AGENDA

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

DECEMBER 11, 2017

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

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

---

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZEN'S COMMENTS

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

D. REGULAR ITEMS

1. *Minutes of November 13, 2017*

   Consider approval of the minutes of the November 13, 2017, Planning and Zoning Commission Regular Session.

2. *RC16-0015 – The Conservatory Estates, Phase 1*

   Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Freeman Road.

3. *RC17-0008 – Southgate Commercial-Northwest Tract*

   Consider a request for a Record Plat to create three non-residential lots and one open space lot. The property is generally located north of Long Prairie Road and west of Gerault Road.

4. *RC17-0009 – Southgate Commercial-Northeast Tract*

   Consider a request for a Record Plat to create three non-residential lots. The property is generally located north of Long Prairie Road and east of Gerault Road.

5. *MISC17-0007 – Lakeside DFW Roundabout*

   Consider a request for a design change for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

6. *ZPD17-0007 – The Point* *Public Hearing*

   Public Hearing to consider a request for rezoning from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.156 (PD-156) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.

7. *LDR17-0002 – Parks and Recreational Areas* *Public Hearing*

   Public Hearing to consider a request to amend the Land Development Regulations by amending Chapter 90, Article VI, Division 8, entitled "Parks and Recreational Areas," of the Town's Code of Ordinances.

E. ADJOURNMENT

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: Dec. 7, 2017, at 1:40pm, 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 13TH DAY OF NOVEMBER, 2017, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Perfecto Solis	Chair
Mike McCall	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

N/A

(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:

Andrea Russell	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Matthew Hotelling	Traffic Engineer
Matthew Woods	Director of Environmental Services
Cindi Price	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. CITIZENS/VISITORS COMMENTS

There were none.

D. DIRECTOR'S REPORT

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

Presenter

Chuck Russell, Town Planner

DRAFT

E. REGULAR ITEMS

1. **Consider approval of the minutes of the October 23, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the October 23, 2017, minutes as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **McCall**

ABSENT: **None**

The motion passed with a vote of 5-0-1.

2. **Public Hearing to consider a request for rezoning (ZPD16-0007 - Serenity) from Agricultural District (A) to Planned Development District No. 149 (PD-149) for a cluster development with certain modifications, exceptions and waivers to the Code of Ordinances. The property is generally located south of FM 1171 and west of High Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Tracy LaPiene, Ridinger Associates, Lewisville

Spoke In Favor – None

Spoke In Opposition –

Michael Coker, 3111 Canton St., Dallas
Jim Pierson, 3209 High Rd., Flower Mound
KC Walsh, 3525 High Rd., Flower Mound
Shannon Barkett, 7500 Bolo Ln., Flower Mound
Caroline Finley, 2600 Bourne Ln., Flower Mound
Fred Howell, 3823 Sunnyview Ln., Flower Mound
Ralph Canalizo, 3337 Rolling Hills, Flower Mound
Victor Larsen, 3694 Green Meadow Ln., Flower Mound
Melissa Wilson, 3200 High Rd., Flower Mound
Stephen Kaiser, 3229 High Rd., Flower Mound
Heather Webb, 4112 High Rd., Flower Mound
Kathryn Wells, 7360 Fairlake Rd., Flower Mound
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound
Jon Howes, 7401 Bolo Ln., Flower Mound

DRAFT

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

Michael Myers, 2578 Middleton Dr., Frisco
John Wells, 7360 Fairlake Rd., Flower Mound
Lori Holland, 3033 High Rd., Flower Mound
Debbie Kaiser, 3229 High Rd., Flower Mound
Gerard Tobin, 3031 High Rd., Flower Mound
Peter Perfetti, 7535 Hickory Springs, Flower Mound
Katy Grote, 165 Double Oaks, Double Oak
Nick Stump, 3525 High Rd., Flower Mound

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

Melissa Pierson, 3209 High Rd., Flower Mound
Clay Barnes, 3812 Sunnyview Ln., Flower Mound
Adriana Araya, 3916 Sunnyview Ln., Flower Mound

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

Marc Finley, 2600 Bourne Ln., Flower Mound
Peter Collora, 7336 Hickory Springs, Flower Mound
Leslie Childs, 7336 Hickory Springs, Flower Mound
David Wilkins, 3349 Rolling Hills, Flower Mound
Lori Wilkins, 3349 Rolling Hills, Flower Mound
Sherry Fincher, 3933 Sunnyview Ln., Flower Mound
Carol Kane, 2606 Long Ln., Flower Mound
Ciara Berry, 3357 Rolling Hills, Flower Mound
Matt Toich, 7408 Bolo Ln., Flower Mound
Neil Sutter, 3442 Sunnyview Ln., Flower Mound
Linda Sutter, 3442 Sunnyview Ln., Flower Mound

Close Public Hearing

Commission Deliberation

Vice Chair McCall moved to recommend denial of ZPD16-0007 – Serenity. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **None**

The motion passed with a vote of 6-0.

[Chair Solis called for a 10-minute break.]

3. **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0011 – Lake Forest Boulevard Thoroughfare Plan Amendment) to amend Section 7.0, Thoroughfare Plan, by removing the section of Lake Forest**

DRAFT

Boulevard between Lakeside Parkway and Silveron Boulevard from the Town's Thoroughfare Plan.

Commissioner Kendrick recused himself from Item 3, and left Council Chambers.

Staff Presentation

Matthew Hotelling, Traffic Engineer

Spoke In Favor –

Steve Meyer, Huntington Industrial, Dallas
Larry Cates, Cates-Clark & Associates, Dallas

Submitted a card to speak In Favor, but did not come forward when called:

Sandeep Sharma, 2504 Stillwater Ct., Flower Mound

Spoke In Opposition –

Jim Engel, 5110 Bayberry St., Flower Mound

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of MPA17-0011 – Lake Forest Boulevard Thoroughfare Plan Amendment. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **None**

The motion passed with a vote of 6-0.

Commissioner Kendrick returned to Council Chambers.

4. **Public Hearing to consider a request to amend the Land Development Regulations (LDR17-0003 – Tree Ordinance Amendment) by amending Section 94-38, entitled "Per-caliper inch cash value; replacement trees," of Chapter 94, entitled "Trees," of the Town's Code of Ordinances.**

Staff Presentation

Matthew Woods, Director of Environmental Services

In Favor – None

In Opposition – None

DRAFT

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of LDR17-0003 – Tree Ordinance Amendment. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: **None**

ABSTAIN: **None**

ABSENT: **None**

The motion passed with a vote of 6-0.

F. ADJOURNMENT: 9:34 P.M.

TOWN OF FLOWER MOUND, TEXAS

_____

DOUGLAS S. POWELL, AICP
Executive Director, Development Services

ATTEST:

_____

Cindi Price, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2

DATE: December 11, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC16-0015 - The Conservatory Estates, Phase 1) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Freeman Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to plat all of the 100.38 acres of land that is located within Planned Development District-140 (PD-140) for the Conservatory Estates, but to create only 33 buildable, single-family residential lots as a part of the Phase 1 development. Future phases are shown as large lots that will be replatted at a later date to create buildable lots. Phase 1 also includes approximately 49.4 acres of open space consisting of landscape buffers, landscape amenities, retention ponds, and general open space to be owned and maintained by the Homeowner's Association. As required by PD-140 development standards, the applicant has provided a copy of the recorded Open Space Management Plan (OSMP). The Phasing Plan has been included within this packet as Attachment B(1). The minimum lot size is 27,000 square feet, and the lots are in conformance with the underlying cluster development standards within PD-140.

The plat depicts necessary setbacks, buffers, open space areas, easements, and right-of-way dedications. The proposed development has primary access points from Cross Timbers Road and emergency access from a proposed realigned Freeman Road. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The landscape plan depicts equestrian trails, Town trails, landscape buffers and required plantings along Cross Timbers Road, and plantings within other open space areas within Phase 1 development.

The proposed record plat is consistent with the concept plan (ZPD15-0006) and the development plan (DP15-0001) approved by the Town Council on February 1, 2016, for a total of 64 buildable lots.

III. ATTACHMENTS

A. Background Information

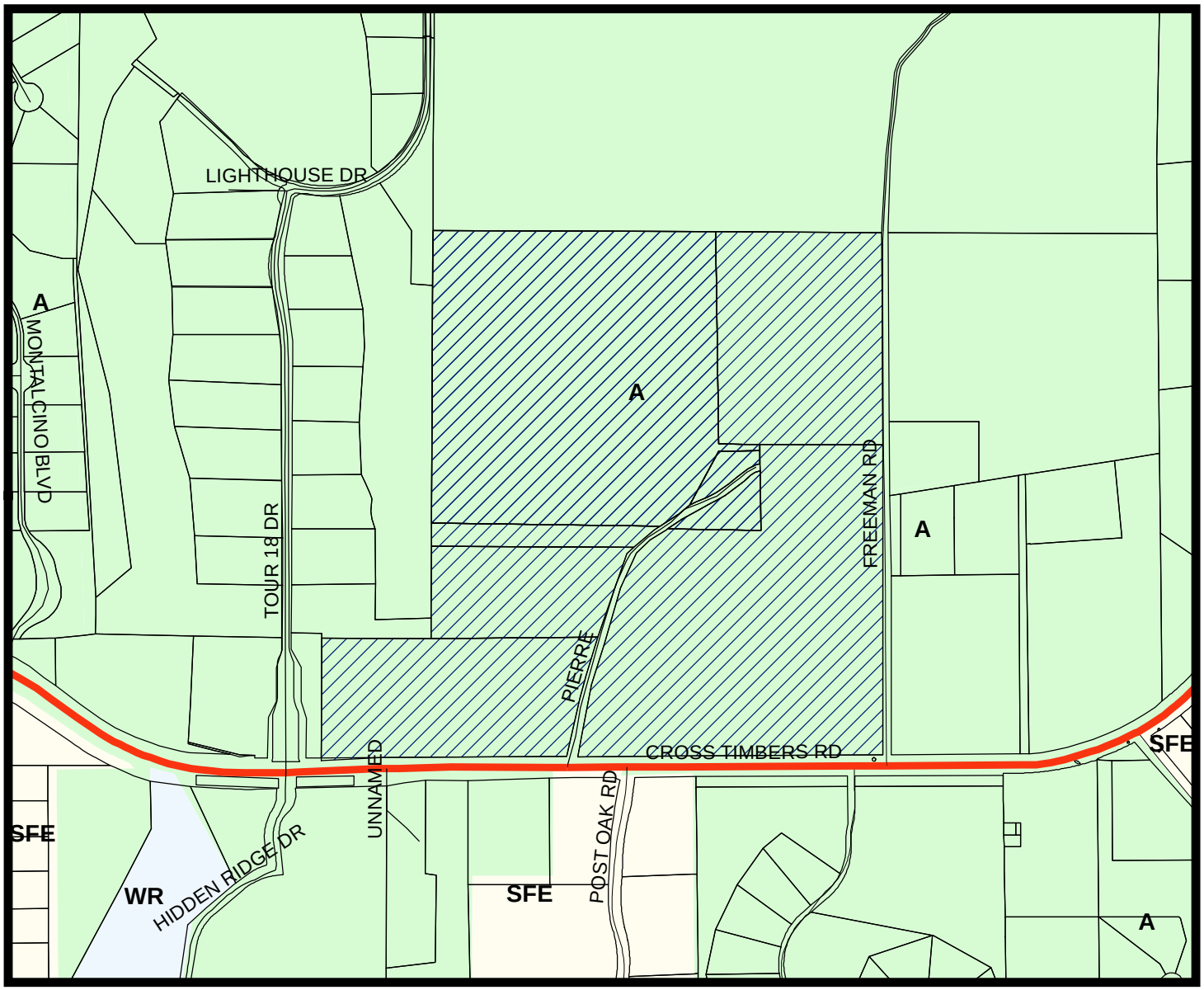
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package
2. Phasing Plan

Vicinity Map

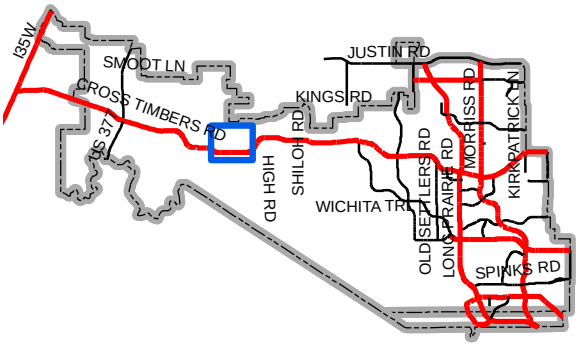
Reference Project: RC16-0015



LEGEND

Agriculture **Single Family Estate** **Water Recreation**

Subject Property



Map Location

0 500 1,000 2,000 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

September 15, 2017

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

RE: The Conservatory Estates- Record Plat Application
G&A Job No. 14164

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting a Record Plat application for review and approval on approximately 100 acres in western Flower Mound. The property is generally located along FM 1171, east of the Estates of Tour 18.

The Conservatory Estates is proposed to be a gated residential subdivision that will be built in three phases. Phase one will have 33 buildable lots, 8 buildable lots in phase two, and 23 buildable lots in phase three. This will be a total of 64 buildable lots.

Phase One will contain 33 buildable lots, a multi-use trail along FM 1171, an equestrian trail easement along the southern boundary, a conservatory building, three proposed ponds and landscape amenities throughout the property and approximately 52 acres, 52% of subject development, of open space throughout the neighborhood.

Lots 58, 59, 60, and 61 are to be replatted at a future date to create the buildable lots on the future phases. Lot 62x is to be future open space for the future phases. The submitted plans are the record plat & construction plans for the required infrastructure, streets, and utilities to support the proposed lots.

Feel free to contact me if you have any questions or comments regarding this request. Thank you in advance for your consideration of the presented request.

Sincerely,

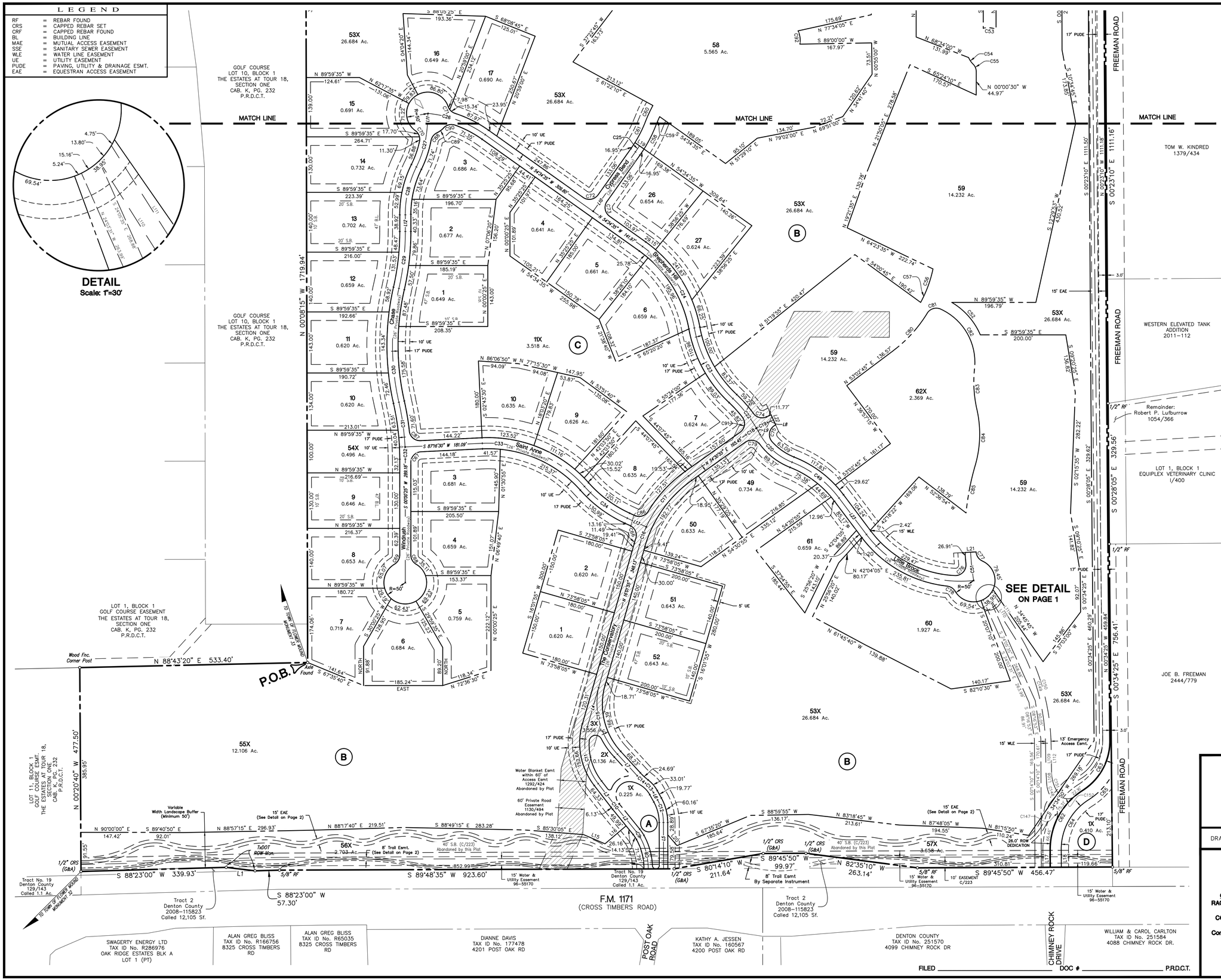
Robert J. Dollak, Jr., P.E.

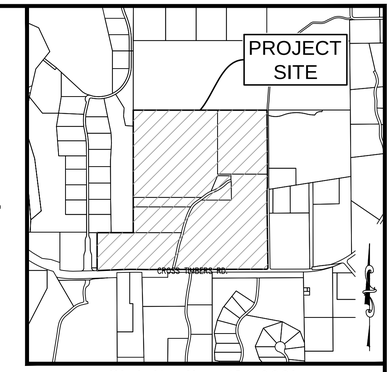
Cc. Mr. Greg Anderson, FAB 5 Management, LLC
Mr. Chris Chandler, Raco Development, LLC

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Suite 2 • Argyle, TX 76226 • P: 940.240.1012

LEGEND

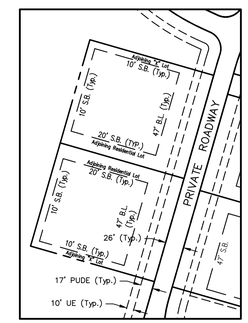
RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
CRF	=	CAPPED REBAR FOUND
BL	=	BUILDING LINE
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
UE	=	UTILITY EASEMENT
PUDE	=	PAVING, UTILITY & DRAINAGE ESMT.
EAE	=	EQUESTRAN ACCESS EASEMENT





Vicinity Map 1"=1000'

100 0 100 200 300 Feet
SCALE: 1"=100'



Typical Lot Detail
(Unless otherwise Noted)

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 9/18/17

RECORD PLAT
Conservatory Estates
100.381 Acres
in the
N. E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

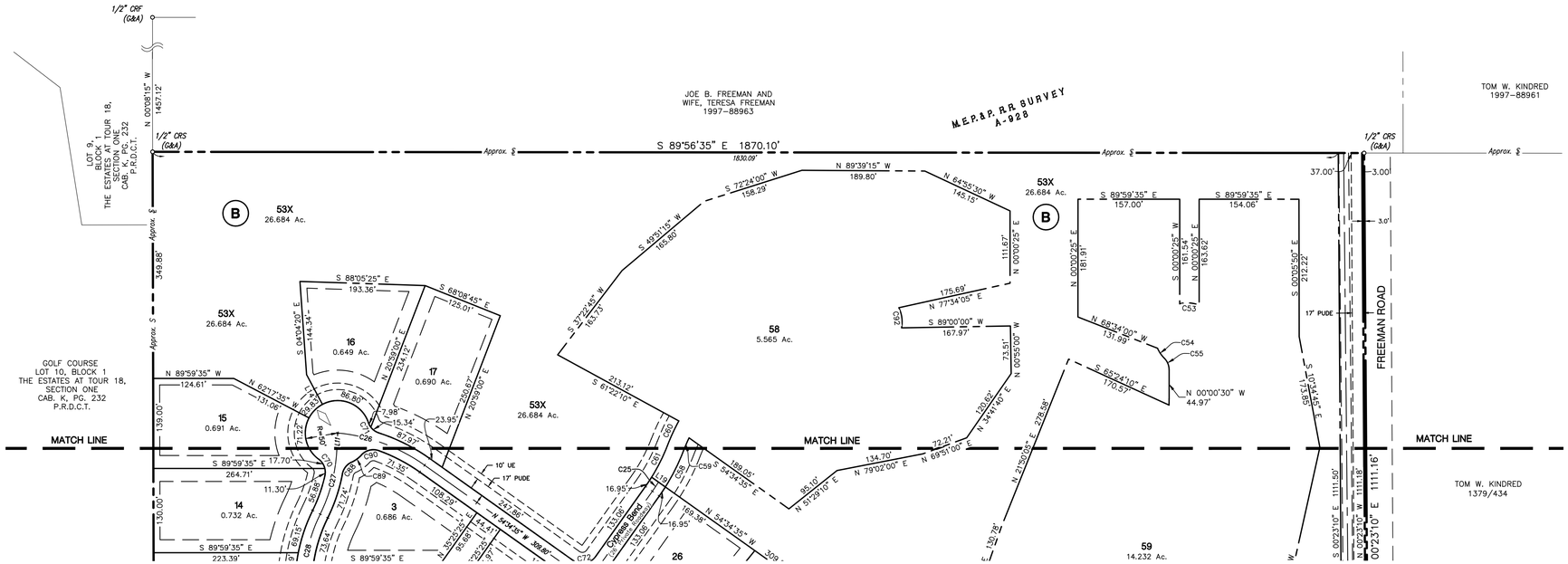
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

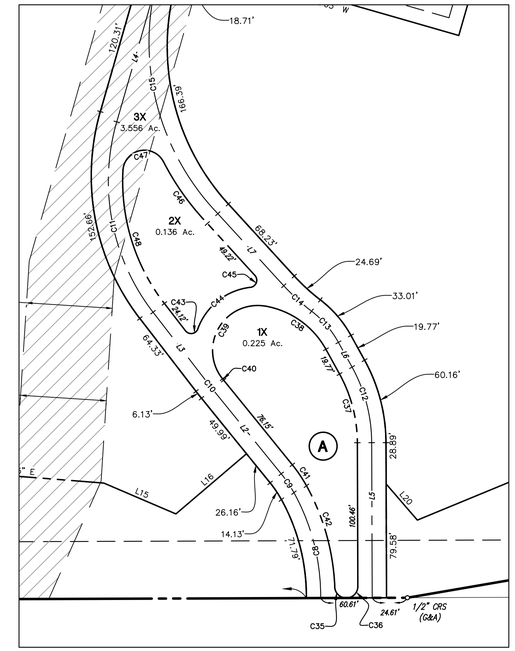
1/3

DRAWN BY: CC DATE: 3/16/2017 SCALE: 1"=100' JOB. No. 14164

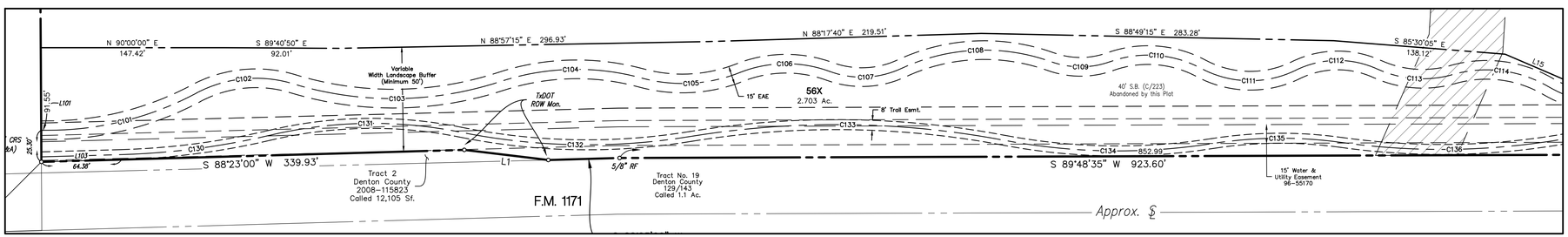
OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

File: Z:\2014\14164\Drawing\FP & Const Plans\14164 FP BASE
Plotted: 9/18/2017 10:28 AM, by Michael Durst; Saved: 9/15/2017 8:59 AM, by Michael

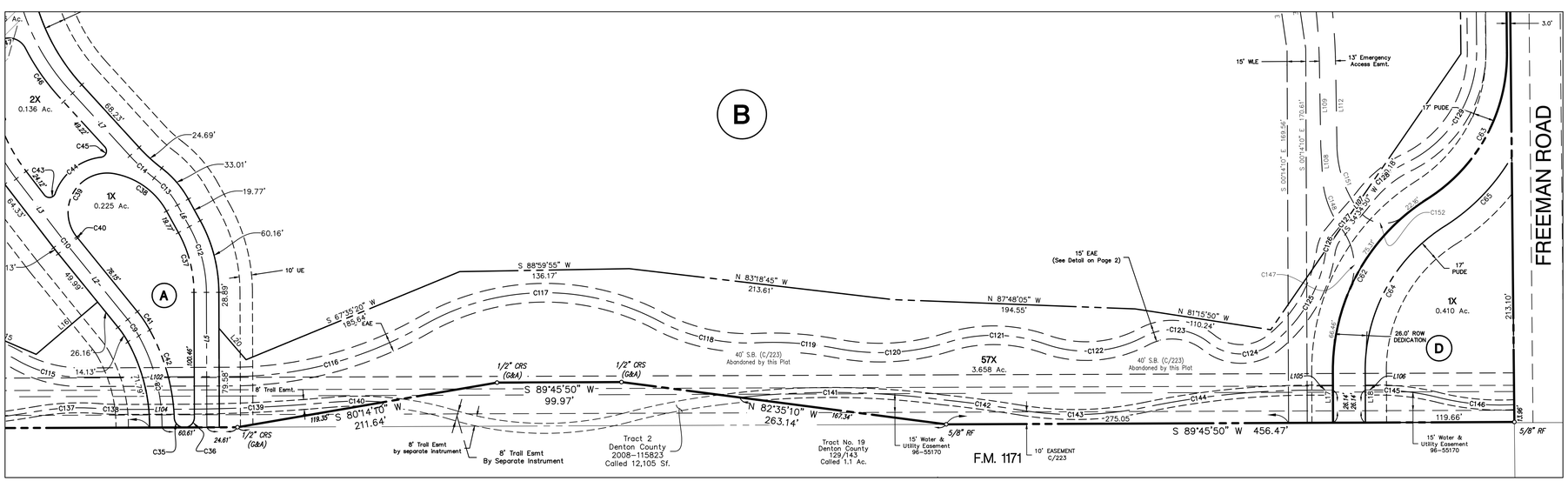




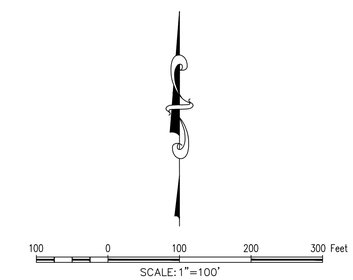
Entrance Detail
Scale: 1"=50'



Easement Detail 1/2
Scale: 1"=50'



Easement Detail 2/2
Scale: 1"=50'



RECORD PLAT
Conservatory Estates
100.381 Acres
in the
N. E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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

2/3

DRAWN BY: CC DATE: 3/16/2017 SCALE: 1"=100' JOB. No. 14164

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

FILED _____ DOC # _____ P.R.D.C.T.

File: Z:\2014\14164\Drawings\FP & Const Plans\14164 FP.DWG
Plotted: 9/18/2017 10:28 AM, by Michael Dunck; Saved: 9/15/2017 8:39 AM, by Michael

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C8	150.00'	29°20'19"	76.81'	N 14°14'42" W, 75.97'
C9	90.00'	10°07'13"	15.90'	N 33°58'28" W, 15.88'
C10	240.00'	1°24'15"	5.88'	N 38°19'58" W, 5.88'
C11	150.00'	53°39'45"	140.49'	N 10°47'58" W, 135.41'
C12	110.00'	28°43'20"	55.15'	N 14°33'10" W, 54.57'
C13	70.00'	23°38'34"	28.89'	N 40°44'12" W, 28.68'
C14	150.00'	10°06'09"	26.45'	N 47°30'25" W, 26.41'
C15	173.06'	55°47'24"	168.51'	N 15°52'10" W, 161.93'
C16	300.00'	8°33'32"	44.81'	N 20°18'39" E, 44.77'
C17	300.00'	29°55'30"	156.69'	N 39°33'10" E, 154.91'
C18	300.00'	5°32'20"	29.00'	N 57°17'05" E, 28.99'
C19	300.00'	5°32'46"	29.04'	N 62°49'37" E, 29.03'
C20	150.00'	38°23'17"	100.50'	S 49°08'22" E, 98.63'
C22	300.00'	16°58'18"	88.86'	N 38°25'54" W, 88.54'
C23	300.00'	36°36'32"	191.68'	N 28°36'47" W, 188.44'
C24	300.00'	44°16'04"	231.79'	N 32°26'33" W, 226.06'
C25	300.00'	3°14'14"	16.95'	N 33°48'18" E, 16.95'
C26	275.00'	30°09'14"	144.73'	N 69°39'12" W, 143.06'
C27	250.00'	23°16'53"	101.58'	S 14°40'13" W, 100.89'
C28	250.00'	26°36'57"	116.13'	S 13°00'11" W, 115.09'
C29	600.00'	12°50'19"	134.45'	S 06°25'34" W, 134.16'
C30	600.00'	25°40'38"	268.89'	S 00°00'25" W, 266.65'
C31	600.00'	10°06'24"	105.84'	S 07°46'42" E, 105.70'
C32	600.00'	2°43'55"	28.61'	S 01°21'33" E, 28.61'
C33	300.00'	51°17'38"	268.57'	N 67°04'41" W, 259.69'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C34	300.00'	23°58'42"	125.55'	N 53°25'14" W, 124.64'
C35	8.00'	87°49'11"	12.26'	S 46°16'49" E, 11.10'
C36	8.00'	90°00'00"	12.57'	N 44°48'35" E, 11.31'
C37	100.00'	28°43'30"	50.13'	N 14°33'10" W, 49.61'
C38	60.00'	51°07'36"	53.54'	N 54°28'43" W, 51.78'
C39	31.50'	138°40'53"	76.24'	S 30°37'03" W, 58.95'
C40	230.00'	0°18'42"	1.25'	S 38°52'44" E, 1.25'
C41	100.00'	10°07'13"	17.66'	S 33°58'28" E, 17.64'
C42	160.00'	26°32'38"	74.12'	S 15°38'33" E, 73.46'
C43	5.00'	122°25'02"	10.68'	N 81°09'39" E, 8.76'
C44	44.50'	63°27'45"	49.29'	N 51°41'00" E, 46.81'
C45	5.00'	125°52'13"	10.98'	N 20°28'46" E, 8.90'
C46	183.06'	16°34'58"	52.98'	N 35°26'12" W, 52.80'
C47	15.00'	149°49'26"	39.22'	S 77°56'34" W, 28.97'
C48	140.00'	40°39'41"	99.35'	S 17°18'00" E, 97.28'
C49	250.00'	32°08'31"	140.25'	S 52°38'59" E, 138.41'
C51	600.00'	6°23'00"	66.85'	N 06°10'35" W, 66.81'
C52	163.00'	36°11'23"	102.96'	S 41°19'38" E, 101.25'
C53	50.00'	35°00'07"	30.54'	S 86°01'19" E, 30.07'
C54	49.50'	21°43'05"	18.76'	N 34°17'40" W, 18.65'
C55	24.89'	45°15'17"	19.66'	N 22°31'34" W, 19.15'
C56	287.00'	13°02'24"	65.32'	N 18°21'28" E, 65.18'
C57	287.00'	3°41'47"	18.52'	N 26°43'33" E, 18.51'
C58	313.00'	11°17'00"	61.64'	N 26°40'46" E, 61.54'
C59	287.00'	4°31'45"	22.69'	N 23°18'08" E, 22.68'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C60	313.00'	7°35'34"	41.48'	S 24°50'03" W, 41.45'
C61	287.00'	11°00'07"	55.11'	S 26°32'19" W, 55.02'
C62	163.03'	57°36'56"	163.94'	N 28°34'26" E, 157.12'
C63	137.00'	58°43'57"	140.44'	N 28°47'33" E, 134.37'
C64	137.00'	57°58'35"	138.63'	N 28°45'07" E, 132.79'
C65	163.00'	27°33'18"	78.39'	N 43°57'46" E, 77.64'
C66	25.00'	83°32'41"	36.45'	N 23°38'14" W, 33.31'
C67	25.00'	87°16'05"	38.08'	N 43°38'27" E, 34.50'
C68	25.00'	59°33'29"	25.99'	N 29°46'20" W, 24.83'
C69	25.00'	59°33'29"	25.99'	S 29°47'09" W, 24.83'
C70	25.00'	40°34'06"	17.70'	S 33°36'56" E, 17.33'
C71	25.00'	18°77'13"	7.98'	N 27°47'04" W, 7.95'
C72	25.00'	90°00'00"	39.27'	N 80°25'25" E, 35.36'
C73	25.00'	90°00'00"	39.27'	N 09°34'35" W, 35.36'
C74	25.00'	78°19'30"	34.18'	N 75°14'15" W, 31.58'
C75	25.00'	107°31'45"	46.92'	N 11°50'08" E, 40.33'
C76	25.00'	98°21'46"	42.92'	S 43°40'54" W, 37.84'
C77	25.00'	62°48'06"	27.40'	N 34°23'08" W, 26.05'
C78	25.00'	53°26'10"	23.32'	S 57°08'56" E, 22.48'
C79	25.00'	88°32'55"	38.64'	S 81°72'38" E, 34.90'
C80	313.00'	21°42'46"	118.61'	N 42°11'22" E, 117.91'
C81	25.00'	83°19'50"	36.36'	N 72°59'54" E, 33.24'
C82	137.00'	71°34'30"	171.14'	S 29°32'55" E, 160.23'
C83	288.00'	19°03'43"	95.82'	S 03°17'32" E, 95.37'
C84	262.00'	29°05'46"	133.05'	S 01°43'29" W, 131.62'

LOT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C85	613.00'	10°35'10"	113.26'	S 10°58'47" W, 113.10'
C86	25.00'	83°32'41"	36.45'	S 72°49'04" W, 33.31'
C87	25.00'	86°35'07"	37.78'	N 49°25'57" W, 34.29'
C88	25.00'	54°09'13"	23.63'	N 37°45'31" E, 22.76'
C89	50.00'	22°07'08"	19.30'	N 53°46'33" E, 19.18'
C90	25.00'	67°06'15"	29.28'	N 76°16'07" E, 27.63'
C91	25.00'	92°17'05"	40.27'	S 08°22'22" W, 36.05'
C92	50.00'	36°32'13"	31.88'	N 07°43'53" W, 31.35'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 83°09'30" W	67.99'
L2	N 39°02'05" W	76.15'
L3	N 37°37'50" W	62.13'
L4	N 16°01'55" E	95.31'
L5	N 00°11'25" W	108.46'
L6	N 28°54'55" W	19.77'
L7	N 42°27'20" W	68.23'
L8	N 65°36'00" E	15.19'
L9	S 29°56'45" E	17.44'
L10	N 35°25'25" E	171.06'
L11	S 03°01'47" W	27.75'
L12	S 00°00'25" W	38.96'
L13	N 65°24'35" W	49.02'
L14	S 28°06'30" E	52.05'
L15	S 66°48'05" E	54.76'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L16	N 49°34'05" E	64.82'
L17	N 00°14'10" W	41.40'
L18	N 00°14'10" W	41.40'
L19	N 54°34'35" W	26.04'
L20	N 40°47'20" W	33.35'
L21	S 87°00'55" W	26.00'
L22	N 24°24'00" W	26.00'
L23	S 36°57'15" E	106.70'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C101	252.50'	28°02'12"	123.56'	N 75°58'35" E, 122.33'
C102	102.50'	44°53'41"	80.31'	N 84°24'20" E, 78.28'
C103	277.50'	34°57'04"	169.28'	N 89°22'38" E, 166.67'
C104	197.50'	33°19'53"	114.89'	N 88°34'03" E, 113.28'
C105	125.50'	36°46'57"	80.57'	N 86°50'31" E, 79.19'
C106	101.50'	41°39'24"	73.80'	N 89°16'44" E, 72.18'
C107	75.50'	44°58'18"	59.26'	N 87°37'17" E, 57.75'
C108	158.50'	44°34'31"	123.31'	N 87°25'24" E, 120.22'
C109	70.50'	39°25'09"	48.50'	S 89°59'56" E, 47.55'
C110	90.50'	47°51'32"	75.59'	S 85°46'45" E, 73.42'
C111	83.50'	54°02'51"	78.77'	S 88°52'24" E, 75.88'
C112	76.50'	50°43'42"	67.73'	N 89°05'49" E, 65.54'
C113	88.50'	40°15'32"	62.18'	S 85°48'01" E, 60.91'
C114	98.50'	46°07'59"	79.31'	S 82°51'48" E, 77.18'
C115	103.50'	30°24'48"	54.94'	S 75°00'12" E, 54.30'
C116	309.50'	29°55'53"	161.68'	N 75°01'52" E, 159.85'
C117	195.50'	57°48'21"	197.24'	N 88°58'06" E, 188.98'
C118	152.50'	30°33'25"	81.33'	S 77°24'26" E, 80.37'
C119	275.50'	13°35'56"	65.39'	S 85°53'10" E, 65.23'
C120	180.50'	28°20'02"	89.26'	N 86°44'47" E, 88.35'
C121	124.50'	36°54'22"	80.19'	S 88°58'03" E, 78.82'
C122	98.50'	47°36'25"	81.84'	N 85°40'55" E, 79.51'
C123	47.50'	66°47'56"	55.38'	S 84°43'20" E, 52.29'
C124	41.50'	76°40'08"	55.53'	S 89°39'26" E, 51.48'
C125	113.50'	43°37'50"	86.43'	N 30°11'36" E, 84.36'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C126	33.50'	22°49'40"	13.35'	N 19°47'31" E, 13.26'
C127	626.23'	3°04'22"	33.58'	N 40°17'53" E, 33.58'
C128	95.50'	26°16'48"	43.80'	N 50°53'35" E, 43.42'
C129	99.50'	64°36'25"	112.20'	N 31°43'47" E, 106.35'
C130	596.00'	11°36'05"	120.68'	N 82°34'58" E, 120.47'
C131	359.00'	24°36'21"	154.17'	N 89°05'06" E, 152.99'
C132	516.00'	20°38'41"	185.92'	S 88°56'04" E, 184.92'
C133	729.00'	19°55'44"	253.57'	S 89°17'33" E, 252.29'
C134	491.00'	19°34'50"	167.80'	S 89°07'05" E, 166.98'
C135	354.00'	16°51'58"	104.21'	N 89°31'29" E, 103.83'
C136	581.00'	17°55'37"	181.79'	N 88°59'39" E, 181.04'
C137	204.00'	14°17'43"	50.90'	N 87°10'42" E, 50.77'
C138	256.00'	4°30'58"	20.18'	S 87°55'56" E, 20.17'
C139	1,381.00'	4°55'16"	118.61'	N 87°20'57" E, 118.58'
C140	264.00'	9°29'53"	43.76'	N 89°38'15" E, 43.71'
C141	674.00'	13°44'15"	161.60'	N 89°24'15" W, 161.22'
C142	1074.00'	3°27'31"	64.83'	N 82°29'16" W, 64.82'
C143	274.00'	20°57'27"	100.22'	S 88°45'46" W, 99.67'
C144	666.00'	12°33'16"	145.93'	S 84°33'40" W, 145.64'
C145	201.00'	14°35'27"	51.19'	S 83°42'43" E, 51.05'
C146	204.00'	17°40'16"	62.92'	S 84°23'16" E, 62.67'
C147	50.00'	60°22'45"	52.69'	S 07°03'53" E, 50.29'
C148	75.00'	33°58'56"	44.48'	S 20°15'47" E, 43.83'
C149	500.00'	31°23'15"	273.91'	S 16°39'38" E, 270.50'
C150	513.00'	31°23'15"	281.03'	S 16°39'38" E, 277.53'

EASEMENT CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C151	90.00'	35°42'44"	56.10'	S 18°49'20" E, 55.19'
C152	25.00'	93°43'41"	40.90'	S 83°32'33" E, 36.49'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L101	N 89°39'20" E	5.75'
L102	N 89°44'24" E	120.34'
L103	N 88°23'00" E	64.38'
L104	N 89°48'35" E	47.12'
L105	S 89°45'50" W	6.54'
L106	N 89°45'50" E	6.53'
L107	N 34°34'50" E	269.18'
L108	S 03°16'20" E	25.25'
L109	S 00°58'00" E	65.07'
L110	S 32°21'15" E	105.02'
L111	S 32°21'15" E	109.51'
L112	S 00°58'00" E	65.07'

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
1	Block B	27,000	0.620
2	Block B	27,000	0.620
3	Block B	29,673	0.681
4	Block B	28,713	0.659
5	Block B	33,061	0.759
6	Block B	29,796	0.684
7	Block B	31,317	0.719
8	Block B	28,432	0.653
9	Block B	28,149	0.646
10	Block B	27,023	0.620
11	Block B	27,012	0.620
12	Block B	28,715	0.659
13	Block B	30,598	0.702
14	Block B	31,903	0.732
15	Block B	30,119	0.691
16	Block B	28,265	0.649
17	Block B	30,057	0.690
26	Block B	28,501	0.654
27	Block B	27,179	0.624
49	Block B	31,962	0.734

LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES
50	Block B	27,573	0.633
51	Block B	28,000	0.643
52	Block B	28,000	0.643
58	Block B	242,391	5.565
59	Block B	619,940	14.232
60	Block B	83,920	1.927
61	Block B	28,702	0.659
1	Block C	28,277	0.649
2	Block C	29,503	0.677
3	Block C	29,888	0.686
4	Block C	27,935	0.641
5	Block C	28,794	0.661
6	Block C	28,710	0.659
7	Block C	27,202	0.624
8	Block C	27,666	0.635
9	Block C	27,271	0.626
10	Block C	27,640	0.635

X-LOT / BLOCK ANALYSIS

LOT	BLOCK	SQUARE FEET	ACRES	USES
1X	Block A	9,811	0.225	OS
2X	Block A	5,931	0.136	OS
3X	Block A	154,911	3.556	PS
53X	Block B	1162,354	26.684	OS
54X	Block B	21,593	0.496	OS
55X	Block B	527,352	12.106	OS
56X	Block B	117,754	2.703	OS
57X	Block B	159,343	3.658	OS
62X	Block B	103,205	2.369	OS
11X	Block C	153,226	3.518	OS
1X	Block D	17,858	0.410	OS

LOT SUMMERY

Smallest Lot (Res. only) = 27,000 S.F. / 0.620 Ac.
Largest Lot (Res. only) = 33,061 S.F. / 0.759 Ac.

Total Buildable Lots = 33 Residential Lots
Total Lots = 47

*OS–OPEN SPACE
*PS–PRIVATE STREET

NOTES:

1. Bearings based on the Town of Flower Mound's Geodetic System North Central Zone (4202), NAD '83.

2. Coordinates for the Southeast corner of Cross Timbers Care Addition (POB) are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 32 & 33 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

   Inner Ell Corner (POB): N 7,066,775.94; E 2,378,868.88
   Bearing and distance from the POB to Geo Point 33: N 18°25'10" W, 5,950.08'
   Southwest Corner: N 7,066,286.55; E 2,378,338.48
   Bearing and distance from the most southerly corner to Geo Point 1: S 45°07'20" W, 3,336.71'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants.

TOWN OF FLOWER MOUND GENERAL NOTES:

1. Pursuant to Ordinance No. 35–92 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 other physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/ or supervision of the landscape systems, features or elements located in parkways common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
2. Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.
3. Residential lots adjacent to existing flood plain will have a minimum finished floor elevation 18" above the 100–year flood elevation. actual elevation to be determined with final plat and construction plans of each development phase.
4. Lot 1X & 2X Block A, and 56X, Block B, and Lot 57X, Block B, are dedicated to the H.O.A. for Drainage, Public Access, and Landscape Easements.
5. Lots 53X, 54X, 55X, 62X Block B; Lot 11X, Block C, are hereby dedicated to and maintained by the H.O.A for Drainage, Public Access, and Landscape Easements and are subject to Open Space Management Plan.
6. Lot 3X, Block A will be dedicated to the H.O.A. as a private street and utility easement, for the construction and maintenance of the public waterline(s), public and franchise utilities, private streets, and building, within the median of the main entry.
7. Lots 58, 59, 60, 61 Block B are to be future residential lots and to be furthered parceled.
8. All retaining/detaining walls, turn–down curbs, tree retaining walls shall be clad in material to complement the materials and colors within this development.
9. Developer must submit a grading plan, signed by a Texas Registered Professional Engineer for each individual lot when applying for building permits.
10. The perpetual maintenance of the Town 8' Multi–use Trail and Equestrian Easement are the responsibility of the HOA.

TOWN OF FLOWER MOUND DRAINAGE EASEMENT NOTES:

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
2. Upkeep and maintenance shall include but not be limited to the following items:

o. Grass and ground cover shall be kept to a height required by the Town ordinance.
b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
c. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
d. All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.

3. No dumping of any type is permitted within the easement area.

TOWN OF FLOWER MOUND DETENTION FACILITY MAINTENANCE NOTES:

1. MOWING: Facilities should be moved at least twice a year to control weeds and discourage woody growth.
2. DEBRIS CONTROL: Debris, litter and accumulated sediment should be removed from the detention facilities at least twice a year. Particular attention should be given to removal of debris, litter and sediment around outlet structures.
3. SEDIMENT REMOVAL FOR BASINS DESIGNED WITH SEDIMENT STORAGE: Detention basins designed for sediment removal shall be maintained as specified in the maintenance plan.
4. MAINTENANCE PLAN: Conformance with the maintenance plan approved by the Town Engineer is the responsibility of the owner of the detention facility.
5. PRIVATE: All detention ponds are private and will be maintained by the owner.
6. MAINTENANCE PLAN: The Maintenance Plan is subject to modification upon written notice from the Town and its the responsibility of the owner to provide the Town with revised maintenance information.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director of
Development Services

SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date

SURVEYOR'S STATEMENT

I, Mark Paine, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.
PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 ___9/18/17_____
Mark Paine, RPLS
Texas Registration No. 5078

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
MARK PAINE, RPLS 5078 9/18/17

RECORD PLAT
Conservatory Estates
100.381 Acres
in the
N. E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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

3/3

DRAWN BY: CC DATE: 3/16/2017 SCALE: N.T.S. JOB. No. 14164

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS WE, Powdermaker First Family Limited Partnership, are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
100.385 ACRES

Being all that certain lot, tract or parcel of land situated in the Nathaniel E. Thompson Survey, Abstract Number 1270, Town of Flower Mound, Denton County, Texas, and being part of that certain called 100 acre tract of land described in deed to J. A. Miller recorded in Volume 362, Page 294 of the Deed Records of Denton County, Texas, and being part of that certain call 48.424 acre tract of land described in deed to Allen L. Powdermaker and Francois Uhler recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 14.500 acre tract of land described in deed to David, Jill and Karin Powdermaker recorded in Volume 1130, Page 498 of the Deed Records of Denton County, Texas, and being all that certain called 30.800 acre tract described in deed to Alan L. Powdermaker and Renate Powdermaker recorded in Volume 1103, Page 506 of the Deed Records of Denton County, Texas, and being all that certain called 6.800 acre tract of land described in deed to Francois Uhler recorded in Volume 1103, Page 609 of the Deed Records of Denton County, Texas, and being all of Lots 1 and 2, Block 1 of the Powdermaker Addition, an addition the the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet L, Page 80 of the Plat Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING at an axle found at an inner ell corner in the west line of said 100 acre tract and said 48.424 acre tract, being the southeast corner of Lot 1, Block 1 of The Estates at Tour 18, Section One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 232 of the Plat Records of Denton County, Texas, and being the recognized southeast corner of the J. Gibson Survey, Abstract Number 484 and an inner ell corner in the west line of said Nathaniel E, Thompson Survey, Abstract Number 1270;

THENCE N 00°08'15" W, with a west line of said 100 acre tract and said 48.424 acre tract and the most east line of said Lot 1, Block 1, pass at 90.22 feet the most easterly northeast corner thereof, being the southeast corner Lot 10, Block 1 of said addition, continuing with the east line of said Lot 10, passing the northerly northwest corner of said 48.424 acre tract and the southwest corner of said 6.800 acre tract continuing with the west line thereof, passing the northwest corner of said 6.800 acre tract and the westerly southwest corner of said 30.800 acre tract, continuing with the west line thereof, passing at 1607.20 feet the northeast corner of said Lot 10, Block 1 and the southeast corner of Lot 9, Block 1 of said addition, continuing with the east line thereof a total distance of 1719.94 feet to a 1/2" capped rebar set (G&A) at the southwest corner of that certain called 42.0093 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Document Number 1997–88963 of the Real Property Records of Denton County, Texas, and being the most northerly northwest corner of said 100 acre tract and said 30.800 acre tract and being the northwest corner of said Lot 1, Block 1, Powdermaker Addition;

THENCE S 89°56'35" E, 1870.10 feet with the south line of said 42.0093 acre tract and the north line of said 100 acre tract and said 30.800 acre tract, passing the northeast corner of said 30.800 acre tract and the northwest corner of said 14.500 acre tract, continuing with the north line thereof to a 1/2" capped rebar set (G&A) at the northeast corner thereof and the northeast corner of said 100 acre tract and being the northwest corner of that certain called 27.4102 acre tract of land described in deed to Tom W. Kindred recorded in Volume 1379, Page 434 of the Real Property Records of Denton County, Texas, from which a 5/8" capped rebar found (PBS&J) at the southeast corner of said 42.0093 acre tract bears S 89°56'35" E, 60.0 feet;

THENCE S 00°23'10" E, with the east line of said 100 acre tract and said 14.500 acre tract and the west line of said 27.4102 acre tract, passing at 819.85 feet the northwest corner of a called 0.265 acre 40' right–of–way dedication as shown on the plat of Western Elevated Tank Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Document Number 2011–112 of the Plat Records of Denton County, Texas, continuing with the west line of said Western Elevated Tank Addition, passing the southeast corner of said 14.500 acre tract and the northeast corner of said 48.424 acre tract, continuing with the east line thereof 1111.16 feet (called 1106.11 feet in said 27.4102 acre tract deed) to a 1/2" rebar found at the southwest corner of said Western Elevated Tank Addition and the southwest corner of said 27.4102 acre tract, being the northwest corner of that certain called 5.000 acre tract of land described as Tract Two in deed to Prime Time Properties, Inc., recorded in Volume 3112, Page 428 of the Real Property Records of Denton County, Texas;

THENCE S 00°28'05" E, 329.56 feet continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 5.000 acre tract to a 1/2" rebar found at the southwest corner of said 5.000 acre tract, being the northwest corner of that certain called 10.1743 acre tract of land described in deed to Joe B. Freeman and wife, Teresa Freeman recorded in Volume 2444, Page 779 of the Real Property Records of Denton County, Texas;

THENCE S 00°34'25" E, 756.41 feet continuing with the east line of said 100 acre tract and said 48.424 acre tract and the west line of said 10.1743 acre tract to a 5/8" rebar found at the southeast corner of said 48.424 acre tract and the southwest corner of said 10.1743 acre tract and being on the north line of F.M. 1171 as evidenced by that certain called 1.1 acre tract of land described as Tract No. 19 in deed to Denton County recorded in Volume 429, Page 143 of the Deed Records of Denton County, Texas;

THENCE S 89°45'50" W, 456.47 feet with the south line of said 48.424 acre tract and the north line of said F.M. 1171 to an aluminum Texas Department of Transportation (TXDOT) monument found at the east corner of that certain called 12,015 square feet tract of land described as Tract 2 in deed to Denton County recorded in Document Number 2008–115823 of the Real Property Records of Denton County, Texas;

THENCE N 82°35'10" W, 263.14 feet with the north line of said F.M. 1171 and the north line of said 12,015 square feet tract to a 1/2" capped rebar set (G&A) at the northeast corner thereof;

THENCE S 89°45'50" W, 99.97 feet continuing with the north line of said F.M. 1171 and the north line of said 12,015 square feet tract to a 1/2" capped rebar set (G&A) at the northwest corner thereof;

THENCE S 80°14'10" W, 211.64 feet continuing with the north line of said F.M. 1171 and the north line of said 12,015 square feet tract to a 1/2" capped rebar set (G&A) at the west corner thereof and being on the south line of said 48.424 acre tract and the north line of the aforementioned 1.1 acre Tract No. 19;

THENCE S 89°48'35" W, 923.60 feet with the south line of said 48.424 acre tract and the north line of said F.M. 1171 to a 5/8" rebar found at an angle point;

THENCE S 88°23'00" W, 57.30 feet continuing with the south line of said 48.424 acre tract and the north line of said F.M. 1171 to an aluminum TXDOT monument found at the west corner of that certain called 15,746 square feet tract of land described as Tract 1 in deed to Denton County recorded in Document Number 2008–115823 of the Real Property Records of Denton County, Texas;

THENCE N 83°09'30" W, 67.99 feet with the north line of said F.M. 1171 and the north line of said 15,746 square feet tract to an aluminum TXDOT monument found at the northeast corner thereof;

THENCE S 88°23'00" W, 339.93 feet continuing with the north line of said F.M. 1171 and the north line of said 15,746 square feet tract to a 1/2" capped rebar set (G&A) at the northwest corner thereof, being on the west line of said 100 acre tract and said 48.424 acre tract and the east line of a 45' right–of–way dedication shown on the aforementioned plat of the Estates at Tour 18, Section One, from which an aluminum TXDOT monument found bears N 88°23'00" E, 0.8 feet;

THENCE N 00°20'40" W, with the west line of said 100 acre tract and said 48.424 acre tract and the east line of said 45' right–of–way dedication, passing at 36.4 feet the northeast corner thereof and the southeast corner of Lot 11, Block 1 of said Estates at Tour 18, Section One, continuing with the east line thereof 477.50 feet to an old wood fence corner post found at the most westerly northwest corner of said 100 acre tract and said 48.424 acre tract, and being the most southerly southwest corner of the aforementioned Lot 1, Block 1, Estates at Tour 18, Section One;

THENCE N 88°43'20" E, 533.40 feet with the common line between said 100 acre tract and said 48.424 acre tract and said Lot 1, Block 1 to the POINT OF BEGINNING and containing approximately 100.381 acres of land

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

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

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

WITNESS MY HAND this _____ day of _____, 2017.

_____
Powdermaker First Family Limited Partnership
Authorized Representative

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

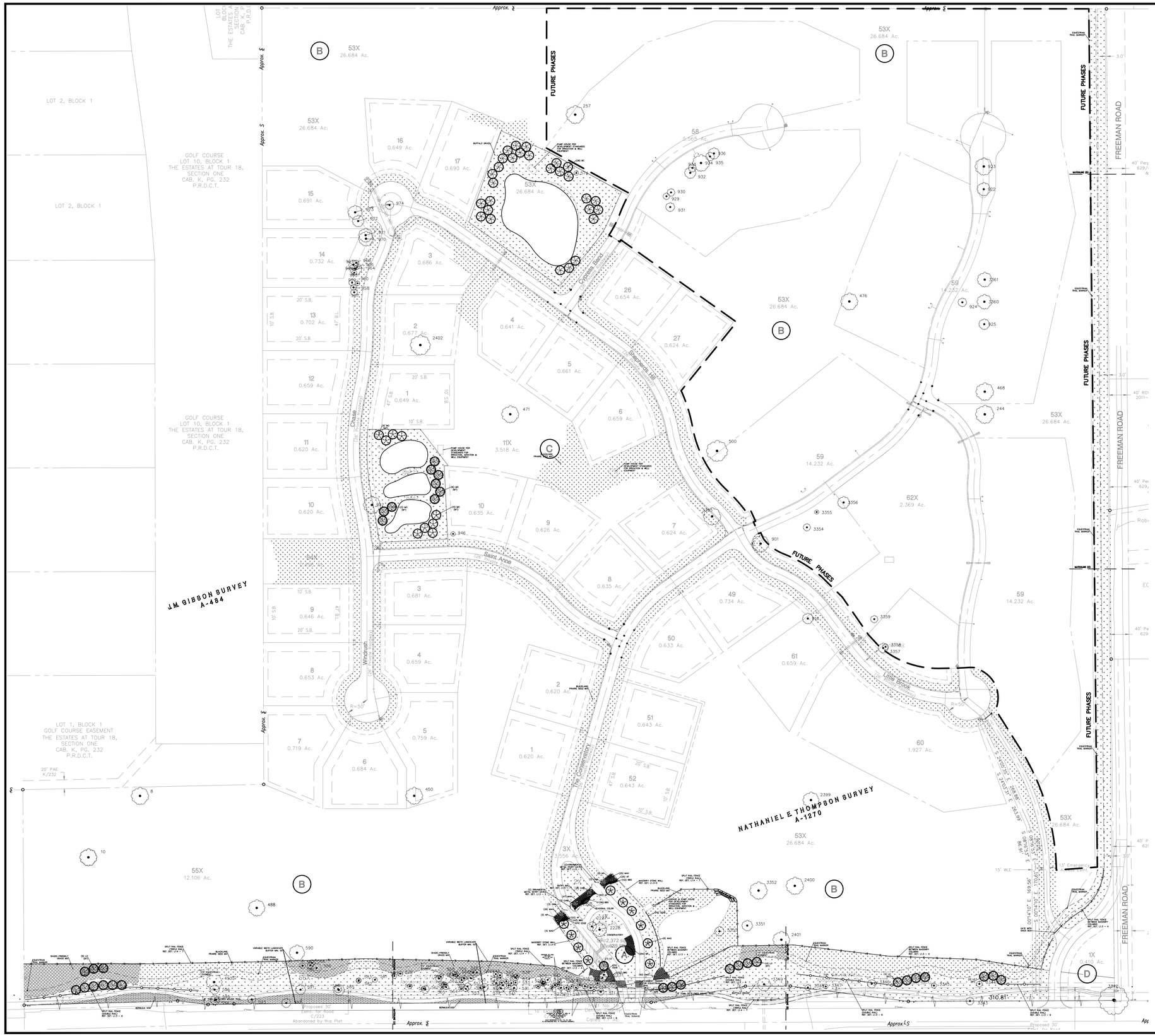
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2017.

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

FILED _____ DOC # _____ P.R.D.C.T.

File: J:\2014\1458\Drawing\FP & Const Plans\1458 FP.DWG
Plotted: 9/18/2017 10:28 AM, by Michael Dunn; Saved: 9/15/2017 8:59 AM, by Michael



100 0 100 200 300 Feet

PLANT LEGEND

- (LO) LIVE OAK
- (MO) MONTERREY OAK
- (BC) BALD CYPRESS
- (MAG) MAGNOLIA
- (CAM) CAMELLIA
- (NP) NEEDLE PALM
- (MAH) SOFT CARESS MAHONIA
- (GMG) GULF MUHLY GRASS
- (AF) AUTUMN FERN
- (MF) MEXICAN FEATHER GRASS
- (BBS) BANANA BOAT SEDGE
- BUFFALO GRASS SEED
- BLACKLAND PRAIRIE MIX
- SHADE-FRIENDLY GRASS MIX
- SEASONAL COLOR
- BERMUDA SOD

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RONALD A. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES

100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

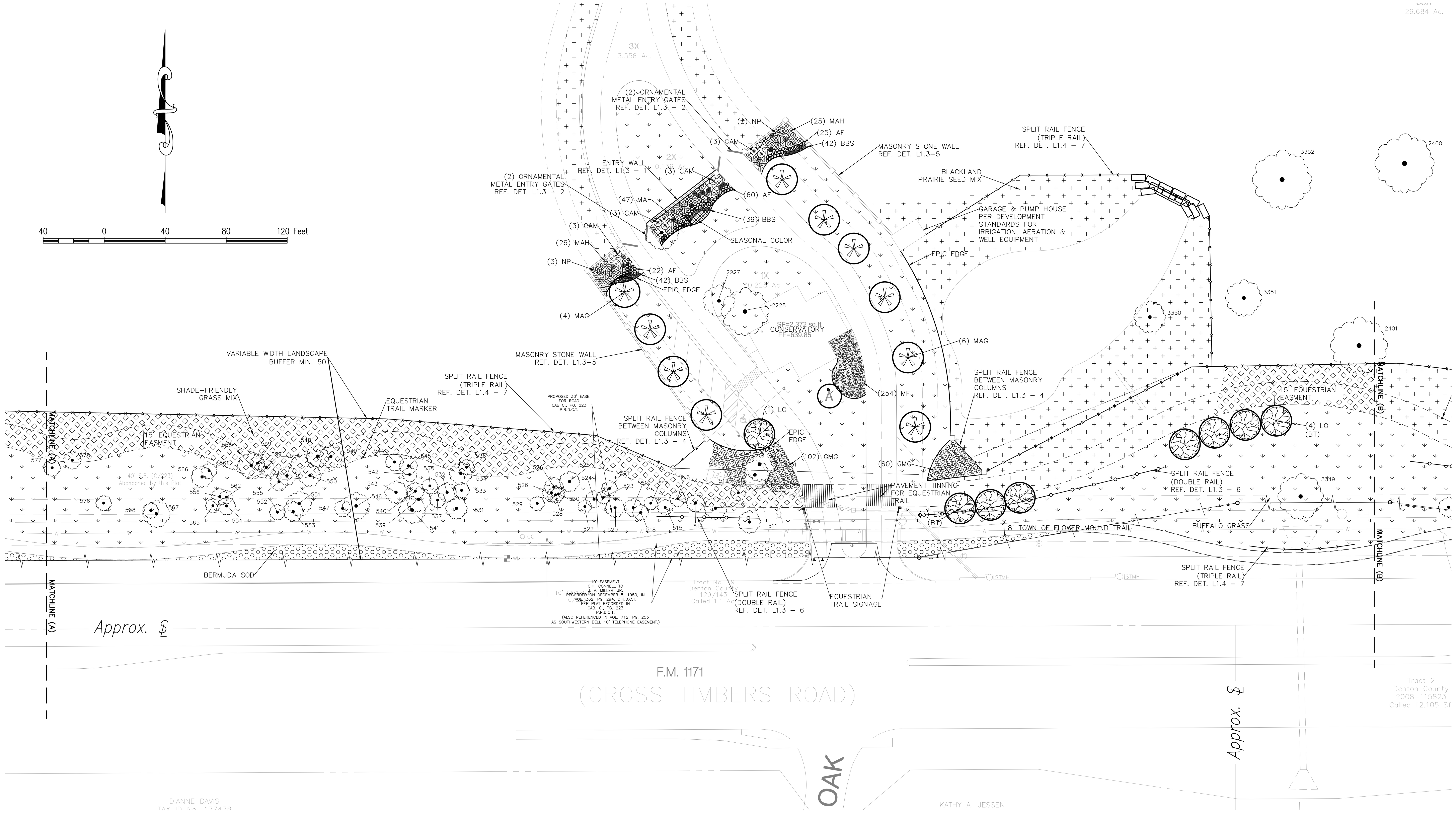
OVERALL LANDSCAPE PLAN

Drawn By:	MH
Date:	7/5/16
Scale:	1"=100'
Revisions:	
04/09/2015	
05/26/2015	
08/18/2017	
09/18/2017	

14164

L1.0

File: Z:\2014\14164\Drawing\VP & Const Plans\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 10:56 AM, by Michael Duvall Saved: 9/18/2017 8:17 AM, by Megan



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
The Conservatory

Final landscape plan will meet all Town of Flower Mound site development standards.
All landscape will be maintained according to town standards. 5.03 (c)(6)
All landscape will be 100% watered by an underground irrigation system. 5.03 (d)(4)
All plant materials will meet or exceed minimal plant sizes and will be selected from approved plant lists. 5.03 (f)(7)

STREET BUFFER LANDSCAPING
REQUIRED: Street buffer trees shall be provided in a ratio of one (1) tree for every twenty–five feet (25') of linear frontage
FM 1171– 2420 ft. / 25 ft.= 97 trees
PROVIDED: FM 1171 – (74) Existing trees + (23) new 3" cal. trees = (97) trees

PERIMETER FENCING
REQUIRED: Subdivision perimeter fences and walls constructed adjacent and parallel to the rights of way of arterial and collector streets shall consist of masonry, stone, wrought iron or tubular steel, or combination thereof.
PROVIDED: 6' Masonry stone wall and split rail fence

Mitigation – 216.5" removed = 73 new 3" cal. trees
Provided 73 new 3" cal. trees. Labeled as (MT)

LANDSCAPE NOTES:
Town of Flower Mound

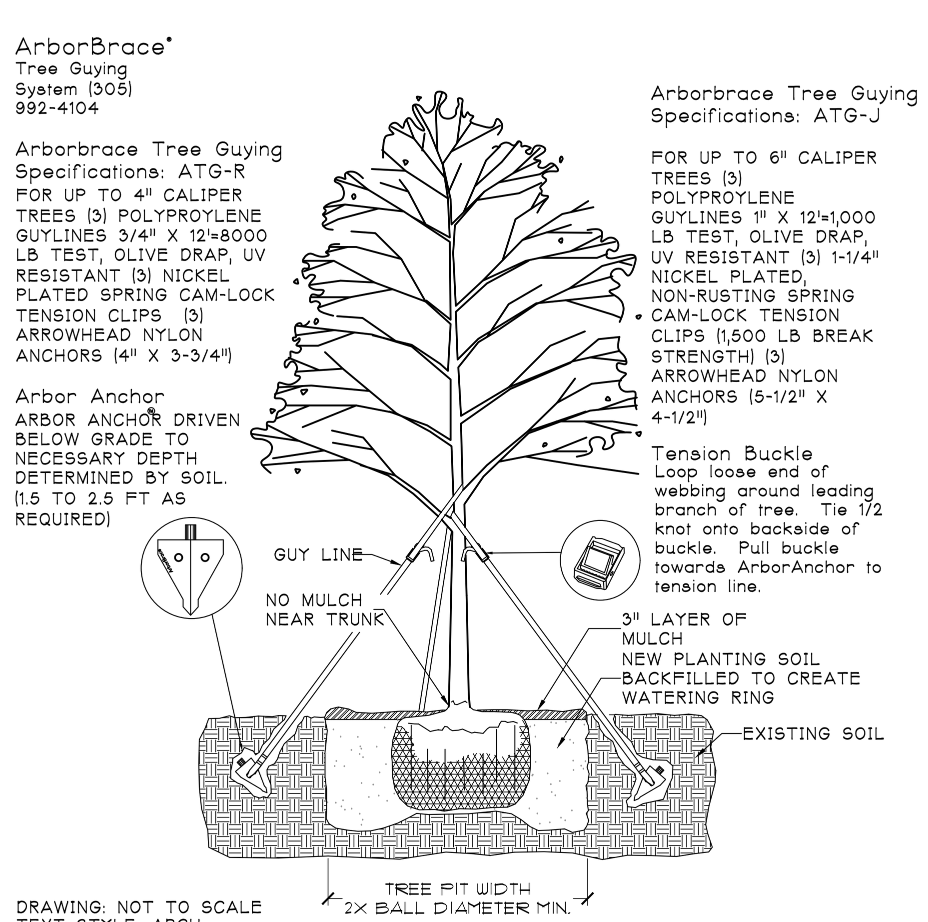
1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top–dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/– 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

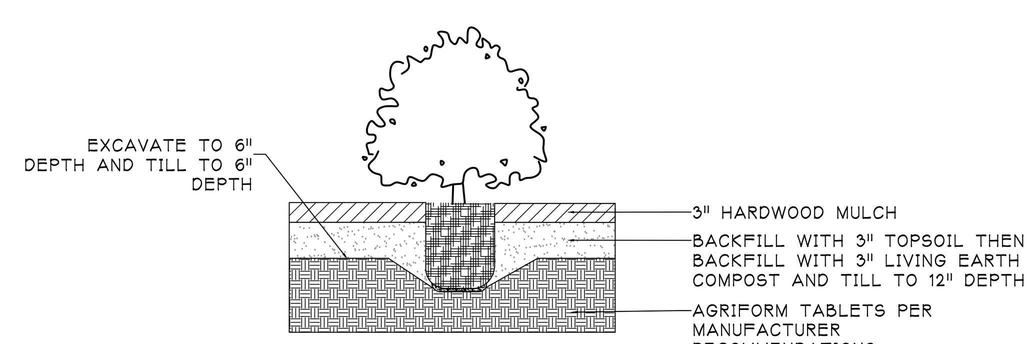
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
33	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
9	MONTERREY OAK	Quercus polymorpha	3" cal.	10'-12'	Per Plan	Single Trunk
28	BALD CYPRESS	Taxodium distichum	3" cal.	10'-12'	Per Plan	Single Trunk
10	MAGNOLIA	Magnolia grandiflora 'D.D. Blanchard'	3" cal.	10'-12'	Per Plan	Single trunk
12	CAMELLIA	Camellia sasanqua 'Apple Blossom'	--gal.	--"---"	Per Plan	Full, white variety
6	NEEDLE PALM	Rapidophyllum hystrix	--gal.	3'-5'	Per Plan	Full
98	SOFT CARESS MAHONIA	Mahonia eurybracteata ' Soft Caress' PP20183	3gal.	18"-24"	24" o.c.	Full
162	GULF MUHLY GRASS	Muhlenbergia capillaris	5gal.	30"	36" o.c.	Full
107	AUTUMN FERN	Dryopteris erythrosora	3gal.	18"-24"	24" o.c.	Full
254	MEXICAN FEATHER GRASS	Nassella tenuissima	3gal.	18"-24"	24" o.c.	**Full**
123	BANANA BOAT SEDGE	Carex siderosticha 'Banana Boat'	1gal.	10"-12"	12" o.c.	**Full**

PLANT LEGEND

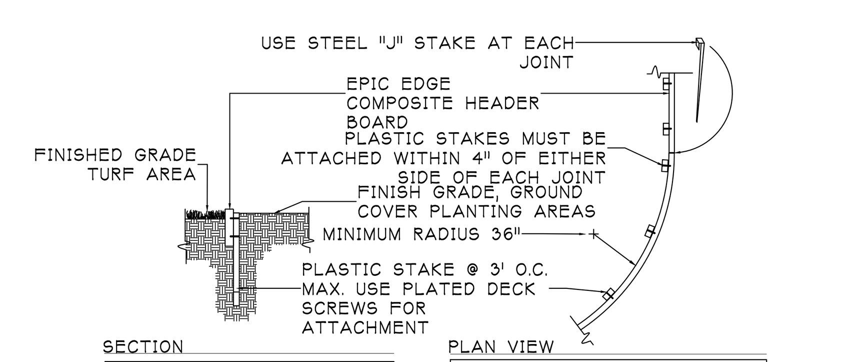
- (LO) LIVE OAK
- (MO) MONTERREY OAK
- (BC) BALD CYPRESS
- (MAG) MAGNOLIA
- (CAM) CAMELLIA
- (NP) NEEDLE PALM
- (MAH) SOFT CARESS MAHONIA
- (GMG) GULF MUHLY GRASS
- (AF) AUTUMN FERN
- (MF) MEXICAN FEATHER GRASS
- (BBS) BANANA BOAT SEDGE
- BUFFALO GRASS SEED
- BLACKLAND PRAIRIE MIX
- SHADE-FRIENDLY GRASS MIX
- SEASONAL COLOR
- BERMUDA SOD



1. ARBOR BRACE DETAIL
1/4"=1'



2. SHRUB PLANTING DETAIL
1/2"=1'



HDR. SIZE	ACTUAL DIMENSIONS	MIN. RADIUS
1X6	5 7/16"X 9/16"X20'	36" POSSIBLE

NOTE:
1. USE COARSE WOOD WORKING TOOLS FOR CUTTING & DRILLING

EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURER RD., LODI CA 95420
URL ADDRESS: WWW.EPICPLASTICS.COM

3. EPIC EDGE COMPOSITE HEADER BOARD
1/4"=1'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT # 791
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

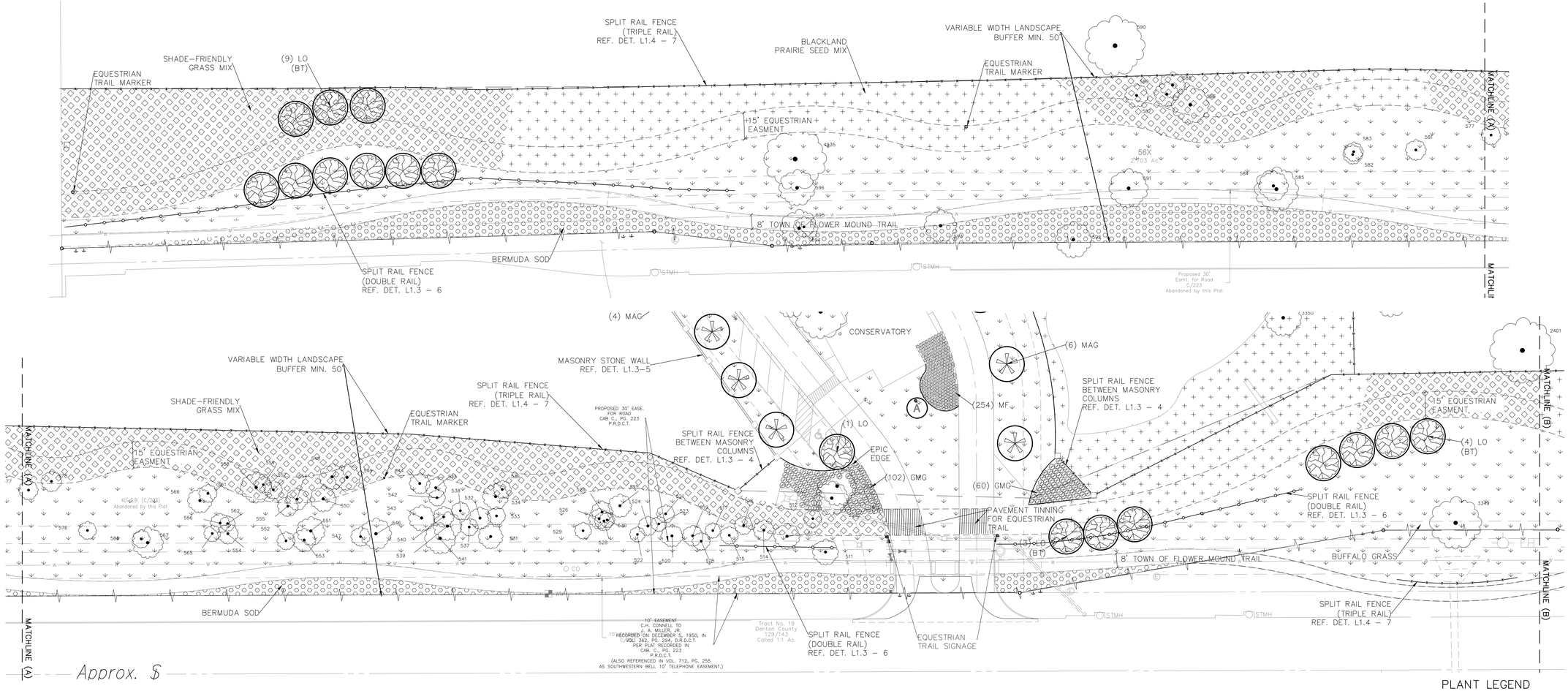
LANDSCAPE PLAN

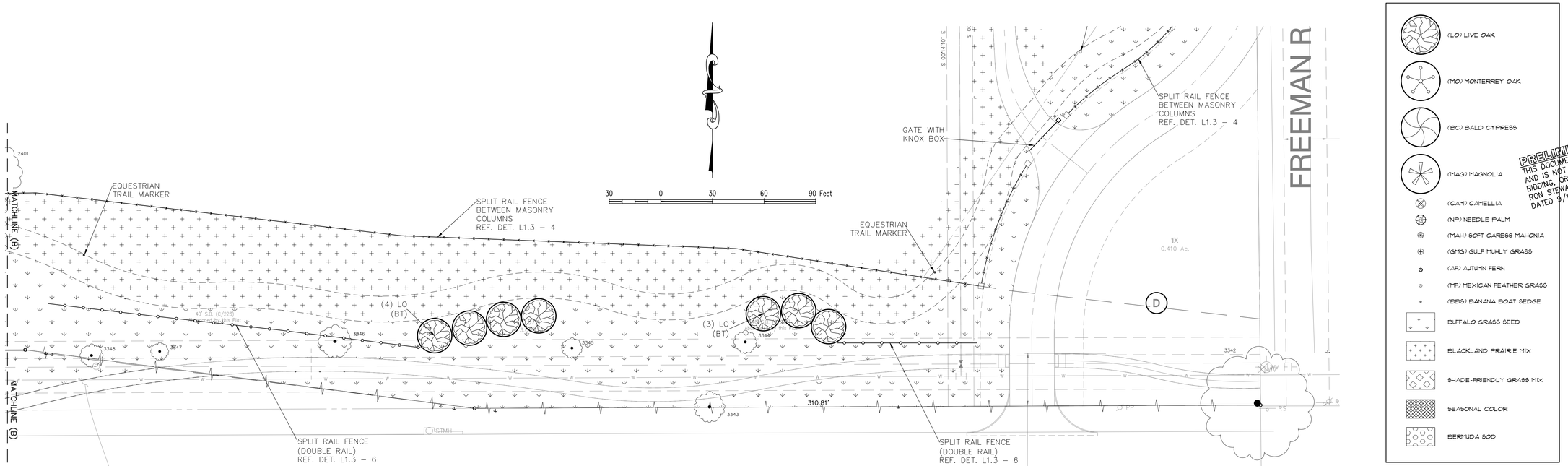
Drawn By: MH
Date: 7/5/16
Scale: 1"=40'
Revisions:
08/18/2017
09/18/2017

14164

L1.1

File: Z:\2014\14164\Drawings\FP & Const Plans\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 10:56 AM, by Michael Duval; Saved: 9/18/2017 8:17 AM, by Megan





PLANT LEGEND

- (LO) LIVE OAK
- (MO) MONTERREY OAK
- (BC) BALD CYPRESS
- (MAG) MAGNOLIA
- (CAM) CAMELLIA
- (NP) NEEDLE PALM
- (MAH) SOFT CARESS MAHONIA
- (GMG) GULF MUHLY GRASS
- (AF) AUTUMN FERN
- (MF) MEXICAN FEATHER GRASS
- (BBS) BANANA BOAT SEDGE
- BUFFALO GRASS SEED
- BLACKLAND PRAIRIE MIX
- SHADE-FRIENDLY GRASS MIX
- SEASONAL COLOR
- BERMUDA SOD

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT RONN A. STEWART 791 STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

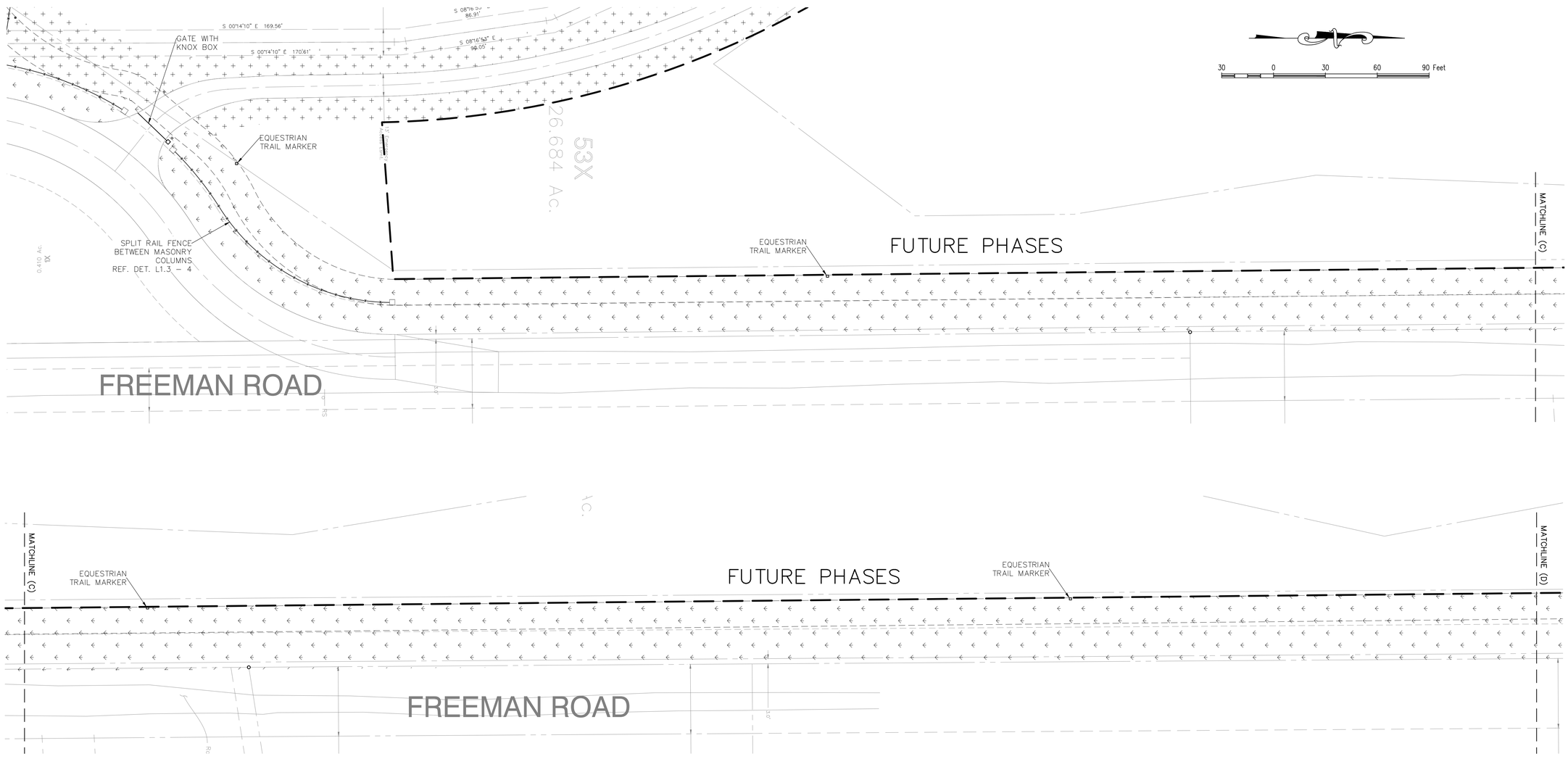
LANDSCAPE PLAN

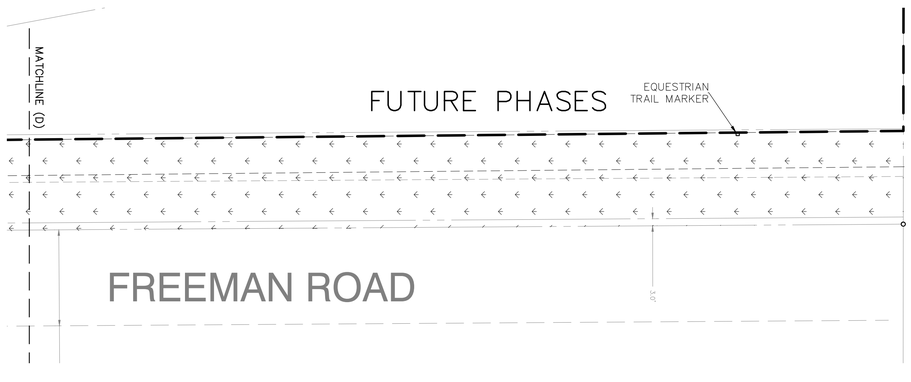
Drawn By:	MH
Date:	7/5/16
Scale:	1"=30'
Revisions:	
04/09/2015	
05/26/2015	
08/18/2017	
09/18/2017	

14164

L1.2

File: Z:\2014\14164\Drawing\FP & Const Plans\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 10:37 AM, by Michael Duvall Saved: 9/18/2017 8:17 AM, by Megan





PLANT LEGEND

- (LO) LIVE OAK
- (MO) MONTERREY OAK
- (BC) BALD CYPRESS
- (MAG) MAGNOLIA
- (CAM) CAMELLIA
- (NP) NEEDLE PALM
- (MAH) SOFT CARESS MAHONIA
- (GMG) GULF MUHLY GRASS
- (AF) AUTUMN FERN
- (MF) MEXICAN FEATHER GRASS
- (BBS) BANANA BOAT SEDGE
- BUFFALO GRASS SEED
- BLACKLAND PRAIRIE MIX
- SHADE-FRIENDLY GRASS MIX
- SEASONAL COLOR
- BERMUDA SOD

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RONNY K. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES

100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

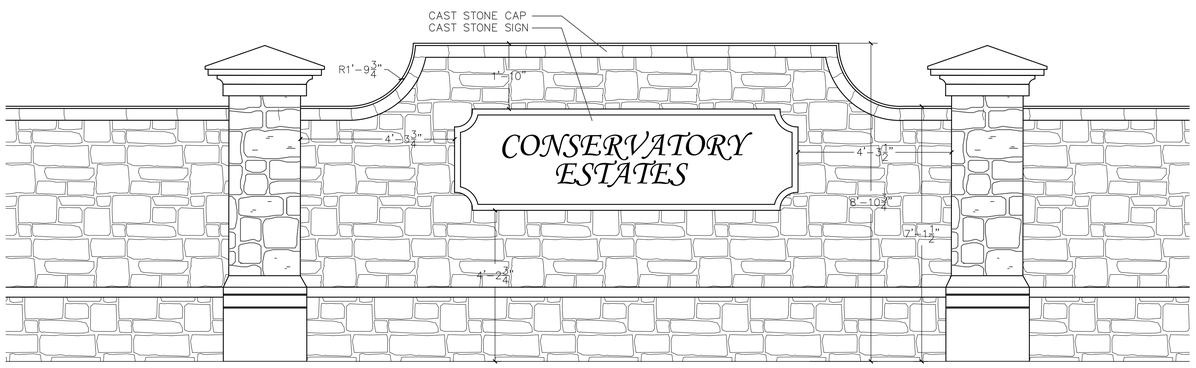
LANDSCAPE PLAN

Drawn By:	MH
Date:	7/5/16
Scale:	1"=30'
Revision:	
04/09/2015	
05/26/2015	
08/18/2017	
09/18/2017	

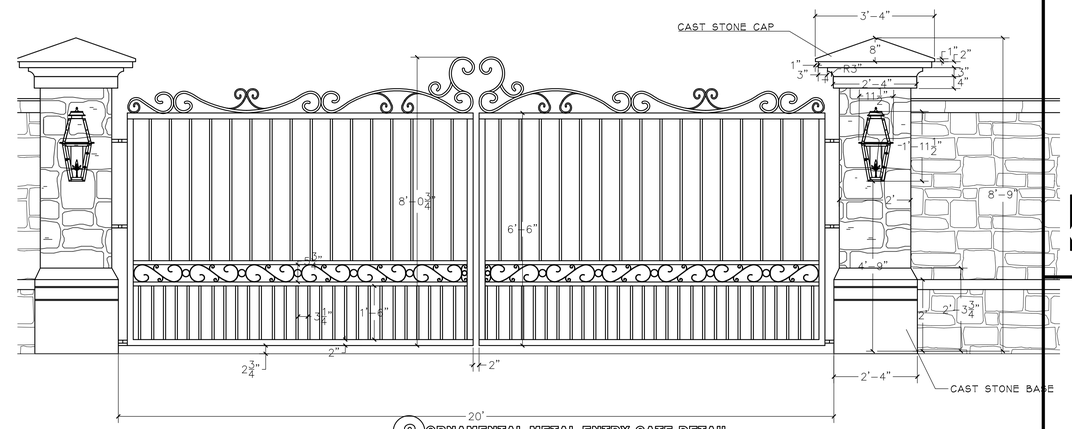
14164

L1.3

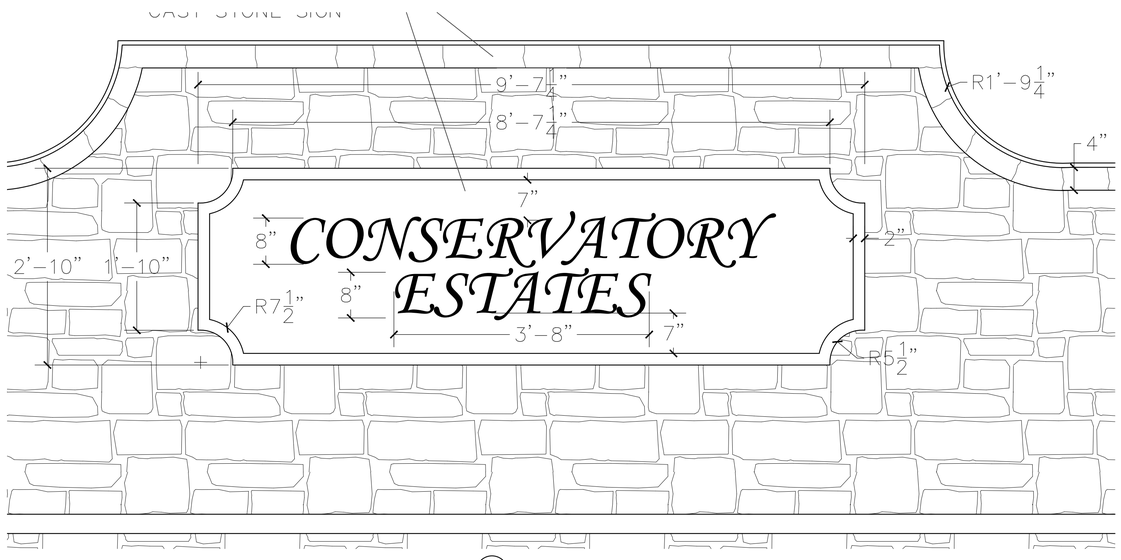
File: Z:\2014\14164\Drawing\CP & Const Plans\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 10:58 AM, by Michael Durst; Saved: 9/18/2017 9:17 AM, by Megan



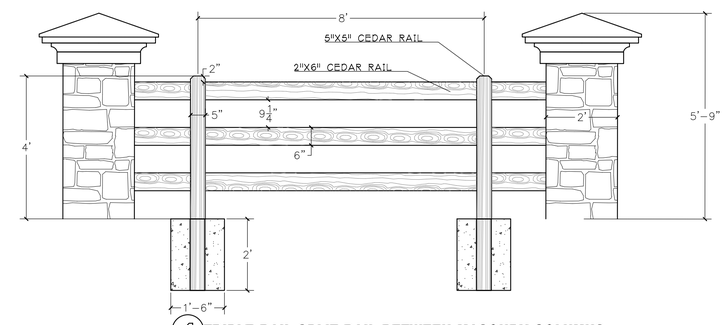
1 ENTRY WALL DETAIL
1/2" = 1'



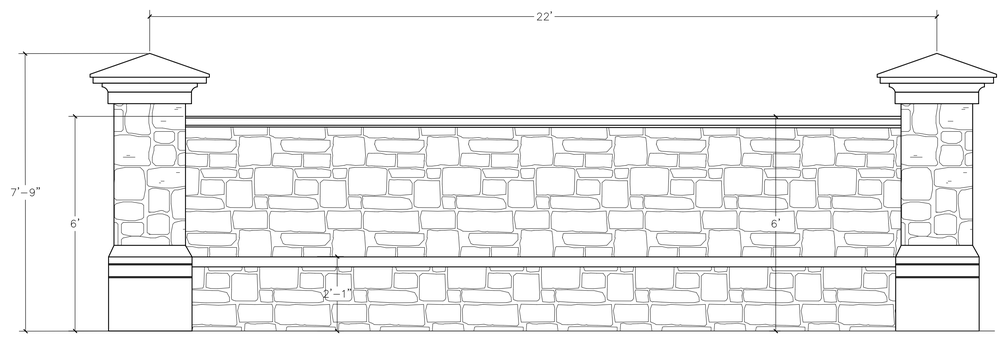
2 ORNAMENTAL METAL ENTRY GATE DETAIL
1/2" = 1'



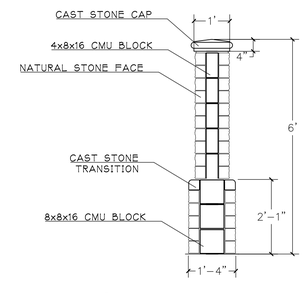
3 ENTRY SIGN DETAIL
NTS



4 TRIPLE RAIL SPLIT RAIL BETWEEN MASONRY COLUMNS
1/2" = 1'



5 MASONRY WALL DETAIL
1/2" = 1'



6 MASONRY WALL SECTION
1/2" = 1'

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RONN A. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

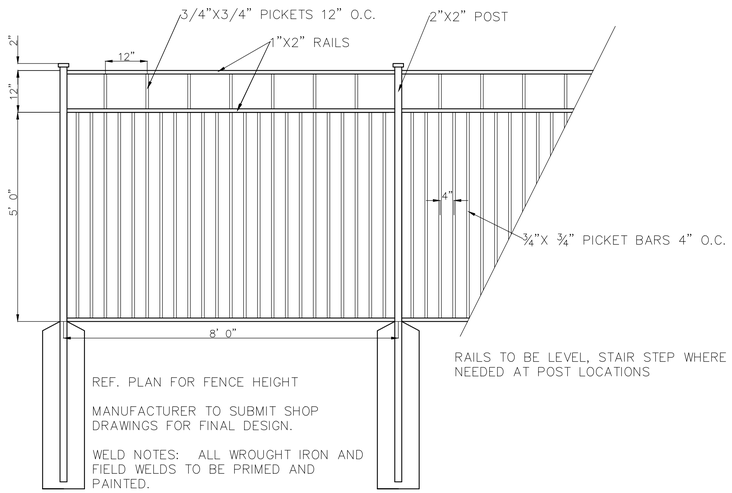
LANDSCAPE DETAILS

Drawn By:	WS
Date:	7/5/16
Scale:	#####
Revisions:	
	04/09/2015
	08/18/2017

14164

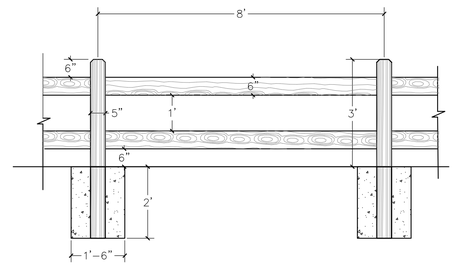
L1.4

File: Z:\2014\14164\Drawings\CP & Const Plans\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 10:39 AM, by Michael Durski; Saved: 9/18/2017 8:17 AM, by Wegon

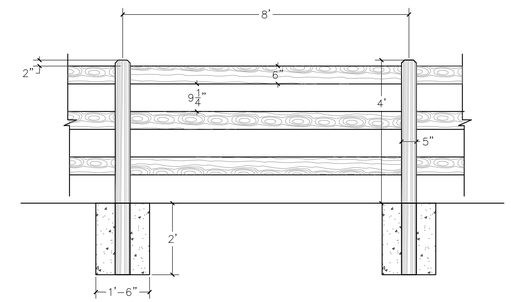


5 ORNAMENTAL METAL FENCE
NTS

THE HOME OWNER OR BUILDER MAY CHOOSE TO INSTALL AN ORNAMENTAL METAL FENCE ON THE RESIDENTIAL LOT THAT IS ADJACENT TO OPEN SPACE, OR MAY CHOOSE TO LEAVE THEIR PROPERTY UNFENCED.



6 DOUBLE SPLIT RAIL DETAIL
1/2" = 1'



7 TRIPLE SPLIT RAIL DETAIL
1/2" = 1'

CIB

Dual Sided Marker

Recreation Products

Durable, attractive two-sided marker

This durable fiberglass composite Carsonite Dual Sided Marker accepts sheeting or decals on both sides. It ideal for 180-degree messages–for rural route marking or for 9-1-1 identification. The marker rebounds after impacts, and resists vandalism. The raised, reinforced ribs along each side help prevent scratching or removal of the legends if impacted.

How to Order:

CIB3 — Product number

066 — Length (in.) See chart for availability by color

01 — Color (See chart below)

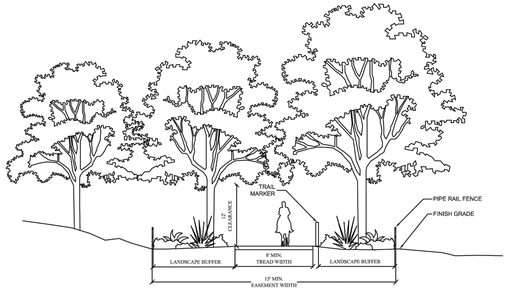
Post color	Standard Lengths (in.)
01–White	60, 62, 66
03–Brown	60, 62, 66, 72

Other lengths and colors are available. Contact your representative.

Material:	Fiberglass Composite
Options and Accessories:	Reflective sheeting
	Stock or custom decals
	Direct Graphics
	Visibility Enhancer
	Anchor Barb
Installation tools:	Post Driver (PDR, PDRL)
	Post Puller
	Pilot Hole Driver

6 Carsonite • 800-648-7916 • www.carsonite.com

8 EQUESTRIAN TRAIL MARKER
NTS

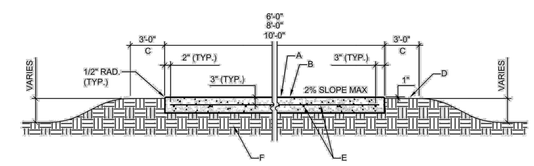


EQUESTRIAN TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL FOR POSITIVE DRAINAGE AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED.
2. THE TRAIL MAY REQUIRE EROSION CONTROL METHODS TO BE IMPLEMENTED WHERE IT CROSSES BELOW GRADE CROSSINGS. CONTRACTOR TO INFORM THE TOWN OF ANY AREAS WITHIN THE TRAIL EASEMENT THAT MAY REQUIRE ADDITIONAL EROSION CONTROL DUE TO POTENTIAL DRAINAGE FLOW OVER THE TRAIL.
3. MEANDERING THE TRAIL ALIGNMENT IS PREFERRED WHEN POSSIBLE.
4. LANDSCAPE BUFFER TO BE A MINIMUM OF 5 FEET. PIPE RAIL FENCING NOT REQUIRED IN AREAS WHERE A LANDSCAPE BUFFER IS PROVIDED.
5. ALL EQUESTRIAN TRAIL ALIGNMENT, FENCING LOCATIONS AND LANDSCAPE BUFFER DESIGN AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION.
6. PIPE RAIL FENCING SHALL BE PER DETAIL P-4.
7. TRAIL MARKERS SHALL BE CARSONITE HIGH PERFORMANCE ROAD MARKERS, BROWN IN COLOR, OR APPROVED EQUAL. THE TRAIL MARKERS ARE TO BE PLACED ON ONE SIDE OF THE TRAIL AND PLACEMENT TO BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ORDERING ANY MATERIAL.
8. IRRIGATION HEADS ARE PROHIBITED WITHIN THE EQUESTRIAN TRAIL EASEMENT. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY INSTALLATION. OVERSPRAY OF THE EQUESTRIAN TRAIL IS ALLOWED TO ACCOMPLISH FULL COVERAGE OF THE LANDSCAPED AREA.
9. MUST PROVIDE A 12 FOOT HEIGHT CLEARANCE AND AN 8' WIDTH CLEARANCE OF ANY OBSTRUCTIONS WITHIN THE EASEMENT.

FLOWER MOUND TEXAS	PARKS & TRAILS CONSTRUCTION DETAILS 15' WIDE EQUESTRIAN TRAIL EASEMENT NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P–5



CONCRETE TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:

A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END. FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

FLOWER MOUND TEXAS	PARKS & RECREATION CONSTRUCTION DETAILS 6'–0", 8'–0", 10'–0" WIDE MULTI–USE CONCRETE TRAIL NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P–1

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057 • P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

Drawn By:	WS
Date:	7/5/16
Scale:	######
Revisions:	
04/09/2015	
08/18/2017	

14164

L1.5

File: Z:\2014\14164\Drawing\TP & Const Plan\SHEETS\14164 LANDSCAPE PLAN
Plotted: 9/18/2017 11:00 AM, by Michael Ovard Saved: 9/18/2017 8:17 AM, by Megan

NORTH

100 0 100 200 300 Feet

SCALE: 1"=100'

PLANT LEGEND

- UPLAND HABITAT PROTECTION FENCE
- TREE PROTECTION FENCE (PROTECTED TREE)
- TREE PROTECTION FENCE (SPECIMEN TREE)
- PROTECTED TREE
- PROTECTED TREE REMOVED
- SPECIMEN TREE
- UPLAND HABITAT AREA
- DISTURBED UPLAND HABITAT

*182,986 SF OF UPLAND HABITAT BEING DISTURBED

*MITIGATION – 18 TREES REMOVED OUTSIDE OF UPLAND WOODED HABITAT (DEVELOPER TO PLANT APPROPRIATE NUMBER OF REPLACEMENT TREES, SEE LANDSCAPE PLAN FOR LOCATIONS)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.3715

CONSERVATORY ESTATES

CONSERVATORY ESTATES

CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

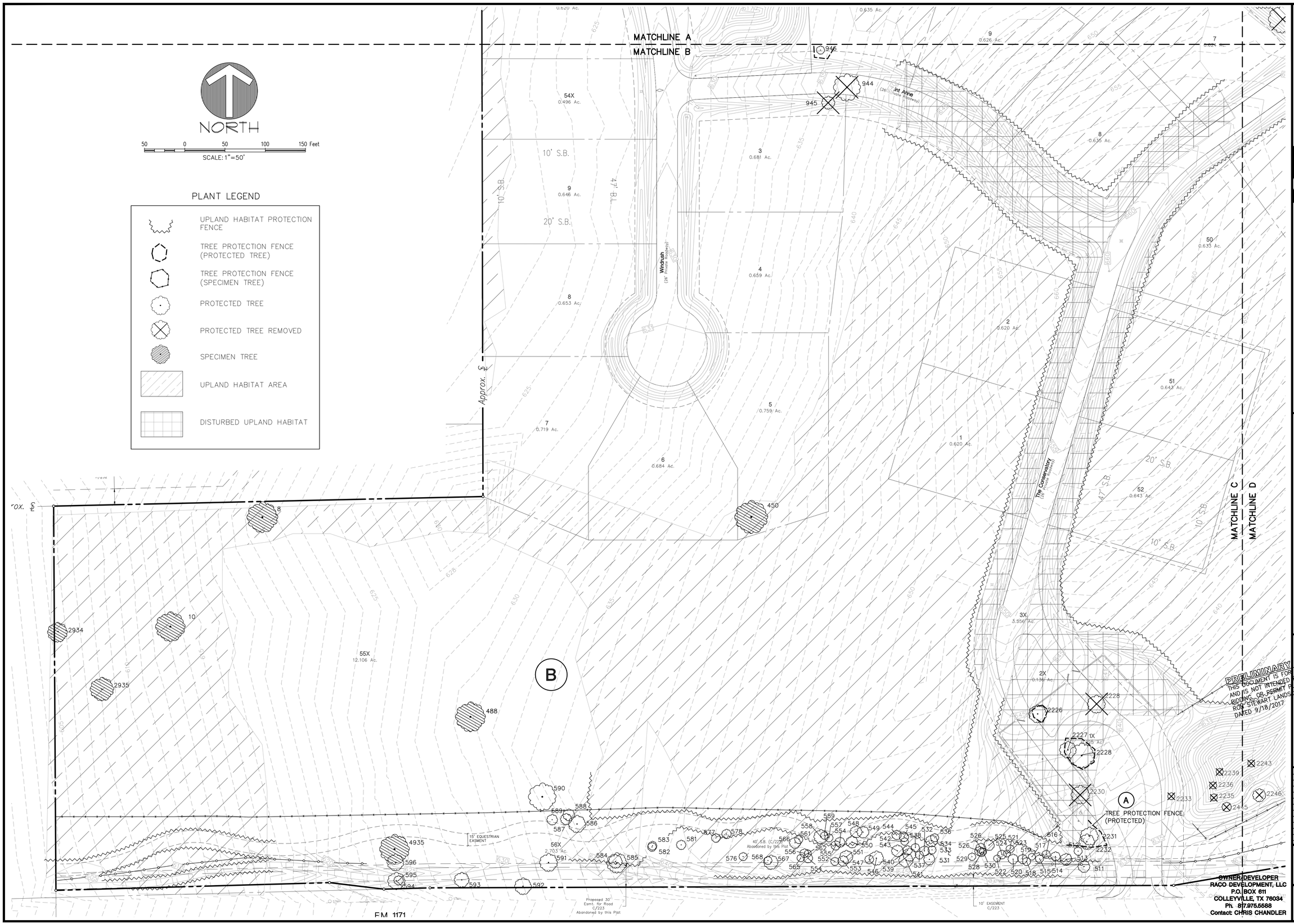
OVERALL TREE SURVEY

Drawn By:	WS
Date:	7/5/16
Scale:	1"=100'
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

14164

T1.0

File: Z:\2014\14164\Drawings\CP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:54 AM, by Michael Durst Saved: 9/18/2017 8:09 AM, by Megan



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

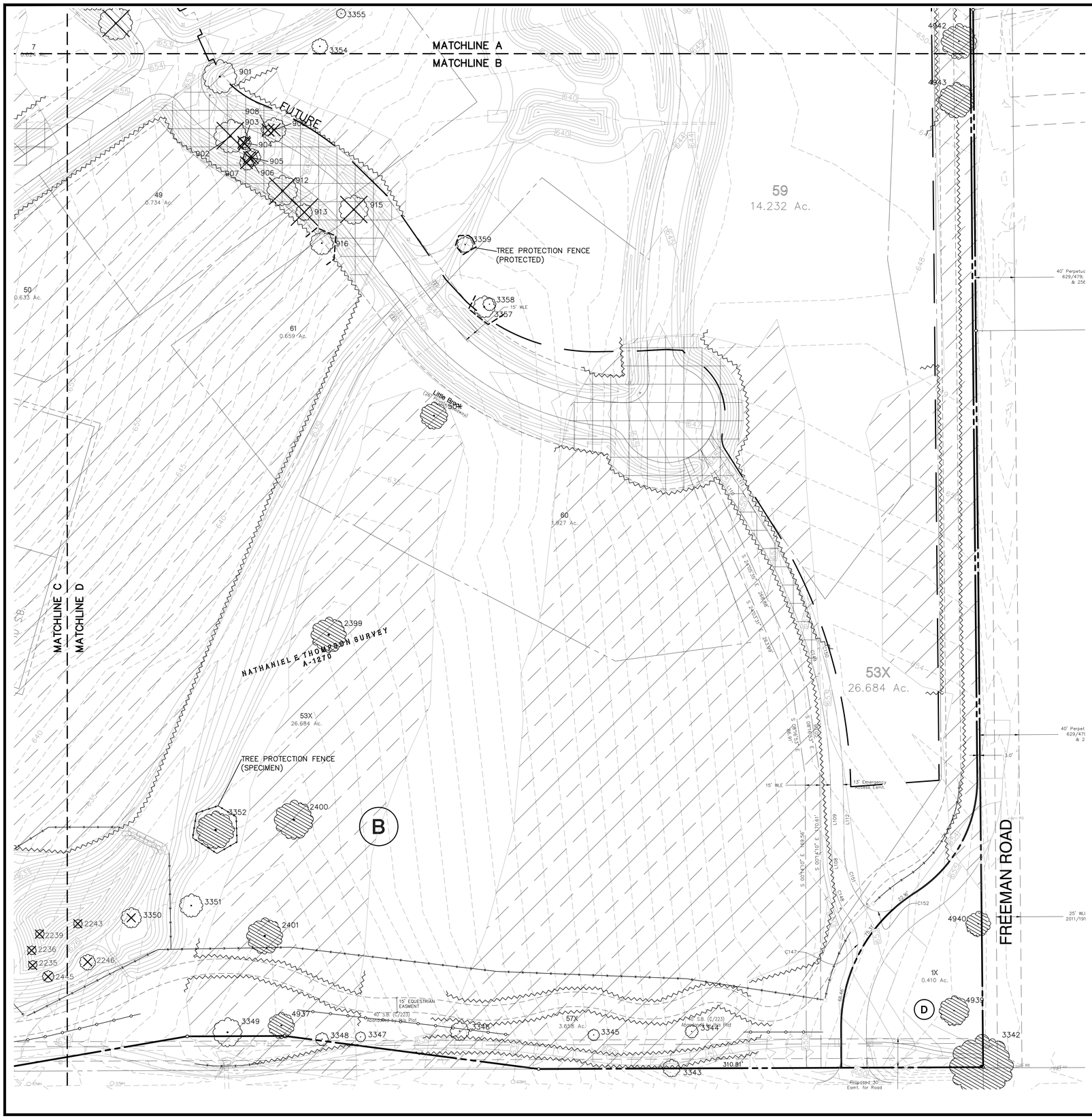
TREE SURVEY

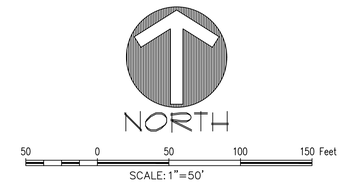
Drawn By:	RLS
Date:	7/5/16
Scale:	######
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

14164

T1.1

File: Z:\2014\14164\Drawings\IP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:54 AM, by Michael Durst Scale: 1"=50' 9/18/2017 8:19 AM, by Megan





PLANT LEGEND

- UPLAND HABITAT PROTECTION FENCE
- TREE PROTECTION FENCE (PROTECTED TREE)
- TREE PROTECTION FENCE (SPECIMEN TREE)
- PROTECTED TREE
- PROTECTED TREE REMOVED
- SPECIMEN TREE
- UPLAND HABITAT AREA
- DISTURBED UPLAND HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

RON A. STEWART
REGISTERED LANDSCAPE ARCHITECT
791
STATE OF TEXAS

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

Drawn By:	RLS
Date:	7/5/16
Scale:	######
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

14164

T1.2

File: J:\2014\14164\Drawing\VP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:54 AM, by Michael Dunn Saved: 9/18/2017 8:09 AM, by Megan

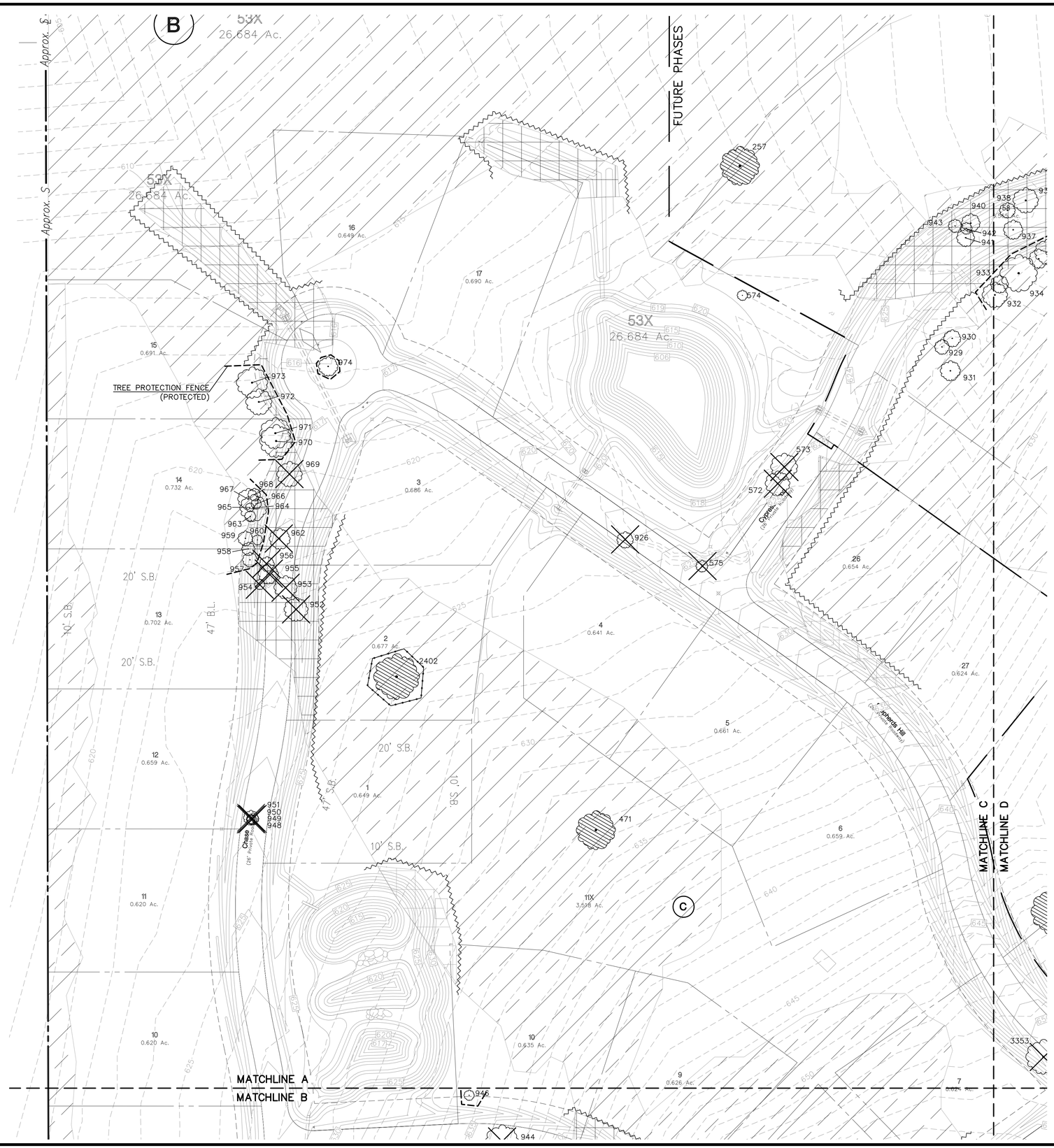
NORTH

50 0 50 100 150 Feet

SCALE: 1"=50'

PLANT LEGEND

- UPLAND HABITAT PROTECTION FENCE
- TREE PROTECTION FENCE (PROTECTED TREE)
- TREE PROTECTION FENCE (SPECIMEN TREE)
- PROTECTED TREE
- PROTECTED TREE REMOVED
- SPECIMEN TREE
- UPLAND HABITAT AREA
- DISTURBED UPLAND HABITAT



OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RON R. STEWART
791
STATE OF TEXAS

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

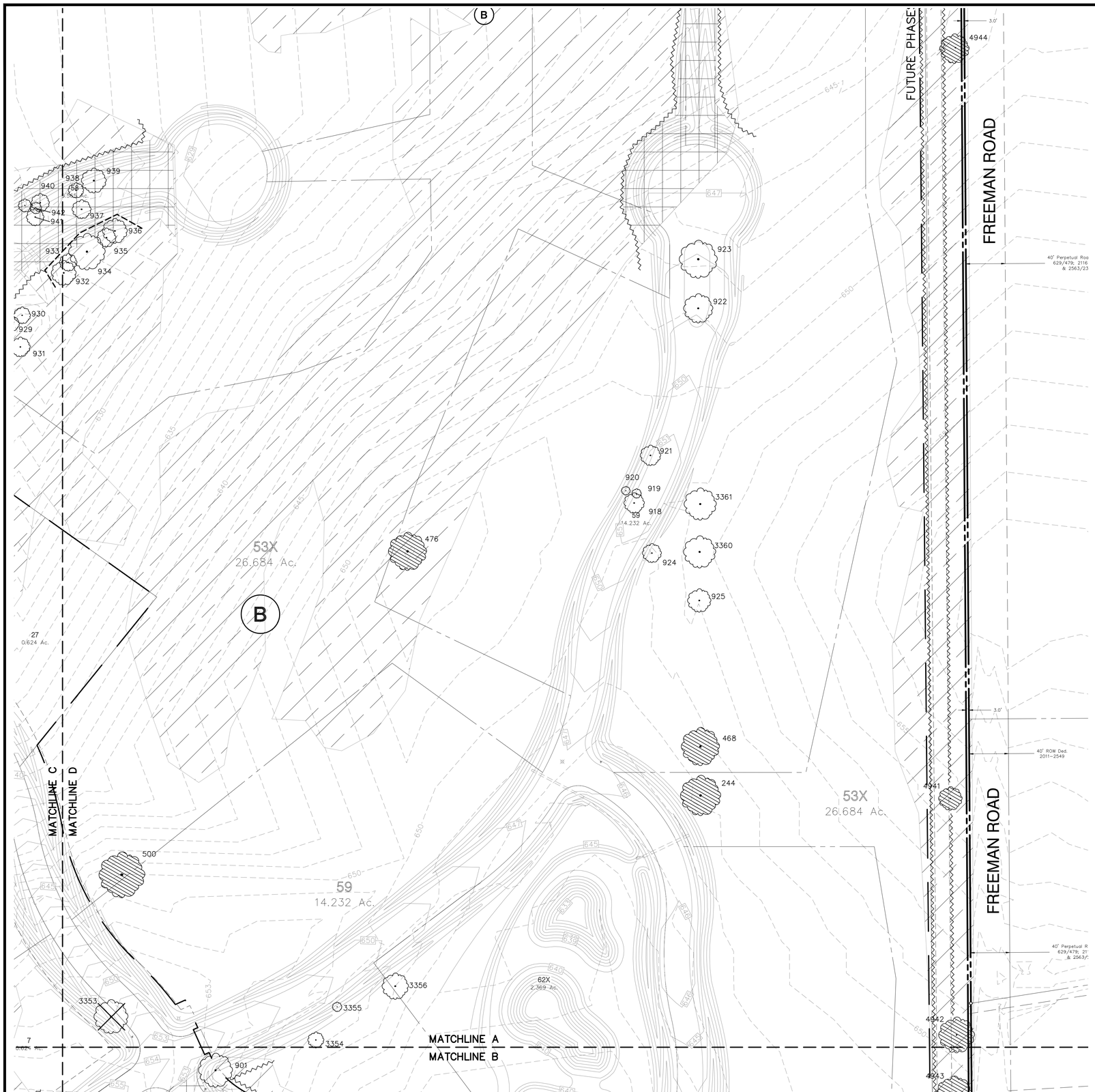
TREE SURVEY

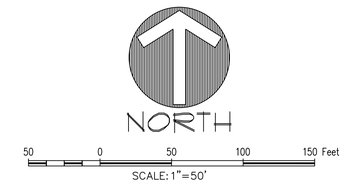
Drawn By:	RLS
Date:	7/5/16
Scale:	######
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

14164

T1.3

File: Z:\2014\14164\Drawings\IP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:54 AM, by Michael Duvall Saved: 9/18/2017 8:09 AM, by Megan





PLANT LEGEND

- UPLAND HABITAT PROTECTION FENCE
- TREE PROTECTION FENCE (PROTECTED TREE)
- TREE PROTECTION FENCE (SPECIMEN TREE)
- PROTECTED TREE
- PROTECTED TREE REMOVED
- SPECIMEN TREE
- UPLAND HABITAT AREA
- DISTURBED UPLAND HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017

REGISTERED LANDSCAPE ARCHITECT
RON A. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
1111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.9715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

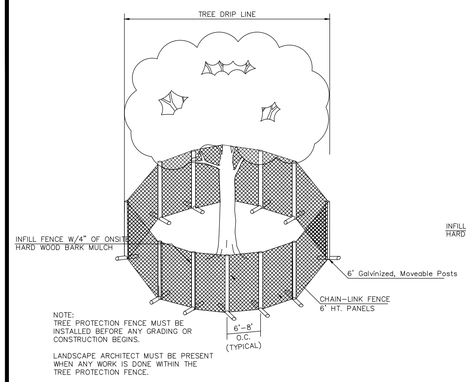
TREE SURVEY

Drawn By:	RLS
Date:	7/5/16
Scale:	######
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

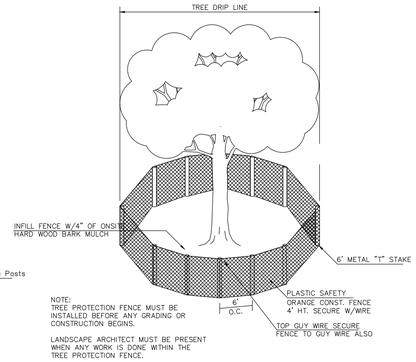
14164

T1.4

File: J:\2014\14164\Drawing\VP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:54 AM, by Michael Dunn Saved: 9/18/2017 8:09 AM, by Megan



TREE PROTECTION
(Specimen)



TREE PROTECTION
(Protected)

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 as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society 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 Standard. 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) Trees 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 on site 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 or 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. 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 6' "T" stakes and orange web fence material.
3) 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.
4) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5) 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. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be 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 greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke–like" root system).
6) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
7) 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.
8) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

TREE MITIGATION SUMMARY

TREES TO BE REMOVED:
572, 573, 575, 944, 945, 948, 949, 950, 951, 2233, 2235, 2236, 2239, 2243, 2246, 2445, 3350, 3353

MITIGATION: (18) trees outside of Upland Habitat Area to be removed in Phase 1. Will be replaced with (18) trees (labeled with (MT) on landscape plans).

**Note: Upland Habitat Mitigation Waiver has been approved by Town Council 02/01/16

TREE CHART

	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	PROTECTED	SPECIMEN	NOTES	LOCATED IN UPLAND HABITAT	PHASE 2
1	8	26.5	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	
2	10	25.5	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	
3	244	27.5	PECAN	Carya illinoinensis	No	Yes	Yes	EMBEDDED WIRE		
4	257	27	POST OAK	Quercus stellata	No	Yes	Yes			Yes
5	450	25.5	POST OAK	Quercus stellata	No	Yes	Yes		Yes	
6	468	26.5	PECAN	Carya illinoinensis	No	Yes	Yes			
7	471	25.5	POST OAK	Quercus stellata	No	Yes	Yes		Yes	
8	476	25.5	POST OAK	Quercus stellata	No	Yes	Yes		Yes	Yes
9	488	24.5	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes			
10	500	31.5	POST OAK	Quercus stellata	No	Yes	Yes			Yes
11	501	26	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	Yes
12	511	10	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
13	512	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
14	513	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
15	514	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
16	515	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
17	516	7	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
18	517	6	POST OAK	Quercus stellata	No	Yes	No		Yes	
19	518	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
20	519	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
21	520	8.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
22	521	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
23	522	6	POST OAK	Quercus stellata	No	Yes	No		Yes	
24	523	6	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
25	524	7.5	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
26	525	9	POST OAK	Quercus stellata	No	Yes	No		Yes	
27	530	6	POST OAK	Quercus stellata	No	Yes	No		Yes	
28	531	9.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
29	533	7	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
30	534	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
31	536	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
32	537	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
33	538	7	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
34	539	11	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
35	540	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
36	541	12	POST OAK	Quercus stellata	No	Yes	No		Yes	
37	542	6.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
38	543	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
39	544	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
40	545	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
41	546	12	POST OAK	Quercus stellata	No	Yes	No		Yes	
42	547	7.5	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
43	548	10	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
44	549	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
45	550	10	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
46	551	11	POST OAK	Quercus stellata	No	Yes	No		Yes	
47	552	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
48	553	9	POST OAK	Quercus stellata	No	Yes	No		Yes	
49	554	8.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
50	554	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
51	555	8	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
52	556	7.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
53	557	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
54	558	12	POST OAK	Quercus stellata	No	Yes	No		Yes	
55	559	6.5	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
56	561	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
57	562	6	TEXAS ASH	Fraxinus texensis	No	Yes	No		Yes	
58	565	6.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
59	566	9.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
60	567	12	CEDAR ELM	Ulmus crassifolia	No	Yes	No		Yes	
61	568	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
62	572	16.5	POST OAK	Quercus stellata	Yes	Yes	No			
63	573	18	POST OAK	Quercus stellata	Yes	Yes	No			
64	574	7	AMERICAN ELM	Ulmus americana	No	Yes	No			
65	575	8	AMERICAN ELM	Ulmus americana	Yes	Yes	No			
66	576	7	POST OAK	Quercus stellata	No	Yes	No		Yes	
67	577	7.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
68	578	8	POST OAK	Quercus stellata	No	Yes	No		Yes	
69	581	8	CEDAR ELM	Ulmus crassifolia	No	Yes	No			
70	582	7.5	CEDAR ELM	Ulmus crassifolia	No	Yes	No			
71	583	7.5	CEDAR ELM	Ulmus crassifolia	No	Yes	No			
72	584	17	POST OAK	Quercus stellata	No	Yes	No		Yes	
73	585	17	POST OAK	Quercus stellata	No	Yes	No		Yes	
74	586	14.5	BLACKJACK OAK	Quercus marilandica	No	Yes	No		Yes	
75	587	9.5	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
76	588	10	POST OAK	Quercus marilandica	No	Yes	No			
77	589	9	POST OAK	Quercus stellata	No	Yes	No			
78	590	22	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes			
79	591	15	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
80	592	14	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
81	593	12.5	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
82	594	14.5	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
83	595	8	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
84	596	14	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
85	901	24.5	POST OAK	Quercus stellata	No	Yes	No		Yes	
86	902	23	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
87	903	8	POST OAK	quercus stellata	Yes	Yes	No		Yes	
88	904	9	POST OAK	quercus stellata	Yes	Yes	No		Yes	
89	905	12	POST OAK	quercus stellata	Yes	Yes	No		Yes	
90	906	10	POST OAK	quercus stellata	Yes	Yes	No		Yes	
91	907	10	POST OAK	quercus stellata	Yes	Yes	No		Yes	
92	908	7	POST OAK	quercus stellata	Yes	Yes	No		Yes	
93	909	17	POST OAK	quercus stellata	Yes	Yes	No		Yes	
94	911	11.5	POST OAK	quercus stellata	No	Yes	No	MULTI TRUNK		
95	912	21	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
96	913	11.5	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
97	915	20	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
98	916	16	POST OAK	Quercus stellata	No	Yes	No		Yes	
99	918	14	POST OAK	Quercus stellata	Yes	Yes	No	MULTI TRUNK		Yes

	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	PROTECTED	SPECIMEN	NOTES	LOCATED IN UPLAND HABITAT	PHASE 2
100	919	6.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	MULTI TRUNK		Yes
101	920	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No			Yes
102	921	14	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No			Yes
103	922	20	CEDAR ELM	Ulmus crassifolia	No	Yes	Yes			Yes
104	923	26	CEDAR ELM	Ulmus crassifolia	No	Yes	No			Yes
105	924	13	AMERICAN ELM	Ulmus americana	No	Yes	No			Yes
106	925	16	PECAN	Carya illinoinensis	No	Yes	No			Yes
107	926	11	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No			Yes
108	929	10	POST OAK	Quercus stellata	No	Yes	No		Yes	Yes
109	930	11.5	POST OAK	Quercus stellata	No	Yes	No		Yes	Yes
110	931	13.5	POST OAK	Quercus stellata	No	Yes	No		Yes	Yes
111	932	17	POST OAK	Quercus stellata	No	Yes	No		Yes	Yes
112	933	12	AMERICAN ELM	Ulmus americana	No	Yes	No		Yes	Yes
113	934	25	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	Yes
114	935	13	AMERICAN ELM	Ulmus americana	No	Yes	No		Yes	Yes
115	936	17	POST OAK	Quercus stellata	No	Yes	No		Yes	Yes
116	937	13	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	Yes
117	938	10.5	POST OAK	Quercus stellata	Yes	Yes	No		Yes	Yes
118	939	17	POST OAK	Quercus stellata	Yes	Yes	No		Yes	Yes
119	940	12.5	POST OAK	Quercus stellata	Yes	Yes	No		Yes	Yes
120	941	12	POST OAK	Quercus stellata	Yes	Yes	No		Yes	Yes
121	942	8	POST OAK	Quercus stellata	Yes	Yes	No		Yes	Yes
122	943	9	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	Yes
123	944	18	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No	MULTI TRUNK		
124	945	11	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No			
125	946	7	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
126	948	8	PECAN	Carya illinoinensis	Yes	Yes	No			
127	949	6.5	PECAN	Carya illinoinensis	Yes	Yes	No			
128	950	6	PECAN	Carya illinoinensis	Yes	Yes	No			
129	951	10	PECAN	Carya illinoinensis	Yes	Yes	No			
130	952	16	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	
131	953	15.5	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	
132	954	7	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
133	955	13.5	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	
134	956	10	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	
135	957	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
136	958	9	POST OAK	Quercus stellata	No	Yes	No		Yes	
137	959	10	POST OAK	Quercus stellata	No	Yes	No		Yes	
138	960	7	BLACKJACK OAK	Quercus marilandica	No	Yes	No		Yes	
139	962	14	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No		Yes	
140	963	7.5	POST OAK	Quercus stellata	no	Yes	No		Yes	
141	964	18	BLACKJACK OAK	Quercus marilandica	no	Yes	No		Yes	
142	965	6	TEXAS ASH	Fraxinus texensis	no	Yes	No		Yes	
143	967	14	POST OAK	Quercus stellata	no	Yes	No		Yes	
144	968	8.5	POST OAK	Quercus stellata	no	Yes	No		Yes	
145	969	17	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
146	970	22	POST OAK	Quercus stellata	no	Yes	No		Yes	
147	971	21	POST OAK	Quercus stellata	no	Yes	No		Yes	
148	972	17.5	POST OAK	Quercus stellata	no	Yes	No		Yes	
149	973	21	POST OAK	Quercus stellata	no	Yes	No		Yes	
150	974	13	POST OAK	Quercus stellata	no	Yes	No			
151	2226	15	POST OAK	Quercus stellata	No	Yes	No		Yes	
152	2227	14	POST OAK	Quercus stellata	No	Yes	No	MULTI TRUNK	Yes	
153	2228	15	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
154	2230	15.5	POST OAK	Quercus stellata	Yes	Yes	No		Yes	
155	2231	15	POST OAK	Quercus stellata	No	Yes	No		Yes	
156	2232	13	POST OAK	Quercus stellata	No	Yes	No	MULTI TRUNK	Yes	
157	2233	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No			
158	2235	6	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No			
159	2236	6	AMERICAN ELM	Ulmus americana	Yes	Yes	No	MULTI TRUNK		
160	2239	6	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No			
161	2243	6	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No			
162	2246	11	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No			
163	2399	24	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	Yes
164	2400	26	POST OAK	Quercus stellata	No	Yes	Yes		Yes	Yes
165	2401	25	AMERICAN ELM	Ulmus americana	No	Yes	Yes		Yes	
166	2402	30	POST OAK	Quercus stellata	No	Yes	Yes		Yes	
167	2445	8	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No			
168	2934	25	POST OAK	quercus stellata	No	Yes	Yes		Yes	
169	2935	25	POST OAK	quercus stellata	No	Yes	Yes		Yes	
170	3342	44	POST OAK	Quercus stellata	No	Yes	Yes	EMBEDDED WIRE		
171	3343	12	POST OAK	Quercus stellata	No	Yes	No		Yes	
172	3344	9	POST OAK	Quercus stellata	No	Yes	No		Yes	
173	3345	8	BLACKJACK OAK	Quercus marilandica	No	Yes	No		Yes	
174	3346	13	POST OAK	Quercus stellata	No	Yes	No		Yes	
175	3346	13	POST OAK	Quercus stellata	No	Yes	No		Yes	
176	3347	7	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
177	3347	7	BLACKJACK OAK	Quercus marilandica	No	Yes	No			
178	3348	9	AMERICAN ELM	Ulmus americana	No	Yes	No		Yes	
179	3349	20	POST OAK	Quercus stellata	No	Yes	No		Yes	
180	3350	14	POST OAK	Quercus stellata	Yes	Yes	No			
181	3351	16	POST OAK	Quercus stellata	No	Yes	No			Yes
182	3352	26	POST OAK	Quercus stellata	No	Yes	Yes			Yes
183	3353	24	POST OAK	Quercus stellata	Yes	Yes	No			
184	3354	11	AMERICAN ELM	Ulmus americana	No	Yes	No			Yes
185	3355	6.5	POST OAK	Quercus stellata	No	Yes	No			Yes
186	3356	18	AMERICAN ELM	Ulmus americana	No	Yes	No			Yes
187	3357	15	AMERICAN ELM	Ulmus americana	No	Yes	No			
188	3358	9	AMERICAN ELM	Ulmus americana	No	Yes	No			
189	3359	11	AMERICAN ELM	Ulmus americana	No	Yes	No			
192	4935	24	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes			
193	4937	25.5	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes			
194	4939	31	POST OAK	quercus stellata	No	Yes	Yes			
195	4940	25	POST OAK	quercus stellata	No	Yes	Yes			
196	4941	23	BLACKJACK OAK	Quercus marilandica	No	Yes	Yes		Yes	Yes
197	4942	34.5	POST OAK	Quercus stellata	No	Yes	Yes		Yes	Yes
198	4943	36.5	POST OAK	Quercus stellata	No	Yes	Yes		Yes	Yes
199	4944	29.5	AMERICAN ELM	Ulmus americana	No	Yes	Yes	EMBEDDED WIRE	Yes	Yes

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 9/18/2017
REGISTERED LANDSCAPE ARCHITECT RON A. STEWART 791 STATE OF TEXAS

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC.
111 Hillside Drive • Lewisville, TX 75057
P: 972.317.0276 • F: 972.436.3715

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

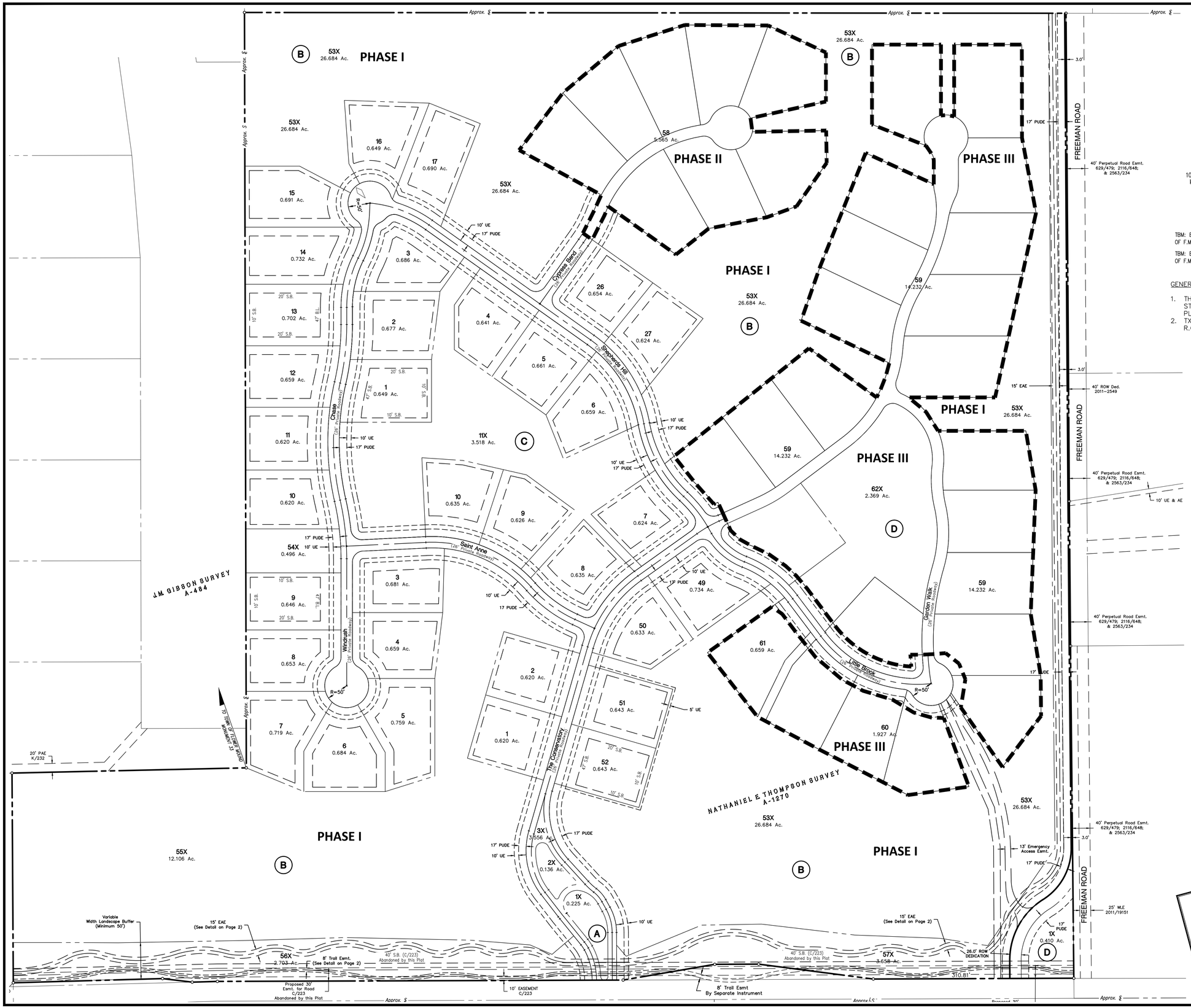
TREE SURVEY DETAILS

Drawn By: WS
Date: 7/5/16
Scale:
Revisions:
8/4/16
4/3/17
8/28/17
9/18/17

14164

T1.5

File: Z:\2014\14164\Drawing\VP & Const Plans\SHEETS\14164 TREE SURVEY
Plotted: 9/18/2017 10:55 AM, by Michael Duvall. Saved: 9/18/2017 8:59 AM, by Megan



SCALE: 1"=100'

TBM: BOX CUT ON TOP OF HEADWALL, 29' EAST OF PROPERTY LINE AND 1081' NORTH OF F.M. 1171 ELEV. 650.16'

TBM: BOX CUT ON TOP OF HEADWALL, 53' EAST OF PROPERTY LINE AND 1121' NORTH OF F.M. 1171. ELEV. 652.26'

GENERAL NOTES

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. TXDOT PERMITS REQUIRED FOR WORK IN TXDOT R.O.W.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound Engineering Services

OWNER/DEVELOPER
RACO DEVELOPMENT, LLC
P.O. BOX 611
COLLEYVILLE, TX 76034
Ph. 817.975.5588
Contact: CHRIS CHANDLER

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

CONSERVATORY ESTATES

CONSERVATORY ESTATES
CONSERVATORY ESTATES
100.381 Acres
in the
N.E. THOMPSON SURVEY, ABSTRACT NO. 1270
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PHASING 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 DOLLAK, JR., P.E. #86898
DATE 9/18/2017

Drawn By:	MD
Date:	7/5/16
Scale:	1"=100'
Revisions:	
	8/4/16
	4/3/17
	8/28/17
	9/18/17

14164

C5

File: J:\2014\14164\Drawing\CP & Const Plan\SHEETS\14164 PH45
Plotted: 9/18/2017 10:29 AM, by Michael Duvall Saved: 9/15/2017 10:44 AM, by Michael

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 3

DATE: December 11, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC17-0008 - Southgate Commercial, Northwest Tract) to create three non-residential lots and one open space lot. The property is generally located north of Long Prairie Road and west of Gerault Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create three buildable, non-residential lots for future development. The site is undeveloped and contains approximately 13.34 acres. The property is zoned Planned Development District-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.

This record plat will create Lot 4X, an open space lot with approximately 2.1 acres, to be used as a drainage easement for a regional detention pond that will serve both residential and non-residential developments on the Northwest tract. The dedication of this proposed drainage easement facilitates the construction of Phase 1 residential portion of the Northwest tract. The plat depicts necessary easements, buffers, and setbacks. Access to the lots will be from Long Prairie Road and Gerault Road and the lots are internally connected through a mutual access easement. The landscape plan depicts trail/sidewalk locations and the required number of buffer trees along the perimeter arterial roads.

The proposed record plat is consistent with the development plan (DP15-0009) that was approved by the Town Council on September 21, 2015, for the Northwest Tract of the Southgate development. The proposed plat is in compliance with the SG-M1 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

On September 21, 2015, the Town Council approved development plans (DP15-0008, DP15-0009, and DP15-0010) for the Northeast, Northwest and South Tracts to identify

the different phases of development and to dedicate rights-of-way for median openings, turn lanes, and curb cuts along Long Prairie Road and Gerault Road.

III. ATTACHMENTS

A. Background Information

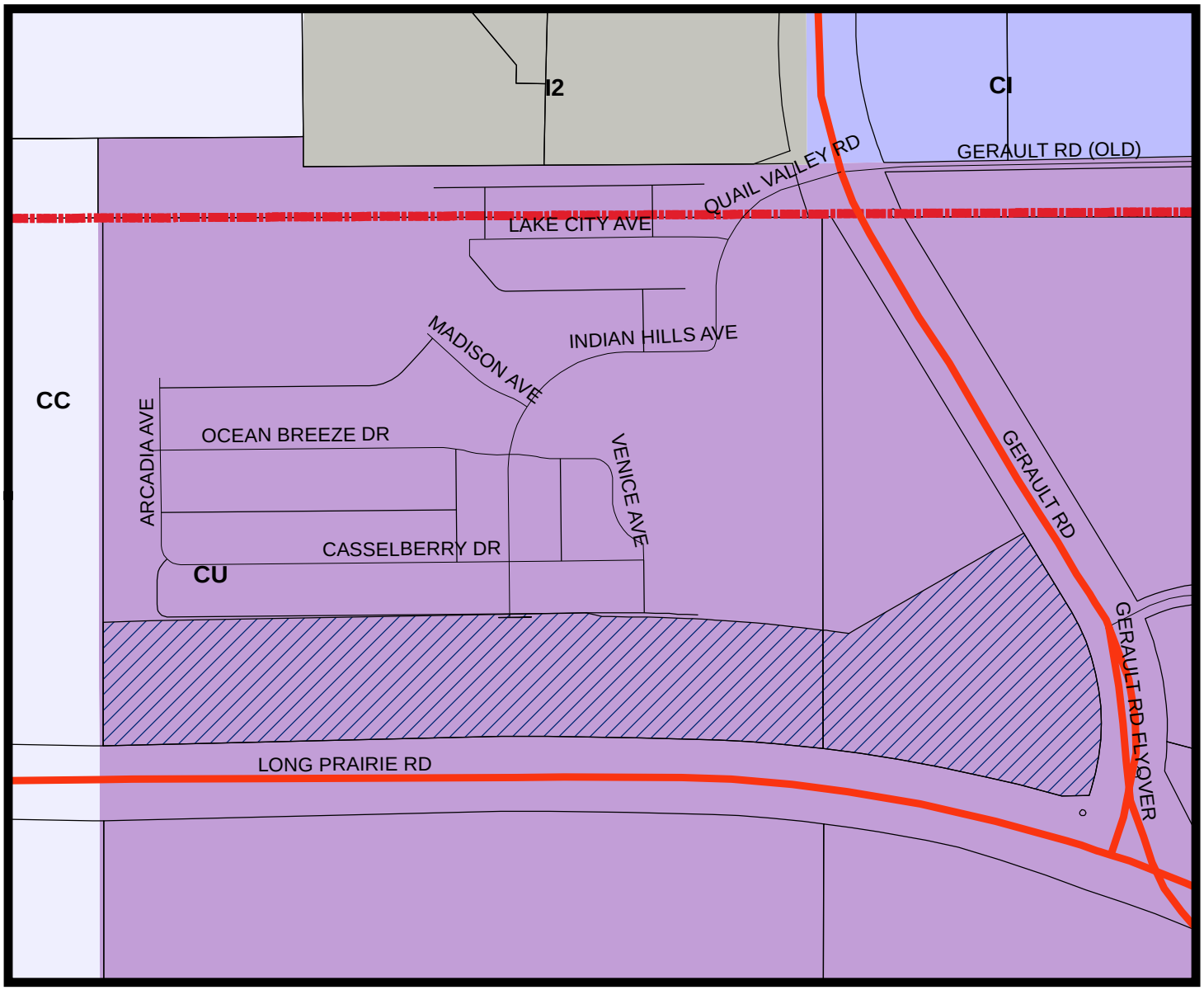
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package

Vicinity Map

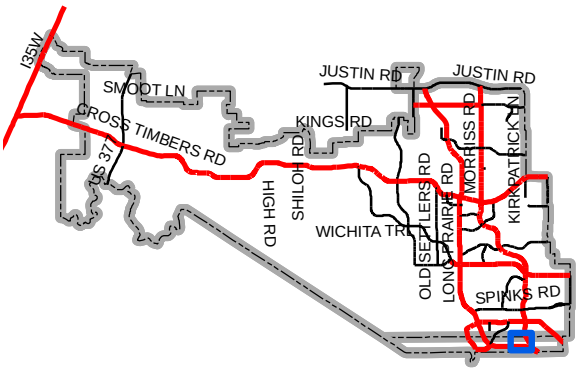
Reference Project: RC17-0008



LEGEND

- **Campus Commercial**
- **Campus Industrial**
- ***Combined Uses-See Ordinance**
- **Industrial 2**

Subject Property



Map Location

0 250 500 1,000 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

September 25, 2015

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

RE: Southgate – Northwest Tract – Record Plat Application
G&A Job Number 15103A

Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat Application for the Northwest Tract of the Southgate Development. The purpose of the record plat is to create three lots, allowing for future development. The plat will contain the necessary easements for the detention pond and the Town's storm sewer extensions, as well as an extension of sanitary sewer to the western most lot. The plans also contain the trail along FM 2499 and the sidewalk along Gerault Road, as is the landscaping along FM 2499.

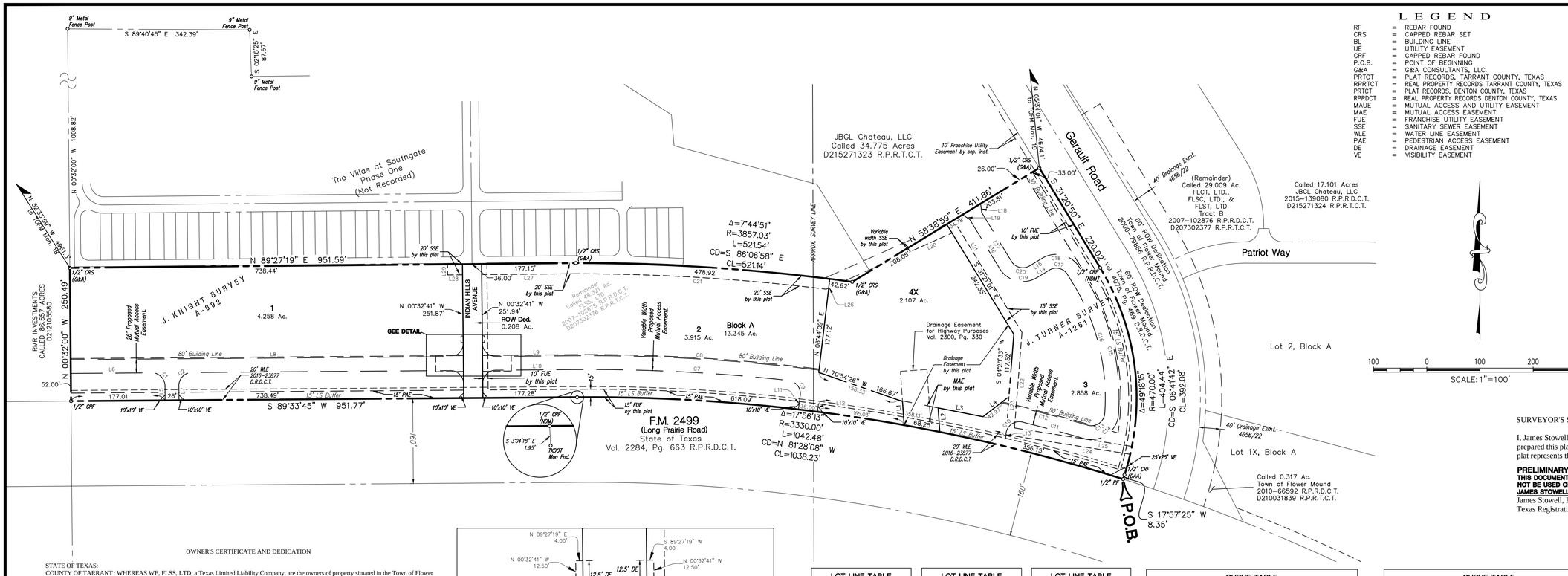
A separate set of plans is currently in review by TxDOT for the turn lanes, drive approaches and the barrier free ramps.

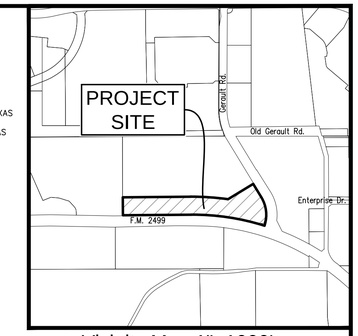
Feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Stephen Williamson, Beverly Development





Vicinity Map 1"=1000'

LEGEND

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
G&A	=	G&A CONSULTANTS, LLC.
PRTCT	=	PLAT RECORDS, TARRANT COUNTY, TEXAS
RPRTCT	=	REAL PROPERTY RECORDS TARRANT COUNTY, TEXAS
PRTCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAUE	=	MUTUAL ACCESS AND UTILITY EASEMENT
MAE	=	MUTUAL ACCESS EASEMENT
FUE	=	FRANCHISE UTILITY EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PAE	=	PEDESTRIAN ACCESS EASEMENT
DE	=	DRAINAGE EASEMENT
VE	=	VISIBILITY EASEMENT

100 0 100 200 300 Feet

SCALE: 1"=100'

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 12/4/17
James Stowell, RPLS
Texas Registration No. 6513

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:
COUNTY OF TARRANT: WHEREAS WE, FLSS, LTD, a Texas Limited Liability Company, are the owners of property situated in the Town of Flower Mound, described as follows:

BEING all that certain lot, tract or parcel of land, situated in the J. Knight Survey, Abstract Number 692, and the J. Tuner Survey, Abstract Number 1251 in the Town of Flower Mound, Tarrant County, Texas, and being part of that certain called 48.321 Acre tract of land, described in deed to FLSS, LTD., recorded in Document Number 2007-102875, Real Property Records of Denton County, Texas, and recorded in Instrument Number D207302376, Real Property Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found at southeast corner of said 48.321 tract, being on the north line of that certain tract of land, described in deed to State of Texas, recorded in Volume 2284, Page 663, Deed Records, Denton County, Texas, also known as F.M. 2499, and being the southwest corner of that certain 60' ROW Dedication, described in deed to Town of Flower Mound, recorded in Volume 4075, Page 469, Deed Records, Denton County, Texas, also known as Gerault Road;

THENCE Northwesterly with the south line of said 48.321 acre tract, and the north line of said F.M. 2499, with the arc of a curve to the left, having a radius of 3330.00 feet, a central angle of 17°56'13", an arc length of 1042.48 feet, and whose chord bears N 81°28'08" W, 1038.23 feet;

THENCE S 89°33'45" W, 951.77 feet continuing with the north line of said F.M. 2499, and the south line of said 48.321 acre tract to a 1/2" capped rebar found at the southwest corner thereof, and being the southeast corner of that certain called 86.557 acre tract of land, described in deed to RMR Investments, recorded in Instrument Number D212105580, Real Property Records, Tarrant County, Texas;

THENCE N 00°32'00" W, 250.49 feet to a 1/2" capped rebar set (G&A Consultants) at the southwest corner of that certain called 34.775 acre tract of land, described in deed to JBGL Chateau, LLC, recorded in Instrument Number D215271323, Real Property Records, Tarrant County, Texas, from which a 6" Metal Pipe Fence Post found at the northwest corner thereof, bears N 00°32'00" W, 1008.82 feet;

THENCE with the south line of said 34.775 acre tract the following:

N 89°27'19" E, 951.59 feet to a 1/2" capped rebar set (G&A Consultants);

Southeasterly with the arc of a tangent curve to the right, having a radius of 3857.03 feet, a central angle of 07°44'51", an arc length of 521.54 feet, and whose chord bears S 86°06'58" E, 521.14 feet to a 1/2" capped rebar set (G&A Consultants);

N 58°38'59" E, 411.86 feet to a 1/2" capped rebar set (G&A Consultants) on the west line of said Gerault Road, being the southeast corner of said 34.775 acre tract, and being on the east line of said 48.321 acre tract;

THENCE with the east line of said 48.321 acre tract and the west line of said Gerault Road, the following:

S 31°20'50" E, 220.02 feet to a 1/2" capped rebar found (NDM)

Southeasterly with the arc of a tangent curve to the right, having a radius of 470.00 feet, a central angle of 49°18'15", an arc length of 404.44 feet, and whose chord bears S 0°44'42" E, 392.08 feet to a 1/2" capped rebar found (DAA);

S 17°57'25" W, 8.35 feet to the POINT OF BEGINNING and containing approximately 13.345 acres of land.

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

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

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

WITNESS MY HAND this _____ day of _____, 2017.

_____
Stephen Williamson, President
FLCT, LTD., FLSC, LTD., & FLST, LTD

WITNESS MY HAND this _____ day of _____, 2017.

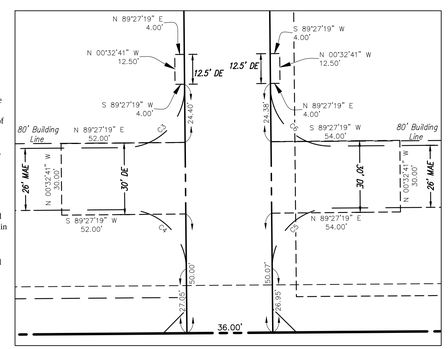
_____
Stephen Williamson
FLSS, Ltd

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

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.



DETAIL
Scale: 1"=30'

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS:
COUNTY OF TARRANT: WHEREAS WE, FLCT, LTD., FLSC, LTD., & FLST, LTD, CDAR Holdings, LLC, a Texas Limited Liability Company and JBGL CHATEAU, LLC, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Tarrant County, Texas, being particularly described on the subdivision plat, incorporated by reference herein, as the case may be;

NOW THEREFORE, in consideration of the sum of ONE DOLLAR ($1.00) 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 assigns, hereinafter 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 said 150 feet from the average ground level, 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 and/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 owners or operators of aircraft from 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 or in Exhibit "A" 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 Tarrant County, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

_____
Stephen Williamson
FLSS, Ltd

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

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LOT LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°57'08" W	44.67'
L2	S 03°57'08" E	45.34'
L3	N 78°47'43" W	85.94'
L4	S 52°14'37" W	61.76'
L5	S 00°26'15" E	27.00'
L6	N 89°33'45" E	152.10'
L7	N 00°26'15" W	27.00'
L8	S 89°33'45" W	713.43'
L9	S 89°33'45" W	152.47'
L10	N 89°33'45" E	152.33'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L11	S 07°28'12" W	26.59'
L12	N 07°28'12" E	15.00'
L13	N 04°28'33" E	8.10'
L14	S 58°38'59" W	27.14'
L15	S 58°38'59" W	27.14'
L16	N 31°21'01" W	107.89'
L17	N 31°21'01" W	107.86'
L18	N 06°39'49" W	16.52'
L19	N 56°01'05" W	16.49'
L20	N 65°58'09" E	150.31'

LOT LINE TABLE

LINE	BEARING	DISTANCE
L21	S 31°21'01" E	247.20'
L22	S 04°28'33" W	180.26'
L23	N 04°28'33" E	41.08'
L24	N 81°04'06" W	236.55'
L25	S 81°04'06" E	223.52'
L26	N 65°58'09" E	38.46'
L27	N 89°27'19" E	177.15'
L28	S 89°27'19" W	28.00'
L29	N 00°32'41" W	20.00'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	25.00'	90°00'00"	39.27'	S 45°26'15" E, 35.36'
C2	25.00'	90°00'00"	39.27'	N 44°33'45" E, 35.36'
C3	25.00'	90°06'26"	39.32'	N 44°30'32" E, 35.39'
C4	25.00'	89°53'34"	39.22'	S 45°29'28" E, 35.32'
C5	25.00'	90°06'26"	39.32'	N 44°30'32" E, 35.39'
C6	25.00'	89°53'34"	39.22'	N 45°29'28" W, 35.32'
C7	3382.00'	6°45'18"	398.73'	S 87°03'36" E, 398.49'
C8	3408.00'	7°40'38"	456.64'	S 86°35'56" E, 456.30'
C9	25.00'	91°09'09"	39.77'	S 38°06'22" E, 35.71'
C10	25.00'	99°25'00"	43.38'	N 54°11'03" E, 38.14'
C11	3382.00'	2°01'49"	119.84'	S 75°05'33" E, 119.84'
C12	3408.00'	2°50'05"	168.61'	N 75°29'40" W, 168.59'
C13	25.00'	101°50'42"	44.44'	S 55°00'01" W, 38.81'
C14	51.00'	101°50'42"	90.65'	N 55°00'01" E, 79.18'
C15	437.00'	35°25'30"	270.19'	N 13°38'05" W, 265.91'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C16	411.00'	35°25'30"	254.11'	S 13°38'05" E, 250.09'
C17	25.00'	90°00'11"	39.27'	N 76°20'55" W, 35.36'
C18	51.00'	90°00'11"	80.11'	N 76°20'55" W, 72.13'
C19	51.00'	90°00'00"	80.11'	N 76°21'01" W, 72.12'
C20	25.00'	90°00'00"	39.27'	N 76°21'01" W, 35.36'
C21	3837.03'	7°02'44"	471.83'	S 86°28'01" E, 471.54'

NOTES:

1. Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83. The field work was completed during the month of July, 2015.

2. Coordinates for Southgate are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner: N=7,045,276.0' ; E=2,415,052.4'
Bearing and distance from the Northwest corner to Geo Point 18: N 48°49'45" W, 6308.7'
Northeast Corner: N=7,045,191.2' ; E=2,415,790.5'
Bearing and distance from the Northeast to Geo Point 19: N 16°28'30" W, 5114.5'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants, LLC.

5. Lot 4X, Block A shall be dedicated to and maintained by the POA as a Drainage Easement.

6. All X-lots are un-buildable and shall be dedicated to and maintained by the POA

7. Any fence constructed adjacent and/or parallel to open space shall consist of wrought iron or tubular steel.

DRAINAGE EASEMENT NOTES:

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.

2. Upkeep and maintenance shall include but not be limited to the following items:
   a. Grass and ground cover shall be kept to a height required by the Town ordinance.
   b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   c. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   d. All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.

3. No dumping of any type is permitted within the easement area.

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____
Perfecto Solis, Chairman Planning and Zoning Commission

_____
Doug Powell, Executive Director of Development Services

_____,2017
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

_____,2017
Date

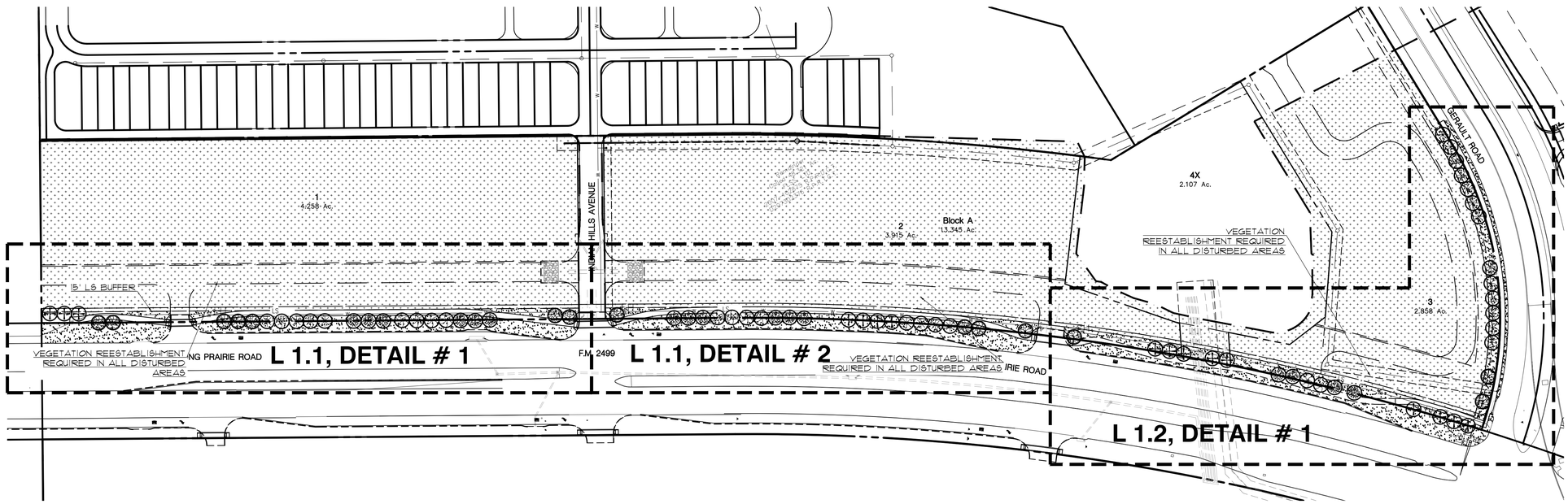
RECORD PLAT
Lots 1, 2, 3 & 4X, Block A
SOUTHGATE COMMERCIAL, NORTHWEST TRACT
13.345 Acres
in the
J. KNIGHT SURVEY, ABSTRACT NO. 692
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

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

DRAWN BY: JS DATE: 7/12/17 SCALE: 1"=100' JOB. No. 15103

OWNER/DEVELOPER
FLSS, LTD.
BEVERLY DEVELOPMENT
PO BOX 190746
DALLAS, TX 75219
Ph. (214) 377-8488
Contact: MR. STEPHEN WILLIAMSON

File: J:\2015\15103\Drawing\CP & Const Plans\15103A NW CONSTRUCTION PLANS\15103 FP
Plotted: 12/4/2017 11:29 AM, by Michael Overli Saved: 12/4/2017 11:21 AM, by Michael



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
South Gate

STREET BUFFER LANDSCAPING			
STANDARD		**REQUIRED BUFFER WIDTH**	**PROVIDED**
LONG PRAIRIE ROAD (FM 2499)		**15 ft.**	**15 ft.**
GERAULT RD.		**15 ft.**	**15 ft.**
STREET BUFFER TREES			
STANDARD	**STREET FRONTAGE (LINEAR FEET)**	**REQUIRED**	**PROVIDED**
1 per 30 l.f.	**Long Prairie - 939 l.f.**	**63 trees (3" cal.)**	**63 trees (3" cal.)**
	Gerault Rd. - 442 l.f.	**15 trees (3" cal.)**	**15 trees (3" cal.)**

NOTE: All required buffer landscape will be permanently irrigated, and all hydro-mulch areas will have temporary irrigation for grass re-establishment.

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
14	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
16	BUR OAK	Quercus muehlenbergi	3"	10'-12'	Per Plan	Single Trunk
16	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
16	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
16	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
59,140	BERMUDA SOD					

LANDSCAPE NOTES:
Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON B. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD / BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL-
NORTHWEST PLANS
LotS 1, 2, 3 & 4X, Block A
SOUTHGATE, PHASE II
13.345 Acres
by the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

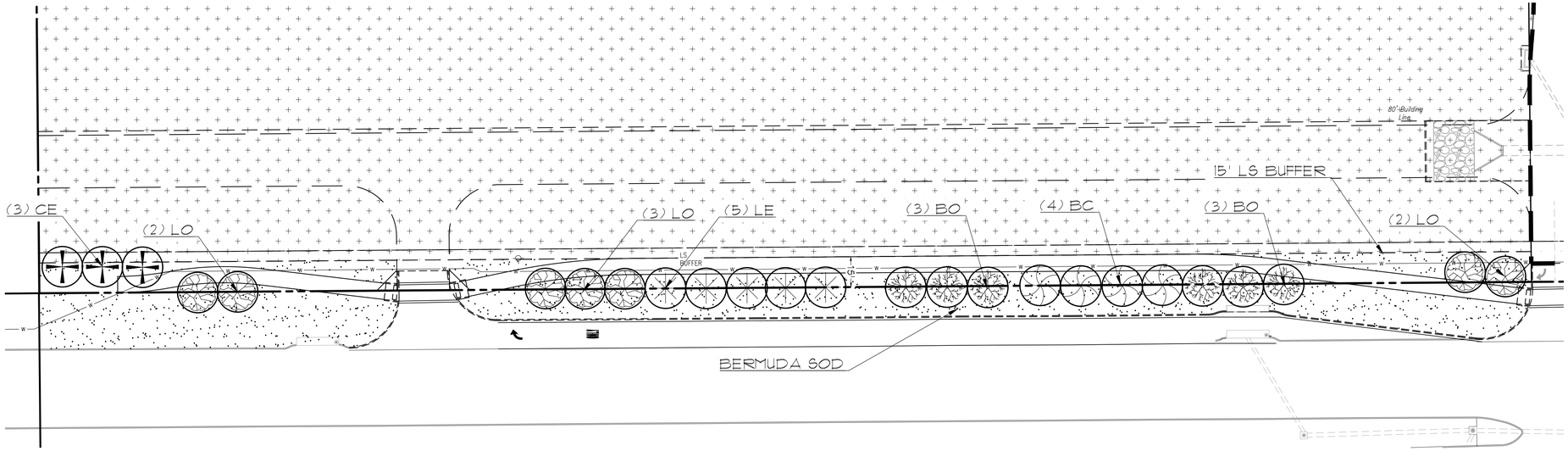
Drawn By:	LD
Date:	09/25/2017
Scale:	1"=80'
Revisions:	
	11/22/2017
	12/04/2017

15103A

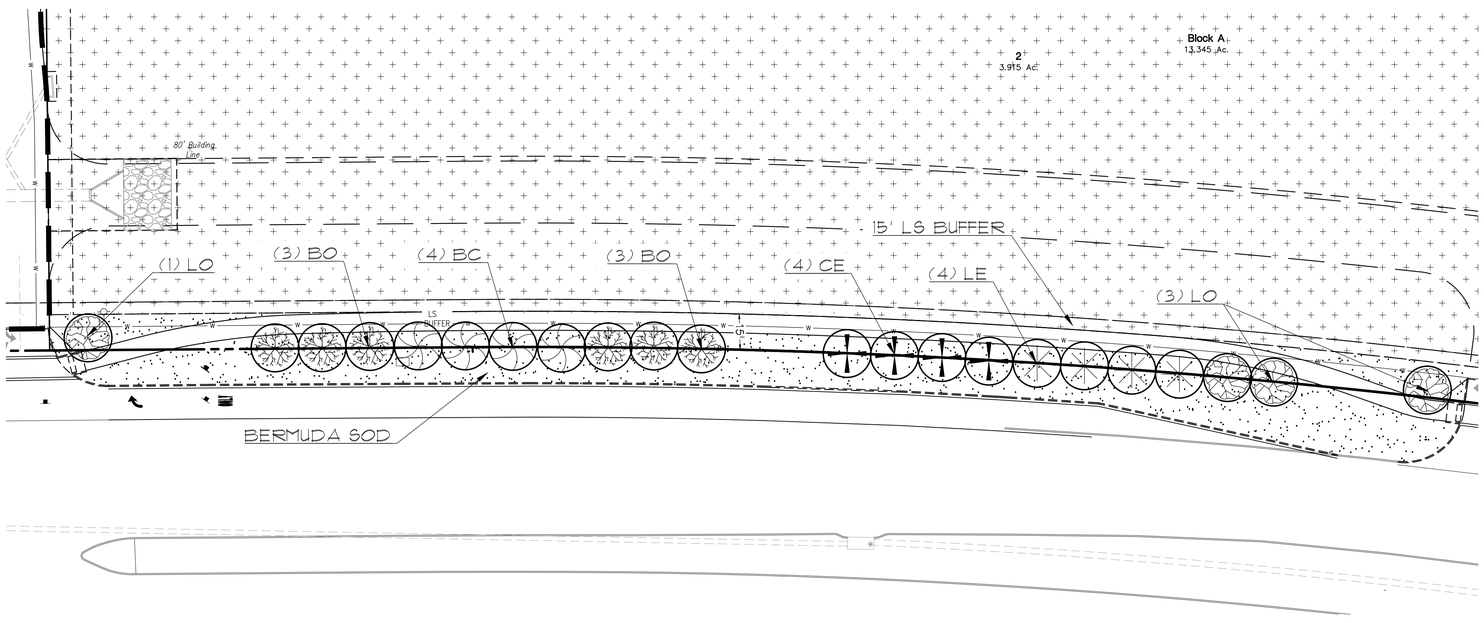
L 1.0

SOUTHGATE COMMERCIAL- NORTHWEST PLANS

File: Z:\2015\15103\Drawings\VP & Const Plans\15103A NW CONSTRUCTION PLANS\SHEETS\15103A L5
Plotted: 12/4/2017 4:04 PM, by Michael Swick Sheet: 12/4/2017 3:57 PM, by lpro



1. DESIGN DEVELOPMENT
SCALE 1"=30'



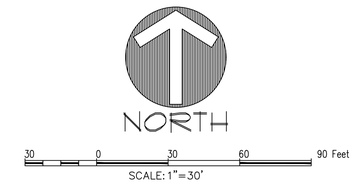
2. DESIGN DEVELOPMENT
SCALE 1"=30'

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
14	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
16	BUR OAK	Quercus muehlenbergi	3"	10'-12'	Per Plan	Single Trunk
16	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
16	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
16	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
59,140	BERMUDA SOD					

PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (LE) LACEBARK ELM — Ulmus parvifolia
- (BO) BUR OAK — Quercus macrocarpa
- (BC) BALD CYPRESS — Taxodium distichum
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD
- VEGETATION RE-ESTABLISHMENT



PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON B. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD / BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL- NORTHWEST PLANS
Lots 1, 2, 3 & 4X, Block A
SOUTHGATE, PHASE II
13.345 Acres
by the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SOUTHGATE COMMERCIAL- NORTHWEST PLANS

LANDSCAPE PLAN

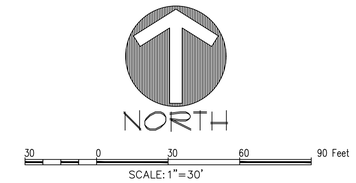
Drawn By: LD
Date: 09/25/2017
Scale: 1"=30
Revisions:
11/22/2017
12/04/2017

15103A

L 1.1

File: Z:\2015\15103\Drawing\FP & Const Plans\15103A NW CONSTRUCTION PLANS\SHEETS\15103A LS
Plotted: 12/4/2017 4:04 PM, by Michael Duvall Saved: 12/4/2017 3:57 PM, by lyes

1. DESIGN DEVELOPMENT
SCALE 1"=30'



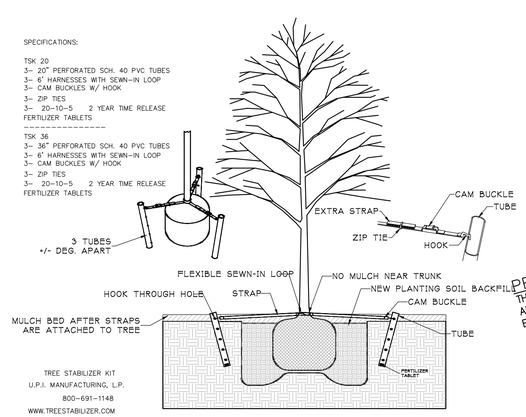
PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (LE) LACEBARK ELM — Ulmus parvifolia
- (BO) BUR OAK — Quercus macrocarpa
- (BC) BALD CYPRESS — Taxodium distichum
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD
- VEGETATION RE-ESTABLISHMENT

SPECIFICATIONS:

TSK 20
3– 20" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS

TSK 36
3– 36" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS



TREE STABILIZER KIT
U.P.I. MANUFACTURING, L.P.
800–691–1148
WWW.TREESTABILIZER.COM

2. TREE STAKING
NOT TO SCALE

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD / BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL- NORTHWEST PLANS
LotS 1, 2, 3 & 4X, Block A
SOUTHGATE, PHASE II
13.345 Acres
by the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SOUTHGATE COMMERCIAL- NORTHWEST PLANS

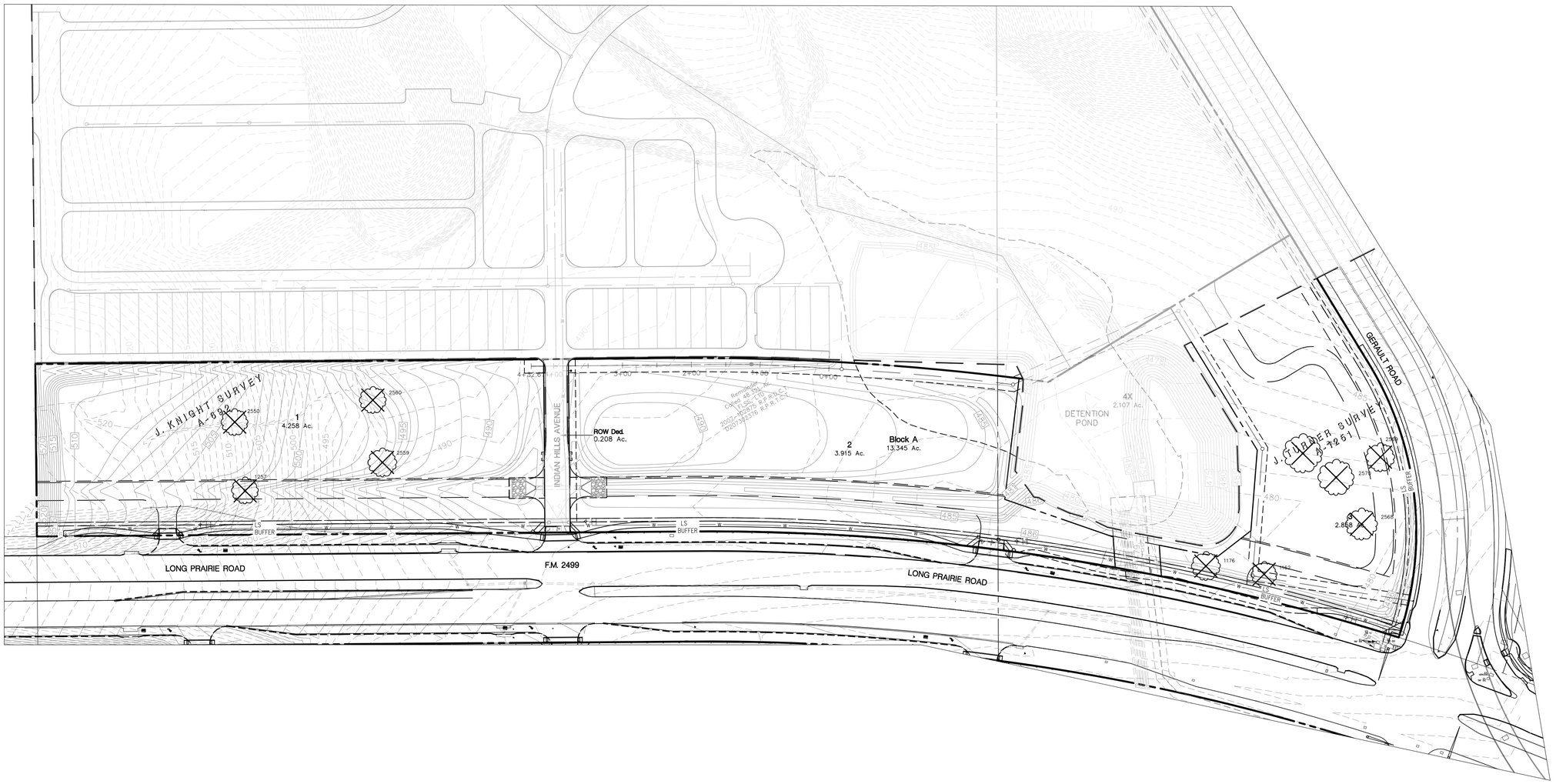
LANDSCAPE PLAN

Drawn By: LD
Date: 09/25/2017
Scale: 1"=30'
Revisions:
11/22/2017
12/04/2017

15103A

L 1.2

File: Z:\2015\15103\Drawing\FP & Const Plans\15103A NW CONSTRUCTION PLANS\SHEETS\15103A L5
Plotted: 12/4/2017 4:04 PM, by Michael Duvall Saved: 12/4/2017 3:57 PM, by lara



LEGEND

SPECIMEN TREE SAVED

SPECIMEN TREE REMOVED

LIST	TREE #	CALIPER "	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	SPECIMEN
1	1162	25	PECAN	*Carya illinoinensis*	YES	YES	YES
2	1176	28	PECAN	*Carya illinoinensis*	YES	YES	YES
3	2550	26	POST OAK	*Quercus stellata*	YES	YES	YES
4	2557	26	POST OAK	*Quercus stellata*	YES	NO	YES
5	2559	28	PECAN	*Carya illinoinensis*	YES	YES	YES
6	2560	26	PECAN	*Carya illinoinensis*	YES	YES	YES
7	2568	31	PECAN	*Carya illinoinensis*	YES	YES	YES
8	2569	28	PECAN	*Carya illinoinensis*	YES	YES	YES
9	2570	35	PECAN	*Carya illinoinensis*	YES	YES	YES
10	2571	38	PECAN	*Carya illinoinensis*	YES	YES	YES

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON R. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD / BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL-
NORTHWEST PLANS
LotS 1, 2, 3 & 4X, Block A
SOUTHGATE, PHASE II
13.345 Acres
by the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY

Drawn By: LD
Date: 09/25/2017
Scale: 1"=80'
Revisions:
11/22/2017
12/04/2017

15103A

TS 1.0

SOUTHGATE COMMERCIAL- NORTHWEST PLANS

File: Z:\2015\15103\Drawing\VF & Const Plans\15103A NW CONSTRUCTION PLANS\SHEETS\15103A TREE SURVEY
Plotted: 12/4/2017 4:05 PM, by Michael Duvall Saved: 11/8/2017 8:16 AM, by Michael

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4

DATE: December 11, 2017

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Consider a request for a Record Plat (RC17-0009 - Southgate Commercial, Northeast Tract) to create three non-residential lots. The property is generally located north of Long Prairie Road and east of Gerault Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to create three buildable, non-residential lots for future development. The site is undeveloped and contains approximately 4.65 acres. The property is zoned Planned Development District-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 plat depicts necessary easements, buffers, and setbacks. Access to the lots will be from Gerault Road and proposed Glenview Avenue. Mutual access easements are shown on the plat for future connectivity between the lots. The landscape plan depicts trail/sidewalk locations and the required number of buffer trees along Gerault Road.

The proposed record plat is consistent with the development plan (DP15-0008) that was approved by the Town Council on September 21, 2015, for the Northeast Tract of the Southgate development. The proposed plat is in compliance with the SG-C1 subzone standards of the Southgate Planned Development (PD) district and applicable Town Code standards.

On September 21, 2015, the Town Council approved development plans (DP15-0008, DP15-0009, and DP15-0010) for the Northeast, Northwest and South Tracts to identify the different phases of development and to dedicate rights-of-way for median openings, turn lanes, and curb cuts along Long Prairie Road and Gerault Road.

III. ATTACHMENTS

A. Background Information

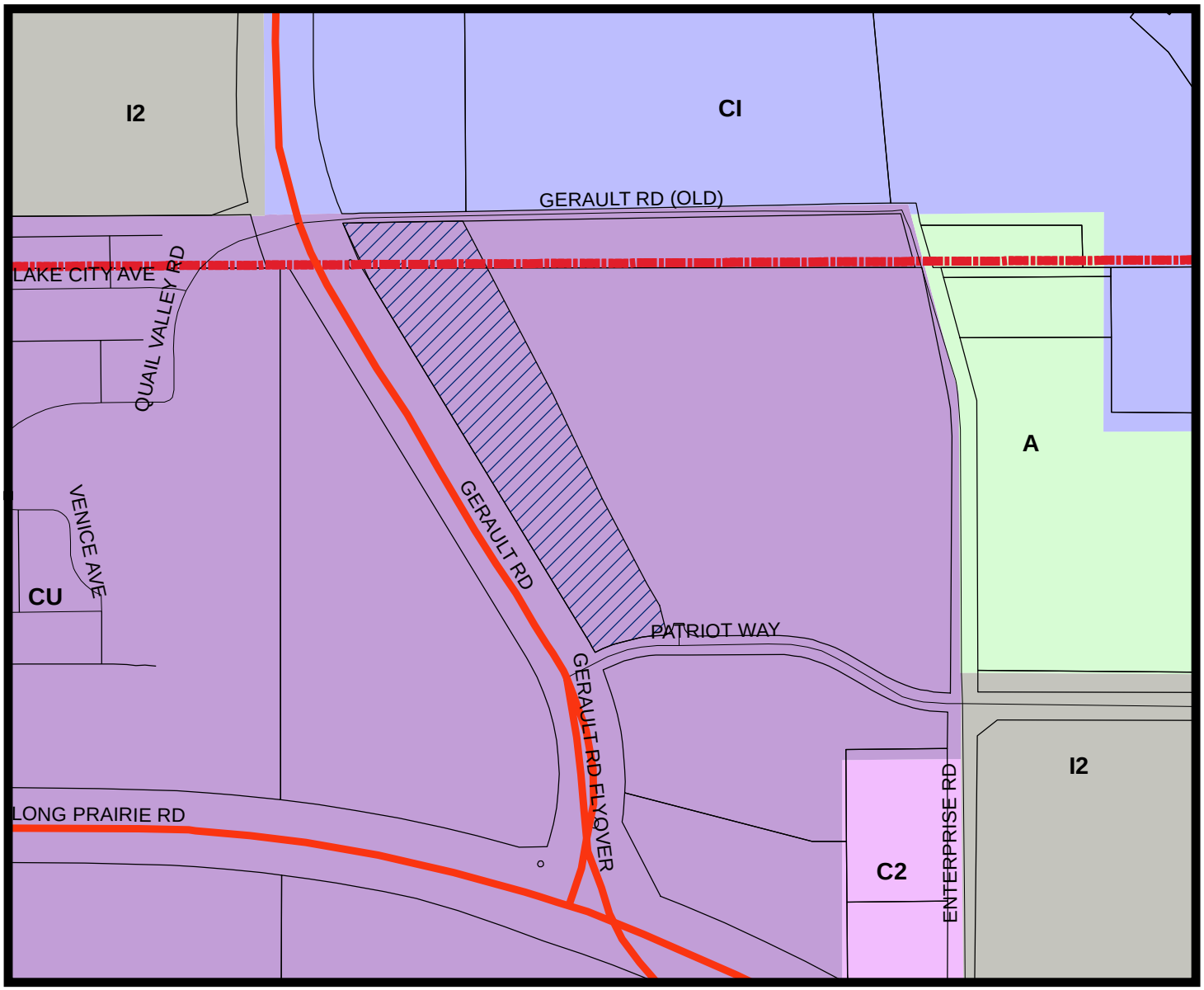
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Record Plat Package

Vicinity Map

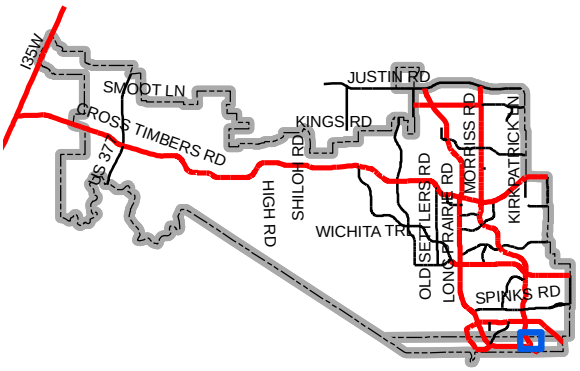
Reference Project: RC17-0009



LEGEND

- Agriculture
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 2
- Industrial 2

Subject Property



Map Location

0 250 500 1,000 Feet

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
TBPE Firm No. 1798 TBPLS Firm No. 10047700

October 2, 2017

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

RE: Southgate – Northeast Tract – Record Plat Application
G&A Job Number 15103A

Dear Doug:

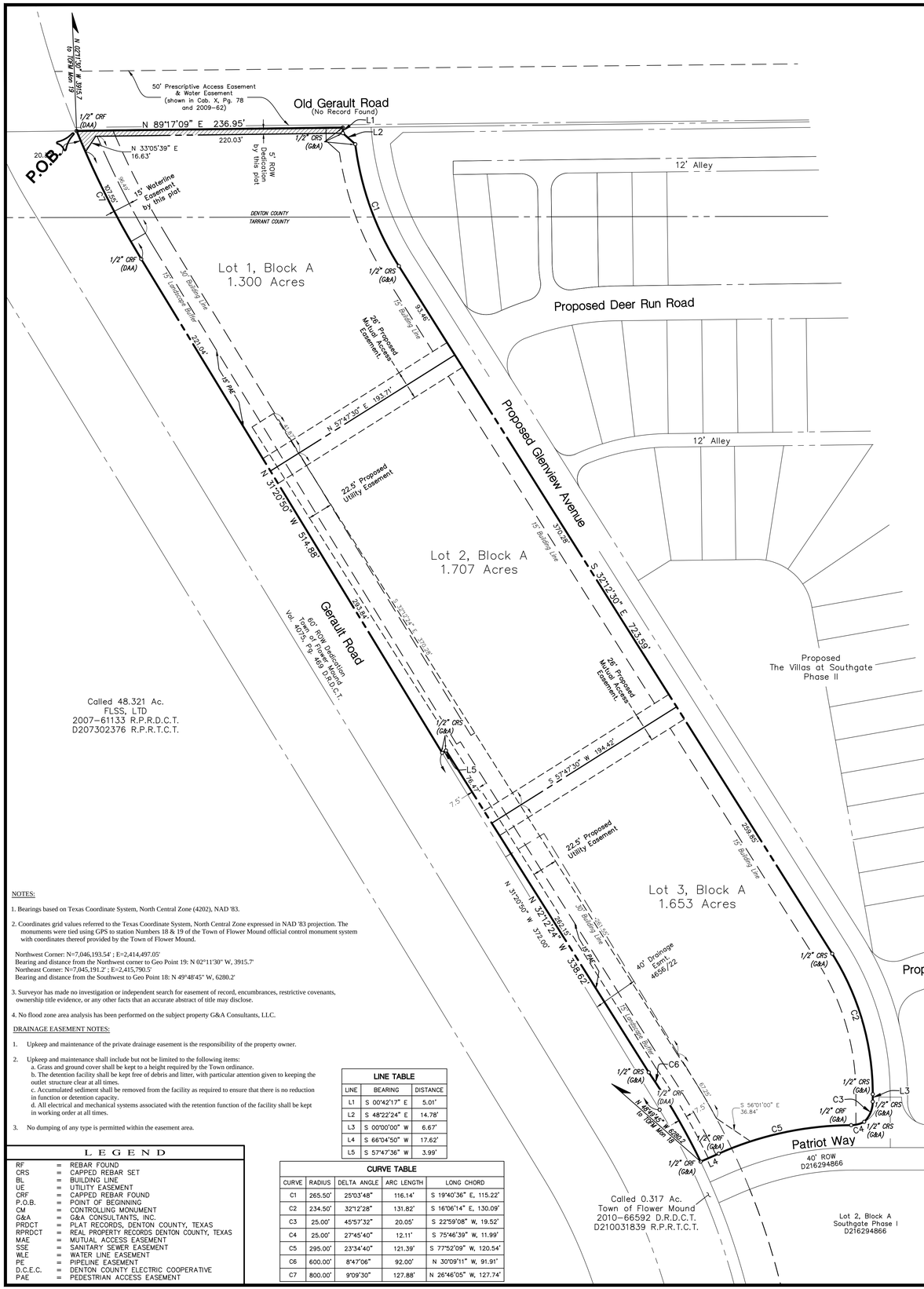
Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat Application for a portion of the Northeast Tract of the Southgate Development. The purpose of the record plat is to create three lots, allowing for future development. The plat will contain the necessary easements for storm sewer and sanitary sewer extensions. The plans also contain the trail improvements along Gerault Road.

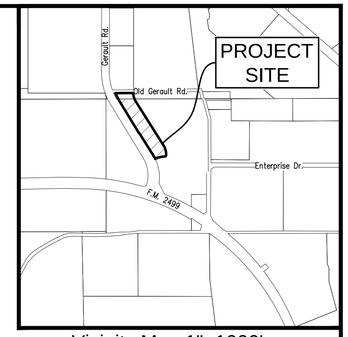
Feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Stephen Williamson, Beverly Development





Vicinity Map 1"=1000'

50 0 50 100 150 Feet

SCALE: 1"=50'

NOTES:

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

2. Coordinates grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

   Northwest Corner: N=7,046,193.54' ; E=2,414,497.05'
   Bearing and distance from the Northwest corner to Geo Point 19: N 02°11'30" W, 3915.7"
   Northeast Corner: N=7,045,191.2' ; E=2,415,790.5'
   Bearing and distance from the Southwest to Geo Point 18: N 49°48'45" W, 6280.2'

3. Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.

4. No flood zone area analysis has been performed on the subject property G&A Consultants, LLC.

DRAINAGE EASEMENT NOTES:

1. Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.

2. Upkeep and maintenance shall include but not be limited to the following items:
   a. Grass and ground cover shall be kept to a height required by the Town ordinance.
   b. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
   c. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
   d. All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.

3. No dumping of any type is permitted within the easement area.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°42'17" E	5.01'
L2	S 48°22'24" E	14.78'
L3	S 00°00'00" W	6.67'
L4	S 66°04'50" W	17.62'
L5	S 57°47'36" W	3.99'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	265.50'	25°03'48"	116.14'	S 19°40'36" E, 115.22'
C2	234.50'	32°12'28"	131.82'	S 16°06'14" E, 130.09'
C3	25.00'	45°57'32"	20.05'	S 22°59'08" W, 19.52'
C4	25.00'	27°45'40"	12.11'	S 75°46'39" W, 11.99'
C5	295.00'	23°34'40"	121.39'	S 77°52'09" W, 120.54'
C6	600.00'	8°47'06"	92.00'	N 30°09'11" W, 91.91'
C7	800.00'	9°09'30"	127.88'	N 26°46'05" W, 127.74'

L E G E N D

RF	=	REBAR FOUND
CRS	=	CAPPED REBAR SET
BL	=	BUILDING LINE
UE	=	UTILITY EASEMENT
CRF	=	CAPPED REBAR FOUND
P.O.B.	=	POINT OF BEGINNING
CM	=	CONTROLLING MONUMENT
G&A	=	G&A CONSULTANTS, INC.
PRDCT	=	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	=	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
MAE	=	MUTUAL ACCESS EASEMENT
SSE	=	SANITARY SEWER EASEMENT
WLE	=	WATER LINE EASEMENT
PE	=	PIPELINE EASEMENT
D.C.E.C.	=	DENTON COUNTY ELECTRIC COOPERATIVE
PAE	=	PEDESTRIAN ACCESS EASEMENT

File: J:\2015\15103\Drawings\07 & Const Plan\15103B NEC CONSTRUCTION PLANS\15103 Southgate Phase 3
Plotted: 12/4/2017 11:28 AM, by Michael Dunn Saved: 12/4/2017 8:53 AM, by tara

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS:
COUNTY OF TARRANT: WHEREAS WE, FLCT, LTD., FLSC, LTD., & FLST, LTD, a Texas Limited Liability Company are the owners of property situated in the Town of Flower Mound described as follows:

LEGAL DESCRIPTION
4.648 Acres

BEING all that certain lot, tract or parcel of land, situated in the J. Tuner Survey, Abstract Number 1251 in the Town of Flower Mound, Tarrant County, Texas, and being part of that certain called 29.009 Acre tract of land, described as Tract B, in deed to FLCT, LTD., FLSC, LTD. & FLST, LTD., recorded in Document Number 2007-102876 of the Deed Records of Denton County, Texas, and recorded in Instrument Number D207302377 of the Real Property Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found stamped "DAA " at the northwest corner of said Tract B, and being at the intersection of the east line of Gerault Road (Called 120' right-of-way) and the south line of Old Gerault Road;

THENCE N 89°17'09" E, 236.95 feet with the north line of said Tract B, and the south line of said Old Gerault Road;

THENCE over, across, and through said Tract B, the following:

S 00°42'17" E, 5.00 feet;

S 48°22'24" E, 14.79 feet;

Southeasterly with a non-tangent curve to the left, having a radius of 265.50 feet, a central angle of 25°03'48", an arc length of 116.14 feet, and whose chord bears S 19°40'36" E, 115.22 feet;

S 32°12'30" E, 723.59 feet to a point of curvature of a curve to the right;

Southeasterly with the arc of said curve, having a radius of 234.50 feet, a central angle of 32°12'28", an arc length of 131.82 feet and whose chord bears S 16°06'14" E, 130.09 feet;

South, 6.67 feet to a point of curvature of a curve to the right;

Southwesterly with the arc of said curve, having a radius of 25.00 feet, a central angle of 45°56'55", an arc length of 20.05 feet, and whose chord bears S 22°59'13" W, 19.52 feet to the north line of Patriot Way, a 40' right-of-way dedicated by plat of Southgate, Phase I, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Instrument Number D216294866, Official Public Records, Tarrant County, Texas;

THENCE with the north line of said Patriot Way the following:

Southwesterly with the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a central angle of 27°45'40", an arc length of 12.11 feet, and whose chord bears S 75°46'39" W, 11.99 feet to a 1/2" capped rebar found "G&A Consultants " at a point of reverse curvature;

Southwesterly with the arc of said curve, having a radius of 295.00 feet, a central angle of 23°34'40", an arc length of 121.39 feet, and whose chord bears S 77°52'09" W, 120.54 feet to a 1/2" capped rebar found "G&A Consultants ";

S 66°04'50" W, 17.62 feet to 1/2" capped rebar found "G&A Consultants " at the east line of a called 0.317 acre tract of land, described in Lis Pendens in favor of Town of Flower Mound, Texas, recorded in Document Number 2010-66592 of the Real Property Records Of Denton County, Texas, and recorded in Instrument Number D210031839 of the Real Property Records of Tarrant County, Texas and being the east line of said Gerault Road;

THENCE Northwesterly with the east line of said 0.317 acre tract and said Gerault Road, with the arc of a curve to the left, having a radius of 600.00 feet, a central angle of 08°45'08", an arc length of 91.65 feet and whose chord bears N 30°08'20" W, 91.56 feet to a 1/2" capped rebar set "G&A Consultants ";

THENCE N 32°12'32" W, 338.83 feet with the east line of said 0.317 acre tract and said Gerault Road, to a 1/2" capped rebar set "G&A Consultants " at the northeast corner of said 0.317 acre tract;

THENCE S 59°44'21" W, 3.99 feet to a 1/2" capped rebar set "G&A Consultants " at the northwest corner of said 0.317 acre tract and being on the east line of a called 60' right-of-way dedication, in deed to the Town of Flower Mound, recorded in Document Number 2000-78866, Real Property Records, Denton County, Texas;

THENCE N 31°20'50" W, 514.88 feet continuing with the east line of said 60' right-of-way dedication, and said Gerault Road, to a 1/2" capped rebar found "DAA " at a point of curvature of a curve to the right;

THENCE Northwesterly with the arc of said curve, having a radius of 800.00 feet, a central angle of 09°09'30", an arc length of 127.87 feet, and whose chord bears N 26°46'05" W, 127.74 feet to the POINT OF BEGINNING and containing approximately 4.648 acres of land.

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

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

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

WITNESS MY HAND this _____ day of _____, 2017.

_____
Stephen Williamson, President
FLCT, LTD., FLSC, LTD., & FLST, LTD

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

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF _____:

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

Lienholder:_____
Authorized Representative

Date:_____

STATE OF_____:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this_____day of_____, 2017.

_____
Notary Public

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS:
COUNTY OF TARRANT : WHEREAS WE, FLCT, LTD., FLSC, LTD., & FLST, LTD, hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Tarrant County, Texas, being particularly described on the subdivision plat, incorporated by reference herein, as the case may be;

NOW THEREFORE, in consideration of the sum of ONE DOLLAR ($1.00) 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 assigns, hereinafter 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 said 150 feet from the average ground level, 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 and/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 owners or operators of aircraft from 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 or in Exhibit "A" 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 Tarrant County, Texas.

WITNESS MY HAND this _____ day of _____, 2017.

_____
Stephen Williamson
FLCT, LTD., FLSC, LTD., & FLST, LTD

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

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

_____
Notary Public State of Texas

My commission expires the _____ day of _____, _____.

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 12/4/17

James Stowell, RPLS
Texas Registration No. 6513

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

_____ _____
Perfecto Solis, Chairman Planning and Zoning Commission — Doug Powell, Executive Director of Development Services

_____,2017
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

_____
Theresa Scott, Town Secretary
Town of Flower Mound

_____,2017
Date

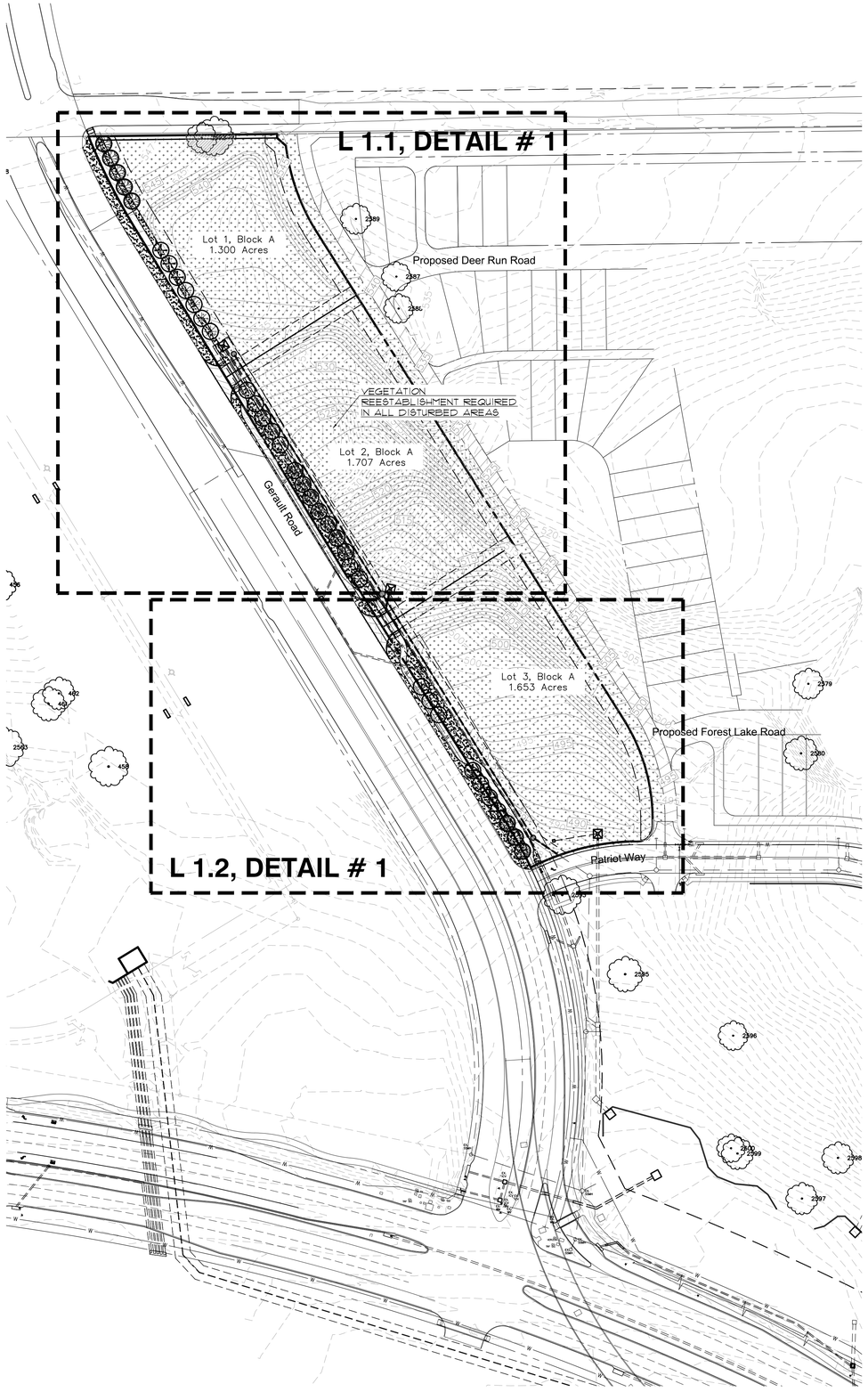
RECORD PLAT
Lots 1, 2 & 3 Block A
SOUTHGATE COMMERCIAL, NORTHEAST TRACT
4.648 Acres
in the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS
DENTON COUNTY, TEXAS

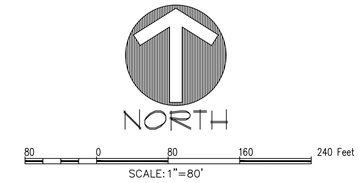
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: SP DATE: 09/26/2017 SCALE: 1"=50' JOB. No. 15103

OWNER/DEVELOPER
FLST, LTD.
BEVERLY DEVELOPMENT
PO BOX 190746
DALLAS, TX 75219
Ph. (214) 377-8488
Contact: MR. STEPHEN WILLIAMSON

FILED _____ **DOC #** _____ **P.R.D.C.T.**





PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
8	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
7	BUR OAK	Quercus muehlenbergi	3"	10'-12'	Per Plan	Single Trunk
7	BALD CYPRESS	Taxodium distichum	3"	10'-12'	Per Plan	Single Trunk
7	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
7	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
20,552	BERMUDA SOD					

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
South Gate

STREET BUFFER LANDSCAPING			
STANDARD		**REQUIRED BUFFER WIDTH**	**PROVIDED**
GERAULT RD.		**15 ft.**	**15 ft.**
STREET BUFFER TREES			
STANDARD	**STREET FRONTAGE (LINEAR FEET)**	**REQUIRED**	**PROVIDED**
1 per 30 l.f.	**Gerault Rd. - 1070 l.f.**	**36 trees (3" cal.)**	**36 trees (3" cal.)**

NOTE: All required buffer landscape will be permanently irrigated, and all hydro-mulch areas will have temporary irrigation for grass re-establishment.

LANDSCAPE NOTES:
Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All Irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

OWNER/DEVELOPER
FLST, LTD/ BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON R. PINSON
2826
STATE OF TEXAS

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

SOUTHGATE COMMERCIAL- NORTHEAST PLANS
Lots 1-3, Block A
SOUTHGATE, PHASE III
4.648 Acres
in the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
DENTON & TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By:	LD
Date:	10/2/2017
Scale:	1"=80'
Revisions:	
	11/17/2017
	12/04/2017

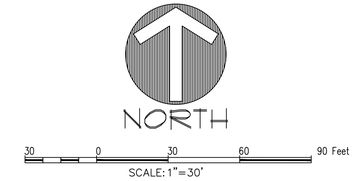
15103B

L 1.0

SOUTHGATE COMMERCIAL- NORTHEAST PLANS

File: Z:\2015\15103\Drawing\FP & Const Plans\15103B NEC CONSTRUCTION PLANS\SHEETS\15103B L5
Plotted: 12/4/2017 2:09 PM, by Michael Durst Saved: 12/4/2017 9:39 AM, by lwo

1. DESIGN DEVELOPMENT
SCALE 1"=30'



PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (LE) LACEBARK ELM — Ulmus parvifolia
- (BO) BUR OAK — Quercus macrocarpa
- (BC) BALD CYPRESS — Taxodium distichum
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD
- VEGETATION RE-ESTABLISHMENT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD/ BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL-
NORTHEAST PLANS
Lots 1-3, Block A
SOUTHGATE, PHASE III
4.648 Acres
in the
J. TURNER SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
DENTON & TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

Drawn By:	LD
Date:	10/2/2017
Scale:	1"=30'
Revisions:	
	11/17/2017
	12/04/2017

15103B

L1.1

SOUTHGATE COMMERCIAL- NORTHEAST PLANS

File: Z:\2015\15103\Drawing\CP & Const Plans\15103B NEC CONSTRUCTION PLANS\SHEETS\15103B LS
Plotted: 12/4/2017 2:09 PM, by Michael Duvall Saved: 12/4/2017 9:39 AM, by tara

1. DESIGN DEVELOPMENT
SCALE 1"=30'

PLANT LEGEND

- (LO) LIVE OAK — Quercus virginiana
- (LE) LACEBARK ELM — Ulmus parvifolia
- (BO) BUR OAK — Quercus macrocarpa
- (BC) BALD CYPRESS — Taxodium distichum
- (CE) CEDAR ELM — Ulmus crassifolia
- BERMUDA SOD
- VEGETATION RE-ESTABLISHMENT

NORTH

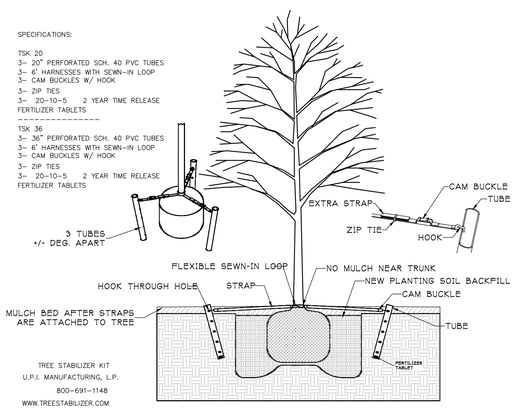
30 0 30 60 90 Feet

SCALE: 1"=30'

SPECIFICATIONS:

TSK 20
3– 20" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS

TSK 36
3– 36" PERFORATED SCH. 40 PVC TUBES
3– 6' HARNESSES WITH SEWN–IN LOOP
3– CAM BUCKLES W/ HOOK
3– ZIP TIES
3– 20–10–5 2 YEAR TIME RELEASE FERTILIZER TABLETS



TREE STABILIZER KIT
U.P.I. MANUFACTURING, L.P.
800–691–1148
WWW.TREESTABILIZER.COM

2. TREE STAKING
NOT TO SCALE

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD/ BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL-
NORTHEAST PLANS
Lots 1-3, Block A
SOUTHGATE, PHASE III
4.648 Acres
in the
J. TURNER SURVEY SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
DENTON & TARRANT COUNTY, TEXAS

LANDSCAPE PLAN

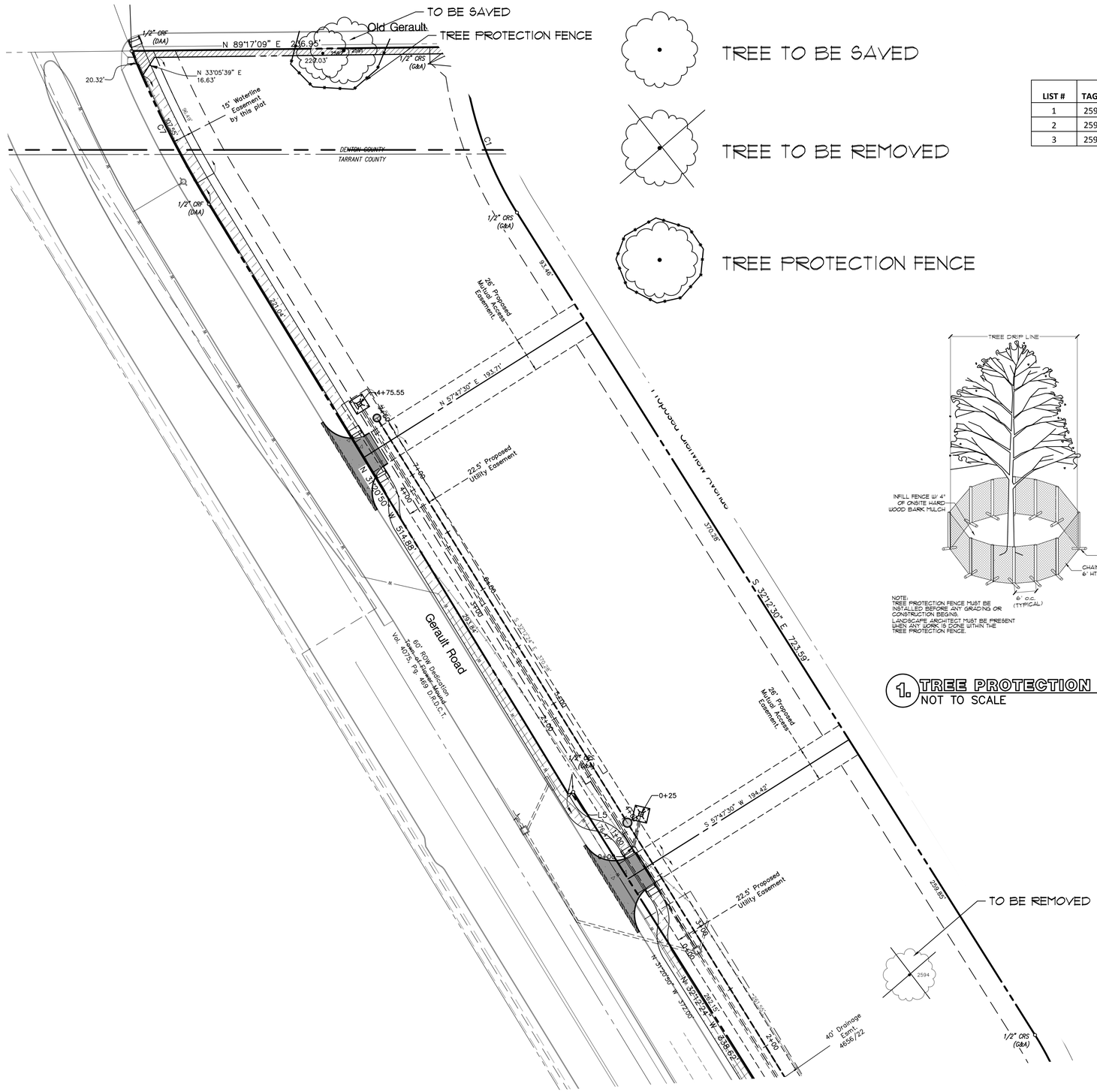
Drawn By: LD
Date: 10/2/2017
Scale: 1"=30'
Revisions:
11/17/2017
12/04/2017

15103B

L1.2

SOUTHGATE COMMERCIAL- NORTHEAST PLANS

File: Z:\2015\15103\Drawing\VP & Const Plans\15103B NEC CONSTRUCTION PLANS\SHEETS\15103B L5
Plotted: 12/4/2017 2:10 PM, by Michael Durst; Saved: 12/4/2017 9:39 AM, by lora



TREE TO BE SAVED

TREE TO BE REMOVED

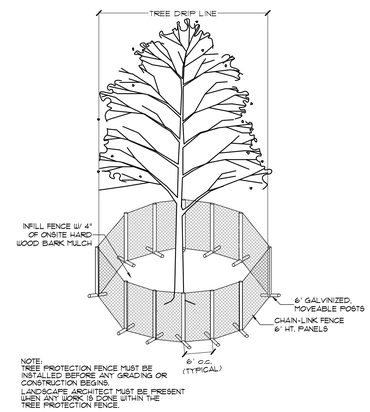
TREE PROTECTION FENCE

LIST #	TAG #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
1	2591	33	POST OAK	Quercus stellata	YES	NO
2	2592	26	POST OAK	Quercus stellata	YES	NO
3	2594	26	PECAN	Carya illinoinensis	YES	YES

NORTH

40 0 40 80 120 Feet

SCALE: 1"=40'



NOTE:
TREE PROTECTION FENCE MUST BE INSTALLED BEFORE ANY GRADING OR CONSTRUCTION BEGINS.
LANDSCAPE ARCHITECT MUST BE PRESENT WHEN ANY WORK IS DONE WITHIN THE TREE PROTECTION FENCE.

1. TREE PROTECTION DETAIL
NOT TO SCALE

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 as derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE – CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an International Society 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 Standard. 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 6 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees 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 on site 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 or 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. 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
1) Landscape Architect. Fences may be constructed from 6' "T" stakes and orange web fence material.
2) All trees to be preserved shall have 6 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 6 inch depth.
3) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4) 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. Trench es "airdug" with Air Spade (registered trademark) or similar technology are
the only exceptions. Irrigation line may be 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 greater than 7 feet from a tree trunk. (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
5) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
6) 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.
7) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 12/4/2017

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FLST, LTD/ BEVERLY DEVELOPMENT
P.O. BOX 190746
DALLAS, TEXAS 75219
Ph. 214-377-8466
Contact: MR. STEPHEN WILLIAMSON

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

SOUTHGATE COMMERCIAL- NORTHEAST PLANS

SOUTHGATE COMMERCIAL-
NORTHEAST PLANS
Lots 1-3, Block A
SOUTHGATE, PHASE III
4.648 Acres
in the
J. TURNER SURVEY SURVEY, ABSTRACT NO. 1251
TOWN OF FLOWER MOUND
DENTON & TARRANT COUNTY, TEXAS

TREE SURVEY

Drawn By:	LD
Date:	10/2/2017
Scale:	1"=40'
Revisions:	
	11/17/2017
	12/04/2017

15103B

T1.0

File: Z:\2015\15103\Drawing\VP & Const Plans\15103B NFC CONSTRUCTION PLANS\SHEETS\15103B TS
Plotted: 12/4/2017 2:10 PM, by Michael Duvall Saved: 11/7/2017 11:41 AM, by Michael

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5

DATE: December 11, 2017

FROM: Doug Powell, Executive Director

ITEM: **Consider a request for a design change (MISC17-0007) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain approval of a proposed change to the visual terminus element located within the central roundabout of Lakeside Parkway. On May 23, 2016, the Planning and Zoning Commission approved a site plan for the Lakeside Condominium Tower (SP15-0021) that included an approximately 30-foot-tall obelisk structure within the central roundabout:

The approved obelisk is intended to serve as the required visual terminus on the approved concept plan for Lakeside DFW in lieu of the condominium tower since it is located west of the central roundabout:

Earlier this year, Realty Capital submitted a request (MISC17-0003) to replace the approved obelisk with a 30-foot-tall live oak tree. According to the applicant, the live oak would be "complemented by seasonal flowers, accent lighting, and additional masonry to help merge the connection between luxury and nature."

At the April 10, 2017, Planning and Zoning Commission meeting, there was lengthy discussion during which several concerns were raised by commissioners. The request was denied by the Planning and Zoning Commission and appealed to the Town Council, but ultimately withdrawn by the applicant.

Realty Capital has continued to bring forward options to the obelisk as they do not believe it to be the best solution for the development. With the latest alternative, it was decided that the item should receive consideration by the Town's Cultural Arts Commission, since it involved art within the public right-of-way. At their November 30, 2017, meeting, the proposal received a recommendation for approval by the Commission.

Notwithstanding the action of the Cultural Arts Commission, this item is coming before the Planning and Zoning Commission to determine if the new proposal is an appropriate substitution for the previously-approved obelisk.

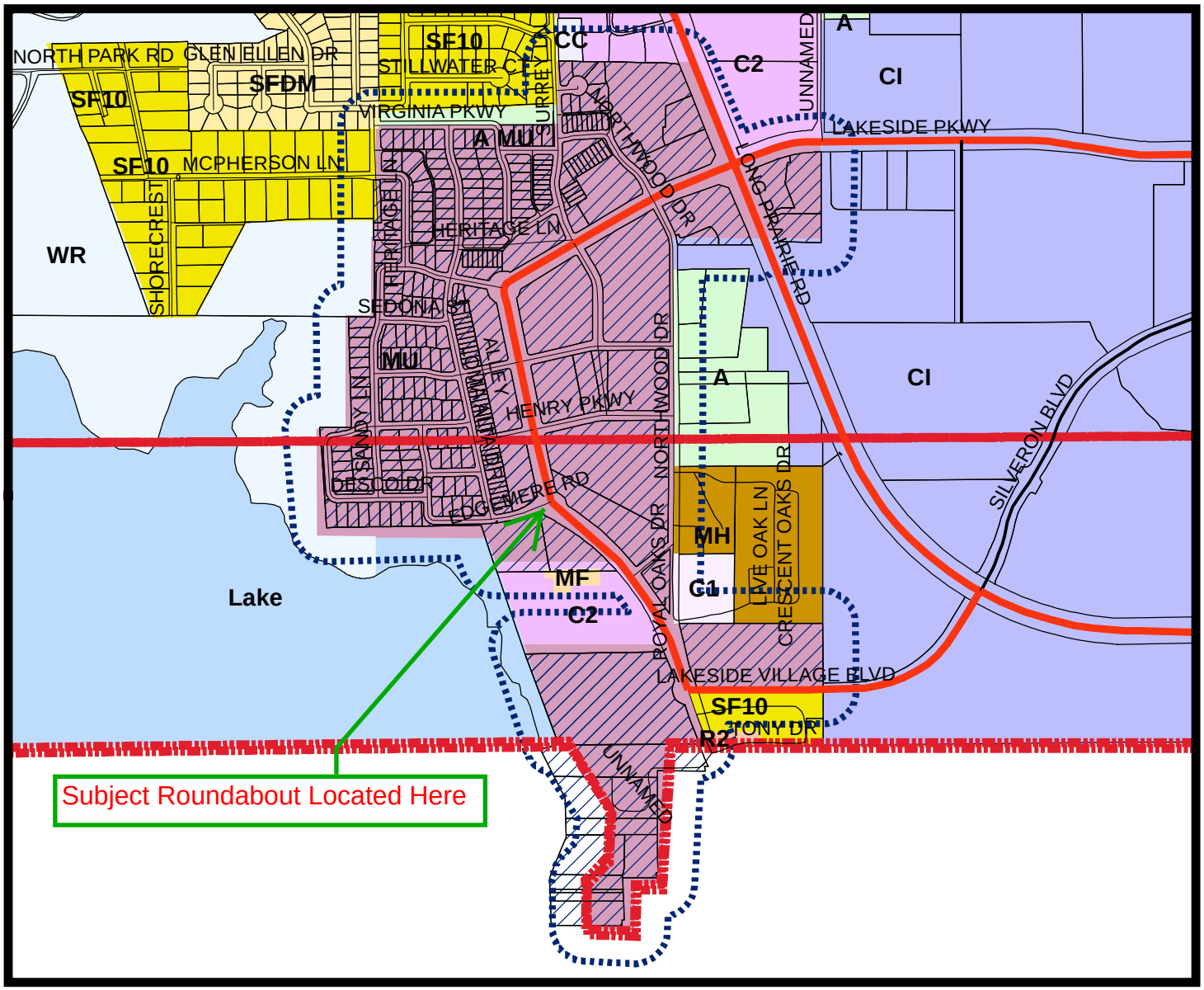
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

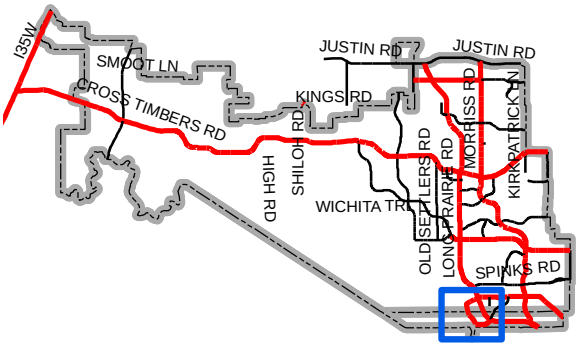
Vicinity Map

Reference Project: MISC17-0007



LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- Commercial 1
- Commercial 2
- Lake
- Mixed Use
- Mobile Home
- Multi-Family
- Retail 2
- Single Family 10
- Single Family Density Medium
- Water Recreation



Map Location

0 700 1,400 2,800 Feet

REALTY CAPITAL

909 Lake Carolyn Parkway • Suite 150
Irving, Texas 75039
469.533.4100 • Fax 469.533.4150
RealtyCapital.com

December 4th, 2017

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

RE: Lakeside Tower Element in Lakeside Parkway Roundabout

Dear Mr. Powell,

Realty Capital Management desires to use the design services of Gordon Huether's Studio to supply and install *Up We Go* (attached) in the second roundabout of Lakeside DFW, adjacent to Lakeside Tower. *Up We Go* stands at a height of 19'11 ½" and will become the visual element to serve as a terminus for Lakeside Parkway, which was included in the original Site Plan application for Lakeside Tower (SP15-0021).

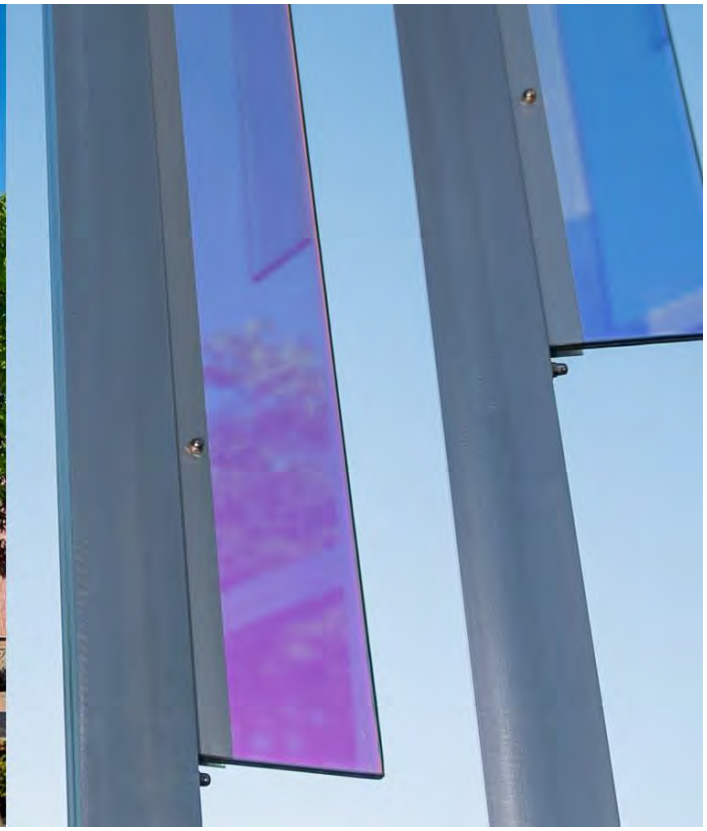
Gordon Huether is a world-renowned artist, who has created intricate pieces of artwork in Germany, Canada and prominent cities within the United States. Realty Capital originally admired Gordon's sculpture named *Spectrum,* which is of similar height, design and fabricated with the same materials as *Up We Go*. In addition to his design expertise, Gordon's philosophy of establishing a "narrative of place" struck Realty Capital's attention and confirmed our confidence in Gordon's ability to create a memorable terminus for Lakeside Parkway.

Please accept this letter as Realty Capital Management's Letter of Intent to replace the previously approved vertical tower element in the Lakeside Tower Site Plan Applications (SP15-0021).

Thank you for your consideration,

Richard Myers
Managing Director - Realty Capital Management, LLC
817-313-5000 (c)
Myers@RealtyCapital.com

Gordon Huether's *Up We Go!*



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 6

DATE: December 11, 2017

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0007 - The Point) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.156 (PD-156) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with certain exceptions and modifications to the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 34.5 acres of land in order to create a planned development district which includes a mixture of both non-residential and residential uses, in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Section 2, Area Plans, of the Master Plan defines Campus Commercial as follows:

"Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District's Vision:

   a. Create high quality, regional commercial development;

b. Competes in the economic development arena; and
c. Develops a balanced tax base to reduce the residential tax burden.

2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;

3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;

4. No one single use should be allowed to predominate in the District at build-out;

5. Uses and design shall be in context with the existing environment and adjacent developments; and,

6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics, and should be facilitated through the balancing of market demand and community preferences."

The requested underlying zoning in the PD will be based on certain uses and standards in the Campus Commercial (CC) district. The Town's Land Development Regulations defines this district as follows:

'The CC campus commercial district is designed primarily to accommodate a variety of large scale campus commercial developments such as corporate offices, office parks, hotels, resorts and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the campus commercial uses could be appropriate if they are planned as integral elements of the developments. In addition to the use and area regulations of this division, development in the CC campus commercial district shall be in compliance with all other applicable provisions of this chapter.'

With respect to permitted uses, the applicant has prohibited certain nonresidential uses while requesting that three additional uses not permitted in the CC Campus Commercial District be allowed in this planned development:

- Multifamily
- Carriage house
- Commercial ready unit

The undeveloped 34.5 acre site possesses frontage along both Long Prairie Road and Silveron Boulevard. The site possesses significant slopes (80 feet of fall) across the property. Access to the development will consist of two ingress/egress points along Long Prairie Road; three along Silveron Boulevard; and two along the northern property line. The accompanying conceptual site plan [Attachment B(1)] provides for a mixture of uses as well as designated public and private open space areas. The specific components of the applicant's development vision along with narrative related to the requested exceptions and modifications and comprehensive sign package will be addressed in the following sections.

General Overview

The applicant is proposing a mixture of residential and nonresidential uses, along with various public and private open space areas, specific street profiles to serve vehicular

and pedestrian movements, design-specific crosswalks (both mid-block and at intersections), alternative street buffer planting along Long Prairie Road and enhanced tree planting (soil amendments) requirements, and a comprehensive sign package to address signage for the hotel, commercial tenant signage, and various monument (ground signs) signage oriented at points of ingress/egress and at the corner of Long Prairie Road and Silveron Boulevard.

It should be noted that the applicant and staff have worked to ensure various development standards will be provided thereby complying with the following component of the Master Plan's land use designation:

A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Non-residential component

The conceptual site plan provides for various nonresidential uses oriented along the Long Prairie Road frontage:

- 57,500 square foot four-story hotel with 100 guest rooms and typical common area improvements (Building 9)
- 40,000 square foot two-story Office and Retail (Building 5)
- 47,300 square foot three-story Office (Building 1)
- Surface parking areas abutting each building

Building numbers 1 and 5 abut two (of three) public open spaces and will provide for patios/gathering areas that have direct access to their respective open space adjacency.

Residential component

The applicant is requesting a maximum of 585 dwelling units to be constructed within two distinct building styles:

- Three story multifamily buildings
- Carriage house (minimum of two and maximum of three stories)

The three story multifamily buildings will be required to provide various private common area amenities located within close proximity to the various residential structures. All ground level units will be required to access the street while all other dwelling units shall be accessed from an internal corridor. The absence of external stairwells will enhance more visually pleasing elevations as depicted in Attachment B(1).

The carriage house (Buildings 2, 7, 8, 10, 14, and 15) is considered a multifamily product, is constructed on a smaller scale (two to five dwelling units each) than typical multifamily buildings. Unlike typical multifamily units that have one unit above another, the carriage house is a single dwelling unit designed to be occupied by a family unit. These units are placed throughout the Planned Development and provide for elevations that differ from typical multifamily buildings.

Mixed Use Buildings

Other than Building 5 (office with ground level retail), the applicant has identified various multifamily buildings (Buildings 3, 6, and 17) that will provide commercial ready construction of some of the ground level units that can accommodate retail, office, and live/work units. These units will be oriented towards The Green and the Silveron Boulevard frontage. Design standards will require a greater floor-to-ceiling height (as compared to typical multifamily dwelling units) and an expanded use of glass across the façade.

Public and Private Open Space and Pedestrian Connectivity

The Planned Development will require various components of public open space to be provided so as to engage tenants, employees, and residents within the Planned Development as well as providing access from visitors outside of the development:

- The Green (approx. 1.1 acres) - This area will provide connectivity to the Town's trail system on Long Prairie Road and will connect through the development to Point Park. The sidewalk will link the Town trail across this area, transitioning to enhanced pavement and passing through a carriage way within Building 16, connecting to Point Park.

- Point Park (approx. 3.18 acres) - Located in the northeast corner of the site, significant topography exists and will be maintained. Improvements will be limited so as to maintain the existing topography. Access options will be provided as noted above as well as from Silveron Boulevard.

- Long Prairie Road and Silveron Boulevard Retention Pond (0.6 acres) - This area will provide direct access to the abutting office building as well as Long Prairie Road and Silveron Boulevard. Outside seating areas, landscaping, and specific signage will be required along with specific signage being proposed at the intersection.

- At grade connectivity - The development will be linked by internal sidewalks that require minimum unobstructed widths. Additionally, all mid-block crossings and those located at street intersections shall be constructed with patterned or stamped concrete or pavers. It is anticipated the sidewalks will allow for inclusion of non-permanent amenities to add to the pedestrian experience.

- Off-Site connectivity – As noted on the conceptual site plan, the applicant has provided for a pedestrian connection point (to Point Park) along the site's northern property line, east of the easternmost ingress/egress point. It is anticipated this sidewalk will ultimately connect to the Town's trail system along Long Prairie Road as well as providing access to existing and future developments north of the site. It should be noted these off-site improvements will require adjacent property owners to complete the connection. It is staff's understanding the applicant has had a preliminary discussion with the abutting property owner along the east line of Lake Forest Boulevard, south of Lakeside Parkway regarding this subject.

- Street Segments – As noted below, the Town Council approved an amendment to the Thoroughfare Plan for removal of the section of Lake Forest Boulevard between Lakeside Parkway and Silveron Boulevard. As a result of this action, the applicant proposes to provide internal street sections that encourage traffic calming components (i.e., roundabout and parking) that enhance the above referenced at grade connectivity and improve safety for pedestrians.

Environmental

According to the Environmental Protection Plan (EPP) submitted by the applicant, the subject property contains a variety of environmental features including Upland Habitat, a perennial stream that runs along the northeastern edge of the property, slopes of 12 percent or greater within the northeast corner of the property, and a Wetlands Mitigation Area within this same area. The tree survey submitted with the application identifies four specimen trees. They are physically located within the area designated as Point Park and will be retained as part of this designated publicly accessible open space. With the exception of a portion of the Upland Habitat (see below), all of these environmentally sensitive components will remain undisturbed, as they will reside within the area designated as Point Park.

With respect to Upland Habitat, the required Environmental Protection Plan identifies approximately 4.1 acres within the northeast quadrant of the site. Approximately 2.7 acres will be impacted and as such will require mitigation. The fee, net of preservation credits for the remaining undisturbed area, will be required to be paid on or before the first preconstruction meeting.

Off-Street Parking

The submitted conceptual site plan provides for a mixture of uses with an aggregate off-street parking requirement of 1,264 spaces. This aggregate parking count is based in part on an alternative parking requirement for the residential units (1.5 spaces per unit in lieu of 2 per unit). Town Code defines a large development as one that is required to provide over 250 spaces per established parking ratios. For a large development, the Town's parking regulations require a minimum reduction of 20 percent of the aggregate parking requirement along with a parking study.

The applicant's parking study addresses the development's parking needs as well as the requested alternative off-street parking ratios for the multifamily, carriage house, and commercial ready uses. As noted in the proposed development standards, the development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development.

Requested Modifications

The applicant has requested the proposed Planned Development be based, in part, on the uses and development standards in the Campus Commercial district (CC) uses, with certain modifications to the dimensional regulations for this district. As the property is currently zoned PD-31 for Campus Commercial District uses, a comparison of the respective development standards where different is noted in the following table:

Development Standard	Existing (PD-31)	Proposed (PD-156)
Minimum Front Yard	Long Prairie Road and Silveron Boulevard- 65 feet with first 25 feet as a street buffer. Parking prohibited within the first 45 feet	Long Prairie Road- 60 feet with 25 feet as a street buffer and parking prohibited within the first 25 feet Silveron Boulevard- Minimum build-to-line of 25 feet from the existing right-of-way with 15 feet as a street buffer. Parking prohibited between the building and the property line Internal street system- Minimum build-to-lines of 10 feet and 13 feet, depending street section
Minimum Rear Yard	15 feet	15 feet
Maximum Lot Coverage	50 percent	60 percent
Maximum Floor Area Ratio	1:1	1:1
Height and Stories	120 feet and 10 stories	120 feet with varying number of stories per use
Minimum Street Yard Landscape	50 percent of all undeveloped areas	20 percent of all undeveloped areas
Minimum Street Buffer	25 feet (Long Prairie Road and Silveron Boulevard)	25 feet (Long Prairie Road and 15 feet Silveron Boulevard)
Street Buffer Trees	One tree (existing or preserved) per 500 square feet of the buffer	One tree (existing or preserved) per 30 linear feet of the buffer
Tree Planting Requirements	Town Code	Enhanced planting techniques including augmented soil amendments and sensitivity to planting areas in close proximity to underground detention

Comprehensive Sign Package

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

A Comprehensive Sign Package is being proposed for consideration of the following:

- Ground signs
- Wall signs (Hotel only)
- Tenant Blade signs

The hotel is to be developed at the northwest corner of the property. Designed to be constructed as a four story building and located on one of the highest elevations on the property, the applicant is requesting a larger wall sign to maximize its visibility of fronting on Long Prairie Road. Per the Town's sign code, the proposed wall sign on the east façade must also be included for consideration.

Various ground signs will serve as signature markers for the development and situated at the ingress/egress points to the development. It should be noted the ground sign along the northern property line will be located closer to the property line so as to serve a dual purpose of identifying the development while alerting drivers of a need to transition from a section of the roadway void of heavy pedestrian traffic.

With respect to the wall signs, the basis of the applicant's request for flexibility is to address anticipated ground level retail/restaurant signage that will allow visual interest for these areas within the Planned Development. At this time, the developer anticipates complying with the Town's sign standards for all other signage.

The following table summarizes the requested comprehensive sign package to existing sign regulations:

Sign Type	Existing Town Sign Code	Proposed (PD-156) See attachment B(1) for specific sign locations, where referenced
Ground Sign	Maximum of 10 feet x10 feet; maximum sign area of 60 sf; minimum setback of 15 feet from public right-of-way; minimum of 120 feet b/t ground signs; minimum setback from abutting property line of 60 feet; double faced sign faces shall be parallel; requires masonry border	Main entry-Long Prairie Road (Sign 1) 38 feet tall; 450 sf; no masonry border; double faced sign faces are not parallel Long Prairie Road and Silveron Boulevard (Sign 2) 51' wide; 360 sf; no masonry border; double faced sign faces are not parallel Southern property line (Sign 3) 15' wide; 15' setback for abutting property line; no masonry border Northern property line (Sign 4) 15' wide; 15' setback for abutting property line; no masonry border Trailhead (Sign 5) no masonry border Hotel (Sign 7) no masonry border
Wall Sign (Hotel only)	Maximum sign area of 300 sf. Maximum of one primary and two secondary signs per tenant with 60' or more lineal frontage of building wall, with maximum sign area of 300 sf for all primary and secondary signs; for 60 feet or more of lineal building wall frontage, maximum sign with of 55% of lineal frontage and maximum height of 72 inches; maximum of 12" depth	Hotel (Signs 6A and 6B)-480 square feet (460 sf-west façade and 20 sf (east façade); 32'-10" x 16'-5" (west façade sign); 18" depth (east façade)
Tenant Blade Sign	For nonresidential multitenant buildings, maximum of one sign for each tenant, with maximum width and height based on lineal frontage of the storefront (example, less than 20 feet of frontage permits sign width of 80% of frontage and 36 inches of sign height)	Maximum of one per tenant; maximum of 3 feet x 5 feet; maximum sign area of 15 sf; may encroach into sidewalk subject to minimum 8 foot clearance above a sidewalk; may be internally or externally illuminated
Sandwich Board Sign	No permit required	Maximum of one per tenant; maximum height of 4 feet; maximum sign area of 12 sf, per side; may encroach into sidewalk area subject to maintaining minimum unobstructed sidewalk width of 4 feet; no permit required

Thoroughfare Plan Amendment-Lake Forest Boulevard

This application is the impetus for the amendment to the Town's Thoroughfare Plan for the section of Lake Forest Boulevard between Lakeside Parkway and Silveron Boulevard. The previous designation as an Urban Minor Arterial required a 90 foot right-of-way providing for a four lane divided roadway, but did not allow on-street parking. As this proposed development will encourage significant on-street pedestrian activity, the applicant will introduce certain design standards to reduce vehicular speeds and enhance overall safety on and near the roadway.

Following public hearings before the Transportation Commission (September 12, 2017) and the Planning and Zoning Commission (November 13, 2017), the Town Council voted to approve the removal of this section of the roadway from the Thoroughfare Plan at its November 20, 2017 public hearing.

Parks Board

The Parks Board will conduct a hearing to formulate a recommendation related to the residential component of this application at its December 7, 2017, hearing. As the Planning and Zoning Commission packet was posted prior to this hearing date, staff will update the Commission during the December 11, 2017, public hearing. Note the Parks Board meeting may be viewed live or following the meeting (see archived section) at the Town's website .

With respect to park land dedication and park development fees, the applicant has requested the proposed Planned Development incorporate those respective standards as required by the Mixed Use District as provided for in the Town's Land Development Regulations. Specifically, a minimum of 200 square feet per dwelling unit (multifamily, carriage house, commercial ready unit) shall be provided as private common open space. Examples of this designated component includes roof-top areas, pools, activity areas (inside or outside), and courtyards that are accessible to all residents within the development. Furthermore, a maximum of 50 percent of this requirement may be configured as private personal open space. Examples of this designated component include balconies, patios, or other spaces exclusive to individual tenants.

III. UNRESOLVED ITEMS

This application was submitted to the Town on July 3, 2017. During this time, there has been a significant amount of effort expended by Town staff and the applicant's development team to ensure the application complies with all relevant components of the Master Plan. Additionally, direction for developments within the Lakeside Business District has been provided as a result of Town Council workshops and a joint work session with the Planning and Zoning Commission on September 25, 2017. Lastly, the applicant obtained valuable feedback during the P&Z Work Session on October 23, 2017.

As this report has addressed all aspects of the applicant's development vision, there do remain various items where staff retains some concern as to a favorable outcome not being established:

1) Vertical Commercial Development

With respect to the above referenced joint work session, certain components of development were identified in context with projects that will be presented to the Town through a typical development application process. A summary of the Campus Commercial Design Intent Joint Work Session is attached for background, however the following excerpt merits a focus on this specific unresolved item:

- *Focus on high quality office development*
- *Provide for high quality office and focused commercial uses along FM 2499*
- *Limit large parking fields along FM 2499*
- *Provide a design that incorporates all uses into a walkable site including open spaces, gathering spots and linked to environmental amenities*

In consideration of office and focused commercial development, the Town may allow a limited number of residential units as an incentive for development that incorporates the elements of the district. Any planned residential areas shall be away from, and off of, FM 2499.

At this time, the development standards generally address 'maximums' (floor area ratio, stories/height), however, staff and the applicant have been unable to agree on a 'minimum' amount for commercial development, nor the timing of delivery of the nonresidential component.

2) Silveron Boulevard-Revised Street Profile

The Town Council has expressed a desire to see Silveron Boulevard become more pedestrian friendly, thereby attracting street level activity for existing and proposed developments in the immediate area. As such, a future Thoroughfare Plan amendment will be brought forward by Town staff to consider on-street parking along both sides of Silveron Boulevard, between the bridge crossing the perennial stream abutting this site, westward to the street's intersection with Long Prairie Road. Part of the public discussion will be what design of on-street parking (parallel, angled) should be provided and what impact this may have on abutting properties. The applicant is aware of this pending Thoroughfare Plan amendment. As there remains uncertainty as to timing for this item to be considered (public hearings for the Transportation Commission, Planning and Zoning Commission, and Town Council) as well as the final street profile, staff has proposed language in the development standards that will allow the Staff flexibility with implementing required build-to-lines, street buffers, and location of other required infrastructure along the site's street frontage.

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 rezoning requests. At the time this report was written, staff had received no correspondence in support and six letters in opposition to the project.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study
4. Existing PD-31 Ordinance
5. Campus Commercial Design Intent

B. Application Details

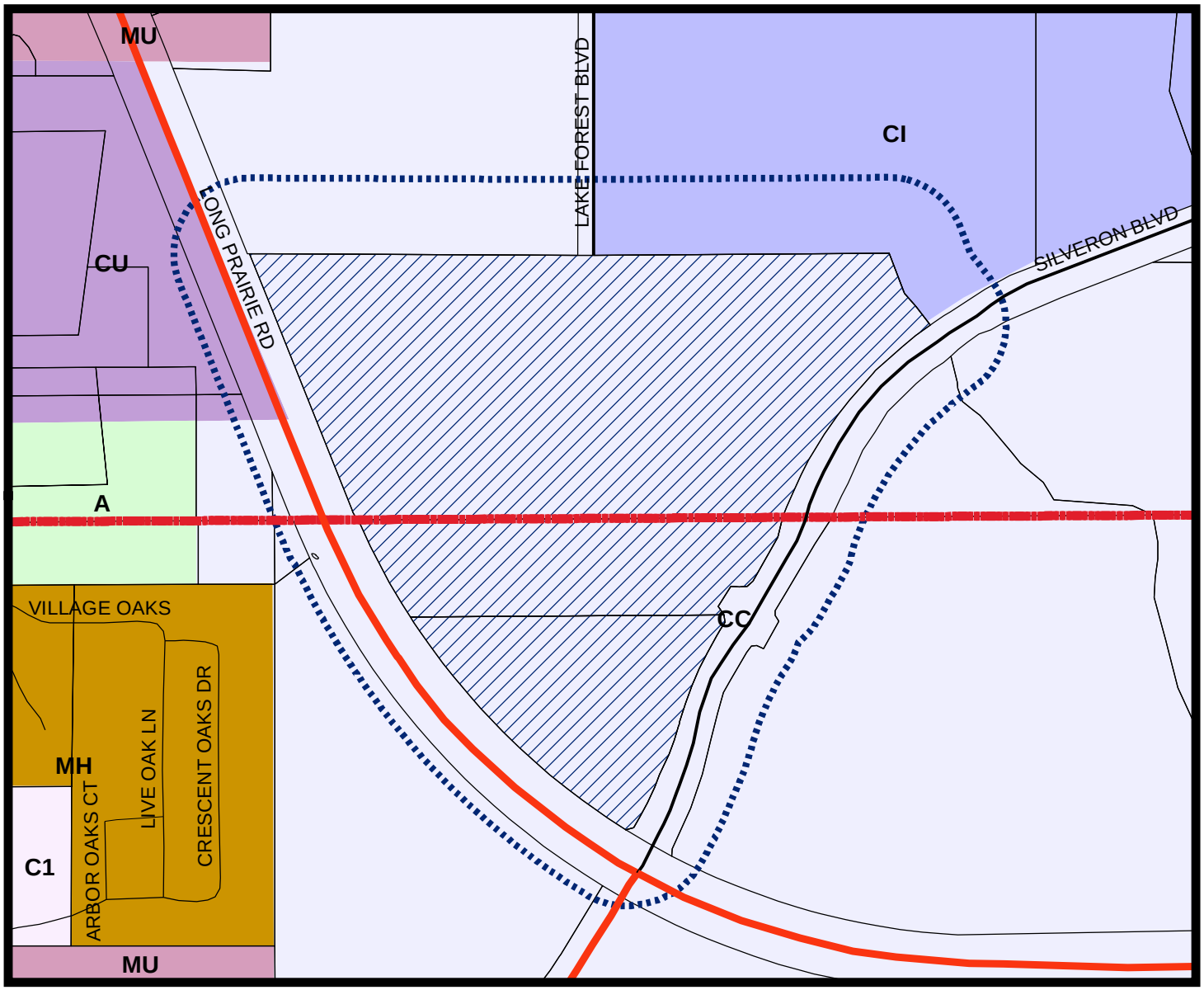
1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

C. Correspondence

1. Correspondence in Opposition

Vicinity Map

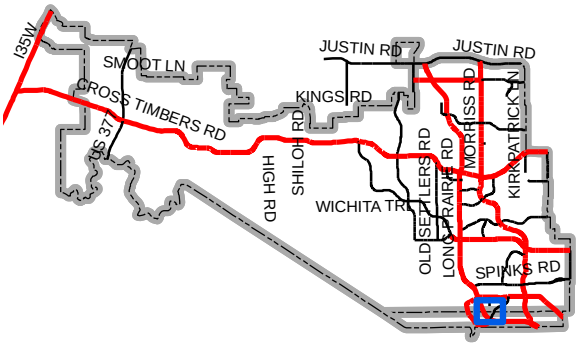
Reference Project: ZPD17-0007



LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 1
- Mixed Use
- Mobile Home

Subject Property



Map Location

0 315 630 1,260 Feet

portmanteau

Doug Powell
Executive Director of Planning
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028

December 7, 2017

Mr. Powell,

Portmanteau Consulting has submitted an application on behalf of Direct Development for a Zoning Planned Development-PD 156. The application is for approximately 35 acres of land located at FM2499 and Silveron Parkway. The property is within the Lakeside Business District Area Plan. The property is currently zoned under PD 31 as Campus Commercial. The property is bordered on the north by Home Depot and undeveloped property that is zoned Campus Industrial (a recent application for a warehouse site plan has been submitted). On the east, it is bordered by the Campus Industrial development currently occupied by Stryker. It is bordered on the south by Silveron Parkway and undeveloped land also zoned under PD 31 as Campus Commercial. To the west of FM2499, the majority of the property is also zoned and/or Master Planned for Campus Commercial.

The property has significant slope. There is approximately 40' of fall from north to south and over 70' of fall from east to west. The eastern edge of the property contains an environmentally sensitive area of over 4 acres.

Current Land Use and Likely Outcomes

The property is currently zoned for Campus Commercial uses under PD31. PD31 was initially established in 1985 and updated in 2000. The subject property was zoned as Campus Commercial with a specific goal of obtaining corporate or Class A office. Achieving this goal has been challenging for the property owner.

The property has been marketed for Class A office by the current owner since 2008. There have been no buyers.

Based on our review, it is our belief the existing zoning for the property will likely continue to slow or prevent development of Class A office. The most likely scenario is the property will, at least partially, develop in the near future. The most probable uses will be the assorted accessory uses (hotel, motel, strip retail etc.) provided for in the Campus Commercial zoning category.

It should also be noted that as PD 31 was established in 1985, development occurring under PD 31 is likely to fall far short of Flower Mound's current standards. Requirements such as the current Urban Design Standards, key provisions of SMARTGrowth and other such ordinances were adopted after the PD was established and would not apply.

Direct Development's proposed rezoning of the property under PD 156 will insure that the property develops in accordance with all current ordinances including Urban Design Standards and SMARTGrowth.

Current Market Conditions

While DFW is currently the number one office market and the number two suburban office market in the US, Flower Mound's participation has been limited to flex office attached to industrial warehouse.

Discussions with the leading DFW real estate professionals (JLL, CBRE and Transwestern) who assist corporate office tenants in procuring Class A office space indicate the central obstacle to development of Class A office on the property is lack of a walkable mixed use environment.

The Area Plan for Lakeside Business District allows for the development of the required mixed use development needed to support Class A office. In recent months, Flower Mound's Town Council has also given extensive direction/input on the development of property within Lakeside Business District. This direction was given to all Lakeside Business District property owners and their representatives by senior town staff in August. Further clarification was also provided during a joint Council and P&Z work session on September 25, 2017. It is our understanding this direction includes:

- Insuring a cohesive design by evaluating all proposed projects in context of the total Lakeside Business District. (9/17)
- Office and supporting commercial line FM2499
- Limit parking fields on FM2499
- Residential components should be thoughtfully designed and varied
- Support overall vision
- Residential not allowed along 2499
- Silveron Parkway should be pedestrian oriented
- Leverage existing development including providing appropriate transitions
- Preserve and utilize the natural beauty and environment to the greatest extent possible
- Create superior walkability

Proposed Land Use and Development

The Point is designed to begin establishing the walkable, mixed use environment needed to support the Class A office development desired in Lakeside Business District east of FM2499. Direct Development has assembled a team of leading experts, who have designed and developed successful mixed-use projects that provide vibrant environments for DFW's leading employers. The team includes Trammell Crow Residential, JHP Architects, LandDesign and Cates-Clark & Associates. JLL has been retained as the marketing team for the proposed Class A office sites.

Direct Development is proposing to rezone the property to add a residential component as allowed by the current Master Plan land use designation and area plan. Additionally, Direct Development is proposing to eliminate PD31 as it pertains to this property. A new PD, PD 156, will incorporate all current Flower Mound ordinances.

This will enable Direct Development to build a unique, walkable, mixed use environment that fully showcases the properties natural setting and creates a desirable environment for Class A office tenants.

Walkability and Park/Recreation Requirements

In designing the proposed development, the priority was to establish a unique, walkable place. This is accomplished by first establishing three main open space areas: The Corner, The Green and Point Park. These areas total approximately 5.5 acres or 15% of the total property. These open space areas are connected by an extensive pedestrian system that will create a superior walking environment for current and future residents, office tenants and business travelers staying at the proposed Hilton branded hotel.

Point Park preserves over 3 acres of environmentally sensitive area and establishes a natural surface path. This path can be extended on adjacent undeveloped properties north to Lakeside Parkway and south along the stream and pond. The adjacent property owner to the south has expressed interest. The recent site plan submitted for the property to the north incorporates the path.

The Point is requesting the adoption of the park standards adopted in 2012 for mixed use projects. At that time, Flower Mound recognized that its park standards were developed to support traditional suburban development and were not suited for development that contained a mixture of uses and was more urban in nature (see attached 10/1/12 Staff Report) These standards were applied successfully to Lakeside DFW and were later incorporated into the PD that created Southgate.

The mixed use standards first require minimum open space of 5% of total land area. The Point's open space is approximately 15% of total land area.

Next, the mixed-use park standards require each multifamily unit have a minimum of 200 square feet of private open and private space per unit. Private open space includes outdoor amenities such as pools, volleyball courts and other amenities reserved for resident use only. The Point meets this requirement.

The mixed use standards do not require multifamily pay any other park related fees. However, in recognition of The Point's proximity and connectivity to Heritage Park, park fees of $575 per unit are also being proposed.

Tru by Hilton

As previously mentioned, a Hilton branded hotel, Tru, is proposed for the property. Tru is identified in the industry and by Hilton as a mid-scale brand (The hotel market is generally segmented into economy, mid-scale, upper mid-scale and luxury). In some markets, the brand performance is consistent as an upper midscale brand. The hotel will target junior to mid-level business travelers who are currently travelling to Flower Mound for short trips but use hotels in Grapevine and Lewisville.

Tru was launched in 2016 and is widely recognized as being the most successful launch in hotel industry history. Currently there are over 425 Tru hotels in Hilton's development pipeline. Hilton has worked diligently with our development team and Town staff to modify and enhance the standard Tru architecture. As a result, a hotel that is unique in the Tru portfolio and conforms with Flower Mound's Urban Design Standards is being proposed.

Class A Office, Retail and Other Commercial

Two Class A office building sites are also planned. Estimated square footage of office space is up to 200,000 square feet depending on the tenants acquired. Parking for the buildings will be provided through a combination of surface parking and podium parking as if needed.

In addition to Class A office, approximately 24 commercial ready units are also planned. This represents approximately 18,000 square feet of commercial space suited for small office or small scale retail. This space is located adjacent to The Green and Silveron Parkway. This space is key to encouraging walkability within the development.

Class A Multifamily

The balance of the property is planned for Class A for lease residential which will be constructed by Trammell Crow Residential. Trammell Crow Residential is the

premier residential builder for mixed use developments in DFW and throughout the country.

A variety of residence types are being proposed including:

- Thirty-two carriage houses - These residences are similar to townhomes. Their placement eases the transitions from the adjacent warehouse and Home Depot and they provide a variety of scale to the development.
- Twenty four commercial ready units along The Green and Silveron Parkway. As previously stated this is equivalent to approximately 18,000 square feet of commercial space. These units are constructed to commercial standards with store front facades. These units can be used as residential, live/work, or neighborhood retail including restaurant or small office. Commercial ready units are constructed with no interior load bearing walls to allow easy reconfiguration to fit the end user. As The Point and LBD are built out, it is anticipated this space will be utilized for commercial purposes. To encourage this, Direct Development and Trammell Crow have committed, as part of the development agreement with Flower Mound, to market these units on CoStar for lease as commercial space.
- The balance of the residences will be urban multifamily. The residences are finished in the same manner that is expected of new homes in Flower Mound. Additionally, the amenities in the private common space include luxury resort pools and fitness centers, a private dog park, club house, and private grill and picnic areas. These amenities are in addition to the public open space previously mentioned.

Residential construction costs are estimated to be approximately $200 per square foot. This compares favorably with the average sale price per square foot for new homes in Flower Mound.

Comprehensive Sign Package

The Point is requesting a comprehensive sign package (see attached summary of requested signs).

The principal reason for this request is to allow for monument signs that establish The Point's brand at the corner of Silveron and FM 2499 as well as the main entrance on FM 2499. Additional monument signs are located at the north and south ends of Lake Forest Blvd.

Signage for the Tru Hotel is also part of the requested package. Lastly, wayfinding signs for Point Park and the pedestrian system is also included.

Preliminary Marketing Response and Feedback

Preliminary marketing of the project to DFW real estate professionals has resulted in a high level of interest in the proposed Class A office sites. Direct Development is currently in active discussions that could provide for construction of at least one of the planned office buildings within two years. JLL has been retained as the primary marketing and leasing team for the commercial portions of the development.

Our preliminary marketing indicates The Point is attractive to the Class A Office market because of its thoughtful, walkable design and the vibrant synergy provided by TCR's Class A product and the Tru hotel. Just as important, The Point is attractive to TCR because of its thoughtful, walkable design and the planned Class A office. Altering or removing any component will result in a suboptimal project that is likely to be unattractive to the Class A office market and/or TCR.

Please let me know if you have any questions or need any further information.

Thank you for your consideration,

Sincerely,

Kendra Stephenson

Kendra Stephenson,
Portmanteau Consulting

Attachment 1

TOWN COUNCIL MEETING
AGENDA ITEM NO: 15
OCTOBER 1, 2012

| | CONSENT ITEM | | REGULAR ITEM | | WORK SESSION ITEM

FROM: Doug Powell, Executive Director of Development Services

THROUGH: Chuck Springer, Interim Town Manager
Kent Collins, P.E., Assistant Town Manager

PRESENTER: Doug Powell, Executive Director of Development Services

ITEM: **Public Hearing to consider a request to amend the Land Development Regulations (LDR 05-12) through the amendment of Chapter 98, "Zoning," by the amendment of Division 25, "Mixed Use District", by amending Section 98-905, entitled "Modifications," of the Code of Ordinances to allow the Town Council to (1) modify the requirements of the park land dedication ordinances; (2) modify the park development fees ordinances; and (3) modify the tree preservation ordinances for those Mixed Use Development projects that meet certain specified criteria identified in such amendments, and to consider adopting an ordinance providing for said amendment.** ***(The Planning and Zoning Commission recommended denial by a vote of 6 to 0 at its September 24, 2012, meeting.)***

I. APPLICATION CONTACT INFORMATION

Applicant	Town of Flower Mound

II. ITEM SUMMARY

A. Outstanding Issues

There are no outstanding issues associated with this request.

B. Planning and Zoning Commission Recommendation

Move to recommend denial of a request to amend the Land Development Regulations (LDR 05-12).

C. Draft Motions

1. Move to approve a request to amend the Land Development Regulations (LDR 05-12) through the amendment of Chapter 98, "Zoning," by the amendment of Division 25, "Mixed Use District", by amending Section 98-905, entitled "Modifications," of the Code of Ordinances to allow the Town Council to (1) modify the requirements of the park land dedication

ordinances; (2) modify the park development fees ordinances; and (3) modify the tree preservation ordinances for those Mixed Use Development projects that meet certain specified criteria identified in such amendments, and adopt an ordinance providing for said amendment.

2. Move to deny a request to amend the Land Development Regulations (LDR 05-12).

III. BACKGROUND INFORMATION

On October 6, 2008, the Town Council adopted amendments to the Master Plan and Land Development Regulations that encompassed the Town's Mixed-Use Regulations. The Mixed-Use Regulations were the result of a series of meetings and discussions of the Lakeside Stakeholders Committee who were charged with developing new regulations for mixed-use projects. The Committee was supported by Gateway Planning, who was hired by the Town to provide technical expertise. Although the effort led to the adoption of regulations that allowed for the creation of mixed-use developments within the Town, the Committee finished their work without addressing two policy issues related to the current park and tree regulations.

Specifically, the nature of mixed-use regulations allow for a development pattern that, by its very nature, is not suburban in form or function. The Town's development regulations are designed for suburban development and have served the Town well to create a place that is known for its high quality of life. However, most of these suburban development standards are not conducive to the creation of pedestrian-oriented, mixed-use developments. The review of the first development to apply under the mixed-use regulations has shown that amendments to the regulations are appropriate to address the issue of suburban regulations being applied to mixed-use developments.

IV. PLANNING ANALYSIS

The Town's mixed-use regulations require a mixture of uses to be proposed for any development application. Also, a minimum of 5% open space is required for the development. This open space can perform as a park, but the intent is to require traditional open spaces found in urban areas such as plazas, squares, and pocket parks that fit within the urban context. These open space areas are to be developed and maintained by the developer, but would be open to the public. Again, the nature of urban development requires all aspects of the development standards to be reviewed for appropriateness.

The proposal is to amend the mixed-use regulations, specifically the Mixed-Use Zoning District, to allow the Town Council to approve modifications to the Town's park land dedication, park development fees, and tree preservation regulations. The proposal to allow for these modifications includes criteria that specify additional standards if these modifications are granted.

The intent of the criteria is to provide for parks and tree preservation requirements based on the type of residential; single-family detached versus all other residential. The type of residential is used as a basis as it differentiates between what can be considered urban versus suburban in nature. The single-family detached areas will resemble other residential areas in the Town; while the other residential areas will be designed to be the pedestrian-oriented, mixed-use areas envisioned as the core areas of the mixed-use developments.

The specifics of the criteria for the two areas of amendments are as follows:

Parks

The Town's current regulations require that residential developments provide 3.36 acres per 100 units for park development and $1,388 per unit for park development purposes. No park fees are imposed on non-residential development. The proposed amendment calls for allowing a 50% reduction in the park dedication fees when an additional 5% open space is provided based on the amount of area dedicated to single-family-detached development. Further, the design must provide at least two parks within a quarter-mile radius of each single-family block; one of the parks may be a public park outside the development. Also, the non-single-family residential development would need to provide 200 square feet of open space per unit.

The park development fees could be used by the developer for the on-site parks and open spaces within the development.

Trees

The Town's current regulations require that residential developments mitigate tree removal and require a Tree Removal Permit for specimen trees planned to be removed. Further, the current regulations exempt non-residential development within the Lakeside Business District, Denton Creek Business District and all Specific Plan Areas (SPAs). The proposed criteria would allow for any trees to be removed; the mitigation for any removal within the single-family-detached residential areas would be by the planting of new trees within the balance of the mixed-use development or payment of a mitigation fee. The non-single-family-detached areas would be exempted as all non-residential development currently is.

V CORRESPONDENCE

At the time this staff report was written, no correspondence had been received in support of, or opposition to, this request.

VI. ATTACHMENTS

A. **Background Information**
   1. DRAFT Ordinance Language
B. **Notices and Correspondence**
   1. Newspaper Notification

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO.

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AMENDING SUBPART B, CHAPTER 98 OF THE CODE OF ORDINANCES, ENTITLED "ZONING," THROUGH THE AMENDMENT OF ARTICLE III, ENTITLED "DISTRICT REGULATIONS," THROUGH THE AMENDMENT OF DIVISION 25, "MU MIXED USE DISTRICT," BY DELETING EXISTING SECTION 98-905, "MODIFICATIONS," IN ITS ENTIRETY AND REPLACING SAID SECTION WITH A NEW SECTION 98-905 ALSO ENTITLED "MODIFICATIONS"; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas has recommended denial of the amendment of Chapter 98 of the Code of Ordinances, entitled "Zoning," by and through the amendment of Division 25, "MU Mixed Use District," by deleting Section 98-905, "Modifications," in its entirety and replacing said section with a new Section 98-905, also entitled "Modifications", and

WHEREAS, all legal requirements, conditions, and prerequisites have been complied with prior to this case coming before the Town Council of the Town of Flower Mound, and

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town, to amend the Town Code of Ordinances as set forth herein

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are hereby found to be true and correct legislative and factual determinations of the Town of Flower Mound and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, existing Section 98-905, entitled "Modifications," is hereby deleted in its entirety and replaced with a new Section 98-905, also entitled "Modifications," to read as follows.

"98-905. – Modifications

(a) *Mixed use standards.* The town council may approve modifications to any of the standards in the MU after a recommendation by the planning and zoning commission based on unique site conditions and development context at the time of the application. In granting a modification the town council may impose any conditions that it deems necessary or desirable to protect the public interest and implement the goals of the town's master plan with respect to mixed use. However, an applicant may submit to the zoning board of adjustment a request for a variance and the board may grant variances to any specifically established standards approved by the town council in the ordinance establishing the particular MU. All such requests will be subject to the standards imposed upon the zoning board of adjustment in section 78-85.

(b) *Park land dedication and park development fees requirements.*

(1) *General.* In Mixed Use development projects, park land dedication (including the payment of cash in lieu of dedication) requirements and park development fee requirements shall be evaluated in regard to the following standards.

(2) The development plan, in addition to meeting the standards for public civic/open space above, shall be analyzed based on the following standards:

a. Provision of Private Common and Private Personal Space for all non-single-family detached residential units proposed in the development shall meet the following standards:

i. A minimum of 200 sq.ft. per unit shall be provided as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents of the building or development

ii. Approximately 50% of the required Private Common Open space may be provided as private personal open space that includes balconies, patios, and similar spaces that are located within individual units

b. All single-family detached residential units may be eligible for up to a 50% reduction of the Town's park land dedication (including the payment of cash in lieu of dedication) requirements and park development fee requirements by meeting the following standards:

i. An additional 5% of open space is provided (measured as a percentage of the gross area dedicated to attached and detached single-family residential uses in all character zones);

ii. The additional open space provided meets the criteria under 98-903(g)(3) above; and

iii. The additional open space provides access to at least two types of public open space (pocket park, playground, green, linear green, etc.) within a ¼-mile radius of each single-family residential (attached and detached) block. If convenient public access is provided within a ¼-mile radius of an existing significant adjacent public open space for the majority of those residential blocks, only one public open space will be required.

(3) For the purposes of this section, the following definitions shall be used:

a. "Private common open space" means a privately-owned outdoor or unenclosed area, located on the

ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use by the residents, employees, and/or visitors to a development.

b. "Private personal open space" means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use solely by the individual residents of a condominium or multi-family dwelling unit.

(c) *Tree preservation.*

(1) *General.* In Mixed Use development projects, tree mitigation shall be evaluated in regard to the district as a whole based on the tree survey. Tree survey and planting requirements shall comply with Chapter 94 "Trees." Compliance with the requirements regarding tree removal and mitigation within the Mixed Use development shall comply with the following standards.

(2) *Tree removal.*

a. *Undergrowth and unprotected trees.* A property-owner/developer may, in its discretion, remove understory growth, including but not limited to vines, shrubs, briars and bushes, and trees that are 3 caliper inches or less in diameter, however neither protected nor specimen trees as shown on the tree survey shall be removed without the submittal and approval by the Town of a tree removal permit.

b. *Removal of protected or specimen trees.* The removal of specimen or protected trees located within a lot or site do not require a tree removal permit, however; such trees shall not be removed from a lot or site prior to all of the

conditions listed in this subsection being met. No protected or specimen trees may be removed from a lot or site prior to the approval of a development plan, Site Plan, plat or replat. In addition, a pre-construction meeting with appropriate Town staff shall occur prior to the removal of any protected or specimen tree and/or the authorization of grading and construction activities to begin on the lot or site.

(3) *Mitigation requirements for authorized tree removal.* Tree mitigation requirements for Mixed Use districts shall not apply to non-residential uses within the Mixed Use project. Mitigation requirements for residential uses for Mixed Use districts shall comply with the following provisions.

a. *Protected trees on-site.* It shall be the responsibility of any person removing a protected tree from a lot or site to replace each protected tree so removed with one (1) tree having a caliper of 2½ - 3 inches, measured in accordance with the terms of Chapter 94 "Trees."

b. *Specimen trees on-site.* It shall be the responsibility of any person removing a specimen tree from a lot or site to replace each specimen tree removed with one (1) or more trees that total twice the caliper inches of the specimen tree(s) removed as measured in accordance with the terms of Chapter 94 "Trees." For example, if a thirty-inch (30") specimen tree is removed, it would be replaced with sixty (60) caliper inches comprised of twenty (20) three-inch (3") caliper trees, five (5) twelve-inch (12") caliper trees or some other combination of trees the caliper measurement of which equates to sixty (60) caliper inches.

c. *Mitigation payments.* Mitigation payments in lieu of planting replacement trees shall be calculated and submitted to the Town for approval. Fees in lieu of planting shall be paid to the Town's Tree Preservation Fund.

d. *Mitigation credits and incentives for preservation of protected and specimen trees.* If any protected or specimen tree is preserved on a lot or site, credits for said preservation shall be given that will count toward the replacement or mitigation requirements within the lot or site. Credits will accrue only for those trees whose measured drip lines are left predominantly in their natural state. Minimal cutting, filling or other construction-related activities are allowed within the drip line of trees eligible for credits to the extent only that such trees are not damaged or killed by such activity within their drip line. Said credits will accrue as follows:

i. For each protected tree preserved or transplanted within a lot or site or transplanted elsewhere in the site, one (1) tree credit shall be given.

ii. For each specimen tree preserved or transplanted within a lot or site or transplanted elsewhere within the site, credit for caliper width equivalent to the caliper width of the tree preserved or transplanted shall be given. *For example, preserving or transplanting a specimen tree having a thirty-inch (30") caliper width would result in thirty (30) caliper inches of credit, or ten (10) three-inch (3") caliper trees.*

iii. For purposes of this section, one (1) credit shall be given for landscaping trees planted in compliance with the Mixed Use district landscaping standards.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2012.

APPROVED:

_____

Thomas E. Hayden, MAYOR

ATTEST:

_____

Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

_____

Tarrence S. Welch, TOWN ATTORNEY

PUBLIC HEARING

Notice is hereby given that the Town Council of the Town of Flower Mound, Texas, will hold a Public Hearing on October 1, 2012, at 6:00 p.m. in the Flower Mound Town Hall, 2121 Cross Timbers Road. The purpose of the hearing is to consider a request to amend the Land Development Regulations (LDR 05-12) through the amendment of Chapter 98, "Zoning," by the amendment of Division 25, "Mixed Use District", by amending Section 98-905, entitled "Modifications," of the Code of Ordinances to allow the Town Council to (1) modify the requirements of the park land dedication ordinances; (2) modify the park development fees ordinances; and (3) modify the tree preservation ordinances for those Mixed Use Development projects that meet certain specified criteria identified in such amendments.

To Run in Denton Record-Chronicle: Wednesday, September 12, 2012
To Run in LV/FM/HV Neighborhood News: Friday, September 14, 2012

Denton Record-Chronicle:
FAX: 1-940-566-6818
ATTN: Melissa / Sherry / Natalie
Email: classads@dentonrc.com

ANY QUESTIONS OR PROBLEMS PLEASE CALL JAMES HOEFERT AT 972-874-6380

Town of Flower Mound Account # 100041137

Attachment 2

1 The Point Sign 1 (ground sign)

2 The Point Sign 2 (ground sign)

3 The Point Sign 3 (ground sign)

4 The Point Sign 4 (ground sign)

5 Trailhead Sign 5 (ground sign)

6 A Tru Hotel West Facade Sign 6A (wall sign)

6 B Tru Hotel East Facade Sign 6B (wall sign)

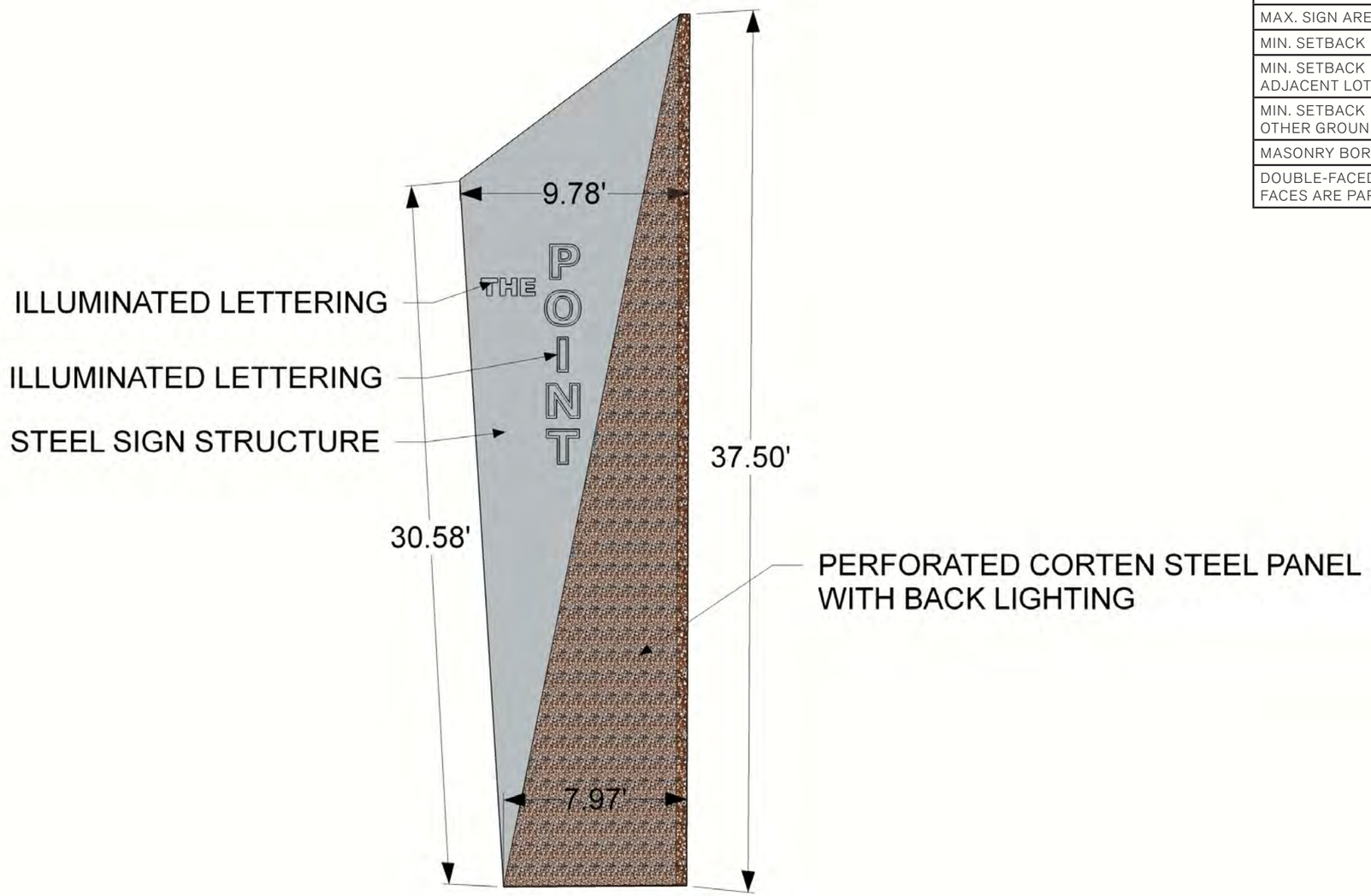
7 Tru Hotel Monument Sign 7 (ground sign)

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

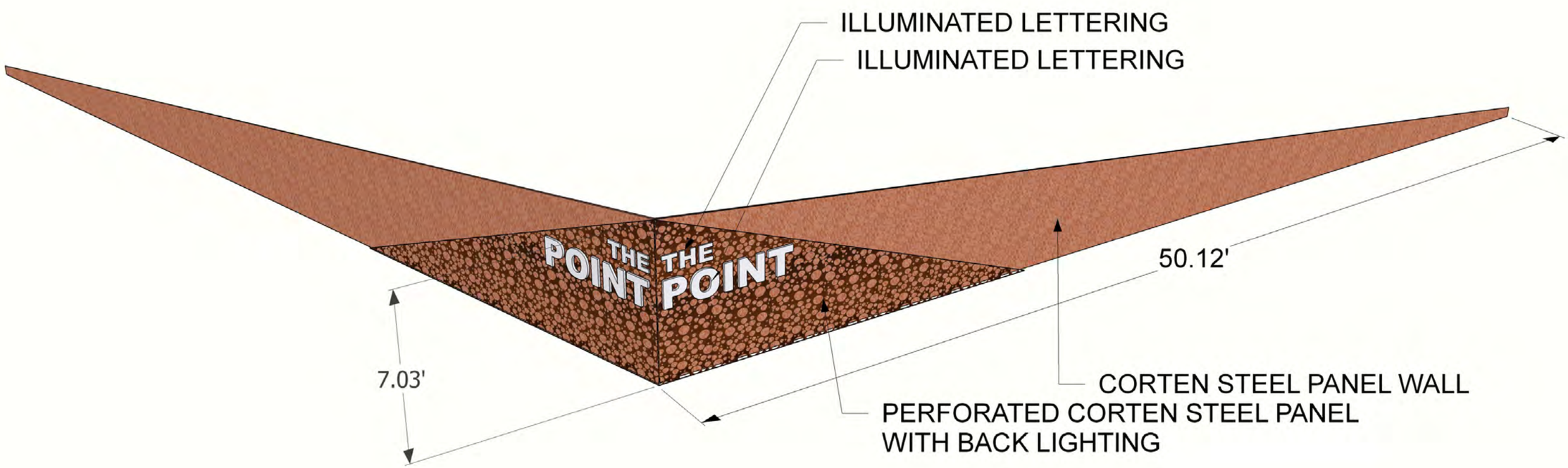
LandDesign.

GROUND SIGN REQUIREMENTS - SIGN 1			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	38'
MAX. WIDTH	Sec. 86-67 (2)	10'	10'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	VARIES PER SIDE, 450 SF MAX
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO



SIGN 1

GROUND SIGN REQUIREMENTS - SIGN 2			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	51'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	360 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO



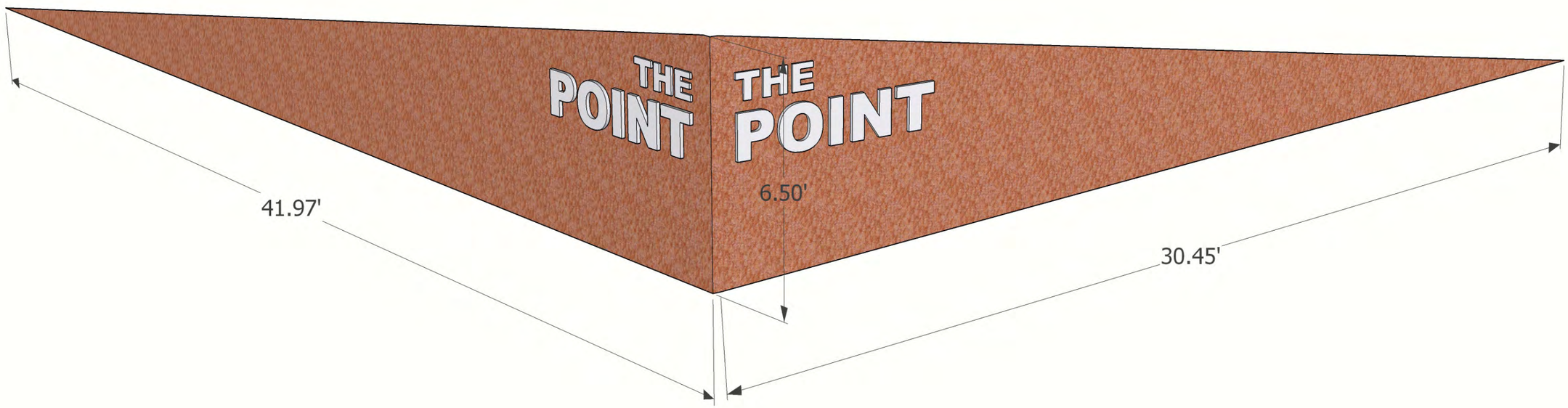
SIGN 2

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

GROUND SIGN REQUIREMENTS - SIGN 3			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	6.5'
MAX. WIDTH	Sec. 86-67 (2)	10'	42'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	275 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO

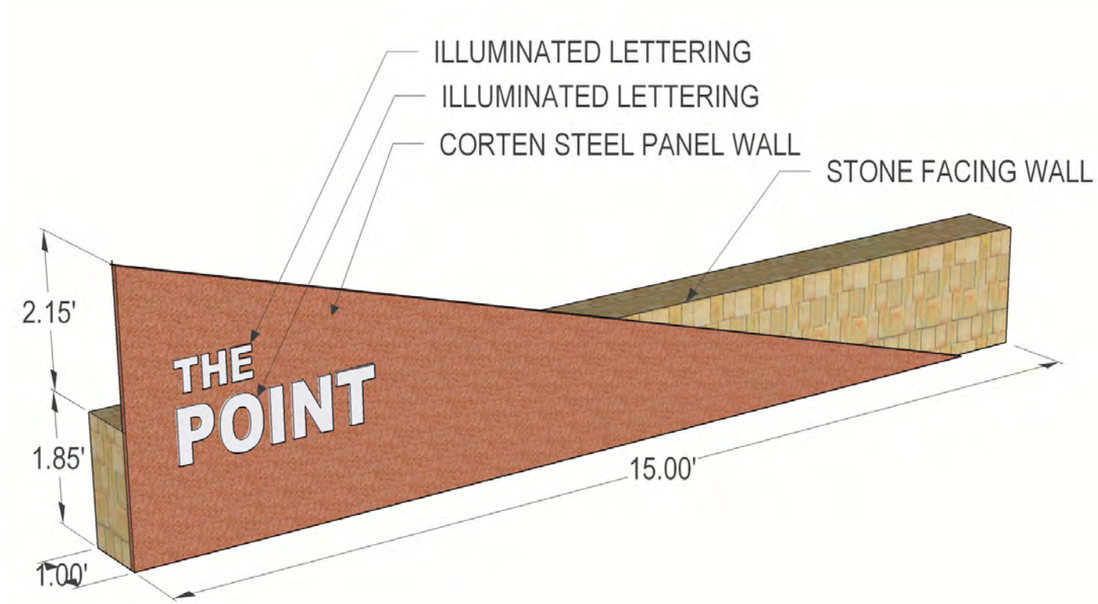


SIGN 3

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

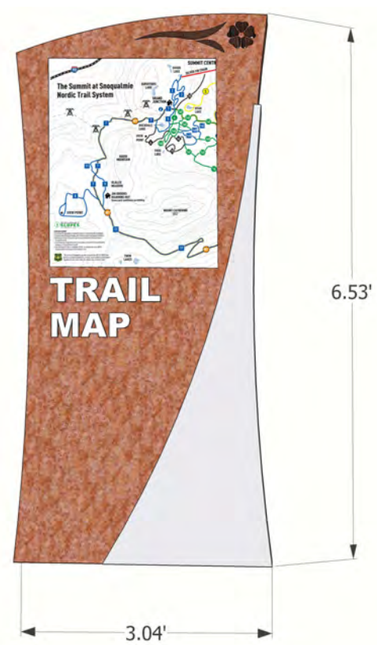
PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.



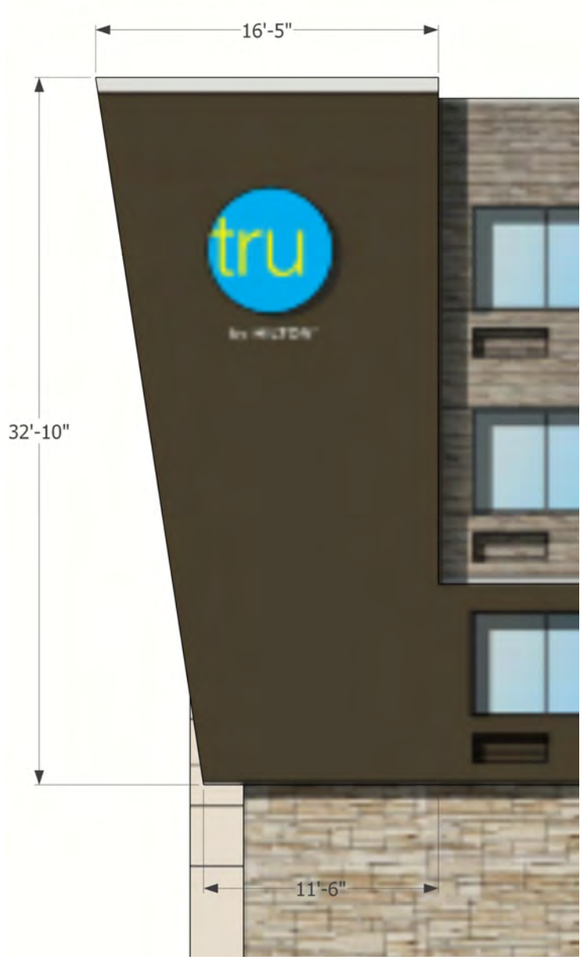
SIGN 4

GROUND SIGN REQUIREMENTS - SIGN 4			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	4'
MAX. WIDTH	Sec. 86-67 (2)	10'	15'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	60 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	15'
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NOT APPLICABLE, SINGLE FACED



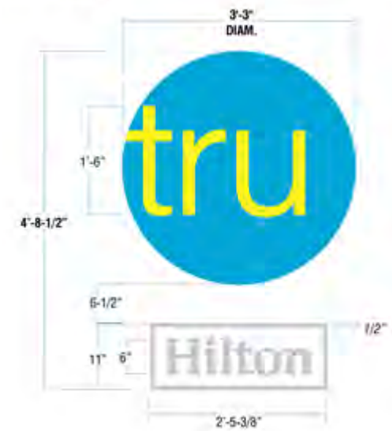
TRAILHEAD SIGN 5

GROUND SIGN REQUIREMENTS - TRAILHEAD SIGN 5			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	7'
MAX. WIDTH	Sec. 86-67 (2)	10'	4'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	28 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES



WALL SIGN REQUIREMENTS - TRU HOTEL WEST FACADE SIGN 6A			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	32'-10"
MAX. WIDTH	Sec. 86-67 (2)	10'	16'-5"
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	460 SF

TRU HOTEL WEST FACADE SIGN 6A



TRU HOTEL EAST FACADE SIGN 6B

WALL SIGN REQUIREMENTS - TRU HOTEL EAST FACADE SIGN 6B			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-68 (a)(6)	6'	5'
MAX. WIDTH	Sec. 86-68 (a)(6)	105' (55% of 192')	4'
MAX. SIGN AREA	Sec. 86-68 (a)(4)	300 SF	20 SF
MAX. DEPTH	Sec, 86-68 (a)(3)	1'	1.5'

TRU HOTEL GROUND SIGN 7

GROUND SIGN REQUIREMENTS - TRU HOTEL GROUND SIGN 7			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	5'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	40 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES

Kimley»Horn

MEMORANDUM

To: Robert L. Pruett Jr, P.E.
Cates-Clark & Associates, LLP

From: Jeffrey Whitacre, P.E., AICP, PTP
Kimley-Horn and Associates, Inc.
TPBE Registered Firm Number F-928

Date: November 30, 2017

Re: The Point Parking Study
Flower Mound, Texas

PURPOSE

Kimley-Horn and Associates, Inc. was retained by Cates-Clark & Associates, LLP to conduct a parking study for the proposed development, The Point, located on the northeast corner of FM 2499 & Silveron Boulevard in the Town of Flower Mound, Texas. This memorandum summarizes the results of the parking study required in Section 82-73 of the Town's Code of Ordinances.

According to the conceptual site plan (see **Appendix**), the 34.5-acre site is planned to have 18 buildings and include the following:

- **Office Land Use:** 67,300 ft^2
- **Restaurant Land Use:** 10,000 ft^2
- **Retail Land Use:** 10,000 ft^2
- **Multi-Family Land Use:** 577 Dwelling Units
- **Hotel Land Use:** 100 Keys

This study is intended to determine the number of parking spaces needed on site in order to adequately serve The Point development and meet requirements outlined by the Town of Flower Mound, the Institute of Transportation Engineers (ITE), and the Urban Land Institute (ULI).

METHODOLOGY

Three (3) analyses were performed for this study:

- **Flower Mound Code of Ordinances**
  Utilized off-street parking requirements outlined in Section 82-74.
- **ITE Parking Generation**
  Utilized the average peak period parking demand rates.
- **ULI Shared Parking Generation**
  Utilized base rates as well as time distribution of parking demand.

Kimley»Horn

PROPOSED SUPPLY

Based on the conceptual site plan for The Point, 1,305 spaces are planned to be provided on site. **Table 1** outlines the total number of spaces currently planned to be provided for each land use.

Table 1 -The Point Planned Parking		
Land Use	Intensity/Units	Provided Parking
Multifamily/Carriage House	577	896*
Restaurant	10,000	49
Retail	10,000	48
Hotel	100	108
Office	67,300	204
	Total	1,305

*The Point proposes a parking ratio for residential dwellings (multifamily and carriage house) of 1.5 spaces per dwelling unit. This "per dwelling unit" parking requirement is based on one space per bedroom, with a mix of one, two, and three bedroom units being developed. For a commercial ready unit, one space for each 500 square feet of floor area is proposed. Commercial ready units may be used as "dwelling units".

PARKING ANALYSIS

Flower Mound Code of Ordinances

As stated in Section 82-73 of the Town's Code of Ordinances, the required number of parking spaces for a proposed development is to be based on the requirements listed in section 82-74. These sections of the Town's Code of Ordinances are provided in the **Appendix**.

Based on the site plan provided, office, retail, multifamily, and hotel land uses are all proposed on site. The retail planned on site was assumed to be a 50/50 split between restaurant and general retail. When developments are considered "large," requiring over 250 parking spaces, a minimum reduction of 20% from the sum of the specific parking required for each use is required.

Table 2 summarizes the specified land uses, the corresponding parking unit, and the parking required based on the Town's Code of Ordinances. Using base ratios outlined in the Town's Code of Ordinances, 1,651 spaces are required for The Point site. Considering the site as a large development and reducing the parking by the required 20% results in 1,320 required spaces.

Table 2 - Town Parking Requirements				
Land Use	Intensity/Units	Parking Requirement	Parking	Reduced Parking
Multifamily	577	2 spaces per dwelling unit	1,154	923
Restaurant	10,000	1 space per 75 square feet	133	106
Retail	10,000	1 space per 250 square feet	40	32
Hotel	100	1 space per guest suite	100	80
Office	67,300	1 space per 300 square feet	224	179
		Total	1,651	1,320

ITE Parking Generation

The ITE *Parking Generation Manual* summarizes collected parking demand data which is compiled into statistics. Average peak period demand rates were used for each specified land use to obtain an anticipated parking demand for The Point site.

During the late evening/early morning, both multifamily and hotel land uses experience their peak demand. Other hotel peak demand times occur around noon and during the late evening. Similarly, office land use has multiple peak demand times. Office land use experiences its peak demand from morning-noon and during the late afternoon/early evening. Around noon, restaurant land uses experience their peak demand. Retail land uses have a very specific peak demand time, occurring during December from 11:00 AM to 9:00 PM.

Table 3 summarizes the analysis carried out using the *Parking Generation Manual*. Based on the peak period demand and The Point site, the anticipated parking demand is 1,113 spaces.

Table 3 - ITE Parking Generation			
Land Use	Intensity/Units	Parking Requirement	Parking
Multifamily	577	1.20 vehciles per dwelling unit	692
Restaurant	10,000	10.1 vehicles per 1,000 square feet	101
Retail	10,000	3.76 vehicles per 1,000 square feet	38
Hotel	100	0.91 vehicles per room	91
Office	67,300	2.84 vehicles per 1,000 square feet	191
		Total	1,113

ULI Parking Generation

ULI's *Shared Parking* collects parking usage data and calculates peak parking demands for various land uses. ULI provides a rate for both visitors and employees for each land use. Using the ULI base parking ratios, peak parking supply can be calculated.

In addition to peak rates, ULI *Shared Parking* identifies time distributions of parking demand through an average day. By factoring the peak parking demand of each land use, the actual parking demand for each hour of the day can be modeled, taking into account that the same space can be used by different land uses throughout the day. Using the ULI base parking supply as a starting point, time factors can be applied to yield the hourly peak parking demand.

Table 4 shows the ULI recommended parking using base parking ratios as well as anticipated parking during the weekday peak period which is anticipated to occur from 8:00 to 9:00 PM. The time of day adjusted shared parking numbers reduced anticipated demand from 1,563 spaces to 1,263 spaces.

Table 4 - ULI Parking Generation					
Land Use	Intensity/Units	Parking Ratio	Base Parking	Time of Day Factor for Weekdays	ULI Shared Parking
Visitor					
Multifamily	577	0.15 spaces per unit	87	100%	87
Restaurant	10,000	9.0 spaces per 1,000 square feet	90	80%	72
Retail	10,000	2.9 spaces per 1,000 square feet	29	80%	23
Hotel	100	1.0 spaces per room	100	80%	80
Office	67,300	0.25 spaces per 1,000 square feet	17	1%	0
Employee					
Multifamily	577	0.15 spaces per unit	981	98%	961
Restaurant	10,000	9.0 spaces per 1,000 square feet	15	95%	14
Retail	10,000	2.9 spaces per 1,000 square feet	7	90%	6
Hotel	100	1.0 spaces per room	25	20%	5
Office	67,300	0.25 spaces per 1,000 square feet	212	7%	15
		Total	1,563		1,263

PARKING ANALYSIS SUMMARY

According to the three analyses carried out, the current conceptual site plan exceeds the number of spaces considering guidance provided by both ITE and ULI. However, using requirements set forth in the Town's Code of Ordinances, the site plan is under parked by 15 spaces. **Table 5** summarizes the anticipated parking supply for The Point and the parking projections based on the three analyses.

Table 5 - Parking Analysis Summary						
Land Use	Provided Parking	City Required Parking	Large Development City Required Parking	ITE Parking	ULI Base Parking	ULI Shared Parking
Multifamily	896	1,154	923	692	1,068	1,048
Restaurant	49	133	106	101	105	86
Retail	48	40	32	38	36	29
Hotel	108	100	80	91	125	85
Office	204	224	179	191	229	15
Total	1,305	1,651	1,320	1,113	1,563	1,263

LOT UTILIZATION ANALYSIS

Typical practice for parking lot design attempts to achieve a lot utilization of around 80% to 90% during peak periods. Drivers entering a parking lot with a utilization in this range get perceive that the lot still has openings. As this utilization approaches 100%, driver's perception of the lot capacity changes to thinking it is full. This can lead to an increase in illegal parking.

The ITE peak parking demand analysis projects a peak parking demand of 1,113 parking spaces. **Table 6** shows the range of spaces needed to have a 100%, 90%, and 80% parking space utilization based on the anticipated peak parking demand.

Table 6 - Lot Utilization Analysis		
100 % Parked (Peak ITE Demand)	90% Parked (10% Open)	80% Parked (20% Open)
1,113	1,237	1,391

When attempting to provide for 80% to 90% utilization, it is estimated that The Point site parking lot would need a supply of 1,237 to 1,391 spaces. Based on the current site plan, The Point site is planned to provide 1,305 spaces which is within this range. The proposed parking planned on site results in a lot utilization of about 85%.

CONCLUSIONS

The current conceptual site plan for The Point provides 1,305 spaces. Based on the analyses carried out, a supply ranging from 1,113 to 1,320 spaces is projected to be needed for The Point site. Both ITE and ULI analyses conducted yielded less spaces than requirements provided by the Town. Furthermore, when considering "large" developments the Town's Code of Ordinances states a **minimum** reduction of 20% is to be applied. If this were to be increased to 22% for The Point site, adequate parking would be provided based on requirements set forth by the Town and the site plan.

Using ITE parking demand projections, the anticipated 1,305 spaces provided on site of The Point is anticipated the provide a parking utilization of 85%. Parking lot design typical aims to provide 80% to 90% utilization. The planned 1,305 spaces are within this range of utilization.

The proposed parking of 1,305 spaces nearly meets the base required 20% reduced parking requirement outlined in the Town's Code of Ordinance and falls within the target parking lot utilization of 80% to 90% based on demand projections. Based on this, it is anticipated that the proposed parking for The Point site will provide adequate and safe parking for drivers.

If you have any questions, please contact me at jeff.whitacre@kimley-horn.com or by phone at 817-339-2254.

Appendix

Conceptual Site Plan

Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74

Kimley»Horn

Conceptual Site Plan

The conceptual elevations attached to Planned Development District -156 (PD-156) denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on this conceptual site plan The reference to building numbers shall ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i e , Typical Multifamily Building) As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on this conceptual site plan, then the corresponding elevation shall apply.

Vicinity Map
NOT-TO-SCALE

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plans	N/A
Urban Design Plan	Lakeside Business District
Parks and Trails	Required Multi use trail along FM2499
Thoroughfare Plan	FM 2499 (Major Arterial), Silveron Blvd (Urban Minor Arterial), Lake Forest Blvd. Lake Forest Blvd. is a pending thoroughfare plan amendment and is subject to becoming a mutual access easement. (Urban Minor Arterial)
Water Plan	Lakeside Service Area – 12" Water along FM 2499, 12" Water along Silveron Blvd, 12" Water stub at Lake Forest Blvd.
Wastewater Plan	8" gravity main flowing south along FM 2499, 8" gravity main along Silveron Blvd flowing southwest from intersection with future Lake Forest
Economic Impact	$100 million ad valorem; HOT and additional revenue streams TBD

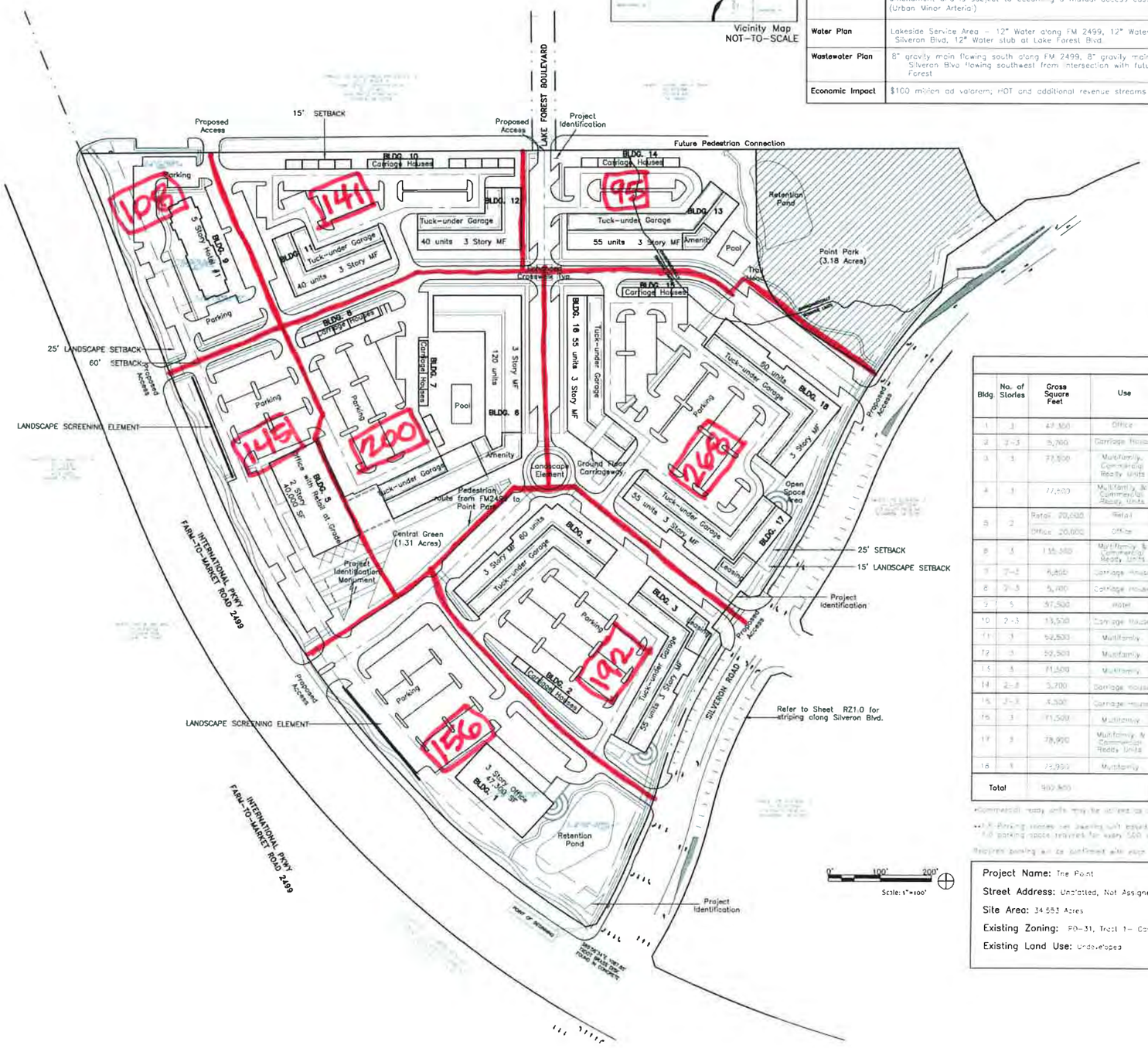
According to the federal emergency management agency (FEMA) – national flood insurance program (NFIP) – flood insurance rate map (FIRM) – for the Tarrant county, Texas and incorporated areas – map no 48439c0110k, map revised, September 25, 2009

Drainage from the site will be conveyed in underground storm sewer systems and underground detention systems to the existing drainage system in FM 2499/Silveron Blvd that drains to the south and the existing drainage system in Silveron Blvd that drains to the east from the planned old intersection with Lake Forest Blvd. The green space on the northeast end of the site will drain to the existing creek which flows to Denton Creek. Detention will be sized to contain the difference between existing conditions and proposed conditions

All Drive Approaches to be 24 feet with 20 feet turning Radius;
All Fire Lanes to be 26 feet, with 25 feet turning Radius

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 material 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
7. Retaining walls 4 feet in height or taller, including footings, will require a separate building permit through the building department
8. Locations of all outdoor seating areas, gathering areas, dining areas, and permeable open space areas may be revised during site plan review for each building.



Building Summary

Bldg.	No. of Stories	Gross Square Feet	Use	Number of Dwelling Units	Commercial ** Ready Units	Total Number Dwelling Units, Carriage House & Commercial Ready Units	* Required Parking Ratio	Required Parking	Total Required Parking	Provided Parking
1	3	42,300	Office				/ 300 sf	155	1,155	1,159
2	2-3	5,700	Carriage House	5			1.5 per Unit	8		
3	3	72,500	Multifamily, Commercial Ready Units	80	4	120	1.5 per Unit	83	167	192
4	3	77,500	Multifamily & Commercial Ready Units	59	6		1.5 per Unit	90		
5	2	Retail 20,000	Retail				/ 250 sf	80	140	145
		Office 20,000	Office				/ 300 sf	66		
6	3	115,500	Multifamily & Commercial Ready Units	115	5	131	1.5 per Unit	180	187	200
7	2-3	6,600	Carriage House	6			1.5 per Unit	9		
8	2-3	5,700	Carriage House	6			1.5 per Unit	9		
9	5	57,500	Hotel	100		100	1 per Room	100	100	109
10	2-3	13,500	Carriage House	12		92	1.5 per Unit	18	118	121
11	3	52,500	Multifamily	40			1.5 per Unit	60		
12	3	52,500	Multifamily	40			1.5 per Unit	60		
13	3	71,500	Multifamily	55		60	1.5 per Unit	83	91	95
14	2-3	5,700	Carriage House	5			1.5 per Unit	8		
15	3-5	4,500	Carriage House	4		174	1.5 per Unit	6	262	268
16	3	71,500	Multifamily	55			1.5 per Unit	83		
17	3	78,900	Multifamily & Commercial Ready Units	45	10		1.5 per Unit	83		
18	3	72,900	Multifamily	60			1.5 per Unit	90		
Total		960,800		551 Dwelling Units 24 Commercial Ready Units 100 Hotel Rooms					1,221 20% reduction 1,012	1,304

*Commercial ready units may be utilized as live/work units, commercial space or a dwelling unit

**A dwelling unit per dwelling unit equals one 1 space per occupant
1.0 parking space required for every 300 s.f. of floor area for a commercial ready unit

Required parking will be confirmed with each respective site plan application

Project Name: The Point

Street Address: Unplatted, Not Assigned

Site Area: 34.553 Acres

Existing Zoning: PD-31, Tract 1- Campus Commercial

Existing Land Use: Undeveloped

Owner Information:
Grand Saville, LP
3701 Saville Court
Plano, Tx 75093

Surveyor information:
J. Knight Survey, Abstract No. 692
J. Tennant Survey, Abstract No. 1252

Engineer information:
Coles-Clark & Associates, LLP
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272 x102

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour
Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT

Flower Mound, Denton County, TX

Conceptual Site Plan

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 11.22.2017

© 2017 JHP
All Rights Reserved
All materials embodied herein constitute an original work by the Architect; the Architect owns all copyrights herein. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner

Revision Date

Sheet:

Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74

Sec. 82-73. - Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking and loading space requirements, and the following provisions:

(1) *Deviation of required spaces.* The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

(2) *Unlisted uses.* Where questions arise concerning the minimum off-street parking and loading requirements for any use not specifically listed, the requirements may be interpreted by the town as those of a similar use.

(3) *Large developments.* A large development is defined as any development that is required to provide over 250 parking spaces based on the parking ratios listed in section 82-74. All large developments are required to provide a parking study as defined in this section and should provide a minimum reduction of 20 percent from the sum of the specific parking required for each use.

(4) *Parking study.* A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.

(5) *Location.* All required parking shall be located and arranged on the site to insure optimal access and use.

(6) *Fractions.* When measurements determining the number of required parking and loading spaces result in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded upward to the next highest full number.

(7) *Seating capacity.* Where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code.

(8) *Floor area.* Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking and loading requirements of any use.

(Code 1989, ch. 12, § 5.02(c); Ord. No. 62-04, § 4, 7-19-2004)

____

Sec. 82-74. - Off-street parking and loading space requirements.

The following are the off-street parking and loading space requirements:

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

Use Type	Parking
Residential Uses	
All residential uses	2 spaces per dwelling unit
Educational, institutional and special uses	
Church or rectory	1 space per 3 seats in main sanctuary
College or university	A space per classroom/instruction area plus 1 space per 3 students accommodated
Day care center	1 space per 4 persons accommodated

Fraternal club or lodge	1 space per 4 persons accommodated
Hospital	2 spaces per 3 beds
Institution, drug or psychiatric treatment	2 spaces per 3 beds
Medical office	1 space per 250 square feet
Museum, library or art gallery (public)	10 plus 1 space per 500 square feet
Nursing or congregate care facility	2 spaces per 3 beds
School, elementary or secondary	Elem. or Jr. High, 1 space per classroom plus 1 space per 3 seats in gym or assembly; high school (see college)
Utility and public service uses	
All utility and public service uses	To be determined by town engineer
Transportation-related uses	
All Transportation-related uses	To be determined by town engineer
Retail uses	
Restaurant	1 space per 75 square feet
All other retail uses	1 space per 250 square feet
Personal service uses	

Hotel or motel	1 space per guest suite plus specified requirements for restaurant and other associated uses
Laboratory, medical and dental	1 space per 300 square feet
Office, general business and professional	1 space per 300 square feet
Studio, television or radio	1 space per 300 square feet
All other personal service uses	1 space per 250 square feet
Recreational and entertainment uses	
Amusement and recreation (indoors)	10 spaces, plus 1 space per 200 square feet over 2,000 square feet; bowling alleys: 6 per bowling lane
Health club or athletic club	1 space per 250 square feet
Stable, commercial boarding or rental	1 space per 2 stalls
Theater	1 space per 3 seats
Automobile and related service uses	
Car wash, self-service	2 spaces plus 1 space per bay for drying area
Motor vehicle fuel service station	6 spaces
All other automobile and related service uses	1 space per 250 square feet

Heavy commercial uses	
Building material sales and storage (indoors)	1 space per 250 square feet
Building material sales or storage (outdoors)	1 space per 250 square feet
Cabinet and upholstery shop	1 space per 750 square feet
Cleaning, dyeing or laundry plant	1 space per 750 square feet
Laboratory, manufacturing	1 space per 750 square feet
Laboratory, scientific and research	1 space per 750 square feet
Lithographic or print shop	1 space per 250 square feet
Maintenance service	1 space per 750 square feet
Miniwarehouse	1 space per 75 storage bays with minimum of 3 spaces
Office-showroom/warehouse	Retail — 1 space per 250 square feet; Office — 1 space per 300 square feet; Showroom/warehouse — 1 space per 2,000 square feet
Repair services, general	1 space per 250 square feet
Warehousing and wholesale, general	1 space per 2,000 square feet
Vehicle and equipment sales or rental	1 space per 250 square feet

Welding or machine shop	1 space per 250 square feet
Industrial uses	
All industrial uses	1 space per 750 square feet
Agriculture and extractive uses	
Feed store	1 space per 250 square feet
Greenhouse, wholesale	1 space per 500 square feet

(Code 1989, ch. 12, § 5.02(d); Ord. No. 75-99, § 4, 12-6-1999; Ord. No. 14-00, § 10, 2-17-2000; Ord. No. 40-00, § 2, 6-5-2000; Ord. No. 48-03, § 2, 8-18-2003; Ord. No. 62-04, § 5, 7-19-2004; Ord. No. 06-12, § 7, 2-20-2012)

____

Sec. 82-75. - Off-site parking.

Required off-street parking spaces shall be on the same lot as the principal use, provided that all or a portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located, based on the following provisions:

(1) *Contiguous.* The off-site parking shall be located on a lot that is immediately adjacent to, and contiguous with the lot containing the principal use.

(2) *Ownership.* If a proposed off-site parking area is not under the same ownership as the principal use to which it is accessory, all necessary legal instruments shall be executed to ensure that the required number of spaces shall remain available throughout the life of the principal use.

(3) *Zoning.* An off-site parking area shall be located on a lot zoned to permit the principal use as a permitted or specific use. If the principal use is authorized as a specific use in the district in which the proposed off-site parking area is to be located, a specific use permit shall be required for the off-site parking area.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 33-00

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES (LAND DEVELOPMENT CODE) AND REPEALING ORDINANCE NUMBER 69-85 OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 281.443 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 AND THE J.N. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, BY AMENDING THE ZONING EXHIBIT WITHIN PLANNED DEVELOPMENT NUMBER 31 (PD-31), WHICH ALLOWS FOR COMMERCIAL DISTRICT-2 (C-2) AND INDUSTRIAL DISTRICT-1 (I-1) USES TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI), AND BY CHANGING THE ZONING ON APPROXIMATELY 128.31 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI) REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment Chapter 12 of the Code of Ordinances (Land Development Code) and repealing Ordinance Number 69-85 of the Town of Flower Mound , Texas, by changing the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, by amending the zoning exhibit within Planned Development Number 31 (PD-31), which allows for Commercial District-2 (C-2) and Industrial District-1 (I-1) uses to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI), and by changing the zoning on approximately 128.31acres in the Joseph Knight Survey, Abstract Number 692 from Agricultural District (A) to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI); and,

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town that the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252 and the zoning of an additional 128.31 acres land in the Joseph Knight Survey, Abstract Number 692 be amended as described below;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, THAT:

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

"A. The uses allowed on a certain tract of land being approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned as Planned Development Number 31 (PD-31) with Commercial District-2 (C-2) and Industrial District-1 (I-1) uses and a certain tract of land being approximately 128.31 acres of land in the Joseph Knight Survey, Abstract Number 692, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned Agricultural District (A) are changed to Planned Development Number 31 (PD-31) with Campus Commercial District (CC) and Campus Industrial District (CI) uses in accordance with Exhibit "B," attached hereto and incorporated herein."

SECTION 3

A general development plan, depicting the general tract sizes and zoning classifications thereof, is attached hereto as Exhibit "C" and incorporated herein.

SECTION 4

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the

remainder of the ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 6

This Ordinance shall take effect and be in full force from and after its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 17TH DAY OF APRIL, 2000.

APPROVED:

Lori DeLuca

Lori DeLuca, MAYOR

ATTEST:

Paula J. Lawrence

Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:

Terrence S. Welch

Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A-1"

Legal Descriptions

TRACT I:

A. BEING 288.497 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 455 of the Real Property Records of Denton County, Texas, and all of the 4.005 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1470, Page 279 of the Real Property Records of Denton County, Texas, and all of the tracts of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deeds recorded in Denton County Clerk's Files No. 96R-0075624, No. 96R-0065598 and No. 96-0091514. Said 288.496 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the East boundary line of said 284.535 acre tract with the North right-of-way line of Farm-to-Market Road No. 2499 (a 160 foot wide right-of-way). Said Point of Beginning also being located at a point S 89° 52' 42" E 3690.83 feet, and THENCE N 00° 20' 16" W 767.37 feet from the Southwest corner of said JOSEPH KNIGHT SURVEY;

THENCE Along the North right-of-way line of said Farm-to-Market Road No. 2499, as follows:

1. S 89° 46' 02" W 1790.47 feet, to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Right;

2. NORTHWESTERLY 2189.77 feet, along said curve to the Right, having a radius of 1829.86 feet, a central angle of 68° 33' 54" and a chord bearing N 55° 57' 01" W 2061.41 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;

3. N 21° 40' 04" W 1224.17 feet, to a 1/2" iron rod set, at the intersection of the centerline of Old Donald Road, being the North boundary line of aforesaid 284.535 acre tract;

THENCE S 88° 39' 39" E 257.70 feet, along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the common boundary between the aforesaid KNIGHT and TANNEHILL SURVEYS;

THENCE SOUTH along the common line between said surveys, generally following a fence at 25.0 feet passing a 1/2" iron rod in the former South right-of-way line of said Old Donald Road, and in all 499.95 feet along the West boundary line of the tract of land conveyed to Mae Powell, by the deed recorded in Volume 373, Page 467 of the Deed Records of Denton County, Texas, to a 1/2" iron rod set, at the Southwest corner of said Powell Tract;

THENCE N 89° 52' 08" E 857.83 feet, along a fence in the South boundary line of said Mae Powell Tract to a 1/2" iron rod set, at the Southeast corner of said Powell Tract;

THENCE N 00° 15' 17" W 2557.72 feet, along the East boundary line of said Powell Tract to a 1/2" iron rod set, in the South right-of-way line of Spinks Road;

THENCE S 89° 10' 58" E 742.23 feet, along the South right-of-way line of said Spinks Road to a 1/2" iron rod set, at the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by Denton County Clerk's File No. 96R-0075623;

THENCE S 00° 15' 17" E 1457.48 feet, departing said Spinks Road and running along the West boundary line of said Harris Tract to a 1/2" iron rod set, at the Southwest corner of said Harris Tract;

1. S 01° 40' 32" E 284.72 feet, to a 1/2" iron rod set at the beginning of a curve to the left;

2. SOUTHEASTERLY 145.72 feet, along said curve to the left having a radius of 1000.00 feet, a central angle of 08° 20' 57" and a chord bearing S 85° 57' 00" E 145.59 feet to a 1/2" iron rod set at the end of said curve;

3. N 89° 52' 32" E 177.01 feet, to a 1/2" iron rod set at the Southeast corner of said Harris Tract, lying at the most Westerly Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0075624;

THENCE N 89° 52' 32" E 272.92 feet, along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod set;

THENCE N 04° 03' 59" W 1500.05 feet, along the West boundary line of said E-Systems Tract to a 1/2" iron rod set, at the most Northerly Northwest corner of said E-Systems Tract, lying in the South right-of-way line of aforesaid Spinks Road;

THENCE Along the South right-of-way line of said Spinks Road as follows:

1. S 89° 08' 14" E 200.63 feet to a 5/8" iron rod found, at the Northeast corner of the aforesaid E-Systems Tract, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0065598;

2. S 89° 20' 53" E 470.78 feet along the North boundary line of said E-Systems Tract to a 1/2" iron rod set, at the Northeast corner thereof, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96-0091514;

3. S 89° 23' 28" E 560.49 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said E-Systems Tract;

THENCE S 00° 26' 21" E 484.96 feet departing said right-of-way line and running along the most Westerly East boundary line of said E-Systems Tract to a 1/2" iron rod found;

THENCE N 89° 33' 41" E 360.08 feet along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod found, at the most Easterly Northeast corner of said E-Systems Tract, lying in the West boundary line of the Tract of land conveyed to United States of America by the deed recorded in Volume 2014, Page 746 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the West boundary line of said United State of America Tract as follows:

1. S 00° 25' 16" E 729.74 feet to a 1/2" iron rod set;

2. S 89° 22' 53" W 90.00 feet to a 5/8" iron rod found;

3. S 00° 37' 07" E 100.56 feet to a 5/8" iron rod found, at the Southwest corner of said United States of America Tract;

4. N 89° 18' 55" E 130.17 feet to a 5/8" iron rod found, at the Southeast corner of said United States of America Tract, lying in the West boundary line of the Tract of land conveyed to Suzann Ruff by the deed recorded in Volume 2162, Page 247 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the West boundary line of said Ruff Tract, also being the same line defined by the boundary line agreement recorded in Denton County Clerk's File No. 96-R0025321, as follows:

1. S 00° 03' 24" E 421.68 feet to a 60d nail found;

3. S 00° 47' 23" E 902.24 feet to a 6" steel fence post found at the Southeast corner of said E-Systems Tract;

THENCE N 89° 32' 38" W 341.96 feet along the South boundary line of said E-Systems Tract to a 6" steel fence post found, at the most Easterly Northeast corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE S 00° 20' 16" E 1259.09 feet along the East boundary line of said E-Systems Tract to THE PLACE OF BEGINNING, containing 288.497 acres of land.

EXHIBIT "A-2"

Legal Descriptions

TRACT I:

B.

BEING 72.948 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas. Said 72.948 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/4" iron pipe found, at a fence corner marking the Southwest of said JOSEPH KNIGHT SURVEY and the Southeast corner of said J.N. TANNEHILL SURVEY, and lying in the boundary line between Denton and Tarrant Counties;

THENCE N 00° 20' 37" W 1663.16 feet along the common line between said KNIGHT and TANNEHILL SURVEYS to a fence post at the Northeast corner of the tract of land conveyed to M.E., S.Z. & S.J. Colville, by the deed recorded in Volume 82, Page 213 of the Deed Records of Denton County, Texas;

THENCE N 87° 58' 47" W 209.85 feet along a fence and the North boundary line of said Colville Tract to a 1/2" iron rod found, at the Southeast corner of the tract of land conveyed to Austin Allen Roach, et ux., Elizabeth M. Roach, by the deed recorded in Volume 811, Page 519 of the Deed Records of Denton County, Texas;

THENCE N 00° 09' 36" W 573.63 feet to a 1/2" iron rod found, at the Northeast corner of said Roach Tract;

THENCE S 89° 23' 57" W 64.15 feet along the North boundary line of said Roach Tract to a fence post at the Southeast corner of the tract of land conveyed to Sadie S. Allen, by the deed recorded in Volume 865, Page 760 of the Deed Records of Denton County, Texas;

THENCE along the East and North boundary line of said Allen Tract, also being the West boundary line of aforesaid 284.535 acre tract, as follows:

1. N 00° 49' 28" W 273.48 feet to a 1/2" iron rod found;
2. N 85° 13' 07" W 129.73 feet to a 1/2" iron rod found;
3. N 07° 24' 36" E 321.52 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said Allen Tract;
4. S 89° 24' 24" W 483.82 feet along the North boundary line of said Allen Tract to a 1/2" iron rod set, at the Northwest corner thereof, lying in the East right-of-way line of Old Farm-to-Market Road No. 2499;

THENCE N 00° 07' 00" W along the East right-of-way line of said Old Farm-to-Market Road No. 2499, at 193.76 feet passing a 1/2" iron rod in the South right-of-way line of Old Donald Road, and in all 218.76 feet, to a 1/2" iron rod set, in the centerline of said Old Donald Road;

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;

2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;

3. N 89° 48' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;

2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;

3. N 89° 48' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

EXHIBIT "A-3"

Legal Descriptions

TRACT II:

BEING 20.551 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 632, Denton County, Texas, and being a portion of the tract of land conveyed to Trustees, E-Systems, Inc. Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas. Said 20.551 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northeast corner of said E-Systems Tract, lying in the South right-of-way line of Spinks Road. Said point of beginning also being the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas;

THENCE S 00° 27' 06" E 1499.60 feet generally following a fence along the common boundary line between said E-Systems and Harris Tracts to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 177.01 feet severing said E-Systems Tract to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE NORTHWESTERLY 145.72 feet along said curve to the right having a radius of 1,000.00 feet a central angle of 08° 20' 57" and a chord bearing N 85° 57' 00" W 145.59 feet to a 1/2" iron rod set at the end of said curve;

THENCE N 81° 46' 32" W 284.72 feet to a 1/2" iron rod set;

THENCE N 00° 15' 17" W 1457.48 feet to a 1/2" iron rod set in the North boundary line of aforesaid E-Systems Tract and the South right-of-way line of said Spinks Road;

THENCE S 89° 10' 58" E 598.75 feet along the North boundary line of said E-Systems Tract and the South boundary line of said Spinks Road to THE PLACE OF BEGINNING, containing 20.551 acres (895,204 square feet) of land.

EXHIBIT "A-4"

Legal Descriptions

TRACT II:
B.

BEING 7.757 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, Denton County, Texas, and being a portion of the tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas. Said 7.757 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northwest corner of said Harris Tract, lying in the South right-of-way line of Spinks Road;

THENCE S 69° 05' 14" E 178.38 feet along the North boundary line of said Harris Tract and the South right-of-way line of said Spinks Road to a 1/2" iron rod set;

THENCE S 04° 03' 59" E 1500.06 feet severing said Harris Tract to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 272.92 feet to a 1/2" iron rod set in a fence in the West boundary line of said Harris Tract being the East boundary line of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE N 00° 27' 06" W 1499.60 feet, generally following a fence along the common boundary line between said Harris and E-Systems Tracts to THE PLACE OF BEGINNING, containing 7.757 acres (337,923 square feet) of land.

EXHIBIT "A-5"

PROPERTY DESCRIPTION

BEING a 7.0969 acre tract of land situated in the JOSEPH KNIGHT SURVEY, Abstract Number 692 and the J.N. TANNEHILL SURVEY, Abstract Number 1252, Denton County, Texas and being part of the same tracts of land as conveyed to Trustees, E-Systems, Inc. Pool Trust by the deeds recorded in the County Clerk's Files 96R-0075624, 96R-0065598 and 96R-009151 of the Real Property Records of Denton County, Texas; said 7.0969 acres being more particularly described as follows:

COMMENCING at a ¾" iron pipe at the southwest corner of said Knight Survey, being the southeast corner of said Tannehill Survey, lying in the Denton and Tarrant County line; thence N00°20'37"W along the line between said Knight and Tannehill Surveys a distance of 1663.16 feet to a fence post for the POINT OF BENINNING, said fence post being the northeast corner of the Colville tract recorded in Volume 882, Page 213, Deed Records, Denton County, Texas;

THENCE N87°58'47"W along the north line of said Colville tract a distance of 209.85 feet to a ½" iron rod at the southeast corner of the Roach tract recorded in Volume 811, Page 519, Deed Records, Denton County, Texas;

THENCE N00°09'36"W along the east line of said Roach tract a distance of 573.63 feet to a 3/8" iron rod at the northeast corner thereof;

THENCE S89°23'57"W along the north line of said Roach tract a distance of 64.15 feet to a fence post at the southeast corner of the Allen tract recorded in Volume 865, Page 760, Deed Records, Denton County, Texas;

THENCE N00°49'28"W along the east line of said Allen tract a distance of 273.48 feet to a ½" iron rod for angle point;

THENCE N86°13'07"W continuing with said east line a distance of 129.73 feet to a ½"iron rod for angle point;

THENCE N07°24'36"E continuing with said east line a distance of 321.52 feet to a ½" iron rod for the northeast corner thereof;

THENCE S33°13'50"W a distance of 1189.37 feet;

THENCE S56°46'10"W a distance of 340.00 feet to the POINT OF BEGINNING and containing 7.0969 acres of land, more or less.

EXHIBIT "B"

DEVELOPMENT STANDARDS

I. The development on approximately 280.3 acres depicted on Exhibit "C" shall be for Campus Commercial District (CC) uses in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:

A. The Tracts designated on Exhibit "C" as Tract One, consisting of approximately 24.6 acres; Tract Two, consisting of approximately 29.3 acres; Tract Three, consisting of approximately 41.3 acres; and Tract Four, consisting of approximately 185.1 acres shall be developed for Campus Commercial District (CC) uses allowed under the Town's Land Development Code, as amended.

B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.

II. The development on approximately 93.1 acres depicted on Exhibit "C" shall be for Campus Industrial District uses (CI) uses in accordance with the Town's Land Development Code, as amended and shall be subject to the following conditions and requirements:

A. The Tracts designated on Exhibit "C" as Tract Five, consisting of 21.4 acres; Tract Six, consisting of 28.2 acres; and Tract Seven, consisting of 43.5 acres shall be developed for Campus Industrial District (CI) uses as allowed under the Town's Land Development Code, as amended.

B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.

III. General requirements for Planned Development Number 31 (PD-31) shall be as follows:

A. A comprehensive site plan for each proposed development shall be submitted for approval to the Planning and Zoning Commission. Each comprehensive site plan shall be in general conformity to the requirements of the general development plan attached hereto as Exhibit "C" and all other applicable provisions of the Town's Comprehensive Plan and Land Development Code.

B. Access points of ingress/egress from any major street or thoroughfare into any of the tracts shown on Exhibit "C" shall be determined at the time the comprehensive site plan for the respective Tract is submitted for approval by the Planning and Zoning Commission.

C. Prior to the issuance of a Certificate of Occupancy, that portion of the north/south road as shown in Exhibit "C" and directly adjacent to any platted lot for which the application for a Certificate of Occupancy has been filed shall be completed and accepted in accordance with the required standards of the Town.

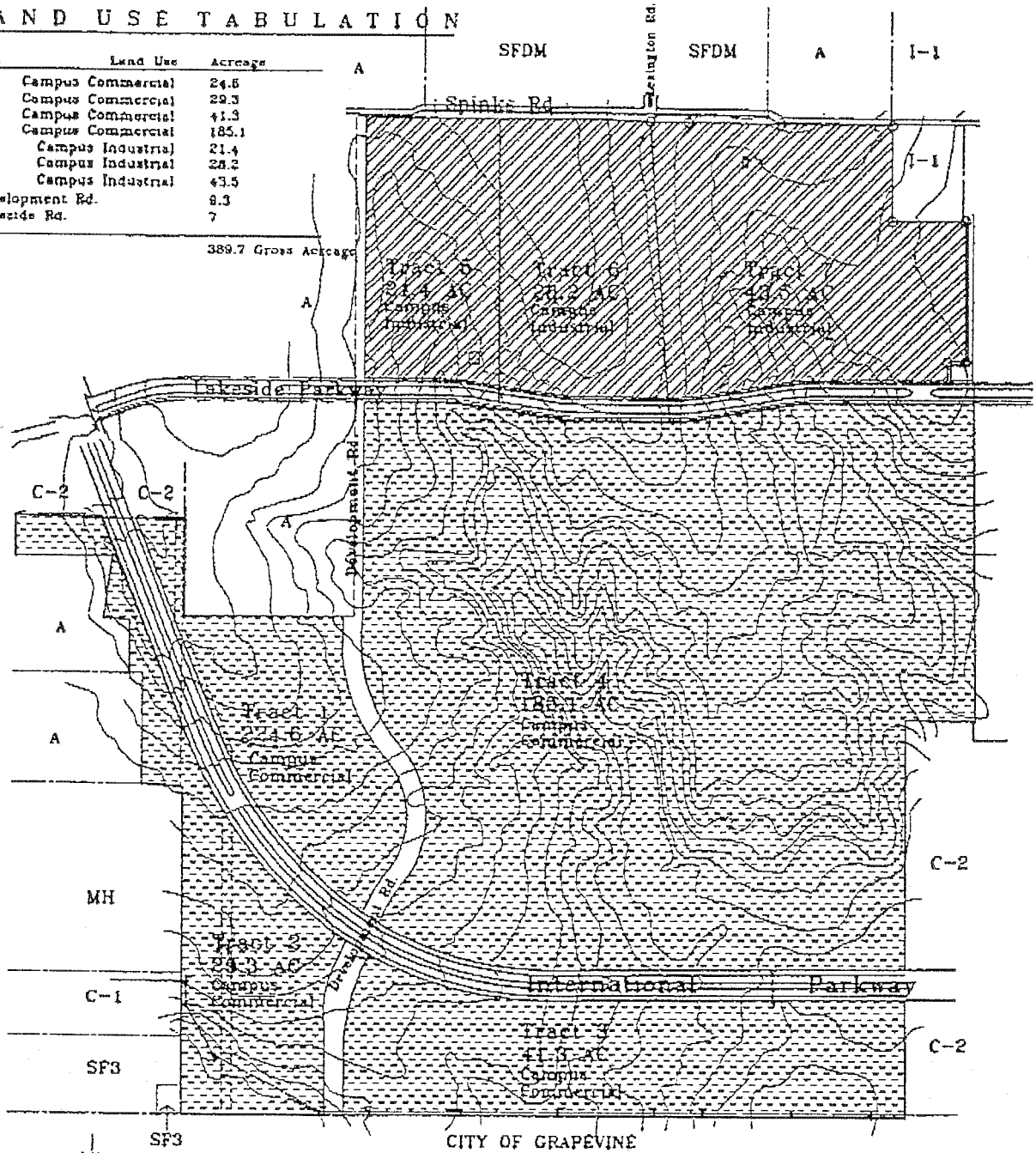
D. Developer and owner agree that all ingress and egress from any major street or thoroughfare shall be limited in a manner approved by the Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.

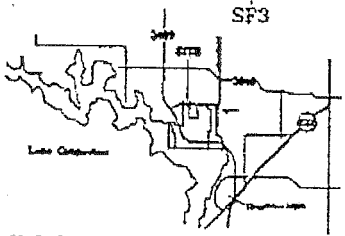
E. All development must be in compliance with all components outlined in the Lakeside Business District Area Plan of the Comprehensive Plan.

Exhibit "C"
General Development Plan

LAND USE TABULATION

Tract	Land Use	Acreage
1	Campus Commercial	24.6
2	Campus Commercial	29.3
3	Campus Commercial	41.3
4	Campus Commercial	185.1
5	Campus Industrial	21.4
6	Campus Industrial	28.2
7	Campus Industrial	43.5
Development Rd.		8.3
Lakeside Rd.		7
389.7 Gross Acreage		





VICINTY MAP

389.7 ACRE TRACT
Planned Development 31
Flower Mound, Texas

02/28/00

TBG PARTNERS

BROCKETTE DAVIS DRAKE, inc.
consulting engineers

CROFT COMPTON CO.

CURRENT LAKESIDE BUSINESS DISTRICT MASTER PLAN POLICY LANGUAGE:

Lakeside Business District

Large scale commercial and/or light industrial developments such as corporate offices, office parks, industrial parks, clean manufacturing, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District's Vision:
    a. Create high quality, regional commercial development;
    b. Competes in the economic development arena; and
    c. Develops a balanced tax base to reduce the residential tax burden;
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics, and should be facilitated through the balancing of market demand and community preferences.

DESIGN AND USE INTENT:

In implementing the standards for the Campus Commercial areas, it is the intent that proposed developments focus on job creation and developing a non-residential tax base by planning and designing office and commercial uses. Continuing with the elements of the District's vision, development must:

1. Focus on exemplary and enduring building and site design
2. Focus on high quality development standards
3. Focus on place making, and creating engaging and inspiring places
4. Focus on protecting, respecting, and incorporating open and natural areas through preservation and creating unique outdoor experiences
5. Focus on connectivity to adjacent developments and amenities

In that context development shall:

1. Focus on high quality office development
2. Provide for high quality office and focused commercial uses along FM 2499
3. Limit large parking fields along FM 2499
4. Provide a design that incorporates all uses into a walkable site including open spaces, gathering spots and linked to environmental amenities

In consideration of office and focused commercial development, the Town may allow a limited number of residential units as an incentive for development that incorporates the elements of the district. Any planned residential areas shall be away from, and off of, FM 2499.

The Town will initiate an amendment to change the cross section of Silveron to make it pedestrian oriented.

The conceptual elevations attached to Planned Development District -156 (PD-156) denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on this conceptual site plan. The reference to building numbers shall ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on this conceptual site plan, then the corresponding elevation shall apply.

Vicinity Map
NOT-TO-SCALE

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plans	N/A
Urban Design Plan	Lakeside Business District
Parks and Trails	Required Multi use trail along FM2499
Thoroughfare Plan	FM 2499 (Major Arterial), Silveron Blvd (Urban Minor Arterial), Lake Forest Blvd. Lake Forest Blvd. is a pending thoroughfare plan amendment and is subject to becoming a mutual access easement. (Urban Minor Arterial)
Water Plan	Lakeside Service Area – 12" Water along FM 2499, 12" Water along Silveron Blvd, 12" Water stub at Lake Forest Blvd.
Wastewater Plan	8" gravity main flowing south along FM 2499, 8" gravity main along Silveron Blvd flowing southwest from intersection with future Lake Forest.
Economic Impact	$100 million ad valorem; HOT and additional revenue streams TBD.

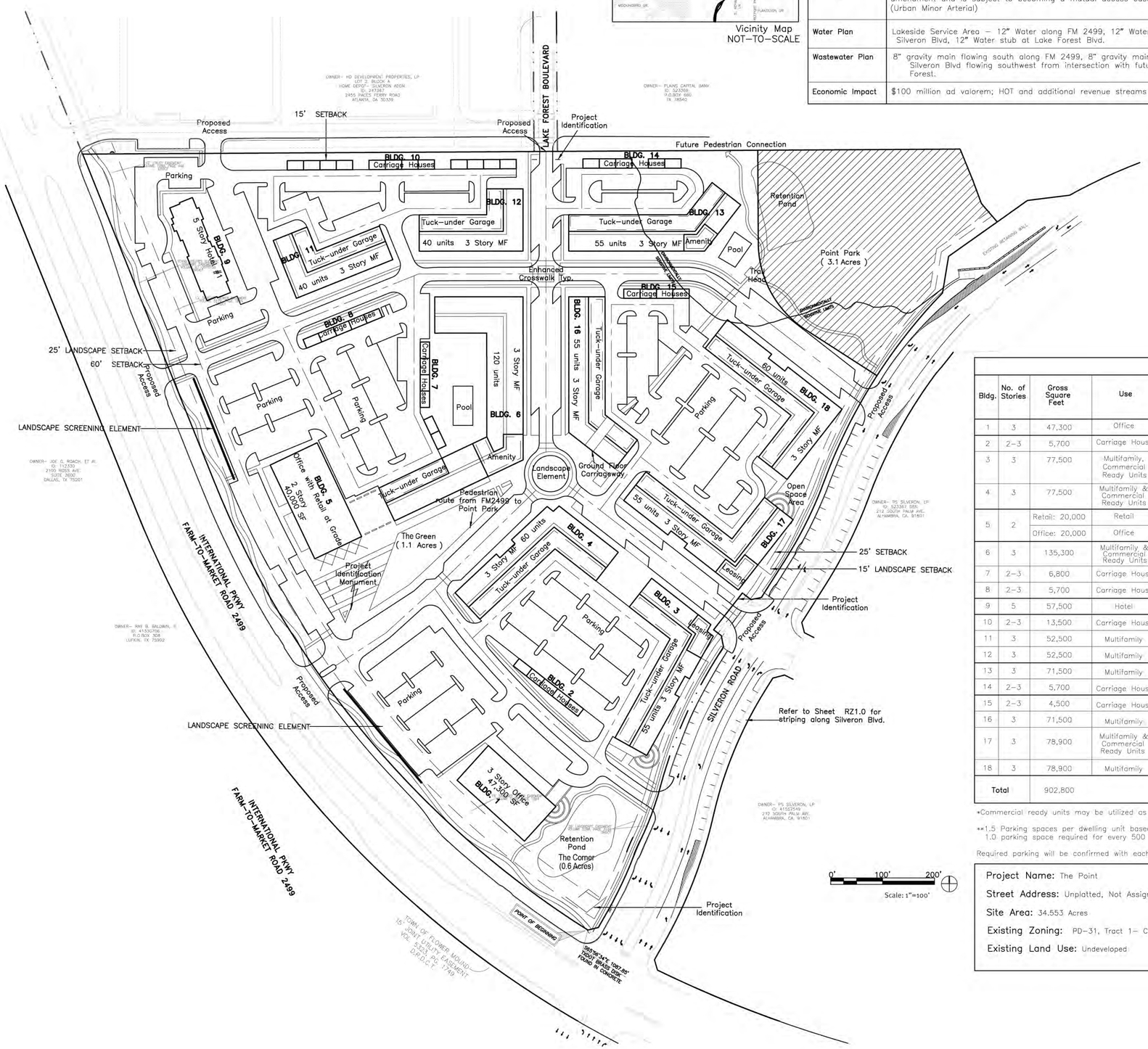
According to the federal emergency management agency (FEMA) – national flood insurance program (NFIP) – flood insurance rate map (FIRM) – for the Tarrant county, Texas and incorporated areas – map no. 48439c0110k, map revised, September 25, 2009.

Drainage from the site will be conveyed in underground storm sewer systems and underground detention systems to the existing drainage system in FM 2499/Silveron Blvd that drains to the south and the existing drainage system in Silveron Blvd that drains to the east from the planned old intersection with Lake Forest Blvd. The green space on the northeast end of the site will drain to the existing creek which flows to Denton Creek. Detention will be sized to contain the difference between existing conditions and proposed conditions.

All Drive Approaches to be 24 feet with 20 feet turning Radius;
All Fire Lanes to be 26 feet, with 25 feet turning Radius.

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 material 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.
7. Retaining walls 4 feet in height or taller, including footings, will require a separate building permit through the building department.
8. Locations of all outdoor seating areas, gathering areas, dining areas, and permeable open space areas may be revised during site plan review for each building.



Building Summary										
Bldg.	No. of Stories	Gross Square Feet	Use	Number of Dwelling Units	Commercial ** Ready Units	Total Number Dwelling Units, Carriage House & Commercial Ready Units	* Required Parking Ratio	Required Parking	Total Required Parking	Provided Parking
1	3	47,300	Office				1 / 300 sf	155	155	156
2	2–3	5,700	Carriage House	5		120	1.5 per Unit	8	181	192
3	3	77,500	Multifamily, Commercial Ready Units	51	4		1.5 per Unit	83		
4	3	77,500	Multifamily & Commercial Ready Units	55	5		1.5 per Unit	90		
5	2	Retail: 20,000	Retail				1 / 250 sf	80	140	145
		Office: 20,000	Office				1 / 300 sf	66		
6	3	135,300	Multifamily & Commercial Ready Units	115	5	131	1.5 per Unit	180	197	200
7	2–3	6,800	Carriage House	6			1.5 per Unit	9		
8	2–3	5,700	Carriage House	5			1.5 per Unit	8		
9	5	57,500	Hotel	100		100	1 per Room	100	100	108
10	2–3	13,500	Carriage House	12		92	1.5 per Unit	18	138	141
11	3	52,500	Multifamily	40			1.5 per Unit	60		
12	3	52,500	Multifamily	40			1.5 per Unit	60		
13	3	71,500	Multifamily	55		60	1.5 per Unit	83	91	95
14	2–3	5,700	Carriage House	5			1.5 per Unit	8		
15	2–3	4,500	Carriage House	4		174	1.5 per Unit	6	262	268
16	3	71,500	Multifamily	55			1.5 per Unit	83		
17	3	78,900	Multifamily & Commercial Ready Units	45	10		1.5 per Unit	83		
18	3	78,900	Multifamily	60			1.5 per Unit	90		
Total		902,800		553 Dwelling Units 24 Commercial Ready Units 100 Hotel Rooms					1,264 20% reduction 1,012	1,304

*Commercial ready units may be utilized as a live/work unit, commercial space or a dwelling unit.

**1.5 Parking spaces per dwelling unit based upon 1 space per bedroom.
1.0 parking space required for every 500 s.f. of floor area for a commercial ready unit.

Required parking will be confirmed with each respective site plan application.

Project Name: The Point

Street Address: Unplatted, Not Assigned

Site Area: 34.553 Acres

Existing Zoning: PD-31, Tract 1– Campus Commercial

Existing Land Use: Undeveloped

Owner Information:
Grand Seville, LP
5701 Seville Court
Plano, TX 75093

Surveyor information:
J. Knight Survey, Abstract No. 692
J. Tannahill Survey, Abstract No. 1252

Engineer information:
Cates–Clark & Associates, LLP
14800 Quorum Drive, Suite 200
Dallas, Texas 75254
972.385.2272 x102

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour
Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT
Flower Mound, Denton County, TX

Conceptual Site Plan

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 12.05.2017

© 2017 JHP
All Rights Reserved.
All materials embodied herein constitute an original work by the Architect; the Architect owns all copyrights herein. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner.

Revision Date

Sheet:

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

STREET YARD LANDSCAPING

STANDARD	STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
min. 20% of street yard	FM 2499 = 198,630	39,726 sf	39,726 sf
min. 20% of street yard	Silveron Blvd = 47,550	9,510 sf	9,510 sf

STREET YARD TREES

STANDARD	AREA (square feet)	REQUIRED	PROVIDED
110,000sf + = 50 trees plus 1 tree / 5,000sf over 110,000sf	FM 2499 = 198,630	68 trees (3" cal.)	68 trees (3" cal.)
10,000sf to 110,000sf = 10 trees plus 1 tree / 2,500sf over 10,000sf	Silveron Blvd = 47,550	25 trees (3" cal.)	25 trees (3" cal.)
existing trees, buffer trees,and parking lots trees within street yard to help fulfill street yard tree requirements			

STREET BUFFER WIDTH

	REQUIRED WIDTH	PROVIDED WIDTH	
FM 2499	25ft buffer width	25ft buffer width	
Silveron Blvd	15ft buffer width	15ft buffer width	

STREET BUFFER TREES

STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 30lf	FM 2499 = 1,823 lf	61 trees (3" cal.)	61 trees (3" cal.)
1 per 30lf	Silveron Blvd = 1,469 lf	49 trees (3" cal.)	49 trees (3" cal.)
existing trees within street buffer, and r/w to help fulfill street buffer tree requirements			

PARKING AREA LANDSCAPE

STANDARD	# OF SPACES	REQUIRED	PROVIDED
90sf per 12 spaces	+/- 1,304 spaces	9,780 sf	9,780 sf

PARKING AREA TREES

STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 tree per 10 parking spaces	+/- 1,304 parking spaces	131 trees (3" cal.)	131 trees (3" cal.)
all parking spaces are located within 50ft of a tree			

OPEN SPACE AREA

STANDARD	# OF UNITS	REQUIRED	PROVIDED
multifamily open space = 200sf per unit	580 units	116,000 sf	92,800 sf private common open space
			23,200 sf private personal open space
STANDARD	AREA		
primary open space = 5%	34.553 acres	1.73 acres	4.80 acres

STREET BUFFER MITIGATION TREE CREDITS

STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 preserved protected/specimen tree = 1 tree credit	FM 2499	tbd	tbd
	Silveron Blvd	tbd	tbd

BUILDABLE AREA TREE PRESERVATION CREDITS

STANDARD	LOCATION	PRESERVED TREES	TREE CREDITS
each protected tree = 1 tree credit	tbd	tbd	xx credits

UPLAND HABITAT / RIPARIAN HABITAT PRESERVATION CREDITS

STANDARD	ACRES		TREE CREDITS
xx tree credits per acre of preserved protected/specimen trees	x acres		xx credits

LEGEND

ENVIRONMENTALLY SENSITIVE AREA

PLANTING NOTES:

1. ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
2. REFER TO RZ4.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
3. REFER TO RZ2.0 FOR CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION.
4. THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
5. THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
6. FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
7. ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME
	Existing Tree to be Removed PENDING TREE SURVEY
	Existing Tree to Remain PENDING TREE SURVEY
	Proposed Tree
SHRUBS	**BOTANICAL NAME / COMMON NAME**
	Parking Lot Screening
ENHANCED LANDSCAPE AREA	**BOTANICAL NAME / COMMON NAME**
	LANDSCAPE / ENHANCED LANDSCAPE AREA

TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.

100' 0' 50' 100' 200'

LandDesign.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
214 | 785 6009 (O)
www.LandDesign.com
TBPE: F-14754 / TBAE BR-1927

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT IS NOT INTENDED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

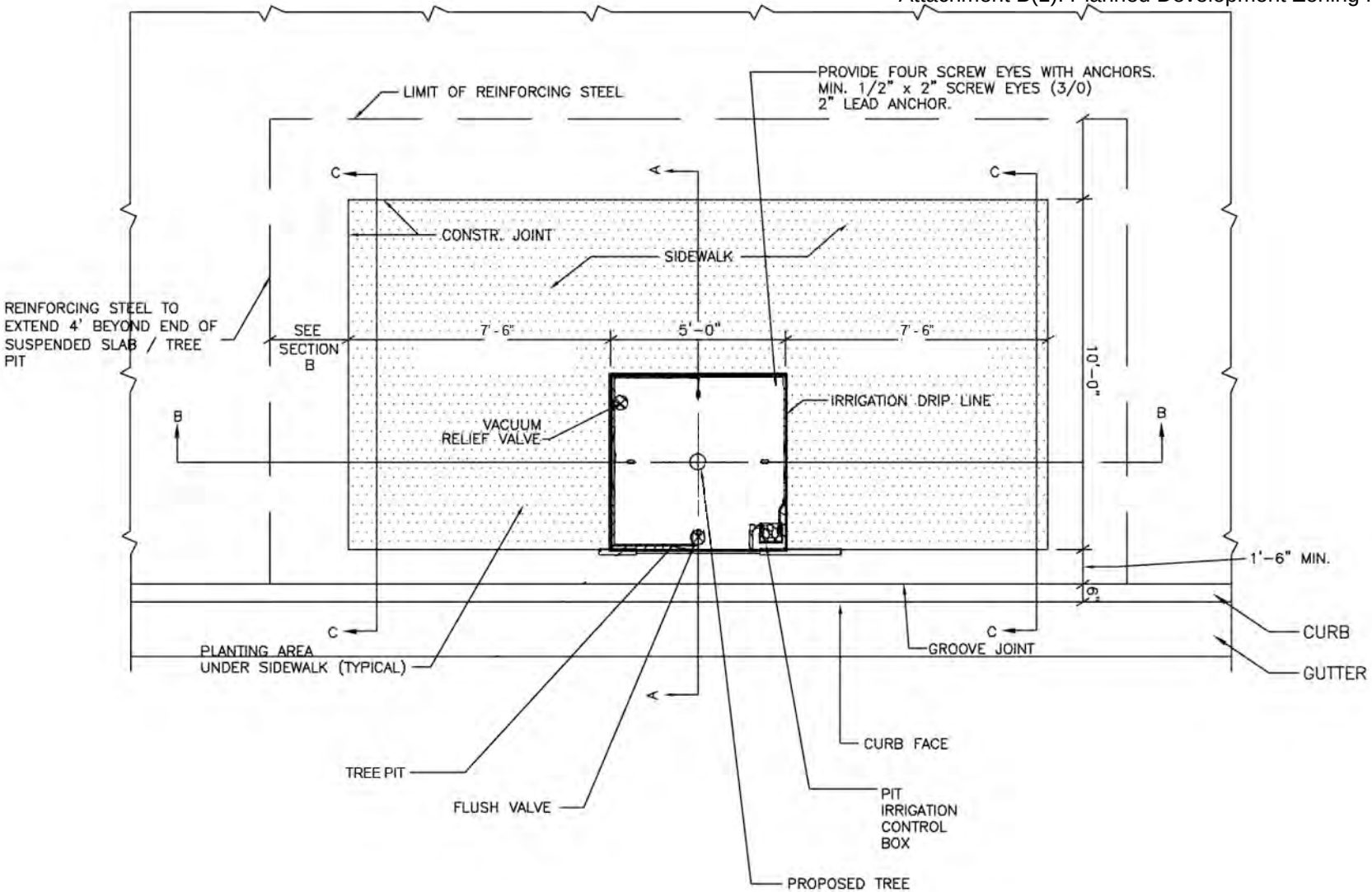
Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS
Registration Number: 2946

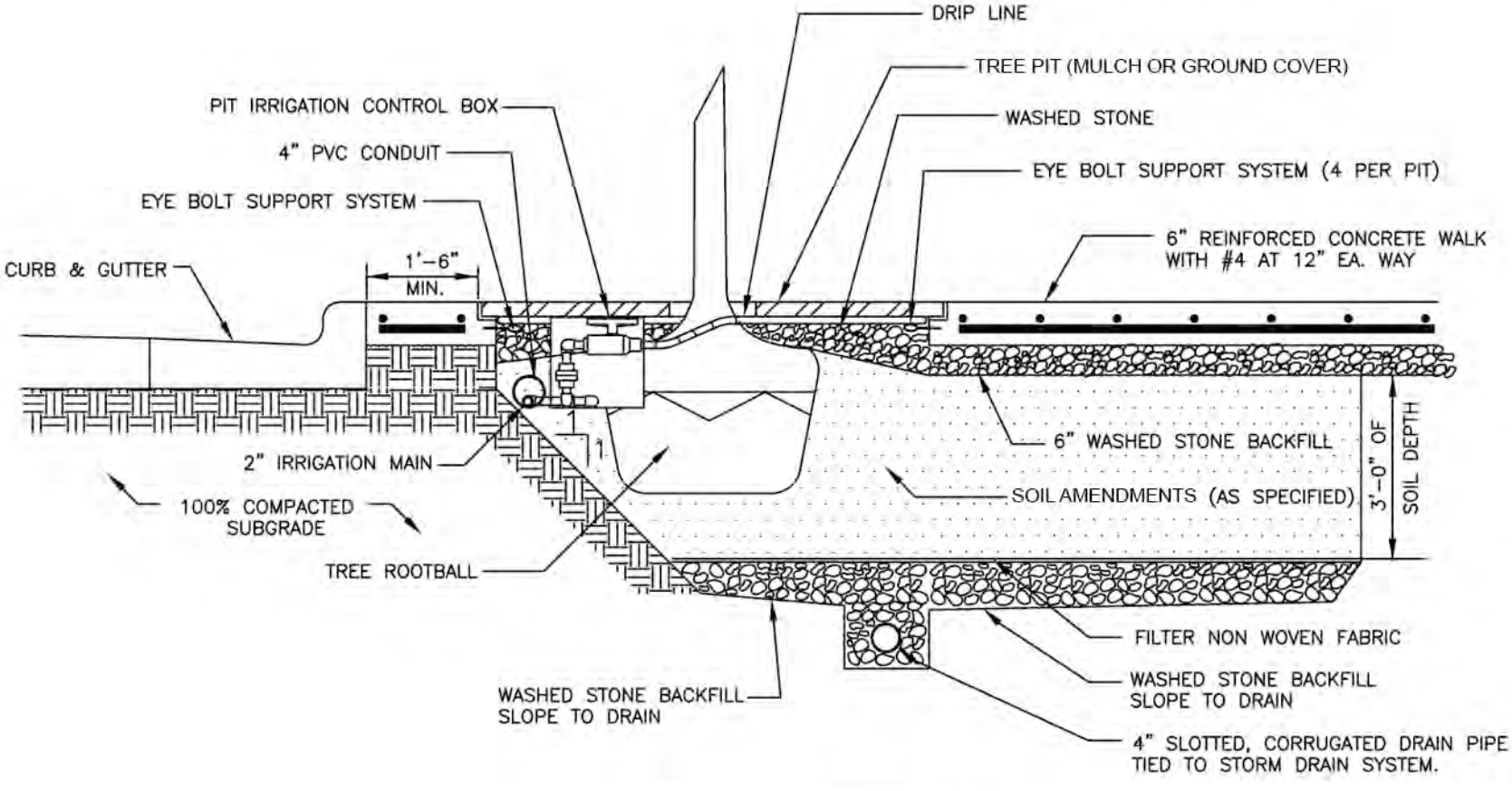
THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS
CONCEPTUAL LANDSCAPE PLAN

REVISIONS:

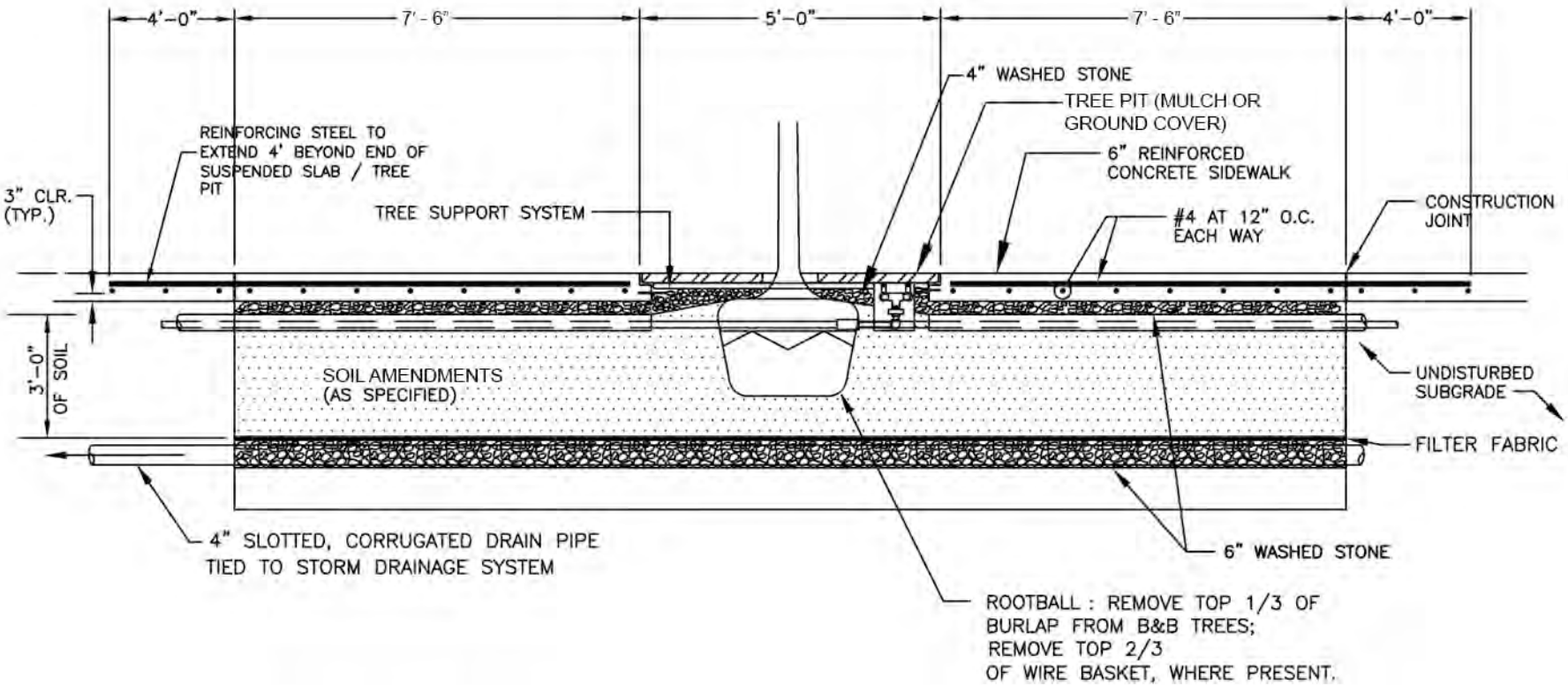
DATE: 12/06/2017
PROJECTED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1"=100'-0"
PROJECT #: 8517023

SHEET #:
RZ1.0

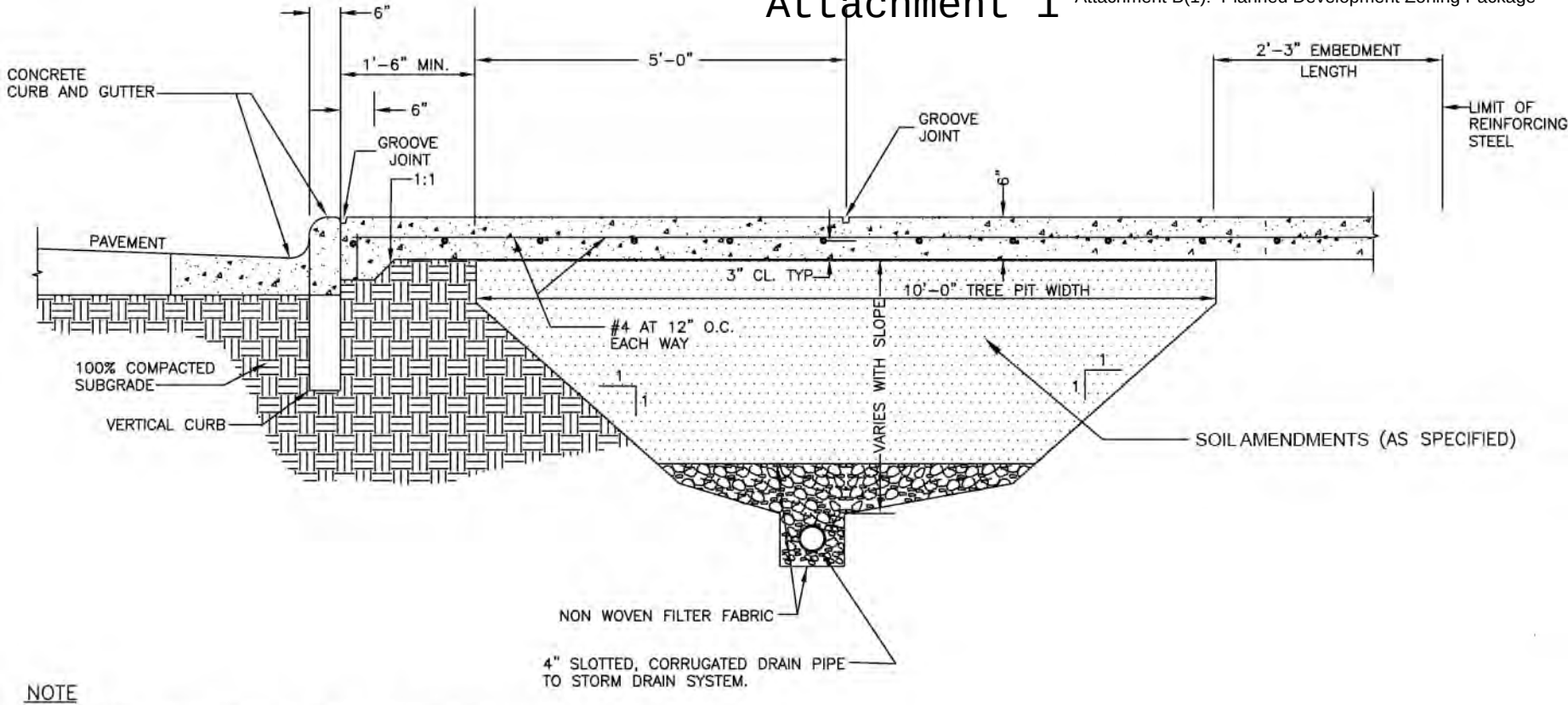

LIMIT OF REINFORCING STEEL
PROVIDE FOUR SCREW EYES WITH ANCHORS.
MIN. 1/2" x 2" SCREW EYES (3/0)
2" LEAD ANCHOR.
C
A
C
CONSTR. JOINT
SIDEWALK
REINFORCING STEEL TO
EXTEND 4' BEYOND END OF
SUSPENDED SLAB / TREE
PIT
SEE
SECTION
B
7'-6"
5'-0"
7'-6"
10'-0"
IRRIGATION DRIP LINE
B
VACUUM
RELIEF VALVE
B
1'-6" MIN.
6"
C
C
CURB
PLANTING AREA
UNDER SIDEWALK (TYPICAL)
GROOVE JOINT
GUTTER
A
CURB FACE
TREE PIT
FLUSH VALVE
PIT
IRRIGATION
CONTROL
BOX
PROPOSED TREE


DRIP LINE
TREE PIT (MULCH OR GROUND COVER)
PIT IRRIGATION CONTROL BOX
WASHED STONE
4" PVC CONDUIT
EYE BOLT SUPPORT SYSTEM (4 PER PIT)
EYE BOLT SUPPORT SYSTEM
6" REINFORCED CONCRETE WALK WITH #4 AT 12" EA. WAY
CURB & GUTTER
1'-6" MIN.
6" WASHED STONE BACKFILL
2" IRRIGATION MAIN
SOIL AMENDMENTS (AS SPECIFIED)
3'-0" OF SOIL DEPTH
100% COMPACTED SUBGRADE
TREE ROOTBALL
FILTER NON WOVEN FABRIC
WASHED STONE BACKFILL SLOPE TO DRAIN
WASHED STONE BACKFILL SLOPE TO DRAIN
4" SLOTTED, CORRUGATED DRAIN PIPE TIED TO STORM DRAIN SYSTEM.

SECTION A


4'-0"
7' - 6"
5'-0"
7' - 6"
4'-0"
4" WASHED STONE
TREE PIT (MULCH OR GROUND COVER)
6" REINFORCED CONCRETE SIDEWALK
REINFORCING STEEL TO EXTEND 4' BEYOND END OF SUSPENDED SLAB / TREE PIT
3" CLR. (TYP.)
TREE SUPPORT SYSTEM
#4 AT 12" O.C. EACH WAY
CONSTRUCTION JOINT
3'-0" OF SOIL
SOIL AMENDMENTS (AS SPECIFIED)
UNDISTURBED SUBGRADE
FILTER FABRIC
4" SLOTTED, CORRUGATED DRAIN PIPE TIED TO STORM DRAINAGE SYSTEM
6" WASHED STONE
ROOTBALL : REMOVE TOP 1/3 OF BURLAP FROM B&B TREES; REMOVE TOP 2/3 OF WIRE BASKET, WHERE PRESENT.

SECTION B



NOTE

A DRAINAGE SYSTEM IS REQUIRED AS SHOWN FOR ALL IRRIGATED PLANTING AREAS LOCATED ADJACENT TO STREET.

SECTION C

Attachment 2

MATERIALS

A. TOPSOIL

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLODS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME

SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

E. SULFUR

SULFUR SHALL BE A COMMERCIALLY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM

GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST .

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES
   ANUTRI-PAK
   JRP INTN=L. INC.
   17 FOREST AVENUE
   FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
   3 NITROGEN
   1 PHOSPHORIC ACID
   2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT

1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

SOIL AMENDMENTS

Attachment 3

1. Tree Planting Requirements.
    a. For all street trees, as well as any tree that is bound on all sides by concrete or other nonpermeable surface, planting techniques shall be required as provided on Attachment 1.
    b. Each street tree shall have a soil volume of 600 cubic feet.
    c. For large maturing street trees, the tree well size shall range from 5ft x 9ft (45sqft) to 6ft x 8ft (48sqft).
    d. For medium/small maturing street trees, the tree well size shall be a minimum of 5ft x 5ft (25sqft).
    e. Each parking lot tree shall have a landscape area of a minimum of 250 sf for large maturing trees and 150sf for medium/small maturing trees.

2. Amended Soils
    a. The Amended Soils requirement may be met in one of the following ways:
        i. Preparing the existing soil as follows:
            1. Tree planting areas by tilling to a depth of 18”, and adding amended soils.
            2. Shrub planting areas by tilling to a depth of 12”, and adding amended soils.
            3. Seed/sod areas by tilling to a depth of 6”, and adding amended soils.
            4. The options listed above may also require the removal of some existing soil along with other mitigation work and soil amendments to improve soil structure.
        ii. Removing all existing soil from a required planting area and replacing it with new soil and other soil amendments.
    b. Amended Soils requirements may be waived by the Parks, Trails and Landscape Specialist, the Environmental Review Analyst, and other designees of the Town’s Environmental Services division.

3. Determination of Amended Soils requirements will be based on soil testing to verify the quality of existing soil, Amended Soil and other soil amendments. Staff will inspect soil at the time of planting bed preparation and make recommendations based on soil test results to determine required soil amendments.
    a. Soil composition shall be consistent with sandy loam to loam soil properties.
    b. Amended soil shall have an acidity range of pH 5.5 to 7.0.
    c. To achieve the sandy loam to loam properties, soil amendments as described in Attachment 2 may be used.

4. Amended Soil requirements shall have uniform composition throughout, with a mixture of subsoil. It shall be free of stones, lumps, live plants and their roots, sticks, and other extraneous matter. It shall contain no man-made materials unless otherwise specified. Amended soil shall not be used while in a frozen or muddy condition.

LEGEND:

- PRIMARY OPEN SPACE
- PRIVATE COMMON/PERSONAL OPEN SPACE
- PROPOSED TOWN 8FT MULTI-USE TRAIL
- INTERNAL PEDESTRIAN PATHWAYS
- EXISTING SIDEWALK

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.

TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

100' 0' 50' 100' 200'

LandDesign.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
214 | 785 6009 (O)
www.LandDesign.com
TBPE: F-14754 / TBAE: BR-1927

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR BIDDING, PERMITTING, OR CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the State of TEXAS
Registration Number: 2946

THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS
CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION

REVISIONS:

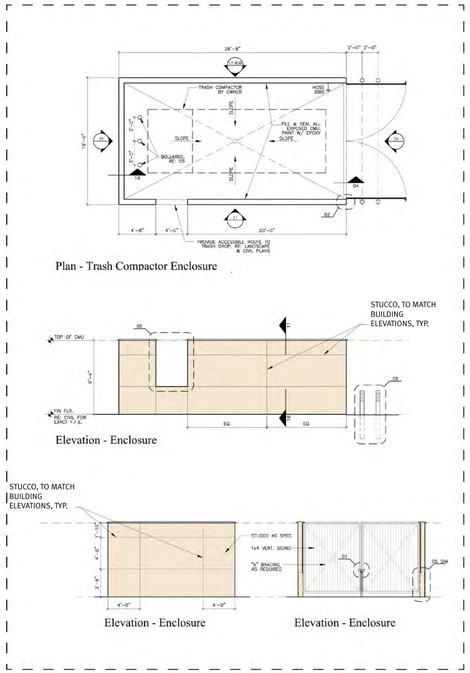
DATE: 12/06/2017
PROJECTED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1"=100'-0"
PROJECT #: 8517023

SHEET #:
RZ2.0

01 Typical Multi Family Building - Front Elevation (West)

02 Typical Multi Family Building - Typical Side Elevation (North and South)

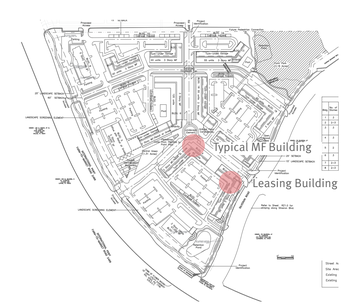
Typical Multi Family Building	Front Elevation	Rear Parking Courtyard Elevation	Typical Side Elevation
Total Facade	11,000 s.f.	11,400 s.f.	7,100 s.f.
Facade exclusive of Doors and Windows	7,200 s.f.	7,400 s.f.	4,900 s.f.
Doors and Windows	3,800 s.f.	4,000 s.f.	2,200 s.f.
Primary Material totals	3,270 s.f. – 46%	4,720 s.f. – 64%	2,250 s.f. – 46%
Brick	1,290 s.f. – 18%	2,060 s.f. – 28%	600 s.f. – 12%
Stone	0	0	0
Stucco	1,390 s.f. – 19%	2,310 s.f. – 31%	1,270 s.f. – 26%
Cementitious Panel	590 s.f. – 9%	350 s.f. – 5%	380 s.f. – 8%
Secondary Material totals	3,930 s.f. – 54%	2,680 s.f. – 36%	2,650 s.f. – 54%
Siding (Not EFIS)	2,900 s.f. – 40%	2,300 s.f. – 31%	2,010 s.f. – 41%
Metal	1,030 s.f. – 14%	380 s.f. – 5%	640 s.f. – 13%



Note:

1. Roof-mounted mechanical units and/or equipment shall be screened from view by parapet walls, mansard roofs or other architectural elements.
2. Parapet wall, mansard roofs or other architectural elements shall be constructed to a height not less than one foot above the horizontal plane of the highest roof-mounted mechanical units and/or piece of equipment.
3. Parapet walls, mansard roofs and architectural elements shall be constructed of materials compatible to those used in the development.
4. If parapet walls or mansard roofs are used to meet the screening requirements of this section, they will be constructed in a continuous, unbroken method along any wall plane.
5. The height of required screening elements shall not contribute to the calculation of building height.

03 Typical Multi Family Building - Rear Parking Courtyard Elevation (East)



Elevation Key Plan

0' 10' 30' 50'
Scale: 1" = 15'-0"

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour

Registered Architect of the State of TEXAS
Registration Number: 11958

THE POINT

Flower Mound, Denton County, TX

Typical Multi Family Building Elevations
(Building 11,12,13,16,18)

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 11.27.2017

© 2017 JHP
All Rights Reserved.
All materials embodied herein constitute an original work by the Architect; the Architect owns all copyrights herein. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner.

Revision Date

Sheet:

01 Leasing Building - Front Elevation (East)

Leasing Building	East	West	North	South
Total Facade	11,500 s.f.	11,600 s.f.	7,000 s.f.	7,000 s.f.
Facade exclusive of Doors and Windows	7,150 s.f.	7,850 s.f.	4,700 s.f.	4,700 s.f.
Doors and Windows	4,350 s.f.	3,750 s.f.	2,300 s.f.	2,300 s.f.
Primary Material totals	5,820 s.f. – 81%	4,510s.f.– 58%	3,940 s.f.– 84%	3,940 s.f.– 84%
Brick	660 s.f. – 9%	2,410 s.f. – 30%	840 s.f. – 18%	840 s.f. – 18%
Stone	2,640 s.f. – 37%	240 s.f. – 3%	1,960 s.f. – 42%	1,960 s.f. – 42%
Stucco	1,740 s.f. – 24%	1,510 s.f. – 19%	630 s.f. – 13%	630 s.f. – 13%
Cementitious Panel	780 s.f. – 11%	350 s.f. – 6%	510 s.f. – 11%	510 s.f. – 11%
Secondary Material totals	1,330 s.f. – 19%	3,340 s.f. – 42%	760 s.f. – 16%	760 s.f. – 16%
Metal	650 s.f. – 9%	0	0	0
Siding (Not EFIS)	680 s.f. – 10%	3,340 s.f. – 42%	760 s.f. – 16%	760 s.f. – 16%

Key
D– Door entrance in to building or unit

Note:
1. Roof– mounted mechanical units and/or equipment shall be screened from view by parapet walls, mansard roofs or other architectural elements.
2. Parapet wall, mansard roofs or other architectural elements shall be constructed to a height not less than one foot above the horizontal plane of the highest roof–mounted mechanical units and/or piece of equipment.
3. Parapet walls, mansard roofs and architectural elements shall be constructed of materials compatible to those used in the development.
4. If parapet walls or mansard roofs are used to meet the screening requirements of this section, they will be constructed in a continuous, unbroken method along any wall plane.
5. The height of required screening elements shall not contribute to the calculation of building height.

JHP

JHP Architecture / Urban Design
8340 Meadow Road Suite 150
Dallas, Texas 75231
Telephone: 214-363-5687
Fax: 214-363-9563

Michael L. Arbour
Registered Architect of the State of TEXAS
Registration Number: 11958

02 Leasing Building - Side Elevation (North)

04 Carriage Houses - Front Elevation

All doors to be painted to complement each unit

Alternative Door Location

06 Carriage Houses - Side Elevations

05 Carriage Houses - Rear Elevation

Open Tuckunder Garage

Entrance to internal corridors

Carriage House Material Tabulation Chart	Front	Rear	Side
Doors and Windows	35%	31%	35%
Wood	9%	11%	11%
Brick	5%	20%	6%
Stucco	5%	0%	5%
Cementitious Panel	11%	9%	25%
Siding (Not EFIS)	0%	29%	0%
Stone	30%	0%	10%
Metal	5%	0%	8%

03 Leasing Building - Rear/Side Courtyard Elevation (West/South)

Elevation Key Plan

0' 10' 30' 50'
Scale: 1" = 15'-0"

THE POINT

Flower Mound, Denton County, TX

Multifamily Units with Leasing Office, Commercial Ready Units Elevations (Building 3,4,6,17) and Carriage House Elevations (Building 2,7,8,10,14,15)

Project Number: 2017031
Drawn By: gp
Issue For: Master Plan Amendment
Date: 11.29.2017

© 2017 JHP
All Rights Reserved.
All materials embodied herein constitute an original work by the Architect; the Architect owns all copyrights herein. The viewer may not reproduce, display or distribute this work or prepare derivative works based on this work without the express written consent of the copyright owner.

Revision Date

Sheet:

Building Colors

Shoji White
Sherwin Williams
7042

Functional Gray
Sherwin Williams
7024

Anonymous
Sherwin Williams
7046

Determined Orange
Sherwin Williams
6635

Jute Brown
Sherwin Williams
6096

Building Materials

SBR Bronze
(Metal Panels)
Alpolic: 3mm4SBR3.5

8” Classic Jerusalem-
Cayenne(Stone)
Coronado Stone

Mushroom Brown
Acme Brick
(Brick)

Brookshire
Acme Brick
(Brick)

Copyright © JHP 2017
Not for Regulatory Approval, Permit or Construction: Michael Arbour
Registered Architect of State of TX, Registration No. 11958

04 WEST ELEVATION

3/32" = 1'-0"

03 NORTH ELEVATION

3/32" = 1'-0"

02 SOUTH ELEVATION

3/32" = 1'-0"

01 EAST ELEVATION

3/32" = 1'-0"

		WEST		NORTH		SOUTH		EAST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	9409		5201		5201		5941	
	WINDOWS & DOORS	3812		2162		2162		4246	
	TOTAL LESS WINDOWS & DOORS	5597		3039		3039		5095	
PRIMARY MASONRY	BRICK	3324	59.39	564	18.56	564	18.56	2810	55.15
	STONE	1462	26.12	1845	60.71	1845	60.71	1344	26.38
	CAST STONE	20	0.36	101	3.32	101	3.32	20	0.39
SECONDARY	CEMENTITIOUS PANEL	352	6.29	0	0.00	0	0.00	0	0.00
	EIFS	334	5.97	196	6.45	196	6.45	298	5.85
OTHER	ALUCOBOND / ALUMINUM COMPOSITE CLADDING	105	1.88	333	10.96	333	10.96	623	12.23
	TOTAL	5597	100	3039	100	3039	100	5095	100

GSO ARCHITECTS

DALLAS, TX 972.385.9651

www.GSOarchitects.com

COPYRIGHT © 2017 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

ZPD17-0007

THE POINT - OFFICE

BUILDING 1

FLOWER MOUND, TEXAS

DIRECT DEVELOPMENT

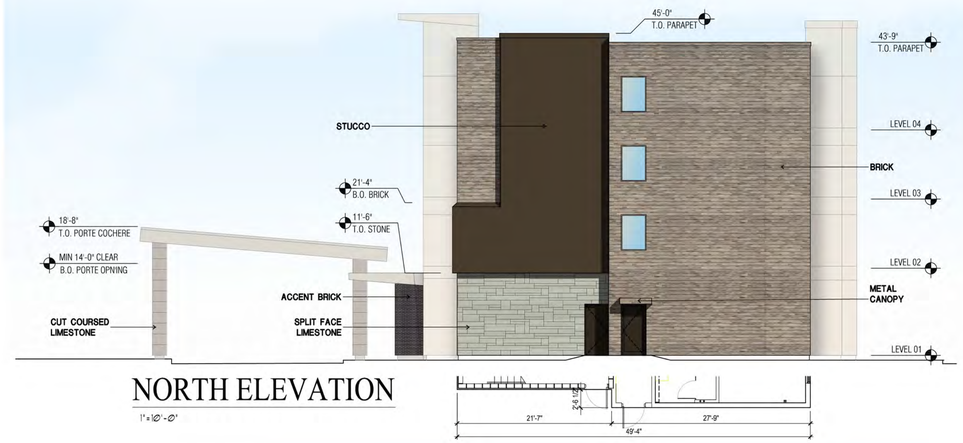
PRELIMINARY PLAN
NOT FOR CONSTRUCTION

ELEV05

JOB NO: 17-014
ISSUE DATE: 11/01/17
SCALE: AS NOTED

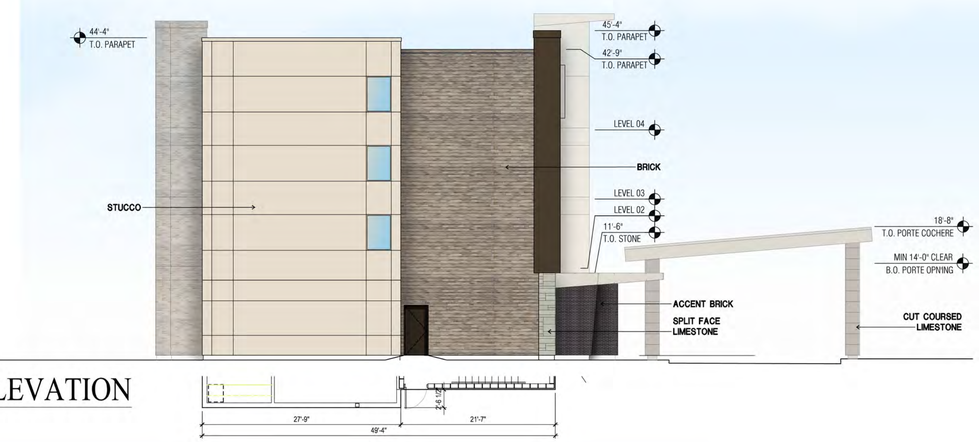
EAST ELEVATION

1" = 10'-0"



NORTH ELEVATION

1" = 10'-0"



SOUTH ELEVATION

1" = 10'-0"

		EAST		NORTH		SOUTH		WEST	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	9172		2187		2184		9210	
	WINDOWS & DOORS	2210		101		76		2251	
	TOTAL LESS WINDOWS & DOORS	6962		2086		2108		6959	
PRIMARY MASONRY	BRICK	2946	42.32	1274	61.07	769	36.48	1968	28.25
	STONE			219	10.50	27	1.28	825	11.86
	STUCCO	3866	55.53	563	26.99	1285	60.96	3150	45.27
SECONDARY	CEMENTITIOUS PANEL							673	9.67
	EIFS	150	2.15	26	1.25	27	1.28	177	2.54
OTHER	ALUCOBOND / ALUMINUM COMPOSITE CLADDING			4	0.19			168	2.41
	TOTAL	6962	100	2086	100	2108	100	6959	100

WEST ELEVATION

1" = 10'-0"

ZPD17-0007

THE POINT - TRU by HILTON

BUILDING 9

FLOWER MOUND, TEXAS

DIRECT DEVELOPMENT

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

EL10

JOB NO: -----
ISSUE DATE: 12/06/17
SCALE: AS NOTED

GSO ARCHITECTS
DALLAS, TX 972.385.9651
www.GSOarchitects.com

COPYRIGHT © 2017 GSO ARCHITECTS, INC.
THESE DRAWINGS, OR PARTS THEREOF, MAY NOT BE REPRODUCED IN ANY FORM, BY ANY METHOD, FOR ANY PURPOSE, WITHOUT PRIOR WRITTEN CONSENT FROM GSO ARCHITECTS, INC.

STUCCO - COLOR 1

EIFS

ALUMINUM COMPOSITE PANEL
CHARCOAL

STUCCO - COLOR 2

CEMENTITIOUS
PANEL

ALUMINUM COMPOSITE PANEL
CHAMPAGNE

SPLIT FACE LIMESTONE

CUT COURSED LIMESTONE

ACCENT BRICK

BRICK

GSO ARCHITECTS

THE POINT - OFFICE & HOTEL

FLOWER MOUND, TEXAS

DIRECT DEVELOPMENT

1 The Point Sign 1 (ground sign)

2 The Point Sign 2 (ground sign)

3 The Point Sign 3 (ground sign)

4 The Point Sign 4 (ground sign)

5 Trailhead Sign 5 (ground sign)

6 A Tru Hotel West Facade Sign 6A (wall sign)

6 B Tru Hotel East Facade Sign 6B (wall sign)

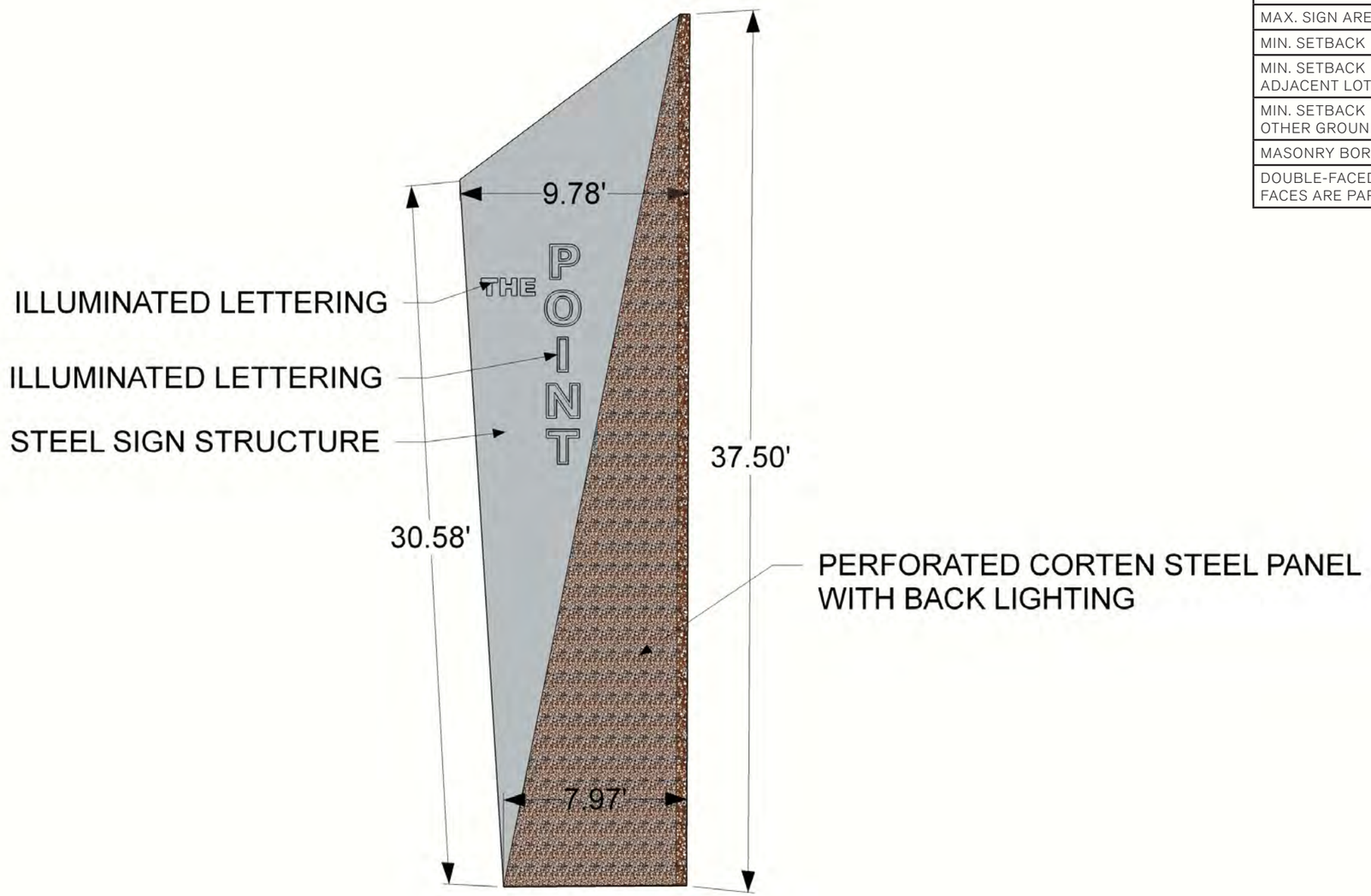
7 Tru Hotel Monument Sign 7 (ground sign)

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

GROUND SIGN REQUIREMENTS - SIGN 1			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	38'
MAX. WIDTH	Sec. 86-67 (2)	10'	10'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	VARIES PER SIDE, 450 SF MAX
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO

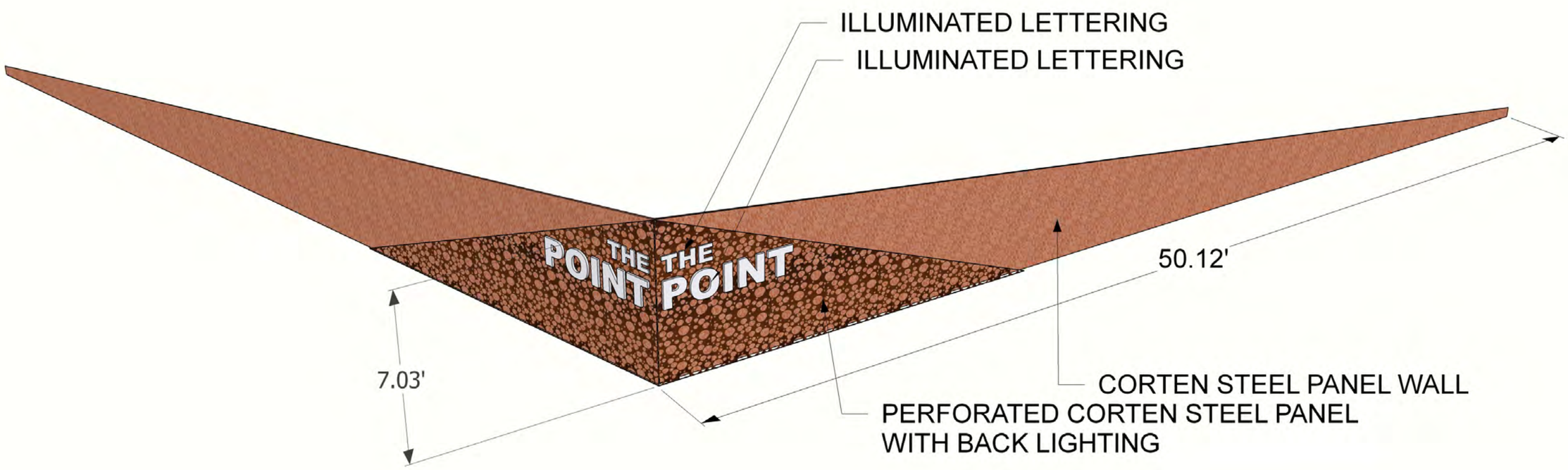


SIGN 1

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

LandDesign.

GROUND SIGN REQUIREMENTS - SIGN 2			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	51'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	360 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO



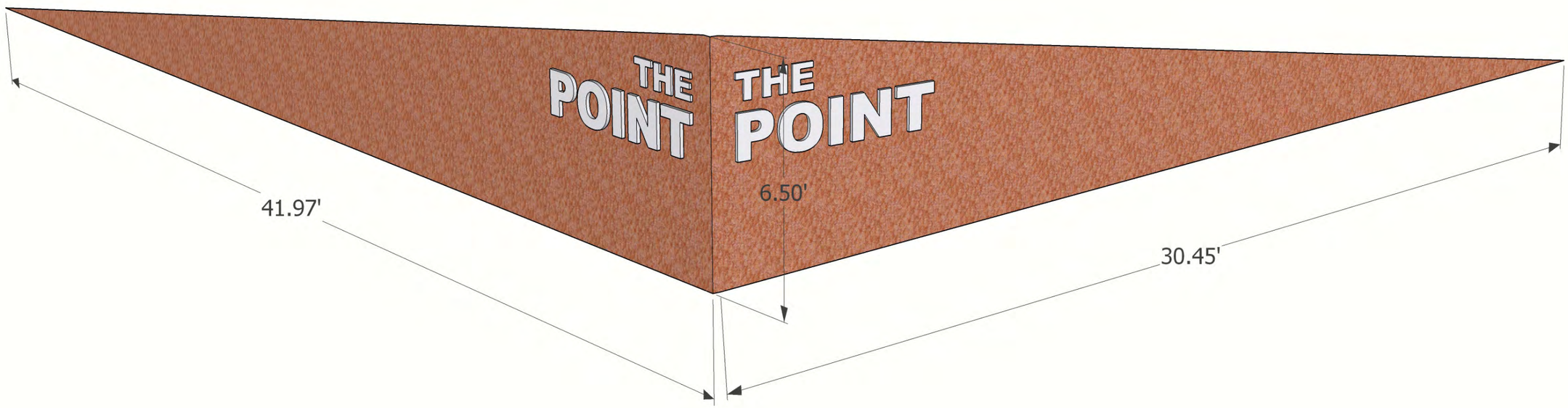
SIGN 2

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

GROUND SIGN REQUIREMENTS - SIGN 3			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	6.5'
MAX. WIDTH	Sec. 86-67 (2)	10'	42'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	275 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NO

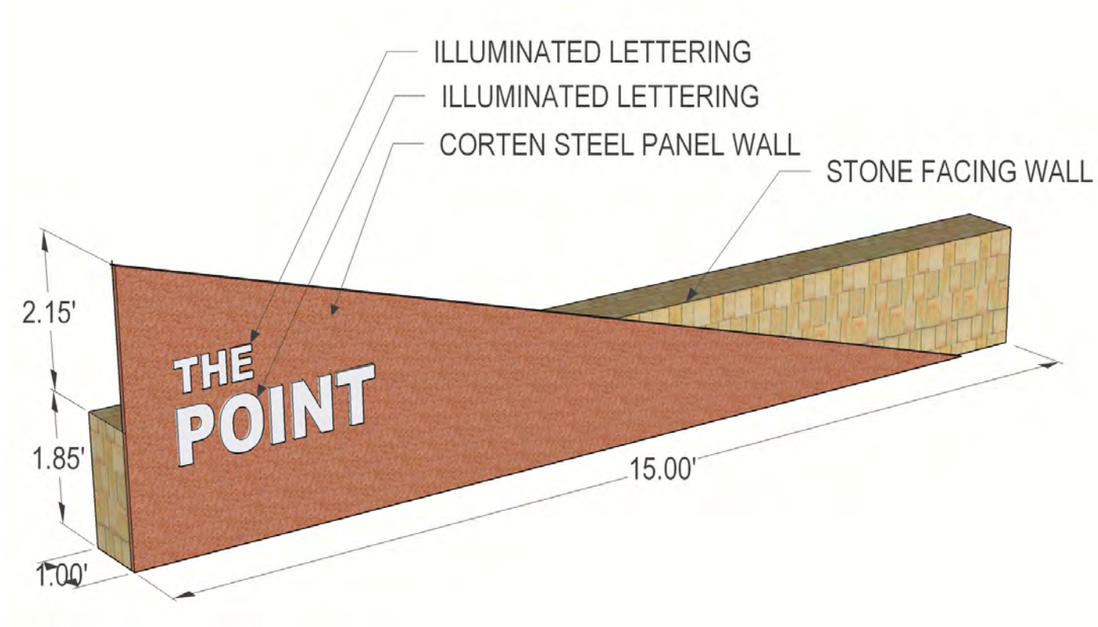


SIGN 3

THE POINT FLOWER MOUND, TEXAS ▪ ARCHITECTURAL IMAGERY PACKAGE

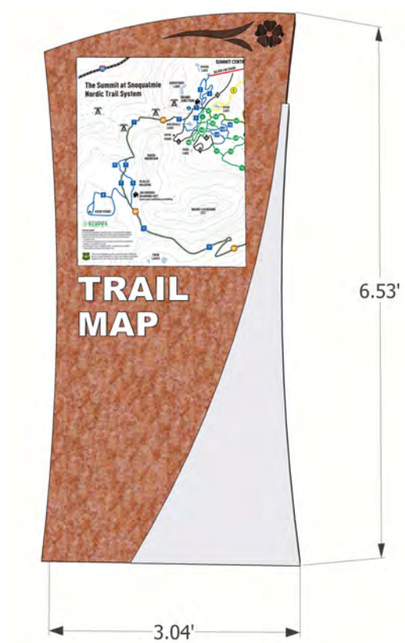
PN 8517023 | 11.30.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.



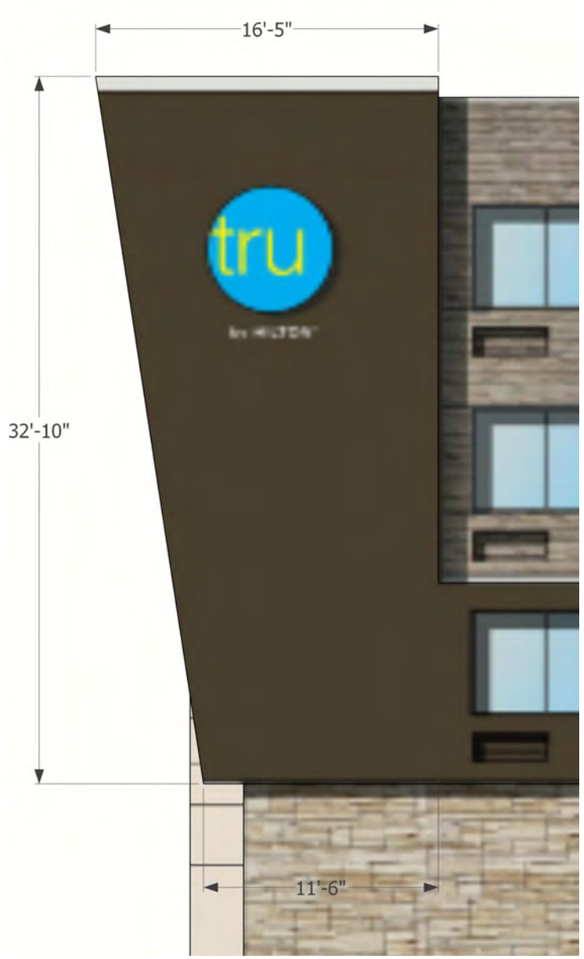
SIGN 4

GROUND SIGN REQUIREMENTS - SIGN 4			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	4'
MAX. WIDTH	Sec. 86-67 (2)	10'	15'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	60 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	15'
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	NOT APPLICABLE, SINGLE FACED



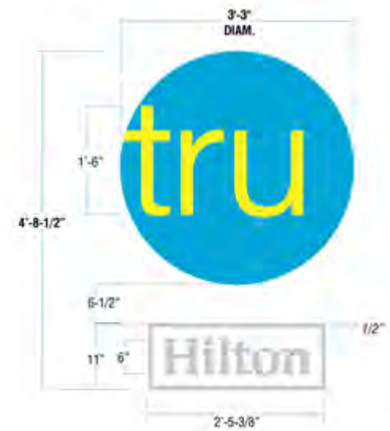
TRAILHEAD SIGN 5

GROUND SIGN REQUIREMENTS - TRAILHEAD SIGN 5			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	7'
MAX. WIDTH	Sec. 86-67 (2)	10'	4'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	28 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES



WALL SIGN REQUIREMENTS - TRU HOTEL WEST FACADE SIGN 6A			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	32'-10"
MAX. WIDTH	Sec. 86-67 (2)	10'	16'-5"
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	460 SF

TRU HOTEL WEST FACADE SIGN 6A

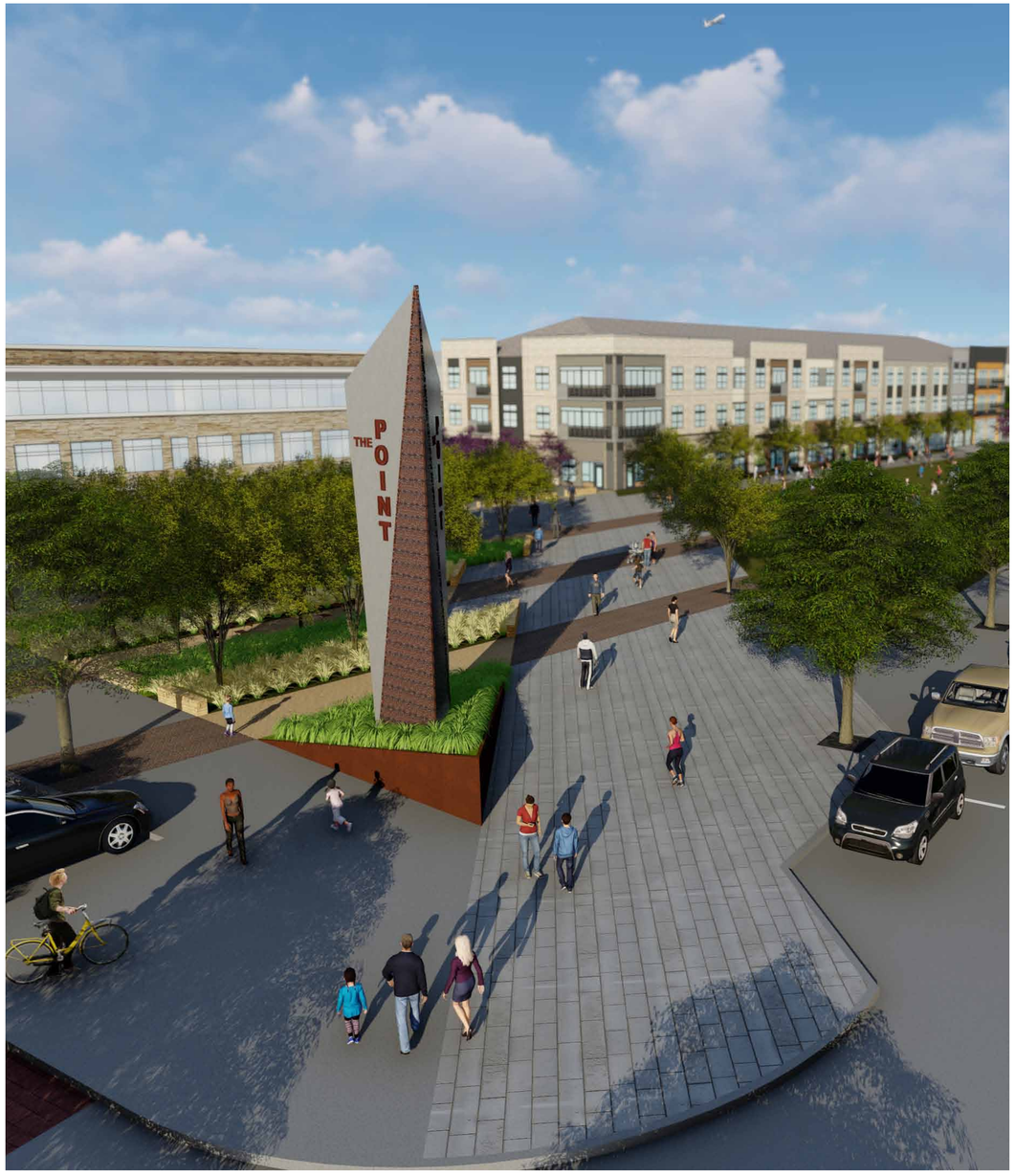


TRU HOTEL EAST FACADE SIGN 6B

WALL SIGN REQUIREMENTS - TRU HOTEL EAST FACADE SIGN 6B			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-68 (a)(6)	6'	5'
MAX. WIDTH	Sec. 86-68 (a)(6)	105' (55% of 192')	4'
MAX. SIGN AREA	Sec. 86-68 (a)(4)	300 SF	20 SF
MAX. DEPTH	Sec, 86-68 (a)(3)	1'	1.5'

TRU HOTEL GROUND SIGN 7

GROUND SIGN REQUIREMENTS - TRU HOTEL GROUND SIGN 7			
ITEM	REFERENCE	REQUIRED	SHOWN ON PLANS
MAX. HEIGHT	Sec. 86-67 (1)	10'	8'
MAX. WIDTH	Sec. 86-67 (2)	10'	5'
MAX. SIGN AREA	Sec. 86-67 (3)	60 SF (PER SIDE)	40 SF
MIN. SETBACK FROM ROW	Sec. 86-67 (6)	15'	15'+
MIN. SETBACK FROM ADJACENT LOTS	Sec. 86-67 (8)	60'	60'+
MIN. SETBACK FROM OTHER GROUND SIGNS	Sec. 86-67 (8)	120'	120'+
MASONRY BORDER	Sec. 86-67 (7)	YES	NO
DOUBLE-FACED SIGN FACES ARE PARALLEL	Sec. 86-2 & Sec. 86-4 (10)	YES	YES



ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE CENTRAL GREEN

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

CORNER MONUMENT

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

TRAIL HEAD

TRAIL HEAD & MULTIFAMILY AMENITY

LEASING ENTRANCE & RETAIL READY / LIVE WORK

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

OFFICE PERSPECTIVE

OFFICE PLAZA

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

HOTEL ENTRANCE

HOTEL AERIAL PERSPECTIVE

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

ROUND-ABOUT

ROUND-ABOUT

LAKE FOREST ENTRANCE

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

2499 SOUTHBOUND

2499 NORTHBOUND

PARKING LOT LANDSCAPE BERM

ILLUSTRATIONS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

FM 2499 NORTHBOUND

THE POINT FLOWER MOUND, TEXAS ▪ CONCEPTUAL RENDERINGS

PN 8517023 | 10.27.2017 | DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL

LandDesign.

SPECIMEN TREE COMPLIANCE - TOWN OF FLOWER MOUND

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STEM	LOCATION 1	LOCATION 2	STATUS	REMARKS
1	23	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
2	22	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
3	23	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN
4	22	POST OAK	QUERCUS STELLATA	HEALTHY	SINGLE	BUILDABLE AREA	UPLAND HABITAT	PRESERVED	SPECIMEN

TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF SPECIMEN TREES:	4 TREES
TOTAL SPECIMEN TREES ONSITE IN "GOOD" CONDITION:	4 TREES
TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION:	0 TREES
TOTAL SPECIMEN TREES ON SITE:	90.0" CAL. INCHES (4 TREES)
TOTAL SPECIMEN TREES TO BE REMOVED:	0.0" CAL. INCHES (0 TREES)
TOTAL PROTECTED TREES REMOVED:	TBD
LESS SPECIMEN TREE PRESERVATION CREDITS:	(XX) TREES
LESS PROTECTED TREE PRESERVATION CREDITS:	(XX) TREES (REFER TO SHEET RZ1.0)
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED:	XX TREES

PROTECTED TREE MITIGATION

TOTAL PROTECTED TREE REPLACEMENT:	TBD
CASH-IN-LIEU FEE:	$375 / TREE
PROTECTED TREE CASH-IN-LIEU FEE:	$0.00

SPECIMEN TREE MITIGATION

TOTAL PROTECTED SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES
0.0" CAL. INCHES X 2 = 0.0" CAL. INCHES MITIGATION REQUIRED (2.5" - 3" CAL. TREES)
*(0) 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE SPECIMEN TREE. TREES ARE IDENTIFIED WITH AN "M"

TREE SURVEY LEGEND:

TAG#
SPECIMEN TREE TO BE PRESERVED

UPLAND HABITAT / ENVIRONMENTALLY SENSITIVE AREA

GENERAL NOTES:

1. ORIGINAL TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY CATES-CLARK DATED 05/21/2017. REFER TO TREE SURVEY AND ALL ASSOCIATED DOCUMENTATION FOR ADDITIONAL INFORMATION.
2. SHEETS RZ1.0 - RZ1.4 PRODUCED BY LANDDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY. BASED ON THE TREE SURVEY INFORMATION PROVIDED BY CATES-CLARK AND CURRENT CONCEPTUAL SITE PLAN SHOWN.
3. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
4. ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
5. REFER TO SHEET RZ1.0 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION CREDITS AND INFORMATION.
6. TREE TAG NUMBERS ARE TEMPORARY, AND WILL BE UPDATED ONCE A TREE SURVEY HAS BEEN COMPLETED.

TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOW TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

1. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.
2. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER/PROPERTY OWNER/CONTRACTOR SHALL INSTALL A FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING ALONG THE PERIMETER OF THE UPLAND HABITAT AREA TO BE SAVED ADJACENT TO WHERE CONSTRUCTION ACTIVITIES WILL OCCUR.
3. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.
4. DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL,SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR GROUP OF SUCH TREES.
5. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).
6. WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.
7. UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.
8. ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFFSITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.
9. THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, OR HISTORIC TREES.

THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. PLAN WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON SITE PLAN AND GRADING PLAN APPROVAL.

TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

100' 0' 50' 100' 200'

LandDesign.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
214 | 785 6009 (O)
www.LandDesign.com
TBPE: F-14754 / TBAE BR-1927

REGISTERED LANDSCAPE ARCHITECT
MATTHEW S. VINTEN
2946
STATE OF TEXAS
12/06/2017
DocuSign

THE POINT
PLANNED DEVELOPMENT - REZONING
DIRECT DEVELOPMENT - TRAMMELL CROW RESIDENTIAL | FLOWER MOUND, TEXAS

TREE SURVEY REFERENCE PLAN

REVISIONS:

DATE: 12/06/2017
DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI
Q.C. BY: LDI
SCALE: 1"=50'-0"
PROJECT #: 85170.23

SHEET #:
RZ4.0

Exhibit "B"
Development Standards

Planned Development District - 156 (PD-156)
The Point

The development on the property comprising approximately 34.553 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:

Development of the Campus Commercial District area designated on Exhibit "C", comprising of approximately 34.553 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. DEFINITIONS.

1. *CARRIAGE HOUSE* means a single dwelling unit that is designed, built, rented, or leased to be occupied by a family unit and must contain a minimum of 2 stories.

2. *COMMERCIAL READY UNIT* means ground level floor area that may be utilized as a live/work unit, commercial space, or a dwelling unit. On street parking spaces will be utilized to meet this parking requirement.

3. *LIVE/WORK UNIT* means a dwelling unit that is also used for work purposes, provided that the 'work' component is restricted to the uses of professional office, artist's workshop, studio, or other similar uses and is located on the street level. The 'live' component may be located on the street level (behind the work component) or any other level of the building.

4. *PRIMARY PUBLIC OPEN SPACE* means a designated area within the Planned Development that is accessible to the public, has a physical location with a direct connection to the Town's trail system along Long Prairie Road, and may contain improvements that serve as a sense of place for gathering, allow for passive recreation and exercise or relaxation, and may preserve natural environment. For the purpose of this definition, The Green, Point Park, and the retention pond area at the corner of FM 2499 and Silveron Boulevard located as shown on Exhibit "E" are primary public open space.

5. *PRIVATE COMMON OPEN SPACE* means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use by the residents, employees, and/or visitors to a development.

6. *PRIVATE PERSONAL OPEN SPACE* means a privately-owned outdoor or unenclosed area, located on the ground or on a roof, balcony, deck, porch, or terrace, which is designed and accessible for outdoor living, recreation, pedestrian access, or landscaping, and intended for use solely by the individual residents of a condominium or multifamily dwelling unit.

B. USE STANDARDS.

1. PERMITTED USES. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development.

    a. The following additional uses are permitted in this Planned Development.

        - Multifamily.
        - Carriage house.
        - Commercial ready unit.

    b. The following uses are prohibited in this Planned Development:

        - Amusement and recreation (indoors).
        - Laboratory, medical or dental.
        - Laboratory, scientific and research.
        - Off-street parking, accessory.
        - Parking lot, commercial.
        - Parking structure, commercial.
        - Swimming pool, commercial.

2. SPECIFIC USES. Except as provided in this section, the uses listed as Specific Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, may be permitted in this Planned Development with a Specific Use Permit (SUP) approved by the Town Council.

    a. The following specific uses are prohibited in this Planned Development:

        - Amusement and recreation (outdoors).
        - Car wash, automatic.
        - Car wash, full service.
        - Convenience store with gasoline sales.
        - Institution, drug, or psychiatric treatment.
        - Office-showroom/warehouse.
        - Retail, single tenant (25,000 sf, but less than 50,000 sf).
        - Retail, single tenant (50,000 sf, but less than 75,000 sf).
        - Retail, single tenant (75,000 sf, but less than 100,000 sf).
        - Retail, single tenant (100,000 sf or more).

3. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development 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".

C. OPEN SPACE STANDARDS.

1. Public open space and Private open space shall generally be located in the locations as shown on Exhibit "E".

2. PRIMARY OPEN SPACE & TRAIL REQUIREMENTS.

a. Point Park. There shall be a minimum of 3.1 acres of land area and generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Gathering area at the trailhead of patterned or stamped concrete.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Drinking fountain.
- Trail signage.
- Pedestrian scale lighting.
- Five-foot-wide walking path designed to connect to adjacent properties, with final material to be determined at platting.

b. The Green. There shall be a minimum of 1.1 acres of land area and generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Use of natural and hardscape elements to create active urban plaza.
- Seating areas (benches, tables and chairs, seat walls) (2).
- Shade structures, tree plantings to provide a shade canopy, or other elements (2).
- Trash receptacles (2).
- Drinking fountain (2).
- Bicycle rack (2).
- Trail signage (2).
- Pedestrian scale lighting.

c. The Corner. There shall be a minimum of 0.6 acres of land area and generally located as shown on Exhibit "E" and shall include a minimum of the following:

- Use of natural and hardscape elements to create a pleasant overlook area to the retention pond.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, tree plantings to provide a shade canopy, or other elements.
- Trash receptacles.
- Pedestrian scale lighting.
- Four-foot-wide pedestrian pathways shall be provided to Building Number 1, from Long Prairie Road, and Silveron Boulevard.

d. FM 2499 Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the FM 2499 frontage as required by the *Parks & Trails Master Plan*.

e. Middle Path. There shall be a pedestrian connectivity path between The Green and Point Park consisting of not less than six-foot-wide and not more than eight-foot-wide of unobstructed sidewalk width. Patterned or stamped concrete shall be used across vehicle travel areas.

f. Silveron Boulevard Sidewalks. Four-foot-wide minimum sidewalks shall be provided along Silveron Boulevard. Additional width is required adjacent to buildings fronting on Silveron Boulevard.

3. SECONDARY OPEN SPACE REQUIREMENTS.

a. Areas between buildings should incorporate the following improvements:

- Use of natural and hardscape elements to create interesting, intimate gathering areas.
- Seating areas (benches, tables and chairs, seat walls).
- Shade structures, elements.
- Trash receptacles.
- Pedestrian scale lighting.

b. Pedestrian Pathways. Each site plan submitted within the development shall include details of creating a network of pedestrian pathways throughout the development. The system must link all building and activity areas. These pathways shall be a minimum of four-foot-wide and use patterned or stamped concrete or pavers across vehicle travel areas.

4. PRIVATE OPEN SPACE FOR DWELLING UNITS. The private open space standards in this subparagraph are based on the requirements of Section 98-905(b) of the Town Code but modified by the December 18, 2017 Town Council approval of an alternative park land dedication and park development fee set of standards.

Private common open space and private personal open space for all multifamily, carriage house, and commercial ready units developed in the district shall meet the following standards:

a. A minimum of 200 square feet per dwelling unit shall be provided as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents in the district.

b. No more than 50 percent of the required private common open space may be provided as private personal open space that includes balconies, patios, and similar spaces that are located within individual units.

c. Secondary Open Space can be counted towards private common and private personal open spaces.

d. To track compliance With Private Open Space Areas each site plan submitted within the development shall include the following table that quantifies the required open space areas within the Planned Development:

Open Space Category and Land Area Required per Ordinance	This Site Plan	Existing (prior to this site plan)	Cumulative (including this site plan)	Remaining Requirement (based on 580 dwelling units)
Private Common Open Space (200 Square Feet/Dwelling Unit)	No. of du's- ____			
Private Personal Open Space (≤ 50 % of required private common open space/Dwelling Unit)	No. of du's- ____			

D. BUILDING STANDARDS.

1. SETBACKS.

a. Long Prairie Road.

i. Minimum building setback of 60 feet for all structures.

ii. Off-street parking is prohibited within the first 25 feet of the property line.

b. Buildings fronting a private street.

i. There shall be a maximum build-to-line of 10 feet for Type A Street and Type A.2 Street as shown on Exhibit "G".

ii. There shall be a maximum build-to-line of 13 feet for Type A.1 Street as shown on Exhibit "G".

iii. Stoops, steps, patios, planters, retaining walls, transformers and other utility equipment, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback with no projection limitation, subject to maintaining a minimum unobstructed sidewalk width of four feet.

iv. Balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to five feet into required setback with a minimum of eight feet of clearance above the sidewalk.

c. Silveron Boulevard.

i. Except as provided in this section, there shall be a maximum build-to-line of 25 feet from the existing right-of-way.

ii. Upon Town Council approval of a Thoroughfare Plan Amendment to revise the street profile for Silveron Boulevard providing for on-street parking, the

Director of Development Services shall have the authority to consider a revised build-to-line during site plan application for any building fronting the street.

iii. Off-street parking shall be located behind the building.

d. North Property Line.

i. There shall be a minimum building setback of 15 feet.

ii. Off-street parking is permitted within the building setback.

2. Lot Coverage. Maximum lot coverage is 60 percent.

3. Height.

a. Except as provided in this paragraph, maximum number of stories is ten.

b. Carriage house. Minimum number of stories is two and the maximum number of stories is three.

c. Multifamily. Maximum number of stories is four.

4. Multifamily and Commercial Ready Ground Floor Design.

a. Commercial Ready Unit.

i. Each unit shall be constructed to commercial standards.

ii. Each unit shall have a floor-to-floor height of 12 feet.

iii. Any ground level façade windows that face a public or private street shall incorporate the following design standards.

AA. be clear, unpainted, or made or similarly treated glass allowing visibility into street level uses;

BB. cover 50 percent or more of street level frontage;

CC. not have a bottom edge higher than three feet above the sidewalk;

b. Multifamily Unit. Except as provided below, all ground floor dwelling units shall have individual entries to the private street or mutual access drive.

i. Except for carriage houses access shall be on the street sidewalk and shall provide at least one of the following design components. Other components may be used that further identifies the entrance.

- Stoop
- Step(s)
- Landing
- Patio (may be enclosed but shall be at least 35 percent open)

- Awning, canopy, or marquee
- Planter

ii. If during site plan application it is determined that existing or proposed utility placement, easements, or other engineering constraints prevent compliance with 3(b) for any unit(s), the director will make a determination in recommending one of the following options for alternative compliance with this subparagraph:

AA. Exempt the identified dwelling unit(s) to be included in the site plan package presented to the Planning and Zoning Commission.

BB. A minimum of two ground floor dwelling units that otherwise individually cannot comply with 3(b) may each share one common ground level access way and shall include a minimum of 30 square feet of private personal open space that is visible from the street and shall contain some or all of the following amenities:

- Stoop
- Step(s)
- Landing
- Patio (may be enclosed but shall be at least 35 percent open)
- Awning, canopy, or marquee

E. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

1. Street Setbacks. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along Long Prairie Road. There shall be a minimum landscape buffer of 15 feet along Silveron Boulevard as measured from the existing right-of-way.

2. Upon Town Council approval of a Thoroughfare Plan Amendment to revise the street profile for Silveron Boulevard providing for on-street parking, the Director of Development Services shall have the authority to consider a revised landscape buffer width during site plan application for any building fronting the street.

3. Street Buffer Landscaping. Tree plantings shall be provided at a ratio of one tree for each 30 linear feet of the buffer.

4. Street Yard Landscaping. All undeveloped areas of the street yard shall be landscaped at a minimum of 20 percent of the street yard.

5. Perimeter buffers and other landscape areas are generally located as provided on Exhibit “D” and shall require final detail with each site plan application.

6. Tree Planting Requirements.

   a. For all street trees as well as any tree that is bound on all sides by concrete or other nonpermeable surface, planting techniques shall be required as provided on Exhibit “D”, Attachment 1 and Attachment 3.

b. Amended soils to be utilized for each tree shall be required as provided on Exhibit “D”, Attachment 2 and Attachment 3.

7. Parking Lot Trees. Parking area trees that are required to be located within 50 feet of a parking space and are located within the limits of underground detention shall be located elsewhere within the same parking lot area. The final location of any relocated tree shall be determined during site plan approval.

F. ACCESS, PARKING, AND LOADING STANDARDS.

1. PARKING. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Land Development Regulations. Parking for this development shall use the following standards:

a. Commercial ready unit. One space for each 500 square feet of floor area.

b. Multifamily and Carriage House.

i. Except as provided in this subparagraph, an average of one and one-half spaces must be provided for each dwelling unit based on the minimum parking requirement per the following unit breakdown.

ii. A minimum of one space for each one bedroom unit.

iii. A minimum of two spaces for each two bedroom unit

iv. A minimum of three spaces for each three bedroom unit.

v. To track compliance with required multifamily and carriage house parking requirements, each site plan submitted within the development shall include the following table:

Use Category with total number of dwelling units	Number of dwelling units per bedroom count			Required Parking	Provided Parking
	1	2	3		
Multifamily _ units					
Carriage House _ units					

c. Office.

i. While Town Code requires one space for each 300 square feet of floor area, the real estate industry has seen a change in parking demand that differs from this requirement. If during site plan application, an office parking ratio other than one space for each 300 square feet of floor area is proposed, the following must be included with those established requirements for a site plan:

AA. An updated parking study to this Planned Development that assesses an alternate parking ratio, aggregate existing and required parking within the Planned Development and construction of new development's required and provided parking at the time of the study.

BB. If structured parking or podium parking is proposed that removes existing surface parking, authorization of the property owner(s) for this change and detail of how the displaced surface parking is being replaced.

ii. Upon approval of the parking study by Town staff, the Director of Development Services shall have the authority to consider a revised parking ratio for the proposed office that is being considered for site plan approval.

d. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. For purposes of this subparagraph, cross-parking shall include structured parking and podium parking. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.

e. On-street parking within the boundary of the Planned Development is permitted in the locations shown on Exhibit "C" and may be considered in required off-street parking calculations.

f. Structured or Podium Parking. Except as provided in this paragraph, all structured or podium parking shall comply with the Urban Design Plan.

i. <u>Structured Parking</u>.

AA. Design of the structure shall incorporate materials, fenestrations, and other architectural features that are consistent with the building(s) in which the parking serves, and shall include vertical elements such as reveals, projecting ribs, and offsets.

BB. An exterior horizontal line shall be maintained on any exterior façade.

CC. Except for point(s) of ingress/egress, openings in the parking structure facade shall not exceed 60 percent of the total facade

area for each level of parking and shall be designed in such a manner to screen headlights.

DD. The upper level of any parking structure shall be covered.

EE. Any elevator and stair shaft shall be topped with a gabled roof or other architectural accent. Exterior stairs are prohibited.

ii. Podium Parking.

AA. Except for point(s) of ingress/egress, openings in a street level facade shall not exceed 60 percent of the total facade area for this parking level and shall be designed in such a manner to screen headlights.

BB. Any level of parking above street level shall comply with Section F(1)(e)(i) of this ordinance.

iii. Any ingress/egress to a parking structure or podium parking area shall not be visible from Long Prairie Road.

g. All parking space striping located on the property shall be maintained by the Property Owners' Association.

2. LOADING AND WASTE AREAS.

a. All loading areas must be designed so as to not be visible from Long Prairie Road and Silveron Boulevard.

b. Enclosed dumpster areas must be located as to not be visible from Long Prairie Road and Silveron Boulevard.

G. STREET, SIDEWALK, & CROSSWALK STANDARDS.

1. Pedestrian sidewalks, pathways, and crossing areas shall generally be provided in the locations as shown on Exhibit "E".

2. STREET SEGMENTS. The emphasis of street level pedestrian activity provided throughout this Planned Development requires a focus on connectivity that is efficient, safe, and allows for various amenities and other development components to be located in the area between the back-of-curb and the building line. Implementation of these street segments will facilitate activity and public accessibility in developing active ground floors along all street facades and efficient connectivity with public and private open spaces where a street frontage exists.

The following Street Types shall be required within the various street sections shown on Exhibit "G":

a. Street Type A.

b. Street Type A-1.

c. Street Type A-2.

3. WALKABLE SIDEWALKS. Install sidewalks along all street-facing façades and ensure continuity of sidewalks along each street.

   a. Construct sidewalks with a sufficient width to allow for pedestrian and street activity. Typically a minimum of four feet of clear, unobstructed walking area is required in addition to the edge and furnishing zones at the back of the curb.

   b. Encourage activation of the sidewalk by allowing plants, signage and merchandise display. Amenities should not be permanent and should not interfere with loading at the curb, obstruct pedestrian circulation, or make the streetscape appear cluttered.

   c. The use of patterned or stamped concrete or pavers shall be required to create visual interest and demarcation of specific areas within the Planned Development.

   d. Generally it is recommended that street trees be planted every 30 feet on center 2-3 feet from the back of the curb.

   e. Locate benches and seating near building entrances and in public open space away from the street.

   f. Provide trash receptacles near the street.

   g. Install kiosks and wayfinding where necessary to aid navigation.

   h. Consider adding public art or other special features.

4. PEDESTRIAN CROSSINGS. Enhanced pavement, such as patterned or stamped concrete or pavers shall be used at all pedestrian crossings and at all of the following ingress/egress points to the property:

   a. North property line;

   b. Silveron Boulevard;

   c. Northern ingress/egress point on Long Prairie Road; and,

   d. Southern ingress/egress point on Long Prairie Road, to be located no closer than 295 feet from the western property line.

H. MISCELLANEOUS STANDARDS.

1. RENDERINGS. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, open space areas (public and private), sidewalk and crosswalk detail, and elevations as shown on Exhibit “I”.

2. ELEVATIONS. The conceptual elevations attached to this ordinance denote building numbers that correspond with the anticipated respective location(s) for a use or mix of

uses provided on the conceptual site plan. The reference to building numbers shall ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on the conceptual site plan, then the corresponding elevation shall apply.

3. DENSITY. Maximum number of residential dwelling units is 585, combined.

4. MULTIFAMILY. Except for ground level units that provide direct access to the sidewalk, all other dwelling units shall be accessed from an internal corridor.

5. HOTEL OR MOTEL.

    a. All rooms shall be accessed from an internal corridor.

    b. Building 9-Hotel.

        i. A minimum of 600 square feet of floor area for meeting room space shall be provided.

        ii. A minimum of 800 square feet of land area shall be improved with a pool and associated improvements for use by hotel guests.

        iii. Any pool shall be limited in location to the east façade of the building.

        iv. Landscaping shall be provided around the pool to screen the pool area from adjacent uses in the development.

6. SIGNAGE. Except as provided in this paragraph, all signage shall meet the Town's Sign Ordinance. Where noted, reference is made to the respective sign's location within the Planned Development which is depicted on the location map attached to the Architectural Imagery Package, Exhibit "H".

    The following identifies those provisions that may deviate from Chapter 86 of the Land Development Regulations. Certain proposed wall signs for the hotel, buildings that permit commercial uses, and various ground signs shall be permitted as shown on the Architectural Imagery Package, Exhibit "H", and shall be subject to the following:

    a. Ground Sign 1.

        i. The height shall not exceed 38 feet.
        ii. The sign area shall not exceed 450 square feet.
        iii. A masonry border is not required.
        iv. Double faced sign faces are not required to be parallel.

    b. Ground Sign 2.

        i. The width shall not exceed 51 feet.
        ii. The sign area shall not exceed 360 square feet.
        iii. A masonry border is not required.
        iv. Double faced sign faces are not required to be parallel.

    c. Ground Sign 3.

i. The width shall not exceed 42 feet.
ii. The sign area shall not exceed 275 square feet.
iii. A masonry border is not required.
iv. Double faced sign faces are not required to be parallel.

d. Ground Sign 4.

i. The width shall not exceed 15 feet.
ii. The setback from the abutting property shall not be less than 15 feet.
iii. A masonry border is not required.

e. Ground Sign 5.

i. A masonry border is not required.

f. Wall Signs 6A and 6B.

i. The sign area for 6A shall not exceed 460 square feet.
ii. The height for the 6A shall not exceed 32 feet-10 inches.
iii. The width for 6A shall not exceed 16 feet-5 inches.
iv. The sign area for 6B shall not exceed 20 square feet.
v. The depth of the letters for 6B shall not exceed 18 inches.

g. Ground Sign 7.

i. A masonry border is not required.

h. Sandwich Board Signs

i. Maximum of one sign per tenant.
ii. The height shall not exceed four feet.
iii. The sign area shall not exceed 12 square feet.
iv. The sign may encroach into the sidewalk area subject to maintaining a minimum unobstructed sidewalk width of four feet.
v. No sign permit is required.

i. Tenant Blade Signs

i. Permitted only for office, retail or restaurant uses.
ii. Maximum of one per tenant.
iii. The height shall not exceed three feet.
iv. The width shall not exceed five feet.
v. The sign area shall not exceed 15 square feet (per side if a double-faced sign).
vi. The sign may encroach into the sidewalk area subject to maintaining a minimum clearance of eight feet above the sidewalk
vii. The sign may be internally or externally illuminated and must not create a glare onto a building or the sidewalk.

7. PHASING:

   a. Issuance of a building permit for the first phase of multifamily development shall include the following:

      i. Extension of the pedestrian path along Center Boulevard to the roundabout.
      ii. Temporary connection between the Center Boulevard pedestrian path and the Point Park trailhead.
      iii. The Point's pedestrian path an open space improvements.
      iv. The Green (open space entrance area).
      v. The open space at the corner of Long Prairie Road and Silveron Boulevard.

   b. Construction of all components in Phase 1 may be started simultaneously.

8. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.

9. TREE PROTECTION PLAN. This Planned Development is subject to an approved Protection Plan.

I. ADMINISTRATION.

There shall be established (The Point) Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records and in the Tarrant County Real Estate Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

1. Landscape buffers along Long Prairie Road and Silveron Boulevard.

2. Publicly accessible open space areas.

3. Striping of parking spaces and pedestrian crosswalks.

4. Cross-access and cross-parking agreements.

5. Other items as listed in the CC&Rs.

-----Original Message-----
From: Lisa H. Heichelheim
Sent: Saturday, November 25, 2017 4:13 PM
To: Town Council
Subject: The Point apartments

Dear town council,
I have great reservations for anymore housing going in at the Point. Please consider the future. We want families to stay close now. You have added senior living. Now you need affordable houses for our millennial generation to move closer to the parents to raise their children. FYI.. they don't want apartments! They want what their parents have. I can start a petition if you want to get a better voice of people in Flower Mound.

Sent from my iPhone

NEWSTREAM
COMMERCIAL

November 17, 2017

Mr. Jimmy Stathatos
Town Manager
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: **Opposition to ZPD17-0007-The Point PD-156 development**

Dear Mr. Stathatos,

Please accept this letter lodging our opposition to ZPD17-0007-The Point PD-156 development which adjoins our Lakeside Crossing property. As residents, property owners and developers we welcome additional commercial, residential and hotel developments that are in concert with the "quality of life" our Civic and TOFM leadership have worked long and hard to provide and protect.

With that said we have concerns relating to the compatibility and quality of products offered by the developers of the "Point" and we plan to present our objections and concerns as the Town of Flower Mound Planning and Zoning and Town Council meetings are scheduled.

If you would be so kind please share this letter with members of the TOFM Council, Planning and Zoning Committee and staff.

Sincerely,

Scott Tarwater
Principal

From: Reazul Shawon Huq
Sent: Sunday, November 05, 2017 1:34 PM
To: Town Council
Subject: 'The Point' project opposition

Dear Council Members,

My name is Shawon Huq and I live in Lakeside DFW, 2612 Bel Air ln , Flower Mound. I would like to oppose 'The Point' proposal. We don't need anymore apartments in South Flower Mound. We have plenty in Lakeside and further south in 2499 at Grapevine. Also hotel that is being proposed is also pretty average.

I hope you guys will oppose this.

Thanks,

Shawon

forwarded message

From: Joe G Roach
Date: November 15, 2017 at 7:58:52 PM CST
To: Flower Mound Council <Towncouncil@flower-mound.com>
Cc: Jimmy Stathatos <jimmy.stathatos@flower-mound.com>
Subject: The Point-proposed development
Reply-To: Joe G Roach

Dear Members of the Council,

With great respect I write to you in opposition to the development coming before the P&Z Commission and then before the Council.I write as an owner of undeveloped property that adjoins the property being proposed for this development.

My opposition is not to the general idea of further development in South Flower Mound, nor am I objecting to residential components in such future developments or the additional traffic such new residents will bring to our town. I welcome additional residents to town and competition from other nearby development as we further plans to develop our own land.

What I do beseech the Commission and the Council to keep in the forefront of your mind as you evaluate all such proposed developments is the high quality of life that Flower Mound represents. Multi-use developments should combine the various elements in ways that compliment each other and create an attractive quality of life for the residents in the development and for the visitors to the commercial elements. In looking at the concept plan that I have seen, The Point does not do that but is just a lot of low to mid range apartments of dull architecture, huge expanses of concrete parking, unattractive carports, a low market hotel plus a couple of minor office buildings dropped in somewhere. This developer has the capability and reputation to build something really special and continue to develop in the much more upscale feel and higher quality of life producing execution of multi-use concepts,such as Lakeside DFW has underway and like the multi-use development recently approved called Lakeside Crossing.

There is nothing to be gained by going down market as the land south of town is developed. I do not plan to do so as I want the Town to be proud of what comes next in the growth of Flower Mound.

Please challenge this developer to bring a much better concept plan before any approval is considered.They should be raising the bar for those that come after them.

Sincerely,

Joe G. Roach

P.S. I ask the staff to please forward this email to each member of the Planning & Zoning Commission

From: Andy Patel
Sent: Sunday, November 05, 2017 10:56 AM
To: Town Council
Subject: The Point Development

Dear Town Council,

I am writing today as a concerned resident of Flower Mound (Lakeside DFW), and in objection to The Point development. I am also a real estate owner/developer (mainly hotels), so I feel I offer a unique perspective. I object for the following reasons:

1. Multi-family may bring in tax revenue, but it does not benefit current residents in any way if there is no retail or restaurant component to it, similar to Lakeside DFW.

2. Adding this large a number of apartment units will add to the extremely congested traffic on 2499. Traffic is already a daily nightmare and Flower Mound simply does not have enough road to handle this development, in addition to what is already planned in the Lakeside DFW expansion as well as Southgate.

3. In my experience living in Lakeside DFW, I have found that apartment residents do not care about the Town as much as home owners do. Perhaps more villa style homes or town homes is a better way to achieve dense walkability rather than rented apartments.

4. I get that walkability is a compelling argument they make in their presentation to attract office tenants, but their plan only includes a couple of small office buildings. Why don't they have more office buildings INSIDE their development, if their whole argument is about how their development will attract office tenants? How is the walkability of this development supposed to attract class A office space in other parts of LBD? They're using the office space to argue for more apartments, but they're not putting their money where their mouth is really.

5. The Tru Hotel is NOT a hotel for Flower Mound. It is a budget hotel, basically Hilton's version of Motel 6. Would the Town ever allow a Motel 6? The Courtyard and the Unscripted Hotel both add tons of value with their conference space and restaurants, but Tru has neither. They have small, bare-boned rooms with no restaurant or meeting space. As a hotel developer, this would be the most qualified argument I could make. The Town needs to hold out for a better hotel if this project does happen.

I can confidently express the desires of most Flower Mound residents by saying that noboy wants more apartments. I would suggest the best uses for this site would be:

1. Grocery store/retail development (no grocery store on this side of town)

2. Straight retail/restaurant development

3. Office development

We can still create a lovely walkable environment with just these elements and no apartments. I don't think a hotel really fits there at all, but if the Town does want one, I would suggest a MUCH better one. Other residents may not specifically object to the hotel, but I will because I know the kind of low end product this is. It's also a new, unproven product.

I hope you will seriously consider my comments, as well as all residents of Flower Mound

From: Anil Kumar Agrawal
Sent: Sunday, November 12, 2017 11:32 AM
To: Town Council <towncouncil@flower-mound.com>; planning <planning@flower-mound.com>
Cc: TownSecretary <townsecretary@flower-mound.com>
Subject: The "Point" project - Concrens

Hello everyone,

I live in flower mound in the lakeside community. I saw the "The point" project (south of home depot) which is under discussion to vote. I do have concern about this project and how it affects flower mound.

Some points:

•South FM 2499 wasn't planned and zoned to have apartments. The is the first impression of flower mound for people coming from the south and we really do not want to start with apartments

•The Lakeside area already has more apartments that keep growing every time you blink an eye. Now more residential is being added with Lakeside Village (six residential towers/apartments/condos) and Lakeside Crossing.

•Lakeside residents were not told that we will have so many apartment already, we do not need anymore in the vicinity of it.

•The entire Flower Mound traffic will get bottle-necked here.

•With so much high density in this part of the Town, the school overcrowding will become a problem.

•The quality of schools will go down in Flower Mound and put huge burden on the existing Bluebonnet and Shadow ridge schools.

So, I really so not support this project. I hope you will take our opinion into consideration as well.

Thanks,

Anil

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 7

DATE: December 11, 2017

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request to amend the Land Development Regulations (LDR17-0002 – Parks and Recreational Areas) by amending Chapter 90, Article VI, Division 8, entitled "Parks and Recreational Areas," of the Town's Code of Ordinances.**

I. ITEM SUMMARY

There are no outstanding issues associated with this request.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

During the October 2, 2017, Town Council meeting, staff was directed to bring forward amendments to the Town's Code of Ordinances that exempts certain development projects from Park Board consideration. Direction can be viewed at the following link:

- **http://flowermoundtx.swagit.com/play/10022017-1113/6/** (fast forward to 2:19)

There are two Chapters of the Town Code that necessitate amendment to meet the direction provided by the Town Council. Details are covered below. Essentially, the proposed changes would exempt any proposed development utilizing the Town's current Mixed-Use zoning district, or the Town's Planned Development zoning district that proposes development with a mixture of uses (residential, office, and commercial uses) from review by the Park Board.

The areas for amendment include Chapter 2, Article III, Division 2, Sec. 2-114, entitled "Powers and duties," of the Parks Board, and Chapter 90, Article VI, Division 8, entitled "Parks and Recreational Areas."

The amendment to Chapter 2 is a "general ordinance" amendment that only requires consideration by the Town Council. That item is scheduled for the 12/18 Council meeting. Chapter 90 is located in the Town's Land Development Regulations, and requires a public hearing and recommendation by the Planning and Zoning Commission.

The Town's current park land dedication and development fee ordinance addresses all residential developments the same (single-family and multi-family). The proposed amendment would allow a qualifying project to propose alternative park and open space standards with their zoning (in context to the proposal), and generally for multi-family uses in a "mixed-use" environment. The Town Council will consider those standards against the merits of the project during their review of the zoning application.

As mentioned above, two zoning districts are impacted by this proposal; 1) the Mixed Use District (MU), and 2) the Planned Development District (PD). The MU district contains prescriptive and flexible requirements for parks and open space. When originally adopted, the ordinance did not contemplate that MU projects would be reviewed by the Park Board due to those prescriptive and flexible standards. However, the lack of explicit language exempting MU projects from Park Board review in Chapter 90 created conflict on the review process for MU projects.

This amendment as it relates to MU projects is essentially a housekeeping matter to remove the conflict between Chapter 98 and Chapter 90. This amendment also allows PD developments to be reviewed similarly to MU projects as it relates to park fees and process. The following analysis will focus primarily on the changes to PD standards as they are the significant change proposed by this amendment.

Two options are being proposed for consideration to meet the Town Council's direction. Either option creates a new "exception" section within Chapter 90.

Option 1: Under the proposed change, in addition to developments that use the Town's Mixed Use zoning district, any development proposal that utilizes a PD and contains a mixture of uses (residential and office, or commercial) is exempted from Park Board review.

The following purpose statement is from the Town PD zoning district which can be found online **here**.

> *"The PD planned development district (PD) is designed to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces and circulation patterns by allowing a mixture or combination of uses and to best utilize special site features such as topography, size and shape. A planned development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Code. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the requirements established herein ensure against the misuse of such increased flexibility. It is intended for application in all land use designations on the land use map of the master plan, provided that the uses and development standards proposed are consistent with the stated goals of the town's master plan."*

Since the Town's PD standards were amended to allow development flexibility in 2013, only the Southgate project has been approved that was not reviewed by the Park Board. Alternative park and open space standards were approved for Southgate under their PD development standards.

The proposed language for Option 1 is as follows:

Sec. 90-449. – Exceptions to Parks Board oversight.

(a) Any requirement set forth in this Division 8 mandating review and recommendation by the Parks Board prior to Town Council consideration shall not apply to a development application proposing:

a. Mixed Use District zoning (Chapter 98, Article III, Division 25); or,
b. Planned Development District zoning (Chapter 98, Article III, Division 21) that proposes a mixture of residential and either commercial or office uses.

Any such project shall be considered an "Exempt Project."

(b) The Town Council may refer any Exempt Project to the Parks Board for review and recommendation should the Town Council desire input from the Parks Board on the matter.

(c) A Planned Development District development application shall not be considered an Exempt Project if the project's primary purpose is a single family residential detached development.

(d) A determination pursuant to subsection (c) of this section shall be made by the Town Manager or his designated representative. Any person aggrieved by the determination of the Town Manager or his designated representative may appeal such determination in accordance with Section 78-84 of subpart B of this Code.

This option is most flexible in that a proposed PD development only need to contain a residential use paired with a non-residential use (either office or commercial). However, it is not the intent of the Town Council to allow single-family detached development to utilize this exception. As such, section "c" is proposed to address projects which primary purpose is a single family detached development. The determination on the primary purpose is left to staff, with any disagreements being appealed to the Board of Appeals (section d).

Option 2: Under this option, any development proposal that utilizes a PD must meet the intent of the Town's Mixed-Use District (language below) in order to be exempted from Park Board review. Below is the proposed language.

Sec. 90-449. – Exceptions to Parks Board oversight.

(a) Any requirement set forth in this Division 8 mandating review and recommendation by the Parks Board prior to Town Council consideration shall not apply to a development application proposing:

a. Mixed Use District zoning (Chapter 98, Article III, Division 25); or,
b. Planned Development District zoning (Chapter 98, Article III, Division 21) that strictly adheres to the purpose and intent of a Mixed Use Zoning District, as set forth in section 98-896 of subpart B of this Code.

Any such project shall be considered an "Exempt Project."

(b) The Town Council may refer any Exempt Project to the Parks Board for review and recommendation should the Town Council desire input from the Parks Board on the matter.

(c) A Planned Development District development application shall not be considered an Exempt Project if the project's primary purpose is a single family residential detached development.

(d) A determination pursuant to subsection (c) of this section shall be made by the Town Manager or his designated representative. Any person aggrieved by the determination of the Town Manager or his designated representative may appeal such determination in accordance with Section 78-84 of subpart B of this Code.

This option requires that proposed PD developments, looking to be exempted from Park Board Review, meet the purpose and intent of the Town's Mixed-Use ordinance (language below).

The Town's Mixed Use ordinance already contains prescriptive and flexible standards for parks and open space primary because true mixed use developments produce gathering spaces and create a sense of place for residents within the development and in the community.

The following purpose statement is from the Town's MU zoning district which can be found online **here**. Under the second option, a proposed PD containing a mixture of uses will need to meet the intent of the purpose statement below.

"The purpose and intent of the mixed use zoning district (MU) is to implement the mixed use land use category guidelines established in the town's master plan. The MU is intended to:

1. *Allow a mixture of complementary land uses that include housing, retail, offices, commercial services, and civic uses to create economic vitality;*
2. *Emphasize vehicular and pedestrian connectivity to adjacent opportunities land uses that balances neighborhood integrity with the transportation benefits of connectivity, market demand for development and regional access;*
3. *Establish a high level of development standards to create development of exemplary and enduring quality and design;*
4. *Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;*

5. *Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace while establishing human-scaled residential and nonresidential buildings;*
6. *Leverage any significant environmental features on the site and treat them as "features" and not constraints;*
7. *Create a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another;*
8. *Include a range of residential options that reflect changing lifestyles while balancing market demand and community preferences;*
9. *Provide appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value; and*
10. *Encourage efficient uses of land by facilitating compact development and minimizing the amount of land that is needed for surface parking."*

The Planning and Zoning Commission is requested to recommend one of the options above, or an alternative option, for consideration by the Town Council at their December 18, 2017, meeting.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for all Land Development Regulation amendments. At the time this report was written, staff had received inquiries regarding the request, but had not received any correspondence in favor or opposition.

IV. ATTACHMENTS

None