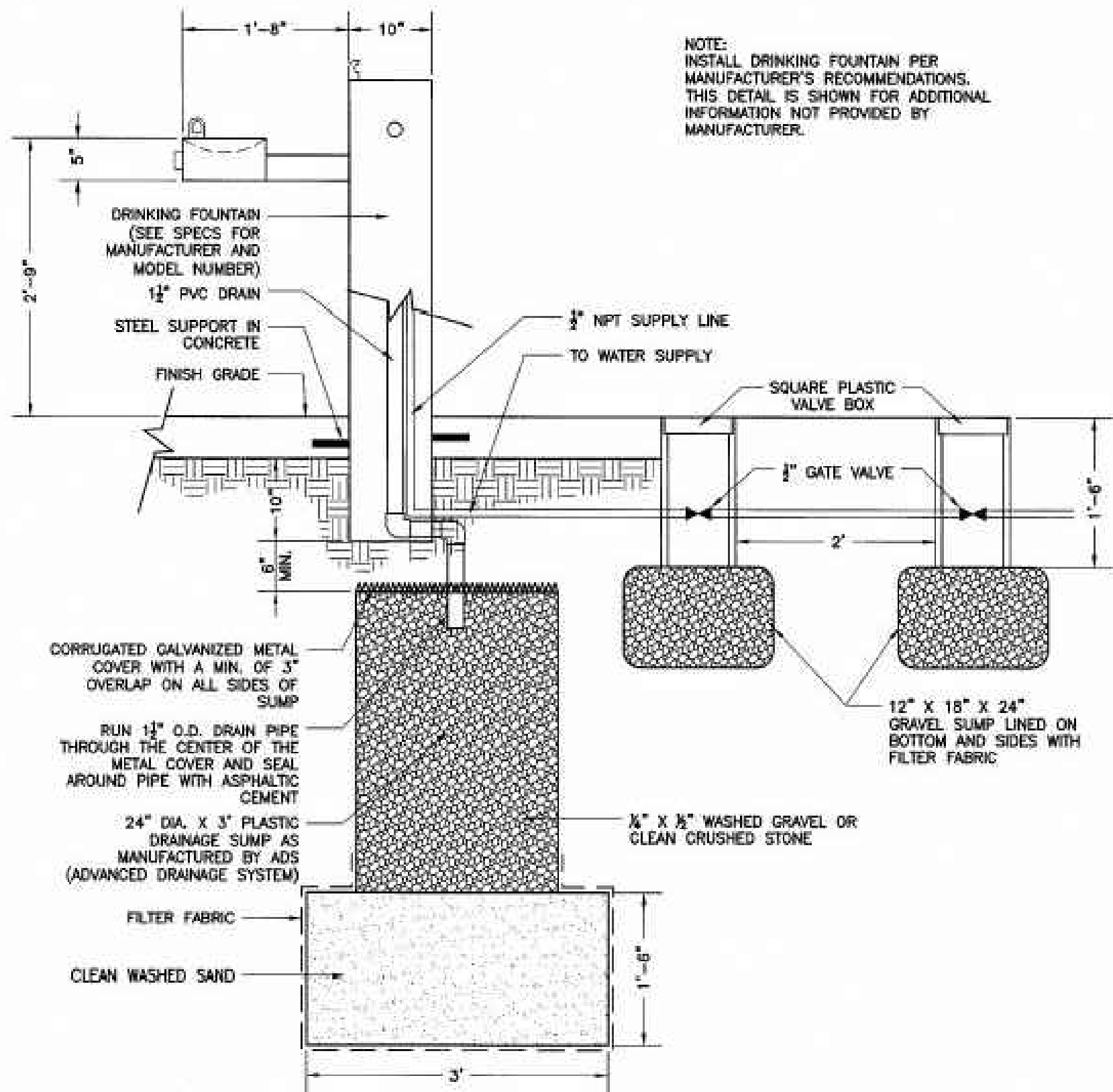
PROTECTED BY COPYRIGHT - 01/02/06

REVISION DATE 18/08/2011

www.CADdetails.com

4 WATER FOUNTAIN DETAIL MANUFACTURER SPECIFICATION SHEET

NTS



1  
14.02

DRINKING FOUNTAIN - SECTION

1"=1'-0"

5 WATER FOUNTAIN DRAIN DETAIL SECTION

NTS

CODY JOHNSON  
s . t . u . d . i . o



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.  
One Inch

SCREENING AND BUFFERING

Hardscape Details

The Villas at Southgate - Phase 3

Town of Flower Mound, Denton and Tarrant Counties, Texas

CJS PROJECT NO.

GBP009

SHEET NO.

HS10 of 10





## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

---

**DATE:** October 9, 2017

**FROM:** Poornima Srinarasi, Planner

**ITEM:** **Public Hearing to consider a request for rezoning (ZPD17-0011 - Timber Creek Medical Park) to amend Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses to modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and south of College Parkway.**

---

### I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exceptions, has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

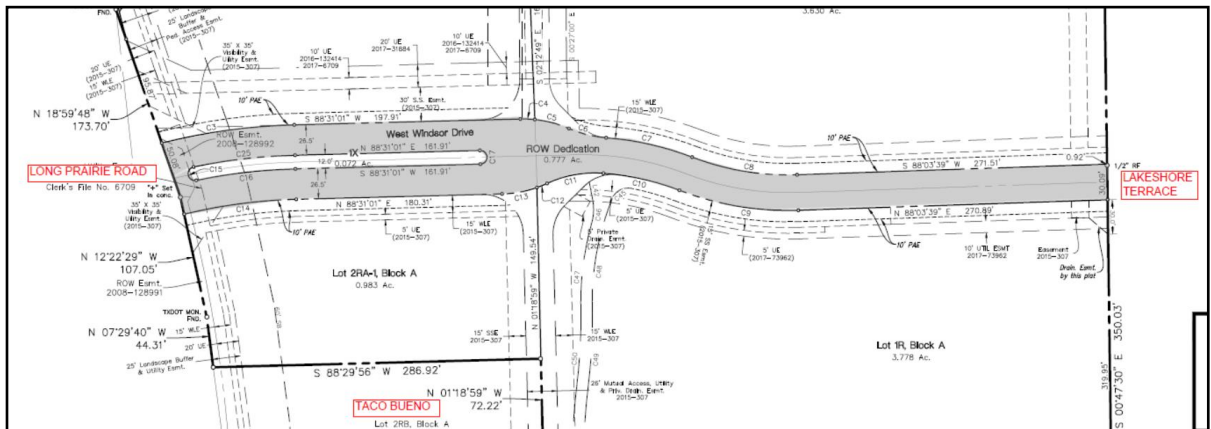
### II. APPLICATION ANALYSIS

Planned Development District-114 (PD-114) for Timber Creek Medical Park encompasses approximately 22.357 acres and is zoned for Retail District-2 (R-2) and Office District (O) uses. The purpose of this zoning amendment is to request certain exceptions to the Town's standards due to the change in classification of the east-west commercial driveway through this development from a mutual access easement to a right-of-way.

The east-west private commercial driveway through Timber Creek Medical Park connects to right-of-ways at both ends; right-of-way within Lakeshore Terrace, a residential development in The Riverwalk, at the east end and right-of-way for Long Prairie Road through a signalized intersection at the west end. With an intent of providing continuity between the right-of-ways, Town staff requested the developer dedicate this section of private commercial driveway as right-of-way. The right-of-way dedication will be accomplished through a replat, which is currently under review by staff. The replat calls out the name for the new street as West Windsor Drive, since it lines up with West Windsor Drive on the west side of Long Prairie Road.

This unique situation of transforming a mutual access easement to a right-of-way generates additional requirements in terms of landscaping and driveway spacing distances. The developer is requesting relief to the Town standards that would apply to this newly-dedicated, east-west, right-of-way.





#### A. Exception to 15-foot landscape buffer

The minimum width of the landscaped street buffer from the street right-of-way line adjacent to streets (other than scenic, principal, or country roads) shall be 15 feet. The developer is requesting to waive this requirement along the east-west right-of-way.

#### B. Exception to Access Management Policy and Criteria

The Town's Access Management Policy will apply to the east-west right-of-way, which will be classified as a Local Commercial Street. The driveway spacing requirement along this type of roadway is a minimum of 200 feet. The proposed driveways as shown on the approved concept plan (Attachment B(1)) do not meet the minimum 200-foot separation and will, therefore, require an exception to the Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

On February 20, 2017, the Town Council approved an amendment to PD-114 (Ordinance No. 05-17) to include additional land, modify conceptual elevations and plans, modify development standards, and request certain exceptions and modifications to the Code of Ordinances.

### 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 rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request.

### IV. ATTACHMENTS

#### A. Background Information

1. Vicinity Map
2. Letter of Intent

#### B. Application Details

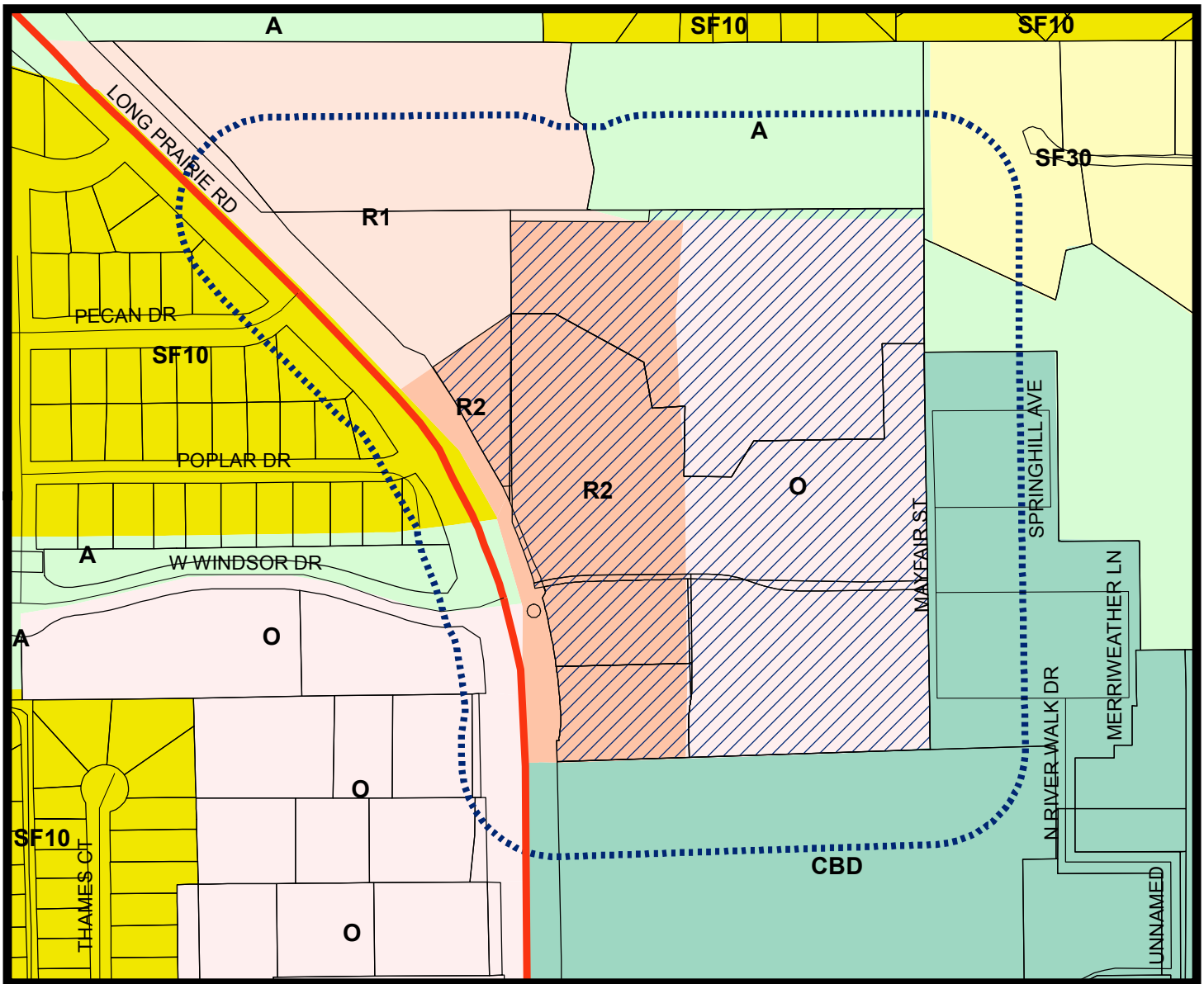
1. Approved Conceptual Plans



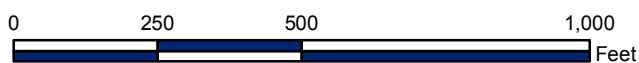
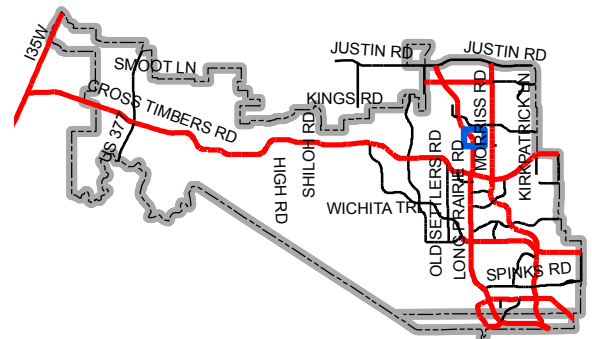
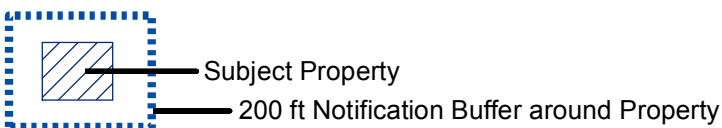


# Vicinity Map

Reference Project: ZPD17-0011



## LEGEND



Map Location





September 25, 2017

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

**RE: PD-114 Amendment Request – Timber Creek Medical Park  
Letter of Intent  
G&A Job No. 16056**

Mr. Powell:

Please accept this letter, on behalf of the RTG Capital, LLC, as an explanation of the proposed Zoning Change Request to amend Planned Development – 114 (PD-114), Ordinance 5-17, of the Town of Flower Mound's Code of Ordinances, known as Timber Creek Medical Park. This amended PD was approved in 2016 for retail, restaurant, office and medical office uses with pedestrian circulation and amenities. The PD encompassed a total of 22.357 acres.

The purpose of this PD amendment is to:

- Waive the required 15' landscape buffer along proposed dedicated ROW
- Waive the 200' driveway spacing requirement along dedicated local street

The following amendments to PD-114 are being requested as part of this application:

**Section E: Landscape Standards**

1. Landscape shall be in accordance with the Town's landscape ordinance, as amended except that a 15' landscape buffer shall not be required along West Windsor Drive.

**Section G: Exceptions and Variances**

3. An exception to the 200' driveway spacing shall be granted along West Windsor Drive.

Thank you for your consideration in the above request. We look forward to working with the Town to bring another exciting development to the community.

Sincerely,

Robert J. Dollak Jr., P.E.

cc: Shane Shoulders, RTG Capital, LLC

Z:\2016\16056\PDFs & Submittals\Zoning\PD 114 Amendment\2017.08.28 PD LOI 16056.doc



Site Planning  
Civil Engineering  
Planning  
Consultants, LLC  
Land Surveying  
Landscape Architecture

11 Hillside Drive • Lewisville, TX 75057 • P: 972.458.9712 • F: 972.458.9715  
144 Old Town Road • Lewisville, TX 75077 • P: 972.458.9716 • F: 942.240.1028  
TSPS Firm No. 10047700

GA

Timber Creek Medical Park

Timber Creek Medical Park  
Timber Creek Medical Office Plaza  
22.357 Acres  
in the  
CHACON SURVEY, ABSTRACT NO. 229  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

CONCEPTUAL SITE PLAN

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
ROBERT JOHN DOLLAH, JR.,  
P.E. #86898  
DATE 1/30/2017

|                  |
|------------------|
| Drawn By: AA     |
| Date: 09/19/2016 |
| Scale: 1"=60'    |
| Revisions:       |
| 11/11/2016       |
| 12/09/2016       |
| 01/13/2017       |
| 01/28/2017       |

DEVELOPER  
RTG CAPITAL, LLC  
8235 DOUGLAS AVE., #350  
DALLAS, TX 75225  
Ph. (903)819-1208  
Contact: Shane Shoulders

OWNER  
HAWKS RAMSEY, LLC  
2570 FM 407, Ste. 206  
HIGHLAND VILLAGE, TX 75077  
Ph. (972)317-8222  
Contact: Jeff Ramsey

16056

GENERAL NOTES

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- 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.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

| Building Summary |                |                  |            |               |                  |               |
|------------------|----------------|------------------|------------|---------------|------------------|---------------|
| Lot              | No. of Stories | Square Feet (SF) | Use        | Parking Ratio | Required Parking | 20% Reduction |
| 1*               |                |                  | Parking    |               |                  | 318           |
| 2RA              | 2              | 14,500           | Retail     | 1 per 250     | 58               | 47            |
| 2RB              | 1              | 2,800            | Restaurant | 1 per 75      | 38               | 31            |
| 3RA              | 3              | 60,000           | Medical    | 1 per 250     | 240              | 192           |
| 3RB              | 1              | 12,585           | Retail     | 1 per 250     | 51               | 41            |
|                  | 1              | 17,000**         | Restaurant | 1 per 75      | 227              | 182           |
| TOTAL            |                | 106,885          |            |               | 614              | 493           |

\* Lot 1 is parking for hospital expansion  
\*\* Includes 2,000 Square Feet for Outdoor Dining Patios

| Zoning Standard          | Existing PD-114 (Retail-2) | Proposed PD-114 (Retail-2) | Existing PD-114 (Office) |
|--------------------------|----------------------------|----------------------------|--------------------------|
| Minimum Lot Area         | N/A                        | N/A                        | N/A                      |
| Minimum Lot Width        | N/A                        | N/A                        | N/A                      |
| Minimum Floor Area       | N/A                        | N/A                        | N/A                      |
| Minimum Front Yard       | 60 ft.                     | 60 ft.                     | 60 ft.                   |
| Minimum Side Yard        | N/A                        | N/A                        | N/A                      |
| Minimum Rear Yard        | 15 ft.                     | 15 ft. or 0 ft.            | 15 ft.                   |
| Maximum Lot Coverage     | 50 %                       | 50 %                       | 50 %                     |
| Max Height (stories/ft.) | 2/35 ft.                   | 2/35 ft.                   | 3/35 ft.                 |
| Maximum Floor:Area Ratio | N/A                        | N/A                        | N/A                      |

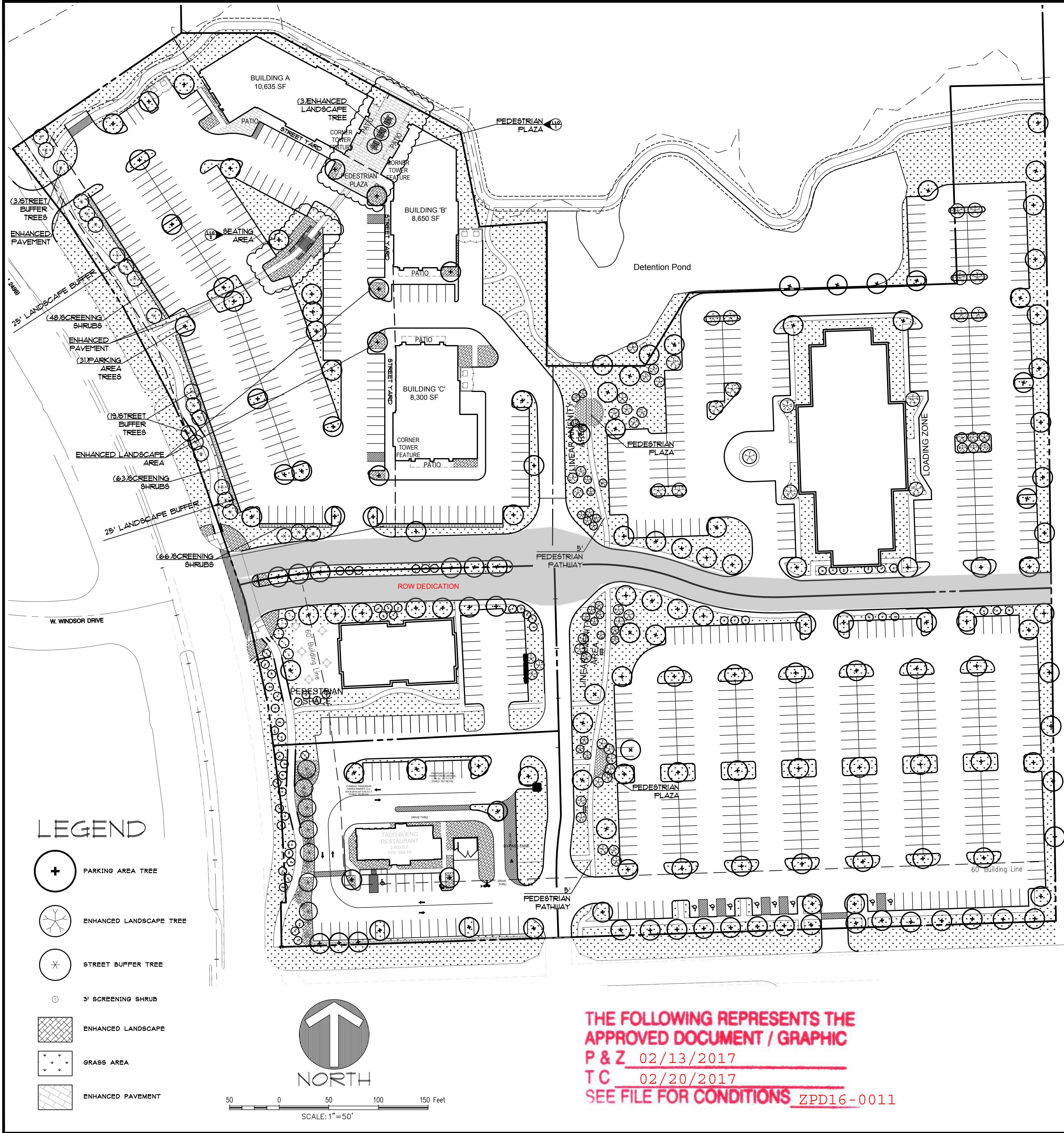
| MASTER PLAN FEATURES |                                              |
|----------------------|----------------------------------------------|
| Land Use Plan        | Professional Office and Neighborhood Retail  |
| Urban Design Plan    | Long Prairie District                        |
| Parks and Trail      | 8' Town Trail along FM 2499 and Timber Creek |
| Thoroughfare Plan    | FM 2499 - Major Arterial                     |
| Water Plan           | Long Prairie District                        |
| Wastewater Plan      | Long Prairie District                        |

| LEGEND |                          |                                         |
|--------|--------------------------|-----------------------------------------|
| C.R.F. | Capped Rebar Found       | Overhead Power Lines                    |
| C.R.S. | Capped Rebar Set         | Down Guy Wire                           |
| C.M.   | Control Monument         | Existing Contours                       |
| Mon.   | Monument                 | Proposed Contours                       |
| BM     | Benchmark                | Concrete Pavement                       |
| FH     | Fire Hydrant             | Asphalt Pavement                        |
| WM     | Water Meter              | Wood Fence                              |
| WV     | Water Valve              | Chain Link Fence                        |
| W/L    | Water Line               | Wire Fence                              |
| ICV    | Irrigation Control Valve | Masonry Wall                            |
| SSMH   | Sanitary Sewer Manhole   | Existing Tree                           |
| CO     | Sanitary Sewer Cleanout  | (FL) Flowline                           |
| UP     | Utility Pole             | Centerline of Creek, Swale, or Waterway |
| LP     | Light Pole               | Creek, Swale, or Waterway Embankment    |
| TC     | Top of Curb              |                                         |
| TP     | Top of Pavement          |                                         |
| TW     | Top of Wall              |                                         |
| FG     | Finished Grade           |                                         |
| U.E.   | Utility Easement         |                                         |
| D.E.   | Drainage Easement        |                                         |
| B.L.   | Building Line            |                                         |
| R.O.W. | Right-of-Way             |                                         |
| D.R.   | Deed Records             |                                         |
| P.R.   | Plat Records             |                                         |

THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 02/13/2017  
T C 02/20/2017  
SEE FILE FOR CONDITIONS ZPD16-0011

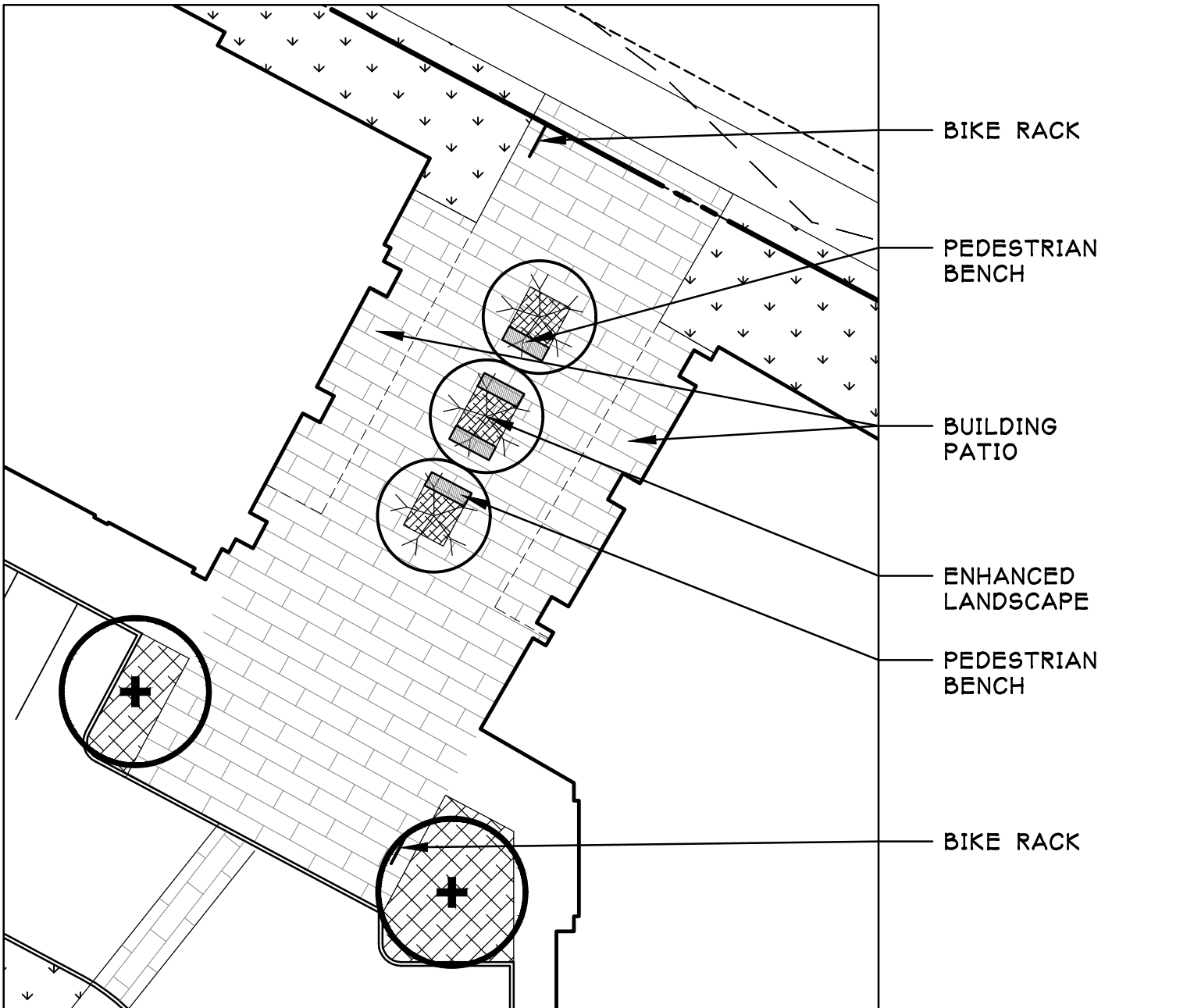
File: J:\2016\16056\TimberCreek\16056\_P&Z\_Conceptual\_Plan.dwg Plot Date: 1/20/2017 10:26 AM, by rmd



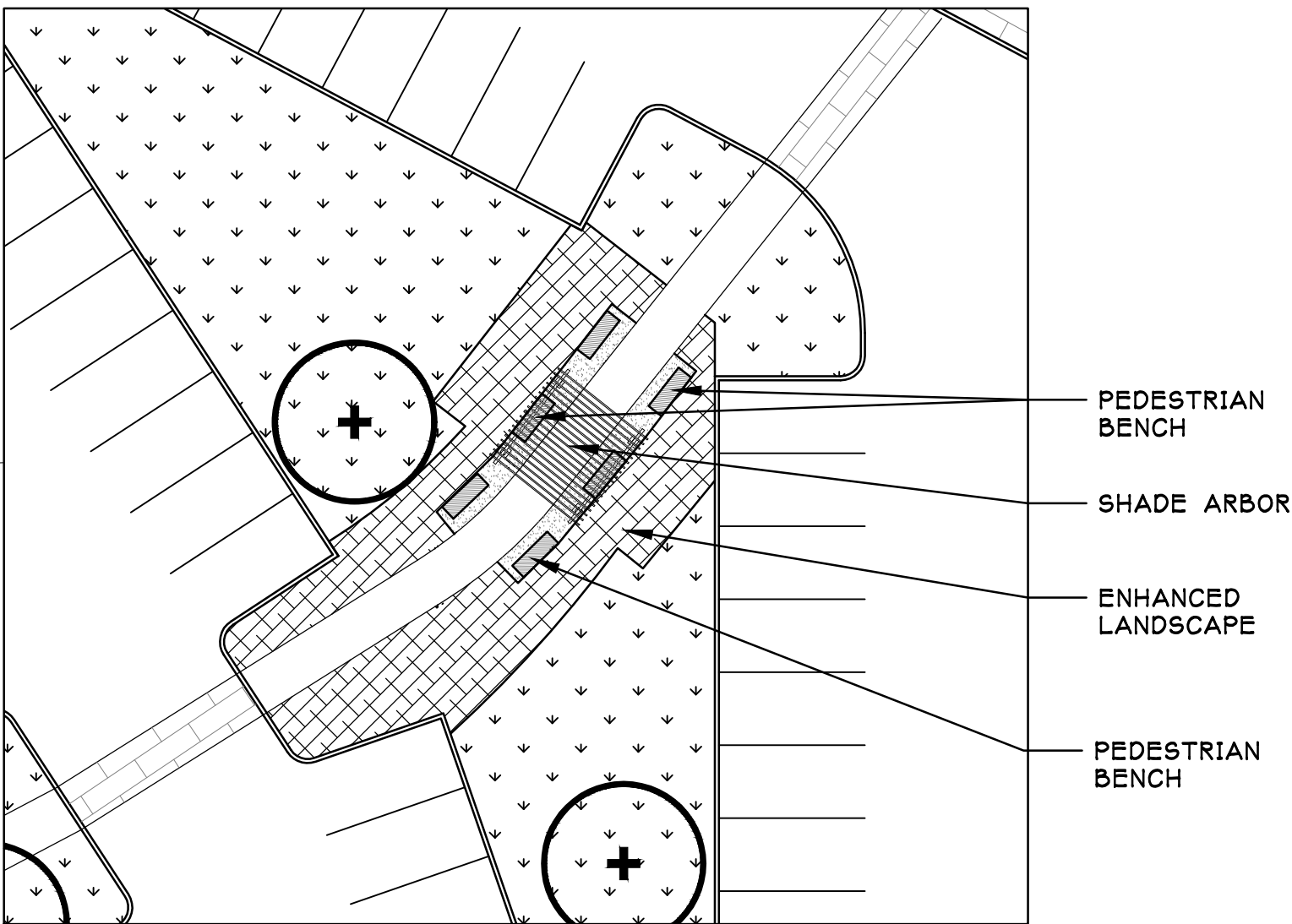


| LANDSCAPE REQUIREMENT COMPLIANCE<br>TOWN OF FLOWER MOUND<br>Timber Creek Medical Park for proposed Lot 3RB |                                 |                                    |                           |
|------------------------------------------------------------------------------------------------------------|---------------------------------|------------------------------------|---------------------------|
| STREET BUFFER LANDSCAPING                                                                                  |                                 |                                    |                           |
| STANDARD                                                                                                   |                                 | REQUIRED BUFFER WIDTH              | PROVIDED                  |
|                                                                                                            | Long Prairie Road               | 25 ft.                             | 25 ft.                    |
| STREET BUFFER TREES                                                                                        |                                 |                                    |                           |
| STANDARD                                                                                                   | STREET FRONTAGE (LINEAR FEET)   | REQUIRED                           | PROVIDED                  |
| 1 per 30 LF.                                                                                               | Long Prairie - 462 LF.          | 16 trees (3" cal.)                 | 19 trees (3" cal.)        |
| STREET YARD TREES                                                                                          |                                 |                                    |                           |
| STANDARD                                                                                                   | TOTAL STREET YARD (SQUARE FEET) | REQUIRED                           | PROVIDED                  |
| Above 10,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.                                     | 117,476 s.f. of street yard     | 53 trees (3" cal.)                 | 53 trees (3" cal.)        |
| PARKING AREA LANDSCAPING                                                                                   |                                 |                                    |                           |
| STANDARD                                                                                                   | # OF PARK SPACES                | REQUIRED                           | PROVIDED                  |
| 90 s.f. per 12 spaces                                                                                      | 231 parking spaces              | 1,733 s.f.                         | 2,559 s.f.                |
| PARKING AREA TREES                                                                                         |                                 |                                    |                           |
| STANDARD                                                                                                   | # OF PARK SPACES                | REQUIRED                           | PROVIDED                  |
| 1 per 10 parking spaces                                                                                    | 231 parking spaces              | 24 trees (3" cal.)                 | 31 trees (3" cal.)        |
| **All parking spaces to be located within 50 ft. of parking lot tree.                                      |                                 |                                    |                           |
| PARKING AREA SCREENING                                                                                     |                                 |                                    |                           |
| STANDARD                                                                                                   |                                 | landscape berm or screening shrubs | PROVIDED                  |
| All head parking to be screened from street view                                                           |                                 | 3' ht. screen                      | screening shrubs (3' ht.) |

| LANDSCAPE REQUIREMENT COMPLIANCE<br>TOWN OF FLOWER MOUND<br>Timber Creek Medical Park for proposed Lot 1 Block A |                    |                    |                    |
|------------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|
| PARKING AREA LANDSCAPING                                                                                         |                    |                    |                    |
| STANDARD                                                                                                         | # OF PARK SPACES   | REQUIRED           | PROVIDED           |
| 90 s.f. per 12 spaces                                                                                            | 318 parking spaces | 28,620 s.f.        | 36,634 s.f.        |
| PARKING AREA TREES                                                                                               |                    |                    |                    |
| STANDARD                                                                                                         | # OF PARK SPACES   | REQUIRED           | PROVIDED           |
| 1 per 10 parking spaces                                                                                          | 318 parking spaces | 32 trees (3" cal.) | 39 trees (3" cal.) |
| **All parking spaces to be located within 50 ft. of parking lot tree.                                            |                    |                    |                    |



1. PEDESTRIAN PLAZA  
SCALE: 1"=20'



2. SEATING AREA  
SCALE: 1"=20'

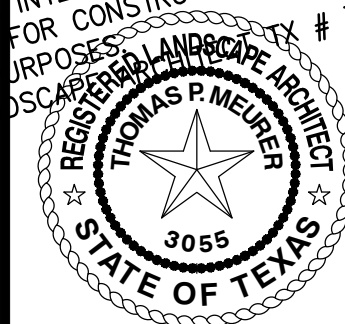
THE FOLLOWING REPRESENTS THE  
APPROVED DOCUMENT / GRAPHIC  
P & Z 02/13/2017  
T C 02/20/2017  
SEE FILE FOR CONDITIONS ZPD16-0011

ENVIRONS GROUP  
LANDSCAPE ARCHITECTURE  
a division of G & A Consultants, LLC  
111 Hillside Drive • Lewisville, TX 75067  
P: 972.317.0276 • F: 972.538.9715

TIMBER CREEK MEDICAL PARK  
Lot ---, Block ---  
Timber Creek Medical Office Plaza  
22,957 Acres  
in the  
CHACON SURVEY, ABSTRACT NO. 229  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE  
PLAN

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION,  
BIDDING, OR PERMIT PURPOSES.  
THOMAS MEURER LANDSCAPE ARCHITECTS, P.C.  
DATED 1/30/2017



|            |                  |
|------------|------------------|
| Drawn By:  | RTG CAPITAL, LLC |
| Date:      | 09/19/2016       |
| Scale:     | 1"=50'           |
| Revisions: |                  |
| 11/11/2016 |                  |
| 12/09/2016 |                  |
| 01/13/2017 |                  |
| 01/29/2017 |                  |

16056

L1.0

OWNER/DEVELOPER  
RTG CAPITAL, LLC  
8235 DOUGLAS AVE, #350  
DALLAS, TX 75225  
Ph: (903)819-1208  
Contact: Shane Shoulders





## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

---

**DATE:** October 9, 2017

**FROM:** Richard Brown, Senior Planner

**ITEM:** **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0006 – Stonecrest Storage) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Office or Medium Density Residential to Commercial/Industrial uses on approximately 4.545 acres of land within the Denton Creek District Area Plan. The property is generally located north of Canyon Falls Drive and east of Stonecrest 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.

The project has a companion application, Zoning Planned Development (ZPD17-0006), for consideration on the same agenda.

This application will require final action by the Town Council.

### II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Office or Medium Density Residential to Commercial/Industrial uses within the Denton Creek District Area Plan on approximately 4.545 acres.

The Town's Master Plan defines the following land use designations within the Denton Creek District Area Plan that are currently recommended for the subject property:

Office-Office and service uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings.

Medium Density Residential-Residential development, typically being single family, detached residential development with minimum 10,000 square lots or greater.

According to the Master Plan, the requested Commercial/Industrial land use designation is intended to provide for large scale developments such as corporate offices, office



parks, retail, service/repair, light industry, clean assembly, and similar uses. In larger commercial/industrial districts, restaurants are encouraged within walking distance of the commercial/industrial buildings.

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop two office buildings within the western portion of the property and a miniwarehouse (subject to approval of a Specific Use Permit with the above referenced companion application) within the eastern portion of the property.

Surrounding development includes two municipal uses to the north [Western O&M/Fire Station No. 6 (temporary) and Western Pump Station], the elevated Union Pacific Railroad road right-of-way to the east, an agricultural use to the south, and the Canyon Falls master-planned development to the west across Stonecrest Road.

### **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 not received any correspondence regarding this request.

### **IV. ATTACHMENTS**

#### **A. Background Information**

1. Vicinity Map
2. Letter of Intent

#### **B. Application Details**

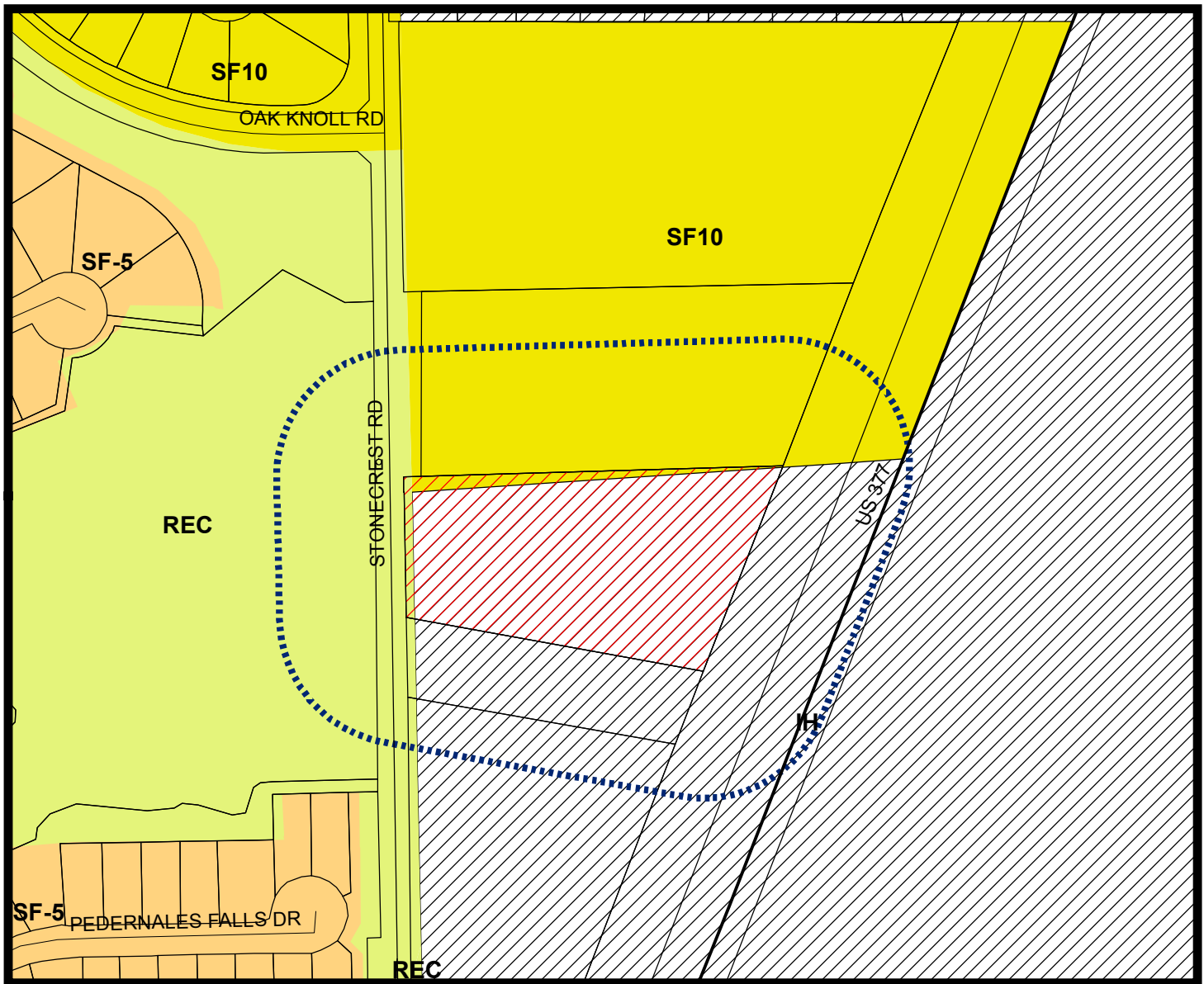
1. Master Plan Exhibit



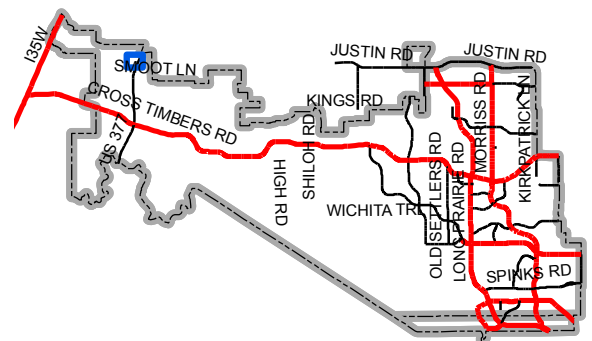
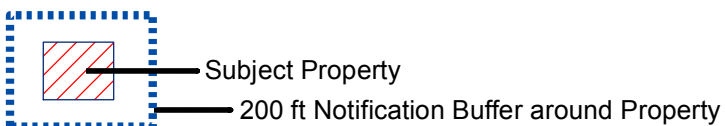


# Vicinity Map

Reference Project: MPA17-0006 & ZPD17-0006



## LEGEND



Map Location





September 18, 2017

Mr. Richard Brown  
Senior Planner  
Town of Flower Mound  
2121 Cross Timbers Rd  
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Stonecrest Storage  
Letter of Intent  
G&A Job No. 17035**

Mr. Brown:

Please accept this letter, on behalf of Quinn Commercial, as an explanation of the proposed requests for approximately 4.545 acres of land located just west of HWY 377 and east of Stonecrest Rd. The property is located in the Denton Creek Area Plan and has a land use designation of Office/Medium Residential. We respectfully request to change the land use to Commercial/Industrial for a proposed office and self-storage development. The existing zoning is Interim Holding (IH) and we respectfully request to change the zoning to a Planned Development (PD) with Commercial-1 (C-1) uses including a Specific Use Permit (SUP) for a mini-warehouse.

As single family communities continue to be developed in the western portion of Flower Mound and surrounding areas, the need for self-storage opportunities is also growing. These large single family developments are comprised of mostly smaller lots that do not allow accessory structure for residents to use as additional storage for their belongings. Stonecrest Storage will be able to accommodate that need so residents can keep their belongings nearby. Additionally, this location is ideal for this type of use. Industrial uses such as the Town's Western O&M building, pump station, and water storage tank are located to the north and the property is bordered by the existing railroad to the east. The railroad acts as a buffer to separate the storage building from HWY 377. The western side of the storage building is screened by the proposed office buildings which will effectively buffer this use from the Canyon Falls neighborhood.

Stonecrest Storage is a proposed commercial development that integrates office, both medical and professional, and a quality self-storage building. We respectfully request to change the Land Use to allow a self-storage use. The Conceptual Site Plan shows approximately 10,000



square feet of medical and professional office within two separate buildings, the front Stonecrest Road which sit across from an open space area that is part of the Canyon Falls community. The offices will have pitched roofs and will help provide separation between the existing residential uses and the proposed self-storage facility, which is located along the eastern property line directly adjacent to the existing railroad.

The self-storage facility has a foot print of 32,000 square feet and is three stories in height. A total of 96,000 square feet of storage space with a total of 575 units is proposed to provide storage opportunities for this under-served area of town. The majority of the storage units will be accessed through internal hallways. The east elevation does include overhead doors at the ground level for larger storage spaces to provide more storage options for residents. There will also be electric gates and perimeter fencing to provide extra security.

Vehicular access will be provided from Stonecrest Road. We are also proposing cross access to the adjacent property to the south.

The proposed driveway is 233.8' away from the existing driveway to the south and 257.9' away from the existing driveway to the north. Since we do not meet the minimum driveway separation of 250', we would like to request an exception to this requirement. We have taken both the north and the south driveways into consideration in our development plans, but the property only has 320' of frontage. We have positioned the point of access to be centrally located between the northern and southern driveway, leaving similar spacing between them.

There is a 15' landscape buffer from Stonecrest Road that includes landscaping and screening. A 25' landscape buffer along the southern property line is also provided. Proposed trees are dispersed throughout the property to provide adequate screening and parking lot shade. The self-storage lot includes landscaping to provide additional screening along the west, south, and north sides.

While we are providing the 25' landscape buffer along the southern property line (because the current use of the property is residential), we are requesting an exception to some of the Compatibility Buffer requirements. Section 82-302 of the Town's Code requires a 6-foot tall masonry screening wall and one tree for every 400 square feet of buffer area. We anticipate that the property to the south will be developed as a non-residential use in the near future. The southern property is an irregular shape and adjacent to the railroad which makes it more conducive for non-residential development. The proposed plan also shows an access connection to the southern property via a 26' fire lane that would be installed at the time of development of the Stonecrest Storage property. Therefore, we would like an exception to the masonry wall requirement. We are proposing shade trees dispersed throughout the 25' landscape buffer, however, we do not meet the minimum amount of trees required and we are requesting an exception to that requirement as well. A 15' waterline easement is planned to run along this southern property line which impacts the ability for installing trees.



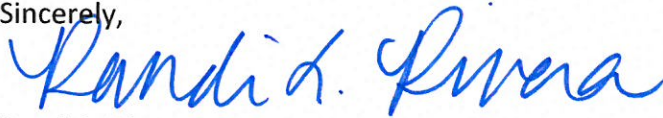
Stonecrest Storage  
September 18, 2017  
Page 3 of 3

We are currently providing a distance of 75' from the southern property line to the closest point of the miniwarehouse building. Section 82-303 requires a building setback of five feet for every one foot of building height of a non-residential building. For the miniwarehouse building, this would require the building to be setback 225'. Therefore, we are requesting that the minimum setback be 75' from the property line.

The architectural design of the office buildings and the self-storage consists of a unified design theme. They will be comprised out of materials such as stone, brick, cast stone, and metal roofs. The offices will have pitched roofs in order to be compatible with residential lots to the west.

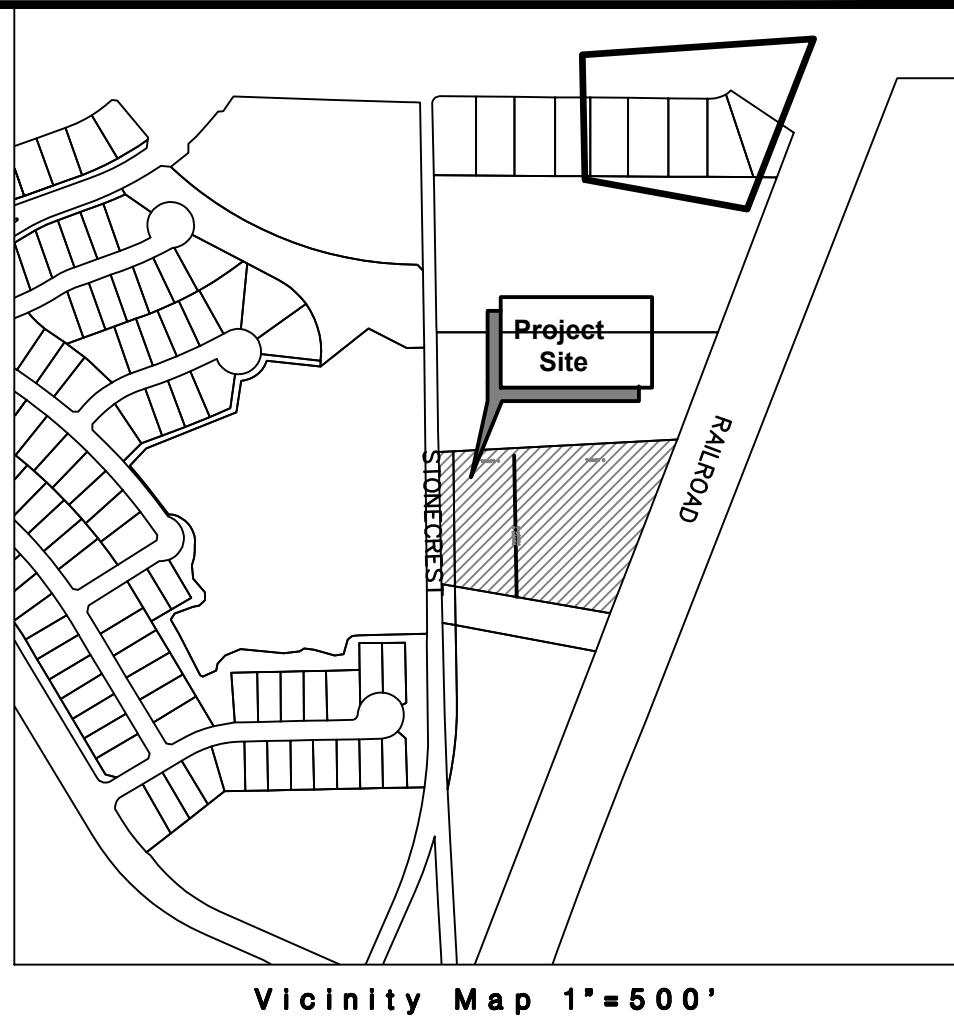
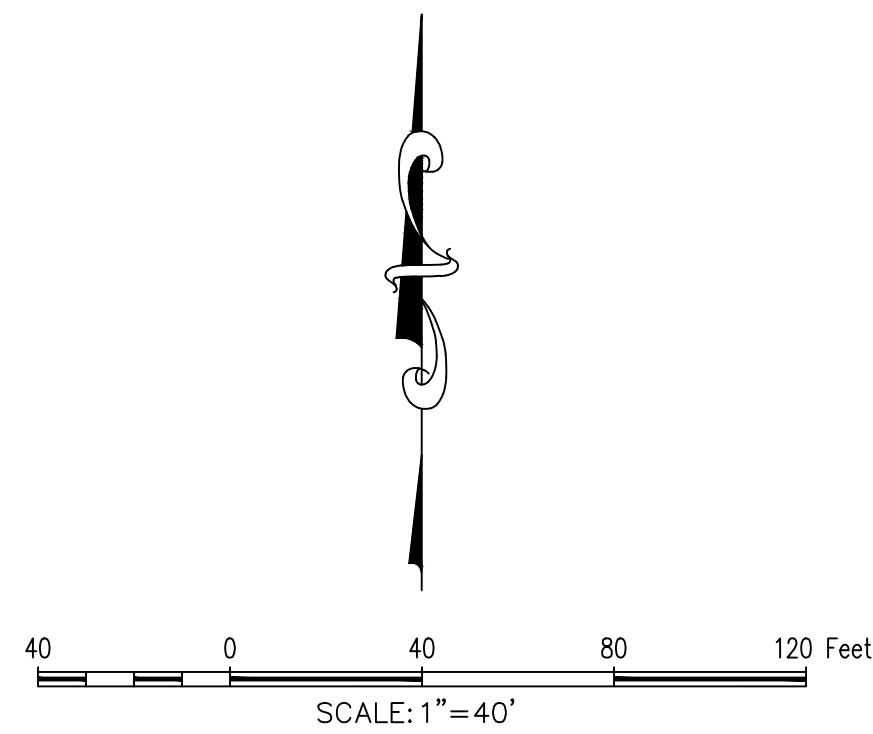
We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,



Randi L. Rivera, AICP





**GA**

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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715  
111 Dallas Drive, Suite 114 • Roanoke, TX 76862 • P: 682.831.9712 • F: 817.890.4040  
TBPE Firm No. 798

**Stonecrest Storage**  
4.545 Acres  
in the  
T. BURRIS SURVEY, ABSTRACT NO. 33  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

# ZONING EXHIBIT & MASTER PLAN AMENDMENT

## PRELIMINARY PLANS

THIS DOCUMENT IS FOR  
INTERIM REVIEW AND IS  
NOT INTENDED FOR  
CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.  
G&A CONSULTANTS, F-1798  
R. VON BEOUGHER,  
P.E. #69087  
DATE 9/12/2017

Drawn By: PF  
Date: 06/12/17  
Scale: 1"=40'  
Revisions:  
Date: 08/04/17

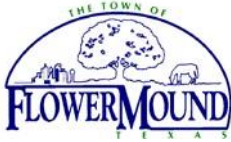
OWNER  
BARRY WHITWORTH  
6404 STONECREST RD  
ARGYLE, TX 76226

**DEVELOPER**  
**QUINN COMMERCIAL**  
**P.O. BOX 1215**  
**ENNIS, TX 75120**  
**Ph. (214) 202-9873**  
**Contact: SCOTT QUINN**

**17035**







## PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

---

**DATE:** October 9, 2017

**FROM:** Richard Brown, Senior Planner

**ITEM:** **Public Hearing to consider a request for rezoning (ZPD17-0006 – Stonecrest Storage) from Interim Holding (IH) to Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) to permit a miniwarehouse, with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

---

### **I. ITEM SUMMARY**

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

The project has a companion application, Master Plan Amendment MPA17-0006, for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

### **II. APPLICATION ANALYSIS**

The purpose of this request is to rezone approximately 4.545 acres of land currently zoned an Interim Holding (IH) District in order to develop two office buildings (medical or dental and/or general business or professional) and a miniwarehouse, the latter of which is allowed subject to approval of a Specific Use Permit (SUP) in the proposed Planned Development District No. 155 (PD-155) with Commercial District-1 (C-1) uses. The property is partially developed with a residential dwelling and accessory structures. All improvements will be removed prior to implementation of the applicant's proposed development.

The conceptual site plan provides for two tracts: Tract 1 establishes the two office buildings with Tract 2 providing for the miniwarehouse. The applicant has indicated the entire site will be platted into three lots (Tract 1-two lots; Tract 1-one lot). A future record plat will provide for this lot configuration along with a mutual access easement providing connectivity to Stonecrest Road and the abutting property to the south. It should be noted staff is not requiring a mutual access easement to the north, for the Town's Western O&M Building is secured with a gate and perimeter fencing.

With respect to Tract 1, site plan components include two one-story office buildings each containing 5,100 square feet of floor area, a common amenity area located along



the south façade of Building C and required off-street parking areas. Tract 2 provides for a three-story, 96,000-square-foot miniwarehouse with a total of 575 units. The main entrance is located on the south façade with at-grade doors (for larger units) located along the east façade, facing the railroad right-of-way. Two fifteen foot/six inch-tall covered loading areas (to access internal units) are proposed; one along the northern façade with the second along the east facade.

The property is located along the east line of Stonecrest Road, which is designated as an Urban Collector on the Town's Thoroughfare Plan. Access will be provided from this roadway as shown on the attached conceptual site plan. Surrounding development includes two municipal uses to the north [Western O&M/Fire Station No. 6 (temporary) and Western Pump Station], with the elevated Union Pacific Railroad road right-of-way to the east, an agricultural use to the south, and the Canyon Falls master-planned development to the west across Stonecrest Road. The 10.25 acre Canyon Falls Public Park dominates the frontage of the Canyon Falls development along this section of Stonecrest Road.

With respect to the adjacent Canyon Falls development, the siting of buildings/uses provides for additional separation for the larger and taller miniwarehouse. As such, the applicant has agreed to limit the location of the miniwarehouse to the eastern half of the property. Additionally, the applicant has agreed to orient the building diagonally across the tract. As the site slopes down and away from the Stonecrest Road grade, the siting of the building in conjunction with the incorporated design (i.e., expanded fenestration along west and south facades) will create visual interest looking across the property.

The two office buildings comply with the proposed PD standards subject to the requested Exceptions (A and B) noted in this report. The miniwarehouse complies with the proposed PD standards subject to the requested modification and Exceptions (A, B, C).

The conceptual landscape plan provides for all required landscaping and buffers (aside from the requested exception along the southern property line). The conceptual elevations provide for a unified design theme, residentially compatible design of the Stonecrest Road-fronting office buildings, and a designated common amenity area that will serve the development.

### **III. Requested Modifications**

As a part of the proposed PD standards, the applicant is requesting the following modification (for the miniwarehouse only) to one of the minimum and maximum dimensional regulations for the Commercial District-1 (C-1):



| TOWN STANDARD                                                          | REQUIRED C-1      | PROPOSED C-1 (PD-155)                     |
|------------------------------------------------------------------------|-------------------|-------------------------------------------|
| MINIMUM LOT AREA                                                       | NO MINIMUM        | NO MINIMUM                                |
| MINIMUM LOT WIDTH                                                      | NO MINIMUM        | NO MINIMUM                                |
| MINIMUM FLOOR AREA/DWELLING UNIT                                       | NO MINIMUM        | NO MINIMUM                                |
| MINIMUM FRONT YARD                                                     | NO MINIMUM        | NO MINIMUM                                |
| MINIMUM SIDE YARD                                                      | NO MINIMUM        | NO MINIMUM                                |
| MINIMUM REAR YARD                                                      | 15 FEET           | 15 FEET                                   |
| MAXIMUM LOT COVERAGE                                                   | 50 PERCENT        | 50 PERCENT                                |
| FLOOR AREA RATIO                                                       | 1:1               | 1:1                                       |
| MAXIMUM STORIES/ HEIGHT                                                | 3 STORIES/35 FEET | 3 STORIES/35 FEET* AND 3 STORIES/45 FEET* |
| *3 STORIES/45' FOR MINIWAREHOUSE, ONLY<br>ALL OTHER USES-3 STORIES/35' |                   |                                           |

#### **A. Exception to Access Management Policy and Criteria**

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Stonecrest Drive (Urban Collector) a minimum 250 feet between drive approaches. The applicant is requesting the driveway spacing be reduced from 250 feet to 233 feet/8 inches.

#### **B. Exception to Section 82-302 Compatibility Buffer**

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The request site's southern property line abuts property that is zoned Interim Holding (IH) District, which may be developed under Agricultural (A) District zoning, and is considered a residential zoning district.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.



The applicant is requesting a waiver of the following two requirements of the compatibility buffer:

1. A six-foot brick wall or masonry wall with stucco or mortar wash finish; and,
2. One native shade tree for each 400 square feet of the buffer area.

#### **C. Exception to Section 82-303 Compatibility Setback**

Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. As noted above (Compatibility Buffer exception) the zoning on the property to the south requires a compatibility setback.

The applicant is proposing a three-story, 45-foot-tall miniwarehouse within the Tract 2 portion of the site [see Attachment B(1)]. As such, the compatibility setback for the building from the southern property line would be 225 feet. The applicant is requesting an exception to the compatibility setback, however, has agreed to a minimum setback of 75 feet. It should be noted the applicant has sited the building diagonally across the tract, thus the actual setback varies from approximately 75 feet to approximately 110 feet (east to west across the façade).

Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation of the one requested modification and each of the requested exceptions. In summary, staff has no concerns with any of the requested exceptions.

#### **IV. 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 zoning change requests. At the time this report was written, staff had not received any correspondence regarding this request.

#### **V. ATTACHMENTS**

##### **A. Background Information**

1. Vicinity Map
2. Letter of Intent

##### **B. Application Details**

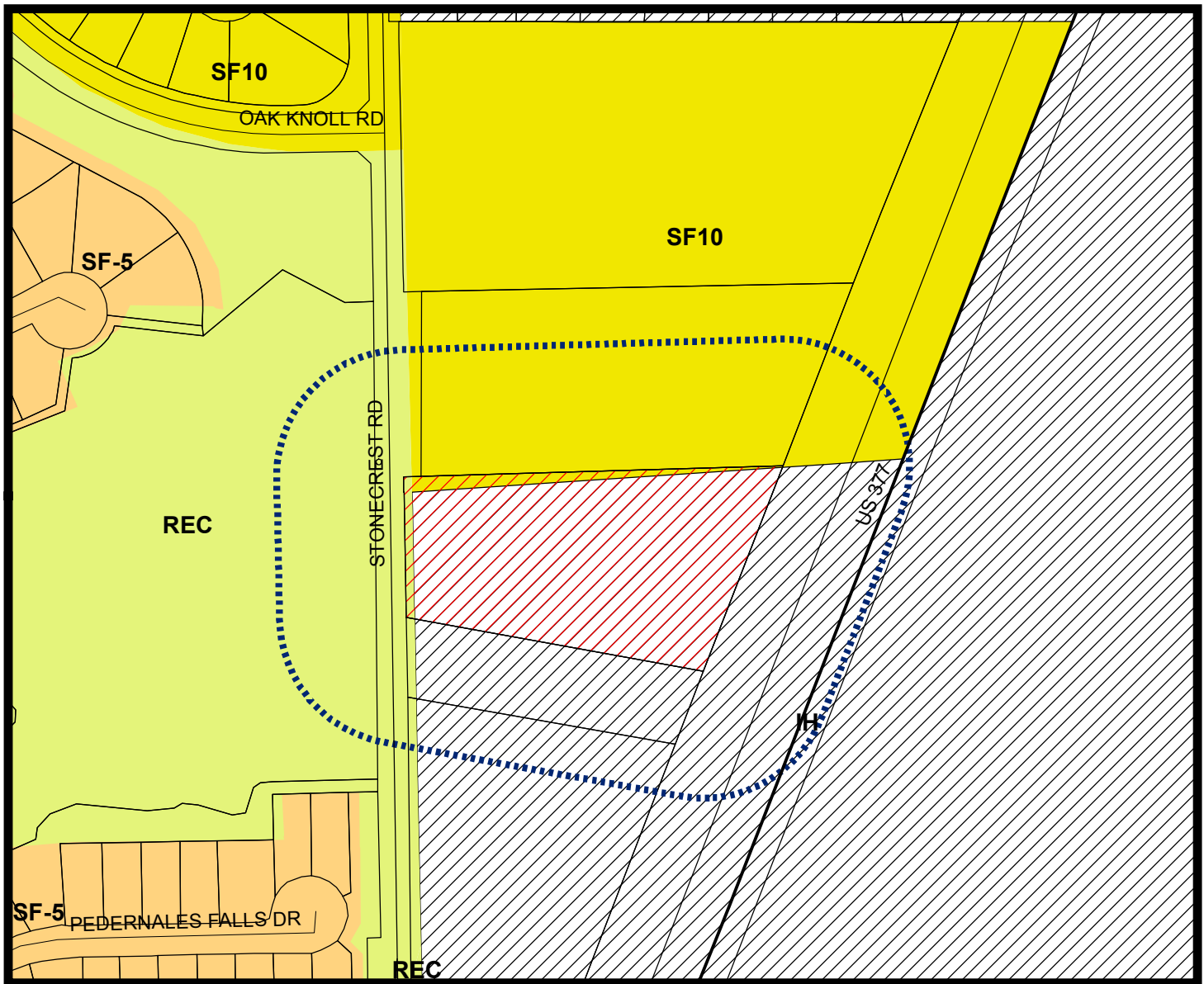
1. Zoning Planned Development Package
2. Draft Development Standards



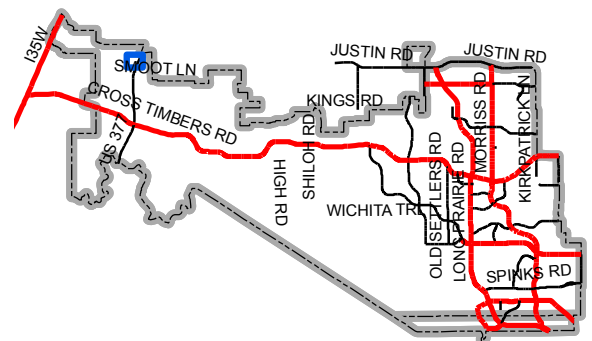
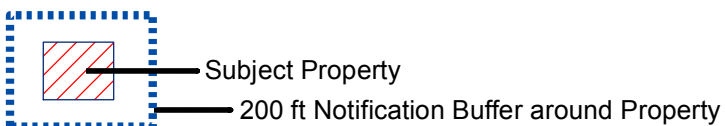


# Vicinity Map

Reference Project: MPA17-0006 & ZPD17-0006



## LEGEND



Map Location





September 18, 2017

Mr. Richard Brown  
Senior Planner  
Town of Flower Mound  
2121 Cross Timbers Rd  
Flower Mound, TX 75028

**RE: Master Plan Amendment and Zoning Planned Development – Stonecrest Storage  
Letter of Intent  
G&A Job No. 17035**

Mr. Brown:

Please accept this letter, on behalf of Quinn Commercial, as an explanation of the proposed requests for approximately 4.545 acres of land located just west of HWY 377 and east of Stonecrest Rd. The property is located in the Denton Creek Area Plan and has a land use designation of Office/Medium Residential. We respectfully request to change the land use to Commercial/Industrial for a proposed office and self-storage development. The existing zoning is Interim Holding (IH) and we respectfully request to change the zoning to a Planned Development (PD) with Commercial-1 (C-1) uses including a Specific Use Permit (SUP) for a mini-warehouse.

As single family communities continue to be developed in the western portion of Flower Mound and surrounding areas, the need for self-storage opportunities is also growing. These large single family developments are comprised of mostly smaller lots that do not allow accessory structure for residents to use as additional storage for their belongings. Stonecrest Storage will be able to accommodate that need so residents can keep their belongings nearby. Additionally, this location is ideal for this type of use. Industrial uses such as the Town's Western O&M building, pump station, and water storage tank are located to the north and the property is bordered by the existing railroad to the east. The railroad acts as a buffer to separate the storage building from HWY 377. The western side of the storage building is screened by the proposed office buildings which will effectively buffer this use from the Canyon Falls neighborhood.

Stonecrest Storage is a proposed commercial development that integrates office, both medical and professional, and a quality self-storage building. We respectfully request to change the Land Use to allow a self-storage use. The Conceptual Site Plan shows approximately 10,000



square feet of medical and professional office within two separate buildings, the front Stonecrest Road which sit across from an open space area that is part of the Canyon Falls community. The offices will have pitched roofs and will help provide separation between the existing residential uses and the proposed self-storage facility, which is located along the eastern property line directly adjacent to the existing railroad.

The self-storage facility has a foot print of 32,000 square feet and is three stories in height. A total of 96,000 square feet of storage space with a total of 575 units is proposed to provide storage opportunities for this under-served area of town. The majority of the storage units will be accessed through internal hallways. The east elevation does include overhead doors at the ground level for larger storage spaces to provide more storage options for residents. There will also be electric gates and perimeter fencing to provide extra security.

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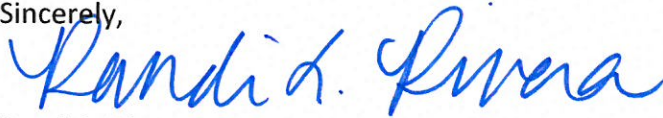
Stonecrest Storage  
September 18, 2017  
Page 3 of 3

We are currently providing a distance of 75' from the southern property line to the closest point of the miniwarehouse building. Section 82-303 requires a building setback of five feet for every one foot of building height of a non-residential building. For the miniwarehouse building, this would require the building to be setback 225'. Therefore, we are requesting that the minimum setback be 75' from the property line.

The architectural design of the office buildings and the self-storage consists of a unified design theme. They will be comprised out of materials such as stone, brick, cast stone, and metal roofs. The offices will have pitched roofs in order to be compatible with residential lots to the west.

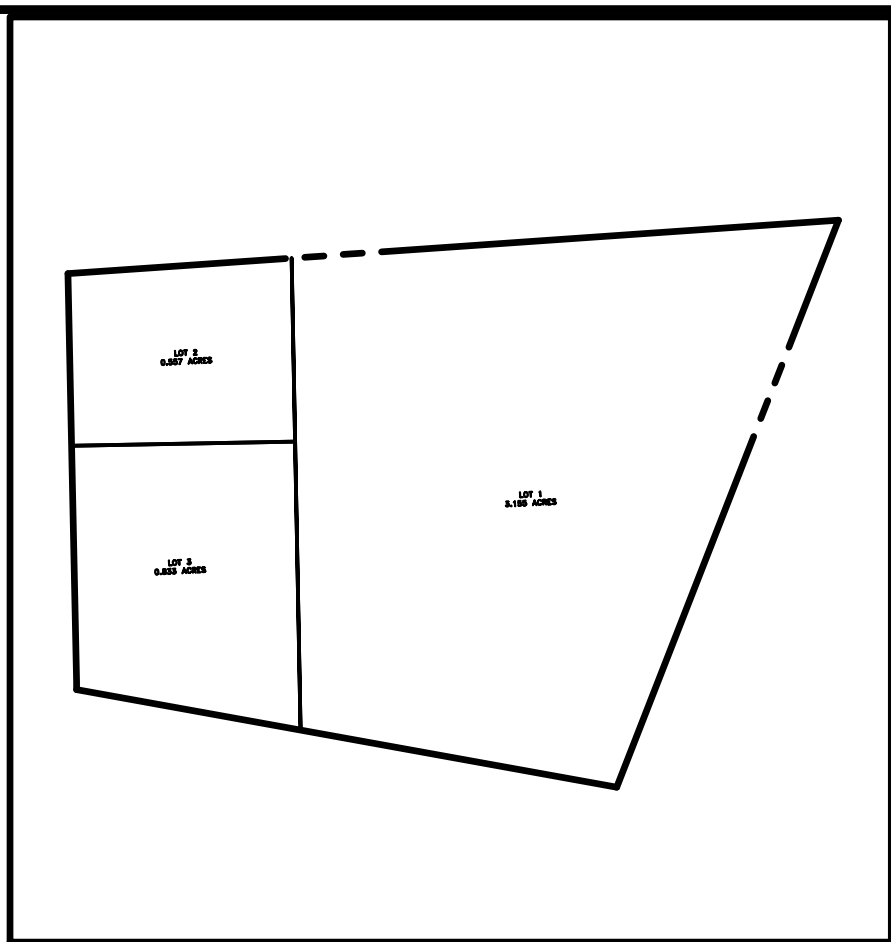
We are looking forward to working with the staff on this project. Thank you in advance for your consideration of this request. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

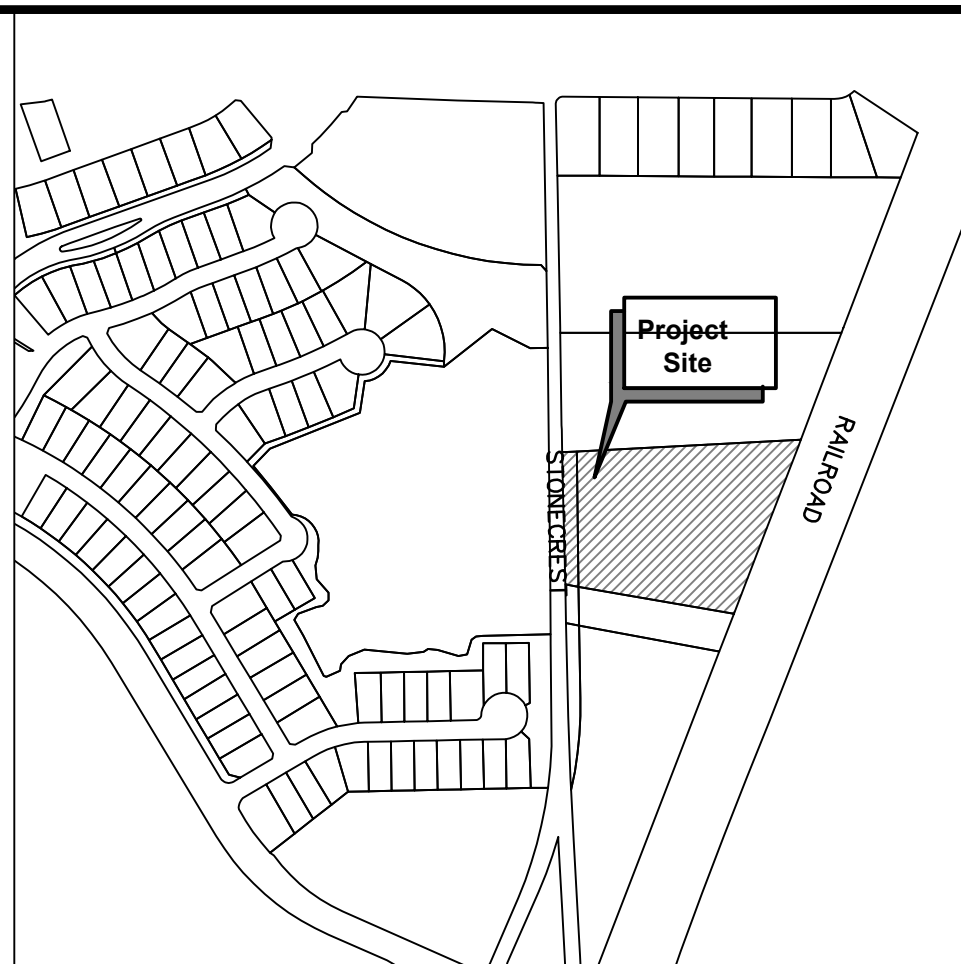


Randi L. Rivera, AICP





Boundary and Lot Map 1"=150'



Vicinity Map 1"=500'

GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

Building and Parking Summary

| Lot No. | Lot Area (Acres) | Building No. | Building Area (SF) | Proposed Use        | Parking Ratio                          | Required Parking | Provided Parking |
|---------|------------------|--------------|--------------------|---------------------|----------------------------------------|------------------|------------------|
| 1       | 3.155            | A            | 96,000             | Miniwarehouse       | 1 Space / 75 Units- 575 Units Provided | 8                | 12               |
| 2       | 0.557            | B            | 5,100              | Medical Office      | 1 Space / 250 SF                       | 20               | 20               |
| 3       | 0.833            | C            | 5,100              | Professional Office | 1 Space / 300 SF                       | 17               | 17               |
|         | 4.545            |              | 106,200            |                     |                                        | 45               | 49               |

| Zoning Standard                        | Existing IH Interim Holding | Proposed Commercial-1 (C-1)                                                |
|----------------------------------------|-----------------------------|----------------------------------------------------------------------------|
| Minimum Lot Area (per dwelling)        | 87,120 SF                   | N/A                                                                        |
| Minimum Lot Width (residential)        | 200'                        | N/A                                                                        |
| Minimum Floor Area (per dwelling unit) | 1,800 SF                    | N/A                                                                        |
| Minimum Front Yard                     | 40'                         | N/A                                                                        |
| Minimum Side Yard                      | 25'                         | N/A                                                                        |
| Minimum Rear Yard                      | 20'                         | 15'                                                                        |
| Maximum Lot Coverage                   | 25%                         | 50%                                                                        |
| Max Height (stories/ft.)               | 3/35'                       | 3/35*<br>*All other uses other than Miniwarehouse; 3/45' for Miniwarehouse |
| Maximum Floor Area Ratio               | No Maximum                  | 1:1                                                                        |

MASTER PLAN FEATURES

|                   |                                |
|-------------------|--------------------------------|
| Land Use Plan     | Denton Creek District          |
| Specific Plan     | No Specific Plan Area          |
| Urban Design Plan | Denton Creek District          |
| Parks and Trail   | None Required                  |
| Open Space Plan   | Not a conservation development |
| Thoroughfare Plan | Stonecrest - Urban Collector   |
| Water Plan        | 20" on Stonecrest              |
| Wastewater Plan   | Denton Creek District          |

LEGEND

|        |                          |                      |
|--------|--------------------------|----------------------|
| C.R.F. | Capped Rebar Found       | Overhead Power Lines |
| C.R.S. | Capped Rebar Set         | Down Guy Wire        |
| C.M.   | Control Monument         | Existing Contours    |
| Mon.   | Monument                 | Proposed Contours    |
| BM     | Benchmark                | Concrete Pavement    |
| FH     | Fire Hydrant             | Asphalt Pavement     |
| WM     | Water Meter              | Wood Fence           |
| WV     | Water Valve              | Chain Link Fence     |
| W/L    | Water Line               | Wire Fence           |
| ICV    | Irrigation Control Valve | Top of Curb          |
| SSMH   | Sanitary Sewer Manhole   | Top of Pavement      |
| CO     | Sanitary Sewer Cleanout  | Top of Wall          |
| UP     | Utility Pole             | Finished Grade       |
| LP     | Light Pole               | Utility Easement     |
| TC     | Top of Curb              | Drainage Easement    |
| TP     | Top of Pavement          | Building Line        |
| TW     | Top of Wall              | Right-of-Way         |
| FG     | Finished Grade           | Deed Records         |
| U.E.   | Utility Easement         | Plat Records         |
| D.E.   | Drainage Easement        |                      |
| B.L.   | Building Line            |                      |
| R.O.W. | Right-of-Way             |                      |
| D.R.   | Deed Records             |                      |
| P.R.   | Plat Records             |                      |

OWNER  
BARRY WHITWORTH  
6404 STONECREST RD  
ARGYLE, TX 76226  
Contact: BARRY WHITWORTH

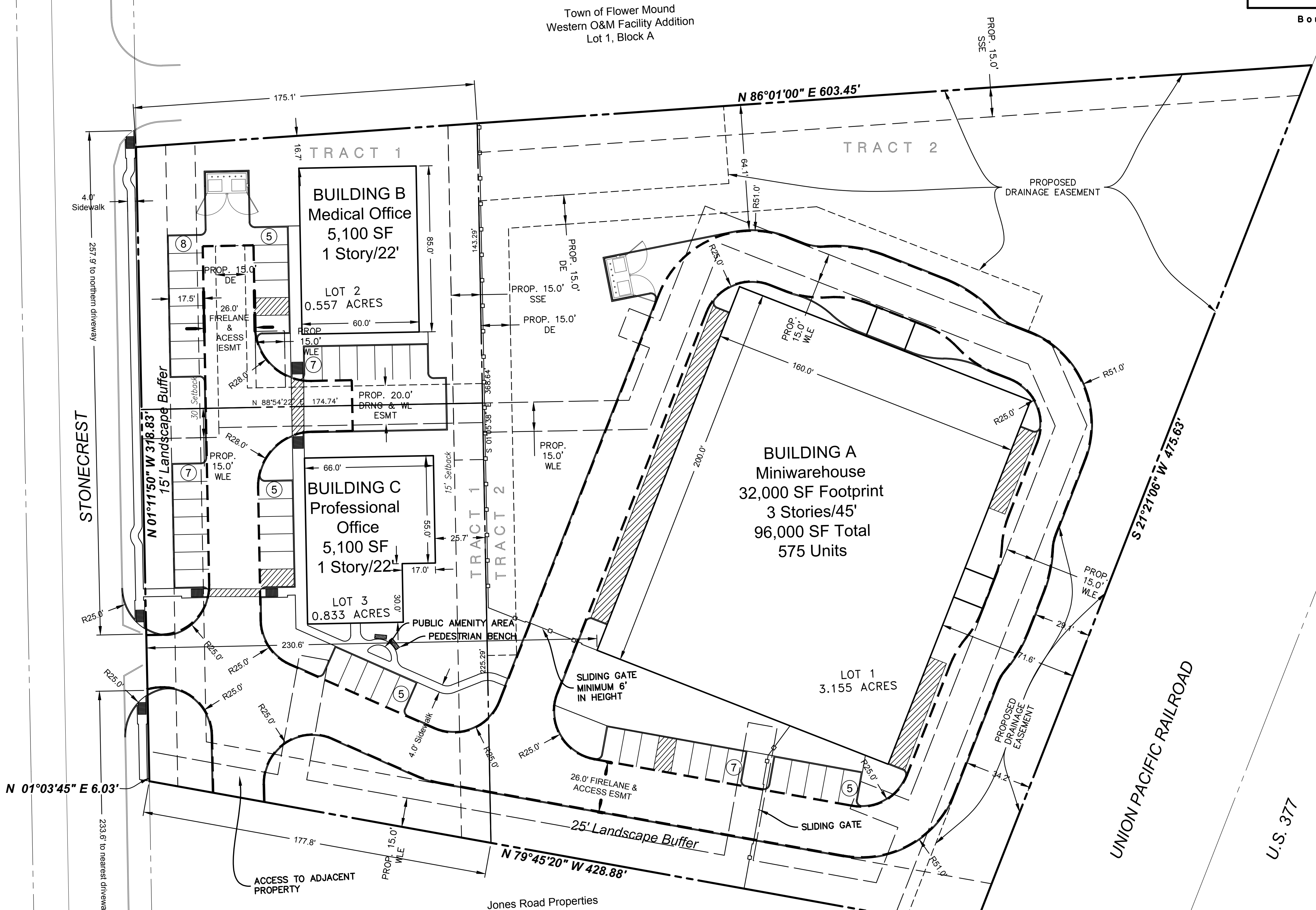
DEVELOPER  
QUINN COMMERCIAL  
P.O. BOX 1215  
ENNIS, TX 75120  
Ph. (214) 202-9873  
Contact: SCOTT QUINN

30 0 30 60 90 Feet  
SCALE: 1" = 30'



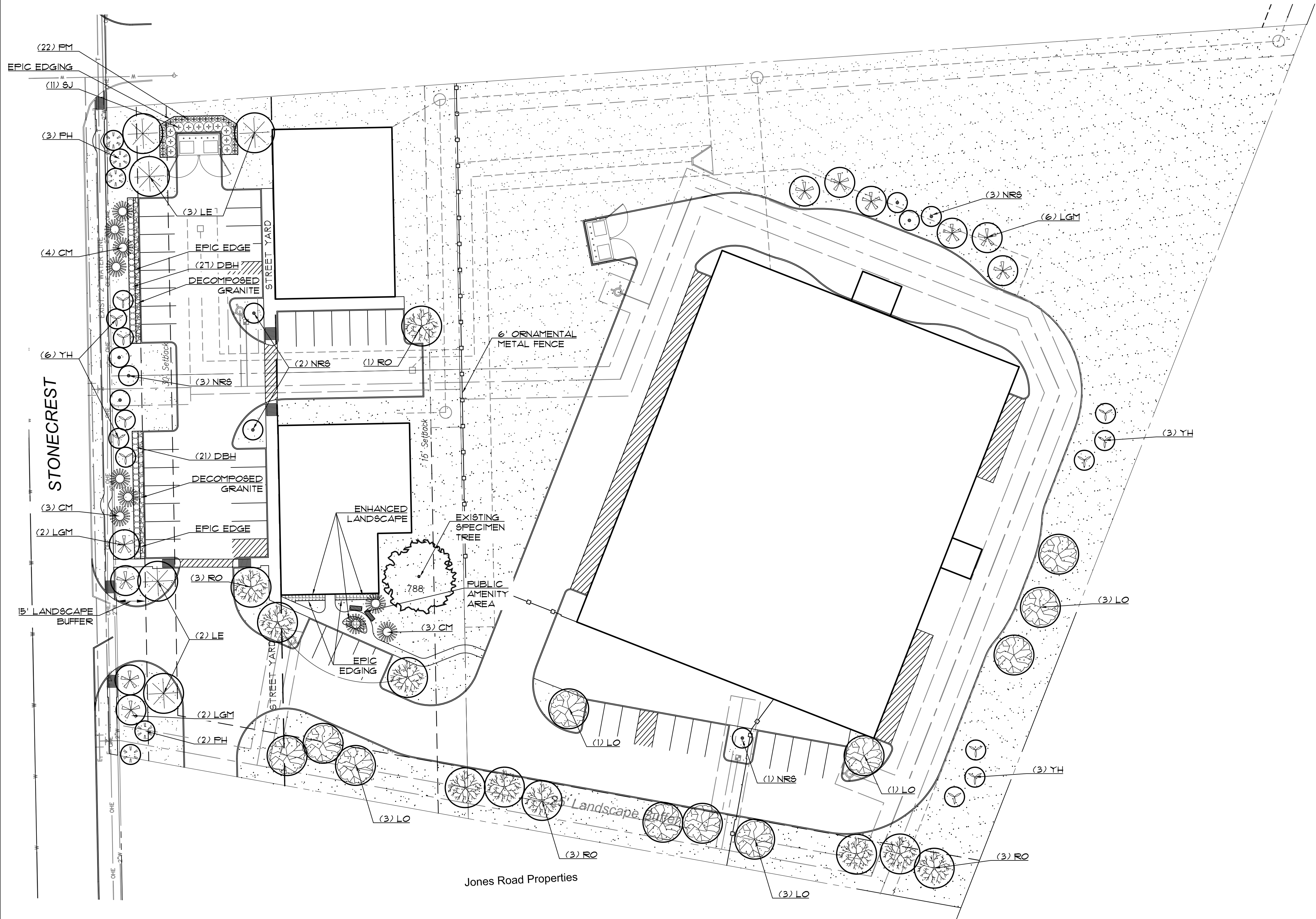
U.S. 377

UNION PACIFIC RAILROAD



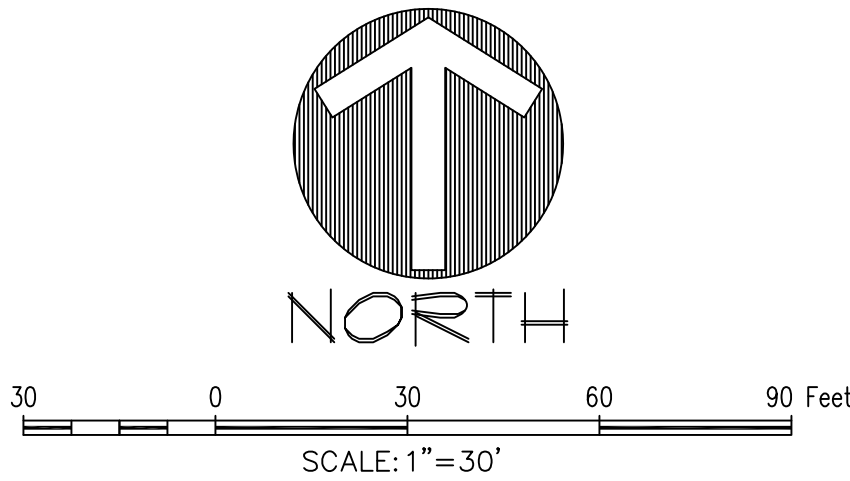
Town of Flower Mound  
Canyon Falls Public Park  
Lot 1X, Block LL





PLANT LEGEND

|  |                                                                |
|--|----------------------------------------------------------------|
|  | (LO) LIVE OAK<br>Quercus virginiana                            |
|  | (RO) RED OAK<br>Quercus shumardii                              |
|  | (LE) LACEBARK ELM<br>Ulmus parvifolia                          |
|  | (LGM) LITTLE GEM MAGNOLIA<br>Magnolia grandiflora 'Little Gem' |
|  | (NRS) NELLIE R. STEVENS HOLLY<br>Ilex x 'Nellie R. Stevens'    |
|  | (YH) YAUAPON HOLLY<br>Ilex vomitoria                           |
|  | (PH) POSSUMHAW HOLLY<br>Ilex decidua                           |
|  | (CM) CRAPE MYRTLE<br>Lagerstroemia indica                      |
|  | (SJ) SPARTAN JUNIPER<br>Juniperus chinensis 'Spartan'          |
|  | (DBH) DWARF BURFORD HOLLY<br>Ilex cornuta 'Dwarf Burford'      |
|  | (PM) PINK MUHLY<br>Muhlenbergia capillaris                     |
|  | ENHANCED LANDSCAPE                                             |
|  | BERMUDA SOD                                                    |
|  | DECOMPOSED GRANITE MULCH                                       |



PLANT LIST

| QUANT.   | COMMON NAME         | BOTANICAL NAME                    | SIZE   | MIN. HT. | SPACE    | REMARKS      |
|----------|---------------------|-----------------------------------|--------|----------|----------|--------------|
| 11 (15%) | LIVE OAK            | Quercus virginiana                | 3"     | 10'-12'  | Per Plan | Single Trunk |
| 10 (14%) | RED OAK             | Quercus shumardii                 | 3"     | 10'-12'  | Per Plan | Single Trunk |
| 5 (7%)   | LACEBARK ELM        | Ulmus parvifolia                  | 3"     | 10'-12'  | Per Plan | Single Trunk |
| 10 (14%) | LITTLE GEM MAGNOLIA | Magnolia grandiflora 'Little Gem' | 3"     | 8'-10'   | Per Plan | Single Trunk |
| 9 (13%)  | NELLIE R. STEVENS   | Ilex x 'Nellie R. Stevens'        | 15gal. | 5'-6'    | Per Plan | Full         |
| 12 (16%) | YAUAPON HOLLY       | Ilex vomitoria                    | 15gal. | 5'-6'    | Per Plan | Full         |
| 5 (7%)   | POSSUMHAW HOLLY     | Ilex decidua                      | 15gal. | 5'-6'    | Per Plan | Full         |
| 10 (14%) | CRAPEMYRTLE         | Lagerstroemia indica              | 15gal. | 5'-6'    | Per Plan | Full         |
| 11       | SPARTAN JUNIPER     | Juniperus chinensis 'Spartan'     | 15gal. | 3'-4'    | Per Plan | Full         |
| 54       | DWARF BURFORD HOLLY | Ilex cornuta 'Dwarf Burford'      | 5gal.  | 36"      | 3'-0"    | Full         |
| 32       | PINK MUHLY          | Muhlenbergia capillaris           | 3gal.  | 24"      | 3'-0"    | Xeri         |

LANDSCAPE REQUIREMENT COMPLIANCE  
TOWN OF FLOWER MOUND  
Timber Creek Medical Park for proposed Lot 3RB

| STREET BUFFER LANDSCAPING                                                             |                                 |                                    |                                               |
|---------------------------------------------------------------------------------------|---------------------------------|------------------------------------|-----------------------------------------------|
| STANDARD                                                                              |                                 | REQUIRED BUFFER WIDTH              | PROVIDED                                      |
| Stonecrest Road                                                                       |                                 | 15 ft.                             | 15 ft.                                        |
| STREET BUFFER TREES                                                                   |                                 |                                    |                                               |
| STANDARD                                                                              | STREET FRONTAGE (LINEAR FEET)   | REQUIRED                           | PROVIDED                                      |
| 1 per 30 LF.                                                                          | Stonecrest - 325 LF.            | 11 trees (3" cal.)                 | 4 (3" cal.) trees + 21 ornamental trees       |
| STREET YARD TREES                                                                     |                                 |                                    |                                               |
| STANDARD                                                                              | TOTAL STREET YARD (SQUARE FEET) | REQUIRED                           | PROVIDED                                      |
| Between 10,000 and 110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.  | 27,832 s.f. of street yard      | 18 trees (3" cal.)                 | 11 trees (3" cal.) + 23 ornamental trees      |
| PARKING AREA LANDSCAPING                                                              |                                 |                                    |                                               |
| STANDARD                                                                              | # OF PARK SPACES                | REQUIRED                           | PROVIDED                                      |
| 90 s.f. per 12 spaces                                                                 | 49 parking spaces               | 370 s.f.                           | 5,524 s.f.                                    |
| PARKING AREA TREES                                                                    |                                 |                                    |                                               |
| STANDARD                                                                              | # OF PARK SPACES                | REQUIRED                           | PROVIDED                                      |
| 1 per 10 parking spaces                                                               | 49 parking spaces               | 5 trees (3" cal.)                  | 8 trees (3" cal.)                             |
| **All parking spaces to be located within 50 ft. of parking lot tree.                 |                                 |                                    |                                               |
| PARKING AREA SCREENING                                                                |                                 |                                    |                                               |
| STANDARD                                                                              |                                 | landscape berm or screening shrubs | PROVIDED                                      |
| All head parking to be screened from street view                                      |                                 | 3' ht. screen                      | screening shrubs (3' ht.)                     |
| DUMPSTER ENCLOSURE SCREENING                                                          |                                 |                                    |                                               |
| STANDARD                                                                              |                                 | REQUIRED                           | PROVIDED                                      |
| Enhanced landscaping is required for any dumpster enclosures within 50' of public ROW |                                 | enhanced landscaping               | 11 spartan junipers and 22 pink muhly grasses |

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
NO BIDDING, OR PERMIT REQUIRED LANDSCAPE REVIEW  
RON STEWART LANDSCAPE ARCHITECTURE  
DATED 9/13/2017

SITE PLANNING CIVIL ENGINEERING PLANNING  
**CONSULTANTS, LLC**  
LAND SURVEYING LANDSCAPE ARCHITECTURE  
**GA**  
111 Hillside Drive • Lewisville, TX 75057 • P: 972.486.9712 • F: 972.486.9715  
144 Old Town Blvd. North, Ste. 2 • Irving, TX 75039 • P: 940.240.0192 • F: 940.240.1028  
TAPES Firm No. 1796

STONECREST STORAGE  
4.546 Acres  
in the  
T. BURRIS SURVEY, ABSTRACT NO. 33  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE  
PLAN



Drawn By: VC  
Date: 06/07/2017  
Scale: 1" = 30'  
Revisions:  
08/03/2017  
08/25/2017  
08/31/2017  
09/13/2017

17035

CLSP1

OWNER/DEVELOPER  
QUINN COMMERCIAL  
P.O. BOX 1215  
ENNIS, TX 75120  
Ph. (214) 202-9873  
Contact: SCOTT QUINN





**STONECREST STORAGE**  
4.546 Acres  
in the  
T. T. BURRIS SURVEY, ABSTRACT NO. 33  
TOWN OF FLOWER MOUND  
DENTON COUNTY, TEXAS

## CONCEPTUAL LANDSCAPE PLAN DETAILS

17035

CLSP2



The drawing consists of two parts: a side elevation and a floor plan.

**Side Elevation (Top):**

- Materials:** Labeled include METAL-1, TILT-UP, METAL 2, BRICK, and STONE.
- Dimensions:**
  - Overall height: 41'-2"
  - Section height: 38'-6"
  - Section height: 28'-2"
  - Section height: 15'-6"
  - Section height: 11'-6"
  - Section height: 44'-10"
- Features:** Multiple windows, a central entrance with a small porch, and a base with a dark, textured material.

**Floor Plan (Bottom):**

- Dimensions:**
  - Overall width: 225'-8"
  - Overall depth: 51'-3 3/4"
  - Overall depth: 34'-4 1/4"
  - Overall depth: 12'-7 1/2"
  - Overall depth: 4'-2"
  - Overall depth: 3'-10"
  - Overall depth: 6'-10"
  - Overall depth: 11'-11 3/4"
  - Overall depth: 3'-8 1/2"
  - Overall depth: 23'-3 3/4"
  - Overall depth: 27'-1 1/4"
  - Overall depth: 3'-8"
  - Overall depth: 35'-4"
  - Overall depth: 46'-4"
  - Overall depth: 34'-8"
  - Overall depth: 46'-4"
  - Overall depth: 34'-10"
- Materials:** Labeled include METAL 2 and PAINT.
- Features:** Shows the building's footprint, including a central entrance area and various setbacks.

**WEST ELEVATION**

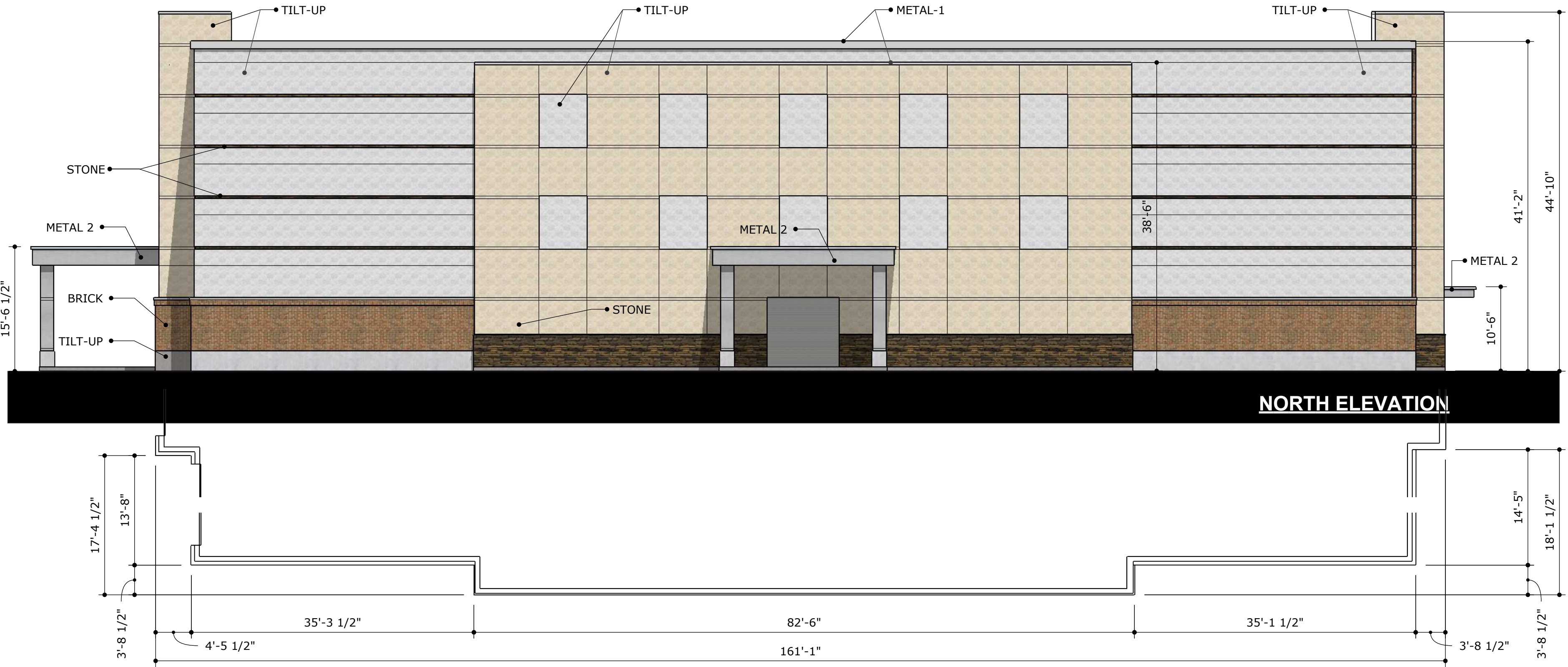


|    |                                              |       |       |       |       |       |       |       |       |
|----|----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
|    |                                              | North |       | South |       | East  |       | West  |       |
| 1  | Total Façade                                 | 6,665 |       | 6,665 |       | 9,030 |       | 9,030 |       |
| 2  | Facade s.f. (exclusive of doors and windows) | 6,665 |       | 5,815 |       | 7,095 |       | 8,390 |       |
| 3  | Doors and Windows s.f.                       | 0     |       | 850   |       | 1,935 |       | 640   |       |
| 3a | Metal-1                                      | 160   |       | 230   |       | 150   |       | 150   |       |
| 3b | Metal-2                                      | 35    |       | 125   |       | 190   |       | 155   |       |
|    |                                              | s.f.  | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4  | Primary Masonry Totals (Minimum 80%)         | 6,470 | 97.1% | 5,460 | 93.5% | 6,755 | 94.3% | 8,085 | 95.4% |
|    | Tilt-Up                                      | 5,550 | 83.3% | 4,880 | 83.9% | 6,345 | 89.4% | 6,280 | 74.9% |
|    | Brick                                        | 480   | 7.2%  | 190   | 2.9%  | 285   | 3.2%  | 1200  | 13.3% |
|    | Stone                                        | 440   | 6.6%  | 390   | 6.7%  | 125   | 1.8%  | 605   | 7.2%  |
| 5  | Secondary Masonry Totals (Maximum 20%)       | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |
| -  | -                                            | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Tilt-Up, Beige                    | Sherwin Williams | SW 6099, Sand Dollar | Exterior Painted Wall Finish        |
| Tilt-Up, Gray                     | Sherwin Williams | SW 7072, Online      | Exterior Painted Wall Finish        |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

Notes:

- 1 All electrical panels and associated components will be painted and textured to match the building
- 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke



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Trent W. Clark Architect  
TX Registration # 17084

PRELIMINARY  
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CONSTRUCTION

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permit, or construction

STONECREST DEVELOPMENT  
FLOWER MOUND, TX

BUILDING A  
A2

August 25, 2017

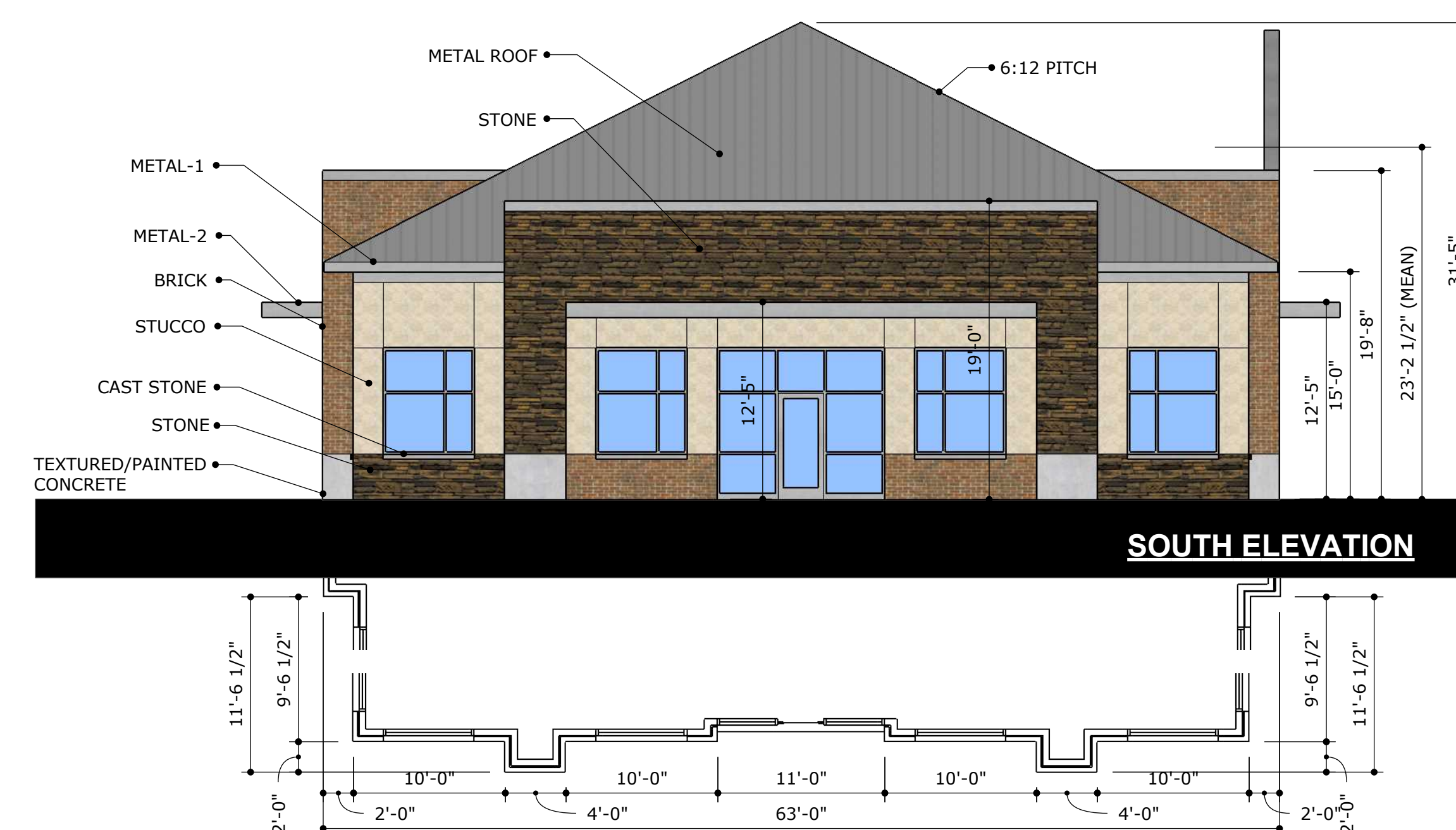


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permit, or construction

| EXTERIOR FINISH MATERIAL SCHEDULE |            |                  |                      |                                     |
|-----------------------------------|------------|------------------|----------------------|-------------------------------------|
|                                   | MATERIAL   | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
|                                   | Metal-1    | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
|                                   | Metal-2    | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
|                                   | Metal Roof | Pac Clad         | Silversmith          | Prefinished Standing Seam           |
|                                   | Brick      | Acme             | Mushroom Brown       | Brick                               |
|                                   | Stone      | El Dorado        | Cliffstone, Lantana  | Stone                               |
|                                   | Cast Stone | Advanced Stone   | Classic White        | Cast Stone                          |
|                                   | Stucco     | Dryvit           | SW 6099, Sand Dollar | Limestone #110 Vandyke              |
|                                   | Paint      | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

1 All electrical panels and associated components will be painted and textured to match the building



**BUILDING B**  
**B1**

August 25, 2017





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permit, or construction

|                                                | North |       | South |       | East  |       | West  |       |
|------------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1 Total Façade                                 | 1,286 |       | 1,286 |       | 1,916 |       | 2,146 |       |
| 2 Façade s.f. (exclusive of doors and windows) | 1,016 |       | 1,016 |       | 1,506 |       | 1,736 |       |
| 3 Doors and Windows s.f.                       | 270   |       | 270   |       | 410   |       | 410   |       |
| 3a Metal-1                                     | 56    |       | 56    |       | 85    |       | 85    |       |
| 3b Metal-2                                     | 40    |       | 40    |       | 45    |       | 45    |       |
|                                                | s.f.  | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4 Primary Masonry Totals (Minimum 80%)         | 884   | 79.4% | 884   | 79.4% | 1,340 | 84.4% | 1,570 | 86.9% |
| Stucco                                         | 258   | 25.4% | 258   | 25.4% | 520   | 34.5% | 520   | 30.0% |
| Brick                                          | 370   | 28.8% | 370   | 28.8% | 320   | 16.7% | 320   | 14.9% |
| Stone                                          | 256   | 25.2% | 256   | 25.2% | 500   | 33.2% | 730   | 42.1% |
| 5 Secondary Masonry Totals (Maximum 20%)       | 36    | 3.5%  | 36    | 3.5%  | 36    | 2.4%  | 36    | 2.1%  |
| Cast Stone                                     | 36    | 64.3% | 36    | 64.3% | 36    | 0.0%  | 36    | 42.4% |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Metal Roof                        | Pac Clad         | Silversmith          | Prefinished Standing Seam           |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Stucco                            | Dryvit           | SW 6099, Sand Dollar | Limestone #110 Vandyke              |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

Notes:

- 1 All electrical panels and associated components will be painted and textured to match the building



STONECREST DEVELOPMENT  
FLOWER MOUND, TX

BUILDING C  
C1

August 25, 2017





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permit, or construction

STONECREST DEVELOPMENT  
FLOWER MOUND, TX

BUILDING A  
A1

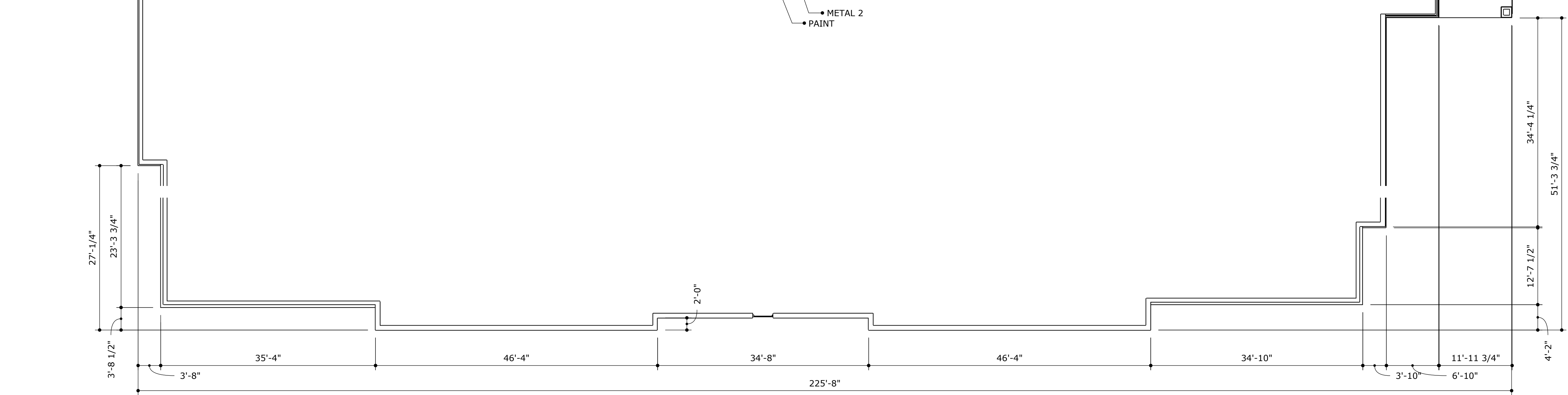
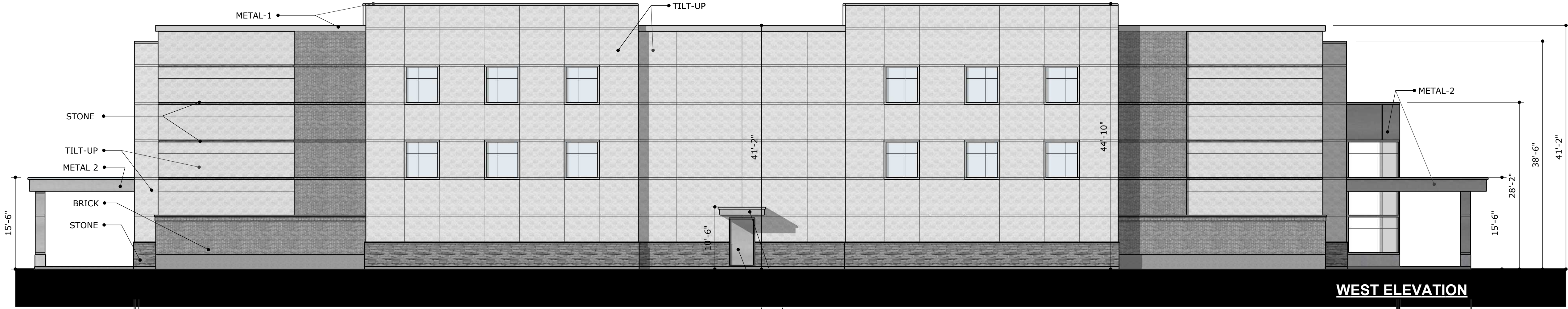
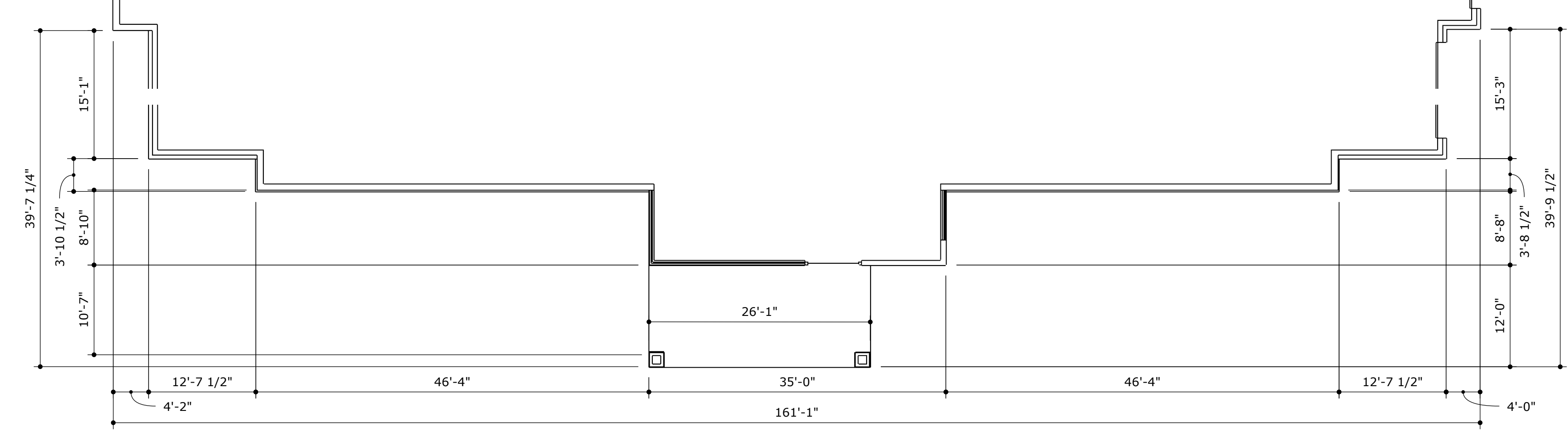
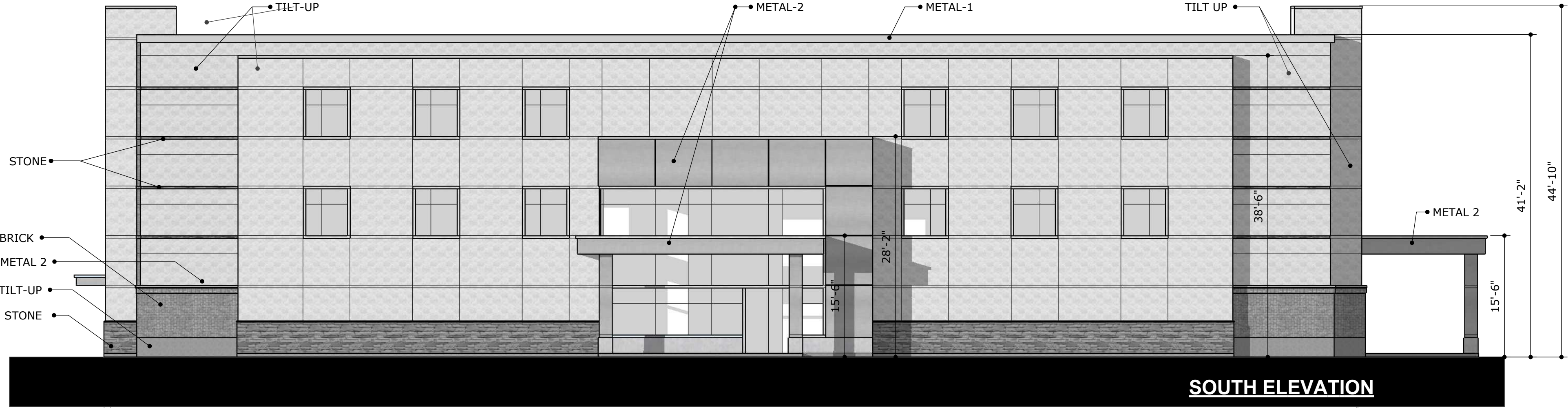
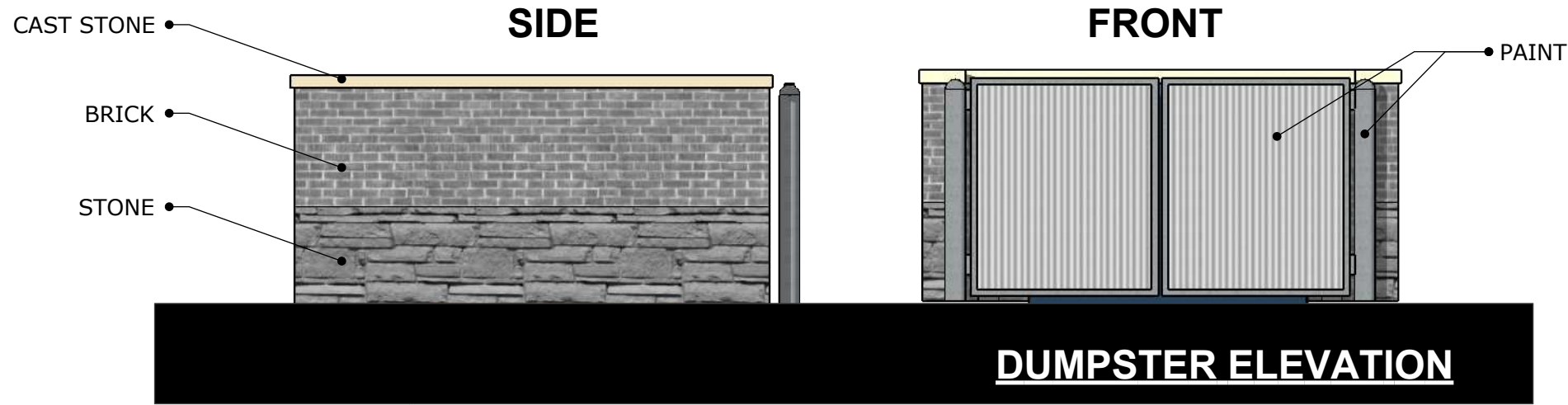
August 25, 2017

|    |                                              |       |       |       |       |       |       |       |       |
|----|----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
|    |                                              | North |       | South |       | East  |       | West  |       |
| 1  | Total Façade                                 | 6,665 |       | 6,665 |       | 9,030 |       | 9,030 |       |
| 2  | Facade s.f. (exclusive of doors and windows) | 6,665 |       | 5,815 |       | 7,095 |       | 8,390 |       |
| 3  | Doors and Windows s.f.                       | 0     |       | 850   |       | 1,935 |       | 640   |       |
| 3a | Metal-1                                      | 160   |       | 230   |       | 150   |       | 150   |       |
| 3b | Metal-2                                      | 35    |       | 125   |       | 190   |       | 155   |       |
|    |                                              | s.f.  | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4  | Primary Masonry Totals (Minimum 80%)         | 6,470 | 97.1% | 5,460 | 93.5% | 6,755 | 94.3% | 8,085 | 95.4% |
|    | Tilt-Up                                      | 5,550 | 83.3% | 4,880 | 83.9% | 6,345 | 89.4% | 6,280 | 74.9% |
|    | Brick                                        | 480   | 7.2%  | 190   | 2.9%  | 285   | 3.2%  | 1200  | 13.3% |
|    | Stone                                        | 440   | 6.6%  | 390   | 6.7%  | 125   | 1.8%  | 605   | 7.2%  |
| 5  | Secondary Masonry Totals (Maximum 20%)       | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |
| -  | -                                            | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Tilt-Up, Beige                    | Sherwin Williams | SW 6099, Sand Dollar | Exterior Painted Wall Finish        |
| Tilt-Up, Gray                     | Sherwin Williams | SW 7072, Online      | Exterior Painted Wall Finish        |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

Notes:

- 1 All electrical panels and associated components will be painted and textured to match the building
- 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke







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TX Registration # 17084

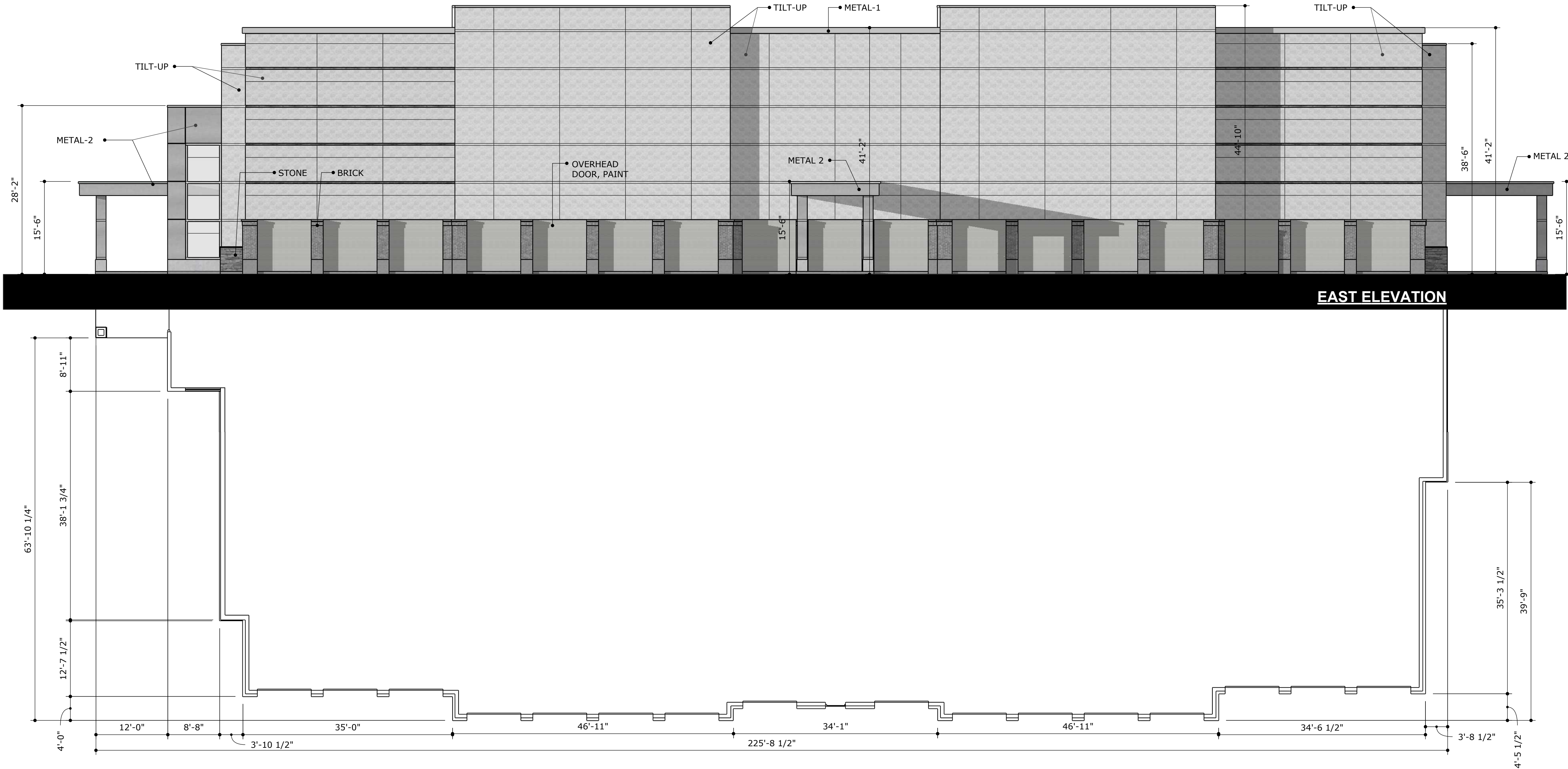
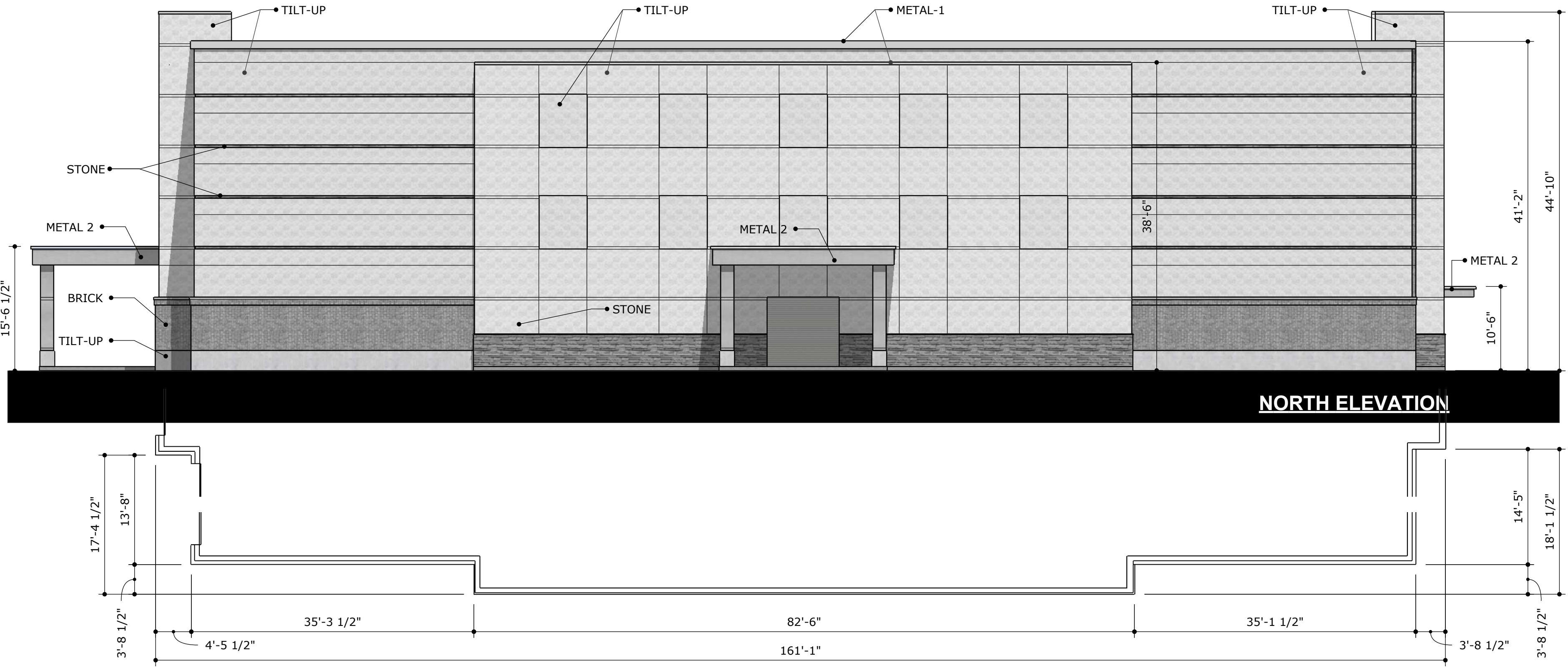
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permit, or construction

|    |                                              |       |       |       |       |       |       |       |       |
|----|----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
|    |                                              | North |       | South |       | East  |       | West  |       |
| 1  | Total Façade                                 | 6,665 |       | 6,665 |       | 9,030 |       | 9,030 |       |
| 2  | Facade s.f. (exclusive of doors and windows) | 6,665 |       | 5,815 |       | 7,095 |       | 8,390 |       |
| 3  | Doors and Windows s.f.                       | 0     |       | 850   |       | 1,935 |       | 640   |       |
| 3a | Metal-1                                      | 160   |       | 230   |       | 150   |       | 150   |       |
| 3b | Metal-2                                      | 35    |       | 125   |       | 190   |       | 155   |       |
|    |                                              | s.f.  | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4  | Primary Masonry Totals (Minimum 80%)         | 6,470 | 97.1% | 5,460 | 93.5% | 6,755 | 94.3% | 8,085 | 95.4% |
|    | Tilt-Up                                      | 5,550 | 83.3% | 4,880 | 83.9% | 6,345 | 89.4% | 6,280 | 74.9% |
|    | Brick                                        | 480   | 7.2%  | 190   | 2.9%  | 285   | 3.2%  | 1200  | 13.3% |
|    | Stone                                        | 440   | 6.6%  | 390   | 6.7%  | 125   | 1.8%  | 605   | 7.2%  |
| 5  | Secondary Masonry Totals (Maximum 20%)       | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |
| -  | -                                            | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  | 0     | 0.0%  |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Tilt-Up, Beige                    | Sherwin Williams | SW 6099, Sand Dollar | Exterior Painted Wall Finish        |
| Tilt-Up, Gray                     | Sherwin Williams | SW 7072, Online      | Exterior Painted Wall Finish        |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

- Notes:
- 1 All electrical panels and associated components will be painted and textured to match the building
  - 2 Tilt-up finish texture to match Dryvit stucco finish #110 Vandyke

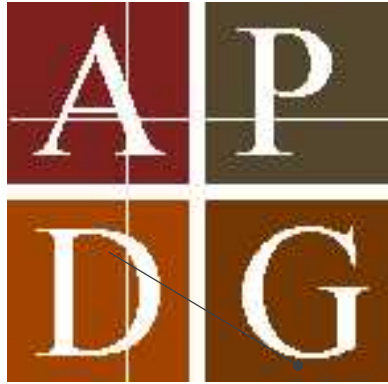


STONECREST DEVELOPMENT  
FLOWER MOUND, TX

BUILDING A  
A2

August 25, 2017





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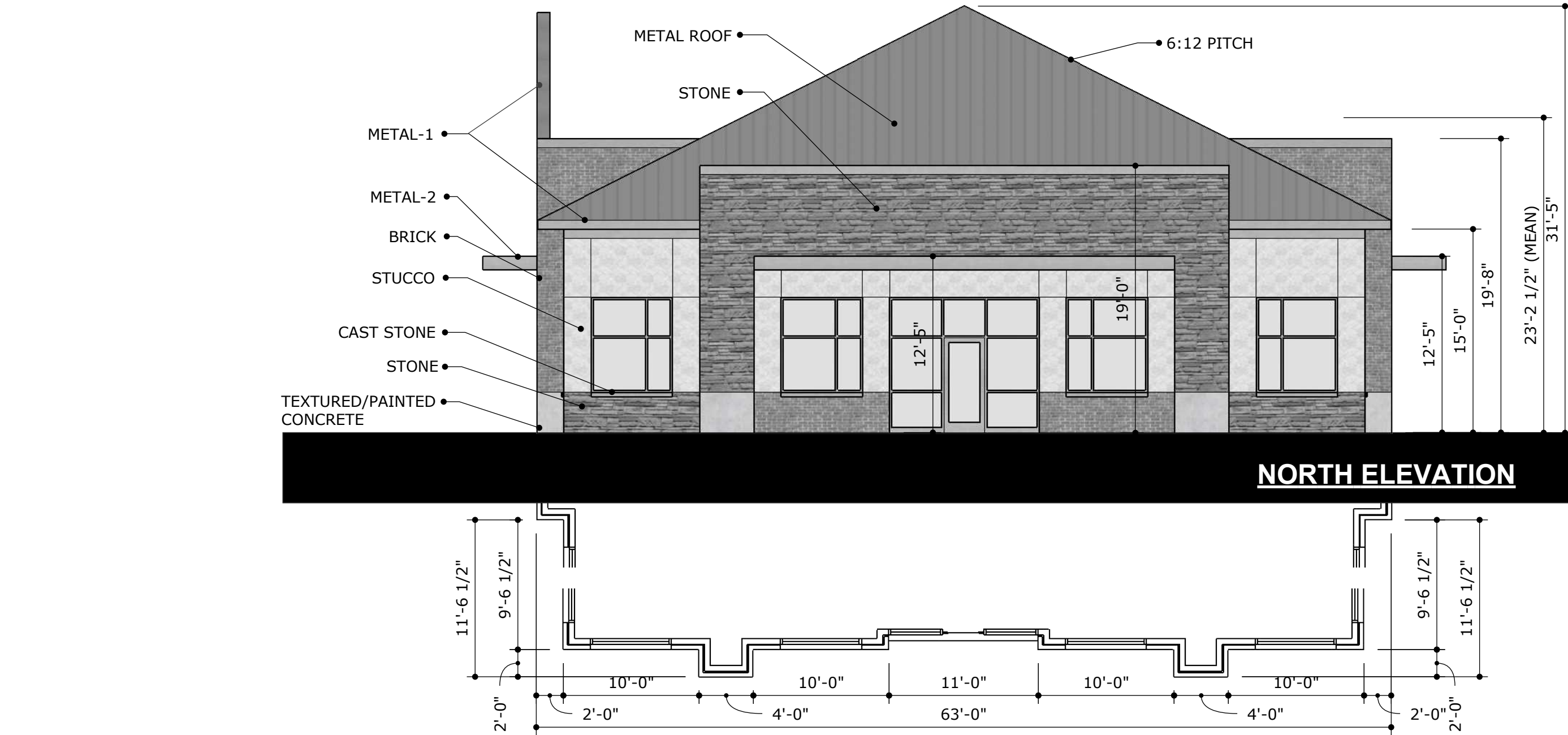
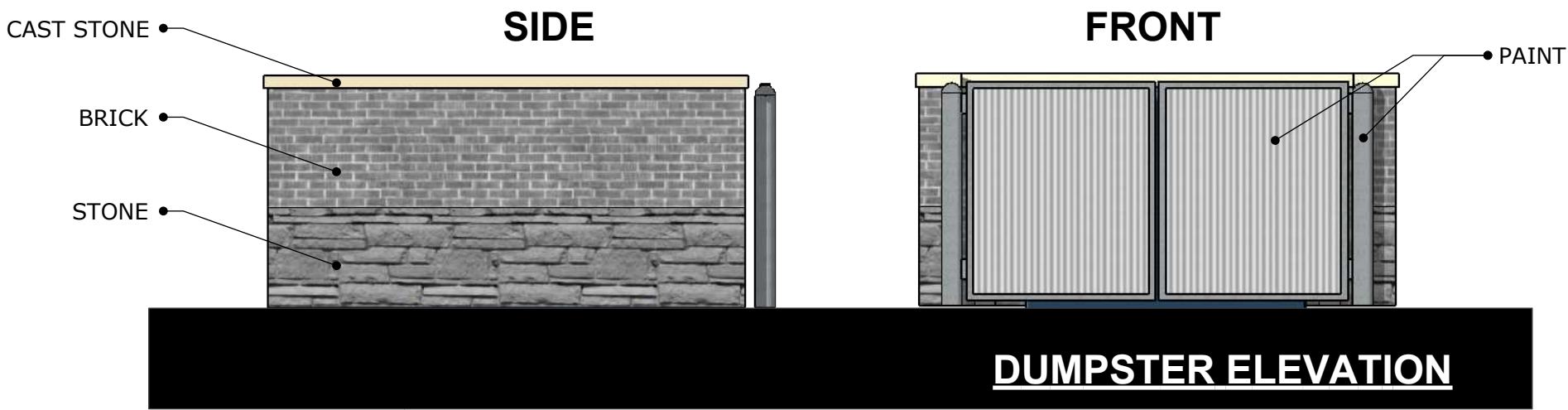
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|    |                                              | North |       | South |       | East  |       | West  |       |
|----|----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|-------|
| 1  | Total Façade                                 | 1,286 |       | 1,286 |       | 1,916 |       | 2,176 |       |
| 2  | Façade s.f. (exclusive of doors and windows) | 1,016 |       | 1,016 |       | 1,506 |       | 1,766 |       |
| 3  | Doors and Windows s.f.                       | 270   |       | 270   |       | 410   |       | 410   |       |
| 3a | Metal-1                                      | 56    |       | 56    |       | 85    |       | 85    |       |
| 3b | Metal-2                                      | 40    |       | 40    |       | 45    |       | 45    |       |
|    |                                              | s.f.  | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4  | Primary Masonry Totals (Minimum 80%)         | 884   | 81.7% | 884   | 81.7% | 1,340 | 81.9% | 1,600 | 82.5% |
|    | Stucco                                       | 258   | 25.4% | 258   | 25.4% | 520   | 34.5% | 520   | 29.4% |
|    | Brick                                        | 256   | 19.9% | 256   | 19.9% | 500   | 26.1% | 760   | 34.9% |
|    | Stone                                        | 370   | 36.4% | 370   | 36.4% | 320   | 21.2% | 320   | 18.1% |
| 5  | Secondary Masonry Totals (Maximum 20%)       | 36    | 3.5%  | 36    | 3.5%  | 36    | 2.4%  | 36    | 2.0%  |
|    | Cast Stone                                   | 36    | 64.3% | 36    | 64.3% | 36    | 0.0%  | 36    | 42.4% |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Metal Roof                        | Pac Clad         | Silversmith          | Prefinished Standing Seam           |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Stucco                            | Dryvit           | SW 6099, Sand Dollar | Limestone #110 Vandyke              |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

- Notes:
- All electrical panels and associated components will be painted and textured to match the building

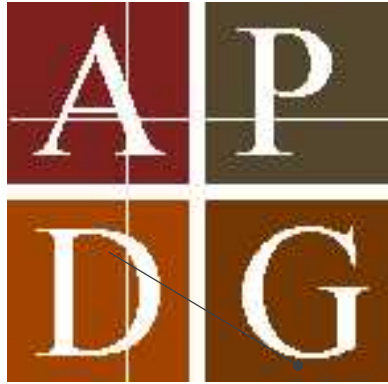


STONECREST DEVELOPMENT  
FLOWER MOUND, TX

BUILDING B  
B1

August 25, 2017





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TX Registration # 17084

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used for regulatory approval,  
permit, or construction

|    |                                              |       |       |       |       |       |       |       |
|----|----------------------------------------------|-------|-------|-------|-------|-------|-------|-------|
|    | North                                        |       | South |       | East  |       | West  |       |
| 1  | Total Façade                                 |       | 1,286 |       | 1,286 |       | 1,916 |       |
| 2  | Façade s.f. (exclusive of doors and windows) |       | 1,016 |       | 1,016 |       | 1,506 |       |
| 3  | Doors and Windows s.f.                       |       | 270   |       | 270   |       | 410   |       |
| 3a | Metal-1                                      |       | 56    |       | 56    |       | 85    |       |
| 3b | Metal-2                                      |       | 40    |       | 40    |       | 45    |       |
|    | s.f.                                         | %     | s.f.  | %     | s.f.  | %     | s.f.  | %     |
| 4  | Primary Masonry Totals (Minimum 80%)         |       | 884   |       | 884   |       | 1,340 |       |
|    | Stucco                                       | 25.4% | 258   | 25.4% | 520   | 34.5% | 520   | 30.0% |
|    | Brick                                        | 28.8% | 370   | 28.8% | 320   | 16.7% | 320   | 14.9% |
|    | Stone                                        | 25.2% | 256   | 25.2% | 500   | 33.2% | 730   | 42.1% |
| 5  | Secondary Masonry Totals (Maximum 20%)       |       | 36    |       | 36    |       | 36    |       |
|    | Cast Stone                                   | 64.3% | 36    | 64.3% | 36    | 0.0%  | 36    | 42.4% |

| EXTERIOR FINISH MATERIAL SCHEDULE |                  |                      |                                     |
|-----------------------------------|------------------|----------------------|-------------------------------------|
| MATERIAL                          | MANUFACTURER     | PRODUCT NO.          | DESCRIPTION                         |
| Metal-1                           | Pac-Clad         | Silversmith          | Prefinished Metal Form              |
| Metal-2                           | Alucobond        | Cadet Gray           | Prefinished Aluminum Composit Metal |
| Metal Roof                        | Pac Clad         | Silversmith          | Prefinished Standing Seam           |
| Brick                             | Acme             | Mushroom Brown       | Brick                               |
| Stone                             | El Dorado        | Cliffstone, Lantana  | Stone                               |
| Cast Stone                        | Advanced Stone   | Classic White        | Cast Stone                          |
| Stucco                            | Dryvit           | SW 6099, Sand Dollar | Limestone #110 Vandyke              |
| Paint                             | Sherwin Williams | To Match Metal-1     | Exterior Painted Finish             |

- Notes:
- All electrical panels and associated components will be painted and textured to match the building



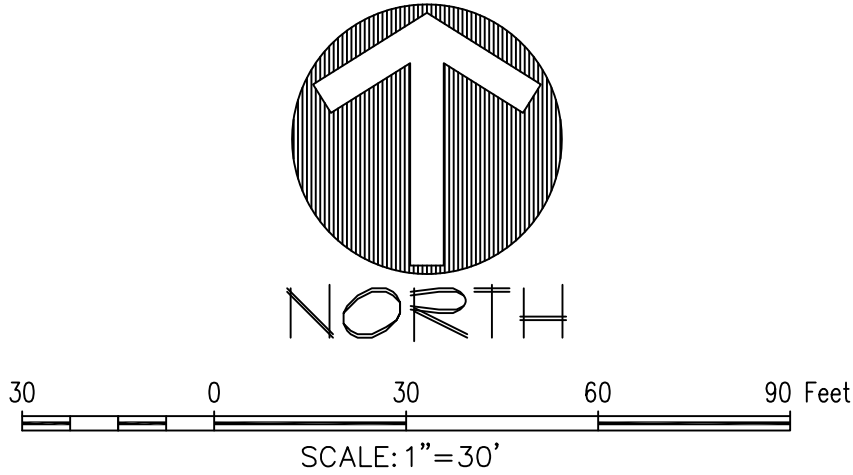
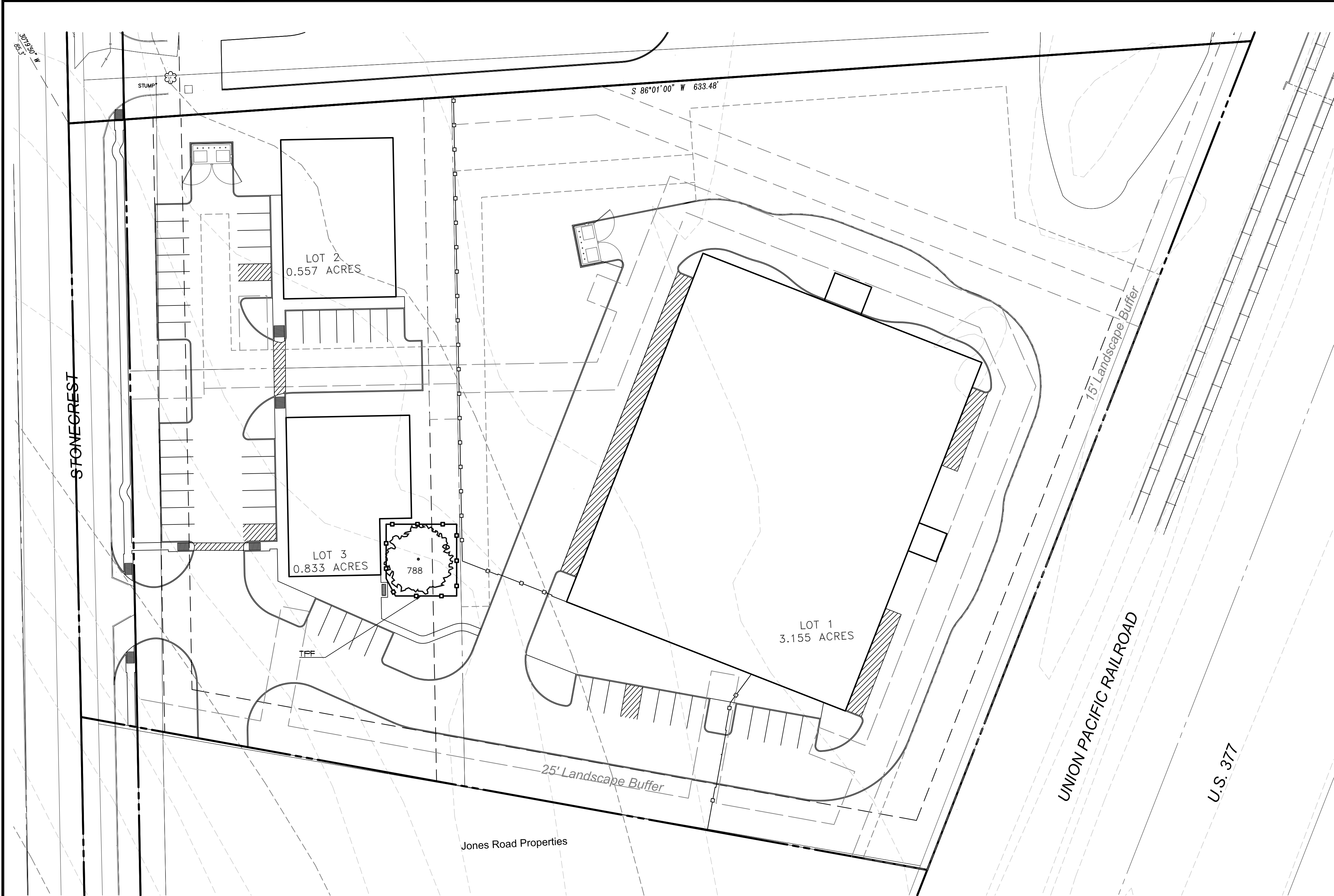
# STONECREST DEVELOPMENT FLOWER MOUND, TX

BUILDING C

C1

August 25, 2017



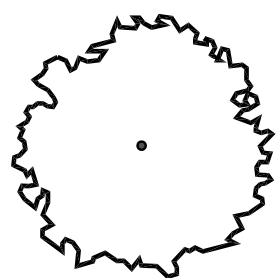


- TREE PRUNING, REMOVAL AND PROTECTION MEASURES
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
  - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
  - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
  - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
  - 2) All trees within the project area shall be pruned to:
    - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
    - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
    - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
    - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
  - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
  - 4) No more than 20 percent of live foliage shall be removed from any tree.
  - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
  - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
  - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
  - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
  - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
  - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
  - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 5 "1" staves and orange web fence material
  - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
  - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
  - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
  - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
  - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
  - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

TREE CHART

|   | TREE # | CALIPER (") | COMMON NAME | BOTANICAL NAME   | SPECIMEN | PROTECTED | REMOVED |
|---|--------|-------------|-------------|------------------|----------|-----------|---------|
| 1 | 788    | 25.5        | POST OAK    | Quercus stellata | Yes      | Yes       | No      |

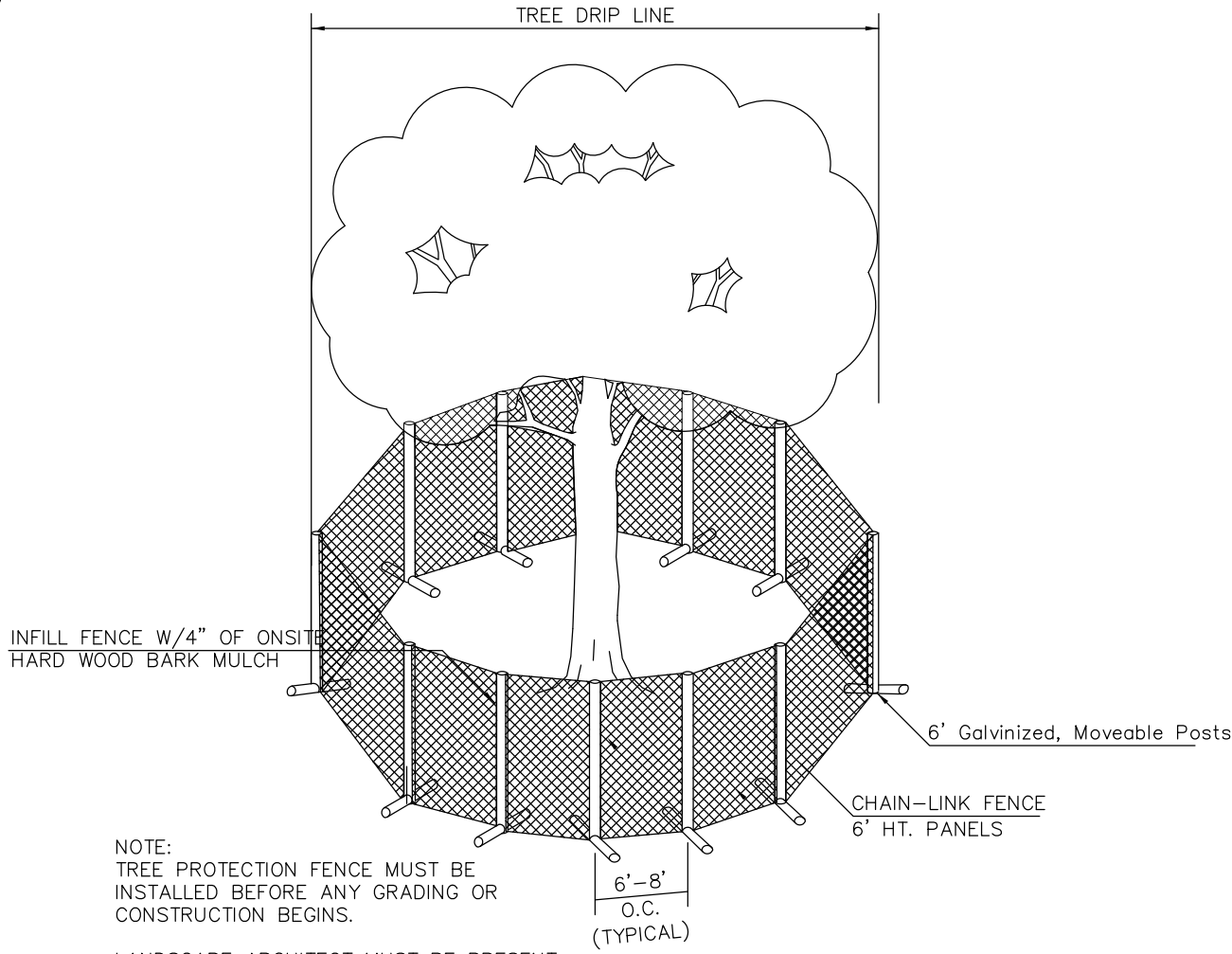
LEGEND



SPECIMEN TREE TO REMAIN



TREE PROTECTION FENCING (TPF)



PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM REVIEW  
AND IS NOT INTENDED FOR CONSTRUCTION.  
PROPOSED LANDSCAPE  
RON STEWART LANDSCAPE ARCHITECT  
DATED 8/25/2017



Drawn By: VC  
Date: 8/2/2017  
Scale: 1"=30'  
Revisions:

17035

STS

OWNER/DEVELOPER  
QUINN COMMERCIAL  
P.O. BOX 1216  
ENNIS, TX 75120  
Ph. (214) 202-9873  
Contact SCOTT QUINN



**Exhibit “B”**  
**Development Standards**

**Planned Development District - 155 (PD-155)**  
**Stonecrest Storage**

The development on the property comprising approximately 4.545 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

**A. PERMITTED USES.**

1. Except as provided in this section, the uses listed as Permitted Uses in Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in the areas designated Tract 1 and Tract 2 on Exhibit “C”.
2. Prohibited Uses.
  - Animal Control Facility;
  - Auto Leasing or Rental;
  - Auto Parts and Accessory Sales, (indoors);
  - Cleaning/laundry shop with pickup station;
  - Cleaning/laundry with on-site plant;
  - Fraternal club or lodge;
  - Golf course, public;
  - Kennel, subject to section 98-986;
  - Kennel (in enclosed building only);
  - Laboratory, medical and dental;
  - Laboratory, scientific and research;
  - Laundry, self-service;
  - Lithographic or print shop;
  - Local utility line;
  - Mortuary or funeral home;
  - Museum, library or art gallery, public;
  - Parking structure, commercial;
  - Public building, shop or yard;
  - Railroad track;
  - Repair services, limited;
  - Sewage pump station;
  - Telephone equipment station;
  - Veterinary hospital (inside pens);
  - Veterinary hospital (inside pens), subject to section 98-998.

**B. SPECIFIC USES.**

1. Except as provided in this section, the uses listed as Specific Uses in Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in the areas designated as Tract 1 and Tract 2 on Exhibit “C” as Commercial District (C-1) areas with a Specific Use Permit (SUP) approved by the Town Council:



2. A miniwarehouse may be permitted with a Specific Use Permit (SUP) approved by the Town Council and shall be limited in location only in Tract 2 as designated on Exhibit "C".
- C. TEMPORARY USES. The uses listed as Temporary Uses in the Commercial District-1 (C-1) in the Town's Zoning Ordinance may be permitted in areas designated as Tract 1 and Tract 2 on Exhibit "C" as Commercial District-1 (C-1) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".
- D. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Commercial District-1 (C-1) in the Town's Zoning Ordinance shall be required for this Planned Development.
1. Miniwarehouse.
    - a. Building Setback. A minimum setback of 225 feet from Stonecrest Road shall be provided for any portion of Building A as designated on Exhibit "C".
    - b. Maximum Height. The maximum height of buildings and structures shall be three stories or 45 feet, subject to Section 98-1031.
- E. PUBLIC AMENITY AREA. For Building C, the Public Amenity Area designated on Exhibit "C" shall be provided to include a minimum of the following:
1. A minimum of 400 square feet of permeable area;
  2. A minimum of two seating surfaces (i.e., benches, stone seats);
  3. Accent plant materials; and,
  4. Final placement of improvements within this area shall be sensitive to the existing Post Oak with final review by Town staff during site plan application.
- F. EXCEPTIONS. Upon approval by the Town Council, the following exceptions to the Town's Ordinances shall apply to this Planned Development.
1. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.
  2. Compatibility Buffer-Section 82-302.
    - a. Required screening wall shall not be required along the southern property line.
    - b. Required native shade trees of one tree per 400 square feet of buffer area shall not be required along the southern property line.
  3. Compatibility Setback-Section 82-303.



- a. Except as provided in this section, the compatibility setback applies to this Planned Development.
- b. Miniwarehouse-Tract 2.
  - i. A compatibility setback as defined in Section 82-303 shall not be required.
  - ii. A minimum setback of 75 feet from the southern property line shall be provided.

G. RECIPROCAL EASEMENT REQUIREMENTS.

- 1. The development shall be subject to an overall reciprocal easement granting cross-access to and from and by and between all uses on the property and the property to the south.
- 2. Cross-access with the property to the north is not required.
- 3. The development shall be subject to an overall reciprocal easement granting cross-parking to and from Lot B and Lot C located in Tract 1.
- 3. A copy of said agreements shall be provided to the Town of Flower Mound with the Record Plat for the development.