



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JANUARY 22, 2018

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 January 8, 2018*

Consider approval of the minutes of the January 8, 2018, Planning and Zoning Commission Regular Session.

2. *SP17-0008 – Texas Health Presbyterian Hospital*

Consider a request for a Site Plan to develop a parking lot. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

3. *SP17-0019 – Westside Four Professional Building*

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

4. *DP18-0001 – Southgate, Northwest Tract*

Consider a request for a Development Plan to amend the grading detail for a portion of Phase Two residential. The property is generally located north of Long Prairie Road and west of Gerault Road.

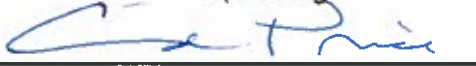
5. ZPD18-0001 – Canyon Falls

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No. 98 (PD-98) to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing front and side yard setbacks for certain lots located within Village 5 and eliminating the approved setback modifications for Village 4B. The property is generally located north of F.M. 1171 between Interstate 35W and U.S. 377.

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: Jan. 18, 2018, at 2:40 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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

The Flower Mound Town Hall and Council Chambers are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting **Planning Services** at (972) 874-6350.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF JANUARY, 2018, 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
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:

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Cindi Price	Executive Assistant

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

Spoke in opposition to Item 2:

Fred Howell, 3823 Sunnyview, Flower Mound
Ralph Canalizo, 3337 Rolling Hills, Flower Mound
Sandeep Sharma, 2504 Stillwater Ct., Flower Mound
Dave Wilkins, 3349 Rolling Hills, Flower Mound
Carol Kane, 2606 Long, Flower Mound

Submitted a card in opposition to Item 2, but did not wish to speak:

Jennifer Christmas, 3443 Shady Oaks, Flower Mound
KC Walsh, 3525 High Rd., Flower Mound
Tim Runte, 3480 High Rd., Flower Mound
Ciara Berry, 3357 Rolling Hills, Flower Mound
Marc Finley, 2600 Bourne, Flower Mound
Caroline Finley, 2600 Bourne, Flower Mound

Kathryn Wells, 7360 Fair Lake, Flower Mound
Sherry Fincher, 3933 Sunnyview, Flower Mound
Sandy Fambrough, 4105 Spring Meadow, Flower Mound
Lori Wilkins, 3349 Rolling Hills, Flower Mound
Peter Perfetti, 7535 Hickory Springs, Flower Mound

D. REGULAR ITEMS

- 1. Consider approval of the minutes of the December 11, 2017, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the December 11, 2017, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff

The motion passed with a vote of 6-0.

- 2. Consider approval of a request (MISC17-0008) for a waiver to the one-year waiting period required after denial of a rezoning request by the Town Council in order to allow acceptance of a new zoning application for the same property, as outlined in Section 78-154, "Action by town council," of 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

Reginald Rembert, Rembert Enterprises

Commission Deliberation

Commissioner Johnson moved to deny MISC17-0008 – Re-Application Waiver. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 6:56 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: January 22, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0008 – Texas Health Presbyterian Hospital) to develop a parking lot. The property is generally located east of Long Prairie Road and north of Central Park Avenue.

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 site plan approval to develop a commercial parking lot in order to support the additional parking needs of the Presbyterian Hospital. The site plan depicts 160 parking spaces to be located on the western half of Lot 1, Block A, of the Timber Creek Medical Office Plaza which is approximately 3.96 acres. The main hospital campus currently has 413 parking spaces.

The property is part of the Timber Creek Medical Park and encompasses approximately 22.357 acres. It is zoned Planned Development District-114 (PD-114) with Retail District-2 (R-2) and Office District (O) uses. Commercial parking lot is a permitted use within the office zoning district. The development standards within PD-114 require cross access and cross parking, thus making the proposed parking lot accessible to other developments within this PD.

Any future development on the vacant (eastern) portion of the subject site will require a new site plan application, review by staff, and consideration by the Planning and Zoning Commission (P&Z). A replat application to dedicate the east-west private commercial driveway as a public right-of-way and realign some lots lines within the Timber Creek Medical Office Plaza (renamed as Windsor Ridges) is under review by staff and will be brought forward for P&Z consideration in the upcoming months.

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

On October 16, 2017, the Town Council approved an amendment to PD-114 (Ordinance No. 41-17) to waive 15-foot landscape buffer and driveway spacing requirement along the to-be-dedicated, east-west right-of-way.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Concept Plan Approved with Ordinance No. 41-17

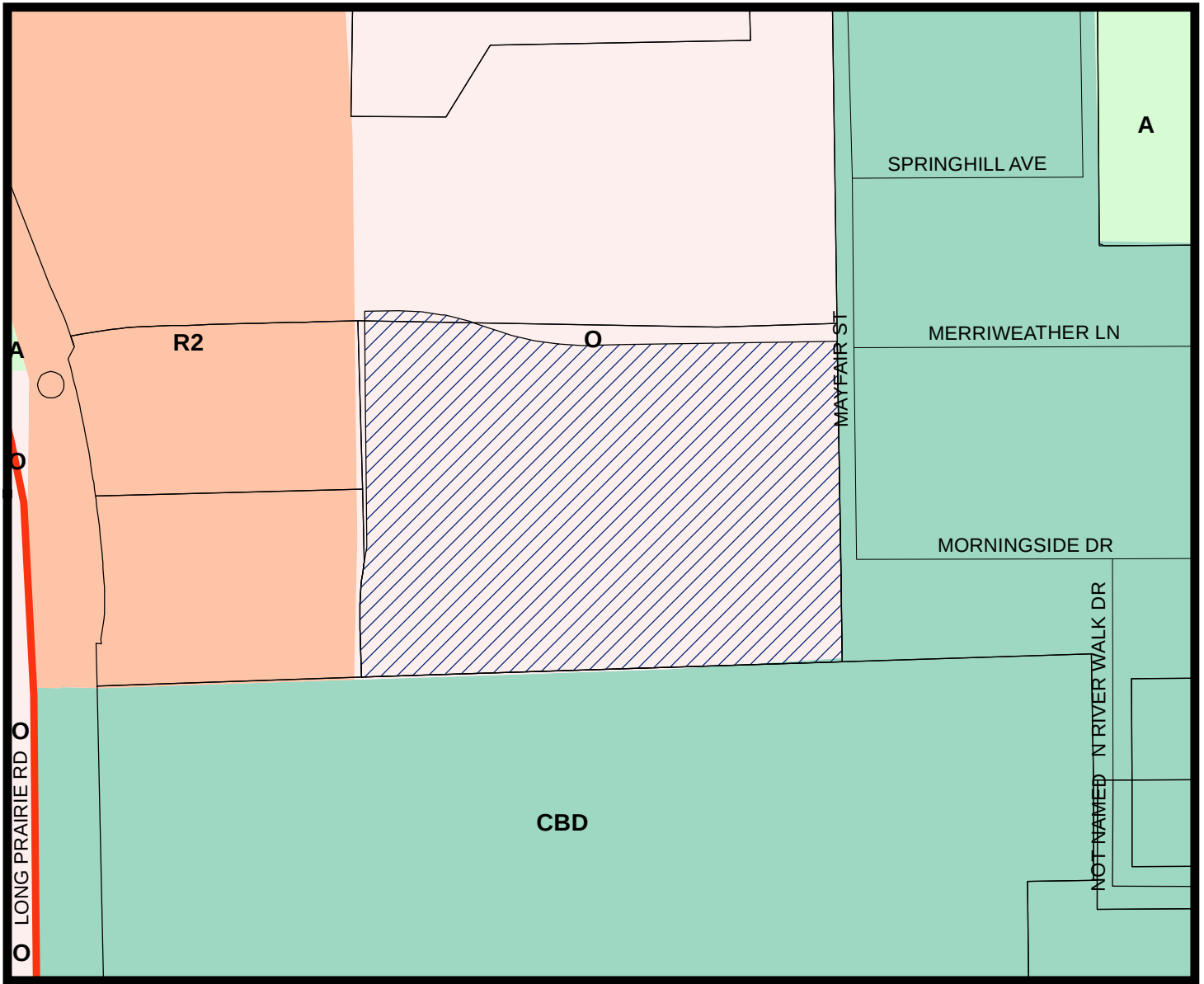
B. Application Details

1. Site Plan Package



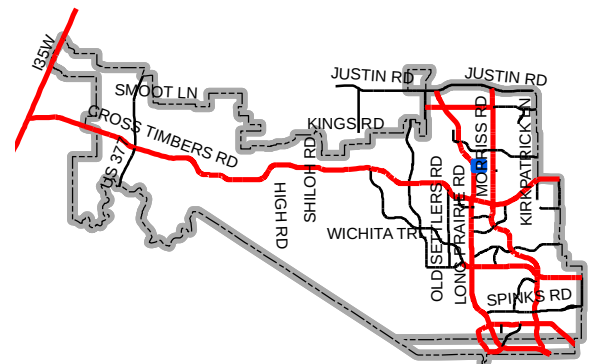
Vicinity Map

Reference Project: SP17-0008



LEGEND

- Central Business District
- Retail 2
- Office
- Agriculture
- Subject Property



Map Location



May 25, 2017

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

**RE: Texas Health Presbyterian Hospital – Site Plan Application
G&A Job Number 17027**

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 site plan for the Texas Health Presbyterian Hospital.

The Hospital has recently obtained some of the land directly to their north with the anticipation of future expansion. The hospital has experienced tremendous growth since it opened and their current staffing needs along with the patient and visitor needs has filled their existing parking areas. Currently, the Hospital has 413 available parking spaces, including 14 accessible spaces. These are broken up between staff, ~206 spaces, doctors, ~40 spaces and patients and visitors, ~165 spaces.

This application is to gain approval to install 160 new parking spaces, in addition 8 new accessible parking spaces will be added to their existing parking lot by the main entrance. The parking lot will be connected to the existing Hospital via sidewalks, one accessing the main entrance and the second by the staff entrance. The parking lot is designed to allow for a future expansion as the Hospital continues to grow, up to 177 additional spaces are possible.

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

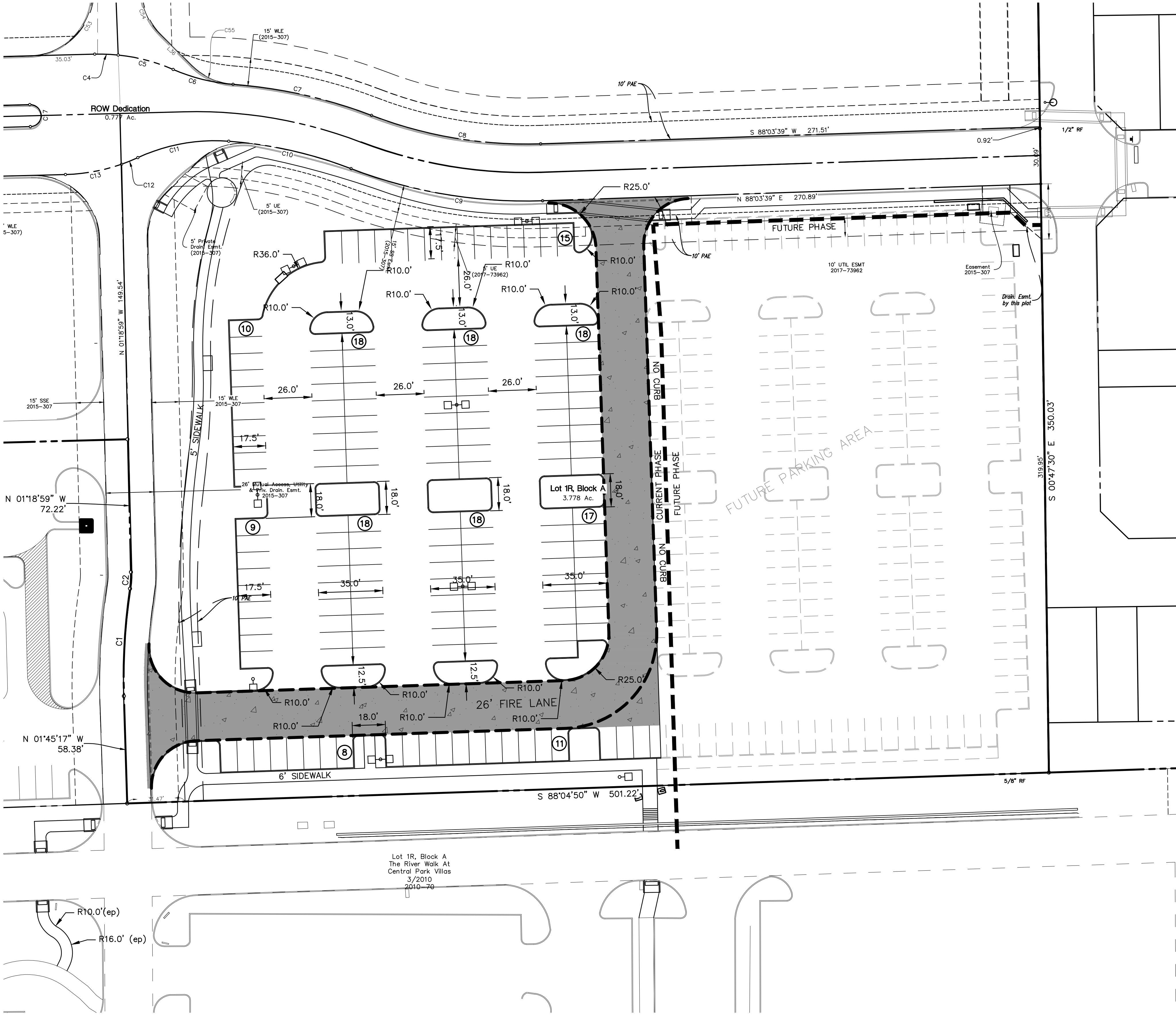
Sincerely,

Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Jack Dawson, CTMGT River Walk, LLC.



File: 2_17027\17027\Drawings\Site & Grading\Drawings\17027.dwg
Plotted: 1/9/2018 3:13 PM, by Scott Morris, Saved: 1/9/2018 3:14 PM, by scott



NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL RADI ARE 3.0 FEET UNLESS OTHERWISE NOTED.
4. ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
5. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
6. REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES..
7. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
8. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE RIVER WALK SIGNAGE REGULATIONS.

SITE DATA TABLE -- THPH PARKING EXPANSION	
Physical Address	TBD
Gross Site Area	3.96 A; 172,498 SF
Net Site Area	3.96 A; 172,498 SF
Current Use	Vacant Property
Parking Summary -- Town	
Texas Health Presbyterian Hospital	
Proposed Parking	160
Total Parking	569
Accessible Parking (all on main campus)	
413 Existing Parking spaces on main Hospital Campus.	

PARKING LOT LIGHT

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

"X" FOUND AT THE NEC OF A CURB INLET, LOCATED ON THE NORTH SIDE OF THE EAST-WEST "SPINE ROAD", NEAR THE SOUTHEAST CORNER OF LOT 3, BLOCK A OF TIMBER CREEK MEDICAL OFFICE PLAZA. ELEV. 578.30
"X" FOUND ON TOP OF A CURB ON THE EASTERN NOSE OF THE CENTER MEDIAN OF THE EAST-WEST "SPINE ROAD" ELEV. 583.88

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

OWNER/DEVELOPER
TEXAS HEALTH PRESBYTERIAN HOSPITAL
4400 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS
Ph. 469-322-7089
Contact: MR. DAVID ZENTS

TEXAS HEALTH PRESBYTERIAN
HOSPITAL PARKING LOT
Lot 1, Block A
Timber Creek Medical Office Plaza
In the
3.96 Acres
C. CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN AND
DIMENSIONAL CONTROL
PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 1/9/2018

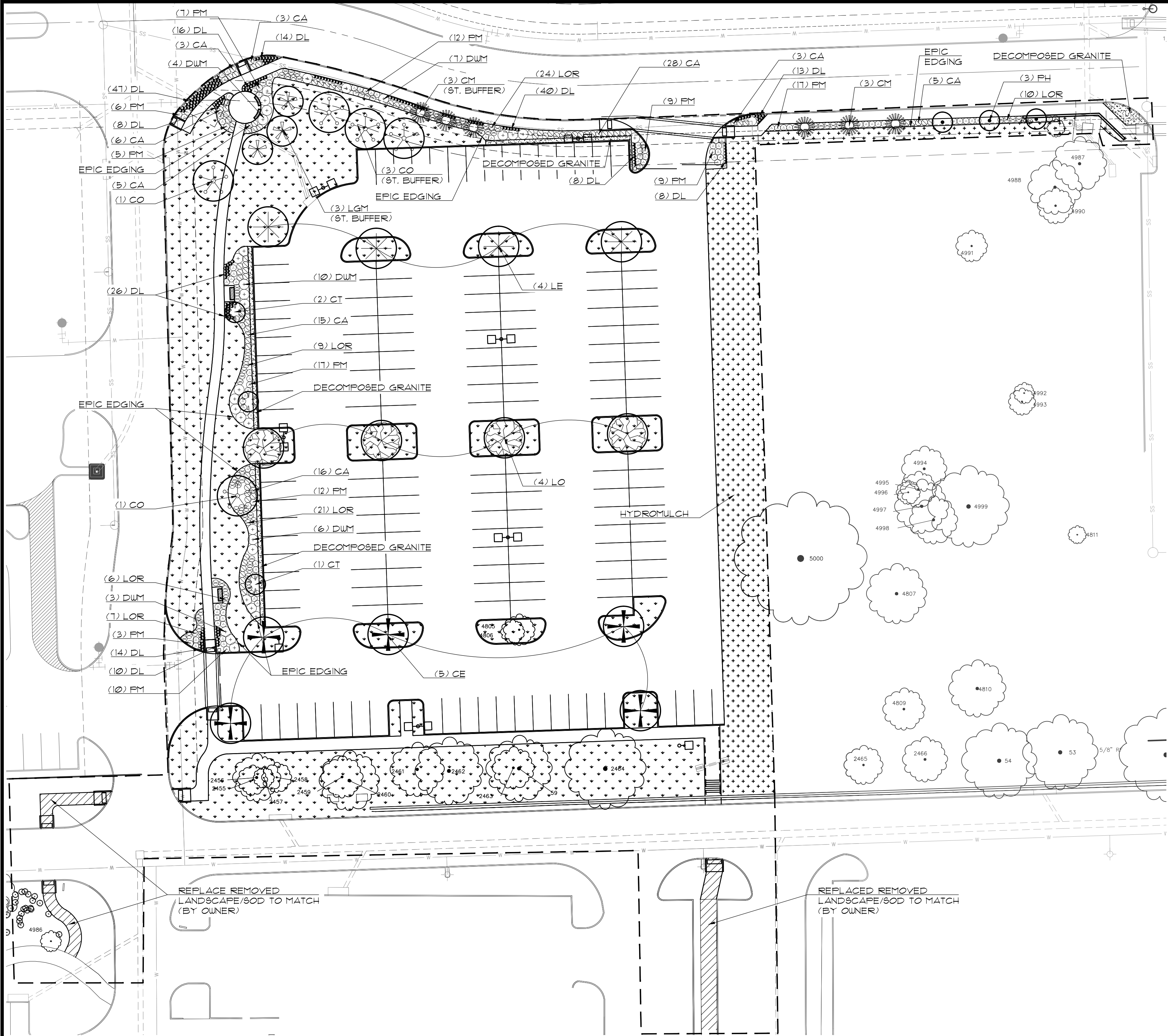
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Revisions:
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07/20/2017
09/18/2017
11/30/2017

17027

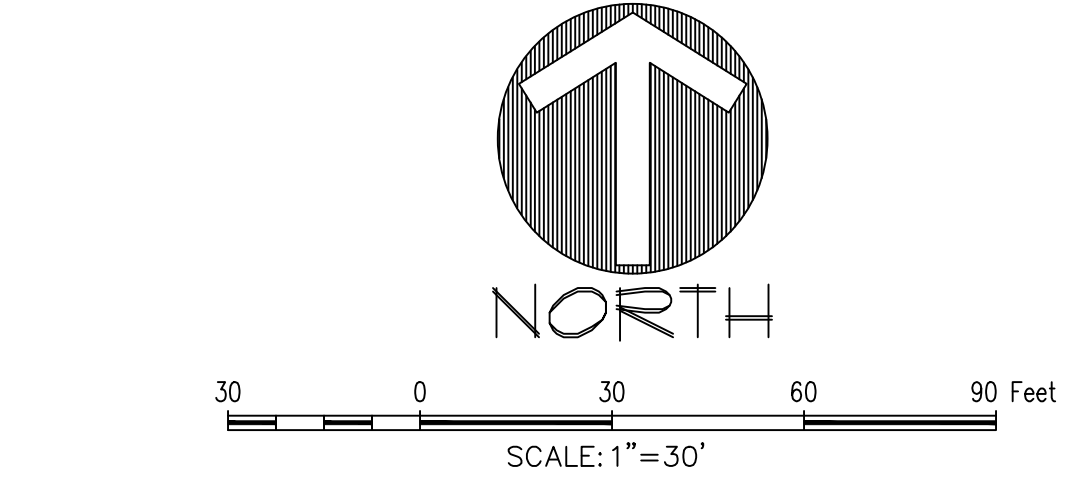
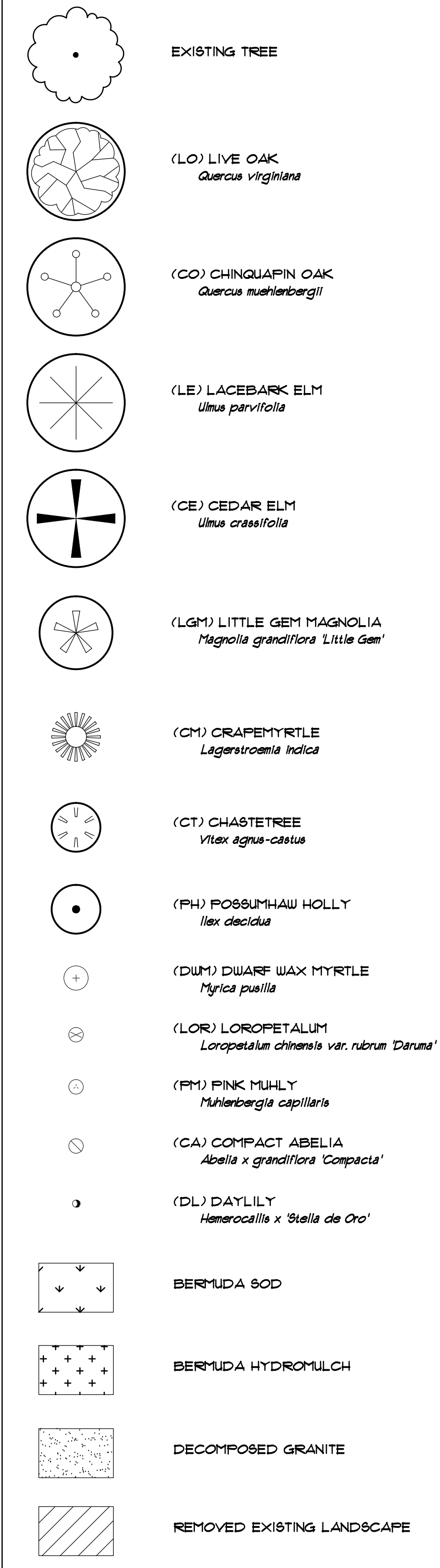
C4

TEXAS HEALTH PRESBYTERIAN HOSPITAL PARKING LOT

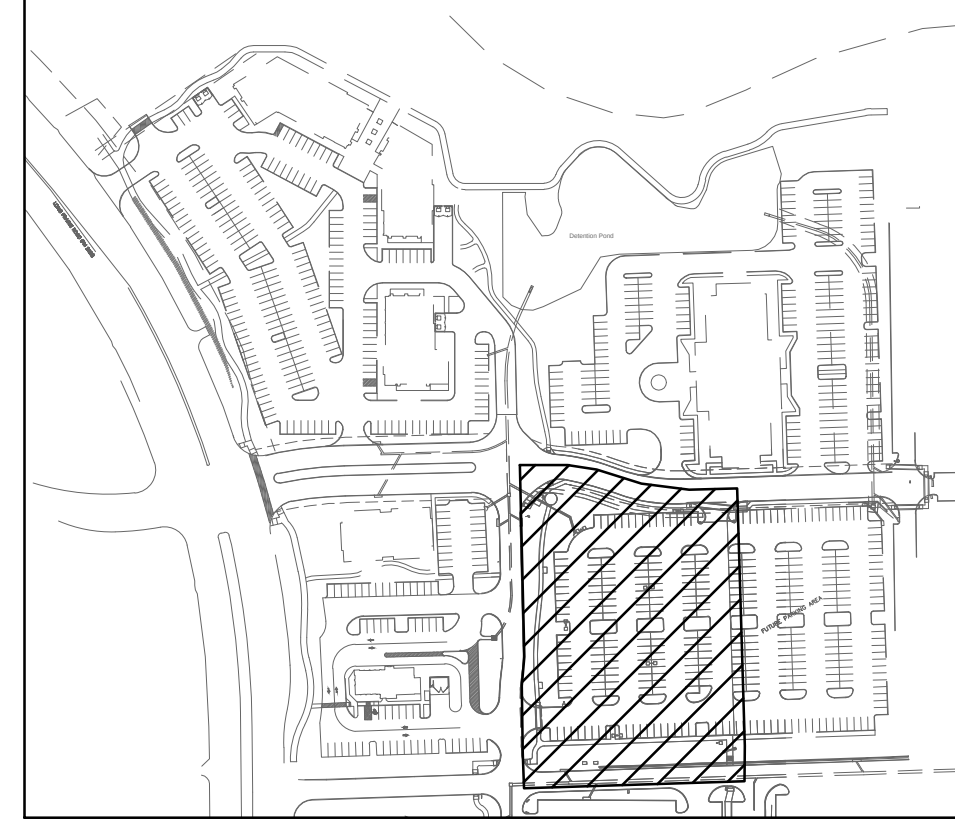
SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
11 Hillside Drive • Lewisville, TX 75057 • P: 972-488,9712 • F: 972-488,9715
144 Old Town Road • Carrollton, TX 75006 • P: 972-482,2401 • F: 940-240,1028
TBE Firm No. 1798 TBE Firm No. 10047700



LEGEND



CONTEXT MAP



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Timber Creek Medical Park for proposed Lot 1 Block A

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
Variance: 5' Landscape Buffer and 1 shade or ornamental tree every 30 ft. of street frontage			
	Windsor Drive - 445 LL	14 trees (3" cal.)	6 trees (3" cal.) + 9 ornamental trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	160 parking spaces	1,200 s.f.	20,420 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	160 parking spaces	16 trees (3" cal.)	13 trees (3" cal.) + 13 existing trees
**All parking spaces to be located within 50 ft. of parking lot tree.			

PLANT LIST

% QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
12%	4	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan Single Trunk
15%	5	CHINQUAPIN OAK	Quercus muhlenbergii	3"	10'-12'	Per Plan Single Trunk
12%	4	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan Single Trunk
15%	5	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan Single Trunk
9%	3	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	3"	10'-12'	Per Plan Single Trunk
18%	6	CRAPEMYRTLE	Lagerstroemia indica	30gal.	7'-8'	Per Plan Full
9%	3	CHASTE TREE	Vitex agnus-castus	15gal.	7'-8'	Per Plan Full
9%	3	FOSSUMHAW HOLLY	Ilex decidua	30gal.	7'-8'	Per Plan Full
30	DWARF WAX MYRTLE	Myrica pusilla	3gal.	24"	Per Plan	Xeri
75	LOROPETALUM	Loropetalum chinensis var. rubrum 'Daruma'	3gal.	24"	3'-0"	Full
107	PINK MUHLY	Muhlenbergia capillaris	3gal.	24"	3'-0"	Xeri
84	COMPACT ABELIA	Abelia x grandiflora 'Compacta'	3gal.	24"	3'-0"	Full
203	DAYLILY	Hemerocallis x 'Stella de Oro'	1gal.	6"	12" o.c.	Yellow

LANDSCAPE NOTES:
Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- 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.
- 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.
- 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.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- 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.
- 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.
- 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.
- 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.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 75057 - P: 972-686-9712 - F: 972-686-9715
144 Old Tompkins Road - Arlington, TX 76010 - P: 817-462-4241 - F: 817-462-4240
TDRS Firm No. 1798

TEXAS HEALTH PRESBYTERIAN HOSPITAL
PARKING LOT
Lot 1, Block A
Timber Creek Medical Office Plaza
396 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT APPLICATIONS.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/9/2018

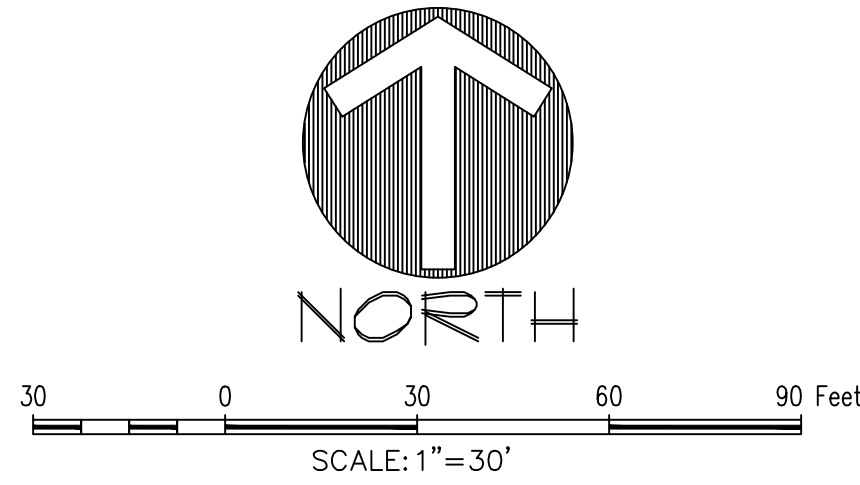
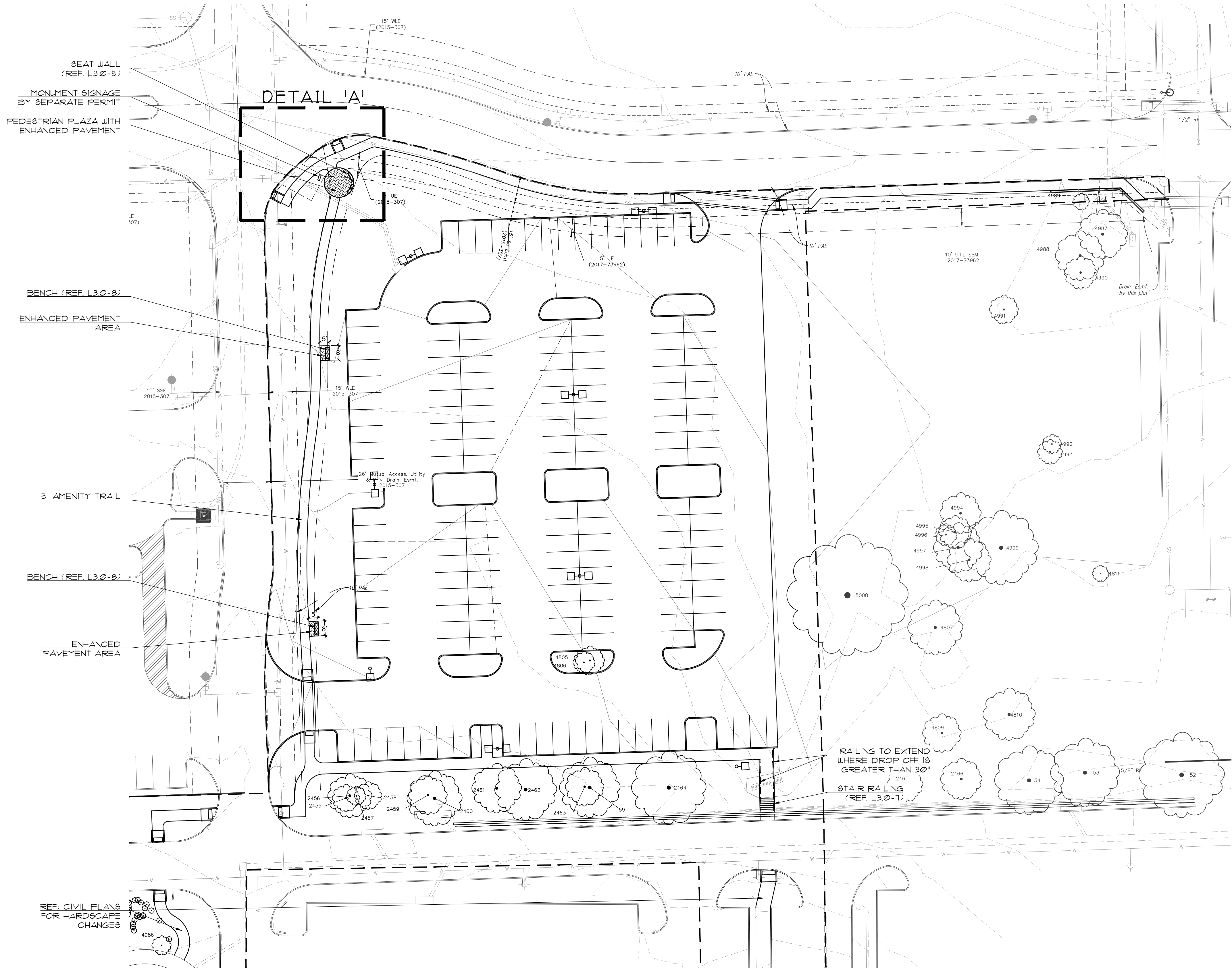
STATE OF TEXAS
791

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Revisions:
07/12/2017
09/18/2017

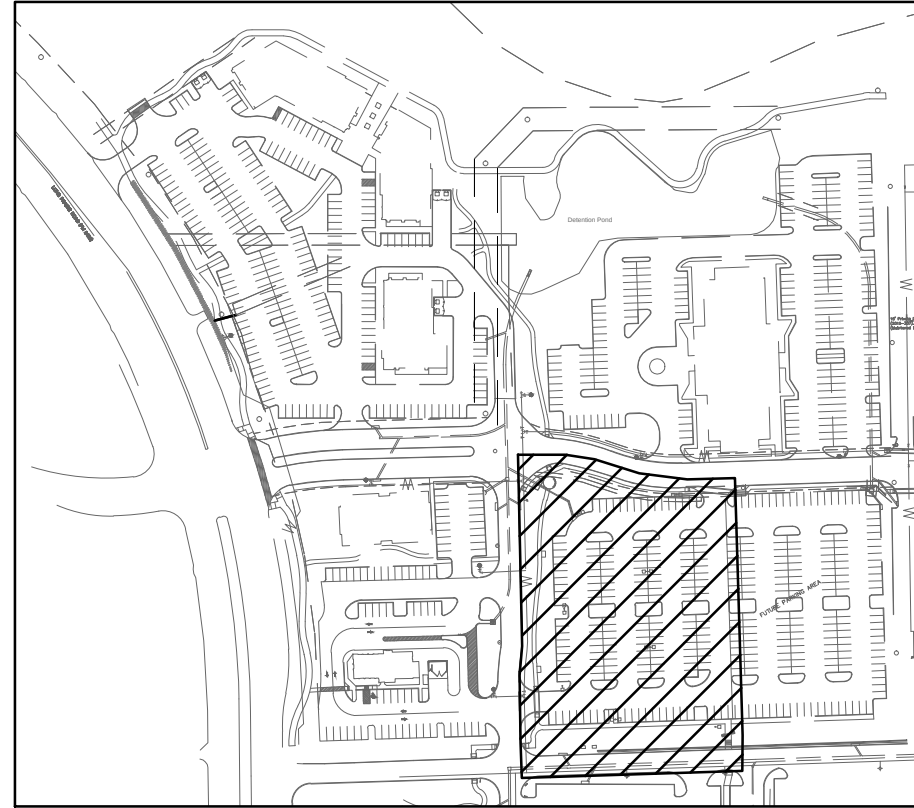
OWNER/DEVELOPER
TEXAS HEALTH PRESBYTERIAN HOSPITAL
4400 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS
Ph. 469-322-7089
Contact: MR. DAVID ZENTS

17027

L1.0

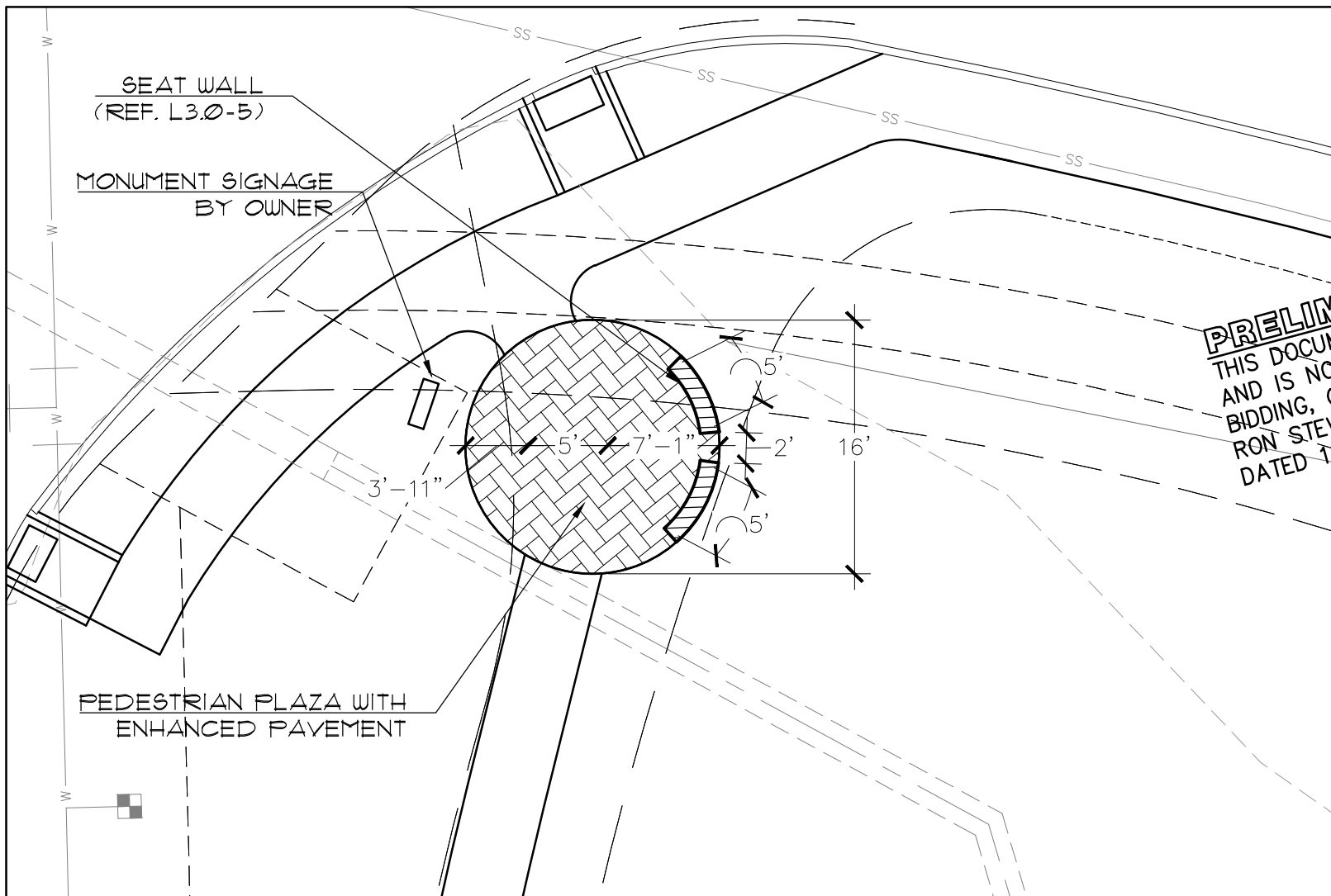


CONTEXT MAP



LEGEND

- (A) STAMPED AND STAINED PAVEMENT
- 4" 3,600 PSI COLORED CONC. PAVEMENT W/ #3 BARS AT 18" O.C.E.W. ON SUB BASE COMPACTED TO 95% PROCTOR DENSITY COLOR (SURFACE): U15 CORAL BLUFF (BASE): R23 SMOKE (RELEASE) PATTERN: PENNSYLVANIA AVENUE HERRINGBONE BRICK
- *BUTTERFIELD COLOR
800-282-3388
WWW.BUTTERFIELDCOLOR.COM



DETAIL 'A' ENLARGEMENT

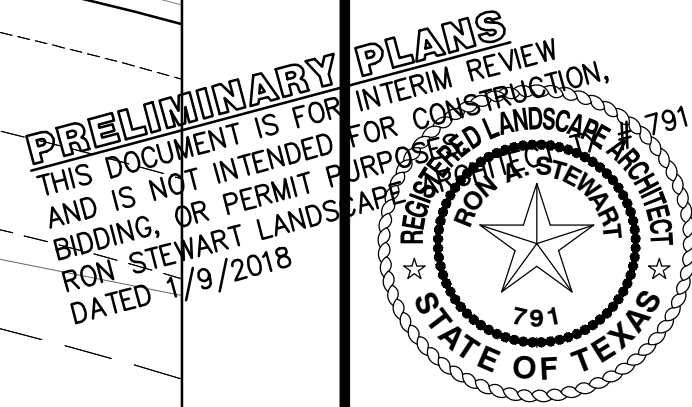
SCALE: 1"=10'

OWNER/DEVELOPER
TEXAS HEALTH PRESBYTERIAN HOSPITAL
4400 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS
Ph. 469-322-7089
Contact: MR. DAVID ZENTS

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
11 Hillside Drive - Lewisville, TX 76047 - P: 972-468-9712 - F: 972-468-9715
144 Old Town Square - Arlington, TX 76010 - P: 817-494-2401 - F: 817-494-2401
TDRS Firm No. 1798 TDRS Firm No. 1047700

TEXAS HEALTH PRESBYTERIAN HOSPITAL
PARKING LOT
Lot 1, Block A
Timber Creek Medical Office Plaza
396 Acres
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C. CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

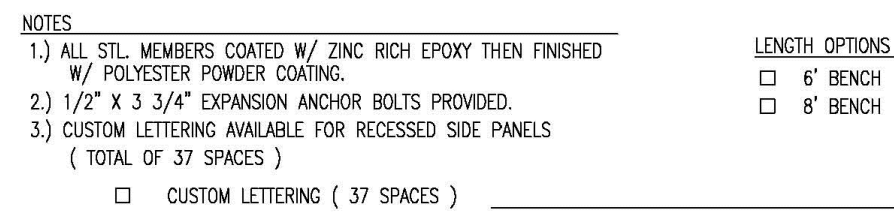
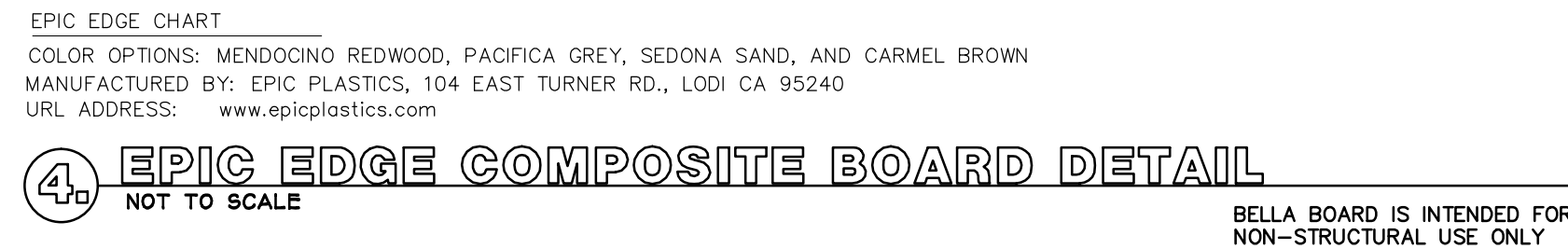
HARDSCAPE PLAN



Drawn By: VC
Date: 04/18/2017
Scale: 1"=30'
Revisions:
07/12/2017
09/18/2017
10/06/2017

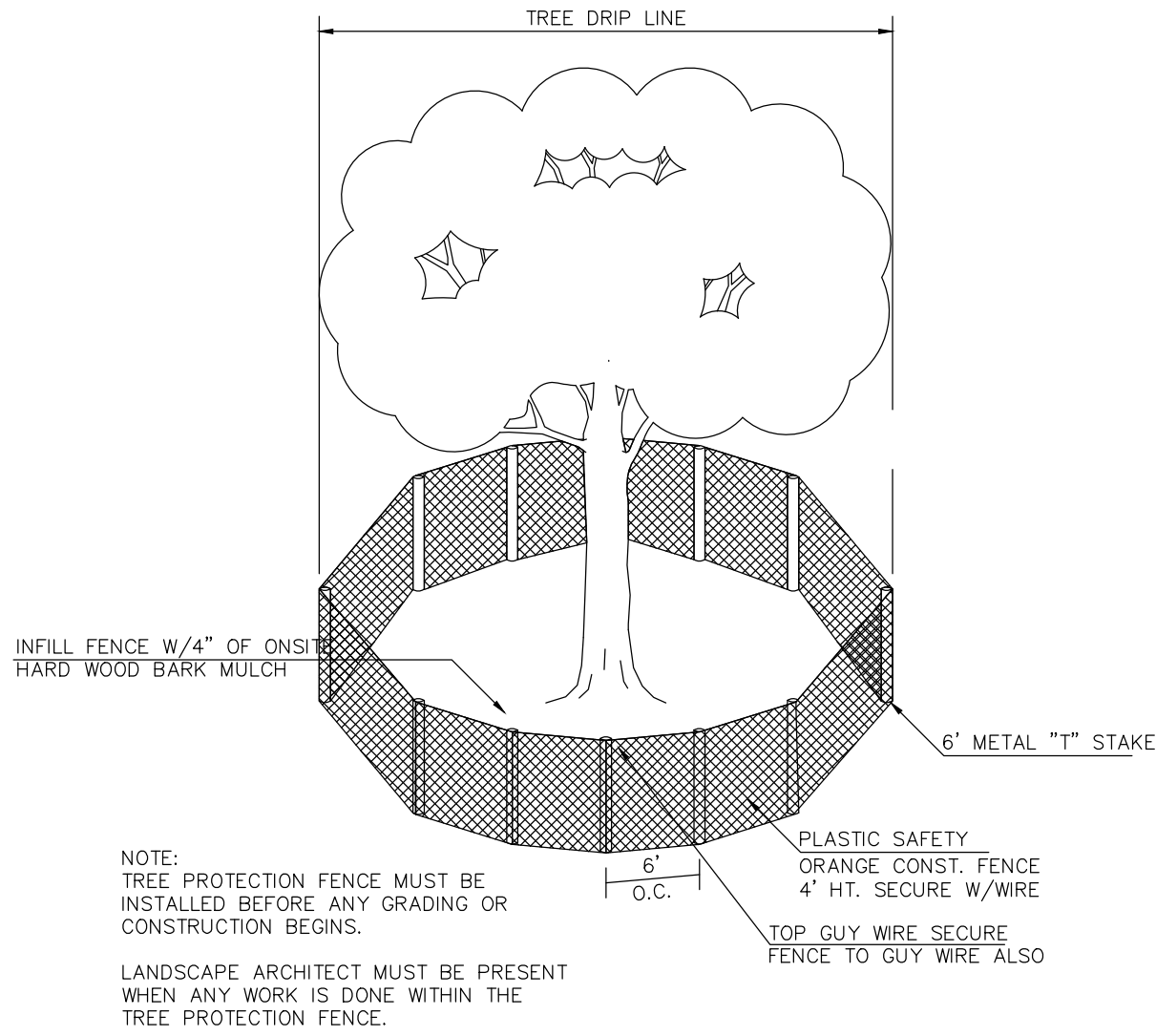
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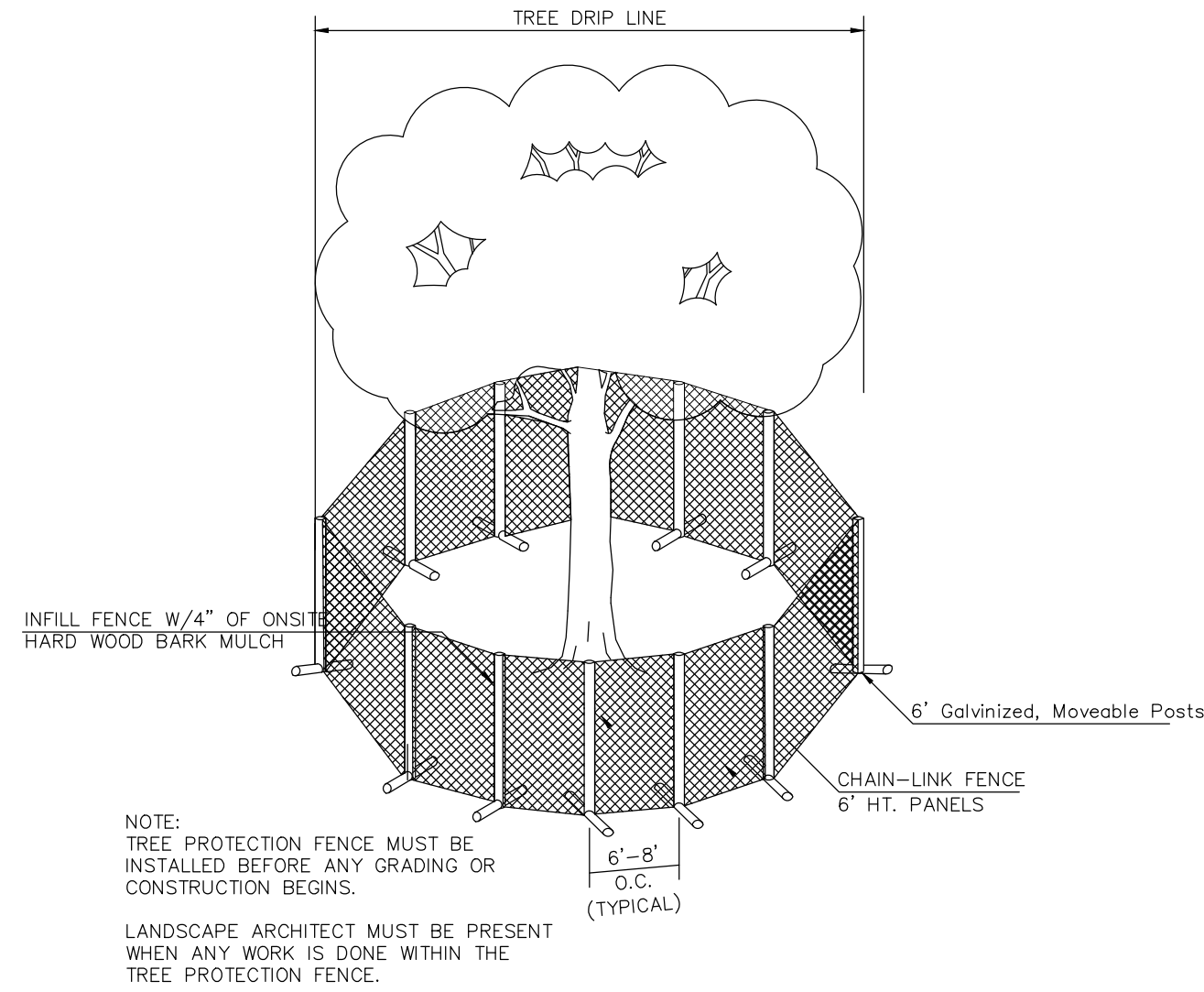


TREE PRUNING, REMOVAL AND PROTECTION MEASURES

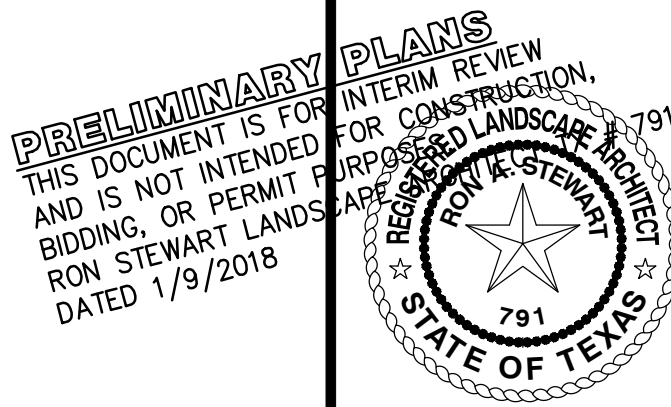
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors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



TREE PROTECTION
(Protected)



TREE PROTECTION
(Specimen)



Drawn By: VC
Date: 05/01/2017
Scale: 1"=30'
Revisions:

17027

OWNER/DEVELOPER
TEXAS HEALTH PRESBYTERIAN HOSPITAL
4400 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS
Ph. 489-322-7089
Contact: MR. DAVID ZENTS

T1.1

TEXAS HEALTH PRESBYTERIAN HOSPITAL

PARKING LOT

Lot 1, Block A
Timber Creek Medical Office Plaza
3.96 Acres
in the

C. CHACON SURVEY, ABSTRACT NO. 229
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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

111 Hillside Drive - Lewisville, TX 76057 - P: 972-468-9712 - F: 972-468-9715
144 Old Country Road - Arlington, TX 76010 - P: 817-494-2401 - F: 817-494-2401
TDBE Firm No. 1798 TDBS Firm No. 1047700

TEXAS HEALTH PRESBYTERIAN HOSPITAL PARKING LOT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: January 22, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0019 – Westside Four Professional Building) to develop an office building. The property is generally located west of Long Prairie Road and south of West Windsor Drive.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The property is located within Westside Professional Center. The purpose of this request is to obtain site plan approval to develop a one-story office building (multi-tenant) encompassing 15,500 square feet of floor area with surface parking along both the south and west facades. The property is located within Planned Development District No. 108 (PD-108) for Office District (O) uses, which permits the proposed use by right.

The record plat for Westside Professional Center encompasses 5.79 acres and provides for five buildable lots, three x-lots (two landscape buffers and one retention pond with seating and plantings), along with drainage, utility, and mutual access easements. Three site plans have been previously approved, with the one remaining buildable lot (after this proposed development) within the southwest corner of the nonresidential subdivision.

Primary access to the site is from Long Prairie Road, with cross-access options (through two abutting nonresidential subdivisions) from West Windsor Drive to the north and from Windsor Centre Drive to the south.

The site plan provides setbacks as required by PD-108 as well as complying with a platted setback (60 feet) along the western property line. Proposed landscaping is in compliance with both PD-108 and the Town's landscape regulations. Proposed elevations are in compliance with the Town's Urban Design Plan, as well as adhering to the unified design theme that has been established within PD-108.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

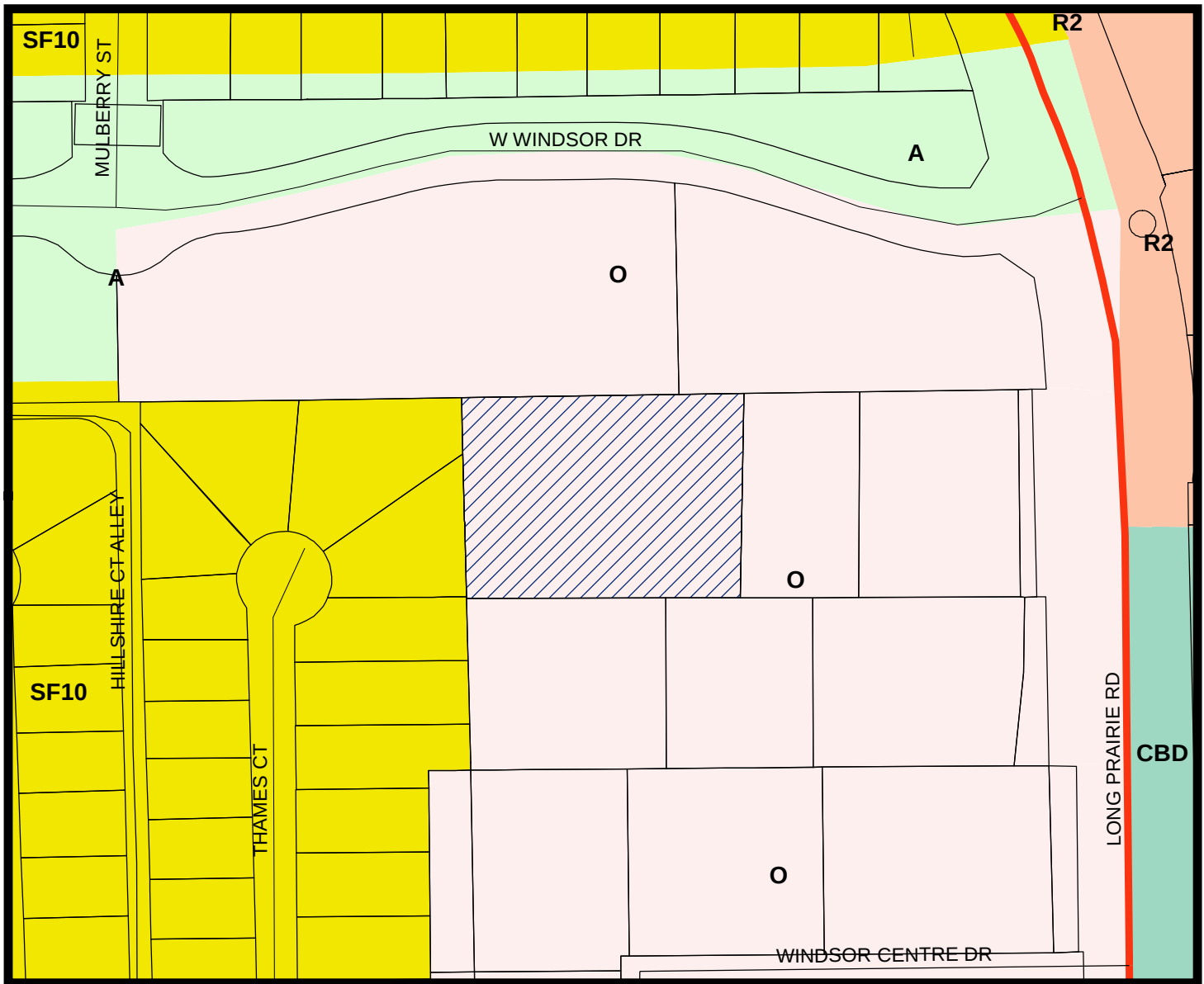
B. Application Details

1. Site Plan Package

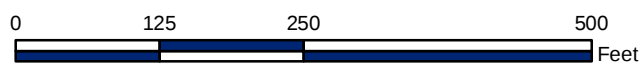
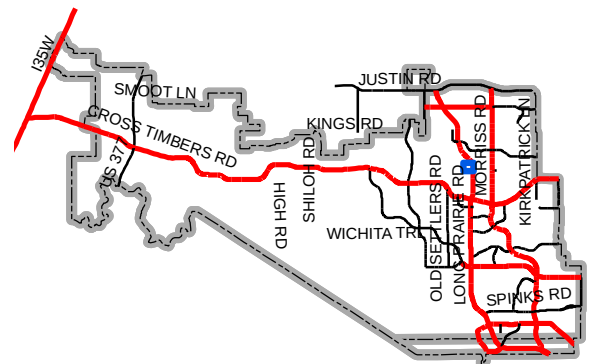
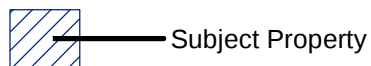
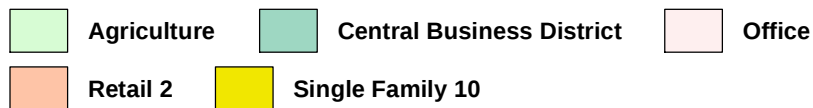


Vicinity Map

Reference Project: SP17-0019



LEGEND



Map Location



November 21, 2017

Mr. Chuck Russell, Town Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: *Westside Four Professional Office Building*
4491 Long Prairie Rd

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to develop and build, a single (1) story, professional office building, on Lot 4, Block A in the Westside Professional Center Addition, a 1.448 acre tract located in the Town of Flower Mound. It is the intention of our client to construct this building as a single phase. This project will remain consistent with the architectural elements currently proposed within the Westside Professional Center Addition.

The zoning for this property is PD-108 w/Office, which allows this type of use within its definition and this plan is in compliance with the conceptual site plan adopted with PD-108. We do not anticipate any request for exceptions to be needed for this project. This building is anticipated to be a multi-tenant building.

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

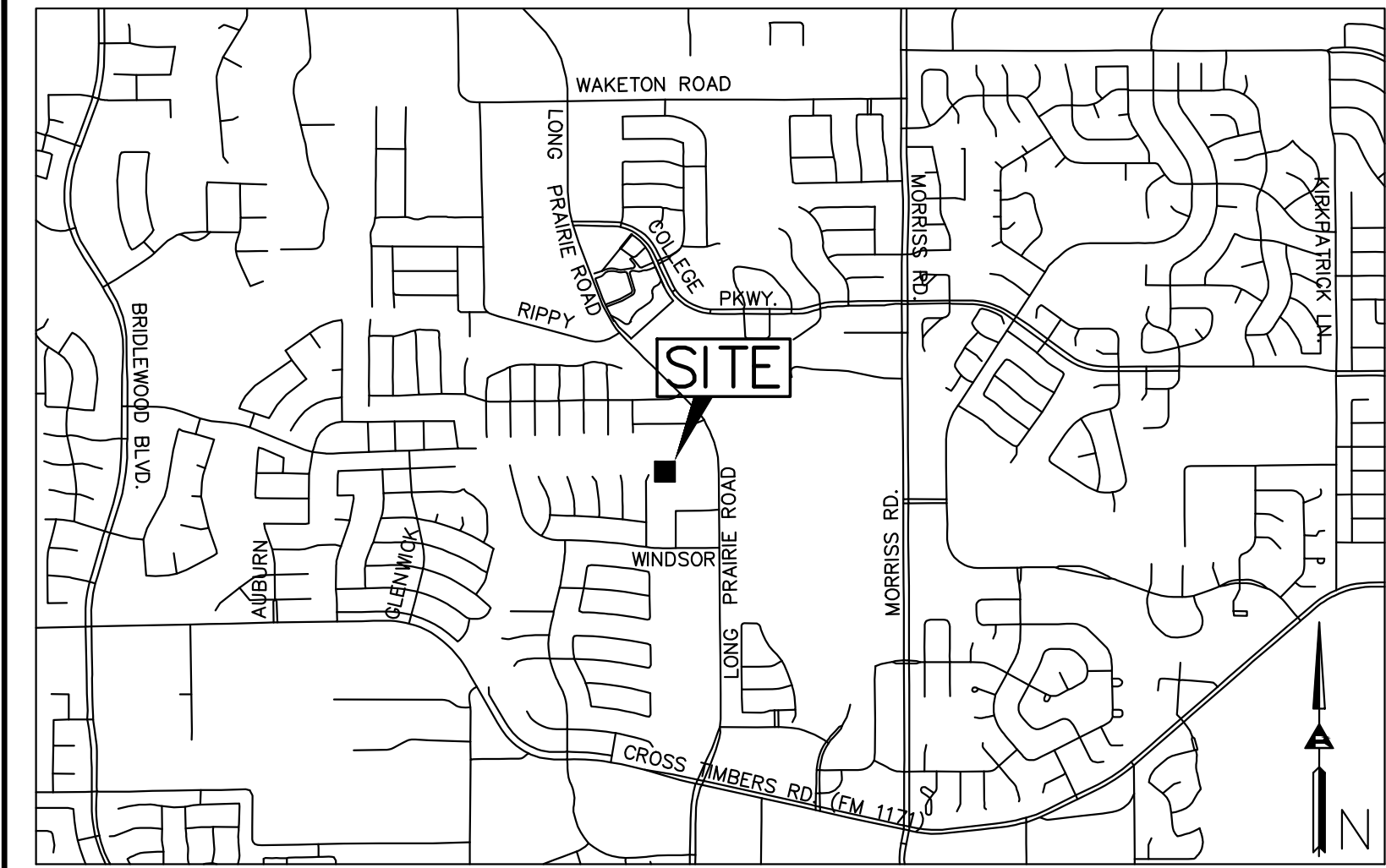
Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read 'Tracy A. LaPiene', is written over a light blue circular background.

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

Cc: file



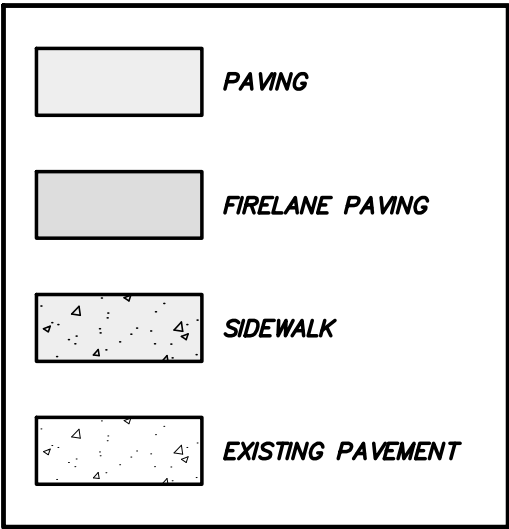
VICINITY MAP
SCALE: 1"=2000'

- NOTES:
1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
 7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 10. ADA RAMP ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
 11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
 13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
 14. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE/PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS, AND COMPREHENSIVE SIGN PACKAGE CSP13-0001-WESTSIDE PROFESSIONAL CENTER.



SITE DATA TABLE		
PHYSICAL ADDRESS	4491 LONG PRAIRIE RD	
SITE AREA	1.448 acres / 63,089 s.f.	
ZONING	PD-108 W/OFFICE USES	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	24.6% / 15,500 s.f.	
IMPERVIOUS AREA	71.4% / 45,025 s.f.	
PERVIOUS AREA	28.6% / 18,064 s.f.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
MEDICAL (1 SP/250 SF)	64	69
HANDICAP PARKING	3	3
TOTAL PARKING	63	69
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	33'-3"	
MEAN HEIGHT	24'-6"	
TOTAL SQUARE FOOTAGE	15,948 s.f.	

PAVING LEGEND



OWNER:
TODAY 2499, L.P.
MR. CLIFF HODGE
6044 TOMPKINS TRAIL
FLOWER MOUND, TEXAS 75028
TEL. (972) 724-8520

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

TBM:
"X" CUT IN THE NORTHEAST CORNER OF INLET IN THE SOUTH LINE OF SAID WINDSOR DRIVE APPROXIMATELY 600 FEET FROM FM 2499. ELEVATION=618.89'
B.M.
ELEVATIONS SHOWN HEREON ARE BASED ON THE TOWN OF FLOWER MOUND GEODETIC CONTROL NETWORK, MONUMENT NUMBERS 5 AND 7.
NO. 5 = 600.29
NO. 7 = 588.14

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

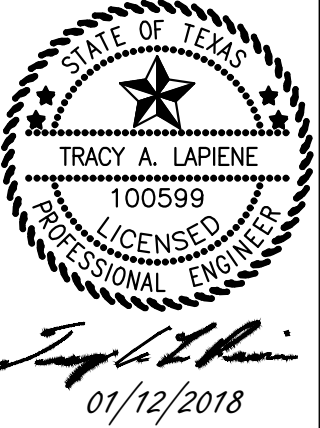
WESTSIDE FOUR PROFESSIONAL BUILDING
WESTSIDE PROFESSIONAL CENTER
LOT 4, BLOCK A
1.448 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

Scale: 1"=20'
Designed by: LDR
Drawn by: KLH
Checked by: LDR
Date: JANUARY 12, 2018
Project No. 049-019

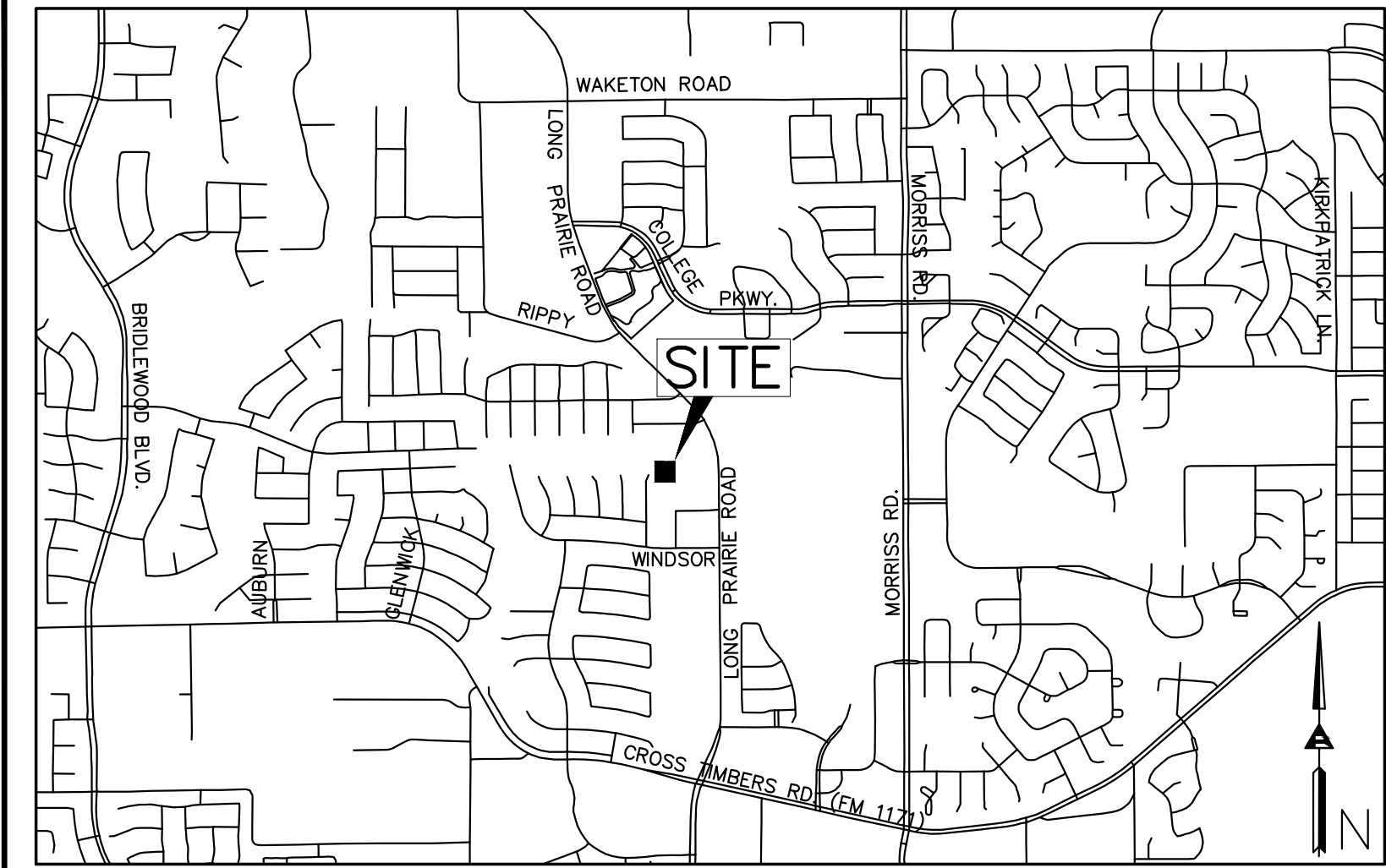
SHEET
1

WESTSIDE FOUR
PROFESSIONAL BUILDING
4491 LONG PRAIRIE RD
FLOWER MOUND, TEXAS

SITE PLAN



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



VICINITY MAP

SCALE: 1"=2000'

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.

8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

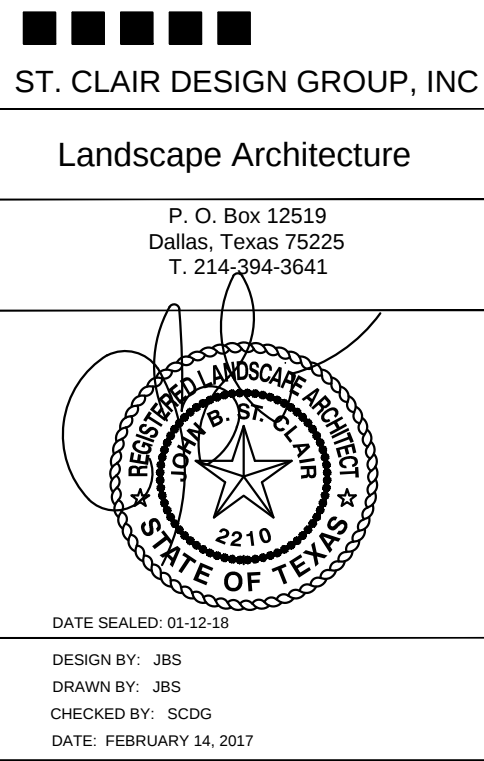
1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the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



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	0 SQ. FT.	0.0 SQ. FT.	0 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	0 SQ. FT.	0 TREES	0 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
NONE	15 FT.	15 FT.	
= 1 PER 2,500 SF PLUS 10 TREES			
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	NONE		
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	65	487 S.F.	3,905 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	65	7 TREES	5 TREES 2 EXISTING
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.			
COMPATABILITY BUFFER			
STANDARD	LINEAR FEET	REQUIRED	PROVIDED
RESIDENTIAL ADJACENCY	211.32 L.F.	30'	30'
1-TREE PER 400 S.F.	6,339.60 S.F.	16 TREES	6 NEW TREES 10 TREE CREDITS

TREE MITIGATION:
EXISTING TREES SHOWN ARE PER TREE SURVEY DATED 9-18-09.

PLANT LIST
4-LIVE OAK - QUERCUS VIRGINIANA - 3" CAL. / 8' HT. / 5' SP. CONTAINER GROWN
1-CRAPE MYRTLE - LAGERSTROEMIA INDICA NATCHEZ 15 GAL. 3 TRUNKS MIN.
2-BALD CYPRESS - TAXODIUM DISTICHUM - 3" CAL. / 8' HT. / 6' SP. CONTAINER GROWN
2-CEDAR ELM - ULMUS CRASSIFOLIA - 3" CAL. / 8' HT. / 6' SP. CONTAINER GROWN
2-TEXAS RED OAK - QUERCUS TEXANA - 3" CAL. / 8' HT. / 6' SP. CONTAINER GROWN
1011 - VARIEGATED LIRIOPE - LIRIOPE MUSCARI VARIEGATA - 1 GAL. CONTAINER / 12" O.C.
BERMUDAGRASS - CYNODON DACTYLON - SOLID SOD



OWNER:
TODAY 2499, L.P.
MR. CLIFF HODGE
6044 Tompkins trail
FLOWER MOUND, TEXAS 75028
TEL. (972) 724-8520

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC.
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LANDSCAPE PLAN
WESTSIDE FOUR PROFESSIONAL BUILDING
WESTSIDE PROFESSIONAL CENTER
LOT 4, BLOCK A
1.448 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

Scale: 1"=20'

Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: OCTOBER 23, 2017
Project No. 049-019

SHEET

LP-1

WESTSIDE FOUR
PROFESSIONAL BUILDING
4491 LONG PRAIRIE RD
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

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

App. Revisions No. Date



2

Today 2499, LLC
6044 Tomkins Trail
Flower Mound, TX 75022
PHONE: (469) 855-8521



11-20-1

WESTSIDE FOUR PROFESSIONAL BUILDING

4491 Long Prairie Road
FLOWER MOUND, TX. 75028
CLIENT: Today 2499, LLC
6044 Tomkins Trail
FLOWER MOUND, TX

[illegible][illegible]

SHEET TITLE

EXTERIOR ELEVATIONS

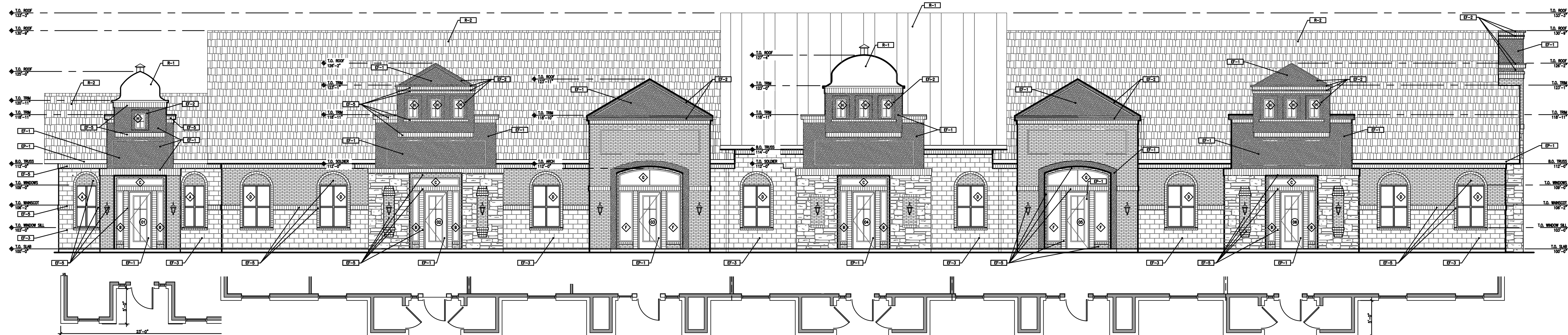
	NORTH	SOUTH	EAST	WEST
1 Total Facade S.F.	2,586 s.f.	3,475 s.f.	2,273 s.f.	2,191 s.f.
2 Facade S.F. (Exclusive of door and windows)	2,334 s.f.	2,912 s.f.	2,114 s.f.	2,047 s.f.
3 Door and Windows S.F.	252 s.f.	563 s.f.	159 s.f.	144 s.f.
4 Primary Masonry totals (Min. 60%)				
5 Brick s.f.	1,206 s.f. - 52%	1,22 s.f. - 39%	1,103 s.f. - 52%	1,156 s.f. s.f.
6 Stone s.f.	106 s.f. - 4%	376 s.f. - 13%	375 s.f. - 18%	44 s.f. - 4%
7 Spill-Back Block	1006 s.f. - 43%	815 s.f. - 28%	211 s.f. - 10%	422 s.f. s.f.
8 Secondary Masonry totals (Max. 20%)				
9 Stucco s.f.	16 s.f.	1% 582 s.f. 20%	423 s.f. - 20%	425 s.f. s.f.

SHEET NUMBER

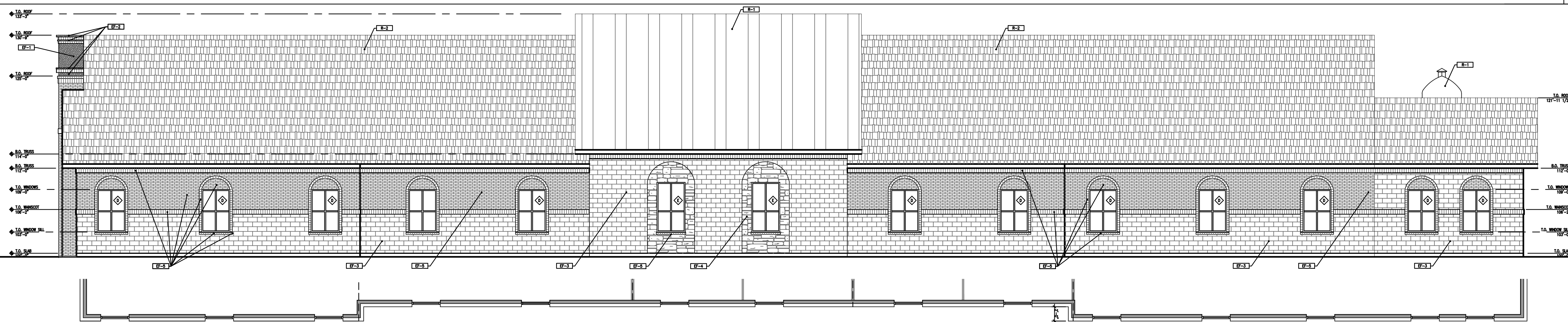
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PROJECT NUMBER	
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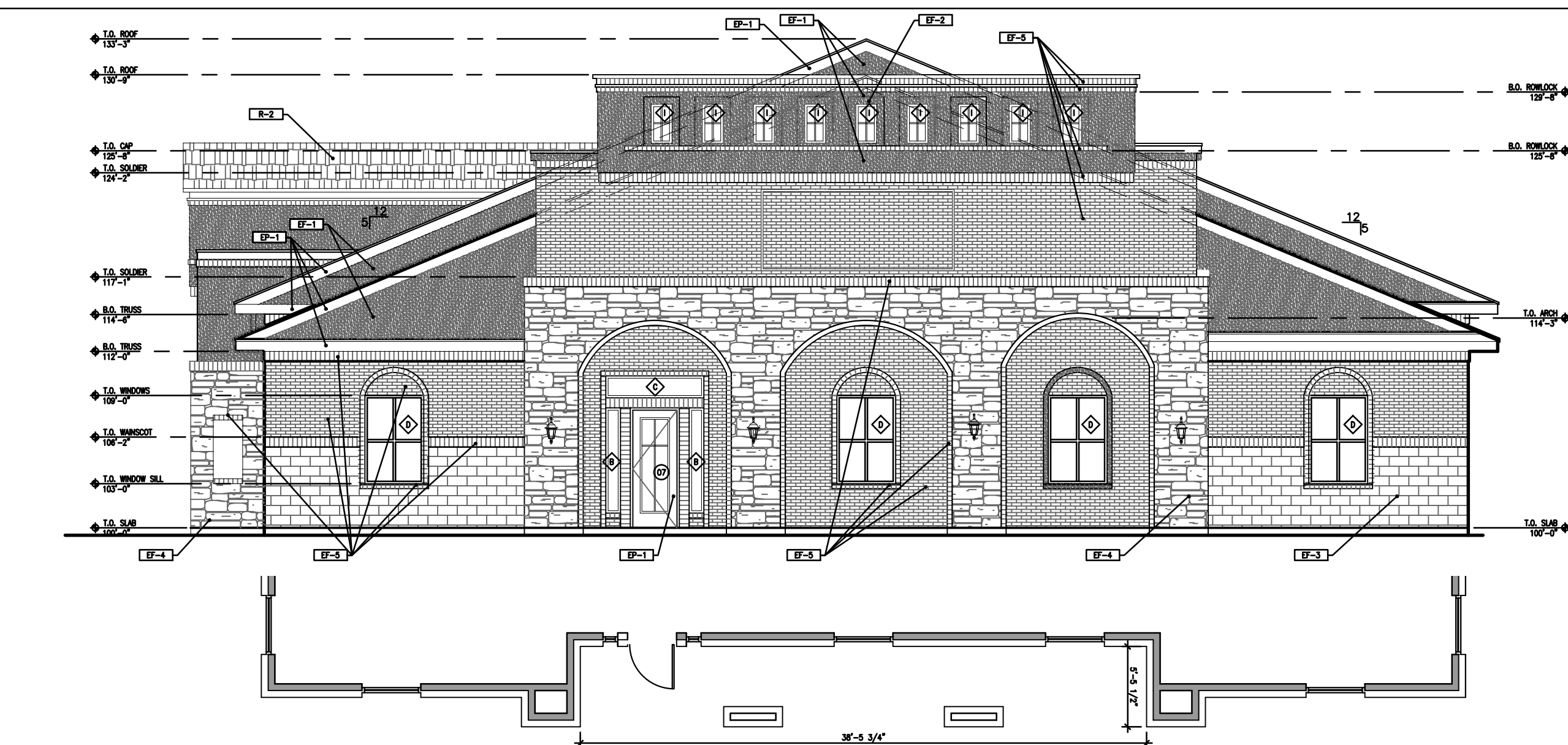
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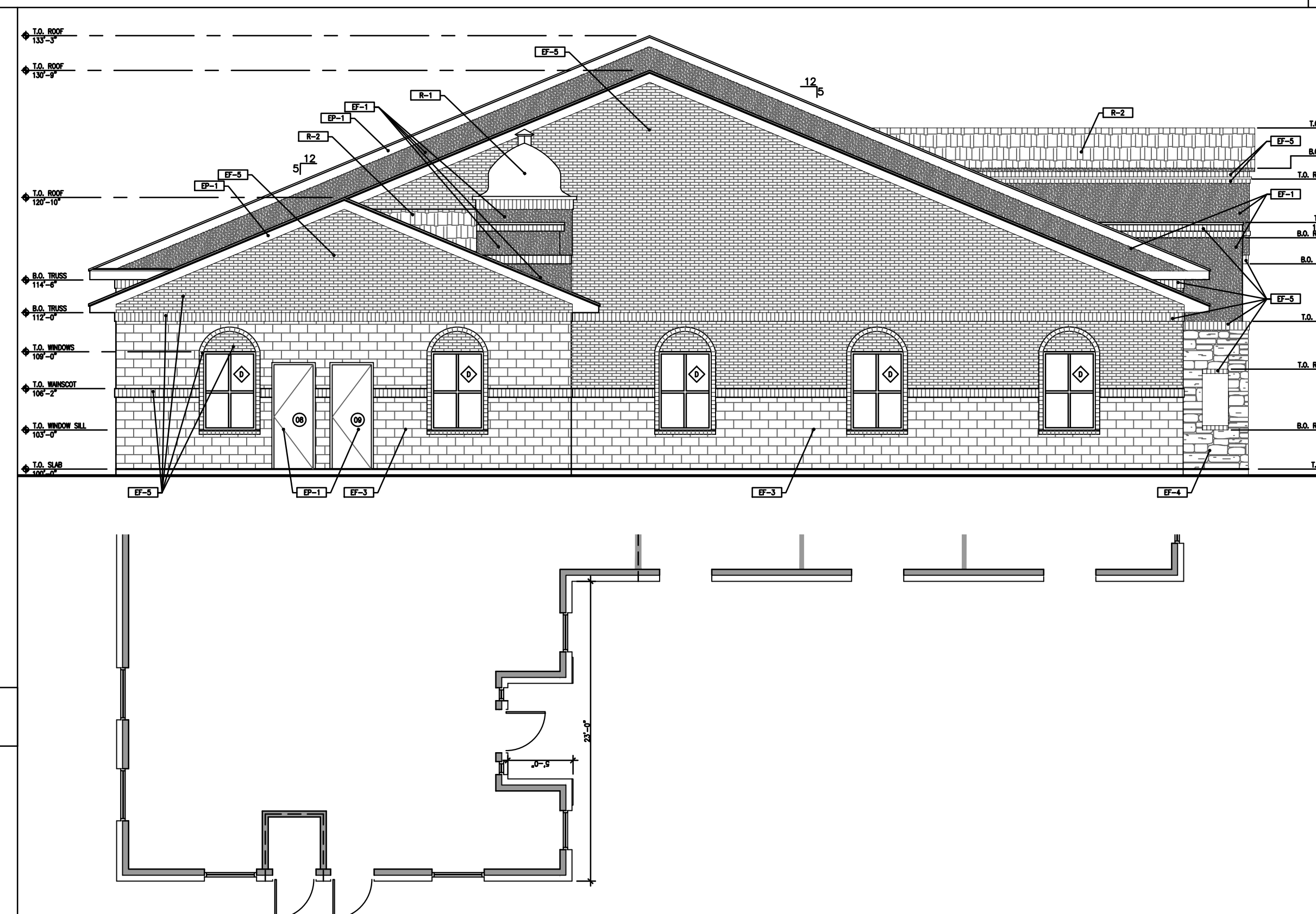
SOUTH ELEVATION
1/8"=1'-0"



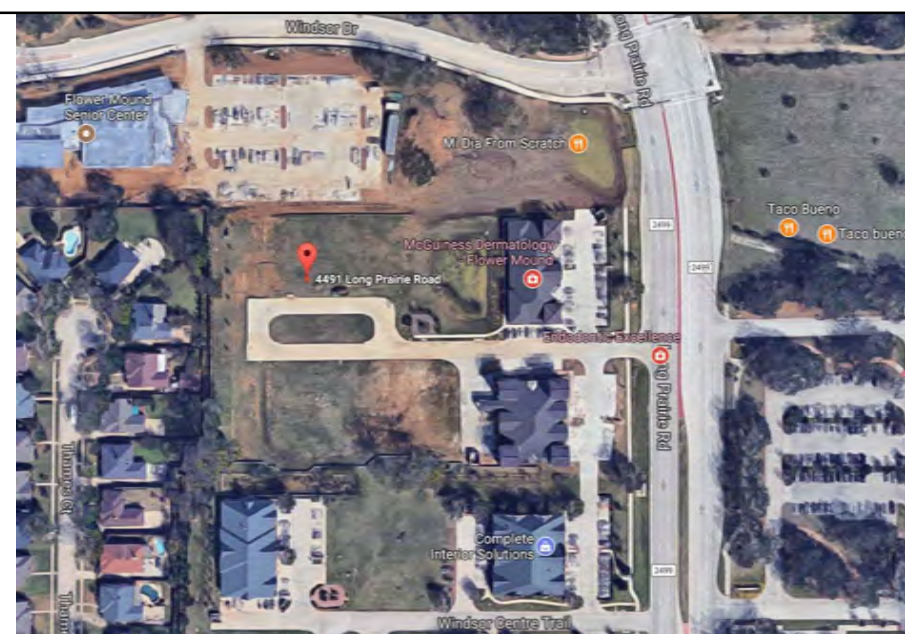
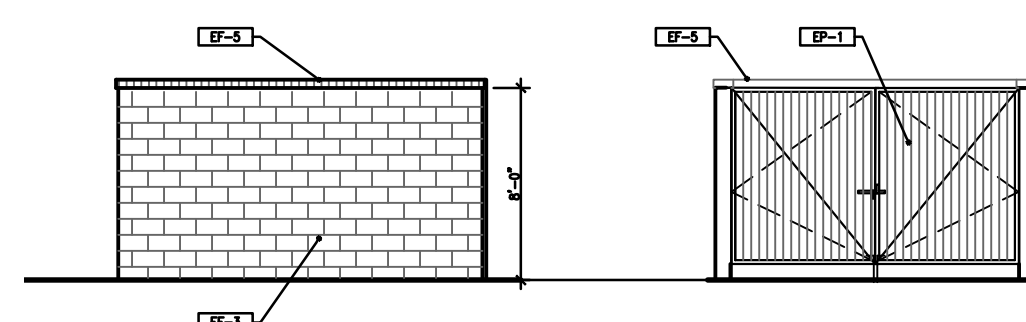
NORTH ELEVATION
1/8"=1'-0"



EAST ELEVATION	3
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WEST ELEVATION
1/8"=1'-0"

VICINITY MAP
NTS

DUMPSTER ELEVATIONS
1/8"=1'-0"



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: January 22, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Development Plan (DP18-0001 - Southgate, Northwest Tract) to amend the grading detail for a portion of Phase Two residential. 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 Town Council.

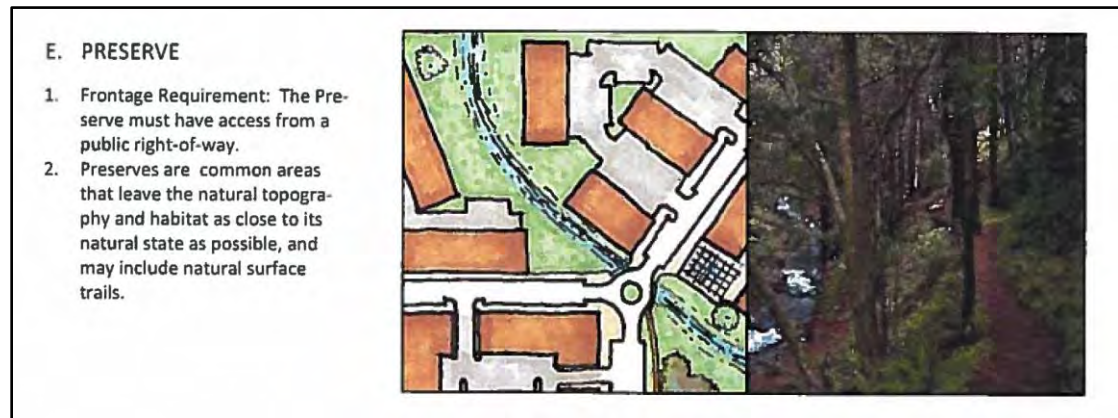
II. APPLICATION ANALYSIS

The Southgate development encompasses approximately 108.3 acres and is zoned Planned Development District-134 (PD-134) for both non-residential and residential uses. This development is bisected by two major arterials, Long Prairie Road and Gerault Road that essentially divide the development into three subareas – the Northeast Tract, the Northwest Tract, and the South Tract. The area of consideration for this development plan amendment application is the Phase Two residential portion of the Northwest Tract consisting of approximately 14.72 acres.

A development plan is an intermediate step between the zoning entitlements phase which requires conceptual level information and the record plat phase in which the engineering factor of dimensional precision is the predominant objective. A development plan is intended to show all the planning factors necessary to enable the proper Town approving authorities to determine whether the proposed plan for land development is satisfactory from the standpoint of public health, safety and welfare and is in accordance with the general guidance provided by the comprehensive master plan. The development plan and its review are intended to produce a subdivision design in which all planning factors have been recognized and reconciled.

On April 20, 2015, the Town Council approved a Master Plan Amendment (MPA14-0004) and zoning amendment (ZPD14-0006) to create PD-134 for Southgate to include a mixture of both residential and nonresidential uses, such as office, retail, restaurants, multifamily and single-family uses. This PD created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards,

architectural standards, etc. One of the signature pieces of the property and the zoning is the Preserve area. This area in the Northwest Tract includes a waterway, steep slopes and mature trees. The area is defined as a major park area in the PD:



The PD, however, does not show the detail on how the area is supposed to be preserved. Also, the concept plan does not show the single-family residential that is being developed on this tract. The definitions within the open space and landscape section, particularly the Preserve, are generalized and provide no developmental control standards. The developer and Town staff agree to disagree regarding the interpretation of the Preserve area that diagonally bisects the Northwest Tract. Please find the link to the Planning and Zoning Commission and Town Council meeting presentations below. Per the discussions held during the meetings, the Preserve area is intended to preserve the natural topography and habitat as close to its natural state as possible.

December 8, 2014, P&Z meeting: Item D12

<http://flowermoundtx.swagit.com/play/12082014-998>

January 15, 2015, Town Council meeting: Items J25 and J26

<http://flowermoundtx.swagit.com/play/01152015-877>

April 6, 2015, Town Council meeting: Items J11 and J12

<http://flowermoundtx.swagit.com/play/04062015-825>

The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page: <http://www.flowermound.com/1386/Southgate-at-Flower-Mound>.

On April 18, 2016, the Town Council approved a development plan (DP15-0011) for both the Northeast and Northwest tracts, consisting of 422 buildable, single family attached and detached lots. On February 27, 2017, the Planning and Zoning Commission approved a record plat for Phase One located within the Northwest Tract consisting of 143 lots. On October 9, 2017, the Planning and Zoning Commission approved a record plat for Phase Three located within the Northeast Tract consisting of 112 lots. The combined number of lots in all phases (including the Phase Two plat that is under review by staff) will be 374.

The proposed development plan amendment does not intend to increase the density or number of lots. However, the purpose of this application is to provide an opportunity for the Town to revisit the placement of the lots within Phase Two that significantly impact the natural topography of the Preserve area. Detailed construction plan review during the record plat for this phase has revealed the need to construct an average of 20 feet tall by 360 feet wide retaining wall between the preserve area and the buildable area in order to realize eight lots. The grading required to construct this wall substantially alters the natural topography and affects riparian habitat and more upland habitat than envisioned with the Environmental Survey Analysis (ESA). The mitigation fee for impacting upland and riparian habitat needs to be reconciled before bringing Phase Two record plat for P&Z consideration. The image below shows the location and approximate height of the retaining wall. Lots 1 thru 8 are at a higher grade than the preserve area. Staff's recommendation to the developer was to eliminate the eight lots (with square boxes) and handle the grading change between the street level and the preserve area through the use of terraced and landscaped walls or similar to lower the physical and visual impact on the preserve area. The developer and staff were unable to reach agreement on addressing this issue which necessitated this amendment.



Upon compiling a final grading plan, the lot layout within Phase Two record plat has slightly changed from the approved development plan in order to accommodate the topography of the land. Approved Development Plan is included in this packet as Attachment A(3)).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Development Plan

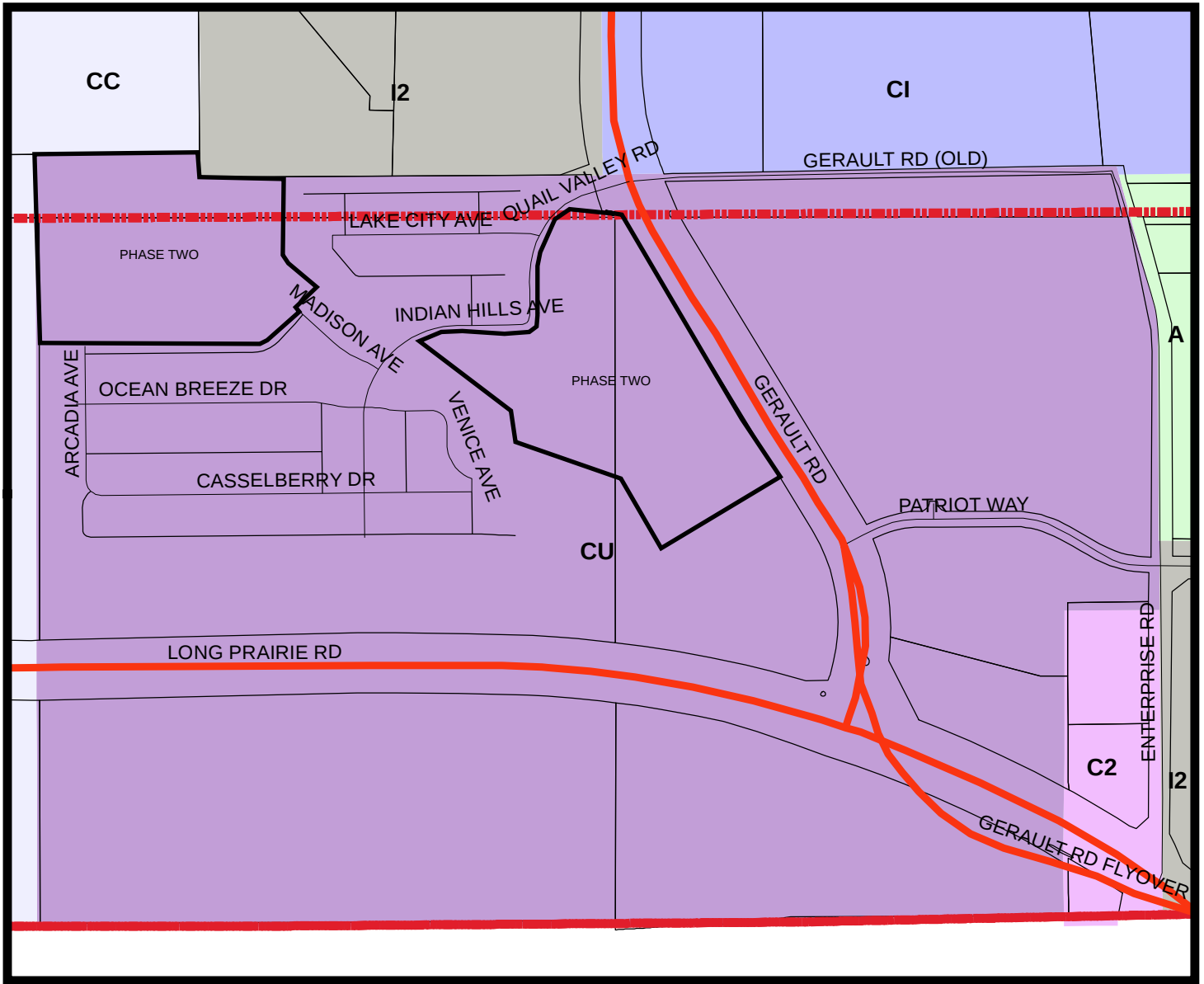
B. Application Details

1. Proposed Development Plan, Phase Two



Vicinity Map

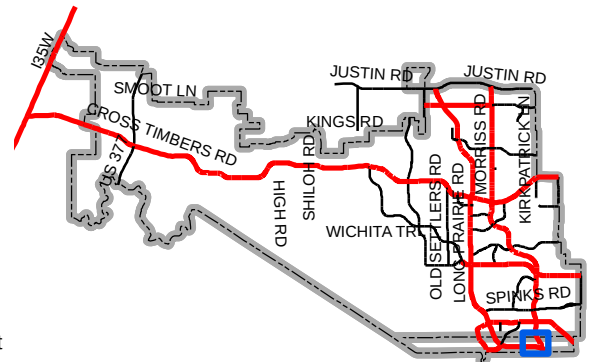
Reference Project: DP18-0001



LEGEND

- Campus Commercial
- Industrial 2
- Campus Industrial
- Commercial 2
- Agriculture

Subject Property



Map Location



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

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

January 8, 2018

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

RE: Southgate (DAA No.:14032)
Flower Mound, Texas

Dear Mr. Powell

On behalf of our client, Green Brick Partners, please accept this letter as our Letter of Intent to describe and explain the requested Development Plan.

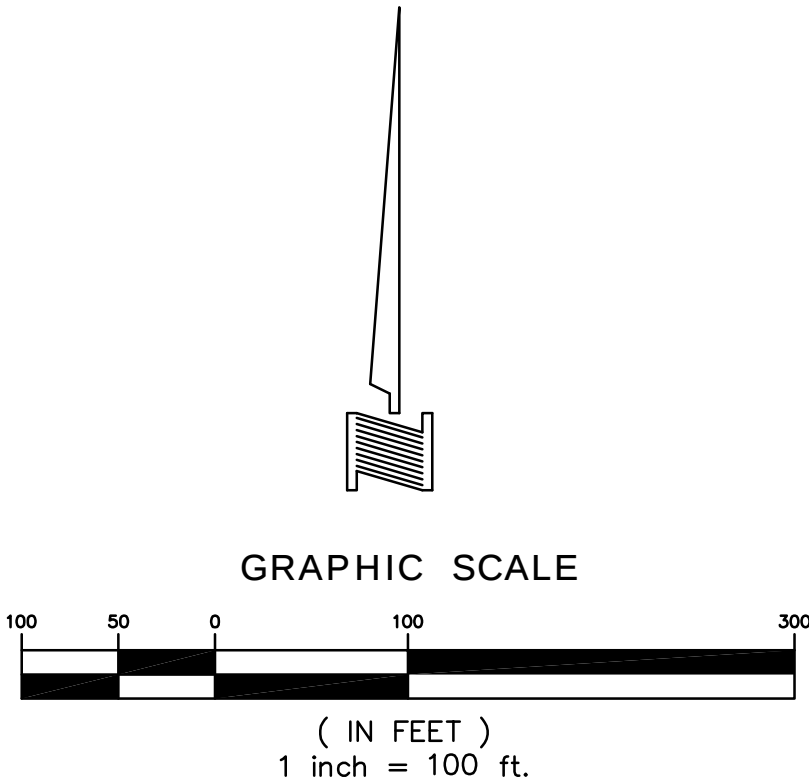
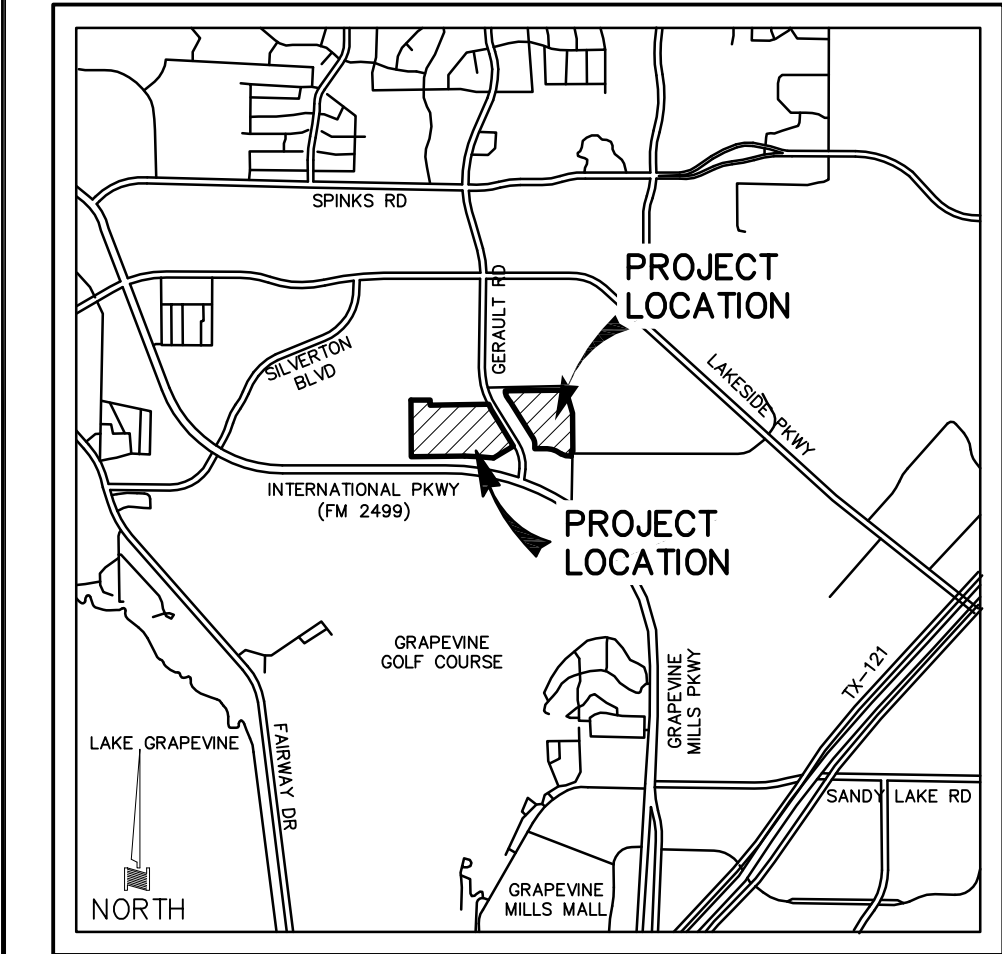
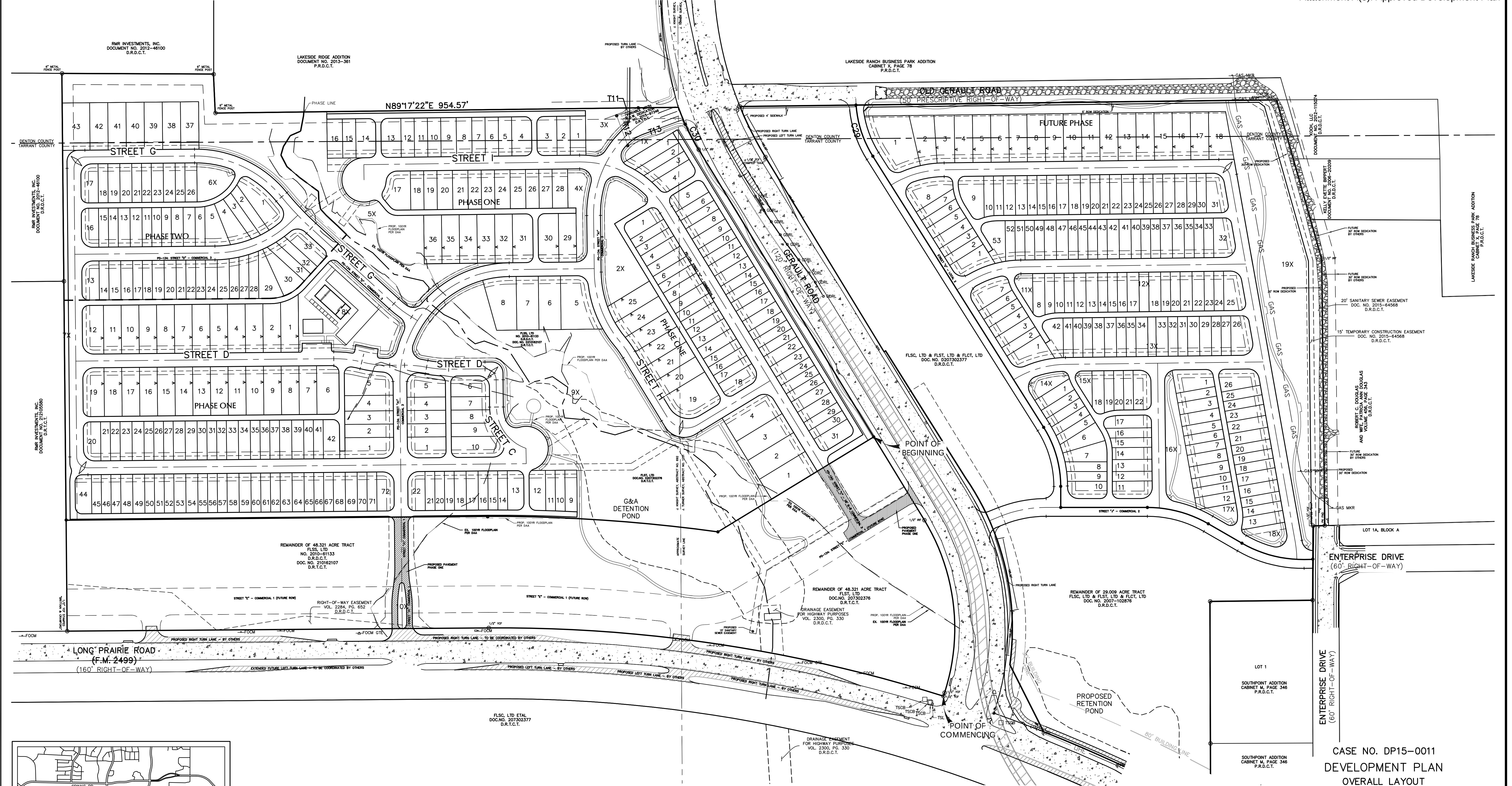
Our updated Development Plan is specific to Southgate Phase Two, consisting of 113 attached lots and 8 detached lots on 14.717 acres. The intent of this updated Development Plan is to correctly reflect the Phasing of Phase 1 and 2 and to correctly reflect the lot configuration for the area directly west of Gerault Road. In regards to the area directly west of Gerault, the approved Development Plan shows a mix of 56 attached lots and 8 detached lots extending 387.4 feet off the southern right of way of Gerault Road. The updated Development Plan now shows 55 attached lots and 8 detached lots extending 366.4 feet off the southern right of way of Gerault Road. In summation the updated development plan (Phases 1-3) consists of 334 attached lots and 42 detached lots, while the previously approved development plan consisted of 347 attached lots and 75 detached lots.

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

Sincerely,

Traci Shannon Kilmer, AICP
Senior Planner

Cc: Jed Dolson – Green Brick Partners; File;



MASTER PLAN FEATURES	
LAND USE PLAN	LAKEVIEW BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
SPECIFIC PLANS	NOT IN A SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	AN 8-FT. MULTI-PURPOSE TRAIL IS SHOWN IN THE PLANNED DEVELOPMENT
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE (F.M. 2499) - MAJOR ARTERIAL / GERAULT - MAJOR ARTERIAL
WATER PLAN	EX. 16" IN GERAULT ROAD
WASTEWATER PLAN	EX. 12" IN GERAULT ROAD
ECONOMIC IMPACT	

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z APRIL 11, 2016
T C APRIL 18, 2016
SEE FILE FOR CONDITIONS DP15-0011

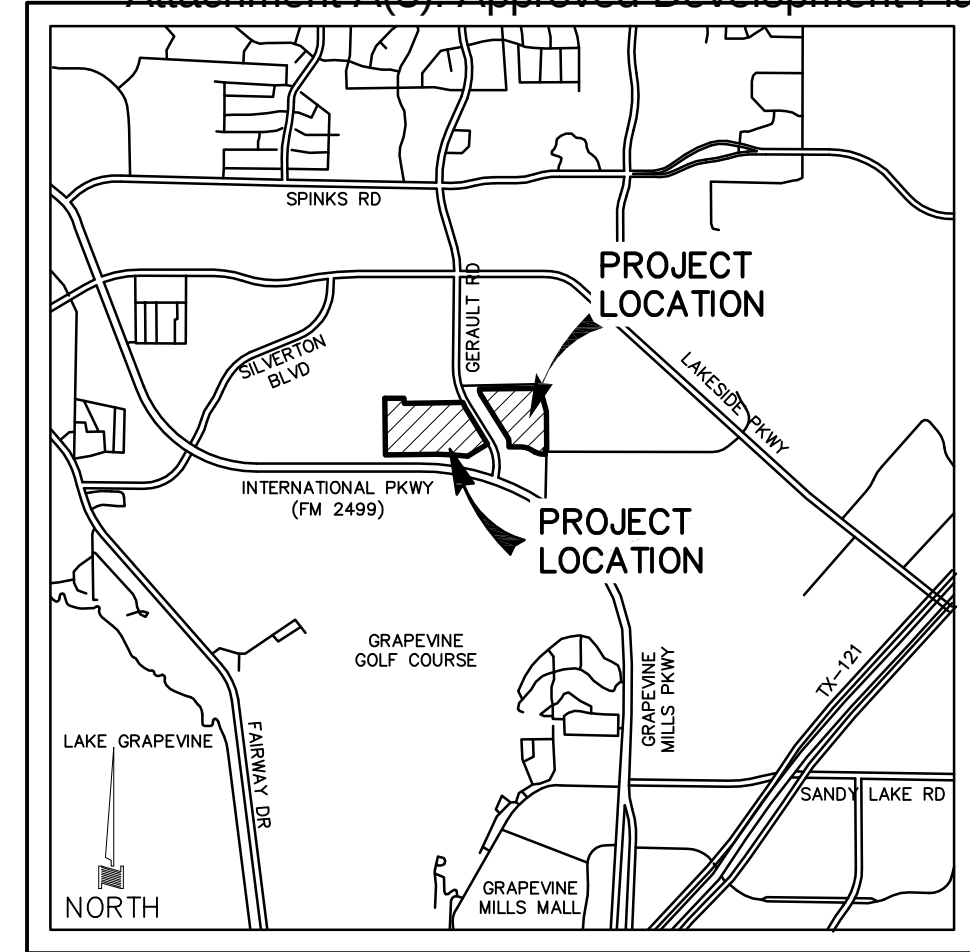
DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON

CASE NO. DP15-0011
DEVELOPMENT PLAN
OVERALL LAYOUT
SOUTHGATE
347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
19 HOA OPEN SPACE LOTS
WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

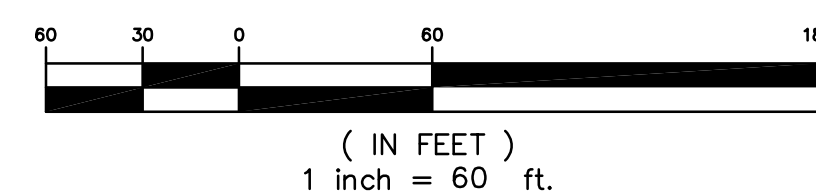
SEPTEMBER 28, 2015
SCALE: 1"=100'
PLANNER/ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200
Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
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ECONOMIC IMPACT	



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE



LEGEND

- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- <CM> CONTROL MONUMENT
- FADUE FIRE ACCESS DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- SSE SANITARY SEWER EASEMENT
- BL BUILD-TO-LINE (FRONT) OR SIDE CORNER SETBACK
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- OHE- OVERHEAD ELECTRIC LINE
- ASPHALT
- CONCRETE
- GRAVEL
- ◇ DENOTES STREET NAME CHANGE
- ▲ DENOTES THE ZERO LOT LINE

CASE NO. DP15-0011
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SOUTHGATE

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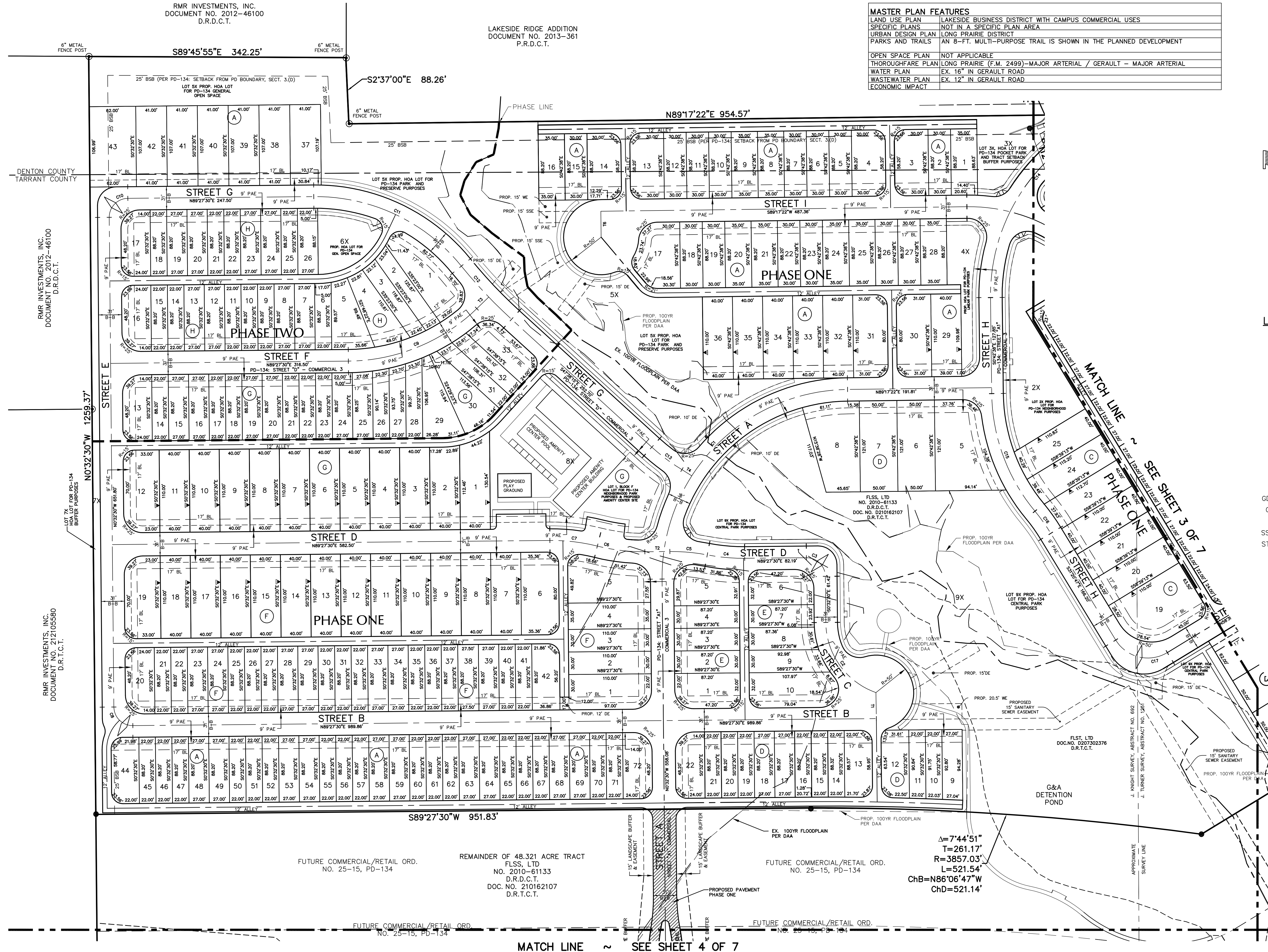
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J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

SEPTEMBER 28, 2015 SCALE: 1"=60'

DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON

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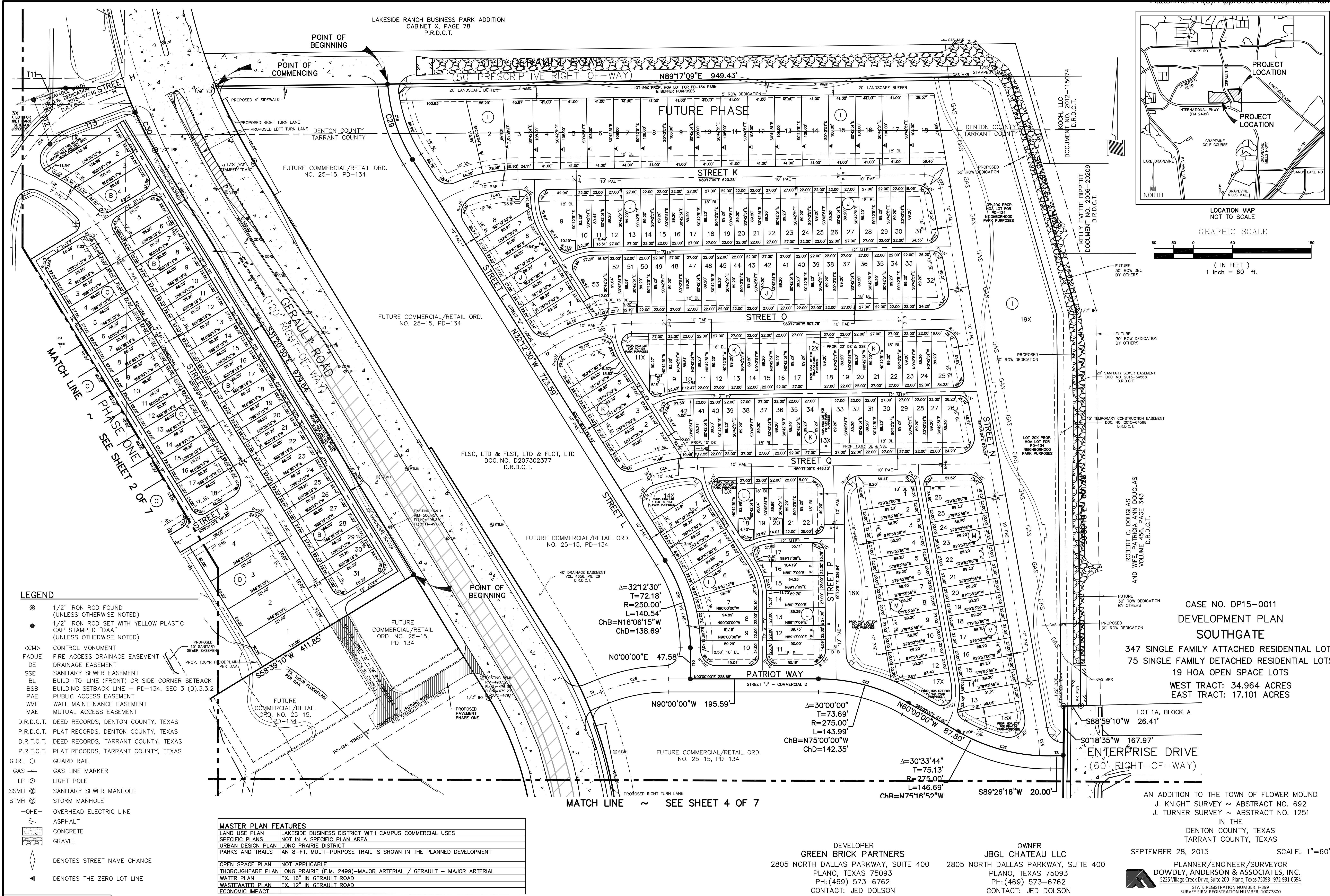
MATCH LINE ~ SEE SHEET 4 OF 7

FUTURE COMMERCIAL/RETAIL ORD.
NO. 25-15, PD-134

REMAINDER OF 48.321 ACRE TRACT
FLSS, LTD
NO. 2010-61133
D.R.D.C.T.
DOC. NO. 210162107
D.R.T.C.T.

FUTURE COMMERCIAL/RETAIL ORD.
NO. 25-15, PD-134

Δ=7'44'51"
T=261.17'
R=3857.03'
L=521.54'
ChB=N86°06'47"W
ChD=521.14'



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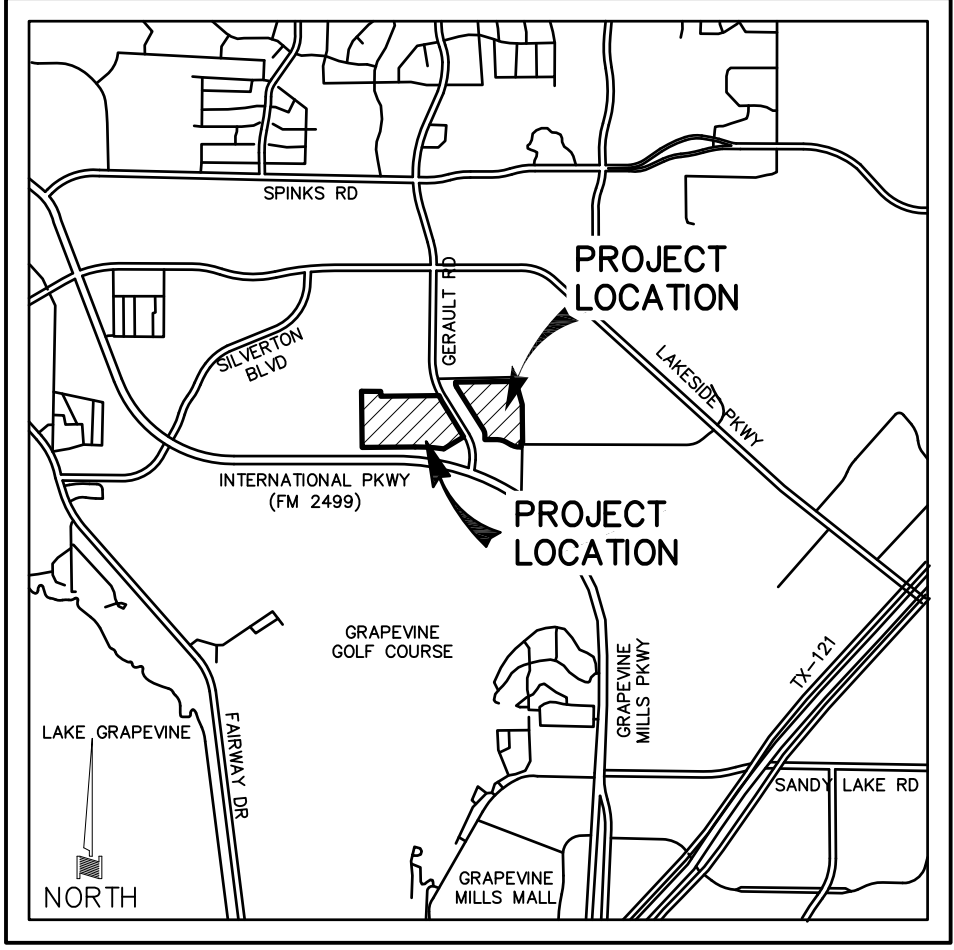
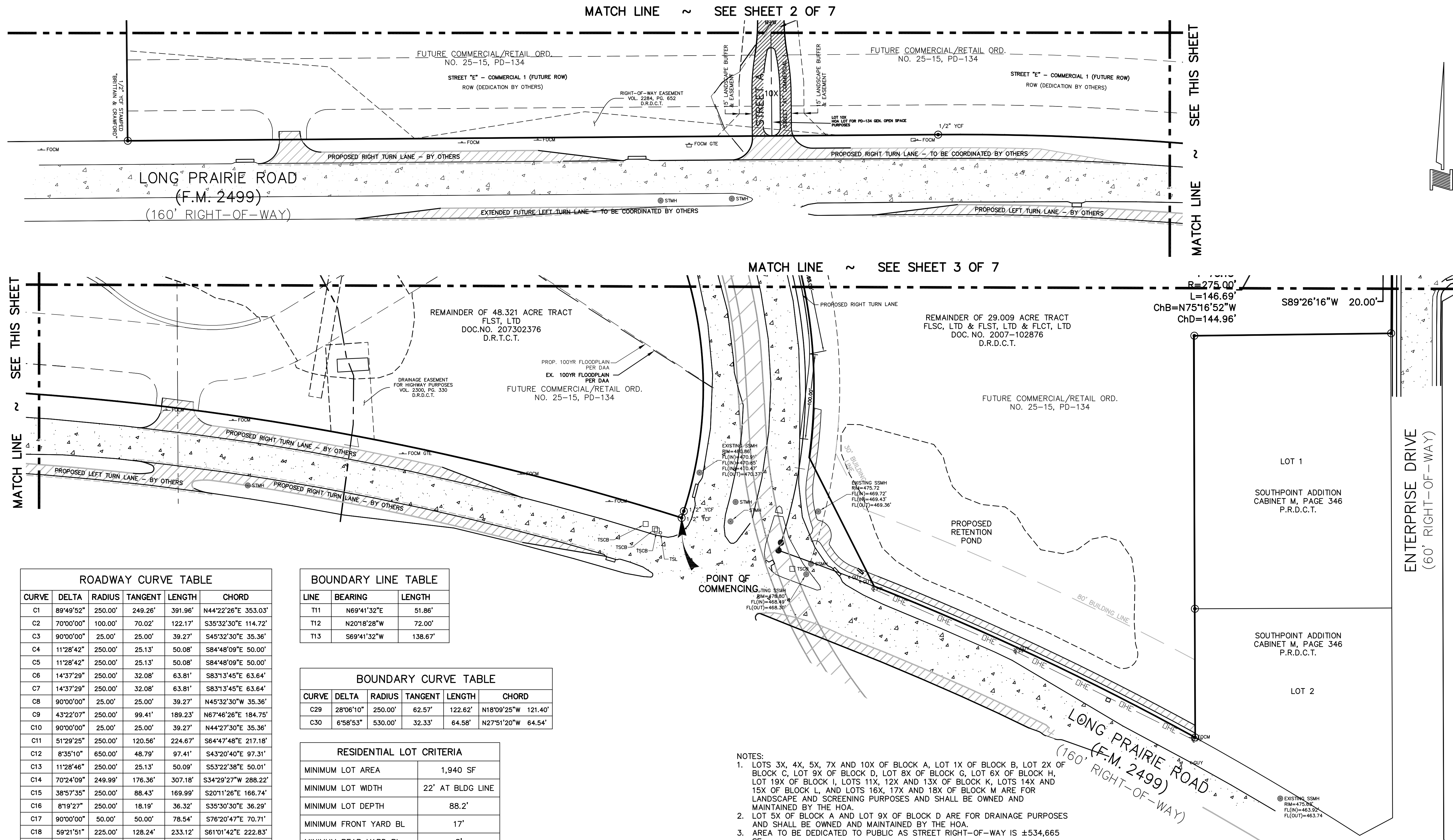
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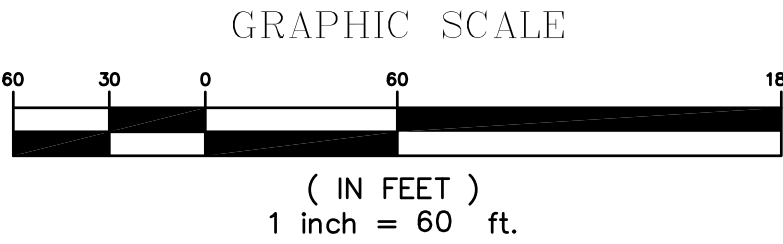
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ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	89°49'52"	250.00'	249.26'	391.96'	N44°22'26"E 353.03'
C2	70°00'00"	100.00'	70.02'	122.17'	S35°32'30"E 114.72'
C3	90°00'00"	25.00'	25.00'	39.27'	S45°32'30"E 35.36'
C4	11°28'42"	250.00'	25.13'	50.08'	S84°48'09"E 50.00'
C5	11°28'42"	250.00'	25.13'	50.08'	S84°48'09"E 50.00'
C6	14°37'29"	250.00'	32.08'	63.81'	S83°13'45"E 63.64'
C7	14°37'29"	250.00'	32.08'	63.81'	S83°13'45"E 63.64'
C8	90°00'00"	25.00'	25.00'	39.27'	N45°32'30"W 35.36'
C9	43°22'07"	250.00'	99.41'	189.23'	N67°46'26"E 184.75'
C10	90°00'00"	25.00'	25.00'	39.27'	N44°27'30"E 35.36'
C11	51°29'25"	250.00'	120.56'	224.67'	S84°47'48"E 217.18'
C12	8°35'10"	650.00'	48.79'	97.41'	S43°20'40"E 97.31'
C13	11°28'46"	250.00'	25.13'	50.09'	S53°22'38"E 50.01'
C14	70°24'09"	249.99'	176.36'	307.18'	S34°29'27"W 288.22'
C15	38°57'35"	250.00'	88.43'	169.99'	S20°11'26"E 166.74'
C16	8°19'27"	250.00'	18.19'	36.32'	S35°30'30"E 36.29'
C17	90°00'00"	50.00'	50.00'	78.54'	S78°20'47"E 70.71'
C18	59°21'51"	225.00'	128.24'	233.12'	S61°01'42"E 222.83'
C19	31°29'39"	250.00'	70.49'	137.42'	S16°27'41"E 135.70'
C20	32°12'30"	250.00'	72.18'	140.54'	S16°06'15"E 138.69'

BOUNDARY LINE TABLE		
LINE	BEARING	LENGTH
T11	N69°41'32"E	51.86'
T12	N20°18'28"W	72.00'
T13	S69°41'32"W	138.67'

BOUNDARY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C29	28°08'10"	250.00'	62.57'	122.62'	N18°09'25"W 121.40'
C30	6°58'53"	530.00'	32.33'	64.58'	N27°51'20"W 64.54'

RESIDENTIAL LOT CRITERIA	
MINIMUM LOT AREA	1,940 SF
MINIMUM LOT WIDTH	22' AT BLDG LINE
MINIMUM LOT DEPTH	88.2'
MINIMUM FRONT YARD BL	17'
MINIMUM REAR YARD BL	8'
MINIMUM SIDE YARD BL	0'
MAXIMUM LOT COVERAGE	72%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST	1,940 SF	0.04 AC
LARGEST	11,156 SF	0.26 AC
AVERAGE	2,992 SF	0.07 AC
TOTAL LOTS (INCLUDING X LOTS)	441 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	422 RESIDENTIAL LOTS	

MASTER PLAN FEATURES	
LAND USE PLAN	LAKE SIDE BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
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ECONOMIC IMPACT	

- NOTES:
- LOTS 3X, 4X, 5X, 7X AND 10X OF BLOCK A, LOT 1X OF BLOCK B, LOT 2X OF BLOCK C, LOT 9X OF BLOCK D, LOT 8X OF BLOCK G, LOT 6X OF BLOCK H, LOT 19X OF BLOCK I, LOTS 11X, 12X AND 13X OF BLOCK K, LOTS 14X AND 15X OF BLOCK L, AND LOTS 16X, 17X AND 18X OF BLOCK M ARE FOR LANDSCAPE AND SCREENING PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - LOT 5X OF BLOCK A AND LOT 9X OF BLOCK D ARE FOR DRAINAGE PURPOSES AND SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS ±534,665 SF.
 - THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE CONCEPT PLAN IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 - PURSUANT TO THE ORDINANCE NO. 25-15, PD-134 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 - ALL X-LOTS ARE UNBUILDABLE, SAVE AND EXCEPT LOT 8X BLOCK G SHALL REMAIN BUILDABLE FOR THE PROPOSED AMENITY CENTER LOCATION.
 - THE PROPOSED AMENITY CENTER FACILITIES SHALL BE OWNED AND MAINTAINED BY THE HOA.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - RETAINING WALL MATERIALS SHALL CONSIST OF MATERIALS SIMILAR IN NATURE TO SCREENING WALLS.
 - A RESERVED CONCRETE PAD FOR TRASH PICK UP SHALL BE DESIGNATED FOR LOTS 1-3, 14-16, AND 29-30 BLOCK A, LOTS 1-4, BLOCK B, LOTS 9-12, BLOCK D, LOTS 1-2 BLOCK F, LOTS 1-3 BLOCK J AND LOTS 1-3, BLOCK K.
 - A PORTION OF LOT 9X, BLOCK D IS IDENTIFIED AS IS1 ON THE EPP AND SHALL BE PRESERVED IN ITS NATURAL STATE.
 - LOT 5X, BLOCK A SHALL BE IDENTIFIED AS THE PRESERVE AND IT IS INTENDED TO MAINTAIN THE EXISTING TREES AND CANOPY, ALTHOUGH ADDITIONAL PLANTING MAY BE PERMITTED PER PD-134.
 - SIDEWALKS SHALL BE 5'-0" IN WIDTH.
 - PROPOSED NEIGHBORHOOD PARK LOT 2X SHALL BE DEVELOPED WITH A WATER FOUNTAIN, BENCHES, AND TRASH RECEPTACLE. PROPOSED POCKET PARKS SHALL BE DEVELOPED WITH BENCHES AND TRASH RECEPTACLE.

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N01°02'30"W	34.61'
T2	N89°27'30"E	33.33'
T3	N46°05'23"E	22.09'
T4	S57°20'30"E	15.50'
T5	S69°41'31"W	22.48'
T6	S00°42'38"E	34.50'
T7	S57°47'30"W	31.95'
T8	N89°26'16"E	19.70'
T9	N67°57'57"E	26.36'
T10	S00°00'00"E	47.58'

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON



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

SG–R2 – (BLOCKS A–H)

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	A	3089	0.07	ATTACHED
2	A	2646	0.06	ATTACHED
3	A	3872	0.09	ATTACHED
4	A	3872	0.09	ATTACHED
5	A	2646	0.06	ATTACHED
6	A	2646	0.06	ATTACHED
7	A	2646	0.06	ATTACHED
8	A	3087	0.07	ATTACHED
9	A	3087	0.07	ATTACHED
10	A	2646	0.06	ATTACHED
11	A	2646	0.06	ATTACHED
12	A	2646	0.06	ATTACHED
13	A	3872	0.09	ATTACHED
14	A	3872	0.09	ATTACHED
15	A	2646	0.06	ATTACHED
16	A	3087	0.07	ATTACHED
17	A	4801	0.11	ATTACHED
18	A	2646	0.06	ATTACHED
19	A	2646	0.06	ATTACHED
20	A	3087	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	A	3087	0.07	ATTACHED
22	A	2646	0.06	ATTACHED
23	A	2646	0.06	ATTACHED
24	A	3087	0.07	ATTACHED
25	A	3087	0.07	ATTACHED
26	A	2646	0.06	ATTACHED
27	A	2646	0.06	ATTACHED
28	A	3087	0.07	ATTACHED
29	A	4400	0.10	DETACHED
30	A	4963	0.11	DETACHED
31	A	4963	0.11	DETACHED
32	A	4400	0.10	DETACHED
33	A	4400	0.10	DETACHED
34	A	4400	0.10	DETACHED
35	A	4400	0.10	DETACHED
36	A	4400	0.10	DETACHED
37	A	4388	0.10	DETACHED
38	A	4387	0.10	DETACHED
39	A	4387	0.10	DETACHED
40	A	4387	0.10	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	A	4387	0.10	DETACHED
42	A	4387	0.10	DETACHED
43	A	6634	0.15	DETACHED
44	A	3166	0.07	ATTACHED
45	A	1940	0.04	ATTACHED
46	A	1940	0.04	ATTACHED
47	A	1940	0.04	ATTACHED
48	A	2381	0.05	ATTACHED
49	A	2381	0.05	ATTACHED
50	A	1940	0.04	ATTACHED
51	A	1940	0.04	ATTACHED
52	A	1940	0.04	ATTACHED
53	A	2381	0.05	ATTACHED
54	A	2381	0.05	ATTACHED
55	A	1940	0.04	ATTACHED
56	A	1940	0.04	ATTACHED
57	A	1940	0.04	ATTACHED
58	A	2381	0.05	ATTACHED
59	A	2381	0.05	ATTACHED
60	A	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
61	A	1940	0.04	ATTACHED
62	A	1940	0.04	ATTACHED
63	A	2381	0.05	ATTACHED
64	A	2381	0.05	ATTACHED
65	A	1940	0.04	ATTACHED
66	A	1940	0.04	ATTACHED
67	A	1940	0.04	ATTACHED
68	A	2381	0.05	ATTACHED
69	A	2381	0.05	ATTACHED
70	A	1940	0.04	ATTACHED
71	A	1940	0.04	ATTACHED
72	A	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	B	3360	0.08	ATTACHED
2	B	2452	0.06	ATTACHED
3	B	2251	0.05	ATTACHED
4	B	3398	0.08	ATTACHED
5	B	3168	0.07	ATTACHED
6	B	1940	0.04	ATTACHED
7	B	1940	0.04	ATTACHED
8	B	2381	0.05	ATTACHED
9	B	2381	0.05	ATTACHED
10	B	1940	0.04	ATTACHED
11	B	1940	0.04	ATTACHED
12	B	2381	0.05	ATTACHED
13	B	2381	0.05	ATTACHED
14	B	1940	0.04	ATTACHED
15	B	1940	0.04	ATTACHED
16	B	1940	0.04	ATTACHED
17	B	2381	0.05	ATTACHED
18	B	2381	0.05	ATTACHED
19	B	1940	0.04	ATTACHED
20	B	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	B	1940	0.04	ATTACHED
22	B	2381	0.05	ATTACHED
23	B	2381	0.05	ATTACHED
24	B	1940	0.04	ATTACHED
25	B	1940	0.04	ATTACHED
26	B	1940	0.04	ATTACHED
27	B	2381	0.05	ATTACHED
28	B	2381	0.05	ATTACHED
29	B	1940	0.04	ATTACHED
30	B	1940	0.04	ATTACHED
31	B	3167	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	C	3165	0.07	ATTACHED
2	C	1940	0.04	ATTACHED
3	C	1940	0.04	ATTACHED
4	C	2381	0.05	ATTACHED
5	C	2381	0.05	ATTACHED
6	C	1940	0.04	ATTACHED
7	C	1940	0.04	ATTACHED
8	C	2381	0.05	ATTACHED
9	C	2381	0.05	ATTACHED
10	C	1940	0.04	ATTACHED
11	C	1940	0.04	ATTACHED
12	C	1940	0.04	ATTACHED
13	C	2381	0.05	ATTACHED
14	C	2381	0.05	ATTACHED
15	C	1940	0.04	ATTACHED
16	C	1940	0.04	ATTACHED
17	C	1940	0.04	ATTACHED
18	C	3257	0.07	ATTACHED
19	C	8050	0.18	DETACHED
20	C	4400	0.10	DETACHED

SG–R2

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	C	4400	0.10	DETACHED
22	C	4400	0.10	DETACHED
23	C	4434	0.10	DETACHED
24	C	4581	0.11	DETACHED
25	C	4544	0.10	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	E	3916	0.09	ATTACHED
2	E	2616	0.06	ATTACHED
3	E	2616	0.06	ATTACHED
4	E	2616	0.06	ATTACHED
5	E	4327	0.10	ATTACHED
6	E	3916	0.09	ATTACHED
7	E	2616	0.06	ATTACHED
8	E	2684	0.06	ATTACHED
9	E	2987	0.07	ATTACHED
10	E	5323	0.12	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	F	5240	0.12	ATTACHED
2	F	3300	0.08	ATTACHED
3	F	3300	0.08	ATTACHED
4	F	3850	0.09	ATTACHED
5	F	6160	0.14	DETACHED
6	F	5443	0.12	DETACHED
7	F	4400	0.10	DETACHED
8	F	4400	0.10	DETACHED
9	F	4400	0.10	DETACHED
10	F	4400	0.10	DETACHED
11	F	4400	0.10	DETACHED
12	F	4400	0.10	DETACHED
13	F	4400	0.10	DETACHED
14	F	4400	0.10	DETACHED
15	F	4400	0.10	DETACHED
16	F	4400	0.10	DETACHED
17	F	4400	0.10	DETACHED
18	F	4400	0.10	DETACHED
19	F	5098	0.12	DETACHED
20	F	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	F	1940	0.04	ATTACHED
22	F	1940	0.04	ATTACHED
23	F	2381	0.05	ATTACHED
24	F	2381	0.05	ATTACHED
25	F	1940	0.04	ATTACHED
26	F	1940	0.04	ATTACHED
27	F	1940	0.04	ATTACHED
28	F	2381	0.05	ATTACHED
29	F	2381	0.05	ATTACHED
30	F	1940	0.04	ATTACHED
31	F	1940	0.04	ATTACHED
32	F	1940	0.04	ATTACHED
33	F	2381	0.05	ATTACHED
34	F	2381	0.05	ATTACHED
35	F	1940	0.04	ATTACHED
36	F	1940	0.04	ATTACHED
37	F	1940	0.04	ATTACHED
38	F	2426	0.06	ATTACHED
39	F	2381	0.05	ATTACHED
40	F	1940	0.04	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	F	1940	0.04	ATTACHED
42	F	3203	0.07	ATTACHED

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE
1X	B	20650	0.47	POCKET PARK AND LANDSCAPE BUFFER
2X	C	20054	0.46	NEIGHBORHOOD PARK
3X	A	10931	0.25	POCKET PARK
4X	A	6984	0.16	LINEAR PARK
5X	A	109959	2.52	PRESERVE AND OPEN SPACE
6X	H	5670	0.13	GENERAL OPEN SPACE
7X	A	9791	0.22	BUFFER AND GENERAL OPEN SPACE
8X	G	34018	0.78	AMENITY CENTER AND PARK OPEN SPACE
9X	D	184605	4.24	CENTRAL PARK AND PRESERVE
10X	A	1810	0.04	GENERAL OPEN SPACE AND ENTRY MEDIAN

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	D	6359	0.15	DETACHED
2	D	6050	0.14	DETACHED
3	D	6050	0.14	DETACHED
4	D	7368	0.17	DETACHED
5	D	8648	0.20	DETACHED
6	D	6050	0.14	DETACHED
7	D	6050	0.14	DETACHED
8	D	7309	0.17	DETACHED
9	D	2525	0.06	ATTACHED
10	D	2030	0.05	ATTACHED
11	D	2008	0.05	ATTACHED
12	D	3273	0.08	ATTACHED
13	D	3190	0.07	ATTACHED
14	D	1945	0.04	ATTACHED
15	D	1941	0.04	ATTACHED
16	D	1940	0.04	ATTACHED
17	D	2381	0.05	ATTACHED
18	D	2381	0.05	ATTACHED
19	D	1940	0.04	ATTACHED
20	D	1940	0.04	ATTACHED
21	D	1940	0.04	ATTACHED
22	D	3257	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	G	4793	0.11	DETACHED
2	G	4419	0.10	DETACHED
3	G	4400	0.10	DETACHED
4	G	4400	0.10	DETACHED
5	G	4400	0.10	DETACHED
6	G	4400	0.10	DETACHED
7	G	4400	0.10	DETACHED
8	G	4400	0.10	DETACHED
9	G	4400	0.10	DETACHED
10	G	4400	0.10	DETACHED
11	G	4400	0.10	DETACHED
12	G	5098	0.12	DETACHED
13	G	3257	0.07	ATTACHED
14	G	1940	0.04	ATTACHED
15	G	2381	0.05	ATTACHED
16	G	2381	0.05	ATTACHED
17	G	1940	0.04	ATTACHED
18	G	1940	0.04	ATTACHED
19	G	2381	0.05	ATTACHED
20	G	2381	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	G	1940	0.04	ATTACHED
22	G	1940	0.04	ATTACHED
23	G	1940	0.04	ATTACHED
24	G	2381	0.05	ATTACHED
25	G	2402	0.06	ATTACHED
26	G	2019	0.05	ATTACHED
27	G	2120	0.05	ATTACHED
28	G	2265	0.05	ATTACHED
29	G	3746	0.09	ATTACHED
30	G	3965	0.09	ATTACHED
31	G	2415	0.06	ATTACHED
32	G	2278	0.05	ATTACHED
33	G	3681	0.08	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	H	5840	0.13	ATTACHED
2	H	2664	0.06	ATTACHED
3	H	2498	0.06	ATTACHED
4	H	3699	0.08	ATTACHED
5	H	3713	0.09	ATTACHED
6	H	1948	0.04	ATTACHED
7	H	2381	0.05	ATTACHED
8	H	2381	0.05	ATTACHED
9	H	1940	0.04	ATTACHED
10	H	1940	0.04	ATTACHED
11	H	1940	0.04	ATTACHED
12	H	2381	0.05	ATTACHED
13	H	2381	0.05	ATTACHED
14	H	1940	0.04	ATTACHED
15	H	1940	0.04	ATTACHED
16	H	3257	0.07	ATTACHED
17	H	3257	0.07	ATTACHED
18	H	1940	0.04	ATTACHED
19	H	2381	0.05	ATTACHED
20	H	2381	0.05	ATTACHED

SG-R1 – (BLOCKS I-M)

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	I	11156	0.26	DETACHED
2	I	5229	0.12	DETACHED
3	I	4640	0.11	DETACHED
4	I	4428	0.10	DETACHED
5	I	4428	0.10	DETACHED
6	I	4428	0.10	DETACHED
7	I	4428	0.10	DETACHED
8	I	4428	0.10	DETACHED
9	I	4428	0.10	DETACHED
10	I	4428	0.10	DETACHED
11	I	4428	0.10	DETACHED
12	I	4428	0.10	DETACHED
13	I	4428	0.10	DETACHED
14	I	4428	0.10	DETACHED
15	I	4428	0.10	DETACHED
16	I	4428	0.10	DETACHED
17	I	4428	0.10	DETACHED
18	I	5130	0.12	DETACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	J	3707	0.09	ATTACHED
2	J	1962	0.05	ATTACHED
3	J	1962	0.05	ATTACHED
4	J	2409	0.06	ATTACHED
5	J	2408	0.06	ATTACHED
6	J	1981	0.05	ATTACHED
7	J	2086	0.05	ATTACHED
8	J	5272	0.12	ATTACHED
9	J	4537	0.10	ATTACHED
10	J	2001	0.05	ATTACHED
11	J	1963	0.05	ATTACHED
12	J	2409	0.06	ATTACHED
13	J	2408	0.06	ATTACHED
14	J	1962	0.05	ATTACHED
15	J	1962	0.05	ATTACHED
16	J	1962	0.05	ATTACHED
17	J	2409	0.06	ATTACHED
18	J	2408	0.06	ATTACHED
19	J	1962	0.05	ATTACHED
20	J	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	J	1962	0.05	ATTACHED
22	J	2409	0.06	ATTACHED
23	J	2408	0.06	ATTACHED
24	J	1962	0.05	ATTACHED
25	J	1962	0.05	ATTACHED
26	J	1962	0.05	ATTACHED
27	J	2409	0.06	ATTACHED
28	J	2408	0.06	ATTACHED
29	J	1962	0.05	ATTACHED
30	J	1962	0.05	ATTACHED
31	J	3822	0.09	ATTACHED
32	J	3902	0.09	ATTACHED
33	J	1962	0.05	ATTACHED
34	J	1962	0.05	ATTACHED
35	J	1962	0.05	ATTACHED
36	J	2408	0.06	ATTACHED
37	J	2409	0.06	ATTACHED
38	J	1962	0.05	ATTACHED
39	J	1962	0.05	ATTACHED
40	J	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	J	2408	0.06	ATTACHED
42	J	2409	0.06	ATTACHED
43	J	1962	0.05	ATTACHED
44	J	1962	0.05	ATTACHED
45	J	1962	0.05	ATTACHED
46	J	1962	0.05	ATTACHED
47	J	2408	0.06	ATTACHED
48	J	2409	0.06	ATTACHED
49	J	1962	0.05	ATTACHED
50	J	1962	0.05	ATTACHED
51	J	1964	0.05	ATTACHED
52	J	1989	0.05	ATTACHED
53	J	3818	0.09	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	K	4090	0.09	ATTACHED
2	K	1962	0.05	ATTACHED
3	K	2408	0.06	ATTACHED
4	K	2408	0.06	ATTACHED
5	K	1962	0.05	ATTACHED
6	K	1963	0.05	ATTACHED
7	K	4222	0.10	ATTACHED
8	K	2584	0.06	ATTACHED
9	K	2005	0.05	ATTACHED
10	K	1963	0.05	ATTACHED
11	K	1962	0.05	ATTACHED
12	K	2409	0.06	ATTACHED
13	K	2408	0.06	ATTACHED
14	K	1962	0.05	ATTACHED
15	K	1962	0.05	ATTACHED
16	K	1962	0.05	ATTACHED
17	K	2408	0.06	ATTACHED
18	K	2408	0.06	ATTACHED
19	K	1962	0.05	ATTACHED
20	K	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	K	2409	0.06	ATTACHED
22	K	2408	0.06	ATTACHED
23	K	1962	0.05	ATTACHED
24	K	1962	0.05	ATTACHED
25	K	3822	0.09	ATTACHED
26	K	3902	0.09	ATTACHED
27	K	1962	0.05	ATTACHED
28	K	1962	0.05	ATTACHED
29	K	2408	0.06	ATTACHED
30	K	2409	0.06	ATTACHED
31	K	1962	0.05	ATTACHED
32	K	1962	0.05	ATTACHED
33	K	2408	0.06	ATTACHED
34	K	2408	0.06	ATTACHED
35	K	1962	0.05	ATTACHED
36	K	1962	0.05	ATTACHED
37	K	2408	0.06	ATTACHED
38	K	2409	0.06	ATTACHED
39	K	1962	0.05	ATTACHED
40	K	1962	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
41	K	1962	0.05	ATTACHED
42	K	3230	0.07	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	L	2435	0.06	ATTACHED
2	L	1962	0.05	ATTACHED
3	L	1963	0.05	ATTACHED
4	L	1980	0.05	ATTACHED
5	L	2037	0.05	ATTACHED
6	L	3229	0.07	ATTACHED
7	L	3353	0.08	ATTACHED
8	L	2043	0.05	ATTACHED
9	L	1982	0.05	ATTACHED
10	L	3291	0.08	ATTACHED
11	L	3364	0.08	ATTACHED
12	L	1977	0.05	ATTACHED
13	L	2418	0.06	ATTACHED
14	L	2412	0.06	ATTACHED
15	L	2015	0.05	ATTACHED
16	L	2172	0.05	ATTACHED
17	L	2939	0.07	ATTACHED
18	L	2549	0.06	ATTACHED
19	L	2026	0.05	ATTACHED
20	L	1966	0.05	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
21	L	1962	0.05	ATTACHED
22	L	3386	0.08	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
1	M	4108	0.09	ATTACHED
2	M	1962	0.05	ATTACHED
3	M	2408	0.06	ATTACHED
4	M	2408	0.06	ATTACHED
5	M	1962	0.05	ATTACHED
6	M	1962	0.05	ATTACHED
7	M	1962	0.05	ATTACHED
8	M	2408	0.06	ATTACHED
9	M	2408	0.06	ATTACHED
10	M	1962	0.05	ATTACHED
11	M	1962	0.05	ATTACHED
12	M	2398	0.06	ATTACHED
13	M	2567	0.06	ATTACHED

LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	DESCRIPTION
14	M	1976	0.05	ATTACHED
15	M	1962	0.05	ATTACHED
16	M	2408	0.06	ATTACHED
17	M	2408	0.06	ATTACHED
18	M	1962	0.05	ATTACHED
19	M	1962	0.05	ATTACHED
20	M	1962	0.05	ATTACHED
21	M	2408	0.06	ATTACHED
22	M	2408	0.06	ATTACHED
23	M	2253	0.05	ATTACHED
24	M	1962	0.05	ATTACHED
25	M	1962	0.05	ATTACHED
26	M	3836	0.09	ATTACHED

SG-R1

HOA LOT AREA TABLE				
LOT	BLOCK	AREA (SF)	AREA (AC)	TYPE
11X	K	2281	0.05	GENERAL OPEN SPACE
12X	K	1963	0.05	GENERAL OPEN SPACE
13X	K	1662	0.04	GENERAL OPEN SPACE
14X	L	3343	0.08	GENERAL OPEN SPACE
15X	L	1916	0.04	GENERAL OPEN SPACE
16X	M	12342	0.28	POCKET PARK
17X	M	2433	0.06	GENERAL OPEN SPACE
18X	M	3654	0.08	GENERAL OPEN SPACE
19X	I	136350	3.13	NEIGHBORHOOD PARK AND BUFFER

CASE NO. DP15-0011
DEVELOPMENT PLAN
SOUTHGATE

347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
19 HOA OPEN SPACE LOTS

WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES

AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS

SEPTEMBER 28, 2015

SCALE: 1"=60'

DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PH:(469) 573-6762
CONTACT: JED DOLSON

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY
SUITE 400
PLANO, TEXAS 75093
PH:(469) 573-6762
CONTACT: JED DOLSON

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



HOA LOT TOTALS:

SR-G2 TOTAL = ± 404,472 SF
SR-G2 TOTAL = ± 9.28 AC
SR-G1 TOTAL = ± 165,944 SF
SR-G1 TOTAL = ± 3.80 AC
OVERALL HOA OPEN SPACE = ±570,416 SF
OVERALL HOA OPEN SPACE = ±13.095 AC

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DALLAS §

LEGAL DESCRIPTION
SOUTHGATE

WEST TRACT:

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas and being part of a that tract of land conveyed to FLST, LTD, according to the document filed of record in Document Number 207302376, Deed Records, Tarrant County, Texas and being part of that track of land conveyed to FLSS, LTD, according to the document filed for record in Document Number 210162107, Deed Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for the intersection of the north line of LONG PRAIRIE ROAD (FM 2499), a 160.00 foot right-of-way, and west line of Gerault Road, a 120.00 foot right-of-way;

THENCE With said west line, the following three (3) courses and distances:

North 17° 58' 07" East, a distance of 8.36 feet to a 1/2 inch iron rod with a yellow plastic cap found at the beginning of a curve to the left having a central angle of 49° 18' 54", a radius of 470.00 feet and a chord bearing and distance of North 06° 41' 20" West, 392.16 feet;

With said curve to the left, an arc distance of 404.53 feet to a 1/2 inch iron rod found for corner;

North 31° 20' 47" West, a distance of 221.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE Leaving said west line, over and across the above mentioned FLST, LTD and FLSS, LTD tracts, the following three (3) courses and distances:

South 58° 52' 57" West, a distance of 415.74 feet to the beginning of a non-tangential curve to the left having a central angle of 08° 16' 27", a radius of 3,576.49 feet and a chord bearing and distance of North 86° 17' 59" West, 516.03 feet.

With said curve to the left, an arc distance of 516.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

South 89° 33' 48" West, a distance of 951.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner, in the common west line of the above mentioned FLSS, LTD tract and east line of a tract of land conveyed to RMR Investments, Inc., according to the document filed of record in Document Number 212105580, Deed Records, Tarrant County, Texas;

THENCE North 00° 31' 49" West, with said common line, a distance of 1,008.42 feet to a 6" metal fence post found in the south line of a tract of land conveyed to RMR Investments, Inc., according to the document filed of record in Document Number 2012-46100, Deed Records, Denton County, Texas;

THENCE South 89° 40' 36" East, with the common north line of said FLSS, LTD tract and south line of said RMR Investments, Inc. tract, a distance of 342.39 feet to a 6" metal fence post found for corner in the west line of LAKESIDE RIDGE ADDITION, according to the Plat filed for record in Cabinet 2013.Page 361, Plat Records, Denton County, Texas, for the southeast corner of said RMR Investment, Inc. tract;

THENCE South 02° 36' 49" East, with said west line, a distance of 87.62 feet to a 6 inch metal fence post found in the common north line of said FLSS, LTD tract and south line of said LAKESIDE RIDGE ADDITION, for the southwest corner of said Addition;

THENCE North 89° 17' 22" East, with said common line, a distance of 1,045.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner in the west line of the above mentioned Gerault Road, said point being at the beginning of a non-tangential curve to the left having a central angle of 11° 28' 39", a radius of 530.00 feet and a chord bearing and distance of South 25° 36' 27" East, 105.99 feet.

THENCE With said west line and with said curve to the left, an arc distance of 106.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner

THENCE South 31° 20' 47" East, continuing with said west line, a distance of 758.16 feet to the POINT OF BEGINNING and containing 34.964 acres of land, more or less.

EAST TRACT:

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas and being part of a tract of land conveyed to FLSC, LTD, FLST, LTD, & FLCT, LTD, according to the document filed of record in Document Number 2007-102876, Deed Records, Denton County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found at the intersection of the west line of Gerault Road, a 120.00 foot right-of-way and south line of Old Gerault Road, a 50.00 foot right-of-way;

THENCE North 89° 17' 43" East, a distance of 261.84 feet to 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for the POINT OF BEGINNING of the tract of land herein described:

THENCE North 89° 17' 43" East, with said south line, a distance of 949.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner;

THENCE South 15° 52' 14" East, with the approximate center line of said Old Gerault Road, a distance of 374.21 feet to a 1/2 inch iron rod found for corner;

THENCE South 00° 39' 18" East, continuing with said approximate center line, a distance of 601.04 feet to a PK nail found for corner;

THENCE South 88° 29' 16" West, leaving said approximate center line, a distance of 26.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found for corner in the west line of said Old Gerault Road;

THENCE South 00° 23' 17" West, with said west line, a distance of 75.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 34° 43' 07", a radius of 275.00 feet and chord bearing and distance of North 77° 21' 31" West, 164.10 feet;

THENCE Leaving said west line, over and across the above mentioned FLSC, LTD, FLST, LTD, & FLCT, LTD tract, the following nine (9) courses and distances:

With said curve to the left, an arc distance of 166.64 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 59° 59' 57" West, a distance of 87.80 feet to the beginning of a curve to the left having a central angle of 30° 00' 00", a radius of 275.00 feet and a chord bearing and distance of North 74° 59' 57" West, 142.35 feet;

With said curve to the left, an arc distance of 143.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 89° 59' 57" West, a distance of 195.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 00' 03" East, a distance of 76.46 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the left having a central angle of 32° 12' 29", a radius of 150.00 feet and a chord bearing and distance of North 16° 06' 12" West, 83.21 feet;

With said curve to the left, an arc distance of 84.32 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 32° 12' 27" West, a distance of 794.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner at the beginning of a curve to the right having a central angle of 31° 29' 39", a radius of 100.00 feet and a chord bearing and distance of North 16° 27' 38" West, 54.28 feet

With said curve to the right, an arc distance of 54.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" set for corner;

North 00° 42' 49" West, a distance of 27.53 feet to the POINT OF BEGINNING and containing 17.101 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT JBGL CHATEAU LLC , a Texas limited partnership, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as SOUTHGATE, an addition to the TOWN OF FLOWER MOUND, and does hereby dedicate to the public use forever, the streets and alleys shown thereon. THAT JBGL CHATEAU LLC , a Texas limited partnership, does herein certify the following:

1. The streets and alleys are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, are dedicated for the public use forever for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the Town of Flower Mound.
5. The Town of Flower Mound is not responsible for replacing any improvements in, under, or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and Town of Flower Mound's use thereof.
7. The Town of Flower Mound and public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in the easements.
8. The Town of Flower Mound and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the Town of Flower Mound.

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

WITNESS, my hand, this the _____ day of _____, 2016.

JBGL CHATEAU LLC .

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

By: _____

Name: JAMES R. BRICKMAN

Title: MANAGER

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE me the undersigned, a Notary Public, on this day personally appeared STEPHEN WILLIAMSON, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Sean Patton, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were property placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Flower Mound, Texas.

Dated this the _____ day of _____, 2016.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT"

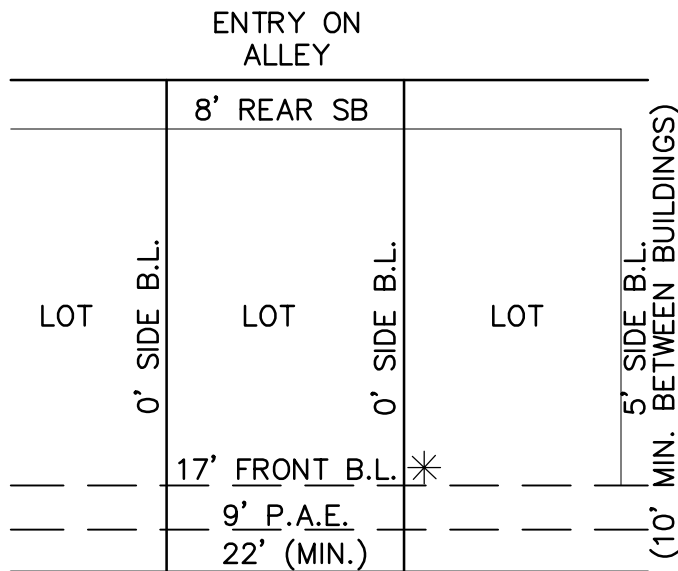
SEAN PATTON
Registered Professional Land Surveyor No. 5660

STATE OF TEXAS §
COUNTY OF DALLAS §

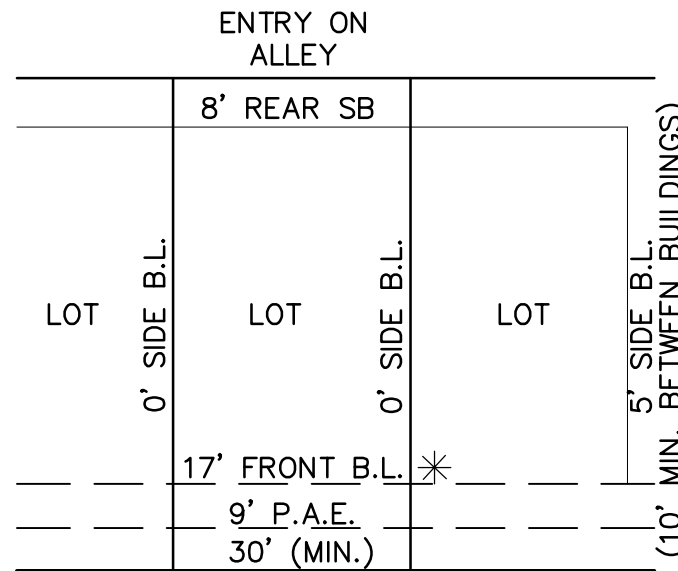
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas on this day personally appeared Sean Patton, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed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

GIVEN under my hand and seal of office this _____ day of _____, 2016.

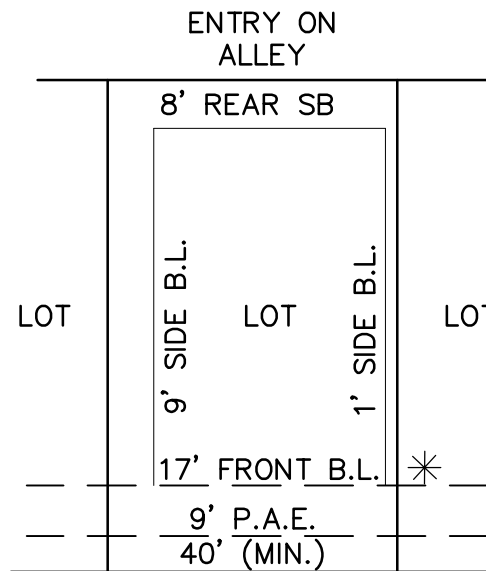
Notary Public in and for the State of Texas



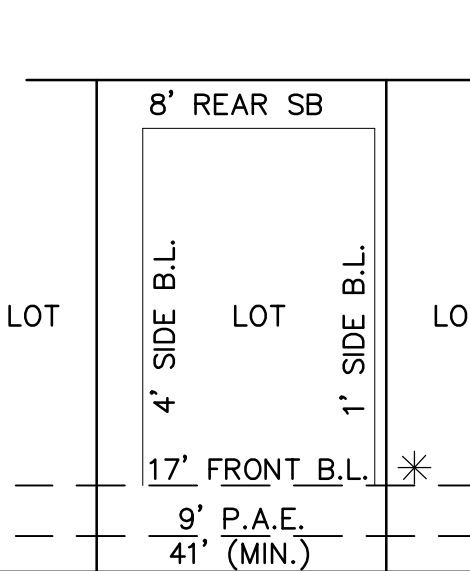
TYPICAL 22' RESIDENTIAL LOT DETAIL
SINGLE FAMILY ATTACHED
NOT TO SCALE



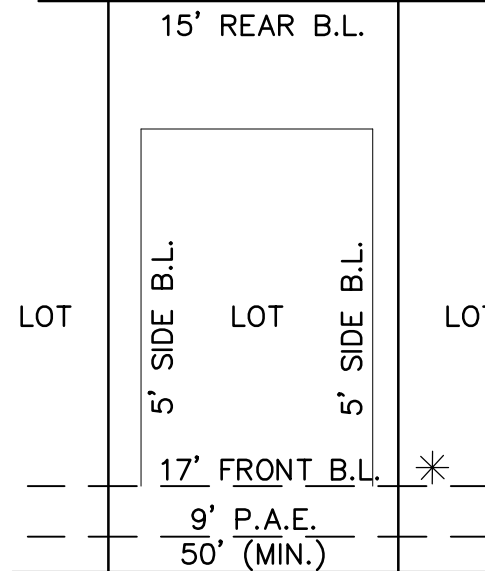
TYPICAL 30' RESIDENTIAL LOT DETAIL
SINGLE FAMILY ATTACHED
NOT TO SCALE



TYPICAL 40' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

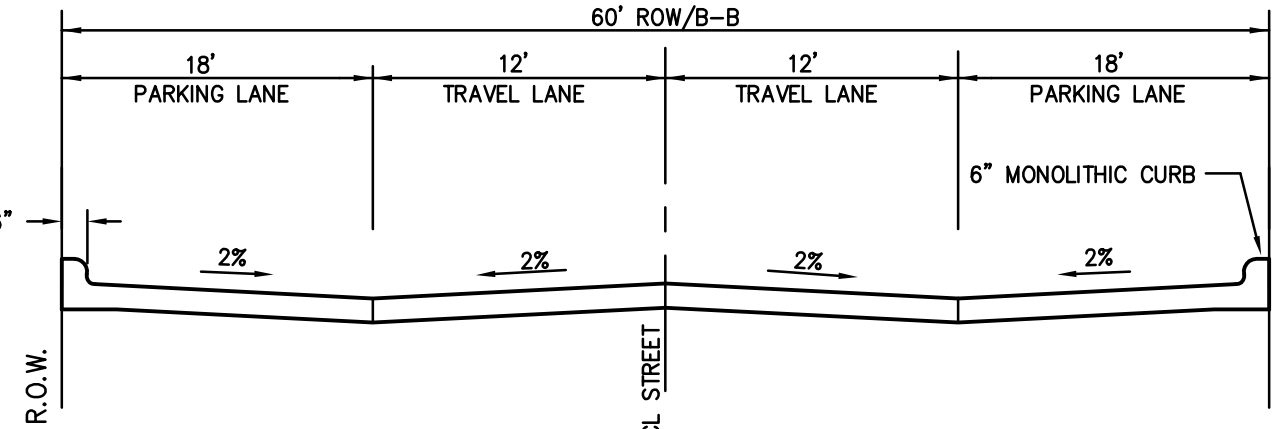


TYPICAL 41' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

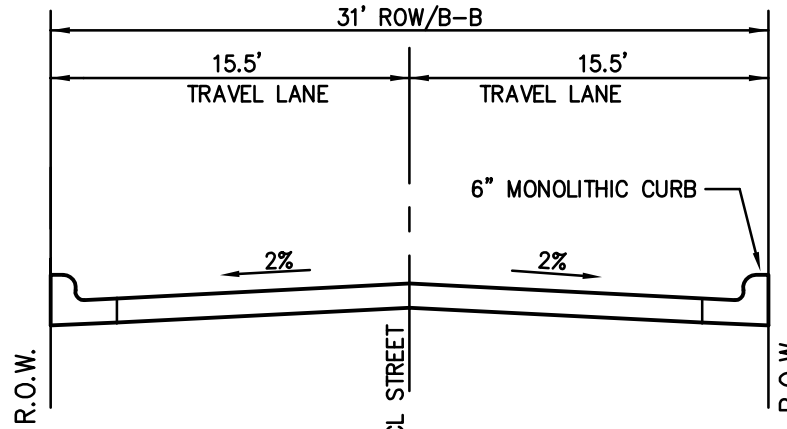


TYPICAL 50' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE

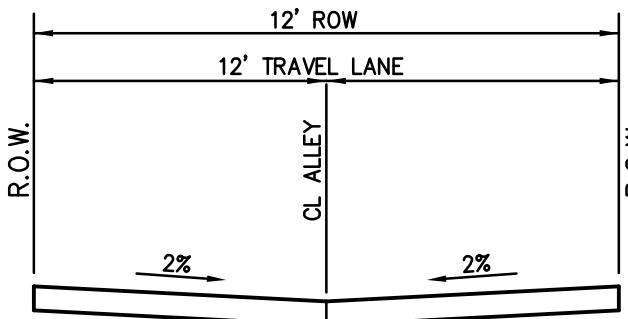
* AS MEASURED FROM THE PAVEMENT BACK-OF-CURB. PD-134 IDENTIFIES A MIN. 8' FRONT BUILD-TO-LINE (BL) AS MEASURED FROM THE PEDESTRIAN ACCESS EASEMENT (P.A.E.)



COMMERCIAL 1
TYPICAL PAVEMENT SECTION
N.T.S.



TYPICAL PAVEMENT SECTION
N.T.S.



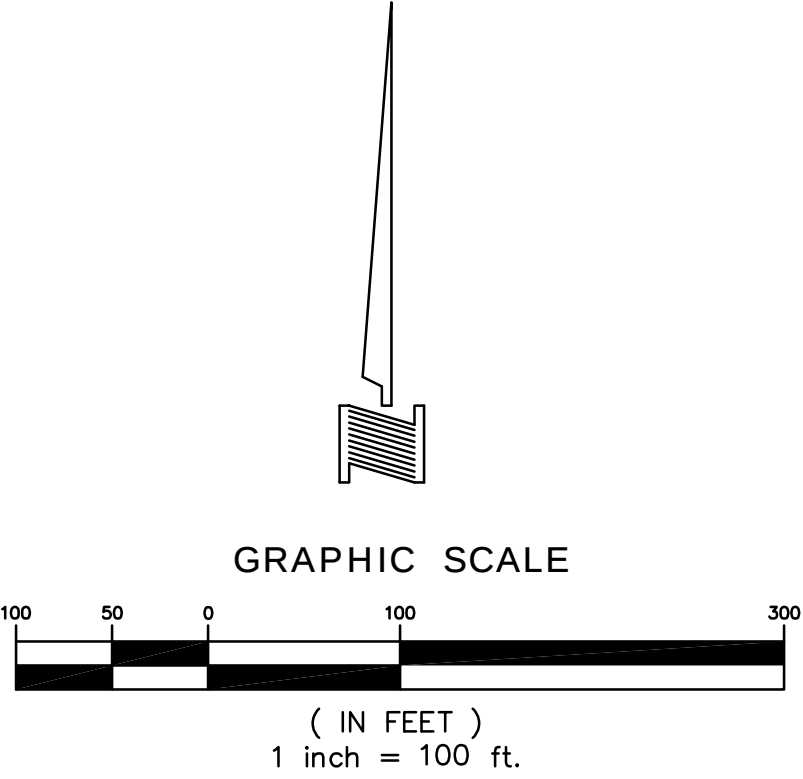
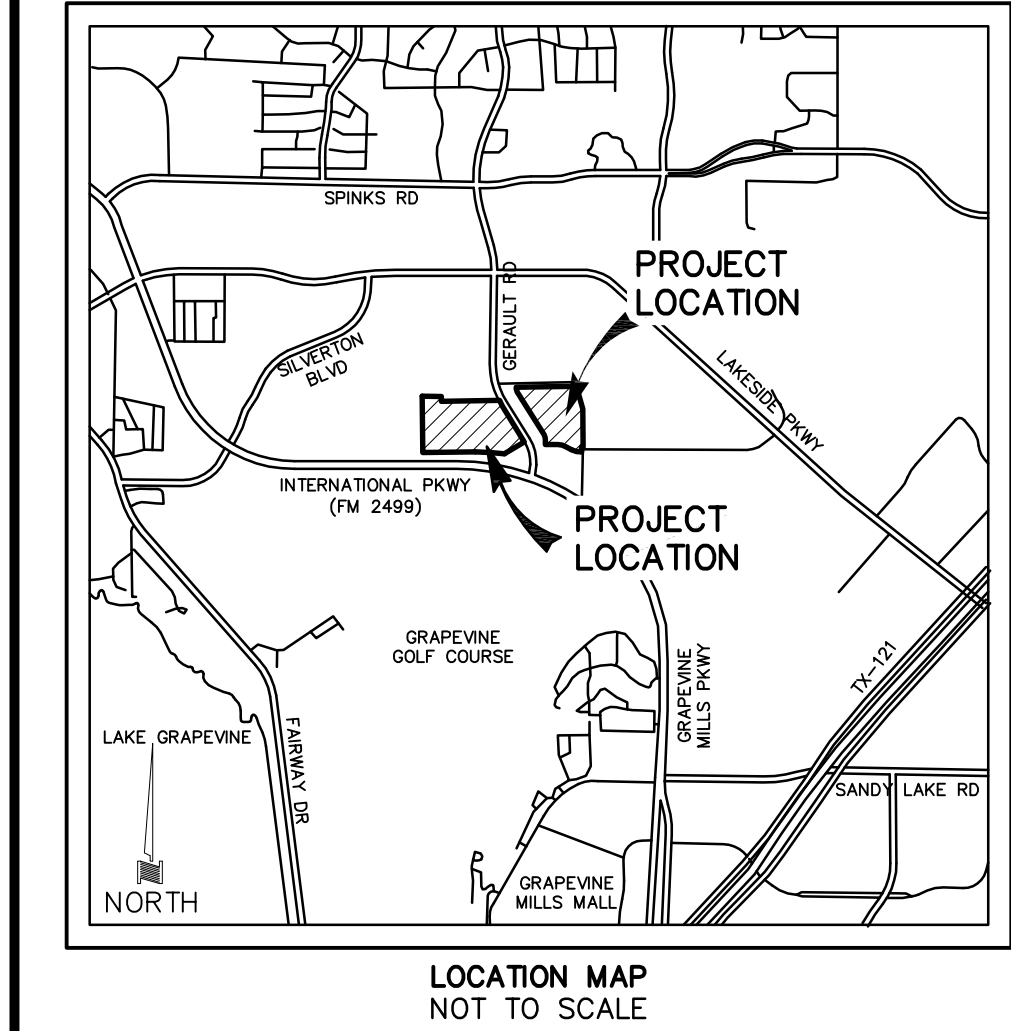
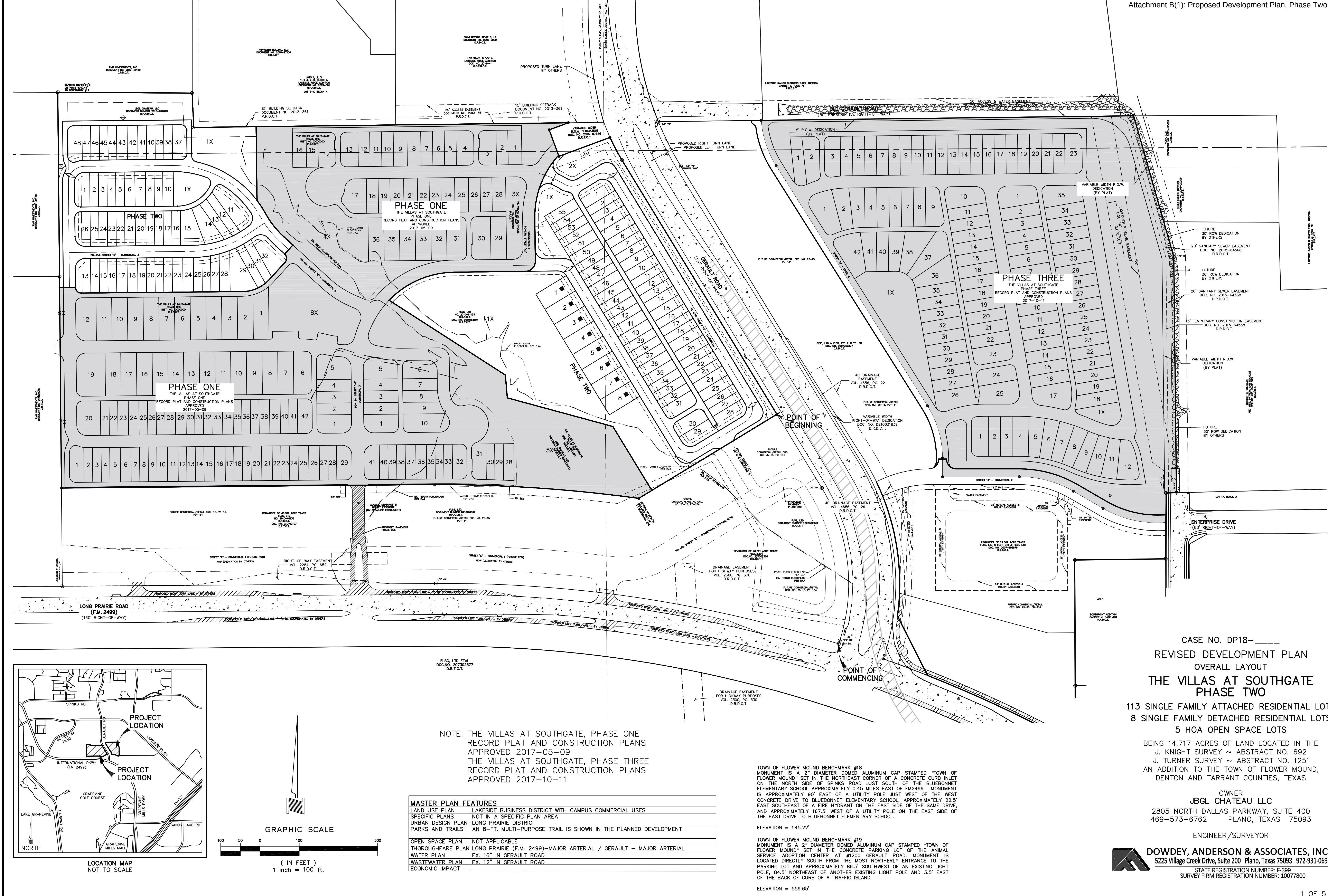
TYPICAL ALLEY PAVEMENT SECTION
N.T.S.

OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON



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

CASE NO. DP15-0011
DEVELOPMENT PLAN
SOUTHGATE
347 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
75 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
19 HOA OPEN SPACE LOTS
WEST TRACT: 34.964 ACRES
EAST TRACT: 17.101 ACRES
AN ADDITION TO THE TOWN OF FLOWER MOUND
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
IN THE
DENTON COUNTY, TEXAS
TARRANT COUNTY, TEXAS
SEPTEMBER 28, 2015 DEVELOPER
GREEN BRICK PARTNERS
2805 NORTH DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75093
PH: (469) 573-6762
CONTACT: JED DOLSON
1"=60'



NOTE: THE VILLAS AT SOUTHGATE, PHASE ONE
RECORD PLAT AND CONSTRUCTION PLANS
APPROVED 2017-05-09
THE VILLAS AT SOUTHGATE, PHASE THREE
RECORD PLAT AND CONSTRUCTION PLANS
APPROVED 2017-10-11

MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT WITH CAMPUS COMMERCIAL USES
SPECIFIC PLANS	NOT IN A SPECIFIC PLAN AREA
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	AN 8-FT. MULTI-PURPOSE TRAIL IS SHOWN IN THE PLANNED DEVELOPMENT
OPEN SPACE PLAN	NOT APPLICABLE
THOROUGHFARE PLAN	LONG PRAIRIE (F.M. 2499)-MAJOR ARTERIAL / GERAULT - MAJOR ARTERIAL
WATER PLAN	EX. 16" IN GERAULT ROAD
WASTEWATER PLAN	EX. 12" IN GERAULT ROAD
ECONOMIC IMPACT	

TOWN OF FLOWER MOUND BENCHMARK #18
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED 'TOWN OF FLOWER MOUND' SET IN THE CONCRETE PARKING LOT OF THE ANIMAL SERVICE ADOPTION CENTER AT #1200 GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.
ELEVATION = 559.65'

TOWN OF FLOWER MOUND BENCHMARK #19
MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED 'TOWN OF FLOWER MOUND' SET IN THE CONCRETE PARKING LOT OF THE ANIMAL SERVICE ADOPTION CENTER AT #1200 GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.
ELEVATION = 545.22'

CASE NO. DP18-____
REVISED DEVELOPMENT PLAN
OVERALL LAYOUT
THE VILLAS AT SOUTHGATE
PHASE TWO
113 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
8 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
5 HOA OPEN SPACE LOTS
BEING 14.717 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS
OWNER
JBGL CHATEAU LLC
2805 NORTH DALLAS PARKWAY, SUITE 400
469-573-6762 PLANO, TEXAS 75093
ENGINEER/SURVEYOR
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
STATE REGISTRATION NUMBER: F-399
SURVEY FIRM REGISTRATION NUMBER: 10077800

RESIDENTIAL LOT CRITERIA (PER ZONING)	
MINIMUM LOT AREA (ATTACHED)	1,760 SF
MINIMUM LOT AREA (DETACHED)	2,400 SF
MINIMUM LOT WIDTH (ATTACHED)	30' AT BLDG LINE
MINIMUM LOT WIDTH (DETACHED)	30' AT BLDG LINE
MINIMUM LOT DEPTH (ATTACHED)	80'
MINIMUM LOT DEPTH (DETACHED)	80'
MINIMUM FRONT YARD BL	17'
MINIMUM REAR YARD BL	8'
MINIMUM SIDE YARD BL (ATTACHED)	4' LT / 1' RT
MINIMUM SIDE YARD BL (DETACHED)	5'
MAXIMUM LOT COVERAGE (ATTACHED)	100%
MAXIMUM LOT COVERAGE (DETACHED)	90%
MINIMUM FLOOR AREA	1800 SF
MAXIMUM BUILDING HEIGHT	3 STORIES OR 35'

LOT AND BLOCK SUMMARY		
SMALLEST (ATTACHED)	1,940 SF	0.04 AC
SMALLEST (DETACHED)	4,095 SF	0.09 AC
LARGEST	5,710 SF	0.13 AC
AVERAGE	2,740 SF	0.06 AC
TOTAL LOTS (INCLUDING X LOTS)	126 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	121 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

- NOTES:
- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°07'35"W, 1,352.22'.
 - "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
 - ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
 - ALL X LOTS TO PROVIDE PEDESTRIAN ACCESS AND TO BE OWNED AND MAINTAINED BY THE HOA.
 - AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 122,558.36 SF.
 - THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
 - THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
 - PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
 - ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
 - THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAPS NUMBER 48439C0110K DATED SEPTEMBER 25, 2009 AND NUMBER 48121C0685G DATED APRIL 18, 2011.

TOWN OF FLOWER MOUND BENCHMARK #18
MONUMENT IS A 2" DIAMETER DOME ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF SPINKS ROAD JUST SOUTH OF THE BLUEBONNET ELEMENTARY SCHOOL APPROXIMATELY 0.45 MILES EAST OF FM2499. MONUMENT IS APPROXIMATELY 90' EAST OF A UTILITY POLE JUST WEST OF THE WEST CONCRETE DRIVE TO BLUEBONNET ELEMENTARY SCHOOL, APPROXIMATELY 22.5' EAST SOUTHEAST OF A FIRE HYDRANT ON THE EAST SIDE OF THE SAME DRIVE, AND APPROXIMATELY 167.5' WEST OF A UTILITY POLE ON THE EAST SIDE OF THE EAST DRIVE TO BLUEBONNET ELEMENTARY SCHOOL.

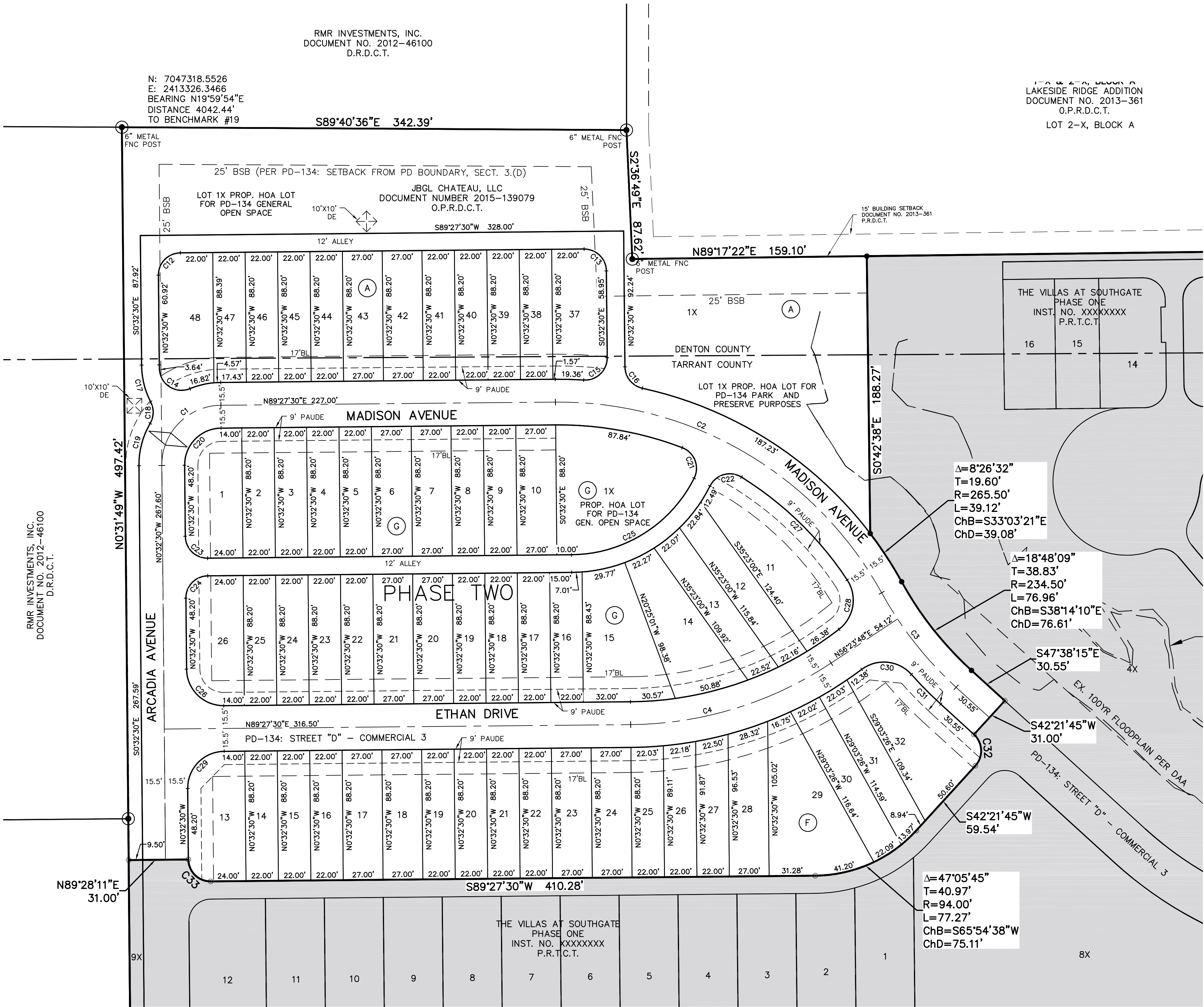
ELEVATION = 545.22'

TOWN OF FLOWER MOUND BENCHMARK #19
MONUMENT IS A 2" DIAMETER DOME ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANIMAL SERVICE ADOPTION CENTER AT #1200 GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE, 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

ELEVATION = 559.65'

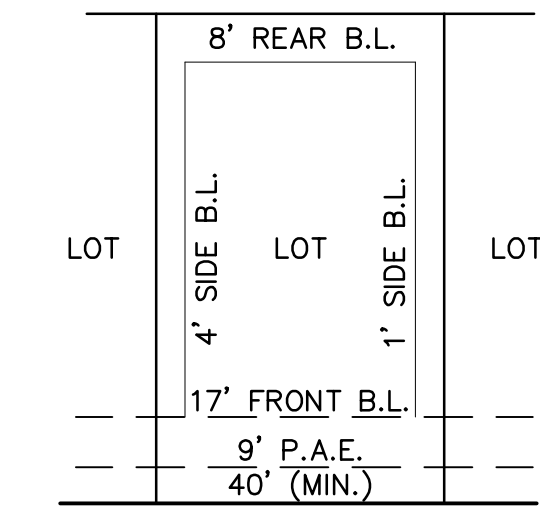
RMR INVESTMENTS, INC.
DOCUMENT NO. 2012-46100
D.R.D.C.T.

N: 7047318.5526
E: 2413326.3466
BEARING N19°59'54"E
DISTANCE 4042.44'
TO BENCHMARK #19

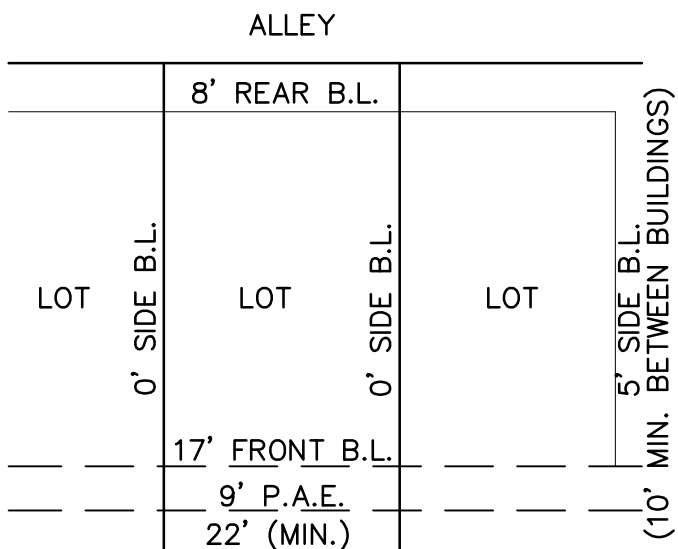


LEGEND

- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.D.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
WME = WALL & WALL MAINTENANCE EASEMENT
IRF = IRON ROD FOUND
BSB = BUILDING SETBACK LINE - PD-134, SEC 3 (D).3.3.2
BL = BUILDING LINE
DE = DRAINAGE EASEMENT
WE = WATER EASEMENT
SSE = SANITARY SEWER EASEMENT
WSSE = WATER SANITARY SEWER EASEMENT
PAUDE = PUBLIC ACCESS UTILITY & DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
○ = 5/8" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
■ = SINGLE FAMILY DETACHED HOME
NOTE: TOTAL OF 8 SINGLE FAMILY DETACHED LOTS IN PHASE TWO



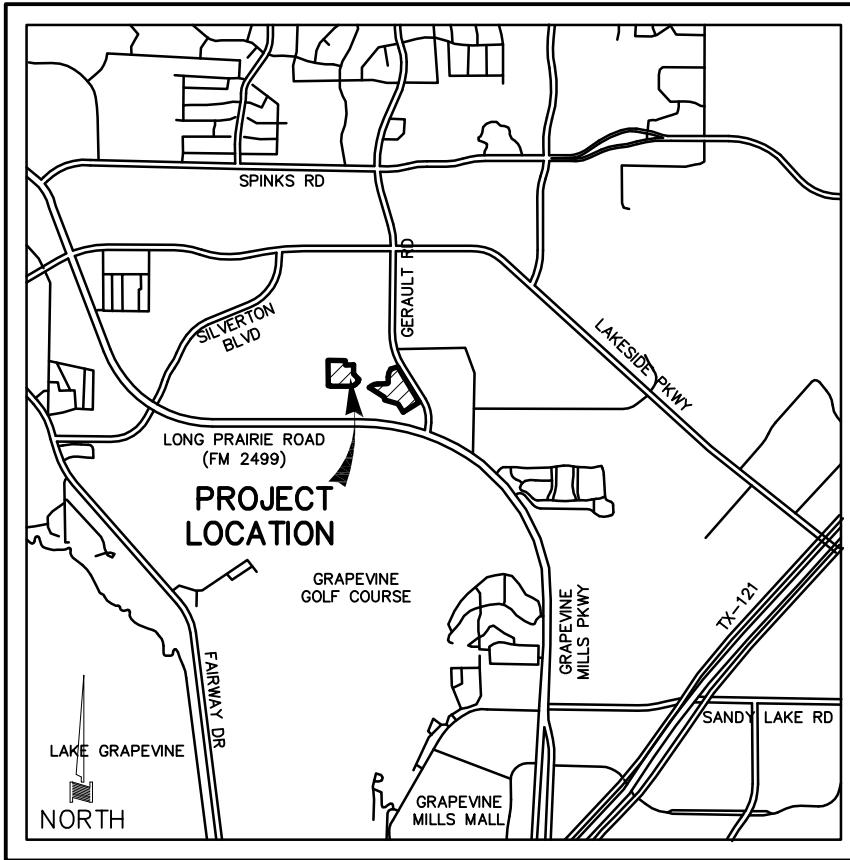
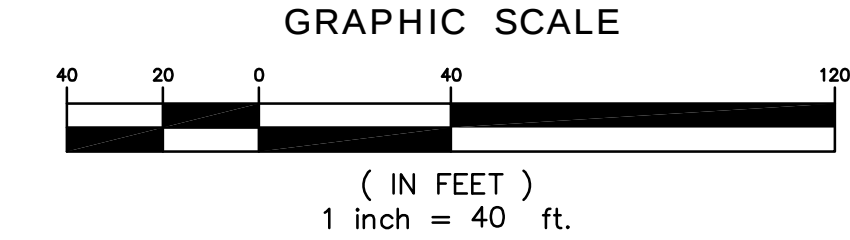
TYPICAL 45' RESIDENTIAL LOT DETAIL
SINGLE FAMILY DETACHED
NOT TO SCALE



TYPICAL 22' RESIDENTIAL LOT DETAIL
SINGLE FAMILY ATTACHED
NOT TO SCALE

AS MEASURED FROM THE PAVEMENT BACK-OF-CURB. PD-134 IDENTIFIES A MIN. 8' FRONT BUILD-TO-LINE (BL) AS MEASURED FROM THE PEDESTRIAN ACCESS EASEMENT (P.A.E.)

Attachment B(1): Proposed Development Plan, Phase Two



NOTE: THE VILLAS AT SOUTHGATE, PHASE ONE RECORD PLAT AND CONSTRUCTION PLANS APPROVED 2017-05-09
THE VILLAS AT SOUTHGATE, PHASE THREE RECORD PLAT AND CONSTRUCTION PLANS APPROVED 2017-10-11

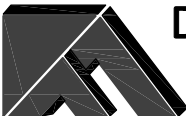
CASE NO. DP18-____ REVISED DEVELOPMENT PLAN PHASE TWO LAYOUT THE VILLAS AT SOUTHGATE PHASE TWO

113 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
8 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
5 HOA OPEN SPACE LOTS

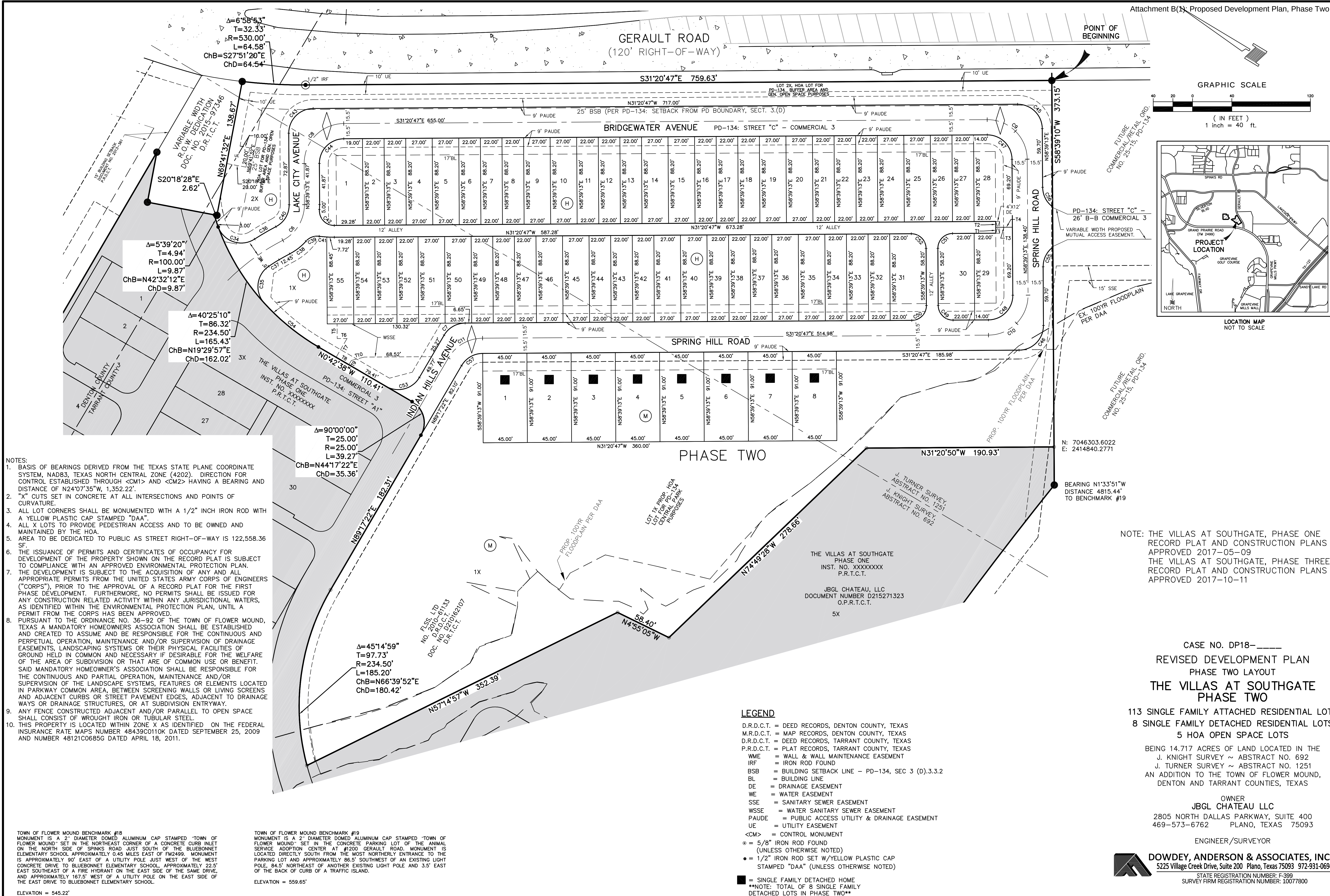
BEING 14.717 ACRES OF LAND LOCATED IN THE J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON AND TARRANT COUNTIES, TEXAS

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

ENGINEER/SURVEYOR



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



NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE (4202). DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF N24°07'35"W, 1,352.22'.
2. "X" CUTS SET IN CONCRETE AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
3. ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
4. ALL X LOTS TO PROVIDE PEDESTRIAN ACCESS AND TO BE OWNED AND MAINTAINED BY THE HOA.
5. AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 122,558.36 SF.
6. THE ISSUANCE OF PERMITS AND CERTIFICATES OF OCCUPANCY FOR DEVELOPMENT OF THE PROPERTY SHOWN ON THE RECORD PLAT IS SUBJECT TO COMPLIANCE WITH AN APPROVED ENVIRONMENTAL PROTECTION PLAN.
7. THE DEVELOPMENT IS SUBJECT TO THE ACQUISITION OF ANY AND ALL APPROPRIATE PERMITS FROM THE UNITED STATES ARMY CORPS OF ENGINEERS ("CORPS"), PRIOR TO THE APPROVAL OF A RECORD PLAT FOR THE FIRST PHASE DEVELOPMENT. FURTHERMORE, NO PERMITS SHALL BE ISSUED FOR ANY CONSTRUCTION RELATED ACTIVITY WITHIN ANY JURISDICTIONAL WATERS, AS IDENTIFIED WITHIN THE ENVIRONMENTAL PROTECTION PLAN, UNTIL A PERMIT FROM THE CORPS HAS BEEN APPROVED.
8. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY IF DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PARTIAL OPERATION, MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAY.
9. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
10. THIS PROPERTY IS LOCATED WITHIN ZONE X AS IDENTIFIED ON THE FEDERAL INSURANCE RATE MAPS NUMBER 48439C0110K DATED SEPTEMBER 25, 2009 AND NUMBER 48121C0685G DATED APRIL 18, 2011.

TOWN OF FLOWER MOUND BENCHMARK #18

MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER CURB LINE OF THE ANNUAL SERVICE ADOPTION CENTER AT #1200, GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE. 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

TOWN OF FLOWER MOUND BENCHMARK #19

MONUMENT IS A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE CONCRETE PARKING LOT OF THE ANNUAL SERVICE ADOPTION CENTER AT #1200, GERAULT ROAD. MONUMENT IS LOCATED DIRECTLY SOUTH FROM THE MOST NORTHERLY ENTRANCE TO THE PARKING LOT AND APPROXIMATELY 86.5' SOUTHWEST OF AN EXISTING LIGHT POLE. 84.5' NORTHEAST OF ANOTHER EXISTING LIGHT POLE AND 3.5' EAST OF THE BACK OF CURB OF A TRAFFIC ISLAND.

ELEVATION = 559.65'

ELEVATION = 545.22'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	59°21'51"	25.00'	14.25'	25.90'	N61°01'42"W 24.76'
C12	90°00'00"	15.00'	15.00'	23.56'	N44°27'30"E 21.21'
C13	90°00'00"	15.00'	15.00'	23.56'	S45°32'30"E 21.21'
C14	107°08'41"	15.00'	20.32'	28.05'	N58°51'31"W 24.14'
C15	94°10'37"	15.00'	16.14'	24.66'	S46°32'49"W 21.97'
C16	77°08'24"	15.00'	11.96'	20.20'	N39°06'42"W 18.70'
C17	26°43'18"	56.00'	13.30'	26.12'	S13°54'09"E 25.88'
C18	57°31'16"	15.00'	8.23'	15.06'	S1°29'50"W 14.43'
C19	30°47'57"	56.00'	15.42'	30.10'	S14°51'29"W 29.74'
C20	90°00'00"	25.00'	25.00'	39.27'	N44°27'30"E 35.36'
C21	95°39'50"	15.00'	16.56'	25.04'	S21°14'52"E 22.24'
C22	95°22'35"	15.00'	16.48'	24.97'	N74°12'43"E 22.18'
C23	90°00'00"	15.00'	15.00'	23.56'	N45°32'30"W 21.21'
C24	90°00'00"	15.00'	15.00'	23.56'	N44°27'30"E 21.21'
C25	62°52'27"	94.00'	57.46'	103.15'	S58°01'16"W 98.05'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C26	90°00'00"	25.00'	25.00'	39.27'	N45°32'30"W 35.36'
C27	24°38'02"	234.50'	51.20'	100.82'	S45°46'59"E 100.05'
C28	85°39'35"	25.00'	23.17'	37.38'	S9°21'50"W 33.99'
C29	90°00'00"	25.00'	25.00'	39.27'	N44°27'30"E 35.36'
C30	85°18'50"	25.00'	23.03'	37.23'	S84°10'55"E 33.88'
C31	6°06'44"	265.50'	14.18'	28.32'	S44°34'53"E 28.31'
C34	103°08'08"	25.00'	31.51'	45.00'	N12°35'30"W 39.17'
C35	98°18'21"	25.00'	28.91'	42.89'	N65°49'04"E 37.82'
C36	5°56'33"	240.50'	12.48'	24.94'	N61°11'17"W 24.93'
C37	3°24'22"	209.50'	6.23'	12.45'	S63°19'34"E 12.45'
C38	21°32'16"	56.00'	10.65'	21.05'	S68°59'09"E 20.93'
C39	56°38'51"	15.00'	8.08'	14.83'	S51°31'25"E 14.23'
C40	63°07'47"	25.00'	15.36'	27.55'	N89°46'53"W 26.17'
C41	4°12'38"	106.18'	3.90'	7.80'	S25°18'31"E 7.80'
C42	95°07'06"	15.00'	16.40'	24.90'	N16°12'46"E 22.14'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C43	90°00'00"	25.00'	25.00'	39.27'	N76°20'47"W 35.36'
C44	90°00'00"	25.00'	25.00'	39.27'	S76°20'47"E 35.36'
C45	90°00'00"	25.00'	25.00'	39.27'	N13°39'13"E 35.36'
C46	90°00'00"	25.00'	25.00'	39.27'	S76°20'47"E 35.36'
C47	90°00'00"	25.00'	25.00'	39.27'	S13°39'13"W 35.36'
C48	90°00'00"	25.00'	25.00'	39.27'	N76°20'47"W 35.36'
C49	90°00'00"	15.00'	15.00'	23.56'	N13°39'13"E 21.21'
C50	90°00'00"	15.00'	15.00'	23.56'	N76°20'47"W 21.21'
C51	90°00'00"	15.00'	15.00'	23.56'	S76°20'47"E 21.21'
C52	90°00'00"	15.00'	15.00'	23.56'	S13°39'13"W 21.21'
C53	90°00'00"	25.00'	25.00'	39.27'	N45°42'38"W 35.36'
C54	17°22'30"	234.50'	35.83'	71.11'	S7°58'37"W 70.84'
C54	17°22'30"	234.50'	35.83'	71.11'	S7°58'37"W 70.84'
C55	53°13'33"	25.00'	12.53'	23.22'	N85°16'00"E 22.40'

LOT LINE TABLE		
LINE	BEARING	LENGTH
T1	N58°39'13"E	6.00'
T2	N58°39'13"E	6.00'
T3	N31°20'47"W	17.00'
T4	N31°20'47"W	17.00'
T5	S58°39'13"W	15.00'
T6	S31°20'47"E	10.06'
T7	S89°17'22"W	22.10'
T9	N89°17'22"E	4.98'
T10	S45°42'38"E	13.59'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	40.50'	40.50'	63.62'	N44°27'30"E 57.28'
C2	61°42'24"	250.00'	149.35'	269.25'	S59°41'18"E 256.42'
C3	18°48'09"	250.00'	41.39'	82.04'	S38°14'10"E 81.67'
C4	33°03'42"	250.00'	74.20'	144.26'	N72°55'39"E 142.27'
C6	63°07'47"	40.50'	24.88'	44.62'	S89°46'53"E 42.40'
C8	90°00'00"	40.50'	40.50'	63.62'	S76°20'47"E 57.28'
C9	90°00'00"	40.50'	40.50'	63.62'	S13°39'13"W 57.28'
C10	90°00'00"	40.50'	40.50'	63.62'	S76°20'47"E 57.28'
C11	59°21'51"	40.50'	23.08'	41.96'	S61°01'42"E 40.11'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C56	53°13'26"	25.00'	12.53'	23.22'	S32°02'29"W 22.40'
C57	59°21'51"	25.00'	14.25'	25.90'	N61°01'42"W 24.76'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
37	A	3183	0.07
38	A	1940	0.04
39	A	1940	0.04
40	A	1940	0.04
41	A	1940	0.04
42	A	2381	0.05
43	A	2381	0.05
44	A	1940	0.04
45	A	1940	0.04
46	A	1940	0.04
47	A	1940	0.04
48	A	3296	0.08

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	G	3257	0.07
2	G	1940	0.04
3	G	1940	0.04
4	G	1940	0.04
5	G	1940	0.04
6	G	2381	0.05
7	G	2381	0.05
8	G	1940	0.04
9	G	1940	0.04
10	G	2381	0.05
11	G	5710	0.13
12	G	2637	0.06
13	G	2478	0.06
14	G	3728	0.09
15	G	4229	0.10
16	G	1940	0.04
17	G	1940	0.04
18	G	1940	0.04
19	G	1940	0.04
20	G	2381	0.05

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	G	2381	0.05
22	G	1940	0.04
23	G	1940	0.04
24	G	1940	0.04
25	G	1940	0.04
26	G	3257	0.07

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
13	F	3257	0.07
14	F	1940	0.04
15	F	1940	0.04
16	F	1940	0.04
17	F	2381	0.05
18	F	2381	0.05
19	F	1940	0.04
20	F	1940	0.04
21	F	1940	0.04
22	F	1940	0.04
23	F	2381	0.05
24	F	2381	0.05
25	F	1947	0.04
26	F	1987	0.05
27	F	2068	0.05
28	F	2713	0.06
29	F	4907	0.11
30	F	2549	0.06
31	F	2466	0.06
32	F	4814	0.11

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	M	4095	0.09
2	M	4095	0.09
3	M	4095	0.09
4	M	4095	0.09
5	M	4095	0.09
6	M	4095	0.09
7	M	4095	0.09
8	M	4095	0.09

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1	H	3703	0.09
2	H	1940	0.04
3	H	1940	0.04
4	H	2381	0.05
5	H	2381	0.05
6	H	1940	0.04
7	H	1940	0.04
8	H	1940	0.04
9	H	2381	0.05
10	H	2381	0.05
11	H	1940	0.04
12	H	1940	0.04
13	H	1940	0.04
14	H	2381	0.05
15	H	2381	0.05
16	H	1940	0.04
17	H	1940	0.04
18	H	1940	0.04
19	H	2381	0.05
20	H	2381	0.05

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	H	1940	0.04
22	H	1940	0.04
23	H	1940	0.04
24	H	2381	0.05
25	H	2381	0.05
26	H	1940	0.04
27	H	1940	0.04
28	H	3407	0.08
29	H	3407	0.08
30	H	3166	0.07
31	H	3166	0.07
32	H	1940	0.04
33	H	1940	0.04
34	H	1940	0.04
35	H	2381	0.05
36	H	2381	0.05
37	H	1940	0.04
38	H	1940	0.04
39	H	1940	0.04
40	H	2381	0.05

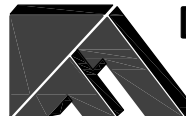
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	H	2381	0.05
42	H	1940	0.04
43	H	1940	0.04
44	H	1940	0.04
45	H	2381	0.05
46	H	2381	0.05
47	H	1940	0.04
48	H	1940	0.04
49	H	1940	0.04
50	H	2381	0.05
51	H	2381	0.05
52	H	1940	0.04
53	H	1940	0.04
54	H	1940	0.04
55	H	2381	0.05

HOA LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	H	11277	0.26
1X	A	49178	1.13
1X	G	6446	0.15
1X	M	126177	2.90
2X	H	29432	0.68

CASE NO. DP18—_____
REVISED DEVELOPMENT PLAN
PHASE TWO LAYOUT
THE VILLAS AT SOUTHGATE
PHASE TWO
113 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS
8 SINGLE FAMILY DETACHED RESIDENTIAL LOTS
5 HOA OPEN SPACE LOTS
BEING 14.717 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS

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

ENGINEER/SURVEYOR



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

P:\Project C3D1\40321\4032-02-REV-DP NOTES_1.692018 9:48:56 AM_1sklmer, Dowdey, Anderson & Associates, Inc., TSK

OWNER’S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, JBGL CHATEAU LLC, a Texas limited liability corporation, is the owner of a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being part of those tracts of land conveyed in Deeds to JBGL Chateau, LLC, according to the documents filed of record in Document Number D215271323, Official Public Records, Tarrant County, Texas, and Document Number 2015–139079, Official Records, Denton County, Texas, and being more particularly described as follows:

TRACT ONE

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the northwest corner of said JBGL Chateau, LLC tract recorded in Document Number 2015–139079, same being common with an interior ell corner of that tract of land conveyed in Deed to RMR Investments, Inc., according to the document filed of record in Document Number 2012–46100, Official Records, Denton County, Texas, from which a 6 inch metal fence post found bears S 59° 35’ 53”W, 0.17 feet;

THENCE S 89° 40’ 36” E, with the north line of said JBGL Chateau, LLC tract, a distance of 342.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set in the west line of Lot 2–X, Block A of Lakeside Ridge Addition, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Document Number 2013–361, Official Records, Denton County, Texas, for the most northerly northeast corner of said JBGL Chateau, LLC tract, from which a 6 inch metal fence post found bears N 53° 52’ 44” W, 0.54 feet;

THENCE S 02° 36’ 49” E, with said west line, a distance of 87.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for an interior ell corner of said JBGL Chateau, LLC tract, same being common with the southwest corner of said Lot 2–X, from which a 6 inch metal fence post bears S 50° 15’ 23” E, 0.49 feet;

THENCE N 89° 17’ 22” E, with the south line of said Lot 2–X, a distance of 159.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

THENCE Leaving said south line, over and across the above mentioned JBGL Chateau, LLC tracts, the following eleven (11) courses and distances:

S 00° 42’ 38” E, a distance of 188.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 08° 26’ 32”, a radius of 265.50 feet and a chord bearing and distance of S 33° 03’ 21” E, 39.08 feet;

With said curve to the right, an arc distance of 39.12 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning reverse curve to the left, having a central angle of 18° 48’ 09”, a radius of 234.50 feet and a chord bearing and distance of S 38° 14’ 10” E, 76.61 feet;

With said curve to the left, an arc distance of 76.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 47° 38’ 15” E, a distance of 30.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 42° 21’ 45” W, a distance of 31.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 89° 59’ 59”, a radius of 15.00 feet and a chord bearing and distance of S 02° 38’ 15” E, 21.21 feet;

With said curve to the left, an arc distance of 23.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 42° 21’ 45” W, a distance of 59.54 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 47° 05’ 45”, a radius of 94.00 feet and a chord bearing and distance of S 65° 54’ 38” W, 75.11 feet;

With said curve to the right, an arc distance of 77.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 89° 27’ 30” W, a distance of 410.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 90° 00’ 00”, a radius of 15.00 feet and a chord bearing and distance of N 45° 32’ 30” W, 21.21 feet;

With said curve to the right, an arc distance of 23.56 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

S 89° 28’ 11” W, a distance of 40.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the west line of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, same being common with the east line of that tract of land conveyed in Deed to RMR Investments, Inc., according to the document filed of record in Document Number 212105580, Official Records, Tarrant County, Texas;

THENCE N 00° 31’ 49” W, with said west line, a distance of 497.42 feet to the POINT OF BEGINNING, and containing 5.801 acres of land, more or less.

TRACT TWO

BEING a tract of land located in the J. KNIGHT SURVEY, ABSTRACT NO. 692, and the J. TURNER SURVEY, ABSTRACT NO. 1251, Town of Flower Mound, Denton and Tarrant Counties, Texas, and being part of those tracts of land conveyed in Deeds to JBGL Chateau, LLC, according to the documents filed of record in Document Number D215271323, Official Public Records, Tarrant County, Texas, and Document Number 2015–139079, Official Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a yellow plastic cap found for the intersection of the north line of International Parkway (FM 2499), a 160 foot right–of–way, and the west line of Gerault Road, a 120 foot right–of–way, same being the southeast corner of that tract of land conveyed in Deed to FLSS, LTD., according to the document filed of record in Document Number D207302376, Deed Records, Tarrant County, Texas;

THENCE With said west line, same being common with the east line of said FLSS, LTD. tract, the following three (3) courses and distances:

North 17° 58’ 07” East, a distance of 8.36 feet to a 1/2 inch iron rod with a yellow plastic cap found at the beginning of a curve to the left having a central angle of 49° 18’ 54”, a radius of 470.00 feet and a chord bearing and distance of North 06° 41’ 20” West, 392.16 feet;

With said curve to the left, an arc distance of 404.53 feet to a 1/2 inch iron rod found for corner;

North 31° 20’ 47” West, a distance of 220.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for the POINT OF BEGINNING of the tract of land herein described:

THENCE South 58° 39’ 10” West, leaving the above mentioned common line and with the south line of said JBGL Chateau, LLC tract, same being common with the north line of the above mentioned FLSS, LTD. tract, a distance of 373.15 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

THENCE Leaving said common line, over and across said JBGL Chateau, LLC tract, the following courses and distances:

N 31° 20’ 50” W, a distance of 190.93 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

N 74° 49’ 28” W, a distance of 278.66 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

N 04° 55’ 05” W, a distance of 58.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

N 57° 14’ 57” W, a distance of 352.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a non–tangent curve to the right, having a central angle of 45° 14’ 59”, a radius of 234.50 feet and a chord bearing and distance of N 66° 39’ 52” E, 180.42 feet;

With said curve to the right, an arc distance of 185.20 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

N 89° 17’ 22” E, a distance of 182.31 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the left, having a central angle of 90° 00’ 00”, a radius of 25.00 feet and a chord bearing and distance of N 44° 17’ 22” E, 35.36 feet;

With said curve to the left, an arc distance of 39.27 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner;

OWNER’S CERTIFICATE AND DEDICATION (CONTINUED)

STATE OF TEXAS §
COUNTY OF DENTON §

N 00° 42’ 38” W, a distance of 110.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a curve to the right, having a central angle of 40° 25’ 10”, a radius of 234.50 feet and a chord bearing and distance of N 19° 29’ 57” E, 162.02 feet;

With said curve to the right, an arc distance of 165.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner at the beginning of a compound curve to the right, having a central angle of 05° 39’ 20”, a radius of 100.00 feet and a chord bearing and distance of N 42° 32’ 12” E, 9.87 feet;

With said curve to the right, an arc distance of 9.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set in the west line of a Right–Of–Way Dedication Deed, according to the document filed of record in Document Number 2015–97346, Official Records, Denton County, Texas;

THENCE S 20° 18’ 28” E, with said west line, a distance of 2.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for an interior ell corner of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, same being common with the southwest corner of said Right–Of–Way Dedication Deed;

THENCE N 69° 41’ 32” E, with the south line of said Right–Of–Way Dedication Deed, a distance of 138.67 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “DAA” set for corner in the above mentioned west line of Gerault Road, same being at the beginning of a non–tangent curve to the left, having a central angle of 06° 58’ 53”, a radius of 530.00 feet and a chord bearing and distance of S 27° 51’ 20” E, 64.54 feet;

THENCE With said curve to the left, and said west line, same being common with the east line of the above mentioned JBGL Chateau, LLC tract recorded in Document Number D215271323, an arc distance of 64.58 feet to a 1/2 inch iron rod found for corner;

THENCE S 31° 20’ 47” E, with said common line, a distance of 759.63 feet to the POINT OF BEGINNING, and containing 8.916 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, JBGL CHATEAU LLC, a Texas limited liability corporation, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as THE VILLAS AT SOUTHGATE PHASE ONE, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets and rights–of–way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown, said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

WITNESS my hand this the _____ day of _____, 2018.

JBGL CHATEAU LLC

By: _____

Name: Jed Dolson

Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

SURVEYOR’S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS:

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

John L. Melton
Registered Professional Land Surveyor
No. 4268

STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

Attachment B(1): Proposed Development Plan, Phase Two

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

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

EXECUTED at _____, _____, this _____ day of _____, A.D., 2018.

OWNER: JBGL CHATEAU LLC

By: _____

Name: Jed Dolson

Title: President

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2018.

Notary Public in and for the State of Texas

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Doug Powell, Executive Director
of Development Services

_____, 2018
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

CASE NO. DP18–_____

REVISED DEVELOPMENT PLAN

PHASE TWO LAYOUT

THE VILLAS AT SOUTHGATE
PHASE TWO

113 SINGLE FAMILY ATTACHED RESIDENTIAL LOTS

8 SINGLE FAMILY DETACHED RESIDENTIAL LOTS

5 HOA OPEN SPACE LOTS

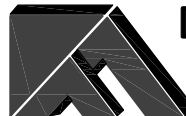
BEING 14.717 ACRES OF LAND LOCATED IN THE
J. KNIGHT SURVEY ~ ABSTRACT NO. 692
J. TURNER SURVEY ~ ABSTRACT NO. 1251
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON AND TARRANT COUNTIES, TEXAS

OWNER

JBGL CHATEAU LLC

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

ENGINEER/SURVEYOR



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

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



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: January 22, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0001 - Canyon Falls) to amend Planned Development District No. 98 (PD-98) to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing front and side yard setbacks for certain lots located within Village 5 and eliminating the approved setback modifications for Village 4B. The property is generally located north of F.M. 1171 between Interstate 35W and U.S. 377.**

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 Town Council.

II. APPLICATION ANALYSIS

On February 18, 2008, the Town Council approved the ordinance establishing Planned Development District-98 (PD-98) for Canyon Falls. Canyon Falls is a master-planned development containing approximately 623 acres of land within the Town of Flower Mound. The zoning for Canyon Falls allows for the development of lots under Single-Family District-5 (SF-5) and Single-Family District-10 (SF-10) uses, parks, commercial, and school. The maximum residential density within Canyon Falls is limited to 972 dwelling units.

Approved Setback Modifications

On August 19, 2013, the Town Council approved an amendment to modify the minimum standards set forth in the Single-Family District-10 (SF-10) zoning district regulations by reducing certain front, side, and rear yard setbacks within Villages 3, 4B, 10A, 10B, 12, 13, and 14, which constituted approximately 59% (263 lots) of all SF-10 lots within PD-98. No side and/or front setback modification was requested for the remaining SF-10 lots (approximately 179 lots) located within Villages 4A, 5, 15A and 15B. Approved color coordinated exhibit of villages with and without setback modification is included in the packet as Attachment A(3).

A. Requested Setback Modifications

The proposal is to eliminate the approved setback modifications for 24 lots within Village 4B and, alternatively, to request setback modifications for 25 lots within Village 5. The requested modifications for Village 5 are similar to the approved modifications for Village 4B, except for the condition that required minimum lot depth of 130 feet to claim the reduced side setback. Most lots within the modification approved Villages measure 70 feet wide by 143 feet deep (70' x 143') while the lots within Village 5 measure 80 feet wide by 125 feet deep (80' x 125'). A comparison of the required SF-10 standards, approved standards, and the applicant's proposal is depicted in the table below (please also refer to Attachment B(1)):

1. To reduce the front setback from 25 feet to 15 feet on lots that have a J-swing garage. A J-swing design is when the side of the garage faces the street.
2. To reduce the side setback from ten feet to seven feet, six inches.
3. To measure the setbacks from the primary lot line and not the corner clip line for lots that front and side to a street right-of-way.

Development Standard	Required SF-10 standards	Approved modifications for approx. 70' wide lots Villages 3, 4B, 10A, 10B, 12, 13, and 14	Proposed modifications for approx. 80' wide lots - 25 lots within Village 5
Min. Lot Size	10,000 sq.ft	10,000 sq. ft.	10,000 sq. ft.
Min. Lot Width	70 ft.	70 ft.	70 ft.
Min. Front Yard	25 ft.	15 ft. (only for lots with J-swing garages)	15 ft. (only for lots with J-swing garages)
Min. Side Yard	10 ft.	7.5 ft. (only if lot depth ≥ 130 ft)	7.5 ft.
Min. Rear Yard	25 ft.	25 ft.	25 ft.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance 35-13

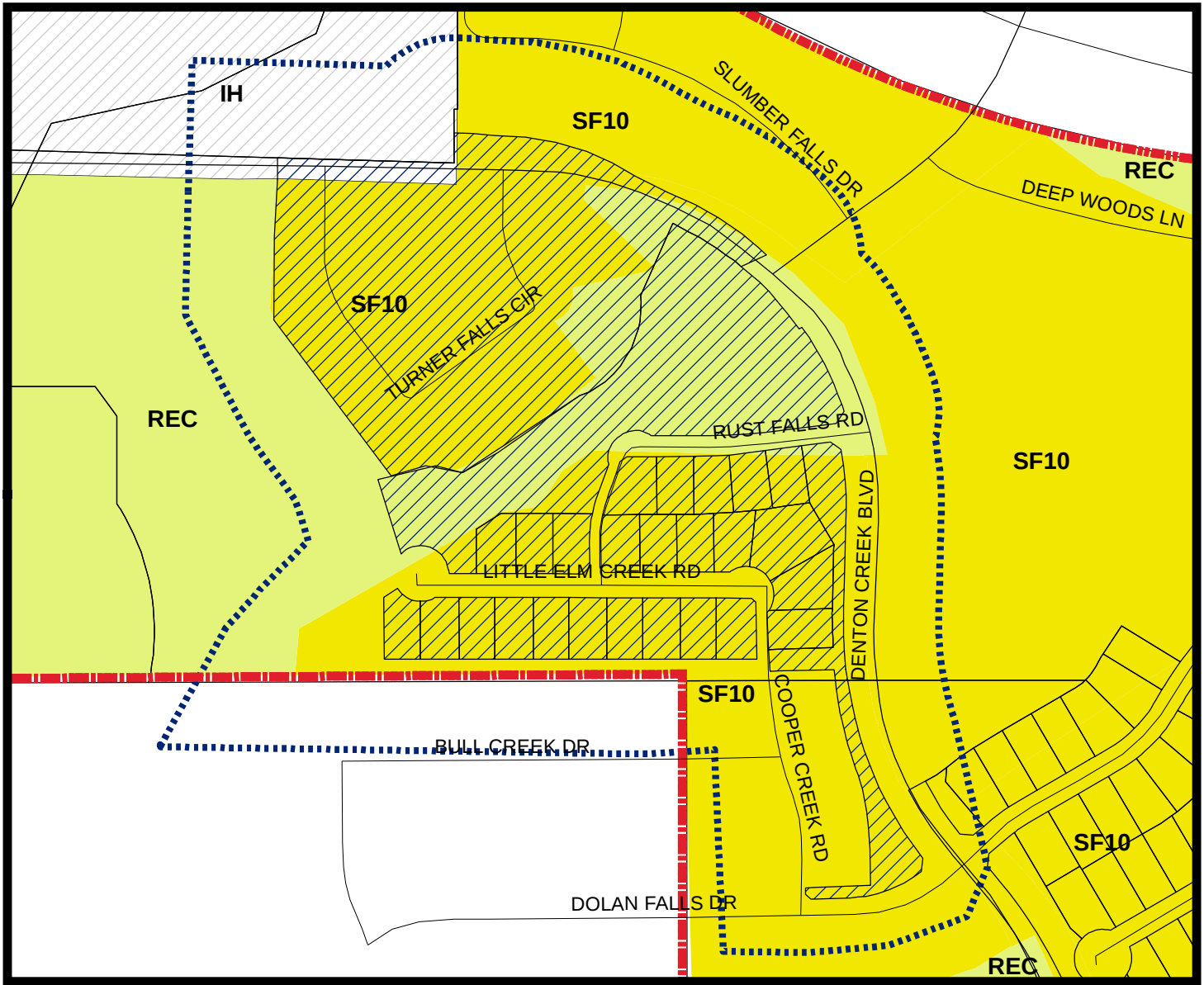
B. Application Details

1. Zoning Exhibit



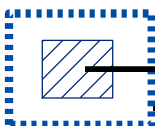
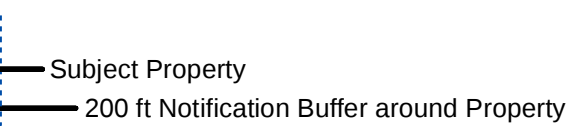
Vicinity Map

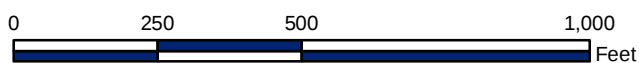
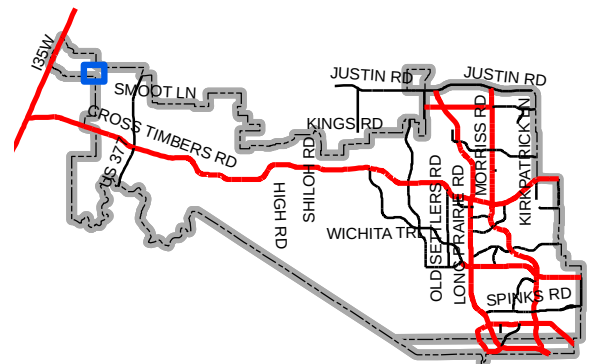
Reference Project: ZPD18-0001



LEGEND

-  Interim Holding
-  Recreation
-  Single Family 10

-  Subject Property
-  200 ft Notification Buffer around Property



Map Location

January 3, 2018

Ms. Poornima Kashyap
Planning Services
Town of Flower Mound
1001 Cross Timbers, Ste. 2330
Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Variance on Front Yard & Side Yard Setbacks for Villages 4B & 5

Dear Poornima,

This is a request for transferring the existing front yard & side yard variances of Village 4B to 25 of the lots in Village 5. This request would remove any of the entitlements that Village 4B currently has, so it would revert back to SF-10 zoning without any variances on setbacks. The 25 lots in Village 5 having an 80-foot lot width would have a reduced front yard setback of 15-feet where a “J-swing” is proposed by the builder. These 25 lots in Village 5 would also allow for a 7.5’ side yard setback. The 25 lots where this request is being made has a lot and block description provided below. The purpose of this request is so that builders can continue to build the same product that they have done previously within other Flower Mound villages in Canyon Falls.

Record Plat - Village 5 Site Data:

Existing Zoning District: Planned Development with SF-10

Record Plat – Village 5 Acreage: 29.008 Acres

Lot breakdown: 46 Single-Family Lots & 3 Open Space/HOA Lots

Description of Lots for this Varied Setback Request: Lots 7-18, Block XX; Lots 1-3, Block TT; Lots 4-13, Block V

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

Sincerely,

J. VOLK CONSULTING, INC.



Tom Dayton, P.E.
Vice President

cc: Brian Cramer, Assistant Vice President, Newland Real Estate

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 35-13**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY AND THROUGH THE AMENDMENT OF ORDINANCE NO. 19-08 AND ORDINANCE NO. 58-12, WHICH ORDINANCES AMENDED ZONING ON APPROXIMATELY 626 ACRES OF LAND IN THE M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 922, F. THORNTON SURVEY, ABSTRACT NO. 1244, J. WILBURN SURVEY, ABSTRACT NO. 1416 AND THE W. LOVE SURVEY, ABSTRACT NO. 728, PRESENTLY ZONED PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) WITH SINGLE-FAMILY DISTRICT-10 (SF-10) USES, SINGLE-FAMILY DISTRICT-5 (SF-5) USES, COMMERCIAL DISTRICT-1 (C-1) USES, CAMPUS COMMERCIAL DISTRICT (CC) USES, AND RECREATIONAL DISTRICT (REC) USES, BY MODIFYING THE MINIMUM FRONT, SIDE AND REAR YARD SETBACKS FOR THE LOTS WITHIN CERTAIN AREAS OF PLANNED DEVELOPMENT DISTRICT NO. 98 (PD-98) HAVING A BASE ZONING DISTRICT OF SINGLE-FAMILY DISTRICT-10 (SF-10) USES, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; 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 amending the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, by amending Ordinance No. 19-08, Ordinance No. 58-12, and Planned Development District No. 98 (PD-98) by modifying the minimum front, side and rear yard setbacks for the lots situated within certain areas of Planned Development District No. 98 (PD-98) having a base zoning district of Single-Family District-10 (SF-10) uses; 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, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town, the zoning of the property described herein shall be changed and that the official zoning map, Exhibit "A" of Subpart B, Land

Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, shall be amended to reflect the rezoning of the property herein described.

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 factual and legislative determinations of the Town of Flower Mound and 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, the property described herein shall be rezoned as set forth in this section, and the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars to reflect the action taken herein, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Regulations are not amended, but shall remain intact and are hereby ratified, verified, and affirmed, in order to create a change in the zoning classification of the property described herein, as follows:

That certain tract of land being approximately 626 acres of land in the in the M.E.P. & P.R.R. Survey, Abstract No. 922, F. Thornton Survey, Abstract No. 1244, J. Wilburn Survey, Abstract Number 1416, and the W. Love Survey, Abstract No. 728, presently zoned Planned Development District No. 98 (PD-98) with Single-Family District-10 (SF-10) uses, Single-Family District-5 (SF-5) uses, Commercial District-1 (C-1) uses, Campus Commercial District (CC) uses, and Recreational District (REC) uses, is changed in part by modifying the minimum front, side and rear yard setbacks on those lots having a base zoning district of Single-Family District-10 (SF-10) uses within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, in accordance with specific requirements in the Town's Master Plan, and as set forth herein and reflected on Exhibit "A", attached hereto and incorporated herein by reference for all purposes allowed by law.

SECTION 3

From and after the effective date of this Ordinance, the minimum front yard setback for lots within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, which Villages are depicted on Exhibit "A," that have a base zoning district of Single-Family District-10 (SF-10) uses may be reduced from twenty-five feet (25') to fifteen feet (15') only on those lots on which a house with a "J-swing" garage is constructed.

SECTION 4

From and after the effective date of this Ordinance, the minimum side yard setback for lots within Villages 3, 4B, 10A, 10B, 12, 13, and 14 of the Canyon Falls subdivision, which Villages are depicted on Exhibit "A," that have a base zoning district of Single-Family District-10 (SF-10) uses may be reduced from ten feet (10') to seven and one-half feet (7.5') only on those lots having a lot depth of one hundred thirty feet or greater ($\geq 130'$).

SECTION 5

From and after the effective date of this Ordinance, the setback for lots that front and side to a street right-of-way within the Canyon Falls subdivision that also have a base zoning district of Single-Family District-10 (SF-10) uses shall be measured from the primary lot line and not the corner clip line.

SECTION 6

This Ordinance shall be cumulative of all provisions of the 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 7

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 and said remaining portions shall remain in full force and effect.

SECTION 8

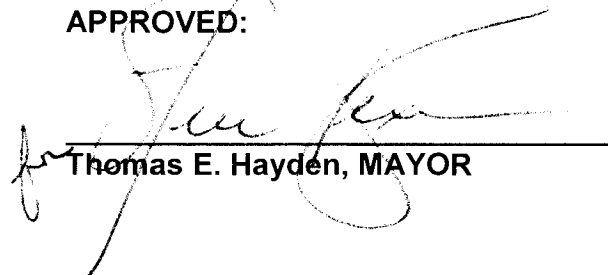
Any person, firm, or corporation who violates any provision of this Ordinance or of the final site plan as adopted by the Planning and Zoning Commission of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 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 9

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 5 TO 0, ON THIS THE 19th DAY OF AUG-05, 2013.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO LEGALITY AND FORM:


Terrence S. Welch, TOWN ATTORNEY



254 LOTS WITHIN THE SF-10 VILLAGES ARE PROPOSED TO HAVE THE SIDEYARD SETBACK MODIFICATION. THAT REPRESENTS 32.6% OF THE TOTAL NUMBER OF FLOWER MOUND LOTS WITHIN CANYON FALLS AND 59.3% OF THE TOTAL NUMBER OF SF-10 LOTS WITHIN CANYON FALLS.

SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS BEING REQUESTED

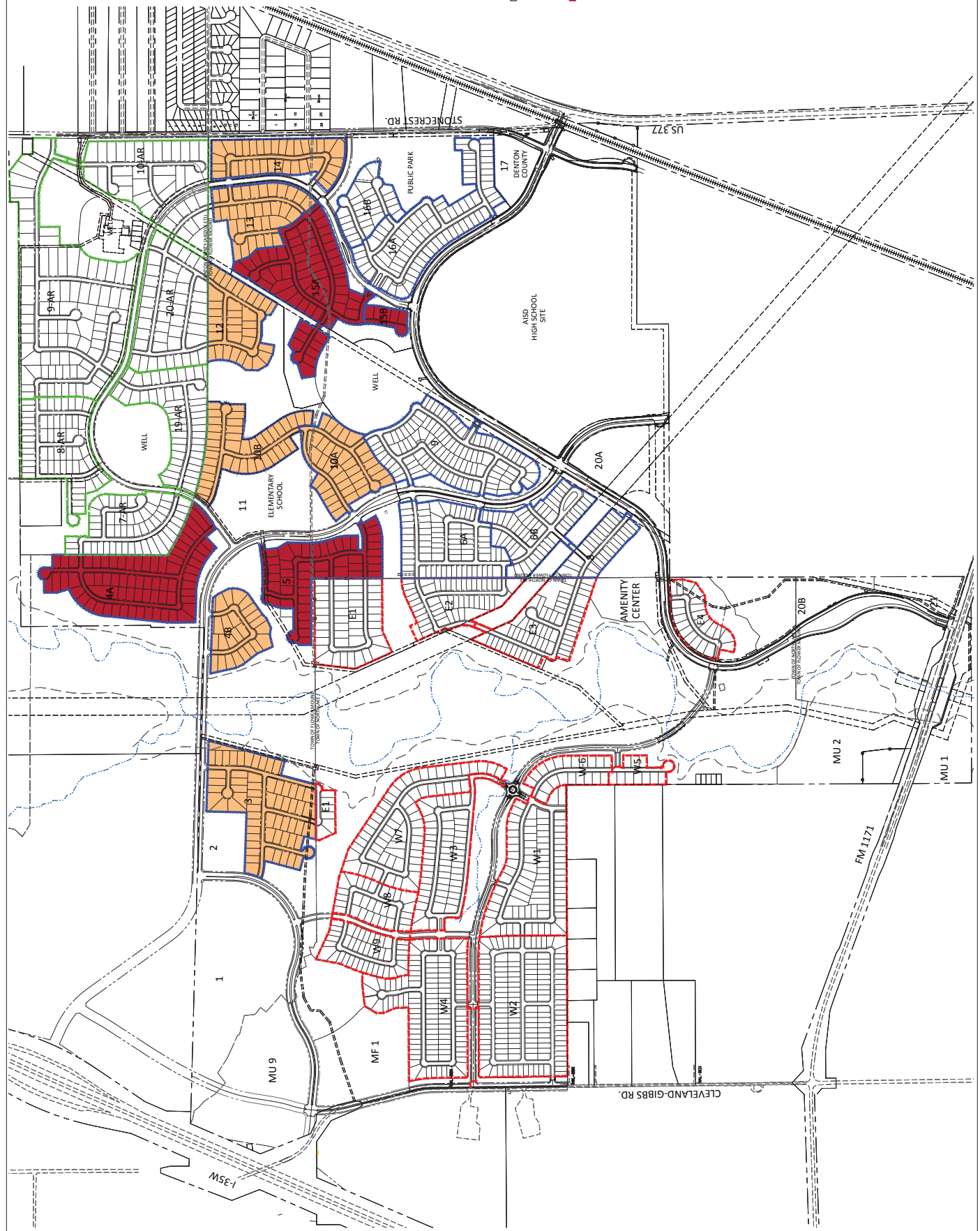
SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS NOT BEING REQUESTED

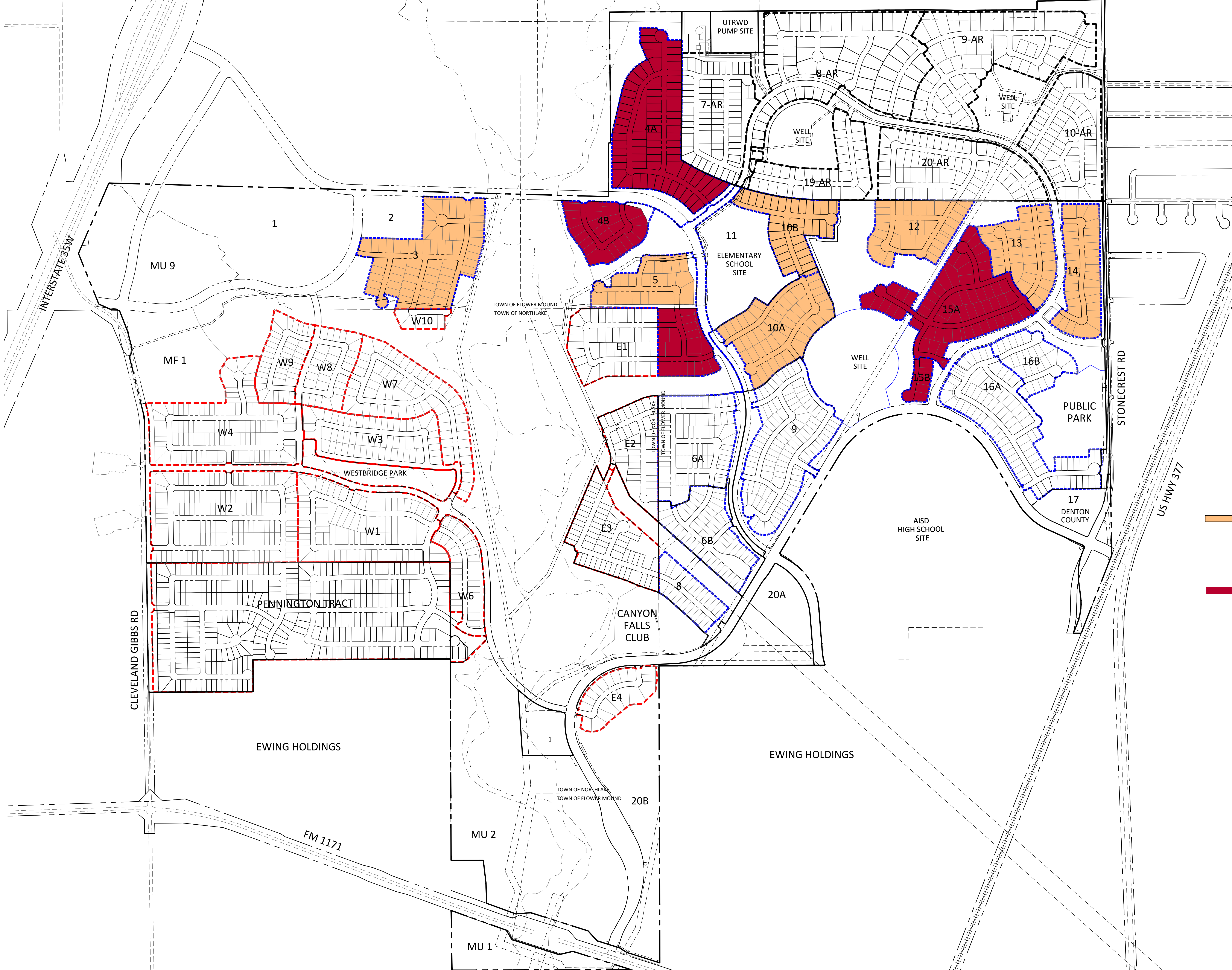
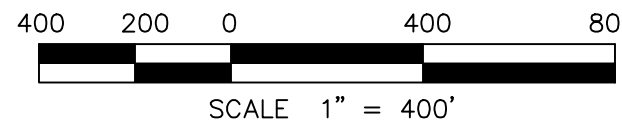
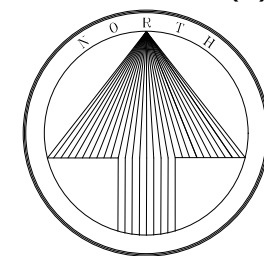
SF-10 PROPOSED SIDEYARD SETBACK
CANYON FALLS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

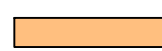
05 August 2013

J. VOLK CONSULTING, INC.
800 East Campbell Road, Suite 130
Flower Mound, TX 75021
972.201.3100
Texas Registration No. F-11962





264 LOTS WITHIN THE SF-10 VILLAGES ARE PROPOSED TO HAVE THE SIDEYARD SETBACK MODIFICATION. THAT REPRESENTS 33.3% OF THE TOTAL NUMBER OF FLOWER MOUND LOTS WITHIN CANYON FALLS AND 59.7% OF THE TOTAL NUMBER OF SF-10 LOTS WITHIN CANYON FALLS.



SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS BEING REQUESTED



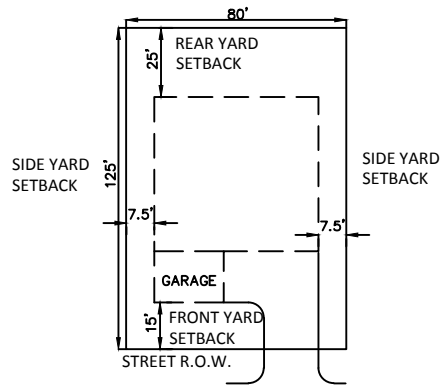
SF-10 VILLAGES WHERE SIDEYARD SETBACK MODIFICATION IS NOT BEING REQUESTED

SF-10 PROPOSED SIDEYARD SETBACK
CANYON FALLS

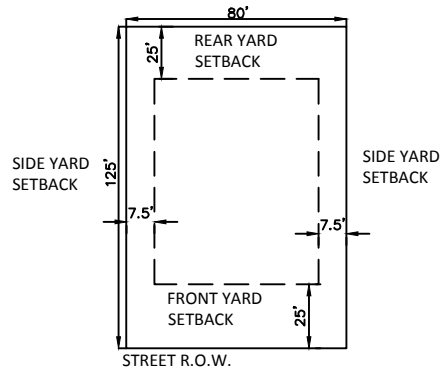
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

January 18, 2018

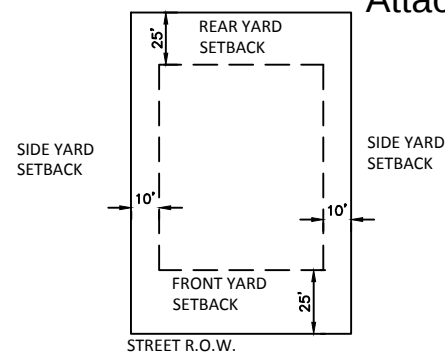
Attachment B(1): Zoning Exhibit



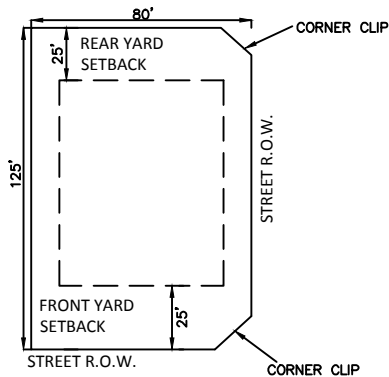
PROPOSED SF-10 LOT
SETBACK DETAIL
WITH J-SWING DRWY
(80' LOT WIDTH)



PROPOSED SF-10 LOT
SETBACK DETAIL
WITH FRONT FACING
GARAGE (80' LOT WIDTH)



TYPICAL SF-10 LOT
SETBACK DETAIL
PER TOWN ORDINANCE



PROPOSED SF-10 LOT
SETBACK DETAIL
WITH CORNER CLIPS

NOTES:

1. IF LOT DEPTH EQUALS OR EXCEEDS 130' THEN A 7.5' SIDE YARD SETBACK CAN BE USED. IN VILLAGE 5, 25 LOTS HAVING AN 80' WIDTH AND 125' DEPTH, CAN USE A 7.5' SIDE YARD SETBACK.
2. FRONT YARD SETBACK CAN GO TO 15' IF A J-SWING DRIVEWAY IS USED OTHERWISE THE STANDARD 25' FRONT YARD SETBACK WILL BE USED. ANY GARAGE FACING THE STREET WILL HAVE A 25' SETBACK.
3. EXAMPLE DIMENSIONS SHOW 70'x143' AND 80'x125' WHICH MEETS THE 10,000 SF MINIMUM LOT SIZE. ALL LOTS WILL HAVE A MINIMUM LOT WIDTH OF 70' MEASURED AT THE FRONT BUILDING SETBACK LINE.
4. FOR LOTS THAT FRONT AND SIDE TO STREET ROW, SETBACKS SHALL BE MEASURED FROM PRIMARY LOT LINE AND NOT FROM CORNER CLIP LINE.

SF-10 PROPOSED FRONT YARD & SIDE YARD
SETBACK DETAIL

CANYON FALLS

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

09 January 2018