



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MARCH 26, 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 March 12, 2018*

Consider approval of the minutes of the March 12, 2018, Planning and Zoning Commission Regular Session.

2. *RP18-0004 – Townlake, Phase 3*

Public Hearing

Public Hearing to consider a request for a Replat to create a residential subdivision and add existing Lot 1X, Block 12, Wellington Estates, Phase 3, as an open space lot. The property is generally located south of Cross Timbers Road and west of Flower Mound Road and Skillern Road.

3. *SP17-0017 – AutoZone*

Consider a request for a Site Plan to develop an auto parts store. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

4. *RP17-0008 – Windsor Ridges* *Public Hearing*
Public Hearing to consider a request for a Replat to create a non-residential subdivision. The property is generally located east of Long Prairie Road and south of College Parkway.
5. *SP17-0012 – Windsor Ridges*
Consider a request for a Site Plan to develop three retail buildings. The property is generally located east of Long Prairie Road and south of College Parkway.
6. *MPA17-0015 – Magnolia Court* *Public Hearing*
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.
7. *ZPD17-0020 – Magnolia Court* *Public Hearing*
Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.
8. *MPA17-0014 – CVS Pharmacy #10907* *Public Hearing*
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use. The property is generally located north of Cross Timbers Road and east of Lusk Lane.
9. *ZPD17-0018 – CVS Pharmacy #10907* *Public Hearing*
Public Hearing to consider a request for rezoning from Agricultural District (A) to Planned Development District No. 160 (PD-160) with Retail uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.
10. *MPA17-0010 – Lakeside Village* *Public Hearing*
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.
11. *MU17-0002 – Lakeside DFW/Lakeside Village* *Public Hearing*
Public Hearing to consider a request for rezoning to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.

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: March 22, 2018, at 5:20 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 12TH DAY OF MARCH, 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:

Mike McCall	Vice Chair
Laile Neal	Commissioner, Place 2
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
Brad Ruthrauff	Commissioner, Place 1
Heth Kendrick	Commissioner, Place 8

(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
Matt Hotelling	Traffic Engineer
Brent Anderson	Senior Project Engineer
Richard Brown	Senior Planner
Cindi Price	Executive Assistant

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

There were none.

- D. REGULAR ITEMS**

- 1. Consider approval of the minutes of the February 26, 2018, Planning and Zoning Commission Regular Session and Work Session.**

Commission Deliberation

Commissioner Johnson moved to approve the February 26, 2018, minutes as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 6-0.

2. Consider a request for a Site Plan (SP17-0021 – Galactic Gallery) to develop an art gallery. The property is generally located north of Bryce Lane and east of Jernigan Road.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve SP17-0021 – Galactic Gallery. Commissioner Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 6-0.

3. Public Hearing to consider a request for a Specific Use Permit No. 451 (SUP17-0008 – Wichita Trail Cell Tower) to permit a communication tower. The property is generally located north of Wichita Trail and east of Skillern Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Karl Crawley, Masterplan Consultants, representing Verizon Wireless

In Favor – None

In Opposition –

Mike Kay, 2812 Guardian Ct., Flower Mound
Gloria Jones, 2816 Guardian Ct., Flower Mound
Stephen Jones, 2816 Guardian Ct., Flower Mound
Quon Louey, 4813 Dominion Ct., Flower Mound
Alfredo Sanchez, 4805 Dominion Ct., Flower Mound
Lynn Sanchez, 4805 Dominion Ct., Flower Mound

Denise Jones, 4817 Dominion Ct., Flower Mound
Gary Jones, 4817 Dominion Ct., Flower Mound

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend denial of SUP17-0008 – Wichita Trail Cell Tower. Commissioner Dilllon seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, McCall, Johnson, Neal, Rawson

NAYS: Picardi

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 5-1.

4. Public Hearing to consider a request for a Master Plan Amendment (MPA18-0001 – Silveron Boulevard Thoroughfare Plan Amendment) to amend Section 7.0, Thoroughfare Plan, for the section of Silveron Boulevard from approximately 400 feet northeast of Long Prairie Road (FM 2499) to approximately 500 feet northeast of the Tarrant/Denton County Line.

Staff Presentation

Matt Hotelling, Traffic Engineer

In Favor – None

In Opposition –

Jim Engel, 5110 Bayberry, Flower Mound

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend denial of MPA18-0001 – Silveron Boulevard Thoroughfare Plan Amendment. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Ruthrauff, Solis

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:08 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: March 26, 2018

FROM: Poornima Srinarasi, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0004 - Townlake, Phase 3) to create a residential subdivision and add existing Lot 1X, Block 12, Wellington Estates, Phase 3, as an open space lot. The property is generally located south of Cross Timbers Road and west of Flower Mound Road and Skillern Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of the application is to create 14 buildable, single-family residential lots within the third and final phase of the Townlake development. The site contains approximately 19.66 acres of land. The minimum lot size is 21,780 square feet (1/2 acre). The smallest lot on the proposed replat is 23,700 square feet and the average lot size is 31,069 square feet. The residential lots are in conformance with the underlying cluster development standards within Planned Development District-138 (PD-138).

The plat depicts necessary setbacks, buffers, open space areas, easements, and right-of-way dedications. Access to this phase will be from Flower Mound Road through existing streets within Phase 1. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems. The proposed record plat is consistent with the development plan (DP15-0004) approved by the Town Council on July 20, 2015, for a total of 105 buildable lots.

The replat also incorporates Lot 1X, Block 12, of the Wellington Estates, Phase 3, consisting of approximately 0.77 acres (33,578 square feet), into the Townlake development. This open space lot, directly adjacent and contiguous to the proposed 7.74 acres of open space within this phase of development, was recently purchased by the developer from the Wellington Homeowners Association, and it is to remain as an open space lot.

On February 8, 2016, the Planning and Zoning Commission approved a record plat (RC15-0008) to create 37 buildable, single-family residential lots within the first phase of the Townlake development. On September 25, 2017, the Planning and Zoning Commission approved a record plat (RC16-0014) to create 54 buildable, single-family residential lots within the second phase.

The gross land area for Townlake, including all phases, is 170.5 acres. PD-138 requires minimum 50 percent open space dedication as a part of the cluster development. Approximately 53.3 percent of land is being dedicated as either conservation easement or as open space lots to be maintained by the Homeowner's Association. Open space calculation exhibit is attached as Attachment B(2).

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

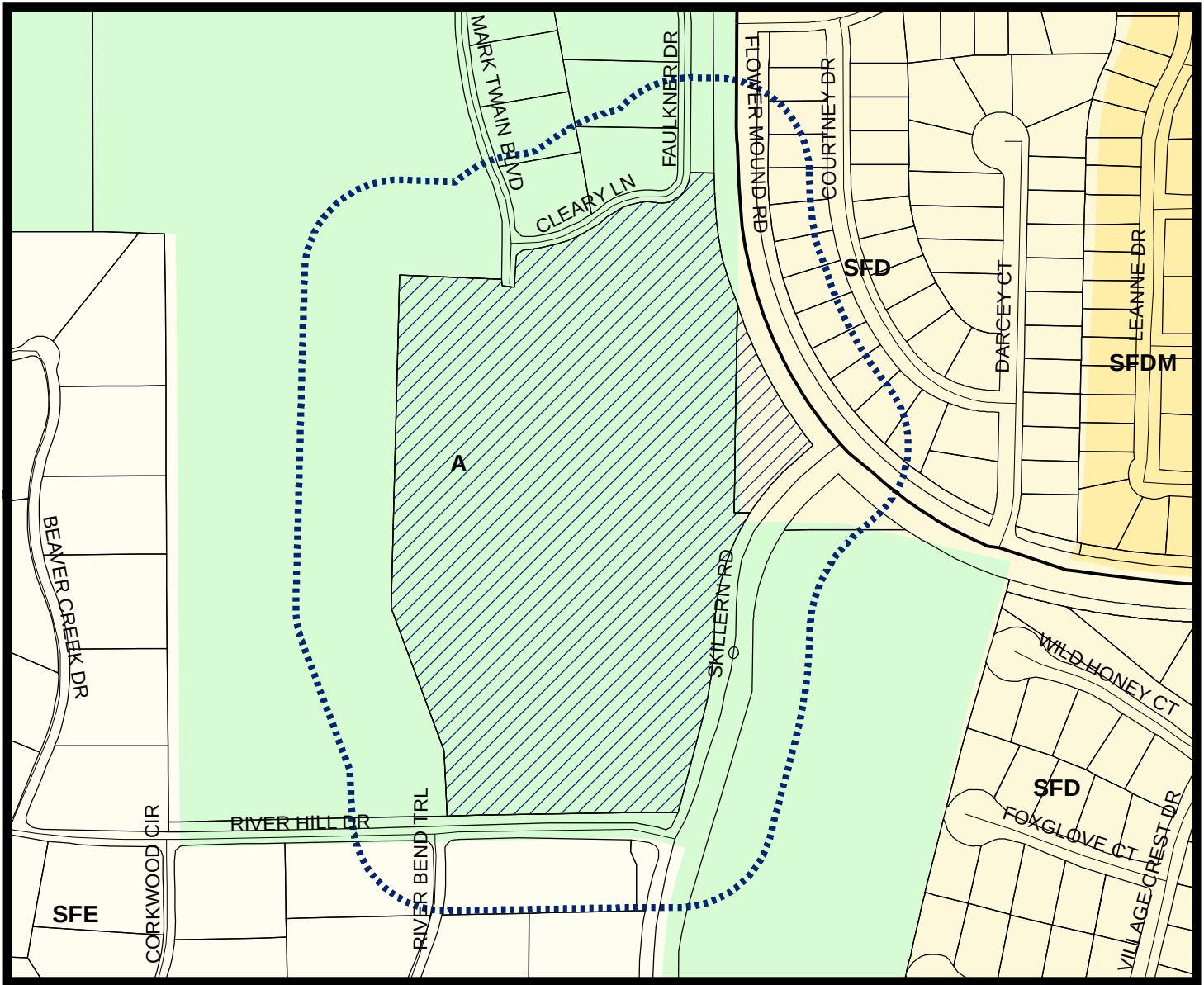
B. Application Details

1. Record Plat Package
2. Open Space Calculation Exhibit

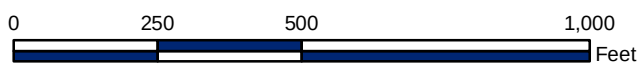
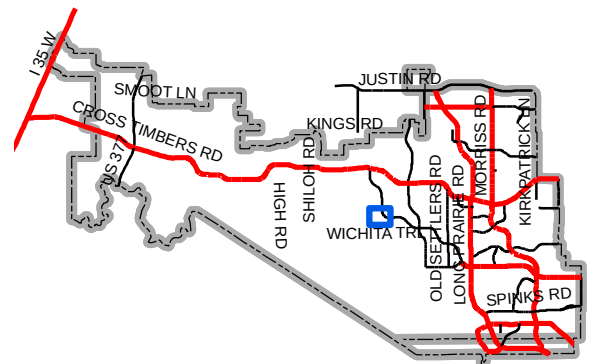
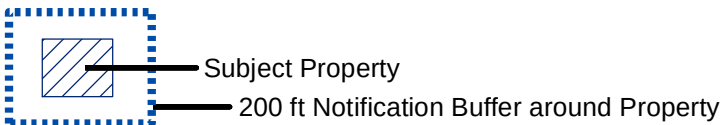


Vicinity Map

Reference Project: RP18-0004



LEGEND



Map Location

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

March 5, 2018

Chuck Russell
Town Planner
Planning Division
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

**RE: Townlake Phase Three
Record Plat
Flower Mound, Texas**

Dear Mr. Powell

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Record Plat and Construction Plans.

The 171.737 acre Townlake (formerly Bunn Gourley West Tract) is located within the Cross Timbers Conservation Development District (CTCDD) and was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan, Ordinance No. 64-13. The tract is currently identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is compatible with the Town's new Master Plan, Ordinance No. 64-13. The Cluster Development PD (Case No. ZPD14-0014) was approved by Town Council on April 20, 2015.

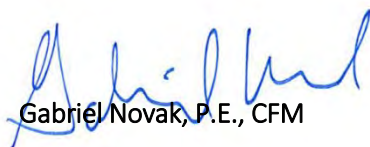
The Development Plan (Case No. DP15-004) was approved by Town Council on July 20, 2015.

We are subdividing the overall project into three phases. This 19.665 acre Phase Three Record Plat conforms to the Town's Development Code and we are not requesting any additional variances. This phase consists of 14 buildable residential lots and 2 open space lots. We have provided for landscape buffers, future right-of-way dedications and two points of access for safety considerations.

We are also with the Phase Three Record Plat, Replatting Lot 1X Block 12 of Wellington Estates Phase 3.

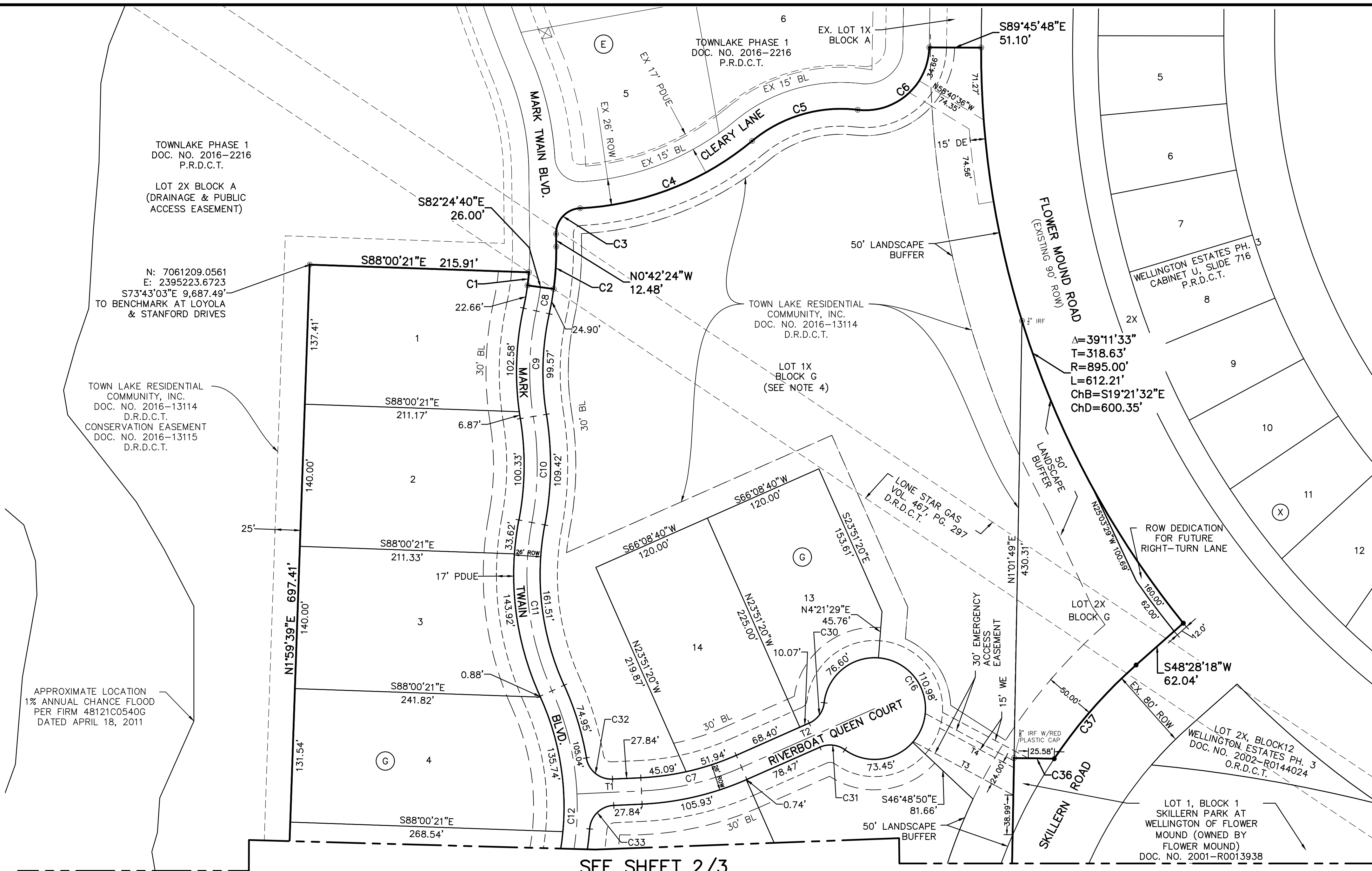
Please contact us should you have any questions regarding our request. Thank you.

Sincerely,


Gabriel Novak, P.E., CFM

Cc: Mike Boswell – Toll Brothers;

File;



LEGEND

VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT
WE = WATER EASEMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
PDUE = PRIVATE DRAINAGE & UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
► = DENOTES THE HOUSE FRONTING SIDE

◊ = DENOTES STREET NAME CHANGE

- = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
- = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

BENCHMARKS:
TOFM #17 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET IN CURB INLET AT NW CRNR OF STANFORD AND EMORY DRIVE.
ELEV=643.11

TOFM #28 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET NEAR THE CENTER OF THE OAK CREST DRIVE CIL-DE-SAC.
ELEVATION = 641.88'

NOTES:

- BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS NORTH CENTRAL ZONE 4202.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "DAA".
- "X" CUTS SET IN CONCRETE STREET PAVING AT ALL INTERSECTIONS AND POINTS OF CURVATURE.
- LOT 1X & 2X BLOCK G ARE OPEN SPACE LOTS FOR PUBLIC TRAIL ACCESS AND LANDSCAPE PURPOSES. THEY SHALL BE DEDICATED BY THIS PLAT AS A DRAINAGE AND PUBLIC ACCESS EASEMENT, SHALL BE MAINTAINED BY THE HOA, AND SHALL BE DEDICATED IN FEE SIMPLE TO THE HOA. THE PERPETUAL MAINTENANCE OF THE 8 FOOT TOWN TRAIL (INCLUDING ANY BRIDGES) SHALL BE THE RESPONSIBILITY OF THE HOA.
- AREA TO BE DEDICATED TO PUBLIC AS STREET RIGHT-OF-WAY IS 74,499 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.
- 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 HOME OWNER'S 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 HOME OWNER'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, EXCEPT LOT 1X, BLOCK SHALL CONTAIN AN EMERGENCY ACCESS DRIVE.
- 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.
- EXISTING LONE STAR GAS EASEMENT AND FACILITIES ARE SUBJECT TO AN ENCROACHMENT AGREEMENT RECORDED IN DOCUMENT # 2016-120699, DENTON COUNTY, RECORDS.
- STORM SEWER GRATE/MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
- FLOWER MOUND ROAD RIGHT TURN LANE ONTO SKILLERN ROAD TO BE INSTALLED BY TOWN CIP PROJECT. A TOTAL OF 520 FEET IN LENGTH IS REQUIRED FOR DECELERATION LENGTH (INCLUDING TAPER) & STORAGE LENGTH. A 12 FOOT LANE WIDTH IS REQUIRED FOR TURN LANES.
- EXISTING LONE STAR GAS EASEMENT AND FACILITIES ARE SUBJECT TO AN ENCROACHMENT AGREEMENT RECORDED IN DOCUMENT # 2016-120699, DENTON COUNTY, RECORDS.
- STORM SEWER GRATE/MODIFIED DROP INLETS SHALL BE CONSIDERED PRIVATE AND THE HOA SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THESE STRUCTURES.
- LOT 2X BLOCK G (PREVIOUSLY BLOCK 1X BLOCK 12 OF WELLINGTON ESTATES PHASE 3) SHALL INCLUDE A DEDICATED RIGHT-TURN LANE AS ROW TO THE TOWN OF FLOWER MOUND AS SHOWN.

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	2°50'25"	262.00'	6.50'	12.99'	S61°0'08"W 12.99'
C2	8°17'45"	288.00'	20.89'	41.70'	N3°26'28"E 41.66'
C3	8°74'26"	25.00'	24.03'	38.28'	N43°09'48"E 34.65'
C4	36°46'56"	288.00'	95.75'	184.89'	N68°38'33"E 181.73'
C5	46°35'11"	137.00'	58.98'	111.39'	N73°32'41"E 108.35'
C6	95°49'24"	63.00'	69.75'	105.36'	N48°55'35"E 93.51'
C16	127°10'36"	50.00'	100.67'	110.98'	N22°03'13"W 89.56'
C17	168°34'57"	50.00'	500.16'	147.12'	N84°17'28"E 99.50'
C26	22°17'31"	480.00'	94.57'	186.75'	N12°20'20"E 185.58'
C27	16°37'30"	728.58'	106.45'	211.41'	S9°30'19"W 210.67'
C28	1°48'11"	530.00'	8.34'	16.68'	S2°05'40"W 16.68'
C29	22°24'47"	530.00'	105.01'	207.33'	S14°12'09"W 206.01'
C30	59°33'29"	25.00'	14.31'	25.99'	S36°21'55"W 24.83'
C31	59°33'29"	25.00'	14.31'	25.99'	S84°04'36"E 24.83'
C32	83°01'36"	25.00'	22.13'	36.23'	N51°07'22"W 33.14'
C33	83°01'36"	25.00'	22.13'	36.23'	N45°51'02"E 33.14'
C34	67°06'15"	25.00'	16.58'	29.28'	S83°29'31"W 27.63'
C35	53°26'10"	25.00'	12.58'	23.32'	S38°08'08"E 22.48'
C36	1°30'34"	1500.00'	19.76'	39.51'	N88°59'38"W 39.51'
C37	14°39'59"	480.00'	61.77'	122.87'	S41°08'17"W 122.53'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C43	16°37'30"	778.58'	113.76'	225.91'	N9°30'19"E 225.12'

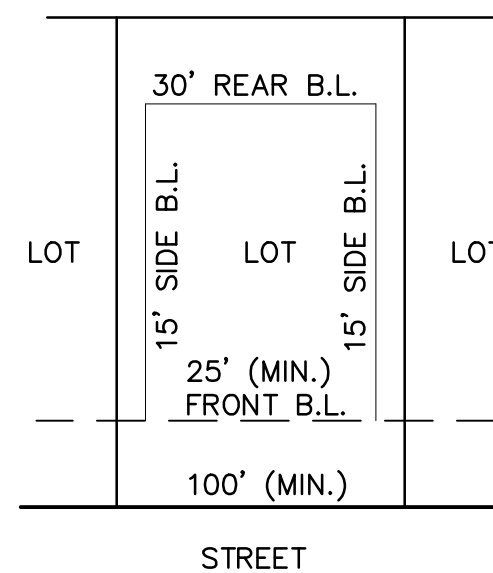
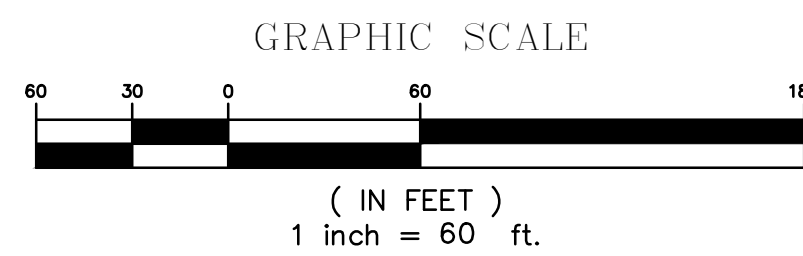
ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	21°13'10"	275.00'	51.51'	101.85'	N76°45'15"E 101.27'
C8	4°57'17"	275.00'	11.90'	23.78'	S10°03'58"W 23.77'
C9	21°46'27"	275.00'	52.89'	104.51'	S01°39'23"W 103.88'
C10	20°01'48"	300.00'	52.98'	104.88'	S00°47'04"W 104.34'
C11	35°19'12"	275.00'	87.55'	169.52'	S06°51'38"E 166.85'
C12	50°20'57"	275.00'	129.26'	241.66'	S00°39'14"W 233.96'
C13	103°20'08"	275.00'	347.81'	495.98'	S25°50'21"E 431.44'

ROADWAY LINE TABLE

LINE	BEARING	DISTANCE
T1	N67°21'50"E	63.53'
T2	N66°08'40"E	143.13'

ESMT LINE TABLE

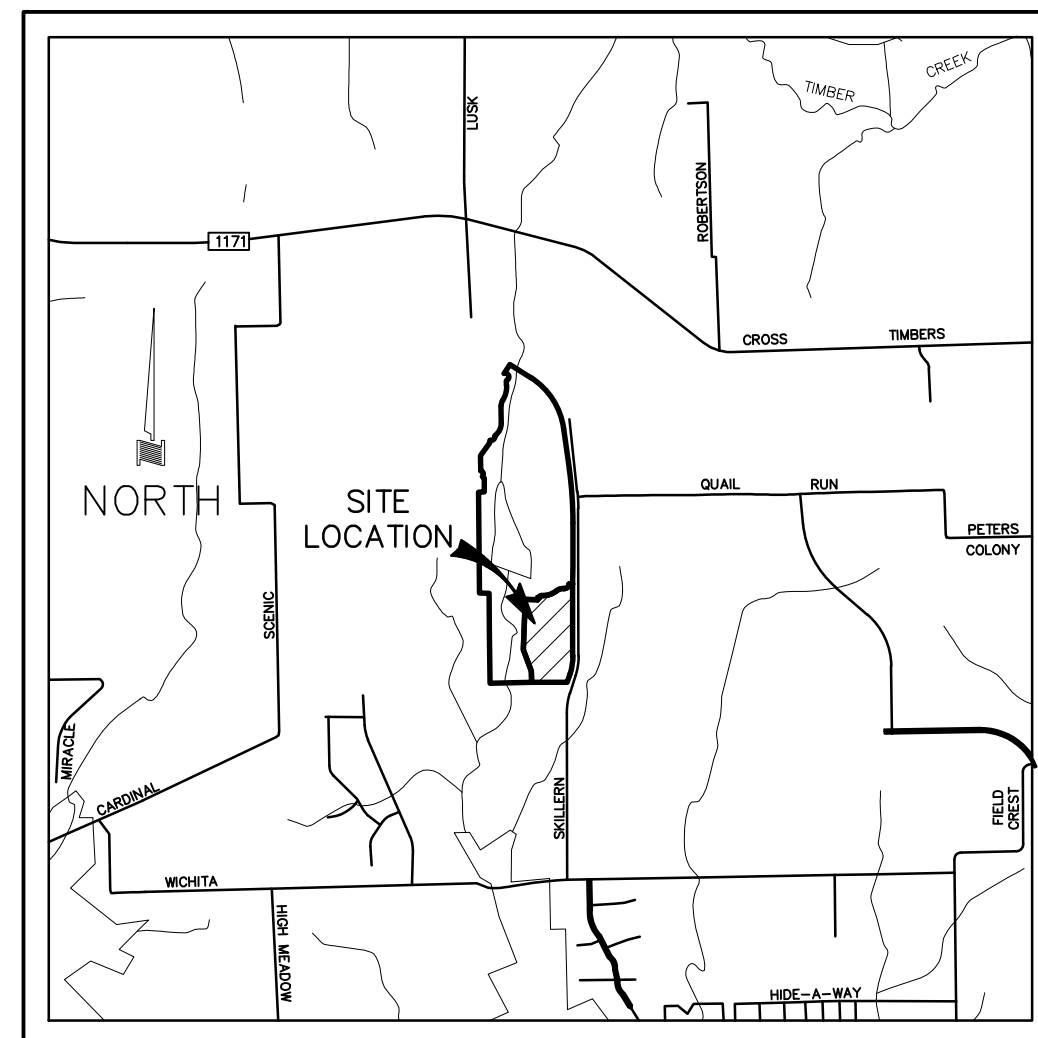
LINE	BEARING	LENGTH
T3	S61°52'49"E	111.84'
T4	N61°52'49"W	82.76'
T5	S89°59'42"E	97.76'



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

THE PURPOSE OF THIS REPLAT IS TO INCLUDE LOT 1X BLK 12, WELLINGTON ESTATES PHASE 3 AS LOT 2X BLOCK G.

VICINITY MAP



LOCATION MAP
NOT TO SCALE

LOT AND BLOCK SUMMARY

LARGEST	43,346 SF	1.00 AC
SMALLEST	23,700 SF	0.54 AC
AVERAGE	31,069 SF	0.71 AC
TOTAL LOTS (INCLUDING X LOTS)	16 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	14 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

19.665 ACRES
14 RESIDENTIAL LOTS,
2 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE THREE

AN ADDITION TO THE TOWN OF FLOWER MOUND
W. GIBSON SURVEY ~ ABSTRACT NO. 461
DENTON COUNTY, TEXAS

FEBRUARY 2018 SCALE: 1"=60'

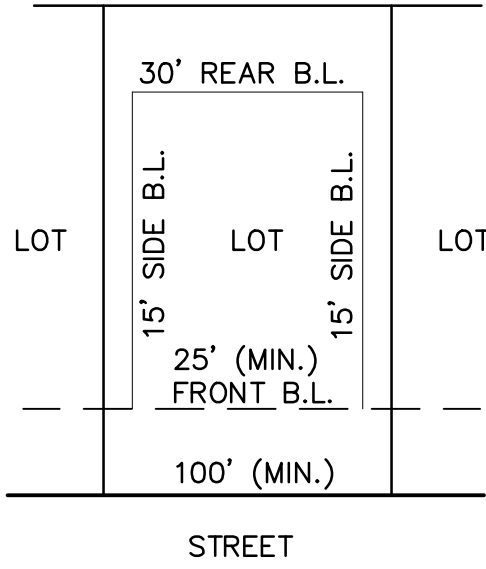
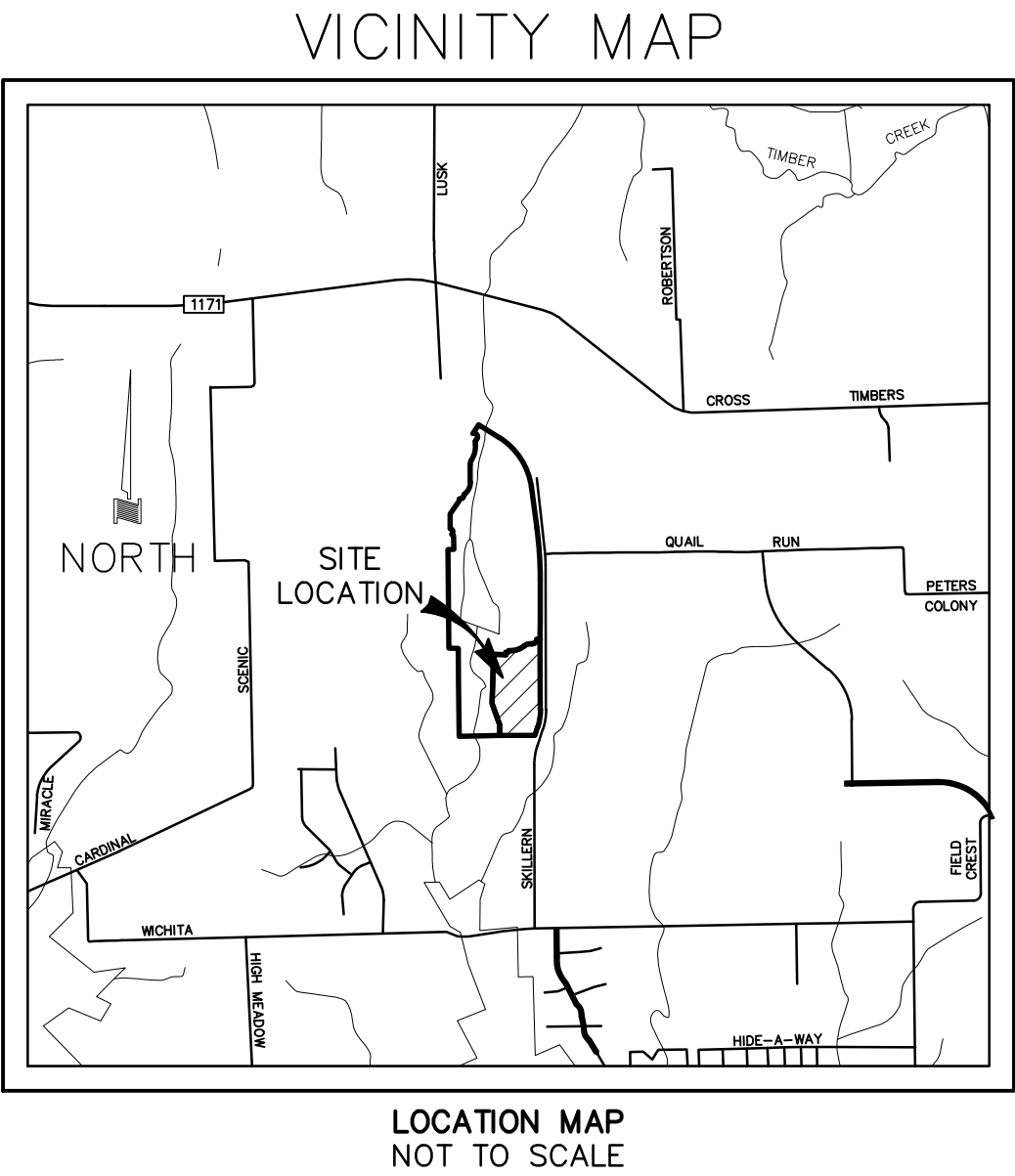
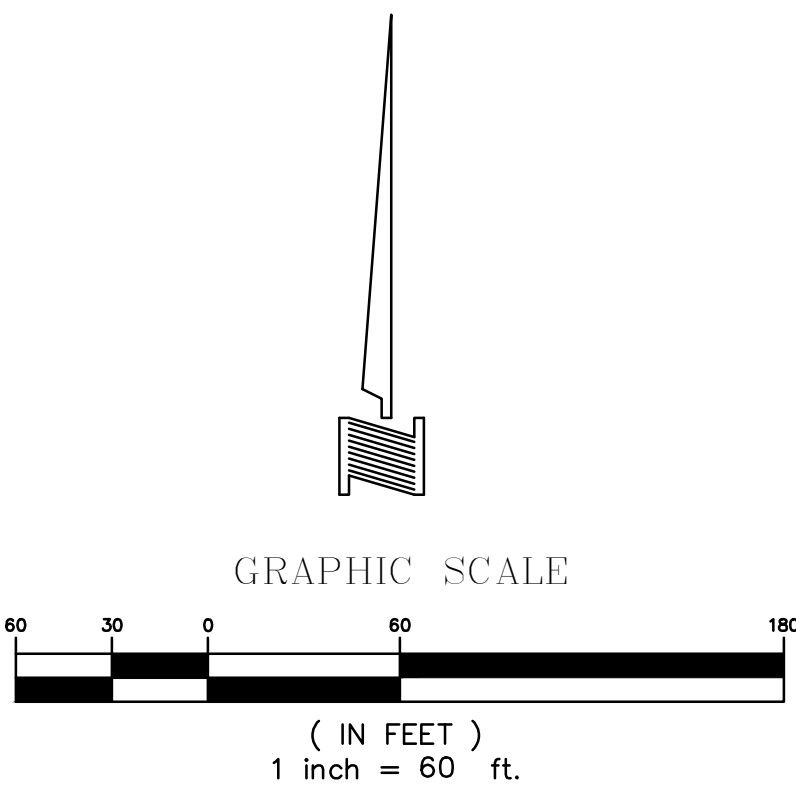
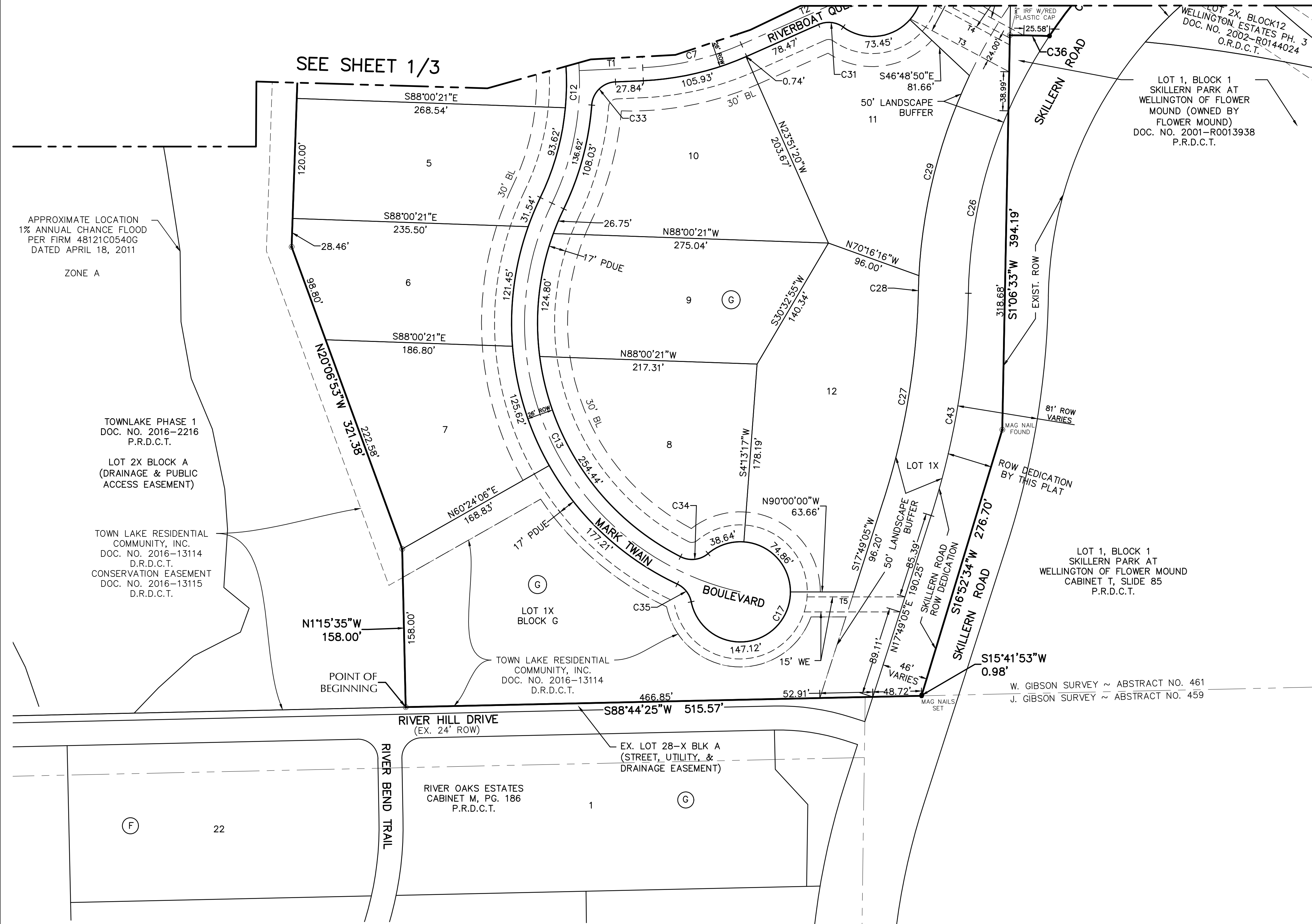
BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
& TOWN LAKE RESIDENTIAL COMMUNITY,
INC.,

ALSO BEING A REPLAT OF
LOT 1X BLK 12
OF WELLINGTON ESTATES PHASE 3

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

OWNER
TOWN LAKE RESIDENTIAL COMMUNITY, INC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 300
817-329-8770 GRAPEVINE, TEXAS 76051

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



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

LOT AND BLOCK SUMMARY		
LARGEST	43,346 SF	1.00 AC
SMALLEST	23,700 SF	0.54 AC
AVERAGE	31,069 SF	0.71 AC
TOTAL LOTS (INCLUDING X LOTS)	16 LOTS	
TOTAL BUILDABLE LOTS (EXCLUDING X LOTS)	14 RESIDENTIAL LOTS	
FEMA MAPPED FLOODPLAIN	0 SF	

19.665 ACRES
14 RESIDENTIAL LOTS,
2 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE THREE

AN ADDITION TO THE TOWN OF FLOWER MOUND
W. GIBSON SURVEY ~ ABSTRACT NO. 461
DENTON COUNTY, TEXAS

FEBRUARY 2018 SCALE: 1"=60'

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
& TOWN LAKE RESIDENTIAL COMMUNITY,
INC.,

ALSO BEING A REPLAT OF
LOT 1X BLK 12
OF WELLINGTON ESTATES PHASE 3

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
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STATE REGISTRATION NUMBER: F-399
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LEGEND

- VE = VISIBILITY EASEMENT
D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T. = MAP RECORDS, DENTON COUNTY, TEXAS
PAE = PUBLIC ACCESS EASEMENT
FADUE = FIRE LANE, ACCESS, DRAINAGE AND UTILITY EASEMENT
MAUE = MUTUAL ACCESS, WATER, SEWER AND DRAINAGE EASEMENT
WE = WATER EASEMENT
IPF = IRON PIPE FOUND
IRF = IRON ROD FOUND
BL = BUILDING LINE
SSE = SANITARY SEWER EASEMENT
PDUE = PRIVATE DRAINAGE & UTILITY EASEMENT
PDE = PRIVATE DRAINAGE EASEMENT
DE = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
<CM> = CONTROL MONUMENT
▶ = DENOTES THE HOUSE FRONTING SIDE
◇ = DENOTES STREET NAME CHANGE
● = 1/2" IRON ROD FOUND W/ YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)
● = 1/2" IRON ROD SET W/YELLOW PLASTIC CAP STAMPED "DAA" (UNLESS OTHERWISE NOTED)

BENCHMARKS:
TOFM #17 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND"
SET IN CURB INLET AT NW CRNR OF STANFORD AND EMORY DRIVE.
ELEV=643.11

TOFM #28 : 2" DIAMETER DOMED ALIM CAP STAMPED "TOWN OF FLOWER MOUND"
SET NEAR THE CENTER OF THE OAK CREST DRIVE CIL-DE-SAC.
ELEVATION = 641.88'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	2°50'25"	262.00'	6.50'	12.99'	S6°10'08"W 12.99'
C2	8°17'45"	288.00'	20.89'	41.70'	N3°26'28"E 41.66'
C3	87°44'26"	25.00'	24.03'	38.28'	N43°09'48"E 34.65'
C4	36°46'56"	288.00'	95.75'	184.89'	N68°38'33"E 181.73'
C5	46°35'11"	137.00'	58.98'	111.39'	N73°32'41"E 108.35'
C6	95°49'24"	63.00'	69.75'	105.36'	N48°55'35"E 93.51'
C16	127°10'36"	50.00'	100.67'	110.98'	N22°03'13"W 89.56'
C17	168°34'57"	50.00'	500.16'	147.12'	N84°17'28"E 99.50'
C26	22°17'31"	480.00'	94.57'	186.75'	N12°20'20"E 185.58'
C27	16°37'30"	728.58'	106.45'	211.41'	S9°30'19"W 210.67'
C28	1°48'11"	530.00'	8.34'	16.68'	S2°05'40"W 16.68'
C29	22°24'47"	530.00'	105.01'	207.33'	S14°12'09"W 206.01'
C30	59°33'29"	25.00'	14.31'	25.99'	S36°21'55"W 24.83'
C31	59°33'29"	25.00'	14.31'	25.99'	S84°04'36"E 24.83'
C32	83°01'36"	25.00'	22.13'	36.23'	N51°07'22"W 33.14'
C33	83°01'36"	25.00'	22.13'	36.23'	N45°51'02"E 33.14'
C34	67°06'15"	25.00'	16.58'	29.28'	S83°29'31"W 27.63'
C35	53°26'10"	25.00'	12.58'	23.32'	S38°08'08"E 22.48'
C36	1°30'34"	1500.00'	19.76'	39.51'	N88°59'38"W 39.51'
C37	14°39'59"	480.00'	61.77'	122.87'	S41°08'17"W 122.53'

LOT CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C43	16°37'30"	778.58'	113.76'	225.91'	N9°30'19"E 225.12'

ROADWAY CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C7	21°13'10"	275.00'	51.51'	101.85'	N76°45'15"E 101.27'
C8	4°57'17"	275.00'	11.90'	23.78'	S10°03'58"W 23.77'
C9	21°46'27"	275.00'	52.89'	104.51'	S01°39'23"W 103.88'
C10	20°01'48"	300.00'	52.98'	104.88'	S00°47'04"W 104.34'
C11	35°19'12"	275.00'	87.55'	169.52'	S06°51'38"E 166.85'
C12	50°20'57"	275.00'	129.26'	241.66'	S00°39'14"W 233.96'
C13	103°20'08"	275.00'	347.81'	495.98'	S25°50'21"E 431.44'

ROADWAY LINE TABLE		
LINE	BEARING	DISTANCE
T1	N87°21'50"E	63.53'
T2	N66°08'40"E	143.13'

ESMT LINE TABLE		
LINE	BEARING	LENGTH
T3	S61°52'49"E	111.84'
T4	N61°52'49"W	82.76'
T5	S89°59'42"E	97.76'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS TOLL DALLAS TX, LLC, a Texas limited liability company, acting by and through the undersigned, its duly authorized agent, is the owner of a tract of land situated in the W. GIBSON SURVEY, ABSTRACT NO. 461, Town of Flower Mound, Denton County, Texas, and being part of that tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 2013-134887, Official Records, Denton County, Texas, and being part of that tract of land conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 2013-137824, Official Records, Denton County, Texas, and being Lot 1X, Block 12, of Wellington Estates Phase 3 recorded in Document Number 2002-R0144024, Official Records, Denton County, Texas, and conveyed to Toll Dallas TX, LLC, according to the document filed of record in Document Number 2017-142938, Official Records, Denton County, Texas, and being those tracts of land conveyed to Town Lake Residential Community, Inc. according to the document filed of record in Document Number 2016-13114, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for the southeast corner of Townlake Phase One, an addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded Document Number 2016-2216, Plat Records, Denton County, Texas, and being in the north line of Lot 28X, Block A, River Oaks Estates, an Addition to the Town of Flower Mound, Denton County, Texas, according to the Plat filed of record in Cabinet M, Slide 185, Plat Records, Denton County, Texas;

THENCE with the easterly and northerly lines of said Townlake Phase One, the following courses and distances:

North 01° 15' 35" West, a distance of 158.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

North 20° 06' 53" West, a distance of 321.38 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

North 01° 59' 39" East, a distance of 697.41 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

South 88° 00' 21" East, a distance of 215.91 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a non-tangent curve to the right having a central angle of 02° 50' 25", a radius of 262.00 feet and a chord bearing and distance of South 06° 10' 08" West, 12.99 feet;

With said curve to the right, an arc distance of 12.99 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

South 82° 24' 40" East, a distance of 26.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a non-tangent curve to the left having a central angle of 08° 17' 45", a radius of 288.00 feet and a chord bearing and distance of North 03° 26' 28" East, 41.66 feet;

With said curve to the left, an arc distance of 41.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

North 00° 42' 24" West, a distance of 12.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a curve to the right having a central angle of 87° 44' 26", a radius of 25.00 feet and a chord bearing and distance of North 43° 09' 48" East, 34.65 feet;

With said curve to the right, an arc distance of 38.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a curve to the left having a central angle of 36° 46' 56", a radius of 288.00 feet and a chord bearing and distance of North 68° 38' 33" East, 181.73 feet;

With said curve to the left, an arc distance of 184.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a curve to the right having a central angle of 46° 35' 11", a radius of 137.00 feet and a chord bearing and distance of North 73° 32' 41" East, 108.35 feet;

With said curve to the right, an arc distance of 111.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner at the beginning of a curve to the left having a central angle of 95° 49' 24, a radius of 63.00 feet and a chord bearing and distance of North 48° 55' 35 East, 93.51 feet;

With said curve to the left, an arc distance of 105.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner;

South 89° 45' 48" East, a distance of 51.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA found for corner in the west line of Flower Mound Road, a 90 foot right-of-way, being common with the east line of the above mentioned Toll Dallas TX, LLC tract recorded in Document Number 2013-134887, said iron rod being at the beginning of a non-tangent curve to the left having a central angle of 39° 11' 33", a radius of 895.00 feet and a chord bearing and distance of South 19° 21' 32" East, 600.35 feet;

THENCE With the west line of Flower Mound Road, the east line of the above mentioned Toll Dallas TX, LLC tract recorded in Document Number 2013-134887, the east line of the above mentioned Toll Dallas TX, LLC tract recorded in Document Number 2017-142938, the east line of said Lot 1X, Block 12, Wellington Estates Phase 3, and with said curve to the left, an arc distance of 612.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for the easternmost corner of said Lot 1X, Block 12, Wellington Estates Phase 3;

THENCE South 48° 28' 18" West, with the southerly line of said Lot 1X, Block 12, Wellington Estates Phase 3, a distance of 62.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for corner, said iron rod being the beginning of a curve to the left having a central angle of 14° 39' 59", a radius of 480.00 feet, and a chord bearing and distance of South 41° 08' 17" West, 122.53 feet;

THENCE with the easterly line of said Lot 1X, Block 12, Wellington Estates Phase 3, and with said curve to the left an arc distance of 122.87 feet to a 1/2 inch iron rod with a yellow plastic cap stamped DAA set for the southeast corner of said Lot 1X, Block 12, Wellington Estates Phase 3, said iron rod being the beginning of a non-tangent curve to the left having a central angle of 01° 30' 34", a radius of 1500.00 feet, and a chord bearing and distance of North 88° 59' 38" West, 39.51 feet;

THENCE with said curve to the left and arc distance of 39.51 feet to a 5/8 inch iron rod with a red plastic cap found for the southwest corner of said Lot 1X, Block 12, Wellington Estates Phase 3, same being the northwest corner of Skillern Park At Wellington of Flower Mound, an addition to the Town of Flower Mound according to the plat thereof recorded in Document Number 2001-R0013938, Plat Records, Denton County, Texas;

THENCE South 01° 06' 33" West, departing the south line of said Lot 1X, Block 12, Wellington Estates Phase 3, and with the west line of said Skillern Park At Wellington of Flower Mound, a distance of 394.19 feet to a MAG NAIL found for corner;

THENCE South 16° 52' 34" West, with the west line of said Skillern Park At Wellington of Flower Mound, a distance of 276.70 feet to MAG NAIL set for corner;

THENCE, South 15° 41' 53" West, with the west line of said Skillern Park At Wellington of Flower Mound, a distance of 0.98 feet to a MAG NAIL set for corner;

THENCE South 88° 44' 25" West, departing the west line of said Skillern Park At Wellington of Flower Mound and with the north line of said Lot 28X, Block A, River Oaks Estates, a distance of 515.57 feet to the POINT OF BEGINNING, and containing 19.665 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

TOLL DALLAS TX LLC
a Texas limited liability corporation

By: _____

Name: Robert G. Paul

Title: Division President

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared Robert G. Paul, Division President of Toll Dallas TX 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

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

TOWN LAKE RESIDENTIAL COMMUNITY, INC
a Texas non-profit corporation.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public, on this day personally appeared _____ of Town Lake Residential Community, INC, a Texas non-profit 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.

"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED, OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT." (RELEASE DATE: 12/21/2017)

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 L. 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

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Salia, Chairman
Planning and Zoning Commission

Chuck Russell, Town Planner
of Development Services

_____, 2018

Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

19.665 ACRES
14 RESIDENTIAL LOTS,
2 OPEN SPACE LOTS
RECORD PLAT
TOWNLAKE PHASE THREE

AN ADDITION TO THE TOWN OF FLOWER MOUND
W. GIBSON SURVEY ~ ABSTRACT NO. 461
DENTON COUNTY, TEXAS

FEBRUARY 2018 SCALE: N.T.S.

BEING A RECORD PLAT OF
A PORTION OF
TOLL DALLAS TX LLC
& TOWN LAKE RESIDENTIAL COMMUNITY,
INC.,

ALSO BEING A REPLAT OF
LOT 1X BLK 12
OF WELLINGTON ESTATES PHASE 3

OWNER
TOLL DALLAS TX LLC
2555 S.W. GRAPEVINE PARKWAY, SUITE 100
817-329-8770 GRAPEVINE, TEXAS 76051

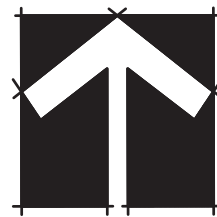
OWNER
TOWN LAKE RESIDENTIAL COMMUNITY, INC.
2555 S.W. GRAPEVINE PARKWAY, SUITE 300
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PLANNER/ENGINEER/SURVEYOR
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STATE REGISTRATION NUMBER: F-399
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Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



60 30 0 60
1" = 60' - 0"

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

LANDSCAPE AND SCREENING

Overall Landscape Plans

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI015

SHEET
Overall

LANDSCAPE PROVIDED

SKILLERN BOULEVARD

A. MINIMUM FIFTY (50) FOOT LANDSCAPE EDGE PROVIDED

B. 1-3" CAL. CANOPY TREE / 30 LF OF LANDSCAPE EDGE
842 LF OF FRONTAGE / 30 LF = 28 - 3" CAL. TREES REQUIRED.
PROVIDED: 28 - 3" CALIFER CANOPY TREES PROVIDED

MITIGATION REQUIRED:

- TOTAL MITIGATION = 64.5 CAL. INCHES (22 - 3" CAL. TREES)
- TOTAL CAL INCHES PLANTED TOWARDS MITIGATION = 66 CAL. INCHES (22 - 3" CAL. TREES)
- REMAINING BALANCE = 0 CAL. INCHES.

STREET BUFFER TREES

STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	SKILLERN = 842 L.F.	28 - 3" CAL. TREES = 84" TOTAL CAL.	28 - 3" CAL. TREES = 84" TOTAL CAL.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY
ERC	EASTERN RED CEDAR / JUNIPERUS VIRGINIANA	3" CALIFER	AS SHOWN	14
TRO	TEXAS RED OAK / QUERCUS BUCKLEYI	3" CALIFER	AS SHOWN	9
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIFER	AS SHOWN	15
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIFER	AS SHOWN	2
CE	CEDAR ELM / ULMUS CRASSIFOLIA	3" CALIFER	AS SHOWN	10
	YAUPON HOLLY / ILEX VOMITORIA	30 GALLON	AS SHOWN	3
	VITEX / AGNUS-CASTUS	30 GALLON	AS SHOWN	6
	LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM	1 GALLON	24" O.C.	990
	LINDHEIMER MUHLY / MUHLENBERGIA CAPILLARIS	3 GALLON	36" O.C.	340
	GULF MUHLY / MUHLENBERGIA CAPILLARIS	1 GALLON	36" O.C.	600
	COMMON BERMUDA GRASS SOLID SOD	SOLID SOD	SQUARE FEET	62,600

NOTE:
ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT EXISTING PHASES

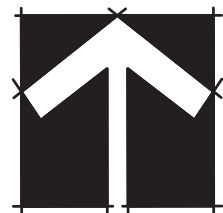
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Studio 13 Design Group, PLLC.
386 W. Main Street
Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE

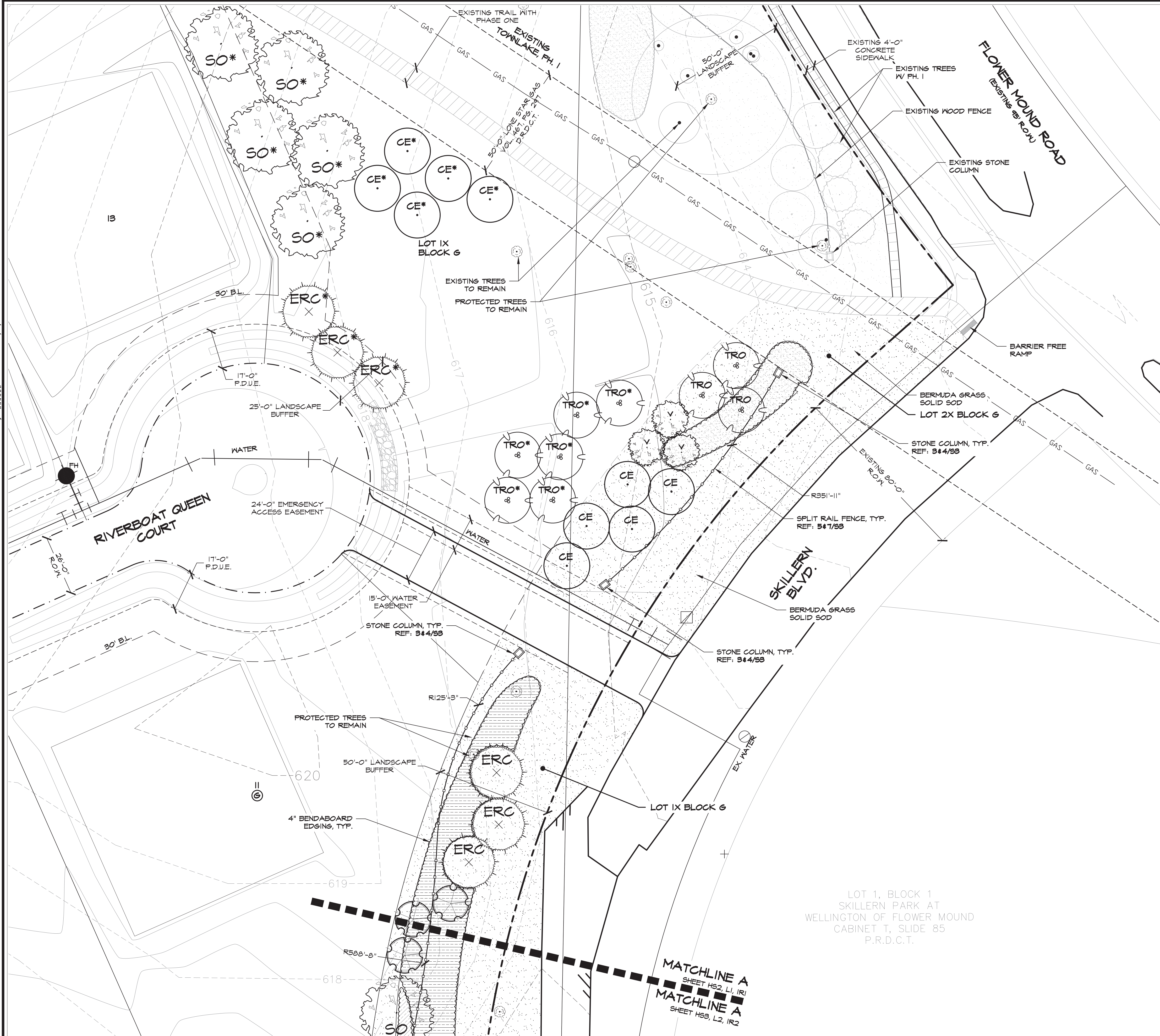
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PROJECT	TBI015								
SHEET	L1 of 4								

****WARNING****
EXISTING UNDERGROUND UTILITIES. FIELD
VERIFY LOCATION PRIOR TO CONSTRUCTION
OR EXCAVATION.

ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

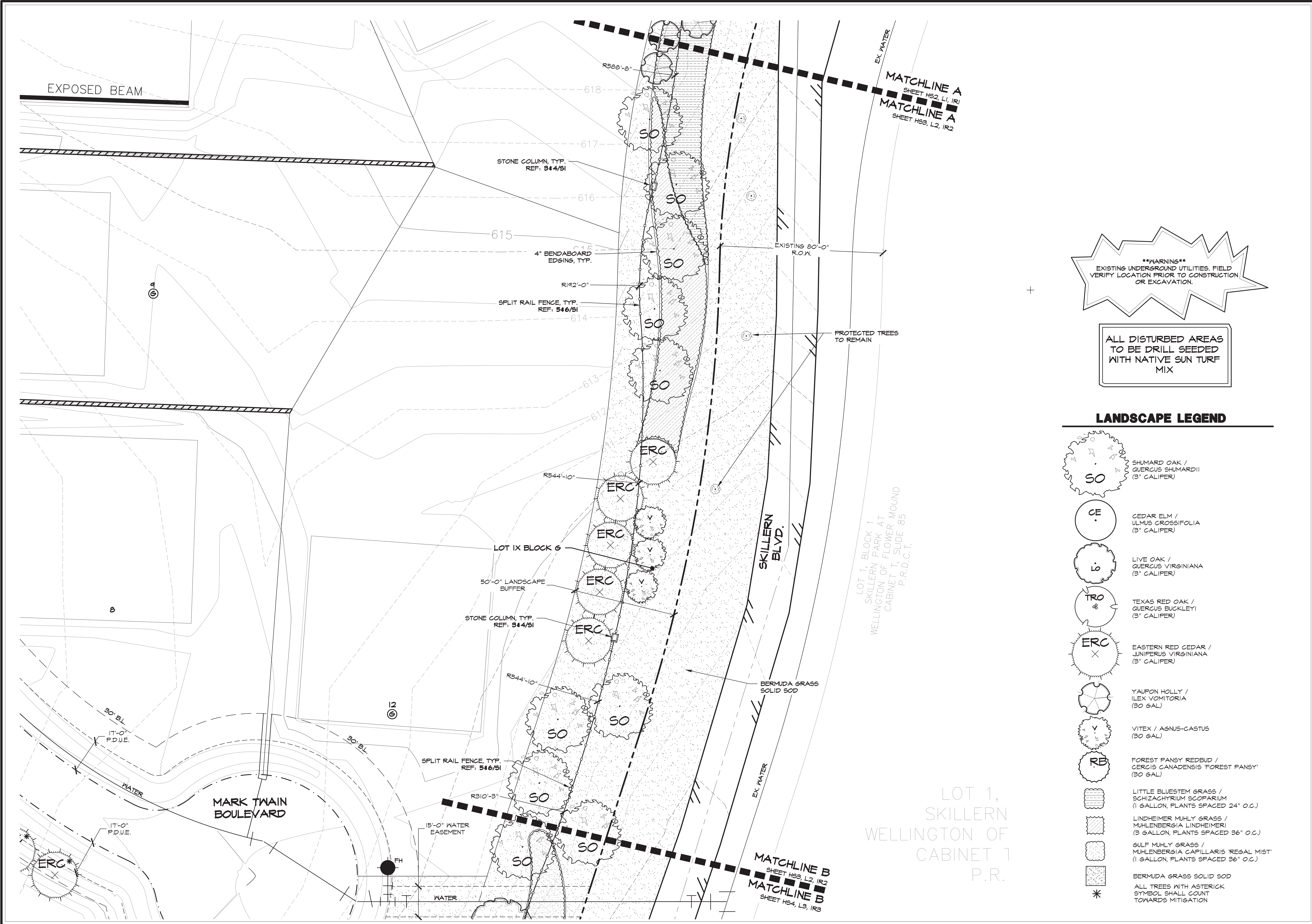
- SHUMARD OAK / QUERCUS SHUMARDII (8" CALIPER)
- CEDAR ELM / ULMUS CRASSIFOLIA (8" CALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (8" CALIPER)
- TEXAS RED OAK / QUERCUS BUCKLEYI (8" CALIPER)
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (8" CALIPER)
- YAUPOH HOLLY / ILEX VOMITORIA (30 GAL)
- VITEX / AGNUS-CASTUS (30 GAL)
- FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (30 GAL)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- LINDHEIMER MUHLY GRASS / MUHLENBERGIA LINDHEIMERI (3 GALLON, PLANTS SPACED 36" O.C.)
- GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
- BERMUDA GRASS SOLID SOD
- ALL TREES WITH ASTERISK SYMBOL SHALL COUNT TOWARDS MITIGATION



Drawing: \\Studio3main\Users Shared\Folders\shared\Projects\TBI015 - Townlake Ph. 3\DWG\TBI015 - LS.dwg Saved By: Matthew Save Time: 1/19/2018 3:47 PM Plotted by: ##### Plot Date: 2/7/2018 1:17 PM

Plotted by: ##### Plot Date: 2/7/2018 1:17 PM

Drawing: \\Studio3main\ve\Users Shared\Folders\shared\Projects\TBI015 - Townlake Ph. 3\DWG\TBI015 - LS.dwg Saved By: Matthew Save Time: 1/19/2018 3:47 PM



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VERIFY LOCATION PRIOR TO CONSTRUCTION
OR EXCAVATION.

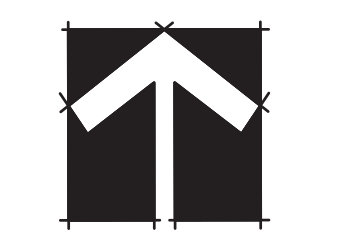
ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

- SHUMARD OAK / QUERCUS SHUMARDII (8" CALIPER)
- CEDAR ELM / ULMUS CROSSIFOLIA (8" CALIPER)
- LIVE OAK / QUERCUS VIRGINIANA (8" CALIPER)
- TEXAS RED OAK / QUERCUS BUCKLEYI (8" CALIPER)
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (8" CALIPER)
- YAUPOH HOLLY / ILEX VOMITORIA (30 GAL)
- VITEX / AGNUS-CASTUS (30 GAL)
- FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (30 GAL)
- LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
- LINDHEIMER MUHLY GRASS / MUHLBERGIA LINDHEIMERI (3 GALLON, PLANTS SPACED 36" O.C.)
- GULF MUHLY GRASS / MUHLBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
- BERMUDA GRASS SOLID SOD
- ALL TREES WITH ASTERICK SYMBOL SHALL COUNT TOWARDS MITIGATION



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Lewisville, Texas 75057
469-635-1900
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20 10 0 20
1" = 20' - 0"
Bar is one inch on original
drawing. If not one inch on this
sheet, adjust scale as necessary.
One Inch

LANDSCAPE AND SCREENING

Landscape Plans
Townlake, Ph. 3
Town of Flower Mound, Denton County, Texas

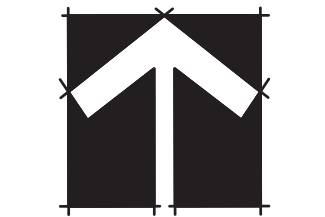
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI015
SHEET
L2 of 4



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Lewisville, Texas 75057
469-635-1900

TBAE Firm #BR643



NORTH

20 10 0 20

1" = 20' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Landscape Plans

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

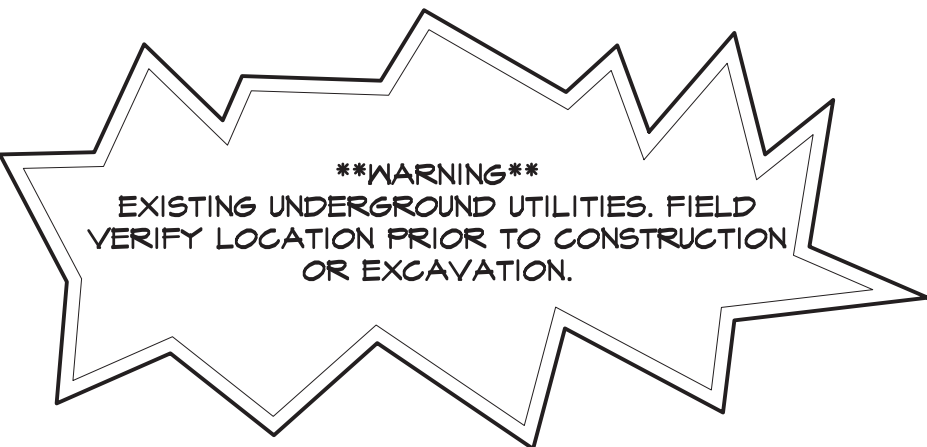
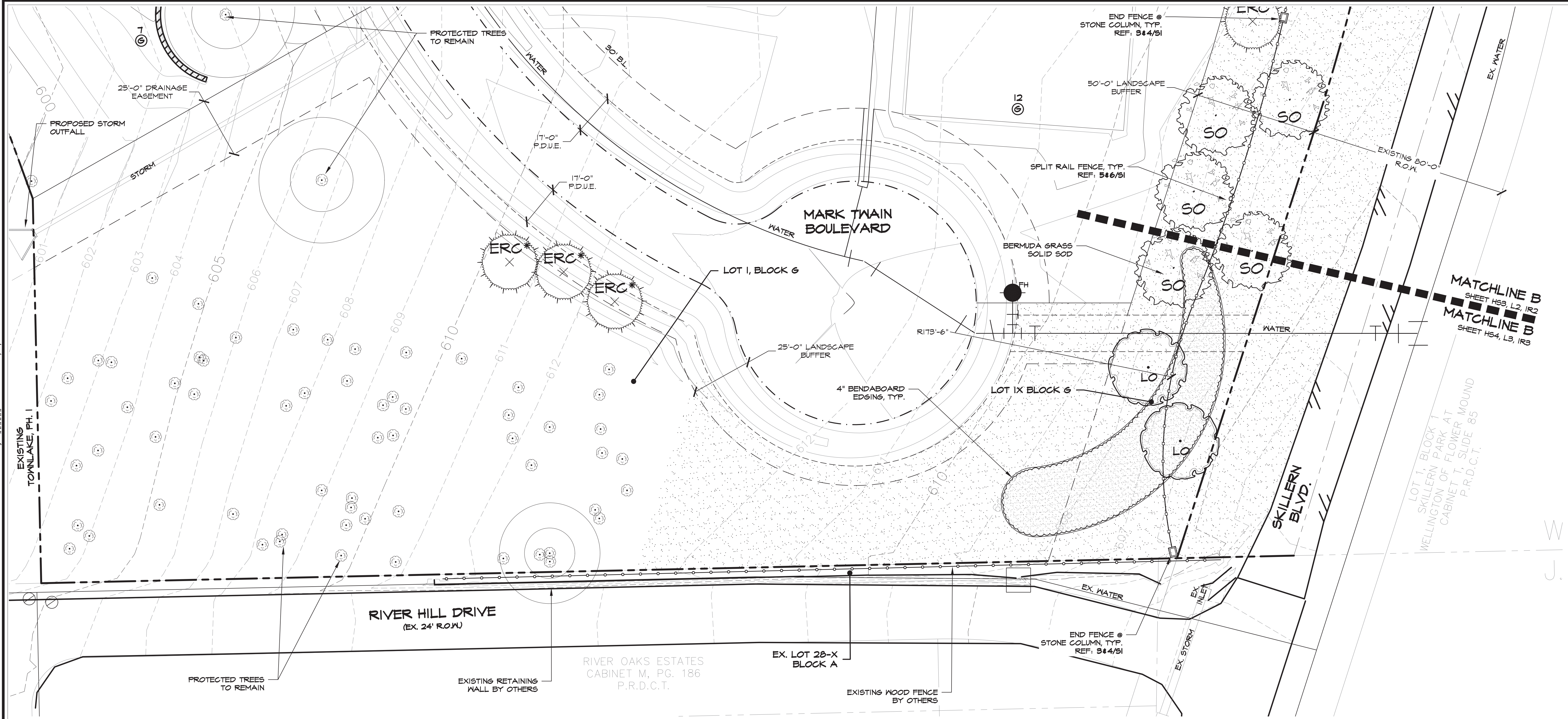
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PROJECT
TBI015

SHEET
L3 of 4

Plotted by: ##### Plot Date: 2/7/2018 1:17 PM

Drawing: \\Studio13main\Users Shared\Folders\shared\Projects\TBI015 - Townlake Ph. 3\DWG\TBI015 - LS.dwg Saved By: Matthew Save Time: 1/19/2018 3:47 PM



ALL DISTURBED AREAS
TO BE DRILL SEEDED
WITH NATIVE SUN TURF
MIX

LANDSCAPE LEGEND

	SHUMARD OAK / QUERCUS SHUMARDII (3" CALIPER)		EASTERN RED CEDAR / JUNIPERUS VIRGINIANA (3" CALIPER)		LITTLE BLUESTEM GRASS / SCHIZACHYRIUM SCOPARIUM (1 GALLON, PLANTS SPACED 24" O.C.)
	CEDAR ELM / ULMUS CROSSIFOLIA (3" CALIPER)		YAUPOH HOLLY / ILEX VOMITORIA (30 GAL)		LINDHEIMER MUHLY GRASS / MUHLENBERGIA LINDHEIMERI (3 GALLON, PLANTS SPACED 36" O.C.)
	LIVE OAK / QUERCUS VIRGINIANA (3" CALIPER)		VITEX / AGNUS-CASTUS (30 GAL)		GULF MUHLY GRASS / MUHLENBERGIA CAPILLARIS 'REGAL MIST' (1 GALLON, PLANTS SPACED 36" O.C.)
	TEXAS RED OAK / QUERCUS BUCKLEYI (3" CALIPER)		FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY' (30 GAL)		BERMUDA GRASS SOLID SOD
					ALL TREES WITH ASTERISK SYMBOL SHALL COUNT TOWARDS MITIGATION

Submittal 02-07-2018

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

LANDSCAPE AND SCREENING

Hardscape Details

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

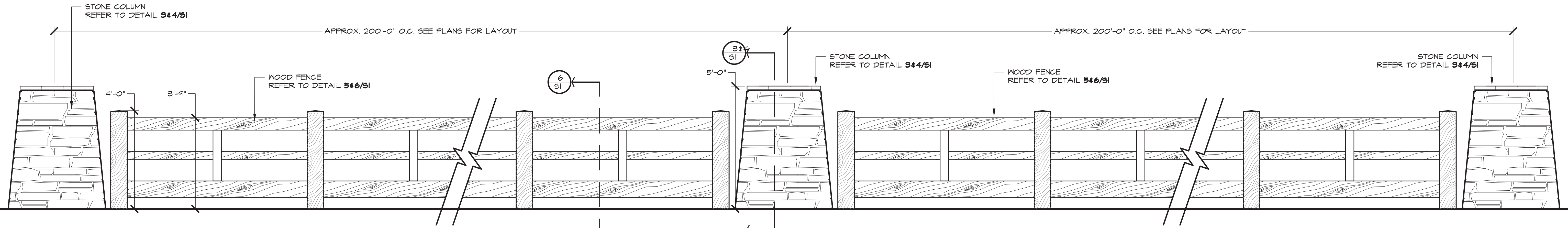
DATE	BY	REVISIONS

#	0				

PROJECT
TBI015

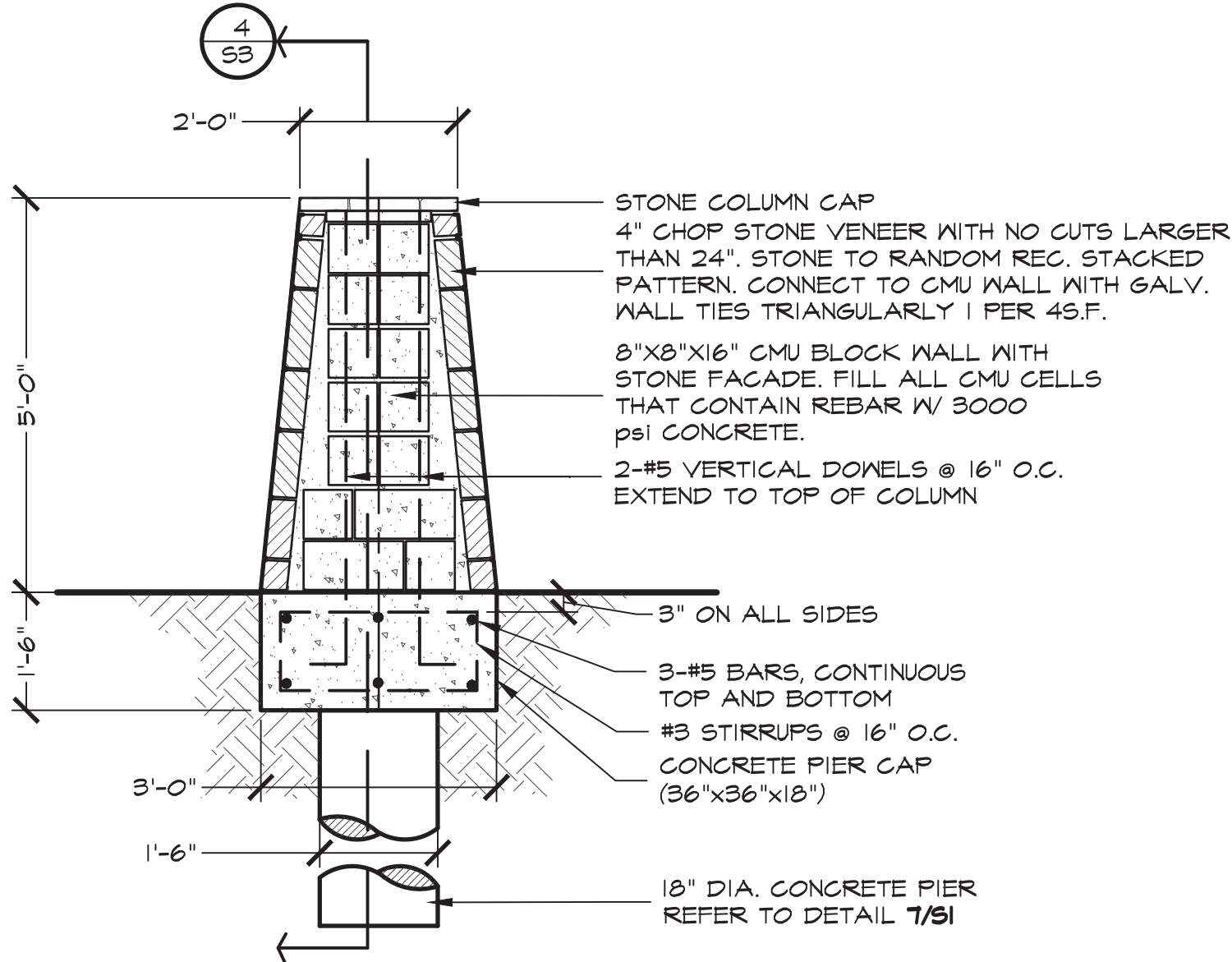
SHEET

S1 of 2



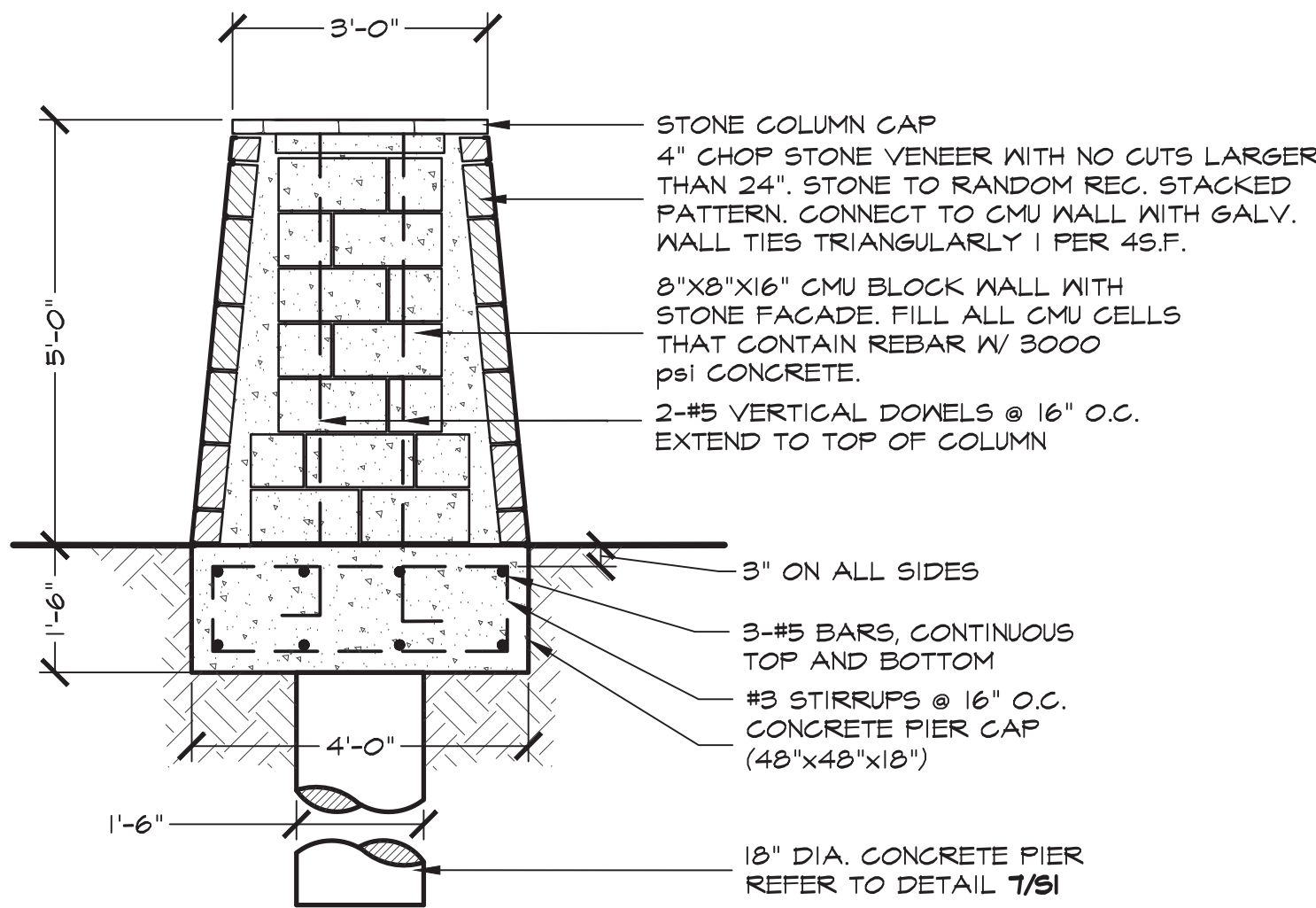
1 WOOD FENCE LAYOUT
S1 ELEVATION

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



3 STONE COLUMN
S1 SECTION

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



4 STONE COLUMN
S1 SECTION

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

GENERAL MASONRY NOTES

CAST-IN-PLACE CONCRETE

- ALL CONCRETE SHALL BE 3500 PSI, NORMAL WEIGHT, 28 DAY STRENGTH WITH A 4 TO 6 INCH SLUMP. THE CEMENT SHALL BE TYPE I AND SHALL CONFORM TO ASTM C150. AGGREGATES SHALL CONFORM TO ASTM C68.
- ALL MIXING, TRANSPORTING, PLACING, AND CURING OF CONCRETE SHALL COMPLY WITH ACI 310.
- CONCRETE SHALL NOT BE PLACED IN RAINING OR FREEZING WEATHER.
- CHLORIDES SHALL NOT BE USED.
- MAXIMUM AGGREGATE SIZE = 1".

CONCRETE REINFORCING STEEL

- ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 60 GRADE AND DEFORMED PER ASTM A305. PROVIDE 36 BAR DIAMETER LAP SPLICES FOR ALL CONTINUOUS BARS UNLESS NOTED OTHERWISE.
- PROVIDE THE FOLLOWING CLEAR COVER FOR CAST-IN-PLACE REINFORCEMENT:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO THE EARTH. 3"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO. 5 BAR AND SMALLER. 1 1/2"
CONCRETE EXPOSED TO EARTH OR WEATHER, NO. 6 THROUGH NO. 18 BARS. 2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND. 3/4"

ALL REINFORCING STEEL SHALL BE CLEAN AND FREE OF GREASE.

DRILLED PIERS

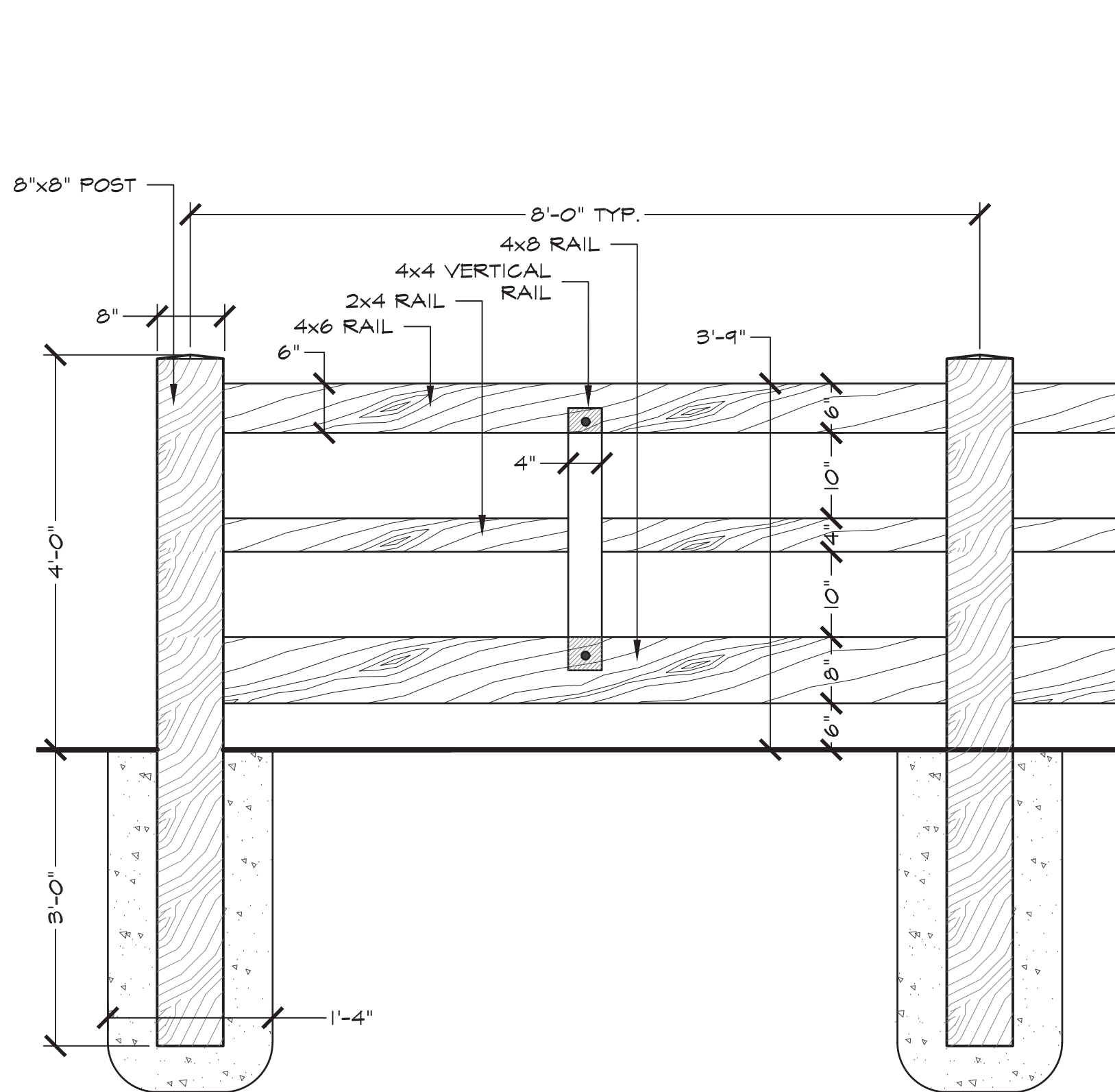
- PIERS NOT SPECIFICALLY LOCATED ON THE PLAN SHALL BE CENTERED ON WALL OR BEAM.
- PIER REINFORCING AND CONCRETE SHALL BE PLACED IMMEDIATELY OR TO WITHIN A MAXIMUM OF 8 HOURS AFTER DRILLING IS COMPLETE.
- STEEL CASING IS REQUIRED WHEN MORE THAN 2 INCHES OF STANDING WATER IS PRESENT AT THE BOTTOM OF THE SHAFTS PRIOR TO PLACEMENT OF STEEL AND CONCRETE.
- PROVIDE 64 BAR DIAMETER LAP SPLICES IN ALL VERTICAL PIER REINFORCING AS REQUIRED.
- PROVIDE PIER TO GRADE BEAM DOVELS TO MATCH SIZE, QUANTITY, AND LOCATION OF LONGITUDINAL PIER REINFORCING. MIN DOVEL PROJECTION INTO PIER = 30 BAR DIA. MIN DOVEL PROJECTION INTO BEAM = TOP LONGITUDINAL GRADE BEAM REINFORCING. PROVIDE STANDARD HOOK AT TERMINAL END OF DOVEL IN GRADE BEAM.

STRUCTURAL CONCRETE MASONRY UNIT

- CONCRETE MASONRY UNITS SHALL BE HOLLOW LOAD-BEARING TYPE N-1 CONFORMING TO ASTM C40 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI.
- CONCRETE MASONRY UNITS SHALL HAVE A MINIMUM PRISM STRENGTH OF 1500 PSI AT 28 DAYS.
- MORTAR SHALL BE ASTM C270, TYPE S, WITH A MINIMUM COMPRESSIVE STRENGTH OF 1800 PSI.
- COARSE GROUT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI AND A MAXIMUM AGGREGATE SIZE OF 1/2" IN ACCORDANCE WITH ASTM C476 REFER TO DETAILS FOR WALL REINFORCING BAR SIZE AND SPACING.
- REINFORCE HORIZONTAL JOINTS WITH GALVANIZED LADDER-TYPE STEEL IN ACCORDANCE WITH ANSI/ASTM A82. SIDE AND CROSS RODS SHALL BE #6 A MINIMUM.
- HORIZONTAL REINFORCEMENT SHALL BE SPACED AT 16" MAXIMUM. PROVIDE A 16" LAP AT SPLICES.
- JOINT REINFORCING SHALL BE DISCONTINUOUS AT CONTROL AND EXPANSION JOINTS.
- LAP VERTICAL REINFORCING BARS AT 72 BAR DIAMETERS.
- LAP HORIZONTAL REINFORCING BARS AT 48 BAR DIAMETERS.
- PLACE GROUT USING LOW-LIFT METHOD, 6'-8" MAXIMUM LIFTS.

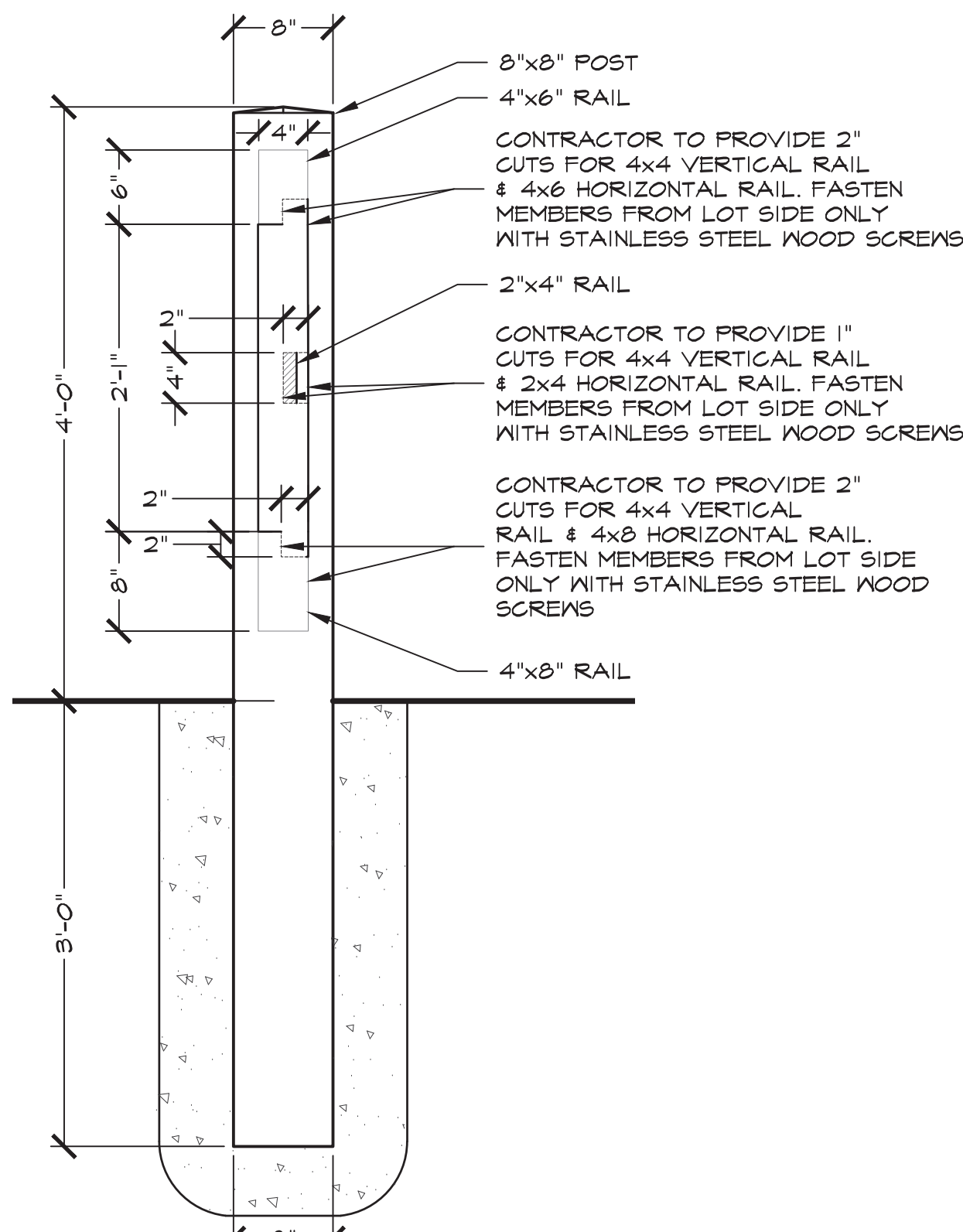
WOOD FENCE NOTES

- THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES EITHER SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY COST INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES AND STRUCTURES CAUSED BY HIS FORCES. VERIFY LOCATION OF ALL UTILITIES WITH THE TOWN AND VARIOUS UTILITY COMPANIES BEFORE DRILLING PIERS.
- ALL CONCRETE USED IN FOOTINGS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY AND REQUIRED PERMITS AND INSPECTIONS. CONSTRUCTION SHALL BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND CODES AND REQUIREMENTS.
- WOOD MATERIAL FOR FENCE
 - STRINGERS- CEDAR, #2 GRADE OR BETTER.
 - PICKETS- CEDAR, #2 GRADE OR BETTER.
 - CAPS- CEDAR, #2 GRADE OR BETTER.
- ALL FENCE POST TO BE SCHEDULE 40 - GALVANIZED.
- ALL FASTENERS, NAILS, BRACKETS, STEEL POSTS, ETC. ARE TO BE HOT DIPPED GALVANIZED.
- ALL PICKETS ARE TO BE FASTENED TO THE RAILS USING GALVANIZED SCREWS. STAPLES AND/OR NAILS WILL NOT BE ALLOWED. SCREEN WITHOUT SPLITTING MEMBERS; DRILL PILOT HOLES IF NECESSARY. ALL SPLIT MEMBERS WILL BE REQUIRED TO BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- ACCURATELY CUT, FIT FASTEN MEMBERS, MAKE PLUMB, LEVEL, TRUE, AND RIGID. DO NOT SPLICE INDIVIDUAL FRAMING MEMBERS BETWEEN SUPPORTS. ERECT FACES OF FRAMING MEMBERS IN STRAIGHT, EVEN PLANES TO RECEIVE FINISH MATERIALS. INSTALL STRINGERS WITH BOTTOM EDGES FREE OF DEFECTS. MITER ALL EXPOSED FINISHED JOINTS.
- REMOVE ALL MARKS, STAMPS, DIRT, LOOSE FIBERS FROM ALL WOOD SURFACES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.



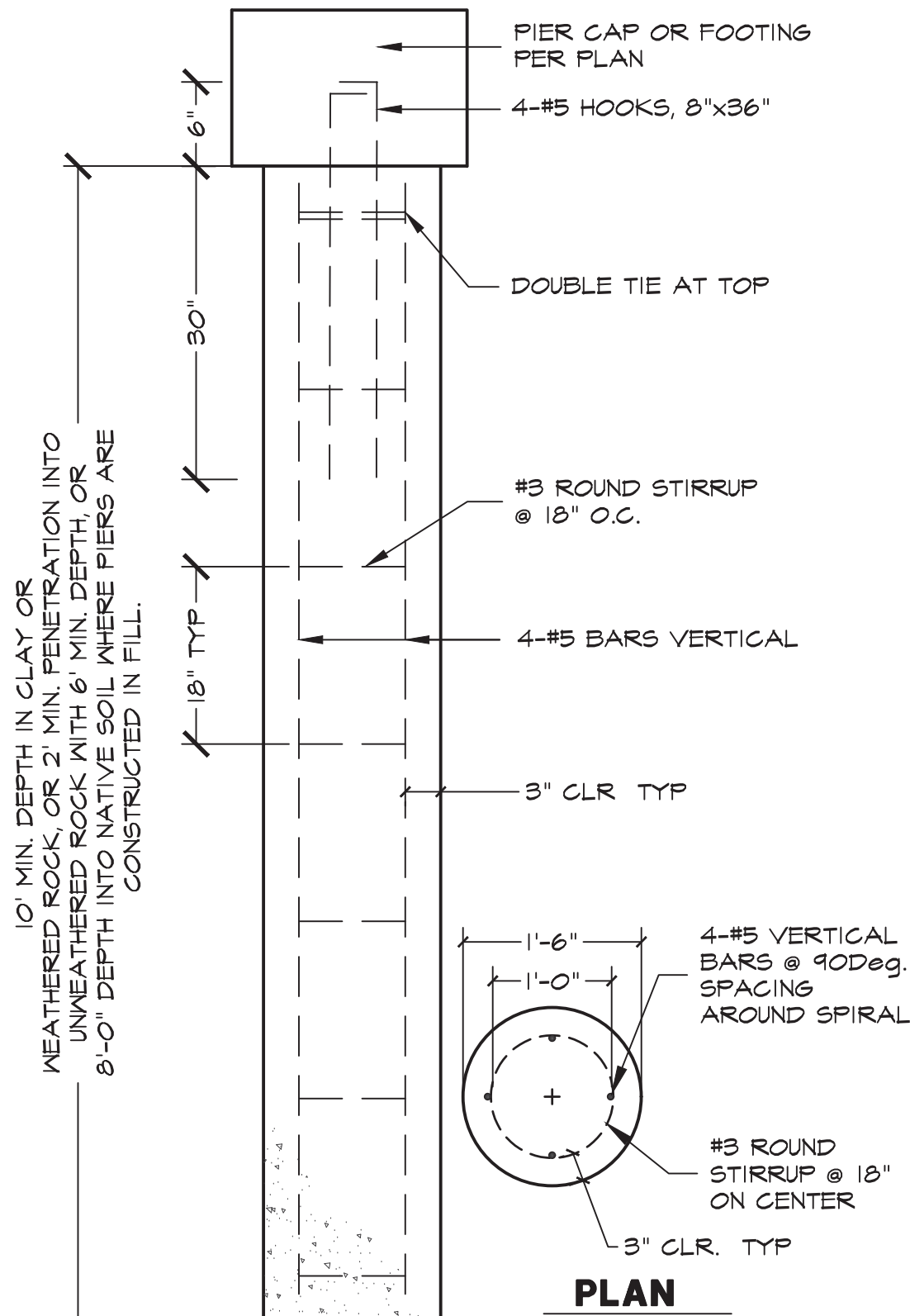
5 WOOD FENCE
S1 ELEVATION

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



6 WOOD FENCE
S1 SECTION

SCALE: 1" = 1'-0"



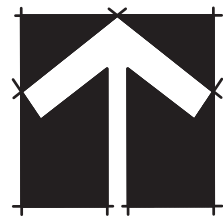
7 PIER (18" DIA.)
S1 PLAN/SECTION

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



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NORTH

80 40 0 80

1" = 80' - 0"

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

One Inch

LANDSCAPE AND SCREENING

Overall Layout Plan

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

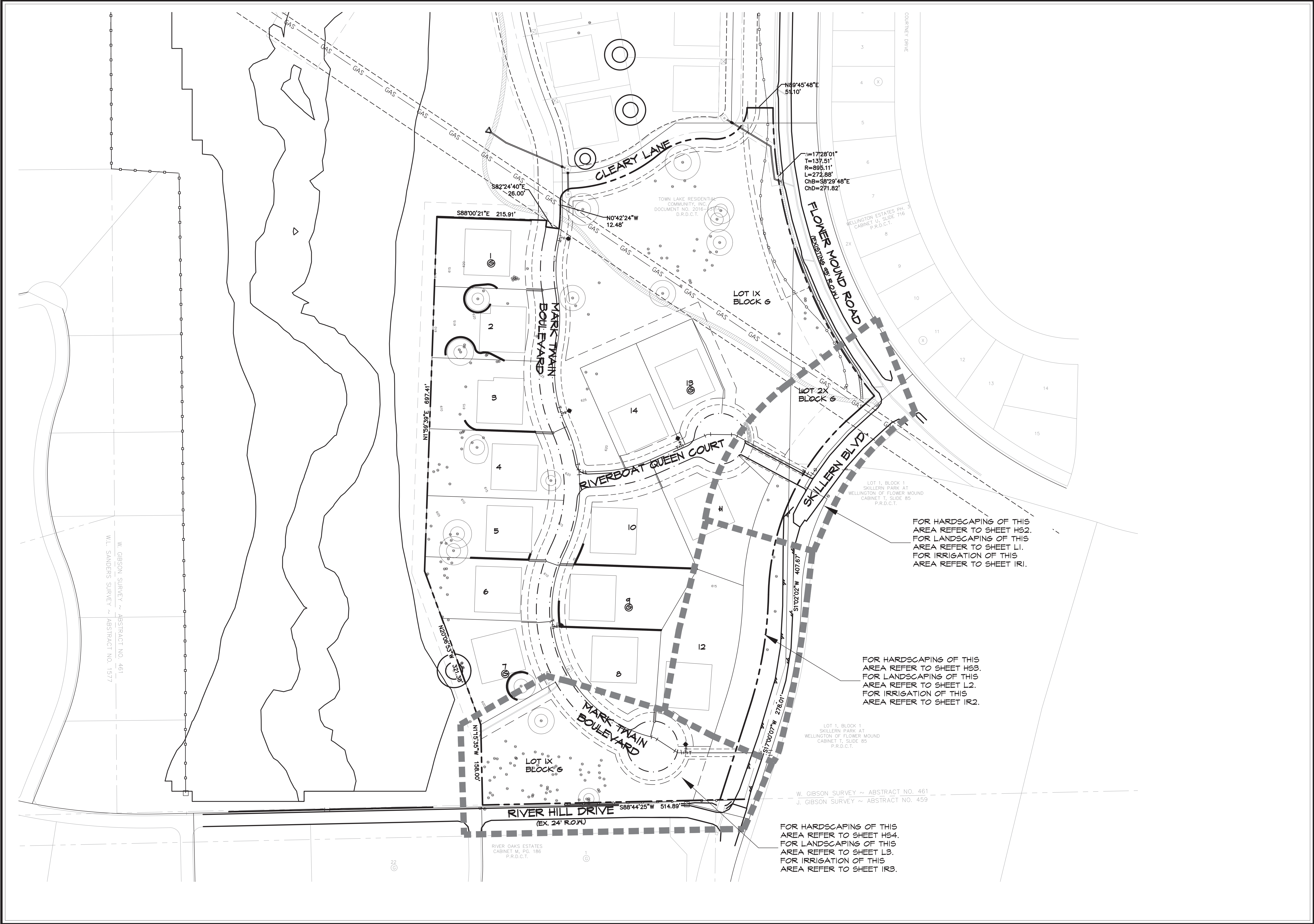
PLAN REVIEW REVISIONS	BY	DATE

PROJECT
TBI015

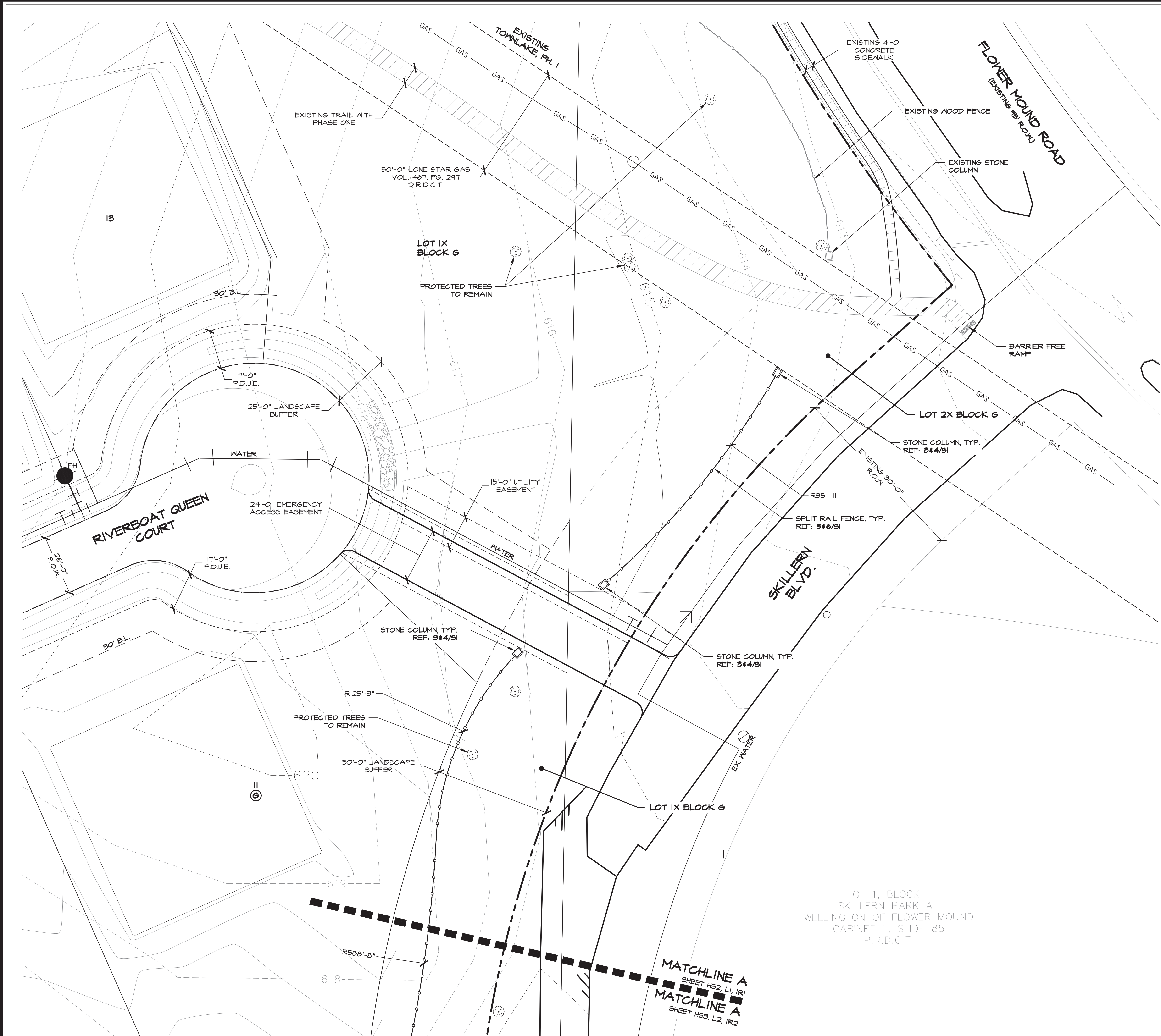
SHEET
HS1 of 4

Plotted by: ##### Plot Date: 2/7/2018 7:39 AM

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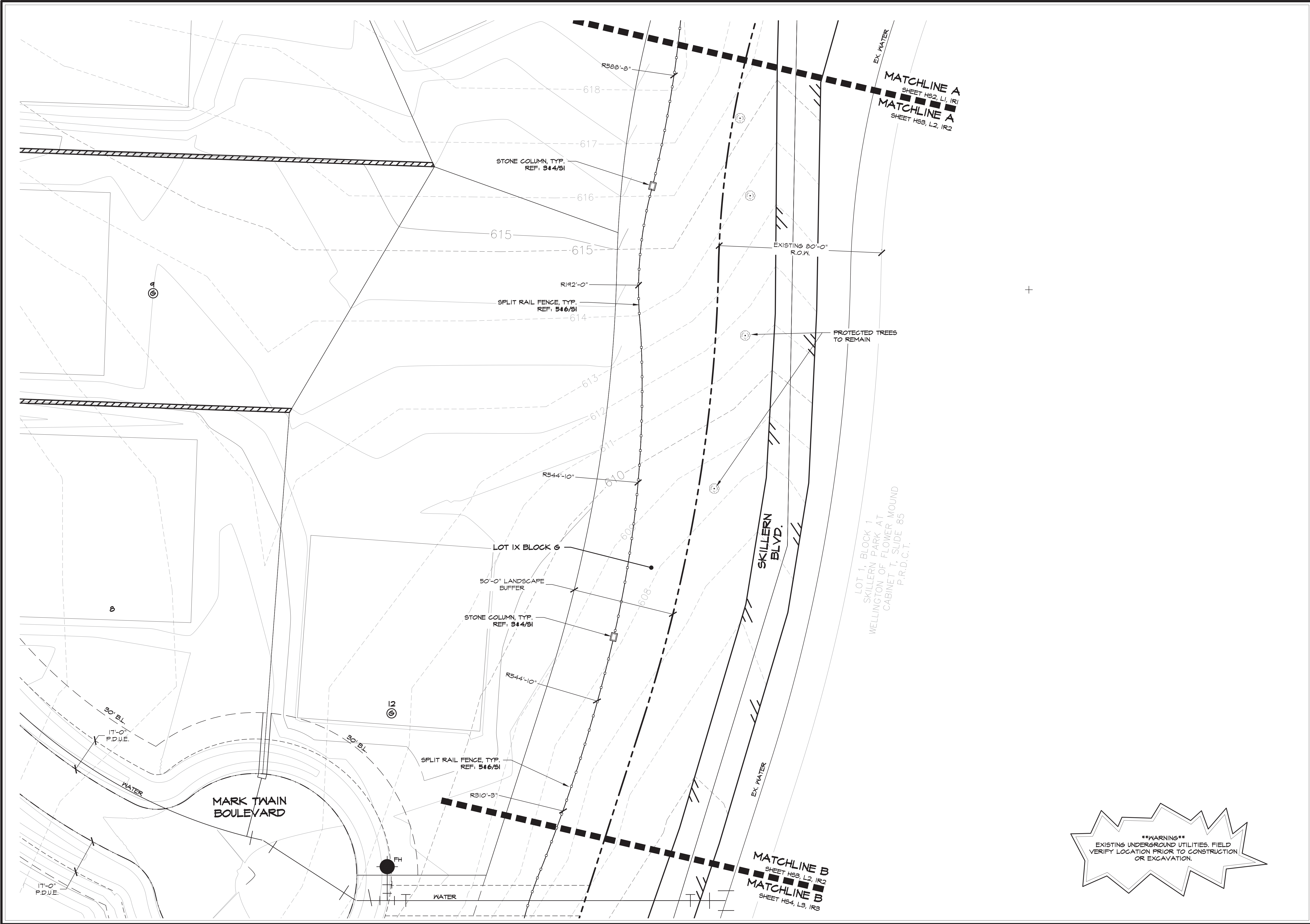


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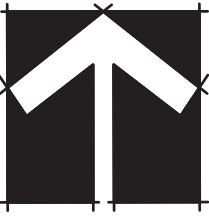
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Drawing: \\Studio3main\Users Shared Folders\shared\Projects\TBI015 - Townlake Ph. 3\DWG\TBI015 - HS.dwg Saved By: Matthew Save Time: 1/19/2018 3:47 PM



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20 10 0 20
1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

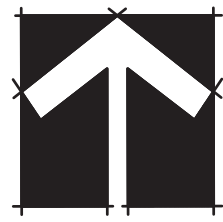
PROJECT
TBI015

SHEET
HS3 of 4



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Lewisville, Texas 75057
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TBAE Firm #BR643



20 10 0 20
1" = 20' - 0"

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One Inch

LANDSCAPE AND SCREENING

Hardscape Layout

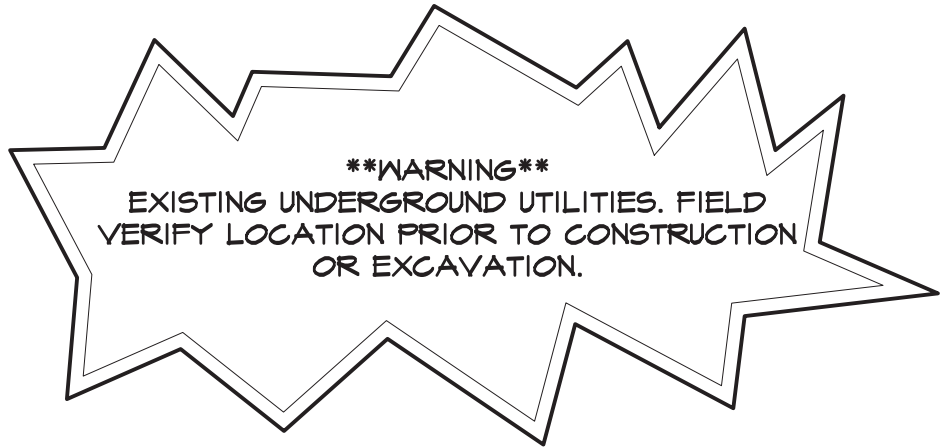
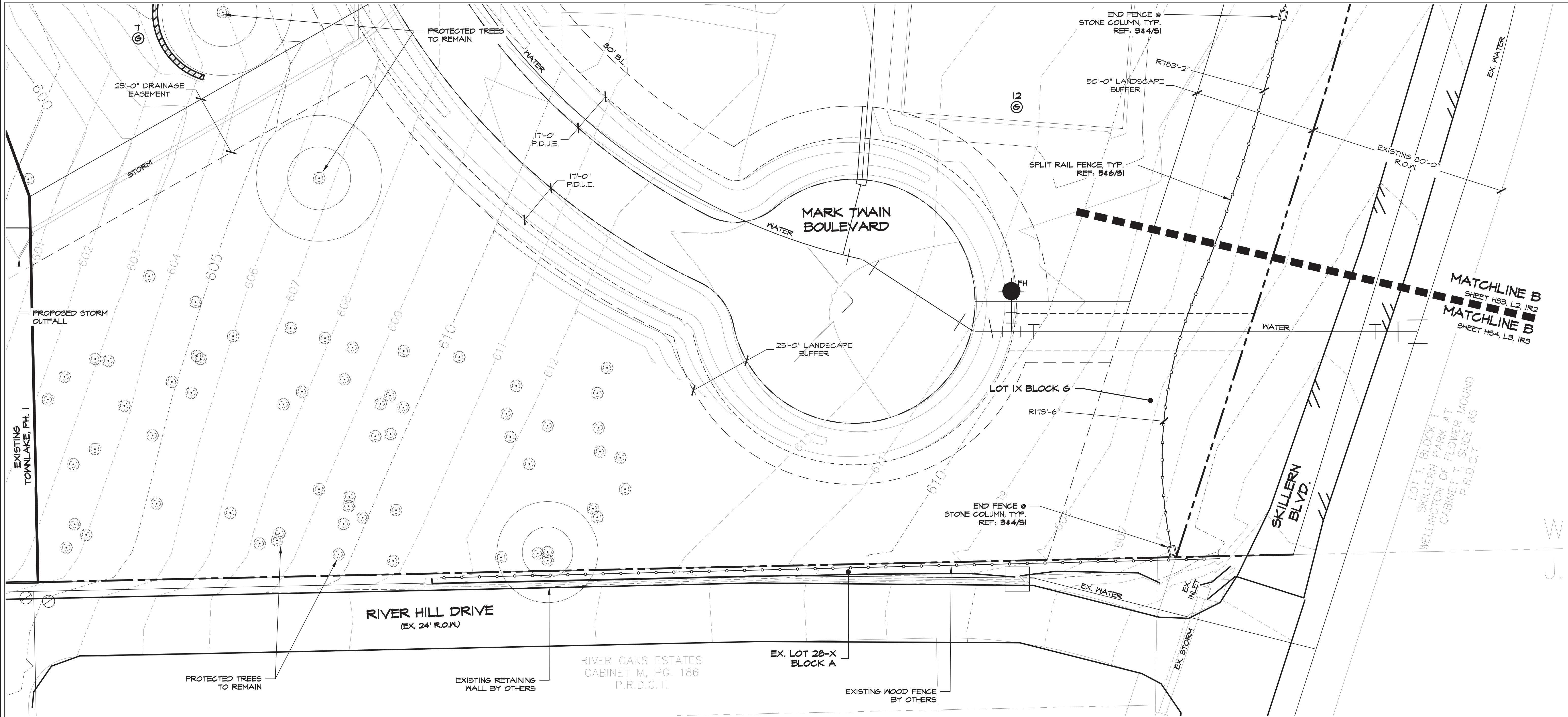
Townlake, Ph. 3

Town of Flower Mound, Denton County, Texas

PLAN REVIEW REVISIONS	BY	DATE
#	0	

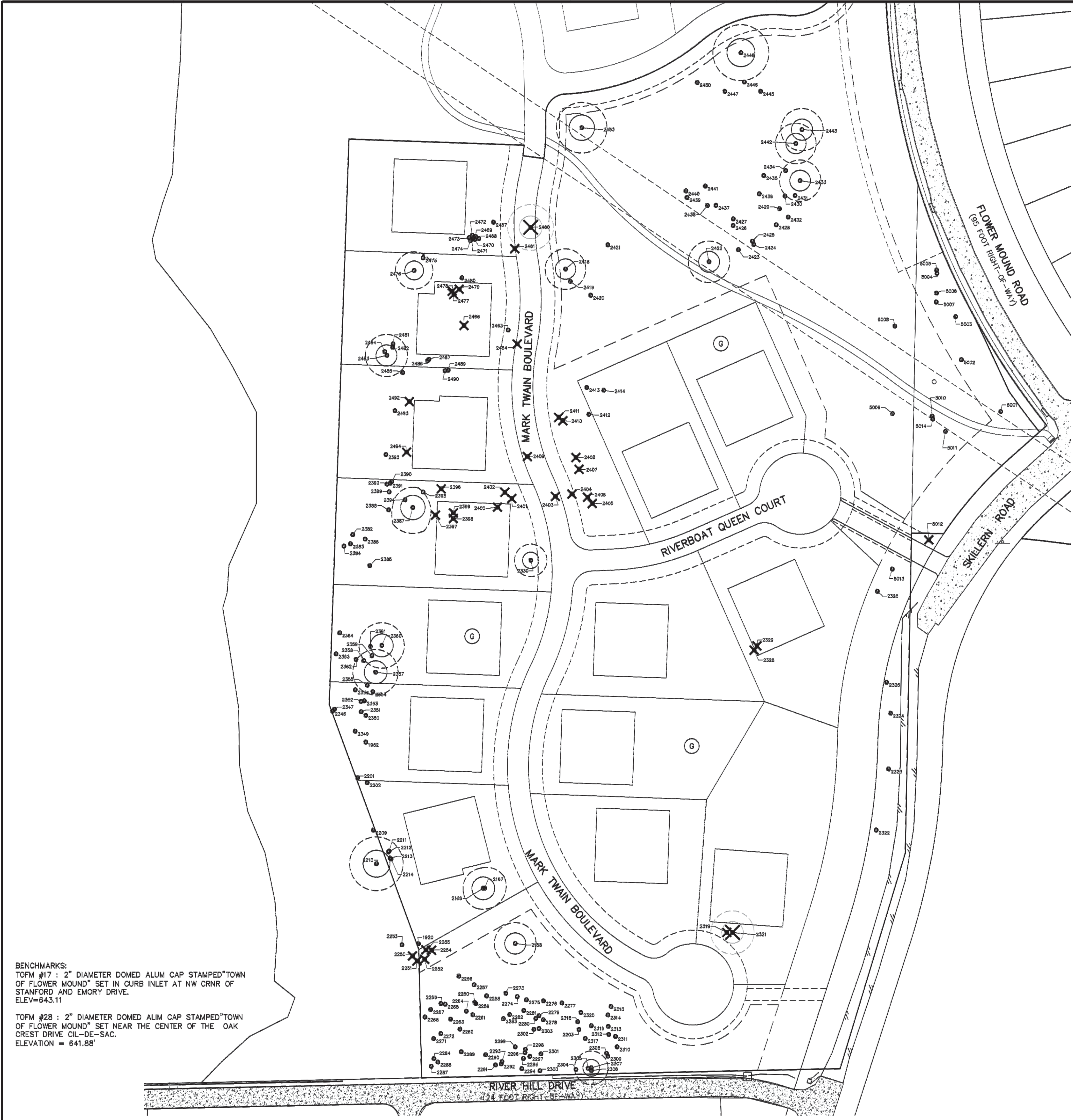
PROJECT
TBI015

SHEET
HS4 of 4



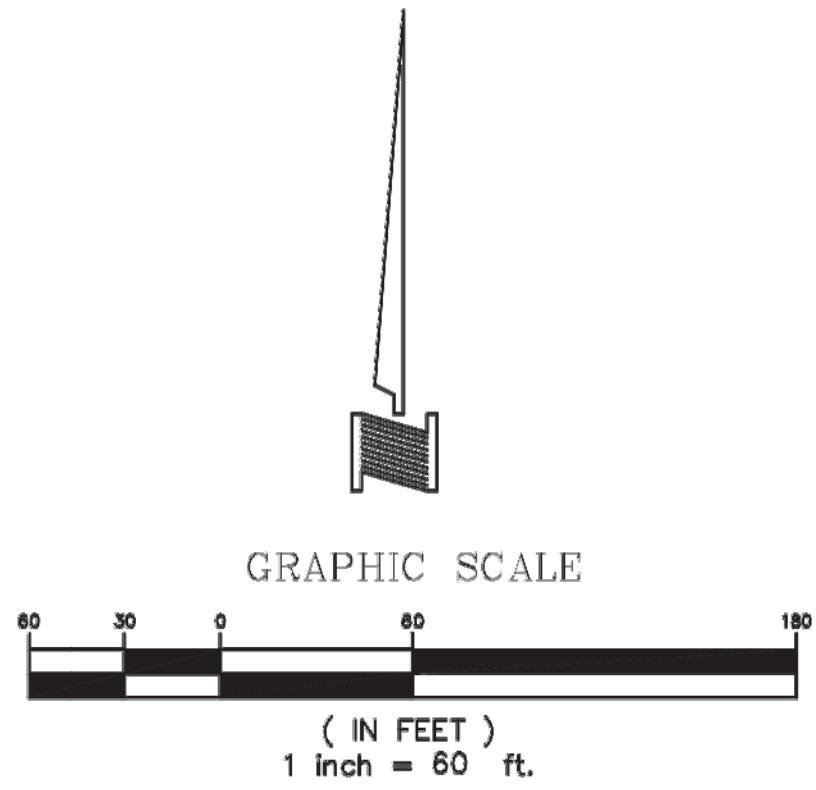
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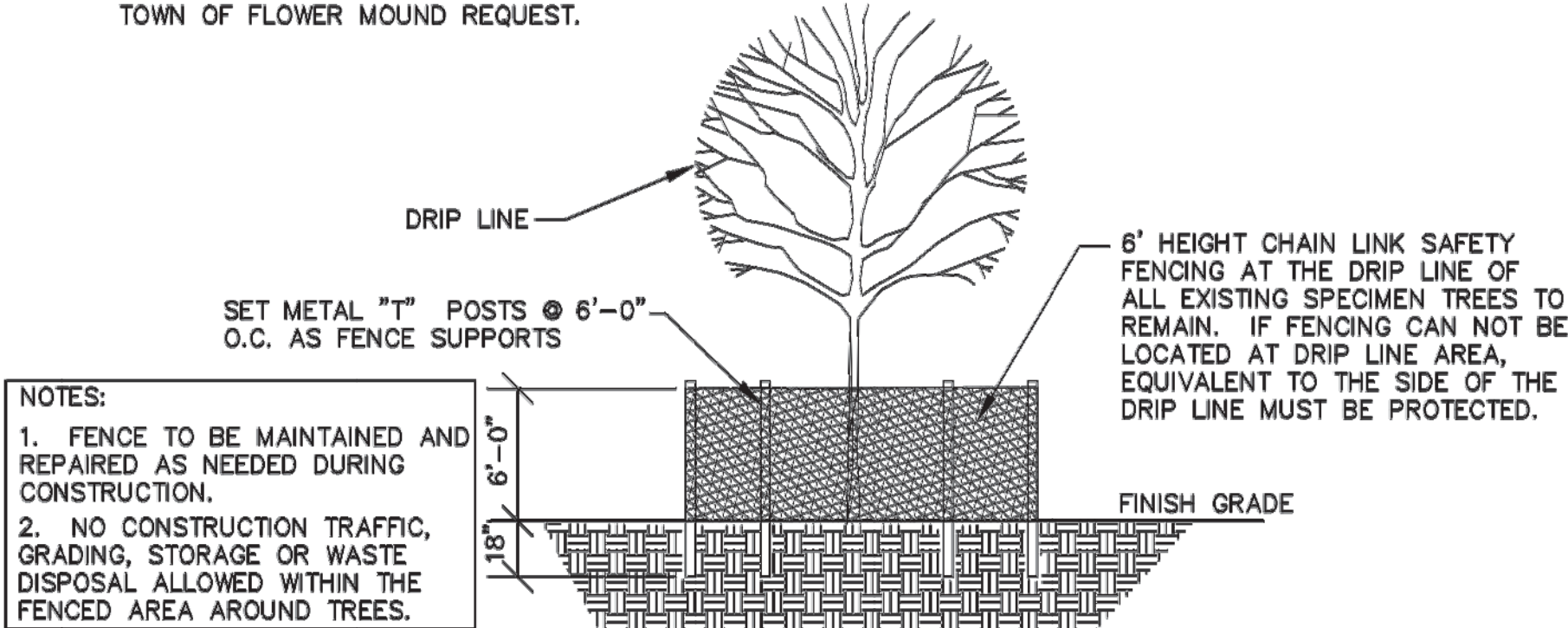
BENCHMARKS:
TOFM #17 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN CURB INLET AT NW CORNER OF STANFORD AND EMORY DRIVE.
ELEV=643.11

TOFM #28 : 2" DIAMETER DOMED ALUM CAP STAMPED "TOWN OF FLOWER MOUND" SET NEAR THE CENTER OF THE OAK CREST DRIVE CIL-DE-SAC.
ELEVATION = 641.88'

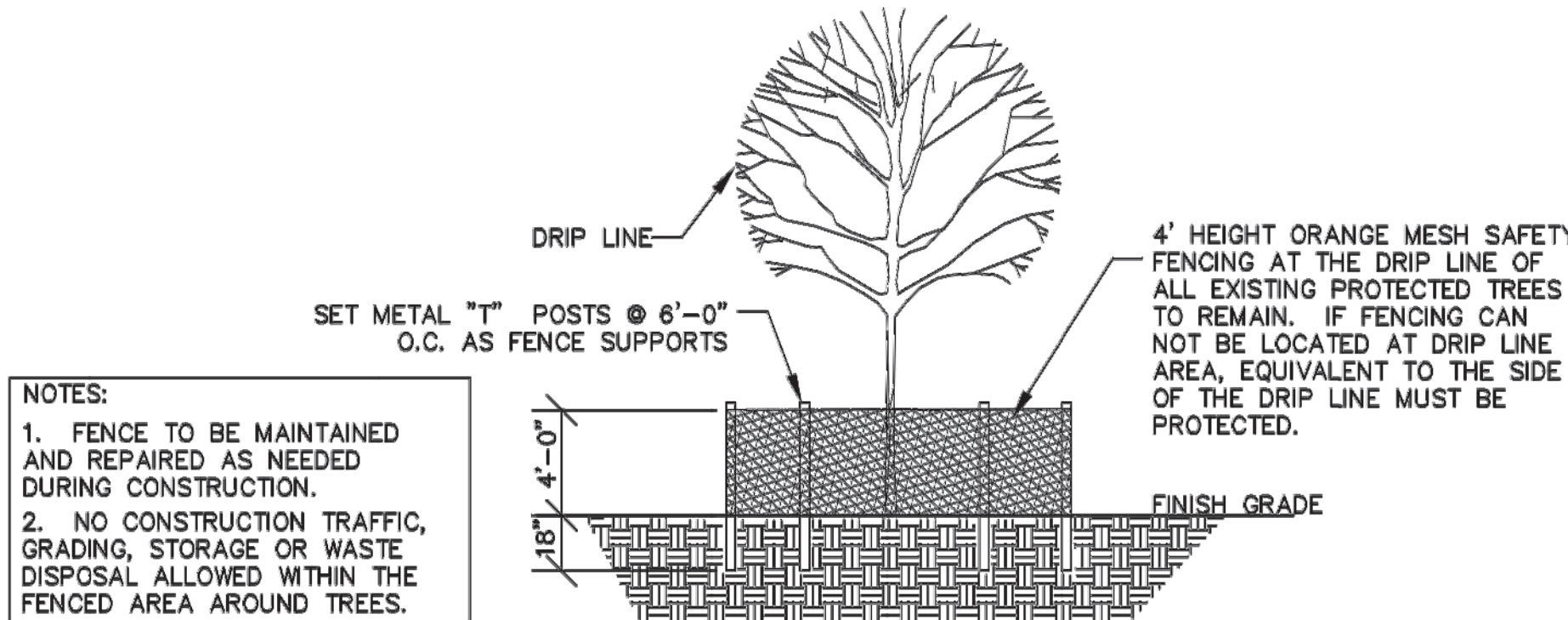


NOTES:
1) DOWDEY, ANDERSON & ASSOCIATES, INC. SURVEYED TREES FOR HORIZONTAL AND VERTICAL LOCATION. THE SPECIES, SIZE AND CONDITION OF THE TREE IS BASED ON INFORMATION PROVIDED BY ENVIRONS GROUP.
2) SEE SHEET 3 FOR TREE INFORMATION.
3) OWNER/DEVELOPER SHALL PRESERVE AS MANY PROTECTED TREES AS POSSIBLE DURING CONSTRUCTION.
4) TREES 2203, 2327, 2415, 2416, 2417, 2444, 2462, 2485, 2488, & 2491 HAVE BEEN LISTED AS DEAD. THESE TREES ARE NOT SHOWN IN THIS PLAN PER TOWN OF FLOWER MOUND REQUEST.

- LEGEND**
- 1000 = TREE NUMBER
 - APPROX. MEASURED DRIP LINE (8-31-17)
 - = SPECIMEN TREE
 - = DANGER ROOT ZONE
 - ⊗ = SPECIMEN TREE TO BE REMOVED
 - = PROTECTED TREE TO REMAIN
 - ⊗ = PROTECTED TREE TO BE REMOVED
 - = PDUE



SPECIMEN TREE – TREE PROTECTION DETAIL
NOT TO SCALE



PROTECTED TREES – TREE PROTECTION DETAIL
NOT TO SCALE

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

LANDSCAPE ARCHITECT

ENVIRONS GROUP
RON STEWART
111 HILLSIDE DRIVE
LEWISVILLE, TX 75057
972-317-0276



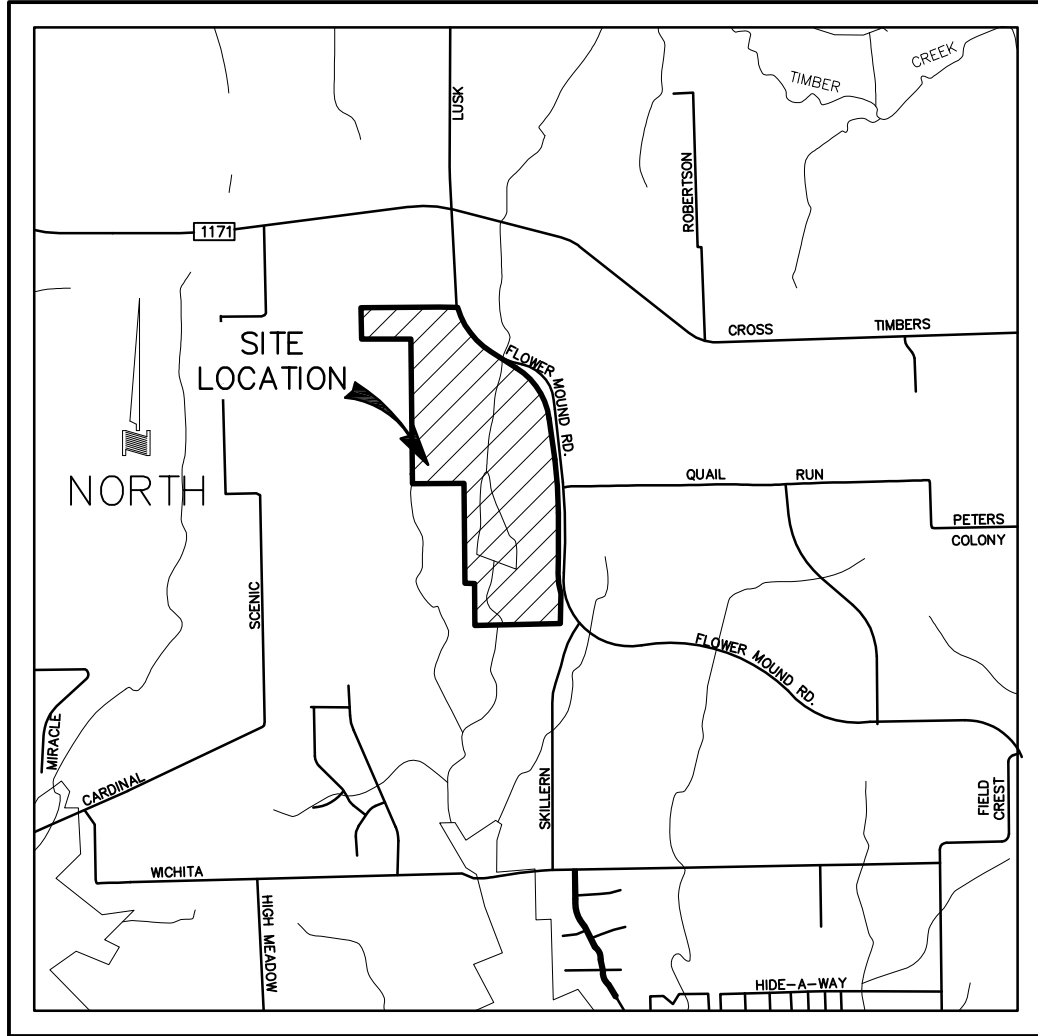
NO.	DATE	BY	REVISION

TREE SURVEY					
TOWNLAKE PHASE THREE					
TOWN OF FLOWER MOUND					
DENTON COUNTY, TEXAS					
 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					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB
TDM	TDM	GJN	FEB 2018	1"=60'	12004-03
					SHEET 1
					2

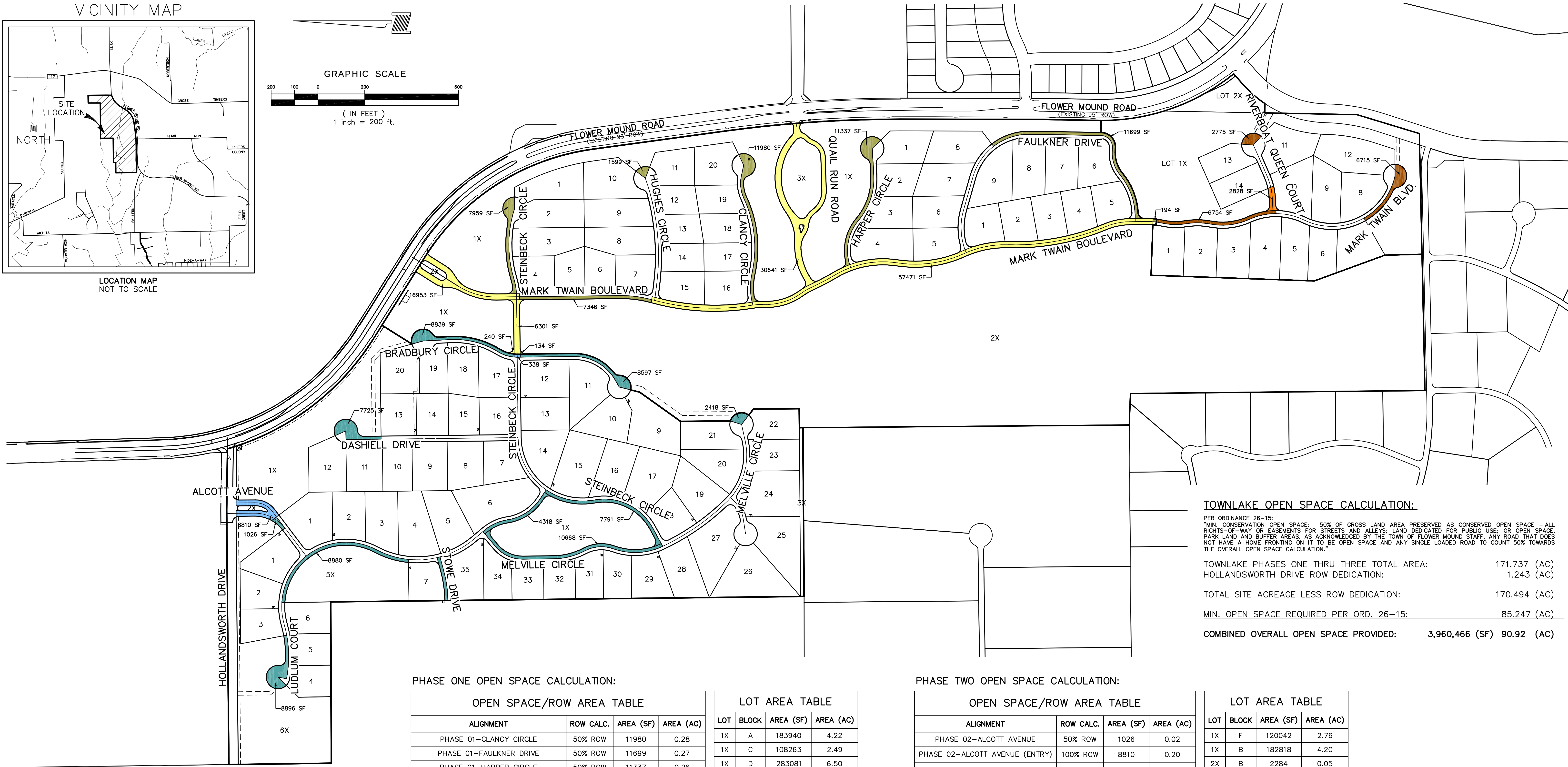
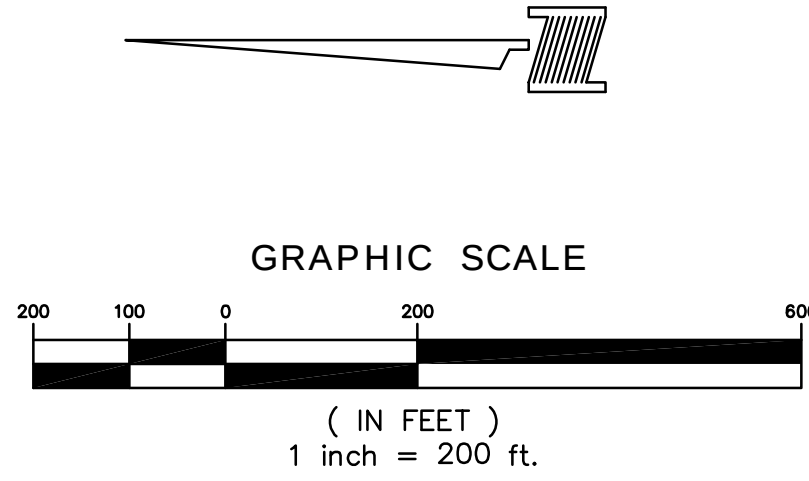
Tag Number	Diameter (in)	Species	Scientific name	Classification	Status	Location	Required Mitigation
2168	26.8	Post oak	Quercus stellata	specimen	Remain	BA	
2187	24.8	Post oak	Quercus stellata	protected	Remain	BA	
2168	25.8	Post oak	Quercus stellata	specimen	Remain	CE	
2201	23.5	Post oak	Quercus stellata	protected	Remain	BA	
2202	13.8	Cedar elm	Ulmus crassifolia	protected	Remain	BA	
2209	11.7	Cedar elm	Ulmus crassifolia	protected	Remain	BA	
2210	33.1	Post oak	Quercus stellata	specimen	Remain	BA	
2211	18.6	Post oak	Quercus stellata	protected	Remain	BA	
2212	14.8	Post oak	Quercus stellata	protected	Remain	BA	
2213	9.1	Post oak	Quercus stellata	protected	Remain	BA	
2214	12.2	Post oak	Quercus stellata	protected	Remain	BA	
2260	9.3	Cedar elm	Ulmus crassifolia	protected	Remove	BA	3
2261	11.8	Cedar elm	Ulmus crassifolia	protected	Remove	BA	3
2262	22.8	Post oak	Quercus stellata	protected	Remove	BA	3
2263	23.8	Post oak	Quercus stellata	protected	Remain	BA	
2264	14.7	Post oak	Quercus stellata	protected	Remove	BA	3
2265	14.7	Post oak	Quercus stellata	protected	Remain	CE	
2266	19.6	Post oak	Quercus stellata	protected	Remain	CE	
2267	20.6	Post oak	Quercus stellata	protected	Remain	CE	
2268	15.1	Post oak	Quercus stellata	protected	Remain	CE	
2269	7.7	Post oak	Quercus stellata	protected	Remain	CE	
2280	12.3	Post oak	Quercus stellata	protected	Remain	CE	
2261	14.7	Post oak	Quercus stellata	protected	Remain	CE	
2282	15.8	Post oak	Quercus stellata	protected	Remain	CE	
2263	18.3	Post oak	Quercus stellata	protected	Remain	CE	
2264	14.0	Post oak	Quercus stellata	protected	Remain	CE	
2265	17.0	Post oak	Quercus stellata	protected	Remain	CE	
2266	20.4	Post oak	Quercus stellata	protected	Remain	CE	
2267	12.1	Post oak	Quercus stellata	protected	Remain	CE	
2268	12.0	Post oak	Quercus stellata	protected	Remain	CE	
2271	14.5	Post oak	Quercus stellata	protected	Remain	CE	
2272	13.4	Cedar elm	Ulmus crassifolia	protected	Remain	CE	
2273	16.2	Post oak	Quercus stellata	protected	Remain	CE	
2274	16.0	Post oak	Quercus stellata	protected	Remain	CE	
2275	15.8	Post oak	Quercus stellata	protected	Remain	CE	
2276	20.2	Post oak	Quercus stellata	protected	Remain	CE	
2277	21.3	Post oak	Quercus stellata	protected	Remain	CE	
2278	12.0	Post oak	Quercus stellata	protected	Remain	CE	
2279	13.0	Post oak	Quercus stellata	protected	Remain	CE	
2280	11.8	Post oak	Quercus stellata	protected	Remain	CE	
2281	10.9	Post oak	Quercus stellata	protected	Remain	CE	
2282	13.9	Post oak	Quercus stellata	protected	Remain	CE	
2283	15.5	Post oak	Quercus stellata	protected	Remain	CE	
2284	9.1	Post oak	Quercus stellata	protected	Remain	CE	
2287	12.4	Post oak	Quercus stellata	protected	Remain	CE	
2288	12.0	Post oak	Quercus stellata	protected	Remain	CE	
2289	18.9	Post oak	Quercus stellata	protected	Remain	CE	
2290	13.4	Post oak	Quercus stellata	protected	Remain	CE	
2291	14.1	Post oak	Quercus stellata	protected	Remain	CE	
2292	13.8	Post oak	Quercus stellata	protected	Remain	CE	
2293	11.5	Post oak	Quercus stellata	protected	Remain	CE	
2294	12.8	Post oak	Quercus stellata	protected	Remain	CE	
2295	15.6	Post oak	Quercus stellata	protected	Remain	CE	
2296	13.4	Post oak	Quercus stellata	protected	Remain	CE	
2297	16.8	Post oak	Quercus stellata	protected	Remain	CE	
2298	16.0	Post oak	Quercus stellata	protected	Remain	CE	
2299	12.5	Post oak	Quercus stellata	protected	Remain	CE	
2300	14.1	Post oak	Quercus stellata	protected	Remain	CE	
2301	14.3	Post oak	Quercus stellata	protected	Remain	CE	
2302	16.8	Post oak	Quercus stellata	protected	Remain	CE	
2303	18.6	Cedar elm	Ulmus crassifolia	protected	Remain	CE	
2304	14.3	Post oak	Quercus stellata	protected	Remain	CE	
2305	12.8	Post oak	Quercus stellata	protected	Remain	CE	
2306	14.3	Post oak	Quercus stellata	protected	Remain	CE	
2307	20.7	Cedar elm	Ulmus crassifolia	specimen	Remain	CE	
2308	16.8	Post oak	Quercus stellata	protected	Remain	CE	
2309	22.8	Post oak	Quercus stellata	protected	Remain	CE	
2310	16.9	Post oak	Quercus stellata	protected	Remain	CE	
2311	15.9	Post oak	Quercus stellata	protected	Remain	CE	
2312	14.6	Post oak	Quercus stellata	protected	Remain	CE	
2313	17.2	Post oak	Quercus stellata	protected	Remain	CE	
2314	13.0	Post oak	Quercus stellata	protected	Remain	CE	
2315	23.6	Post oak	Quercus stellata	protected	Remain	CE	
2316	10.4	Post oak	Quercus stellata	protected	Remain	CE	
2317	15.7	Post oak	Quercus stellata	protected	Remain	CE	
2318	22.5	Post oak	Quercus stellata	protected	Remain	CE	
2319	13.9	Post oak	Quercus stellata	protected	Remove	BA	3
2320	22.5	Post oak	Quercus stellata	protected	Remain	CE	
2321	26.7	Post oak	Quercus stellata	specimen	Remove	BA	54
2322	18.4	Black jack oak	Quercus marilandica	protected	Remain	ROW	
2323	15.9	Post oak	Quercus stellata	protected	Remain	ROW	
2324	10.0	Black jack oak	Quercus marilandica	protected	Remain	ROW	
2325	20.8	Post oak	Quercus stellata	protected	Remain	ROW	
2326	22.3	Post oak	Quercus stellata	protected	Remain	OBA	
2328	15.3	Post oak	Quercus stellata	protected	Remove	BA	3
2329	22.6	Post oak	Quercus stellata	protected	Remove	BA	3
2330	26.3	Post oak	Quercus stellata	specimen	Remain	BA	
2346	14.3	Post oak	Quercus stellata	protected	Remain	BA	
2347	14.5	Post oak	Quercus stellata	protected	Remain	BA	
2349	23.0	Post oak	Quercus stellata	protected	Remain	BA	
2350	18.2	Cedar elm	Ulmus crassifolia	protected	Remain	BA	
2361	21.2	Post oak	Quercus stellata	protected	Remain	BA	
2362	16.0	Post oak	Quercus stellata	protected	Remain	BA	
2363	18.4	Post oak	Quercus stellata	protected	Remain	BA	
2364	11.2	Post oak	Quercus stellata	protected	Remain	BA	
2365	13.7	Post oak	Quercus stellata	protected	Remain	BA	
2366	17.5	Post oak	Quercus stellata	protected	Remain	BA	
2367	34.0	Post oak	Quercus stellata	specimen	Remain	BA	
2368	19.0	Post oak	Quercus stellata	protected	Remain	BA	
2369	19.3	Post oak	Quercus stellata	protected	Remain	BA	
2380	29.7	Post oak	Quercus stellata	specimen	Remain	BA	
2361	18.4	Post oak	Quercus stellata	protected	Remain	BA	
2362	13.0	Post oak	Quercus stellata	protected	Remain	BA	
2363	14.3	Post oak	Quercus stellata	protected	Remain	BA	
2364	22.2	Post oak	Quercus stellata	protected	Remain	BA	
2382	16.9	Post oak	Quercus stellata	protected	Remain	BA	

2383	16.2	Post oak	Quercus stellata	protected	Remain	BA	
2384	22.8	Post oak	Quercus stellata	protected	Remain	BA	
2385	20.4	Post oak	Quercus stellata	protected	Remain	BA	
2386	13.4	Post oak	Quercus stellata	protected	Remain	BA	
2387	26.9	Post oak	Quercus stellata	specimen	Remain	BA	
2388	15.9	Post oak	Quercus stellata	protected	Remain	BA	
2389	15.5	Post oak	Quercus stellata	protected	Remain	BA	
2390	12.8	Post oak	Quercus stellata	protected	Remain	BA	
2391	7.0	Post oak	Quercus stellata	protected	Remain	BA	
2392	21.8	Post oak	Quercus stellata	protected	Remain	BA	
2393	15.2	Post oak	Quercus stellata	protected	Remain	BA	
2394	16.7	Post oak	Quercus stellata	protected	Remain	BA	
2395	15.8	Post oak	Quercus stellata	protected	Remain	BA	
2396	18.6	Post oak	Quercus stellata	protected	Remove	BA	3
2397	16.4	Post oak	Quercus stellata	protected	Remove	BA	3
2398	21.1	Post oak	Quercus stellata	protected	Remove	BA	3
2399	21.0	Post oak	Quercus stellata	protected	Remove	BA	3
2400	19.0	Post oak	Quercus stellata	protected	Remove	BA	3
2401	19.6	Post oak	Quercus stellata	protected	Remove	BA	3
2402	18.6	Post oak	Quercus stellata	protected	Remove	BA	3
2403	17.2	Post oak	Quercus stellata	protected	Remove	ROW	3
2404	15.9	Post oak	Quercus stellata	protected	Remove	ROW	3
2405	24.3	Post oak	Quercus stellata	protected	Remove	OBA	37
2406	18.7	Post oak	Quercus stellata	protected	Remove	OBA	29
2407	21.1	Post oak	Quercus stellata	protected	Remove	OBA	32
2408	18.9	Post oak	Quercus stellata	protected	Remove	OBA	29
2409	21.2	Post oak	Quercus stellata	protected	Remove	ROW	3
2410	16.6	Post oak	Quercus stellata	protected	Remove	OBA	25
2411	14.1	Post oak	Quercus stellata	protected	Remove	OBA	22
2412	13.8	Post oak	Quercus stellata	protected	Remain	OBA	
2413	18.6	Post oak	Quercus stellata	protected	Remain	BA	
2414	22.1	Post oak	Quercus stellata	protected	Remain	BA	
2418	26.0	Post oak	Quercus stellata	specimen	Remain	CE	
2419	20.3	Post oak	Quercus stellata	protected	Remain	CE	
2420	16.4	Post oak	Quercus stellata	protected	Remain	CE	
2421	24.9	Post oak	Quercus stellata	protected	Remain	CE	
2422	25.6	Post oak	Quercus stellata	specimen	Remain	CE	
2423	15.8	Post oak	Quercus stellata	protected	Remain	CE	
2424	19.0	Post oak	Quercus stellata	protected	Remain	CE	
2425	12.9	Post oak	Quercus stellata	protected	Remain	CE	
2426	22.5	Post oak	Quercus stellata	protected	Remain	CE	
2427	13.7	Post oak	Quercus stellata	protected	Remain	CE	
2428	16.5	Post oak	Quercus stellata	protected	Remain	CE	
2429	16.5	Post oak	Quercus stellata	protected	Remain	CE	
2430	12.4	Post oak	Quercus stellata	protected	Remain	CE	
2431	16.9	Post oak	Quercus stellata	protected	Remain	CE	
2432	19.3	Post oak	Quercus stellata	protected	Remain	CE	
2433	25.5	Post oak	Quercus stellata	specimen	Remain	CE	
2434	13.6	Post oak	Quercus stellata	protected	Remain	CE	
2435	11.0	Post oak	Quercus stellata	protected	Remain	CE	
2436	14.3	Post oak	Quercus stellata	protected	Remain	CE	
2437	17.9	Post oak	Quercus stellata	protected	Remain	CE	
2438	11.7	Post oak	Quercus stellata	protected	Remain	CE	
2439	24.0	Post oak	Quercus stellata	protected	Remain	CE	
2440	18.6	Post oak	Quercus stellata	protected	Remain	CE	
2441	14.0	Post oak	Quercus stellata	protected	Remain	CE	
2442	25.0	Post oak	Quercus stellata	specimen	Remain	CE	
2443	26.1	Post oak	Quercus stellata	specimen	Remain	CE	
2445	21.9	Post oak	Quercus stellata	protected	Remain	CE	
2446	20.3	Post oak	Quercus stellata	protected	Remain	CE	
2447	14.4	Post oak	Quercus stellata	protected	Remain	CE	
2448	34.5	Post oak	Quercus stellata	specimen	Remain	CE	
2450	20.4	Post oak	Quercus stellata	protected	Remain	CE	
2453	31.2	Black jack oak	Quercus marilandica	specimen	Remain	CE	
2460	28.2	Post oak	Quercus stellata	specimen	Remove	ROW	57
2461	19.4	Post oak	Quercus stellata	protected	Remove	ROW	3
2463	22.4	Post oak	Quercus stellata	protected	Remain	BA	
2464	19.5	Post oak	Quercus stellata	protected	Remove	ROW	3
2466	18.6	Post oak	Quercus stellata	protected	Remove	BA	3
2467	24.0	Post oak	Quercus stellata	protected	Remain	BA	
2468	6.7	Post oak	Quercus stellata	protected	Remain	BA	
2469	8.7	Post oak	Quercus stellata	protected	Remain	BA	
2470	8.8	Post oak	Quercus stellata	protected	Remain	BA	
2471	8.0	Post oak	Quercus stellata	protected	Remain	BA	
2472	8.6	Post oak	Quercus stellata	protected	Remain	BA	
2473	8.6	Post oak	Quercus stellata	protected	Remain	BA	
2474	9.1	Post oak	Quercus stellata	protected	Remain	BA	
2475	20.8	Post oak	Quercus stellata	protected	Remain	BA	
2476	25.7	Post oak	Quercus stellata	specimen	Remain	BA	
2477	17.3	Post oak	Quercus stellata	protected	Remove	BA	3
2478	15.2	Post oak	Quercus stellata	protected	Remove	BA	3
2479	17.9	Post oak	Quercus stellata	protected	Remove	BA	3
2480	15.5	Post oak	Quercus stellata	protected	Remain	BA	
2481	24.2	Post oak	Quercus stellata	protected	Remain	BA	
2482	7.6	Post oak	Quercus stellata	protected	Remain	BA	
2483	28.7	Post oak	Quercus stellata	specimen	Remain	BA	
2484	22.1	Post oak	Quercus stellata	protected	Remain	BA	
2485	15.8	Post oak	Quercus stellata	protected	Remain	BA	
2486	14.8	Post oak	Quercus stellata	protected	Remain	BA	
2487	16.4	Post oak	Quercus stellata	protected	Remain	BA	
2489	14.7	Post oak	Quercus stellata	protected	Remain	BA	
2490	12.3	Post oak	Quercus stellata	protected	Remain	BA	
2492	20.8	Post oak	Quercus stellata	protected	Remove	BA	3
2493	22.5	Post oak	Quercus stellata	protected	Remain	BA	
2494	17.9	Post oak	Quercus stellata	protected	Remove	BA	3
5001	10.0	Pecan	Carya illinoensis	protected	Remain	CE	
5002	35.5	Pecan	Carya illinoensis	protected	Remain	CE	
5003	26.5	Post oak	Quercus stellata	protected	Remain	CE	
5004	11.0	Pecan	Carya illinoensis	protected	Remain	CE	
5005	9.8	Pecan	Carya illinoensis	protected	Remain	CE	
5006	14.0	Pecan	Carya illinoensis	protected	Remain	CE	
5007	10.0	Pecan	Carya illinoensis	protected	Remain	CE	
5008	10.5	Chittamwood	Bumelia lauginosa	protected	Remain	CE	
5009	6.5	Pecan	Carya illinoensis	protected	Remain	CE	
5010	10.0	Pecan	Carya illinoensis	protected	Remain	CE	
5011	23.5	Post oak	Quercus stellata	protected	Remain	CE	
5012	14.0	Post oak	Quercus stellata	protected	Remove	OBA	22
5013	8.0	Post oak	Quercus stellata	protected	Remain	OBA	
5014	15.0	Pecan	Carya illinoensis	protected	Remain	CE	

VICINITY MAP



LOCATION MAP
NOT TO SCALE



TOWNLAKE OPEN SPACE CALCULATION:

PER ORDINANCE 26-15:
MIN. CONSERVATION OPEN SPACE: 50% OF GROSS LAND AREA PRESERVED AS CONSERVED OPEN SPACE - ALL RIGHTS-OF-WAY OR EASEMENTS FOR STREETS AND ALLEYS; LAND DEDICATED FOR PUBLIC USE, OR OPEN SPACE, PARK LAND AND BUFFER AREAS, AS ACKNOWLEDGED BY THE TOWN OF FLOWER MOUND STAFF, ANY ROAD THAT DOES NOT HAVE A HOME FRONTING ON IT TO BE OPEN SPACE AND ANY SINGLE LOADED ROAD TO COUNT 50% TOWARDS THE OVERALL OPEN SPACE CALCULATION.

TOWNLAKE PHASES ONE THRU THREE TOTAL AREA: 171.737 (AC)
HOLLANDSWORTH DRIVE ROW DEDICATION: 1.243 (AC)

TOTAL SITE ACREAGE LESS ROW DEDICATION: 170.494 (AC)

MIN. OPEN SPACE REQUIRED PER ORD. 26-15: 85,247 (AC)

COMBINED OVERALL OPEN SPACE PROVIDED: 3,960,466 (SF) 90.92 (AC)

PHASE ONE OPEN SPACE CALCULATION:

OPEN SPACE/ROW AREA TABLE			
ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 01-CLANCY CIRCLE	50% ROW	11980	0.28
PHASE 01-FAULKNER DRIVE	50% ROW	11699	0.27
PHASE 01-HARPER CIRCLE	50% ROW	11337	0.26
PHASE 01-HUGES CIRCLE	50% ROW	1599	0.04
PHASE 01-MARK TWAIN BLVD. (CENTER)	100% ROW	57471	1.32
PHASE 01-MARK TWAIN BLVD. (SOUTH)	50% ROW	194	0.00
PHASE 01-QUAIL RUN ROAD	100% ROW	30641	0.70
PHASE 01-STEINBECK CIRCLE (EAST)	50% ROW	7959	0.18

TOTAL: 132,880 (SF) 3.05 (AC)

COMBINED PHASE ONE TOTAL: 2,885,169 (SF) 66.24 (AC)

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	A	183940	4.22
1X	C	108263	2.49
1X	D	283081	6.50
2X	D	4490	0.10
2X	A	2126435	48.82
3X	D	45638	1.05
4X	D	442	0.01

TOTAL: 2,752,289 (SF) 63.19 (AC)

PHASE TWO OPEN SPACE CALCULATION:

OPEN SPACE/ROW AREA TABLE			
ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 02-ALCOTT AVENUE	50% ROW	1026	0.02
PHASE 02-ALCOTT AVENUE (ENTRY)	100% ROW	8810	0.20
PHASE 02-BRADBURY CIR. (NORTH)	50% ROW	8839	0.20
PHASE 02-BRADBURY CIR. (SOUTH)	50% ROW	8597	0.20
PHASE 02-DASHIELL DRIVE	50% ROW	7725	0.18
PHASE 02-LUDLUM COURT (CENTER)	50% ROW	8880	0.20
PHASE 02-LUDLUM COURT (NORTH)	50% ROW	8896	0.20
PHASE 02-LUDLUM COURT (SOUTH)	50% ROW	4318	0.10
PHASE 02-MELVINE CIR. (NORTH)	50% ROW	10668	0.24
PHASE 02-MELVINE CIR. (SOUTH)	50% ROW	2418	0.06
PHASE 02-STEINBACK CIR. (EAST)	100% ROW	338	0.01
PHASE 02-STEINBECK CIR. (WEST)	50% ROW	7791	0.18

TOTAL: 78,306 (SF) 1.79 (AC)

COMBINED PHASE TWO TOTAL: 685,445 (SF) 15.74 (AC)

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
1X	F	120042	2.76
1X	B	182818	4.20
2X	B	2284	0.05
3X	A	10814	0.25
5X	C	103501	2.38
6X	C	187314	4.30

TOTAL: 607,139 (SF) 13.95 (AC)

LEGEND

- = PHASE ONE 100% RIGHT-OF-WAY CALCULATION
- = PHASE ONE 50% RIGHT-OF-WAY CALCULATION
- = PHASE TWO 100% RIGHT-OF-WAY CALCULATION
- = PHASE TWO 50% RIGHT-OF-WAY CALCULATION
- = PHASE THREE 100% RIGHT-OF-WAY CALCULATION
- = PHASE THREE 50% RIGHT-OF-WAY CALCULATION

PHASE THREE OPEN SPACE CALCULATION:

OPEN SPACE/ROW AREA TABLE			
ALIGNMENT	ROW CALC.	AREA (SF)	AREA (AC)
PHASE 03-MARK TWAIN BLVD. (NORTH)	50% ROW	6715	0.15
PHASE 03-MARK TWAIN BLVD. (SOUTH)	50% ROW	6754	0.16
PHASE 03-RIVERBOAT QUEEN COURT (EAST)	50% ROW	2775	0.06
PHASE 03-RIVERBOAT QUEEN COURT (WEST)	100% ROW	2828	0.06

TOTAL: 19,072 (SF) 0.43 (AC)

COMBINED PHASE THREE TOTAL: 389,852 (SF) 8.94 (AC)

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
LOT 1X	G	337202	7.74
LOT 2X	G	33578	0.77

TOTAL: 370,780 (SF) 8.51 (AC)

OPEN SPACE CALCULATION

TOWNLAKE PHASES ONE THRU THREE							
TOWN OF FLOWER MOUND							
DENTON COUNTY, TEXAS							
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							
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET	
TSK	TSK	MSD	2018-03-20	1" = 200'	12004W	1	1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: March 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP17-0017 - AutoZone) to develop an auto parts store. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

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 7,393-square-foot, auto parts store to be located on Lot 4R1 of the Stone Hill Farms Retail East II Addition. The subject site is approximately 1.67 acres, zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses, and master-planned for Commercial/Industrial uses.

Access to the lot will be from a mutual access easement that connects the site to Justin Road and Stone Hill Farms Parkway. The proposed use requires 30 parking spaces calculated at the ratio of one space for every 250 square feet of the facility. The site plan depicts 35 parking spaces making it approximately 16% percent over-parked, but still within the Town's allowable deviation.

The site plan depicts necessary setbacks, landscape buffer, detention area, and easements. The proposed site plan is consistent with the development guidelines in PD-43. The proposed elevations complement the car dealership facility and comply with the design standards in the Town's Urban Design Plan.

The landscape plan depicts required number of trees along Justin Road and Stone Hill Farms Parkway. The landscape plan also depicts required number of parking area trees and streetyard trees. The existing landscape improvements and subdivision wall sign for the Stone Hill Farms residential subdivision, located at the northwest corner of the site and within an easement, will remain. The proposed development complies with the Town's landscape requirements.

On February 26, 2017, the Planning and Zoning Commission approved a replat to create three lots within the Stone Hill Farms Retail East II Addition to accommodate the construction of the car dealership facility and proposed AutoZone.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

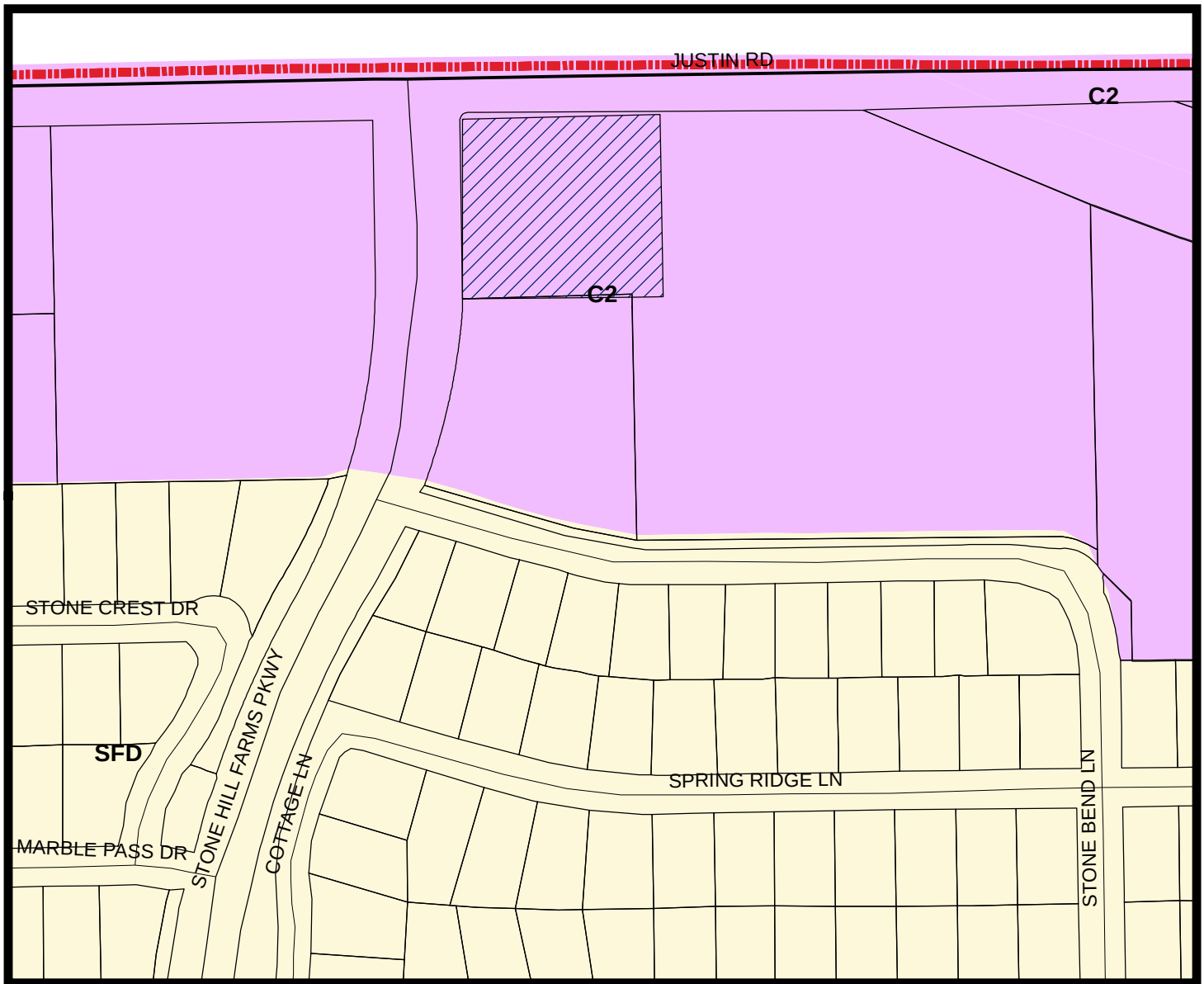
B. Application Details

1. Site Plan Package



Vicinity Map

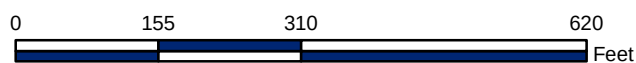
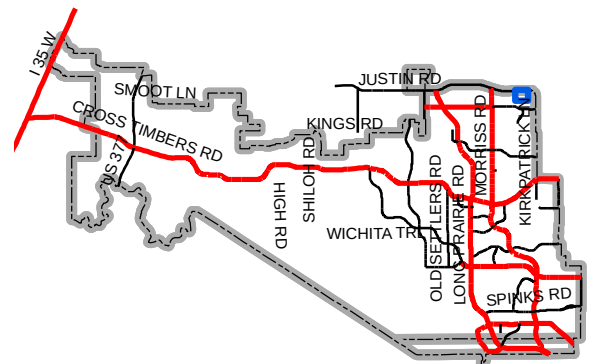
Reference Project: SP17-0017



LEGEND

Commercial 2 Single Family Density

— Subject Property



Map Location



September 27, 2017

Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

RE: Site Plan for AutoZone at Stone Hill Farms Retail East II Addition

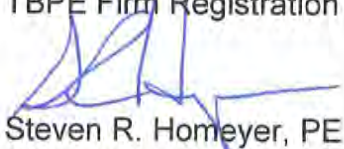
To Whom It May Concern,

The intent of this site plan is to develop an AutoZone retail store on Lot 4R of the Stone Hill Farms Retail East II Addition. The site is currently zoned Commercial 2 (C-2) and is 1.67 acres in size. The site will be developed with a 7,393 square foot building, with 35 parking stalls and a detention pond. The proposed parking falls within the allowed 20% deviation. The proposed store will typically be open from 7:30 AM to 11:00 PM.

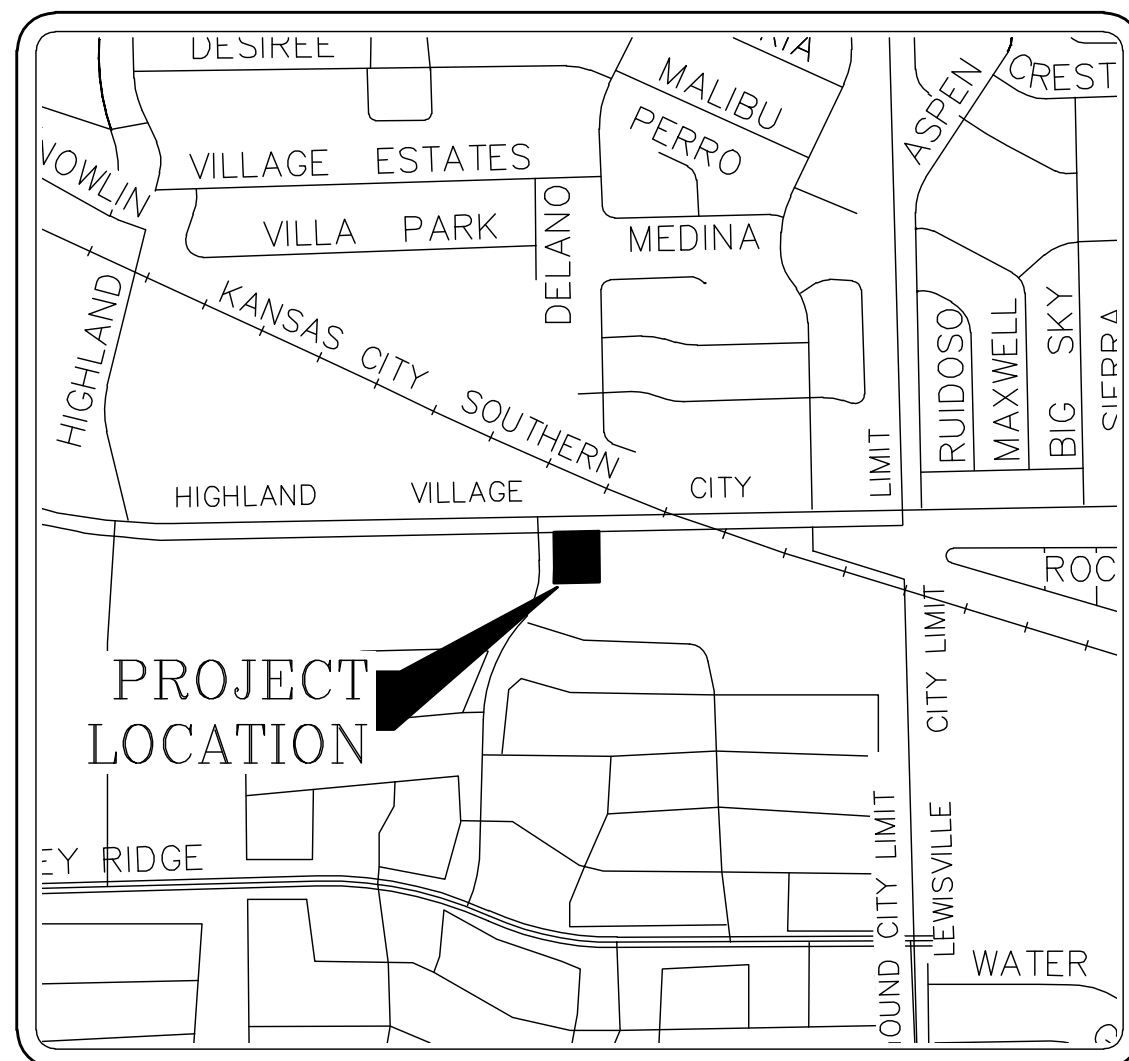
Should you have any questions regarding this submittal, please feel free to give me a call at 972-906-9985 or you can reach me by email at shomeyer@hei.us.com

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440



Steven R. Homeyer, PE
Project Manager



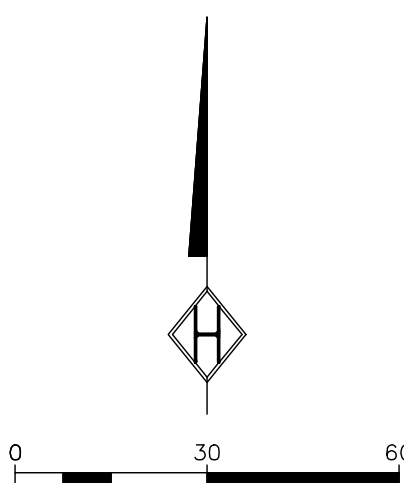
SITE DATA TABLE		
PHYSICAL ADDRESS:	1441 JUSTIN RD. (FM 407)	
GROSS SITE AREA:	1.67 ACRES (72,745 SF)	
ZONING:	PD-43 WITH C-2 USES	
CURRENT USE:	UNDEVELOPED	
<u>LOT COVERAGE DATA</u>		
BUILDING COVERAGE:	10.2% / 7,393 SF	
IMPERVIOUS AREA:	51.6% / 37,511 SF	
PERVIOUS AREA:	48.4% / 35,234 SF	
<u>PARKING SUMMARY</u>		
<u>SURFACE PARKING</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
AUTOMOBILE RELATED SERVICES (1/250 SF)	30 (2 ADA)	35 (2 ADA)
TOTAL PARKING:	30 (2 ADA)	35 (2 ADA)
<u>BUILDING DATA</u>		
BUILDING:	1-STORY	
PEAK HEIGHT:	27' - 2"	
MEAN HEIGHT	21' - 6"	
TOTAL SQUARE FOOTAGE:	7,393 SF	



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

DEVELOPER
AutoZone Parts Inc.
123 S. Front Street
Memphis, Tennessee 38103
Contact: Steven Waldo
Phone: 901-495-6012

ENGINEER
 Homeyer Engineering, Inc.
 P.O. Box 294527
 Lewisville, Texas 75029
 Contact: Steven R. Homeyer, PE
 Phone: 972-906-9985
 Fax: 972-906-9987



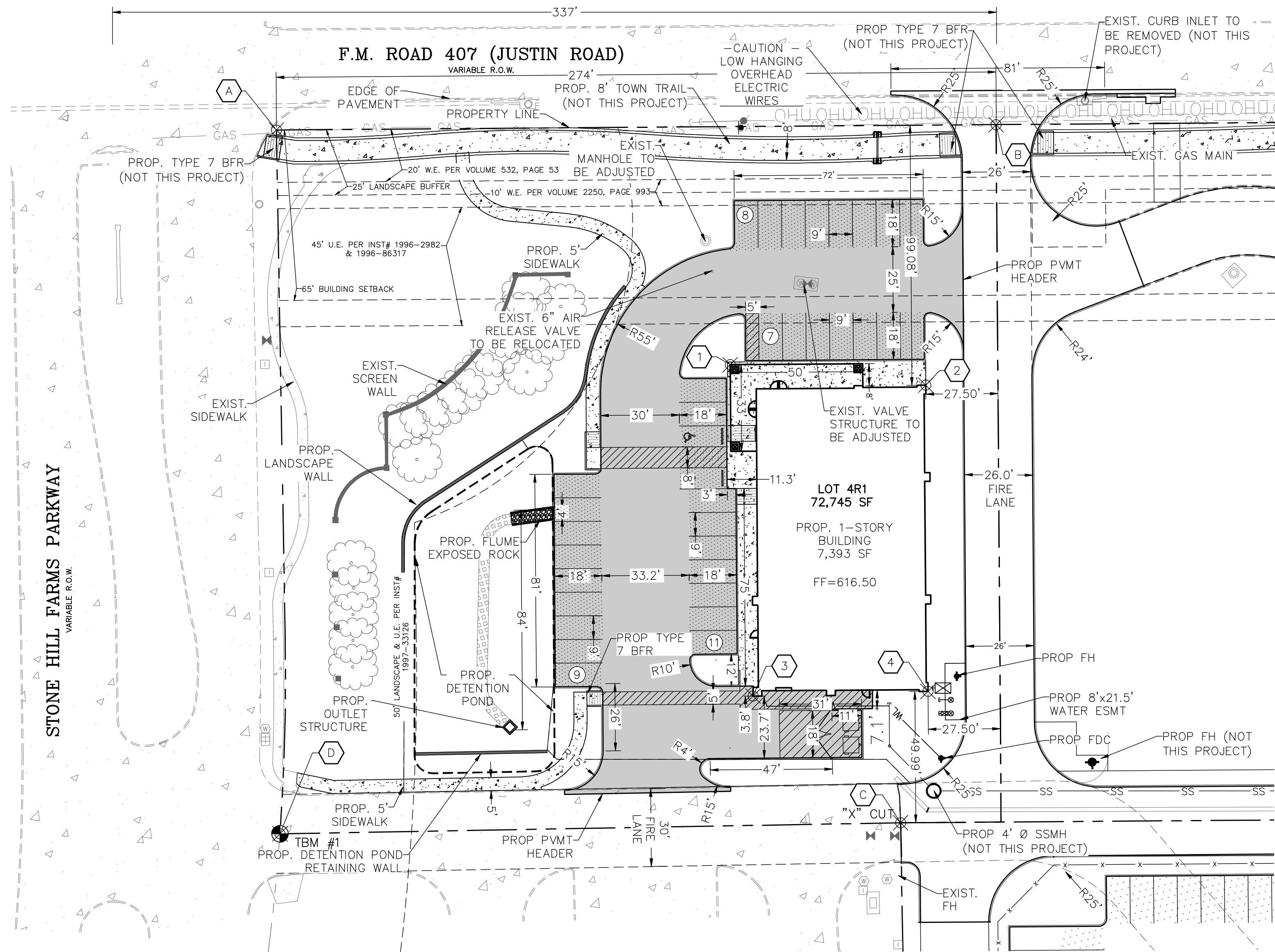
1. ALL CONCRETE PAVEMENT THAT IS TO BE INSTALLED ABUTTING EXISTING CONCRETE PAVEMENT SHALL REQUIRE HEADERS.
2. ANY WORK WITHIN THE TxDOT ROW REQUIRES A PERMIT PRIOR TO CONSTRUCTION.
3. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
4. ALL SIDEWALKS, RAMP, BFRS, AND ADA PARKING/LOADING AREAS SHALL COMPLY WITH GRADING NOTES 18-21 ON SHEET C1.1
5. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
6. 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.
7. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
8. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
9. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
10. 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.
11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE FIRE LANE WITHIN THE PLATTED BOUNDARY OF LOT 4R.
12. THE OWNER IS RESPONSIBLE FOR COORDINATING ALL WORK DONE WITHIN AN EASEMENT.

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

PAVEMENT LEGEND	
	<u>DUMPSTER PAD</u> PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 16" O.C.E.W. (DOUBLE MAT)
	<u>MEDIUM DUTY PAVEMENT</u> PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	<u>LIGHT DUTY PAVEMENT</u> PROPOSED 5" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
	<u>SIDEWALK PAVEMENT (PRIVATE)</u> PROPOSED 4" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

- PAVEMENT NOTES:
1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
 2. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF-LEVELING JOINT SEALING COMPOUND.

THE CONTRACTOR SHALL CONTACT
DIG-TESS AT 1-800-344-8377 A
MINIMUM OF 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION ACTIVITIES



DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	7075792.7730	2412460.0150	1	7075703.3361	2412632.9718
B	7075794.7568	2412734.3208	2	7075695.5383	2412707.5297
C	7075528.8038	2412697.9197	3	7075577.0623	2412641.7124
D	7075524.6010	2412461.3864	4	7075292.2514	2412708.3680

LEGEND			
<i>I.R.F.</i>	IRON ROD FOUND		POWER POLE
<i>I.R.S.</i>	IRON ROD SET		LIGHT POLE
<i>"X"</i>	CUT X IN CONCRETE		WATER VALVE
<i>F.C.P.</i>	FENCE CORNER POST		SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
	TELEPHONE MANHOLE		WATER METER

MASTER PLAN FEATURES	
LAND USE PLAN	COMMERCIAL/INDUSTRIAL
SPECIFIC PLAN AREA	NOT IN A SPECIFIC PLAN AREA
PARKS AND TRAILS	PROPOSED 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE SOUTH SIDE OF FM 407 (JUSTIN ROAD)
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 407 (JUSTIN ROAD) – MAJOR ARTERIAL WITH VARIABLE WIDTH ROW MUTUAL ACCESS – CROSS ACCESS BETWEEN LOTS IS PROVIDED
WATER PLAN	8 INCH WATER LINE IN STONE BEND LANE ROW AND IN DAYCARE ACCESS EASEMENT
WASTEWATER PLAN	8 INCH SANITARY SEWER LINE IN STONE BEND LANE ROW

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date

**Town of Flower Mound
Engineering Services Division**

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM
REVIEW AND IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR PERMIT
PURPOSES.
MATTHEW HASKIN, PE # 120889
DATE: 03/21/2018

AUTOZONE - TX6596

LOT 4R1, BLOCK A

STONE HILL FARMS RETAIL EAST II ADD.

1.67 ACRES

**TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

DIMENSION CONTROL SITE PLAN

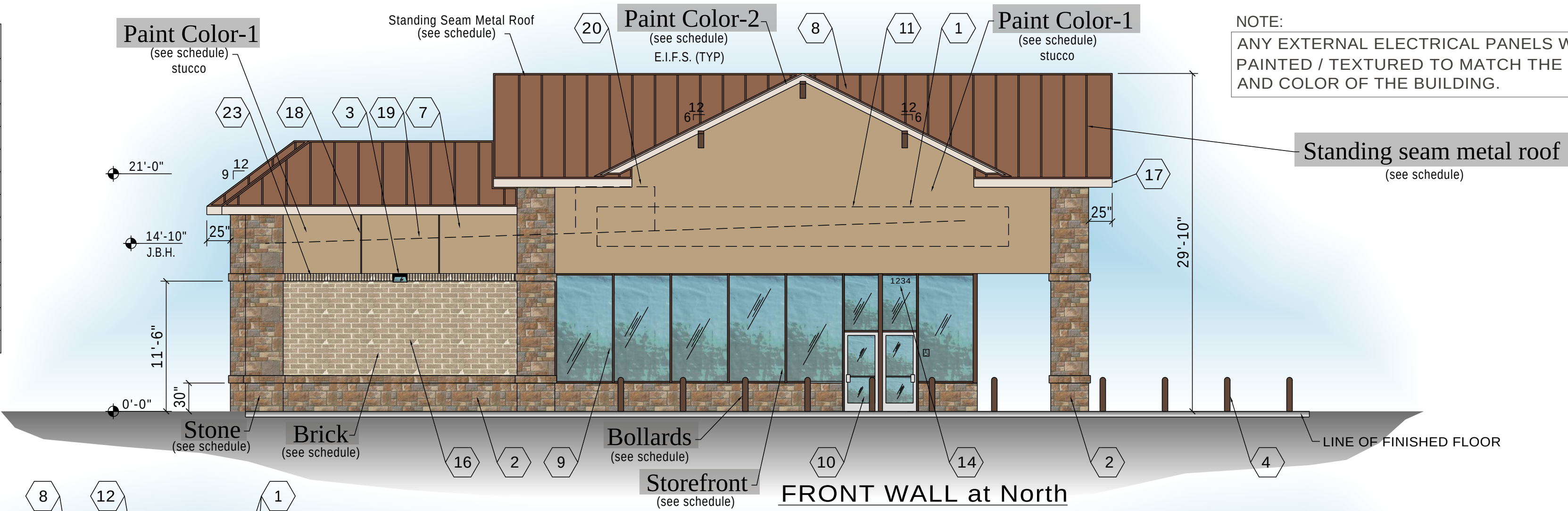
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HEI #: 17-133

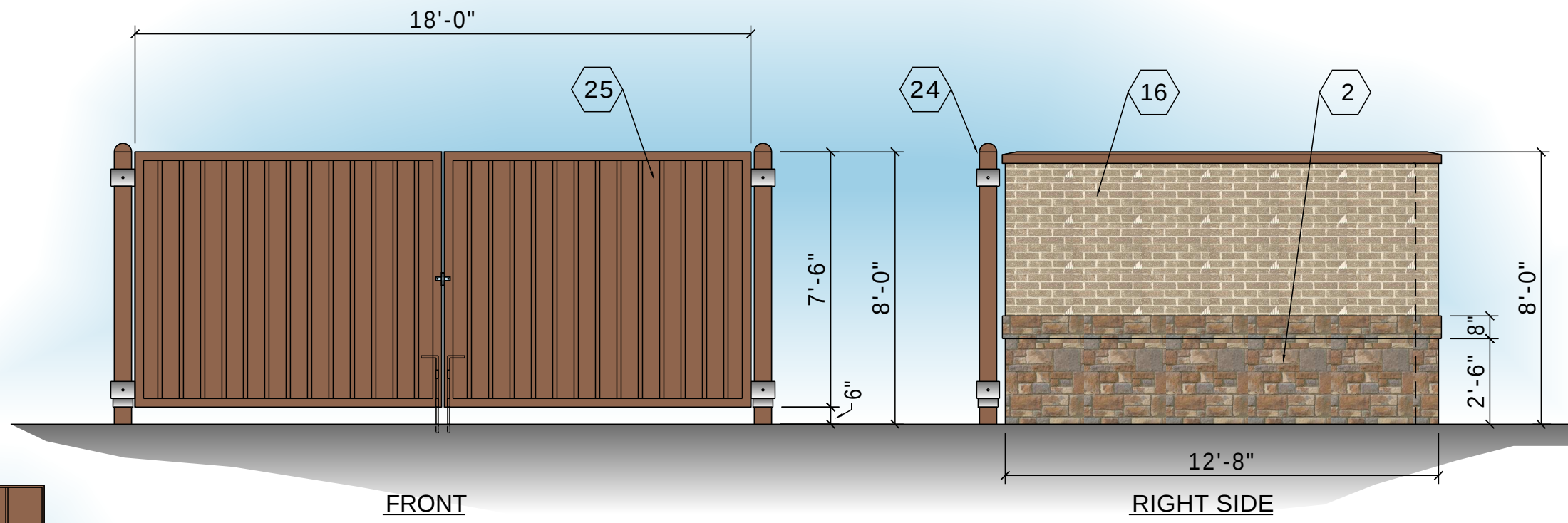
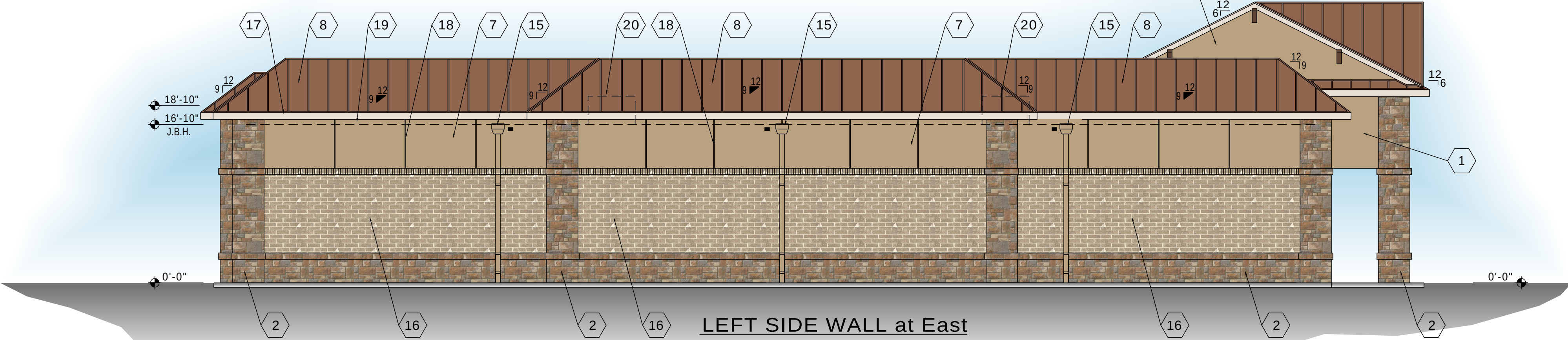
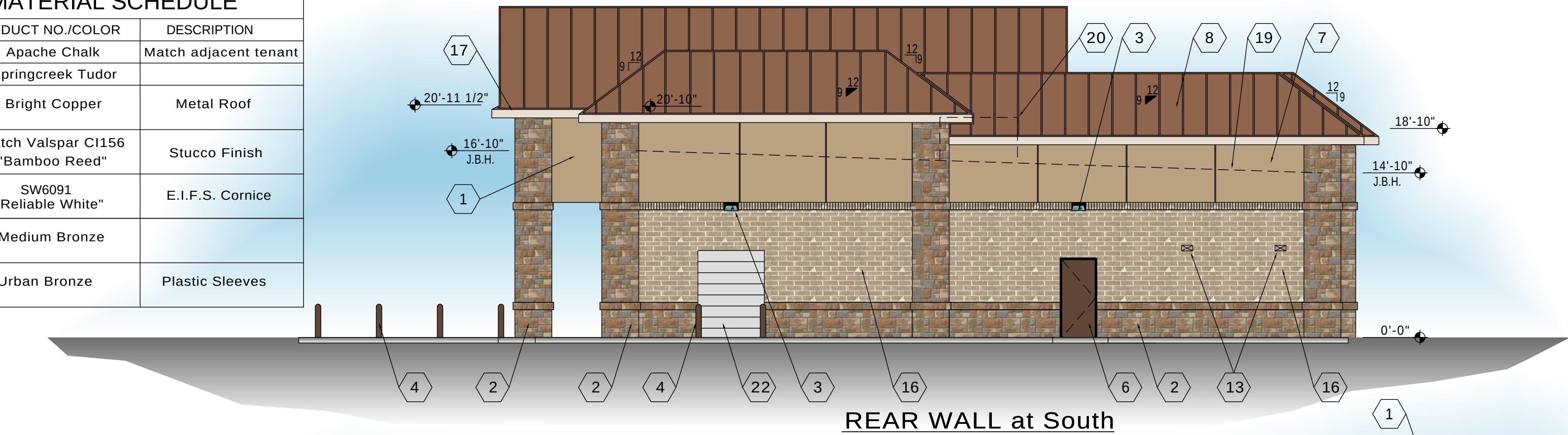
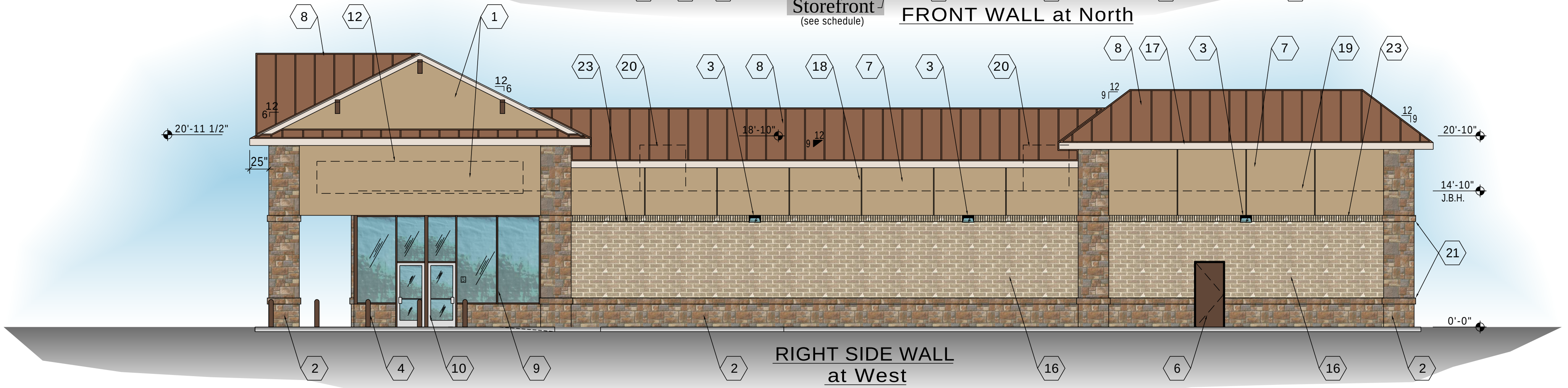
SHEET NO:
C2

MATERIAL CALCULATION TABLE				
	North	South	East	West
1. Total Facade S.F.	1,529 s.f.	1,441 s.f.	2,324 s.f.	2,489 s.f.
2. Facade S.F. (exclusive of doors and windows)	1,152 s.f.	1,333 s.f.	2,324 s.f.	2,253 s.f.
3. Doors and Windows S.F.	377 s.f.	108 s.f.	0 s.f.	236 s.f.
4. Primary Masonry totals (Min. 60%)	1087 s.f. and 94.4% of 2 Required	1273 s.f. and 95.5% of 2 Required	2204 s.f. and 94.8% of 2 Required	2130 s.f. and 94.5% of 2 Required
• Brick s.f. (as applicable)	186 s.f. and 16.2% of 2 Provided	469 s.f. and 35.2% of 2 Provided	930 s.f. and 40% of 2 Provided	764 s.f. and 33.5% of 2 Provided
• Stone s.f. (as applicable)	354 s.f. and 30.75% of 2 Provided	427 s.f. and 32% of 2 Provided	627 s.f. and 27% of 2 Provided	557 s.f. and 24.7% of 2 Provided
• Stucco s.f. (as applicable)	547 s.f. and 47.5% of 2 Provided	377 s.f. and 28.3% of 2 Provided	647 s.f. and 27.8% of 2 Provided	819 s.f. and 36.3% of 2 Provided
5. Secondary Masonry totals (Max. 20%)	5.6% of 2	4.5% of 2	5.2% of 2	5.5% of 2
• E.I.F.S. s.f. (as applicable)	65 s.f. and 5.6% of 2 Provided	60 s.f. and 4.5% of 2 Provided	120 s.f. and 5.2% of 2 Provided	123 s.f. and 5.5% of 2 Provided
• Hardiplank s.f. (as applicable)	-----	-----	-----	-----
• Detail any additional (as applicable)	-----	-----	-----	-----

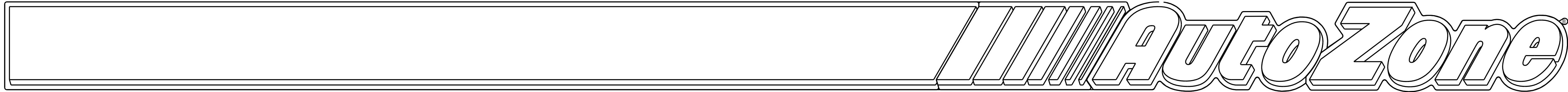
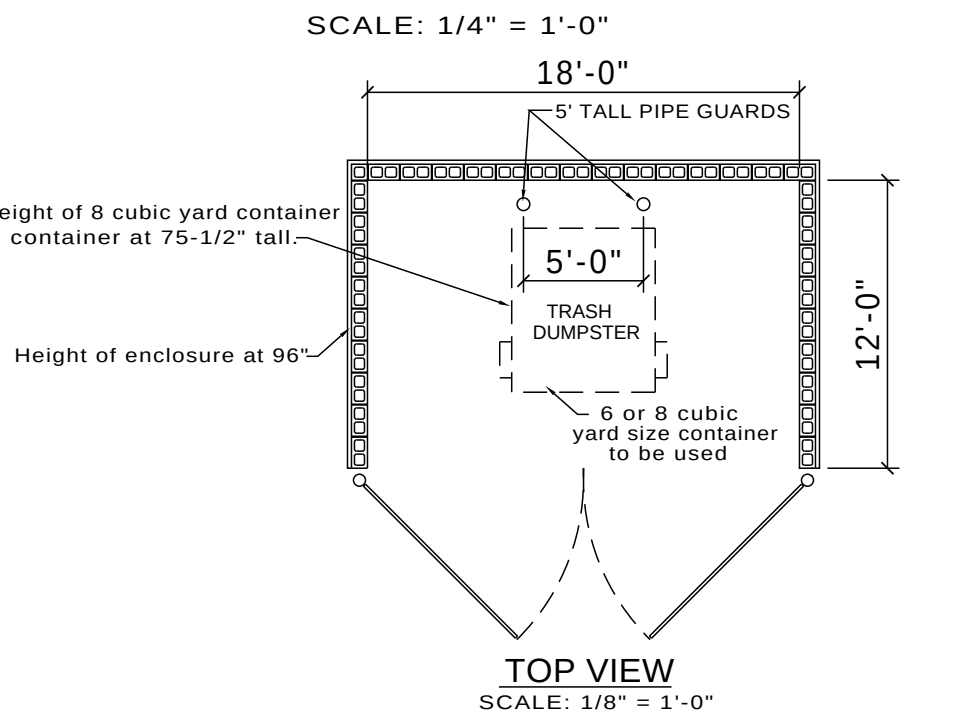


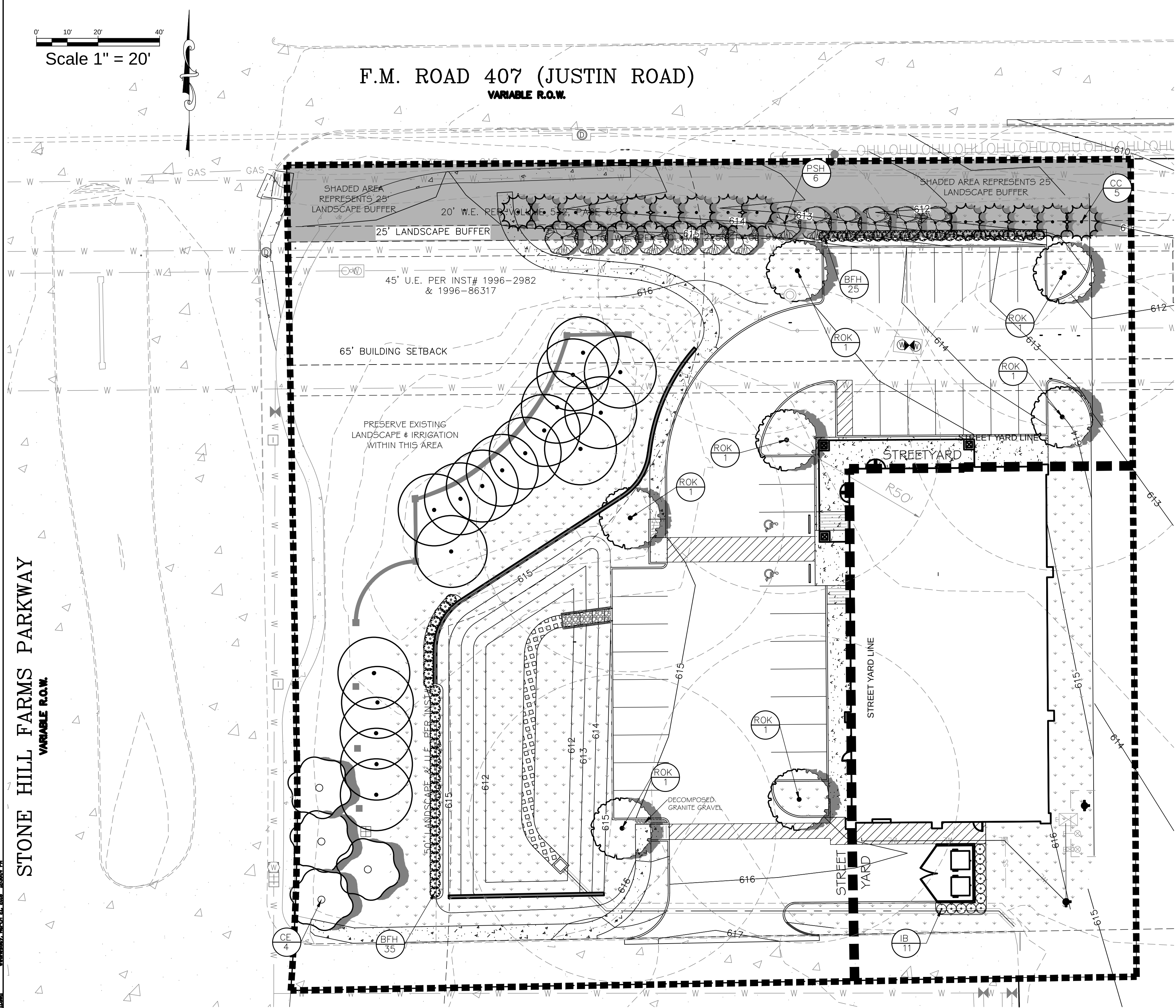
- 1 STUCCO
- 2 TEXAS CULTURED STONE - APACHE CHALK (TO MATCH OTHER TENANT)
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH URBAN BRONZE PLASTIC SLEEVE
- 5
- 6 PAINT MAN DOOR BRONZE & METAL FRAMES BLACK
- 7 CMU BLOCK W/ STUCCO FINISH (PAINTED-SEE ELEVATIONS)
- 8 METAL STANDING SEAM ROOF (mfg: Muler / color: bright copper)
- 9 ALUMINUM STOREFRONT - Mfg. FireStone Metal Products - Color: Medium Bronze. Glass to be clear
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 PROPOSED FRONT WALL SIGN - 42" LEFT STRIPE CHANNEL. NOT SHOWN ON ELEVATIONS BECAUSE P&Z DOES NOT HAVE AUTHORITY TO APPROVE SIGNAGE.
- 12 PROPOSED RIGHT WALL SIGN - 42" AZ ONLY CHANNEL. NOT SHOWN ON ELEVATIONS BECAUSE P&Z DOES NOT HAVE AUTHORITY TO APPROVE SIGNAGE.
- 13 TOILET WALL VENTS PAINTED COLOR BAMBOO REED
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 PAINT SCUPPERS AND DOWNSPOUTS BAMBOO REED
- 16 BRICK (Mfg: General Shale / Color: Springcreek Tudor)
- 17 EIFS CORNICE (color: SW - Reliable White)
- 18 1" WIDE SCORED JOINT (TYP.)
- 19 BOND BEAM AND ROOF LINE
- 20 ROOF TOP UNIT BEYOND
- 21 8" STONE BAND WITH 2" PROJECTION
- 22 DO NOT PAINT OVERHEAD DOOR - PAINT ANGLES BLACK
- 23 BRICK BAND WITH 1" PROJECTION (Mfg. General Shale / Color: Springcreek Tudor)
- 24 6" NOM. I.D. GATE POST FILLED WITH CONCRETE AND ROUNDED TOP (painted urban bronze)
- 25 METAL FABRICATED FRAME w/ 1-1/2" METAL BALISTERS, & SOLID SHEET METAL WELDED TO FRAME AT INSIDE OF TRASH ENCLOSURE. PAINT COLOR TO MATCH ROOF. (Color bright copper)

EXTERIOR FINISH MATERIAL SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT NO./COLOR	DESCRIPTION
Stone		Apache Chalk	Match adjacent tenant
Brick	General Shale	Springcreek Tudor	
Standing Seam Roof	Muler Inc	Bright Copper	Metal Roof
Paint-1 Color	Preferred AutoZone Mfg: Sherwin Williams	Match Valspar C1156 "Bamboo Reed"	Stucco Finish
Paint-2 Color	Sherwin Williams	SW6091 "Reliable White"	E.I.F.S. Cornice
Storefront	Firestone Metal Products	Medium Bronze	
Bollards	Ideal Shield	Urban Bronze	Plastic Sleeves



PROPOSED DUMPSTER ELEVATIONS





ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

LANDSCAPE CALCULATIONS

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	58,131 SF	11,626 SF	32,962 SF
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
10,000 TO 110,000 SF = 1 PER 2,500 SF + 10 TREES	58,131 SF	33 TREES	37 TREES (INCL 17 EXISTING & 27 UNDERSTORY)
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
FM 407	25 FT	25 FT	
STONE HILL FARMS PKWY.	25 FT	25 FT (EXTENDED PER CITY CMNT)	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
FM 407 1 PER 30 LF	273 LF	9 TREES	27 TREES (UNDERSTORY)
STONE HILL FARMS 1 PER 30 LF	268 LF	9 TREES	9 TREES (5 EXISTING+4 PROPOSED)
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	35 SPACES	270 SF	950+ SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	35 SPACES	4 TREES	7 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

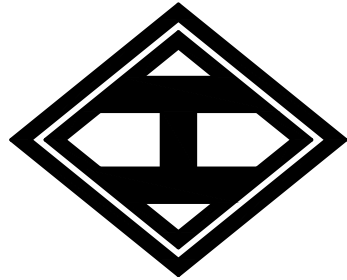
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	EX1	Existing Tree to remain - Ref. T5-1	exist	exist	exist	exist
	CC	Cercis canadensis / Eastern Redbud single trunk; street tree	CONT.	3"Cal	10-12' ht.	14
	PSH	Ilex decidua / Possumhaw min. 3 trunks total 3"; street tree	CONT.	3"Cal	10' ht.	13
	ROK	Quercus texana / Texas Red Oak parking lot tree	CONT.	3"Cal	10-12' ht.	7
	CE	Ulmus crassifolia / Cedar Elm street tree	CONT.	3"Cal	10-12' ht.	4
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	SIZE		QTY	
	IB	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 gal		11	
	BFH	Burford Holly / Ilex cornuta 'burfordii' 36" o.c.; 36" ht.	5 gal		60	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT		QTY	
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass	sod		10,910 SF	

GENERAL PLANTING NOTES

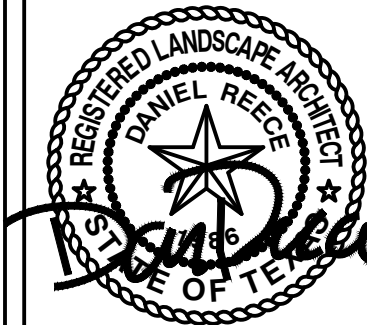
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- OWNER IS RESPONSIBLE FOR COORDINATING WITH UTWRD AS NECESSARY. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER.

HOMMEYER
ENGINEERING, INC.
T.B.P.E. FIRM REGISTRATION NO. F-84440
P.O. BOX 294527 • LEWISVILLE • TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



AUTOZONE - TX6596
LOT 4R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADD.
1.67 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



3-21-18

DRAWN: DFR

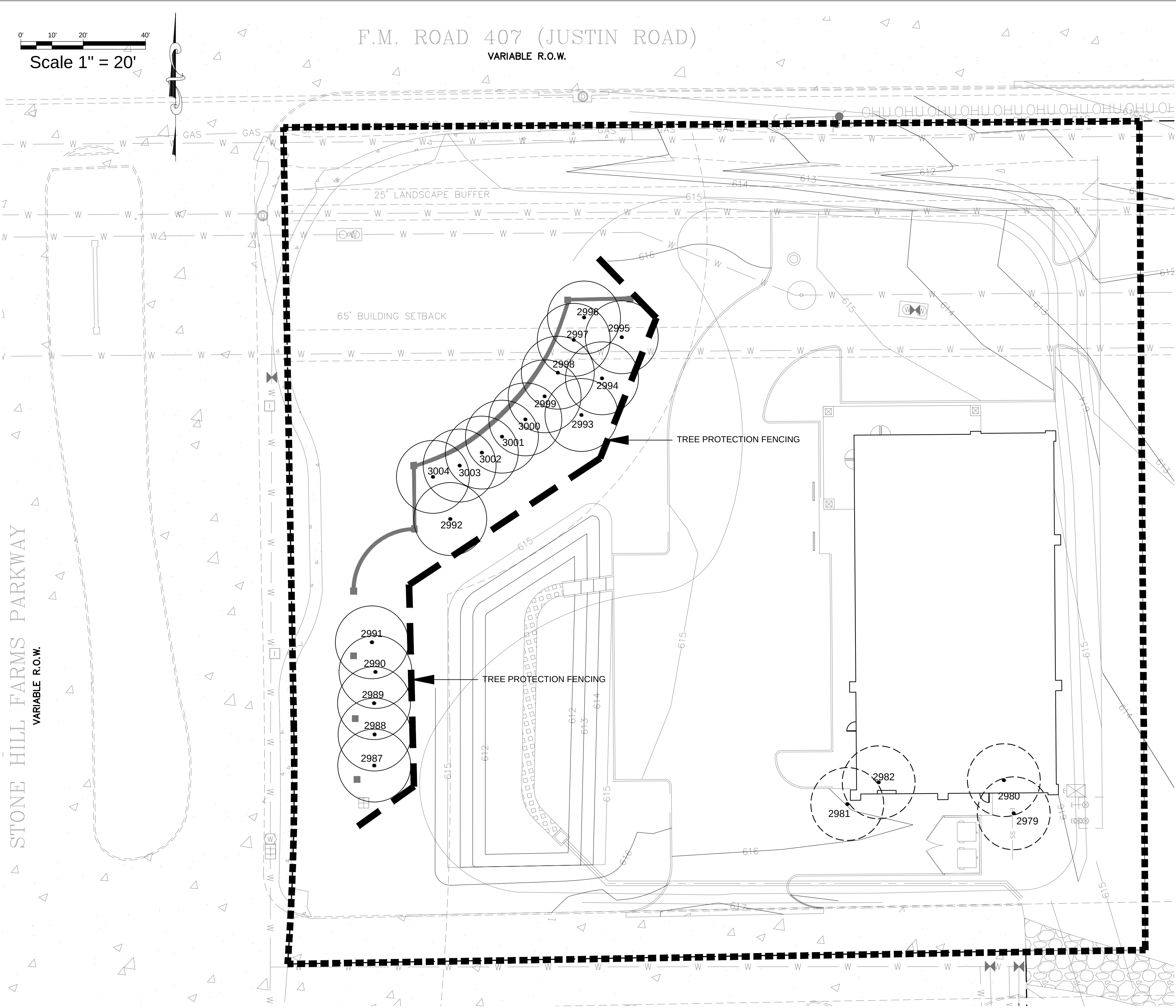
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SHEET NO:
LP-1



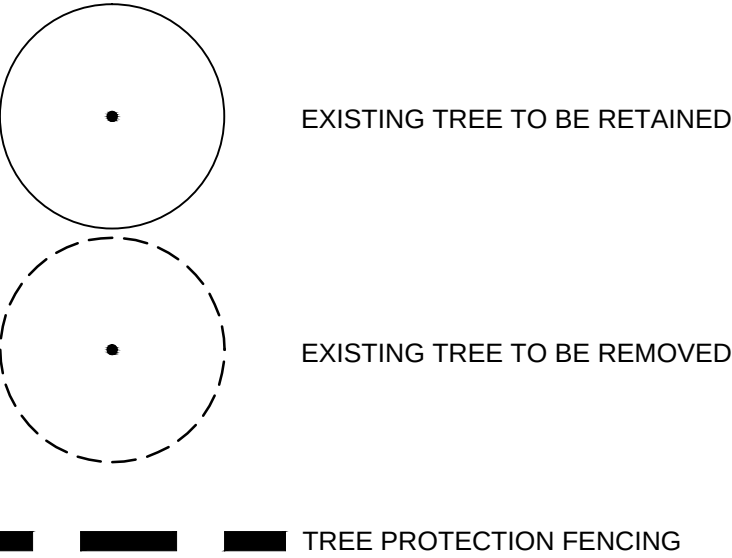
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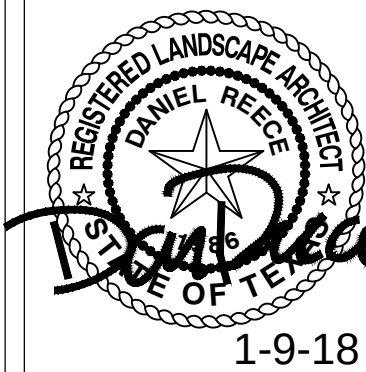
TREE INVENTORY

Tree ID#	Diameter (DBH)	Botanic Name	PROTECTED	REMOVED
2979	18"	MESQUITE		Y
2980	18"	HACKBERRY		Y
2981	28"	BOIS D'ARC		Y
2982	18"	BOIS D'ARC		Y
2987	12"	PINE		N
2988	12"	PINE		N
2989	12"	PINE		N
2990	12"	PINE		N
2991	14"	PINE		N
2992	12"	LIVE OAK		N
2993	12"	LIVE OAK		N
2994	12"	LIVE OAK		N
2995	13"	LIVE OAK		N
2996		CREPE MYRTLE		N
2997		CREPE MYRTLE		N
2998		CREPE MYRTLE		N
2999		CREPE MYRTLE		N
3000		CREPE MYRTLE		N
3001		CREPE MYRTLE		N
3002		CREPE MYRTLE		N
3003		CREPE MYRTLE		N
3004		CREPE MYRTLE		N

NOTE: ALL TREE INFORMATION PROVIDED BY HOMEYER ENGINEERING, INC.

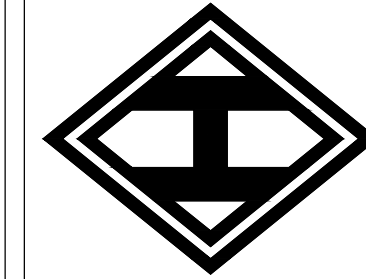


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DATE: 08/04/2017
HEI #: 17-133



TREE SURVEY

AUTOZONE - TX6596
LOT 4R, BLOCK A
STONE HILL FARMS RETAIL EAST II ADD.
1.67 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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SHEET NO:
TS-1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: March 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0008 – Windsor Ridges) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and south of College Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion site plan application (SP17-0012) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to replat a portion of Timber Creek Medical Office Plaza and to include approximately 9.9 acres of unplatted tract into the proposed Windsor Ridges plat. The subject site is approximately 30.227 acres out of which approximately 21.08 acres is zoned PD-114 for Timber Creek Medical Office and remaining 9.15 acres is zoned Agricultural. The Town's code requires any application for a plat to include all property under common ownership in order to avoid remainder of the land being left unplatted. The Town is currently reviewing an application to rezone the 9.15 acres to facilitate development of a senior housing facility.

On February 20, 2017, the Town Council approved an amendment to PD-114 (Ordinance No. 05-17) for Timber Creek Medical Office to rezone and to include approximately 0.745 acres of the 9.9 acre unplatted tract into PD-114. In order to comply with the Town's platting regulations, the replat must include all 9.9 acres of the unplatted tract.

The plat for Timber Creek Medical Office Plaza currently consists of four buildable lots and one open space lot. Taco Bueno, a fast food restaurant, sits on Lot 2RB, Block A; a parking lot on Lot 1, Block A, for the Presbyterian Hospital was approved by the Planning and Zoning Commission on January 22, 2018; and the remaining two lots are vacant. The proposed replat includes all of the lots within the Timber Creek Medical Office Plaza except the Taco Bueno lot. The proposed replat also renames the

subdivision (except the Taco Bueno lot) from Timber Creek Medical Office Plaza to Windsor Ridges.

The proposed replat creates five buildable lots and two open space lots, dedicates right-of-way for West Windsor Drive, dedicates right-of-way for turn lanes along Long Prairie Road, and depicts required buffers, setbacks and easements. Results of an extensive flood study has determined the extent of different flood lines on the property which is mostly contained within open space lots 4X1 and 4X2. The flood study will continue when Lot 6, Block A, of this subdivision develops. Lot 4X1 contains a detention pond and will be maintained by the Business Owner's Association. Lot 4X2, consisting of approximately 6 acres, will be dedicated to the Town as an open space lot through a separate deed.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

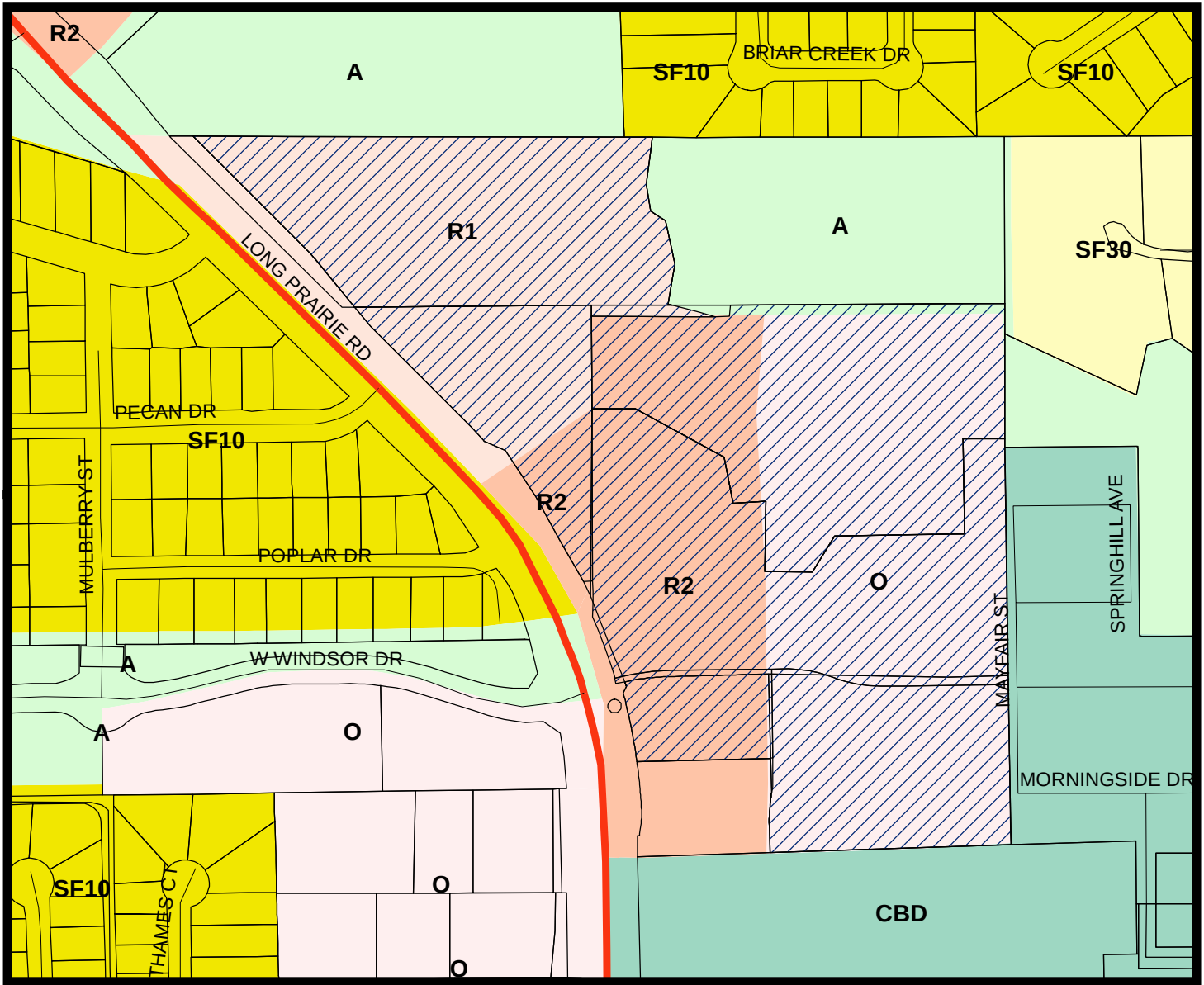
B. Application Details

1. Replat Package

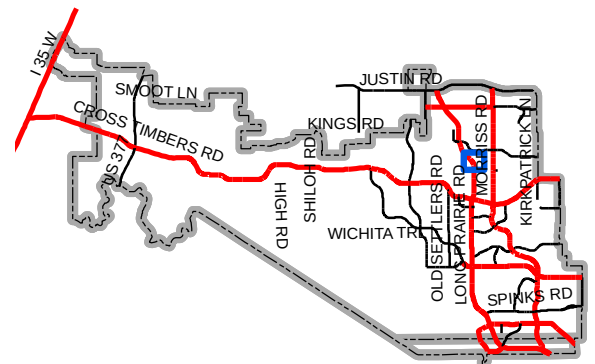
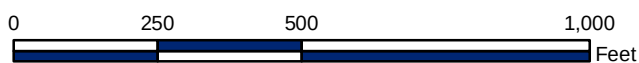
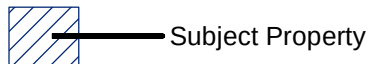
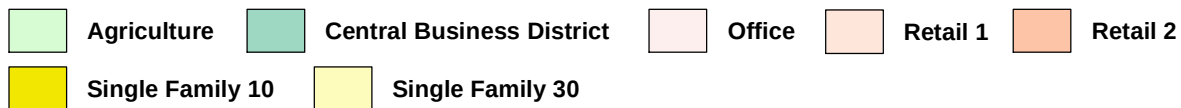


Vicinity Map

Reference Project: RP17-0008



LEGEND



Map Location



May 15, 2017

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

**RE: Windsor Ridges – Re-plat Application
G&A Job Number 16056**

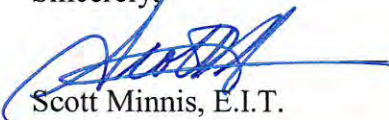
Dear Doug:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a re-plat application for a portion of the Timber Creek Medical Office Plaza record plat and un-platted property to the north.

We are proposing to re-plat lots 3 and 4X, block into 2 buildable lots and two “X” lots. The lot to the north will be incorporated into the plat by being sub-divided into two lots. One lot will be for development by others, and the remainder will be incorporated into the lot for Windsor Ridges. The detention pond, within the existing “X” lot, will be placed in its own lot and the remainder of the lot will be a separate lot. The required easements for water and sanitary sewer have been added to the lot for Windsor Ridges.

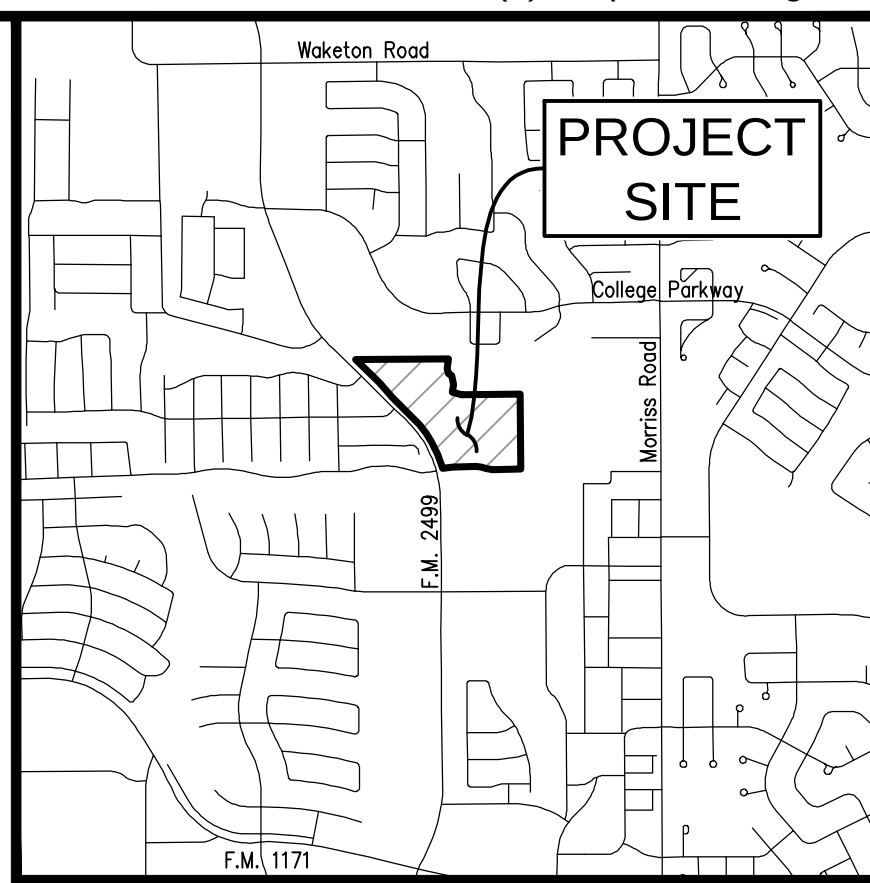
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,



Scott Minnis, E.I.T.

cc. Mr. Robert J. Dollak, Jr, P.E.
Mr. Shane Shoulders, Windsor Ridges Retail Partners, LP.



VICINITY MAP 1"=2000'



SCALE: 1"=60'

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 3/22/18

REPLAT
A Record Plat of
Lots 1R, 1X, 2RA-1, 3R, 4X-1, 4X-2, 5 & 6, Block A
WINDSOR RIDGES
an addition to the Town of Flower Mound
Denton County, Texas
BEING A REPLAT OF
Lots 1, 3 & 4X, Block A
Timber Creek Medical Office Plaza
recorded in Doc. No. 2015-307 P.R.D.C.T.
Lot 2RA, Block A
Timber Creek Medical Office Plaza
recorded in Doc. No. 2016-98 P.R.D.C.T.
and all of a 9.759 Ac tract
recroded in Doc. No. 1998-113753
30.227 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299



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

111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DRAWN BY: JS DATE: 4/11/17 SCALE: 1"=60' JOB. No. 16056

OWNER/DEVELOPER
WINDSOR RIDGES
RETAIL PARTNERS, LP
8235 DOUGLAS, STE 360
DALLAS, TX, 75225
Ph. 903-619-1208
Contact: Monica Smith
Contact: Robert Gunby

LINE	BEARING	DISTANCE
L2	S 57°22'49" W	18.94'
L3	S 25°37'14" W	8.47'
L4	S 33°05'18" E	56.15'
L5	N 33°05'18" W	44.71'
L6	N 57°22'49" E	11.80'
L7	S 52°22'49" W	28.80'
L7	N 25°37'14" E	8.80'
L8	N 55°37'14" E	35.50'
L9	N 64°22'46" W	8.47'
L10	S 25°37'14" W	10.00'
L11	S 64°22'46" E	7.50'
L12	S 82°30'55" E	10.00'
L13	S 07°29'05" W	12.53'
L14	S 07°29'05" W	12.53'
L15	S 00°04'06" E	28.23'
L16	N 89°55'54" E	10.00'
L17	S 00°04'06" E	28.25'
L18	N 45°05'00" E	10.17'
L19	S 44°55'00" E	10.00'
L20	S 45°05'00" W	10.17'

LINE	BEARING	DISTANCE
L21	N 45°05'00" E	7.79'
L22	S 00°04'06" E	13.97'
L23	N 45°05'00" E	5.08'
L24	N 89°55'54" E	17.71'
L25	S 39°55'00" E	26.86'
L26	S 00°00'00" E	9.31'
L27	S 00°00'00" E	9.31'
L28	S 39°55'00" E	8.11'
L29	S 39°55'00" E	15.91'
L30	S 00°04'06" E	26.41'
L31	S 00°04'06" E	19.53'
L32	S 86°32'06" W	10.59'
L33	N 14°03'52" W	42.18'
L34	N 24°35'17" W	27.90'
L36	S 45°09'23" E	23.64'
L37	S 01°52'53" E	96.09'
L38	N 61°41'58" W	12.19'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C1	333.37'	100°3'40"	58.54'	N 03°16'33" E, 58.46'
C2	50.00'	10°20'10"	9.02'	N 03°08'18" E, 9.01'
C3	532.50'	12°37'17"	117.30'	S 82°12'22" W, 117.07'
C4	100.00'	7°17'55"	12.74'	N 87°50'02" W, 12.73'
C5	100.00'	17°46'55"	31.04'	N 75°17'37" W, 30.91'
C6	100.00'	19°18'07"	33.69'	N 76°03'13" W, 33.53'
C7	265.50'	16°42'07"	77.39'	N 77°21'13" W, 77.12'
C8	234.50'	22°56'12"	93.88'	N 80°28'15" W, 93.25'
C9	265.50'	22°56'12"	106.28'	S 80°28'15" E, 105.58'
C10	234.50'	16°42'07"	68.36'	S 77°21'13" E, 68.12'
C11	100.00'	29°04'58"	50.76'	N 79°45'19" E, 50.22'
C12	100.00'	5°28'04"	9.54'	N 67°56'48" E, 9.54'
C13	100.00'	17°50'11"	31.13'	N 79°35'55" E, 31.00'
C14	467.50'	12°09'14"	99.17'	N 82°26'24" E, 98.98'
C15	6.00'	180°00'00"	18.85'	N 11°37'47" W, 12.00'
C16	494.00'	10°08'48"	87.48'	S 83°26'37" W, 87.37'
C17	6.00'	180°00'00"	18.85'	S 01°28'59" E, 12.00'
C18	25.00'	31°45'35"	13.86'	S 41°30'02" W, 13.68'
C19	25.05'	58°35'21"	25.62'	S 02°23'35" E, 24.52'
C20	100.00'	35°37'29"	62.18'	N 50°54'03" W, 61.18'
C21	100.00'	23°08'55"	40.40'	N 57°08'20" W, 40.13'
C22	25.00'	90°01'16"	39.28'	S 89°25'30" W, 35.36'
C23	74.00'	23°08'55"	29.90'	S 57°08'20" E, 29.69'
C24	126.00'	35°37'29"	78.34'	S 50°54'03" E, 77.09'
C25	25.00'	89°10'24"	38.91'	S 77°40'30" E, 35.10'
C26	41.00'	39°43'46"	28.43'	S 77°37'12" W, 27.86'
C27	46.00'	20°38'11"	16.57'	N 72°11'50" W, 16.48'
C28	51.00'	61°57'44"	55.15'	N 30°53'53" W, 52.50'
C29	25.00'	90°00'00"	39.27'	N 44°55'01" W, 35.36'
C30	41.00'	45°00'01"	32.20'	N 67°25'00" W, 31.38'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	LONG CHORD
C31	76.00'	44°28'00"	58.98'	N 22°41'00" W, 57.51'
C32	50.00'	44°28'00"	38.80'	N 22°41'00" W, 37.84'
C33	15.00'	45°00'01"	11.78'	N 67°25'00" W, 11.48'
C34	25.00'	61°57'44"	27.04'	N 30°53'53" W, 25.74'
C35	15.00'	41°51'50"	10.86'	S 76°33'10" W, 10.72'
C36	25.00'	30°00'00"	13.09'	N 40°37'14" E, 12.94'
C37	52.00'	31°45'35"	28.82'	N 41°30'02" E, 28.46'
C38	20.00'	20°38'11"	7.20'	N 72°11'50" W, 7.16'
C39	30.00'	39°50'54"	20.86'	S 19°59'33" E, 20.45'
C40	20.00'	39°50'54"	13.91'	S 19°59'33" E, 13.63'
C41	105.00'	39°55'00"	73.15'	N 19°57'30" W, 71.68'
C42	95.00'	39°55'00"	66.18'	N 19°57'30" W, 64.85'
C43	22.50'	39°55'00"	15.68'	S 19°57'30" E, 15.36'
C44	32.50'	39°55'00"	22.64'	S 19°57'30" E, 22.19'
C45	15.00'	79°00'28"	20.68'	S 61°12'31" W, 19.08'
C47	255.00'	17°49'30"	79.33'	S 06°50'04" W, 79.01'
C48	485.00'	7°30'50"	63.60'	S 07°18'08" W, 63.56'
C49	495.00'	8°56'27"	77.24'	S 02°35'20" W, 77.16'
C50	485.00'	8°56'27"	75.68'	S 02°35'20" W, 75.61'
C51	495.00'	7°31'50"	65.06'	N 03°17'38" E, 65.01'
C52	245.00'	23°48'55"	101.84'	S 09°47'49" W, 101.10'
C53	46.21'	36°21'28"	29.32'	S 43°07'41" W, 28.83'
C54	35.50'	89°10'57"	55.26'	N 43°55'33" E, 49.85'
C55	35.50'	44°42'23"	27.70'	S 22°48'11" E, 27.00'
C56	35.50'	40°32'53"	25.12'	S 65°25'50" E, 24.60'

LEGEND

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



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: March 26, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP17-0012 – Windsor Ridges) to develop three retail buildings. The property is generally located east of Long Prairie Road and south of College Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion replat application (RP17-0008) for consideration on the same agenda.

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 three retail buildings, totaling approximately 27,590 square feet, on Lot 5, Block A, of the proposed Windsor Ridges subdivision. The subject site is approximately 4.36 acres and currently vacant. The property is zoned Planned Development District-114 (PD-114) with both Office District (O) and Retail District-2 (R-2) uses. The proposed buildings are located within the R-2 portion of the PD.

Primary access to the site will be from Long Prairie Road to the west and West Windsor Drive to the south. Mutual access easements are being dedicated with the replat to provide internal circulation. The proposed use requires 265 parking spaces and the plan depicts 232 parking spaces, indicating that the development is at the 20% deviation as allowed by the Town's parking regulations.

The landscape plan depicts required number of buffer trees along Long Prairie Road, parking lot trees and street yard trees. A pedestrian plaza between Buildings A and B has been incorporated into the design which extends into a large landscaped parking island. This parking island includes a pergola, enhanced landscaping and seating. The proposed development complies with the Town's landscape requirements and PD-114 requirements. The proposed elevations comply with the design standards in the Town's Urban Design Plan and PD-114.

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 approve certain exceptions to the Town's standards due to the change in classification of the West Windsor Drive, east-west commercial driveway through this development from mutual access easement to right-of-way.

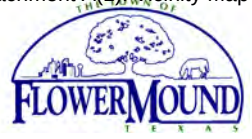
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

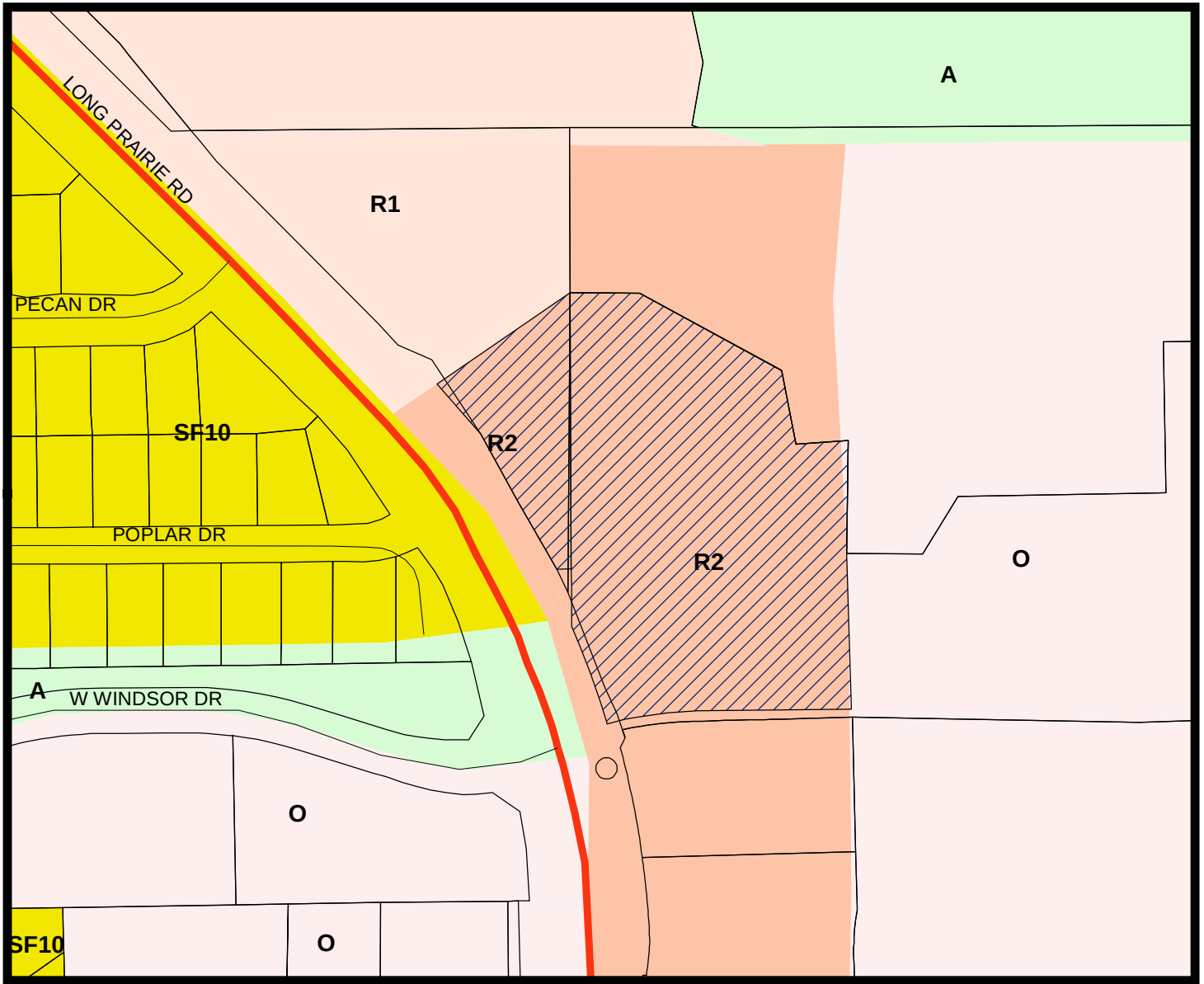
B. Application Details

1. Site Plan Package



Vicinity Map

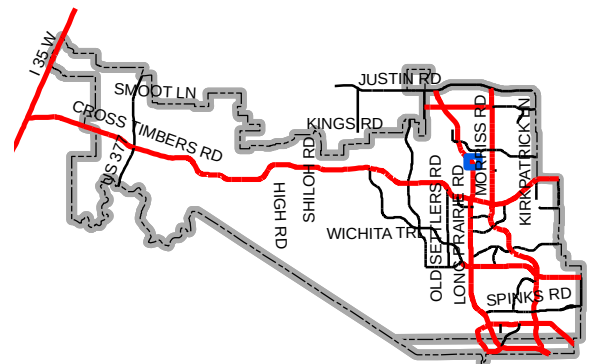
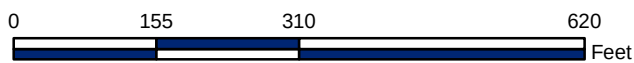
Reference Project: SP17-0012



LEGEND

- Agriculture
- Office
- Retail 1
- Retail 2
- Single Family 10

— Subject Property



Map Location



May 15, 2017

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

RE: Windsor Ridges – Site Plan Application
G&A Job Number 16056

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 Windsor Ridges.

Windsor Ridges is a retail/restaurant development located in the Timber Creek Medical Plaza property north of the Texas Health Presbyterian Hospital. The project includes three buildings varying in size from 8,450 SF to 10,520 SF and are situated on the property to take advantage of the views of Timber Creek in the rear. The remainder of the property will have the required parking and the amenities details within the existing PD for the property.

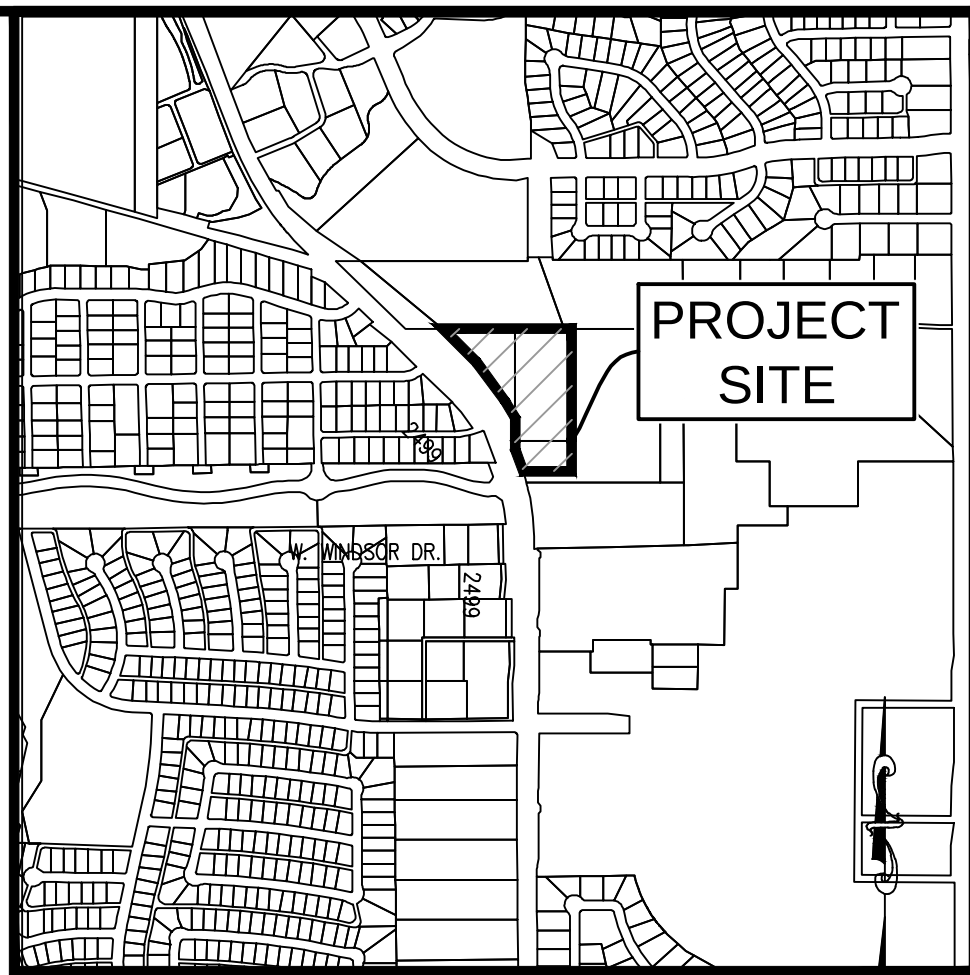
This site has recently gone through the Town's development process to amend the existing PD standards to add additional land and adjust the concept plan to show three building on this lot. This proposed site plan is consistent with the revised concept approved in the revised PD

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. Shane Shoulders, Windsor Ridges Retail Partners, LP.



Vicinity Map 1"=1000'

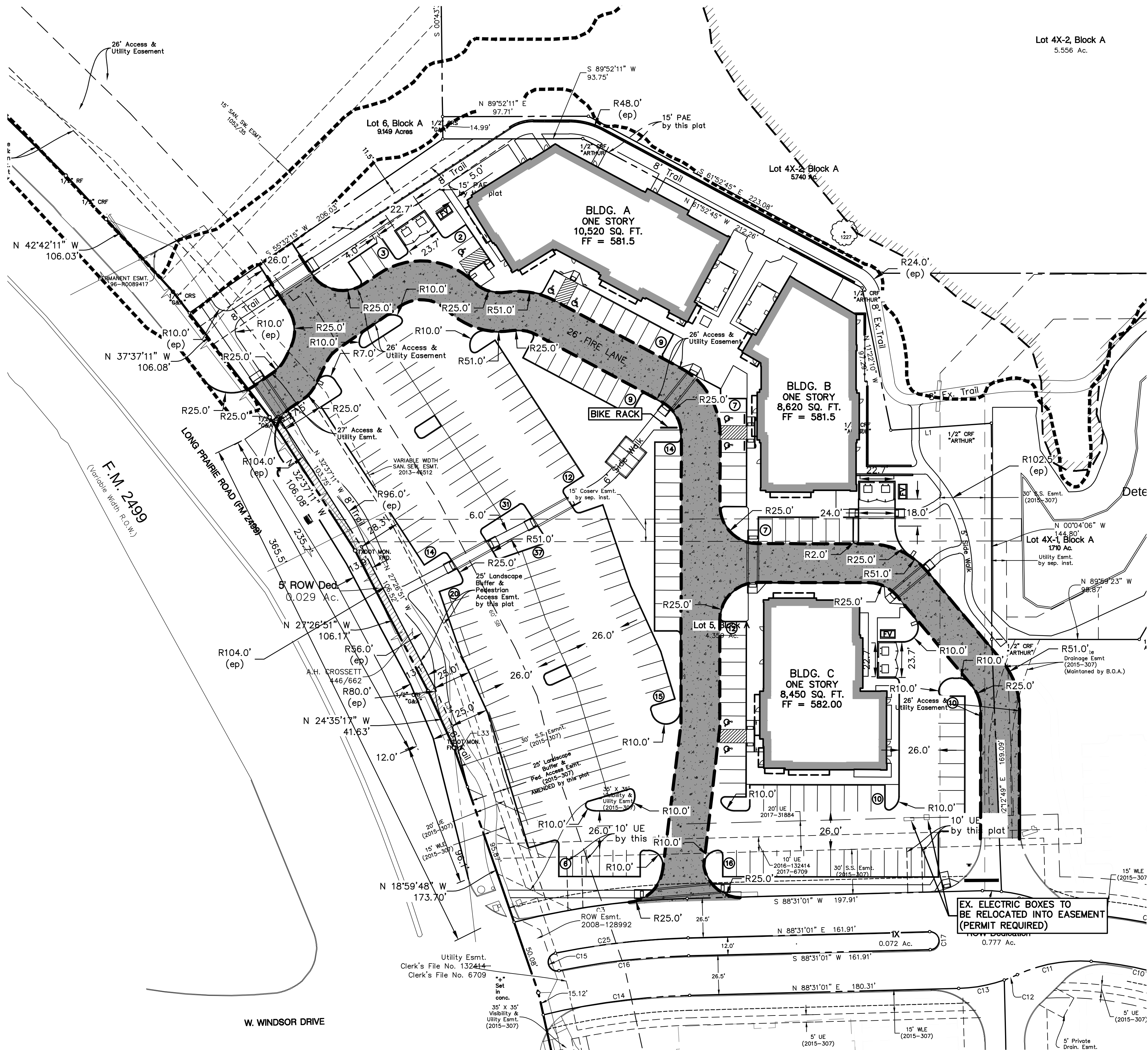
40 0 40 80 120 Feet
SCALE: 1"=40'

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. 579.30

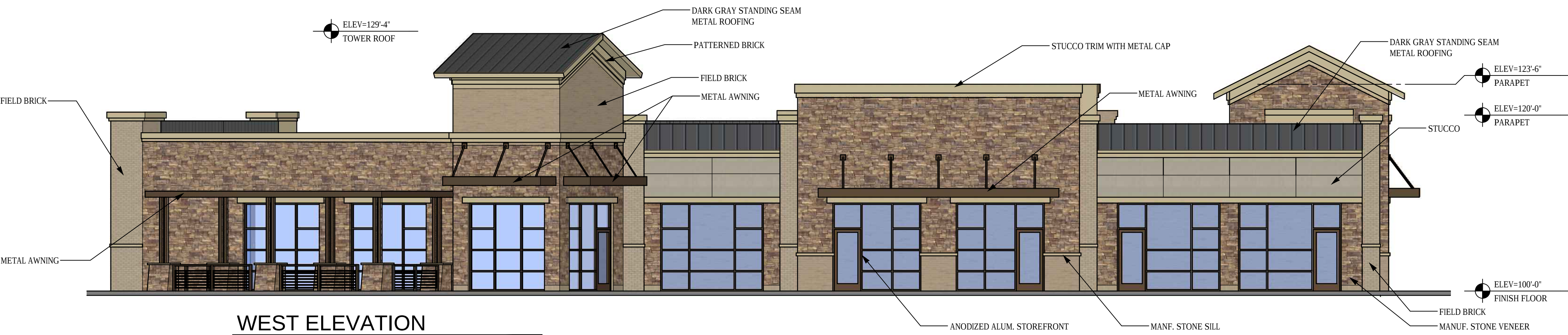
X FOUND ON TOP OF A CURB ON THE EASTERN NOSE OF THE CENTER MEDIAN OF THE EAST-WEST "SPINE ROAD". ELEV. 583.88

NOTES:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' x 17.5' UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C5 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- 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.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- THE ABBREVIATION EP=EDGE OF PAVEMENT.
- A TXDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TXDOT RIGHT-OF-WAY.
- THE ALIGNMENT OF THE 8' MULTI USE TRAIL IS TO BE FIELD ADJUSTED TO MAXIMIZE THE PRESERVATION OF THE EXISTING TREES.



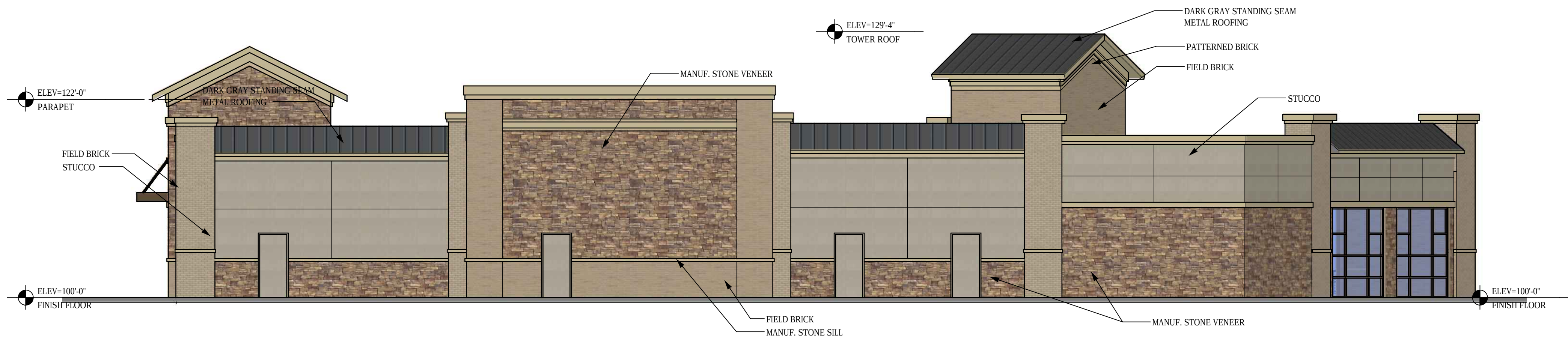
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services



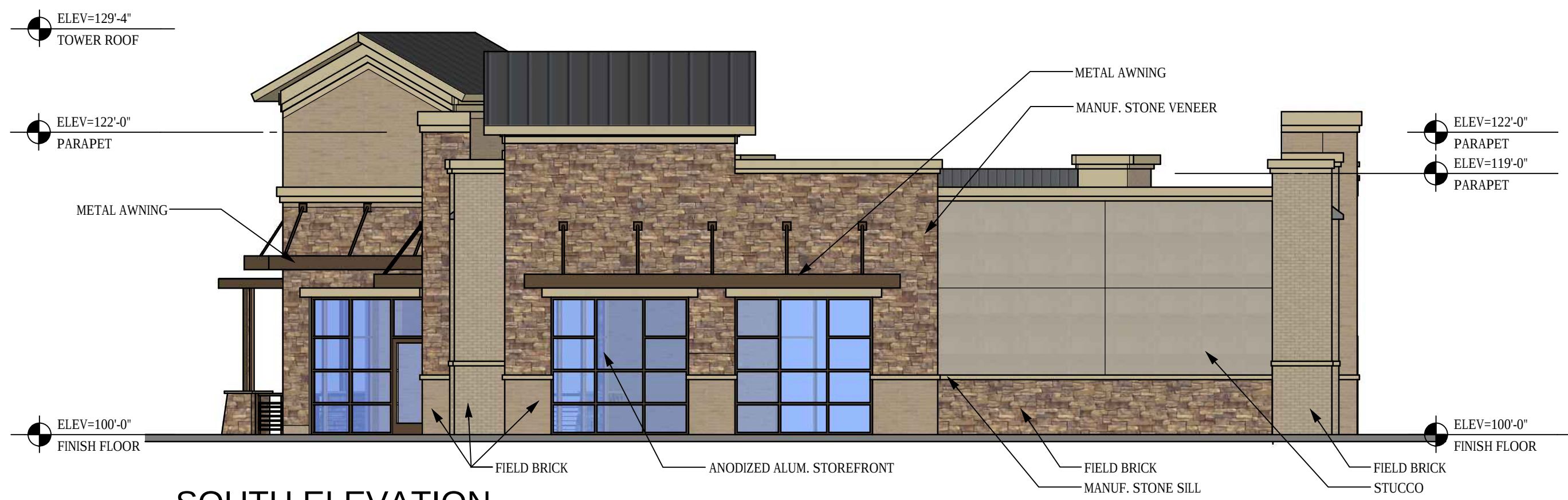
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE SF	906 SF	1,283 SF	2,249 SF	3,308 SF
2	FACADE SF (EXCLUDING DOORS & WINDOWS)	671 SF	1,083 SF	2,165 SF	2,358 SF
3	DOORS & WINDOWS	233 SF	200 SF	84 SF	950 SF
4	PRIMARY MASONRY TOTALS (MIN. 80%)	671 SF	1,083 SF	2,165 SF	2,358 SF
	• BRICK SF	161 SF	195 SF	505 SF	497 SF
	• STONE SF	196 SF	493 SF	785 SF	1,366 SF
	• STUCCO SF	314 SF	395 SF	875 SF	495 SF
	PRIMARY MASONRY %	100%	100%	100%	100%

TIMBER CREEK MEDICAL PLAZA

PROPOSED RETAIL DEVELOPMENT (ZPD16-001 TCMOP)
WINDSOR & LONG PRAIRIE
FLOWER MOUND, TX 75028

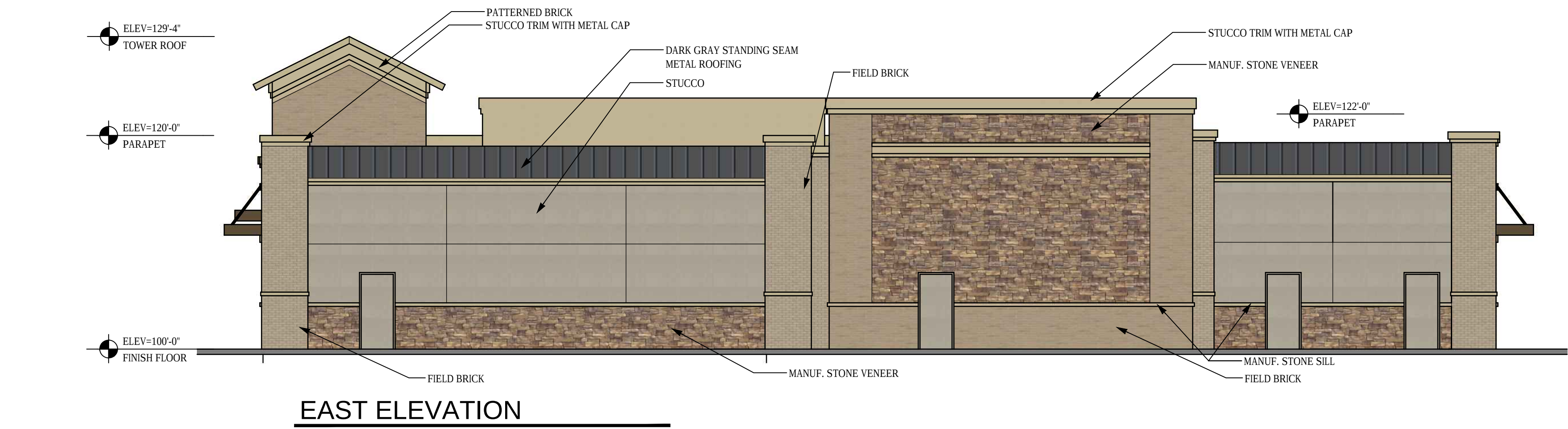
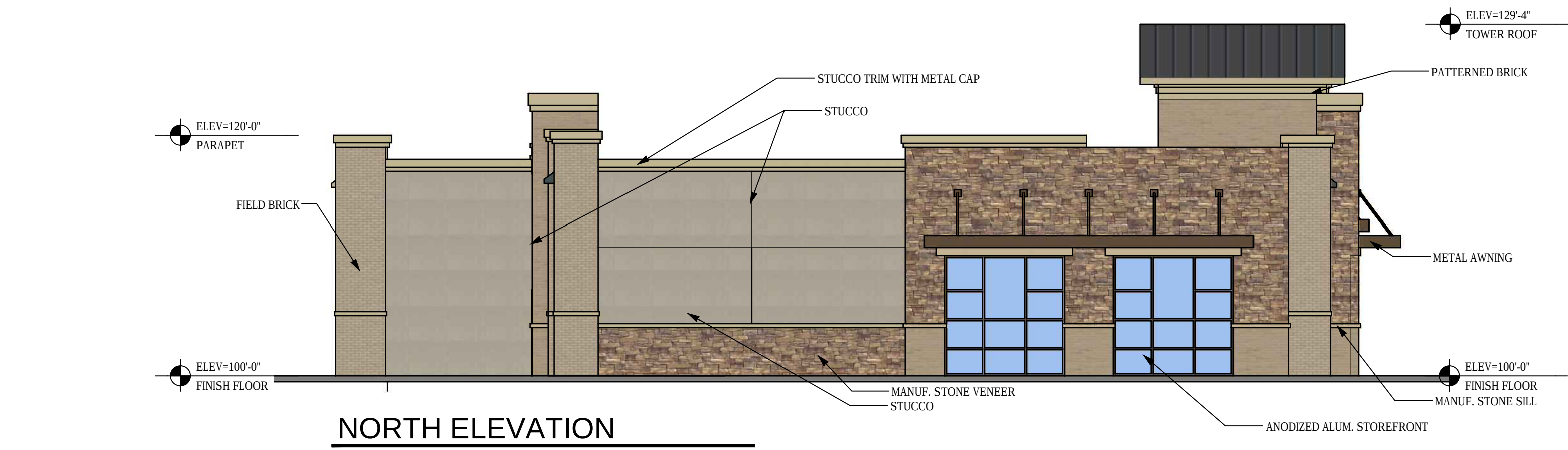
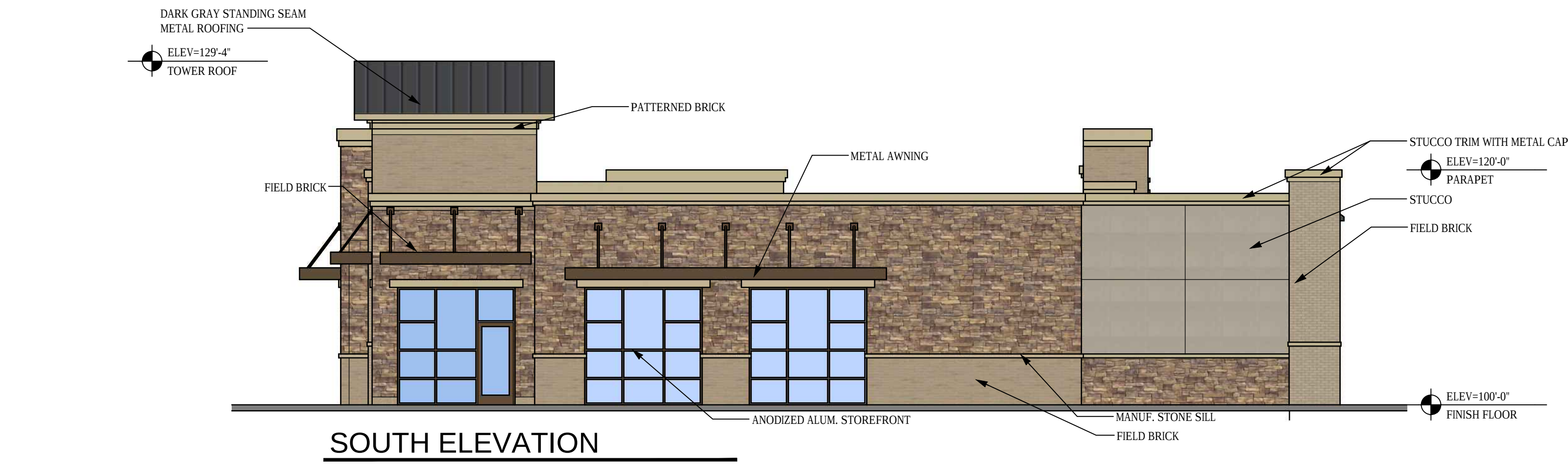
△	DATE	DESCRIPTION
	2016-12-06	
	2017-01-13	
	2017-05-09	
	2017-06-09	

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
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LICENSE #9301

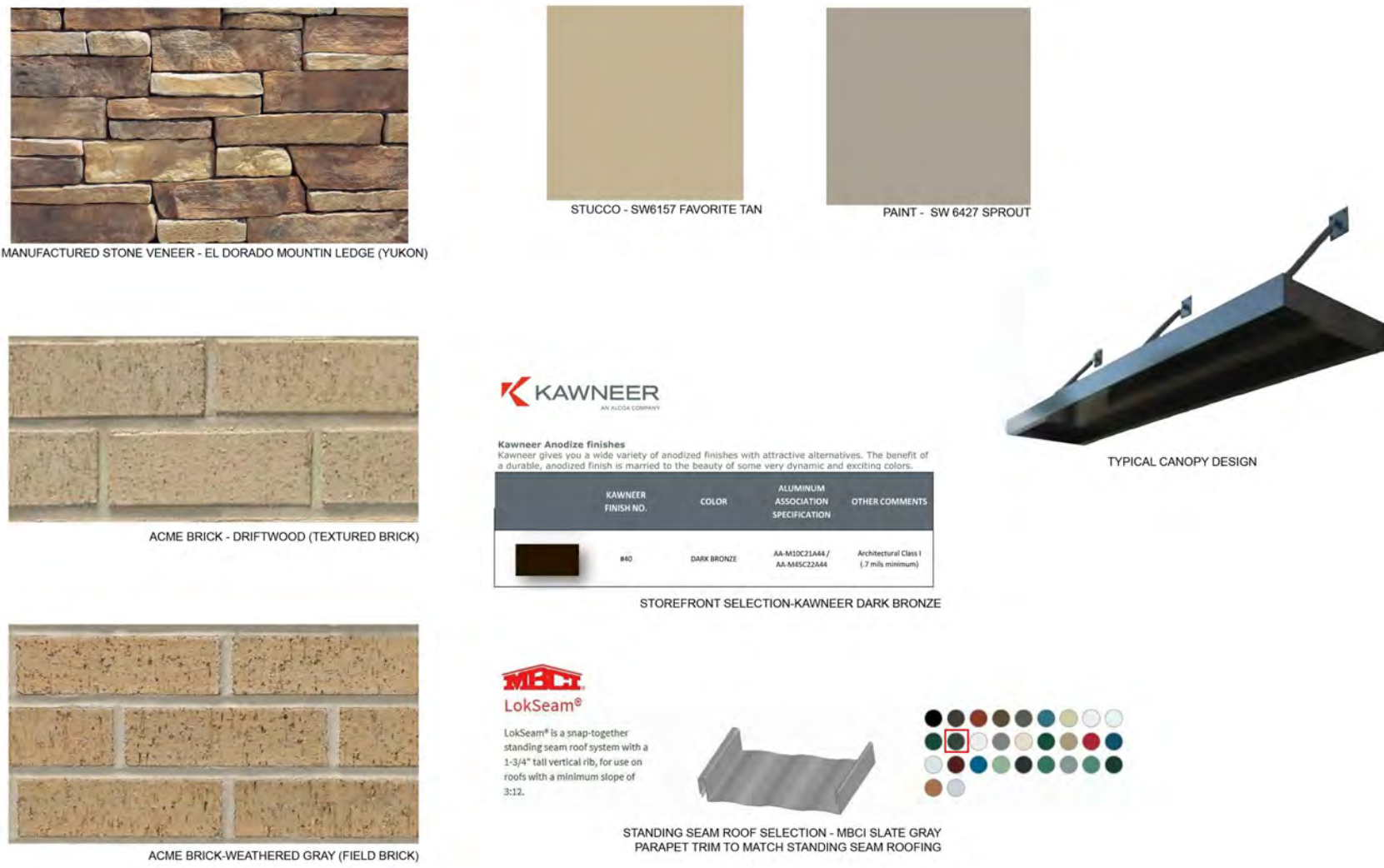
NCA JOB #: 15088

BUILDING B
RENDERS

R301



		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE SF	1,706 SF	1,708 SF	2,285 SF	2,288 SF
2	FACADE SF (EXCLUDING DOORS & WINDOWS)	1,506 SF	1,408 SF	2,201 SF	1,524 SF
3	DOORS & WINDOWS	200 SF	300 SF	84 SF	764 SF
4	PRIMARY MASONRY TOTALS (MIN. 80%)	1,506 SF	1,408 SF	2,201 SF	1,524 SF
	• BRICK SF	372 SF	293 SF	668 SF	322 SF
	• STONE SF	485 SF	635 SF	635 SF	695 SF
	• STUCCO SF	649 SF	480 SF	898 SF	507 SF
	PRIMARY MASONRY %	100%	100%	100%	100%



06-09-2017

TIMBER CREEK MEDICAL PLAZA

PROPOSED RETAIL DEVELOPMENT (ZPD16-001 TC/MOP)

WINDSOR & LONG PRAIRIE
FLOWER MOUND, TX 75028

DATE	DESCRIPTION
2016-12-06	
2017-01-13	
2017-05-09	
2017-06-09	

PRELIMINARY
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NCA JOB #: 15088

BUILDING C
RENDERS

R302

NCA Partners
ARCHITECTURE

5646 MILTON ST.
SUITE 610
DALLAS, TX 75206
214.361.9901
214.361.9906 FAX
ncapartners.com

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TIMBER CREEK MEDICAL PLAZA

PROPOSED RETAIL DEVELOPMENT (ZPD16-001 TC/MOP)
WINDSOR & LONG PRAIRIE
FLOWER MOUND, TX 75028

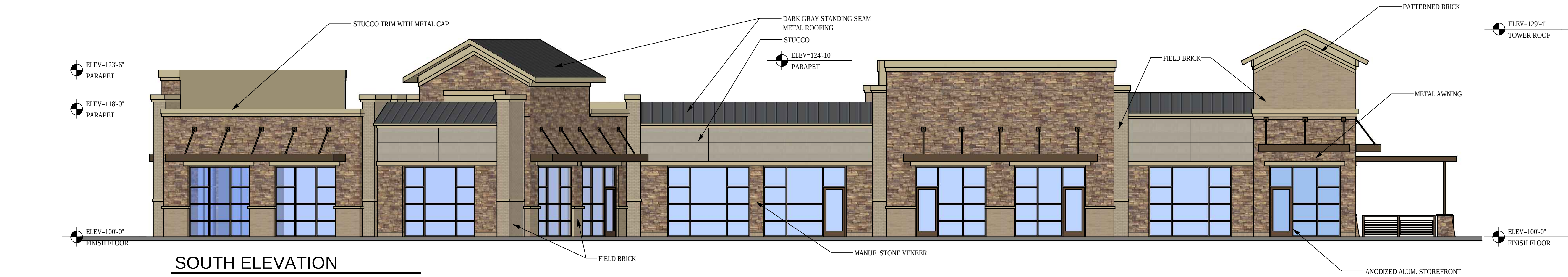
Δ	DATE	DESCRIPTION
	2016-12-06	
	2017-01-13	
	2017-05-09	
	2017-06-09	

PRELIMINARY
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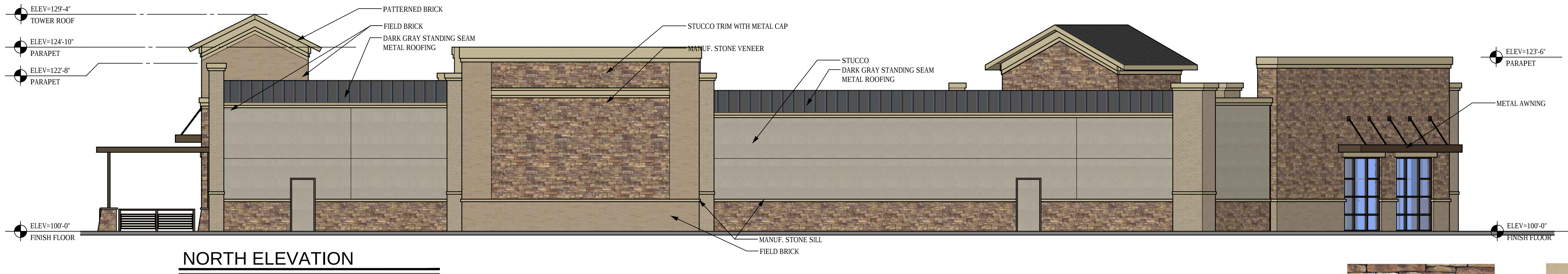
NCA JOB #: 15088

BUILDING A
RENDERS

R303



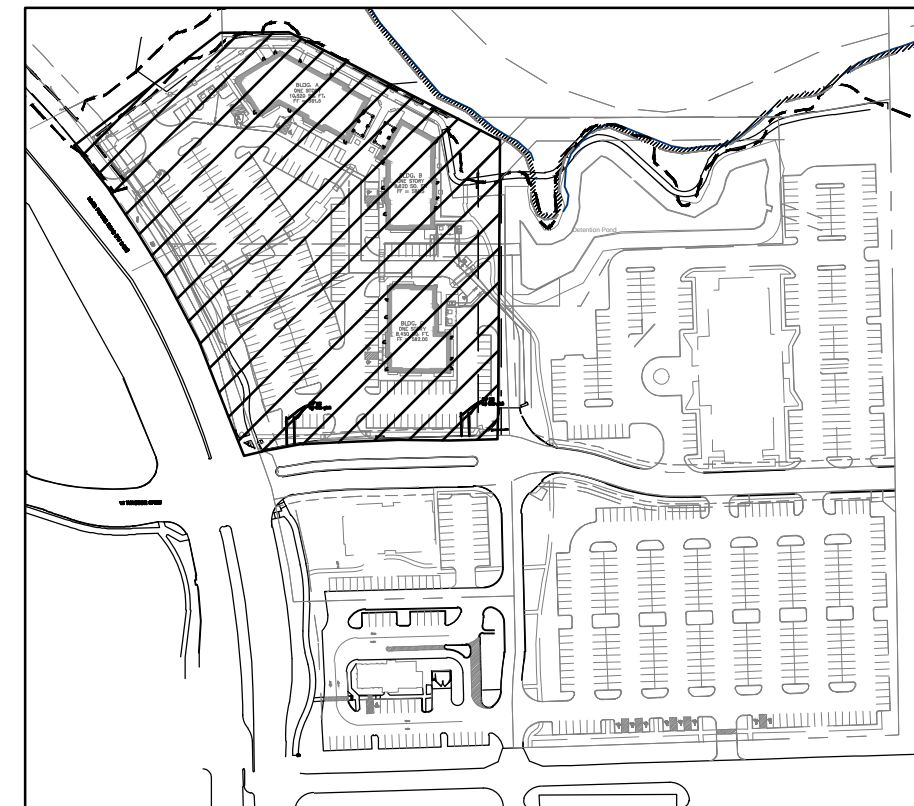
		NORTH	SOUTH	EAST	WEST
1	TOTAL FACADE SF	3,440 SF	3,430 SF	1,903 SF	2,068 SF
2	FACADE SF (EXCLUDING DOORS & WINDOWS)	3,198 SF	2,202 SF	1,403 SF	1,568 SF
3	DOORS & WINDOWS	242 SF	1,228SF	500 SF	500 SF
4	PRIMARY MASONRY TOTALS (MIN. 80%)	3,198 SF	2,202 SF	1,403 SF	1,568 SF
	• BRICK SF	670 SF	514 SF	451 SF	390 SF
	• STONE SF	1,219 SF	1,232 SF	845 SF	920 SF
	• STUCCO SF	1,309 SF	456 SF	107 SF	258 SF
	PRIMARY MASONRY %	100%	100%	100%	100%





SCALE: 1"=30'

CONTEXT MAP



SCALE: 1"=250'
LANDSCAPE NOTES:
Town of Flower Mound

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

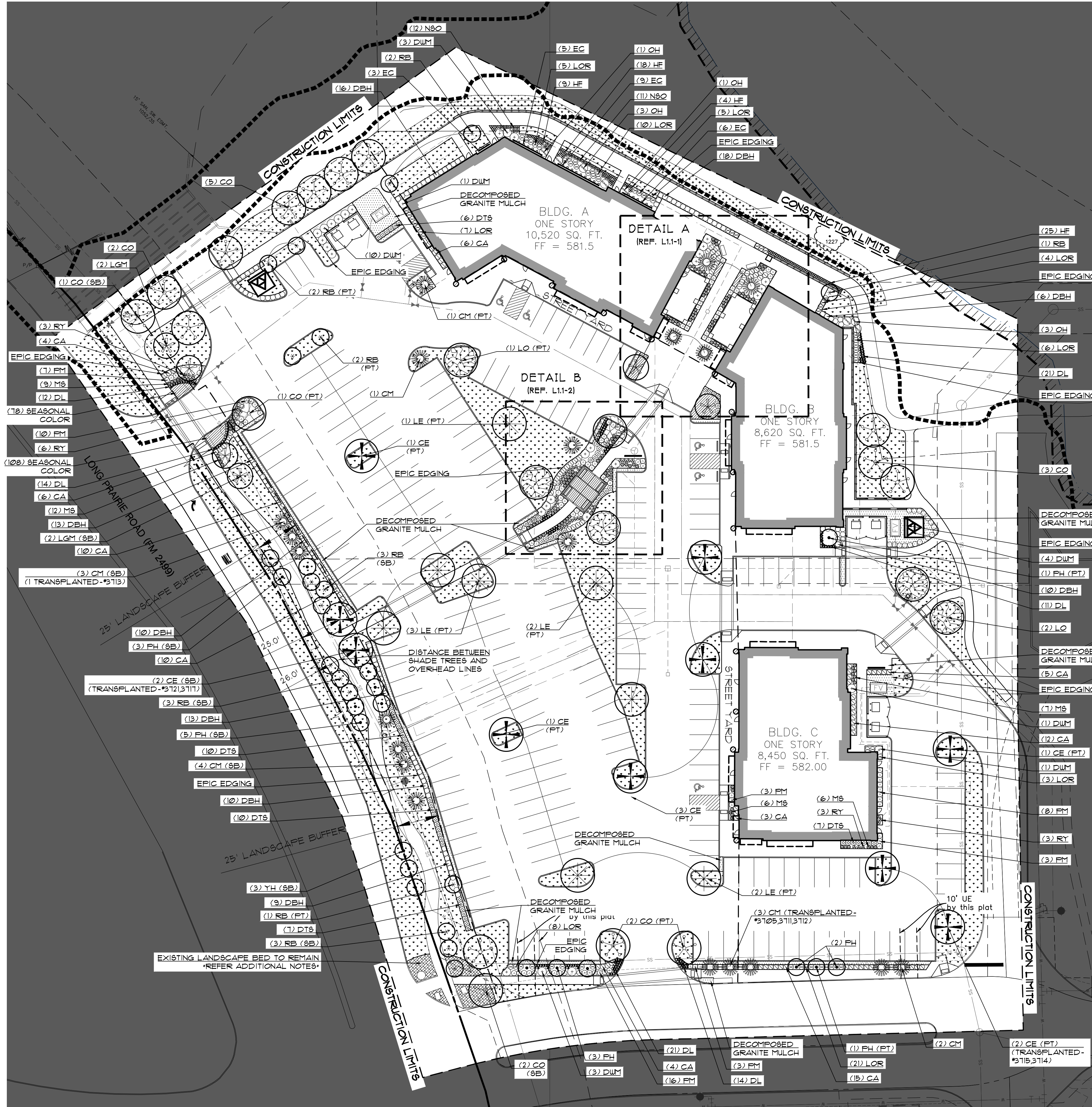
ADDITIONAL NOTES:

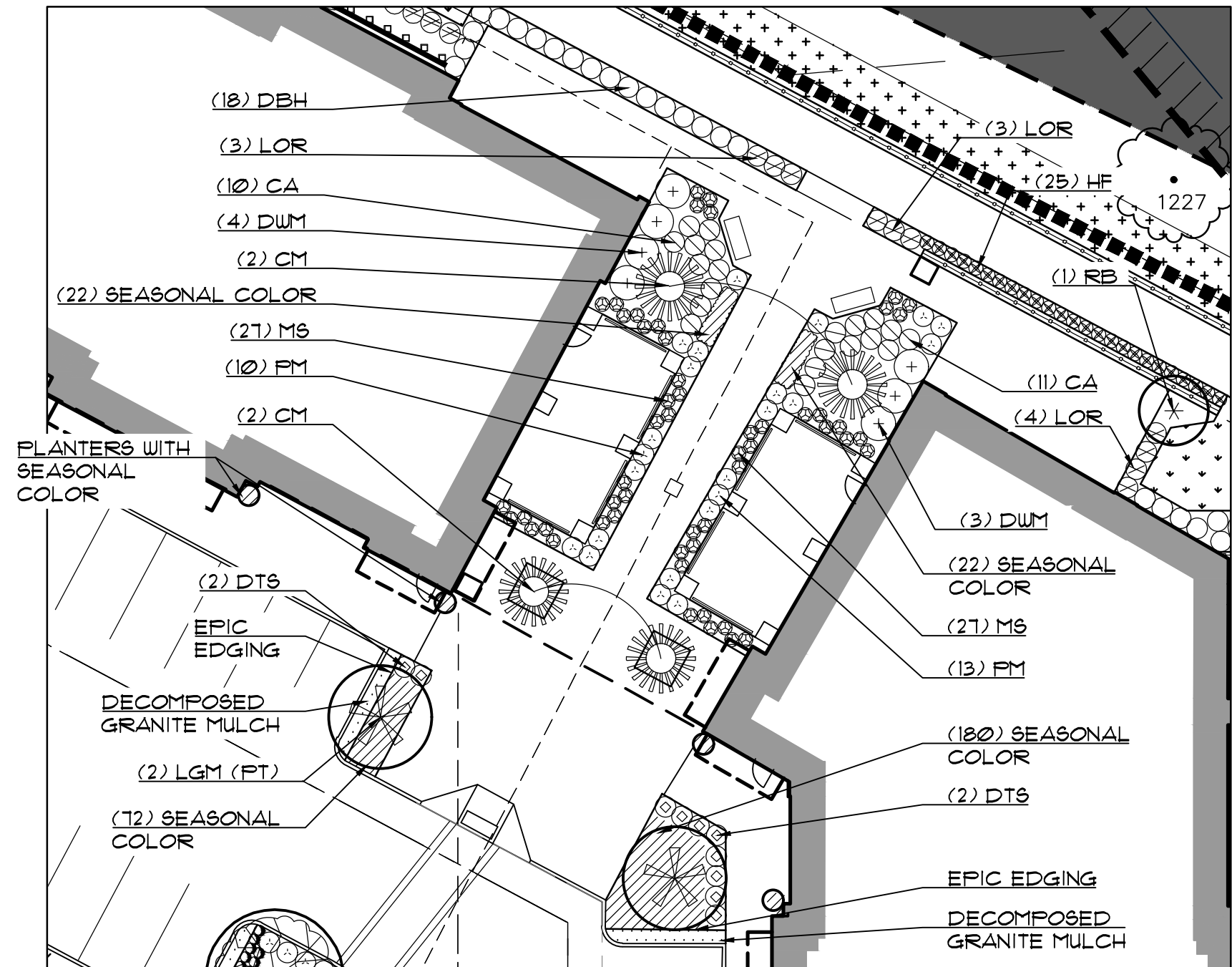
1. Contact Joshua Brown, Parks Supervisor at (972) 874-6428 or John Habern, Parks, Trails and Landscape Specialist, at (972) 874-6343 prior to beginning and work in the town's R.O.W.
2. Contractor is responsible for identifying and protecting all town irrigation systems and plant material.
3. Contractor is responsible for repairing any damage to existing town irrigation systems.
4. Contractor is responsible for maintaining existing landscape in accordance to city code requirements.

LEGEND

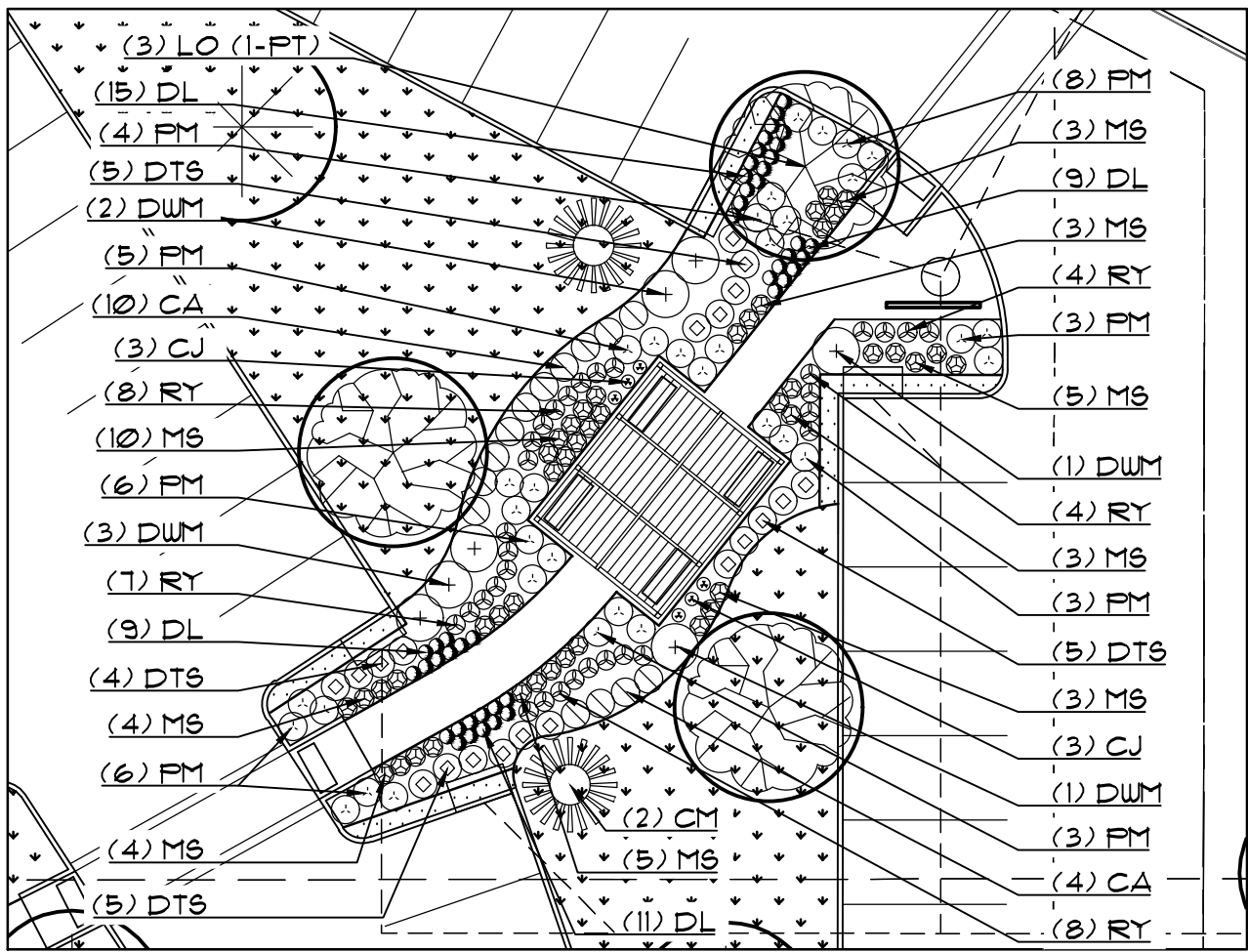
- (LO) LIVE OAK
Quercus virginiana
- (CO) CHINQUAPIN OAK
Quercus muhlenbergii
- (LE) LACEBARK ELM
Ulmus parvifolia
- (CE) CEDAR ELM
Ulmus crassifolia
- (LGM) LITTLE GEM MAGNOLIA
Magnolia grandiflora 'Little Gem'
- (CM) CROCKMYRTLE
Lagerströmia indica
- (RB) RED BUD
Cercis canadensis
- (FH) FOSSUMILLOW HOLLY
Ilex decidua
- (OH) OAKLEAF HYDRANGEA
Hydrangea quercifolia
- (DUM) DWARF WAX MYRTLE
Myrica pusilla
- (LOR) LOROPETALUM
Loropetalum chinensis var. *rubrum* 'Daruna'
- (FM) PINK MUHLY
Muhlenbergia capillaris
- (DBH) DWARF BURFORD HOLLY
Ilex cornuta 'Dwarf Burford'
- (DTS) DWARF TEXAS SAGE
Leucophyllum frutescens 'Bertier Dwarf'
- (CA) COMPACT ABELIA
Abelia x grandiflora 'Compacta'
- (MS) MEADOW SAGE
Muhlenbergia capillaris
- (RY) RED YUCCA
Hesperaloe parviflora
- (HF) HOLLY FERN
Cytosium falcatum 'Reichardianum'
- (NSO) NORTHERN SEA OATS
Chasmanthium latifolium
- (CJ) CAROLINA JESSAMINE
Gelsemium sempervirens
- (DL) DAYLILY
Heimerocallis x 'Stella de Oro'
- (EC) EVERGREEN CLEMATIS
Clematis armandi
- BERMUDA SOD
- HYDROMULCH
- SEASONAL COLOR
- EXISTING PURPLE WINTERCREEPER
PER TIMBER CREEK MEDICAL
OFFICE PARK PLANS
- DECOMPOSED GRANITE MULCH

- (SB): STREET BUFFER TREE DESIGNATION
- (PT): PARKING TREE DESIGNATION





1. DETAIL A
SCALE: 1/4"=20'



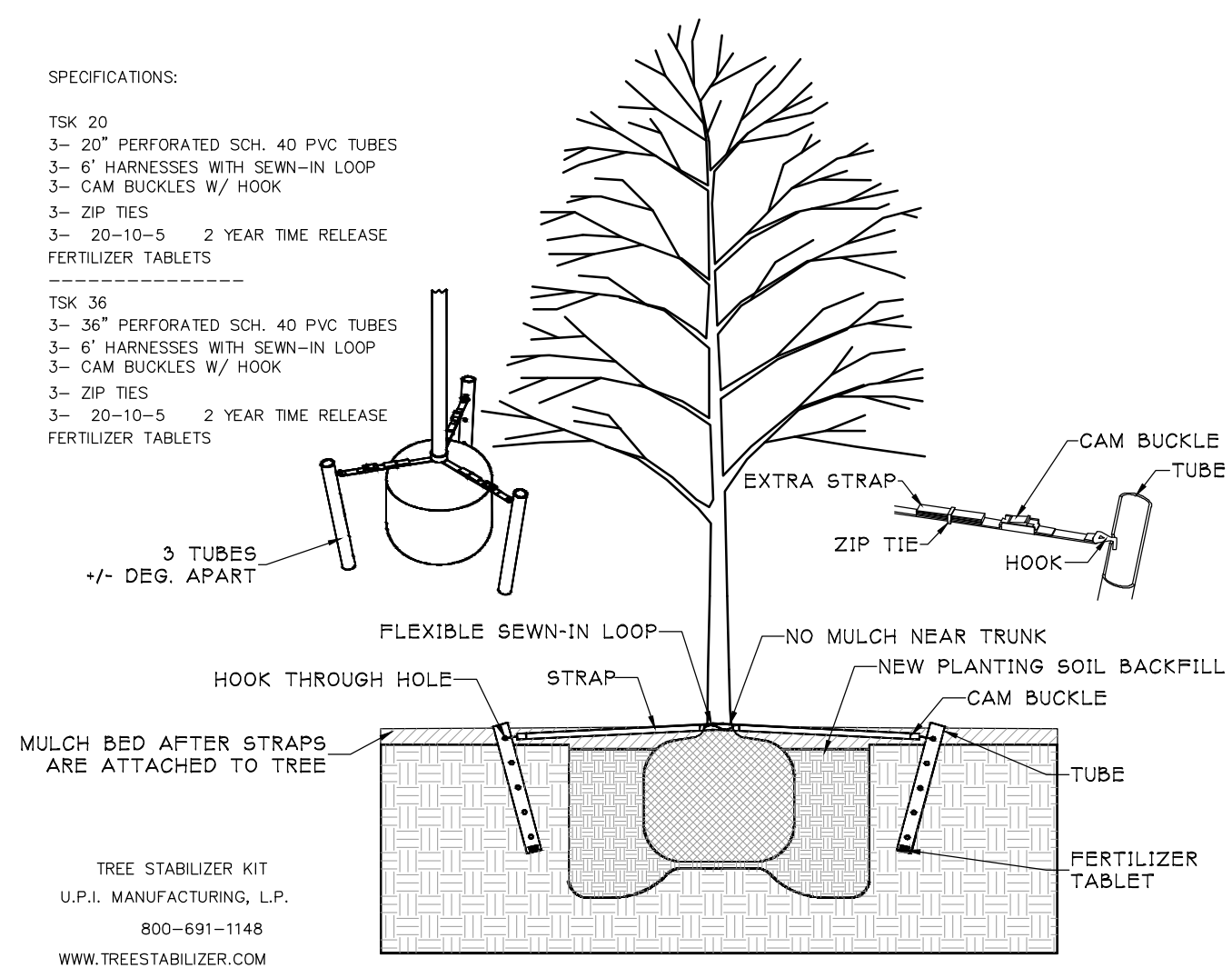
2. DETAIL B
SCALE: 1/4"=20'

SPECIFICATIONS:

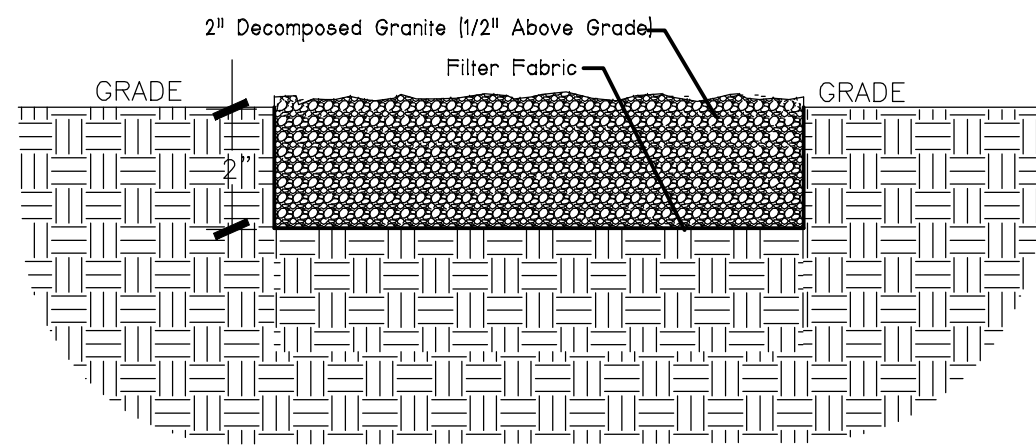
TSK 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

TSK 36

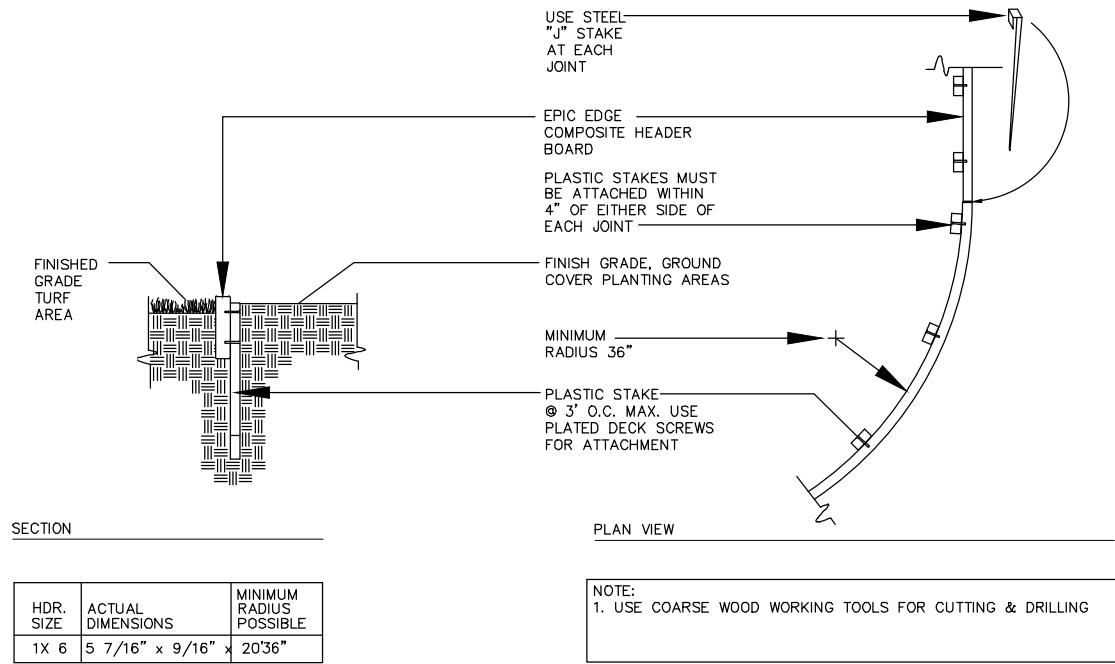
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6" HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



3. TREE STAKING
NOT TO SCALE



6. DECOMPOSED GRANITE MULCH
NOT TO SCALE



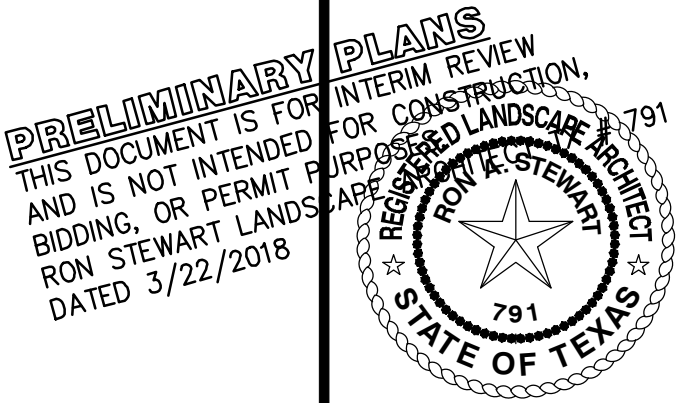
7. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210
NOT TO SCALE

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

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Long Prairie Road		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	Long Prairie - 462 Lf.	16 trees (3" cal.)	7 (3" cal.) shade trees and 27 ornamental trees
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f.=50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	117,476 s.f. of street yard	52 trees (3" cal.)	38 trees (3" cal.) + 42 ornamental trees
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	234 parking spaces	1,762 s.f.	2,559 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	234 parking spaces	24 trees (3" cal.)	23 trees (3" cal.) + 6 ornamental trees
**All parking spaces to be located within 50 ft. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)

LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>
	(CO) CHINGQUAPIN OAK <i>Quercus muhlenbergii</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora 'Little Gem'</i>
	(CM) CRAPEMYRTLE <i>Lagerstroemia indica</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(PH) POSSUMHAW HOLLY <i>Ilex decidua</i>
	(OH) OAKLEAF HYDRANGEA <i>Hydrangea quercifolia</i>
	(DWM) DWARF WAX MYRTLE <i>Myrica pusilla</i>
	(LOR) LOROPETALUM <i>Loropetalum chinensis var. rubrum 'Daruma'</i>
	(FM) PINK MUHLY <i>Muhlenbergia capillaris</i>
	(DBH) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
	(DTs) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Bertstar Dwarf'</i>
	(CA) COMPACT ABELIA <i>Abelia x grandiflora 'Compacta'</i>
	(MS) MEADOW SAGE <i>Muhlenbergia capillaris</i>
	(RY) RED YUCCA <i>Hesperaloe parviflora</i>
	(HF) HOLLY FERN <i>Cyrtomium falcatum 'Rochfordianum'</i>
	(NSO) NORTHERN SEA OATS <i>Chasmanthium latifolium</i>
	(CJ) CAROLINA JESSAMINE <i>Gelsemium sempervirens</i>
	(DL) DAYLILY <i>Heemerocallis x 'Stella de Oro'</i>
	(EC) EVERGREEN CLEMATIS <i>Clematis armandii</i>
	BERMUDA SOD
	HYDROMULCH
	SEASONAL COLOR
	EXISTING PURPLE WINTERCREEPER PER TIMBER CREEK MEDICAL OFFICE PARK PLANS
	DECOMPOSED GRANITE MULCH

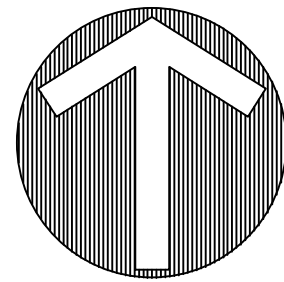


Drawn By: VC
Date: 4/25/2017
Scale:
Revisions:
6/28/2017
8/7/2017
9/15/2017
10/24/2017
2/14/2018
3/5/2018
3/9/2018

16056

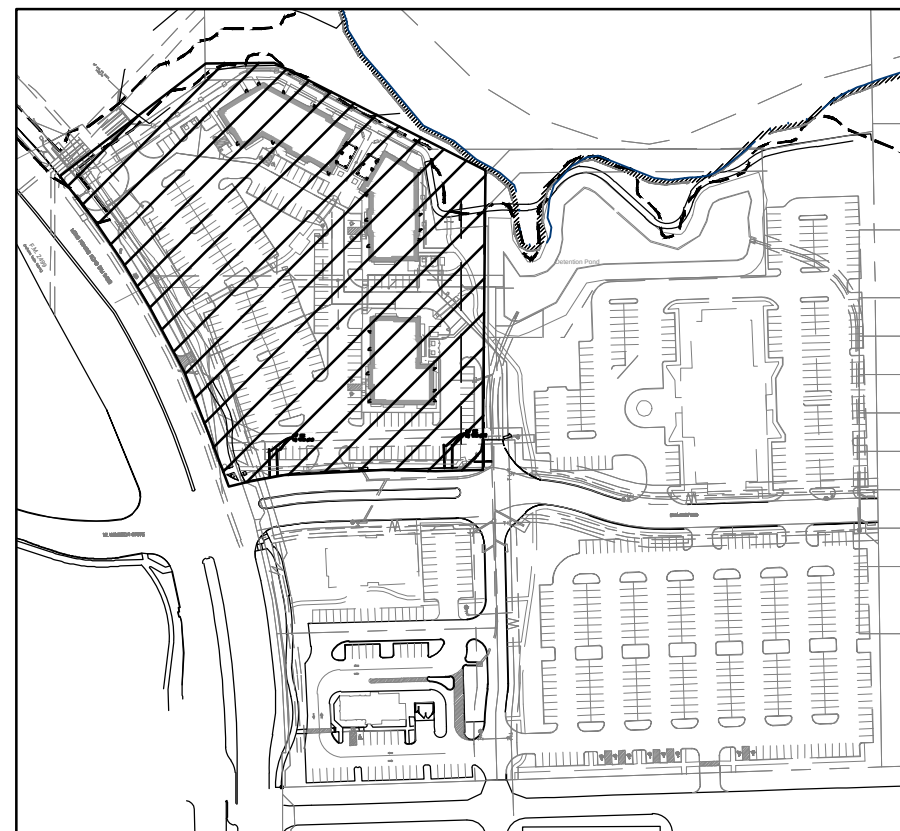
L.1.1

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8235 DOUGLAS, STE 350
DALLAS, TX 75225
Ph. 903-619-1208
Contact: MR. SHANE SHOULDERS



40 0 40 80 120 Feet
SCALE: 1" = 40'

CONTEXT MAP



SCALE: 1" = 250'

LEGEND

(A) STAMPED AND STAINED PAVEMENT
REFER TO CIVIL PLANS FOR PAVEMENT THICKNESS
COLOR (SURFACE): BA8-14 CORDOVAN LEATHER
(BASE): R23 SMOKE (RELEASE)
PATTERN: NEW BRICK RUNNING BOND

*BUTTERFIELD COLOR
800-282-3388
WWW.BUTTERFIELDCOLOR.COM

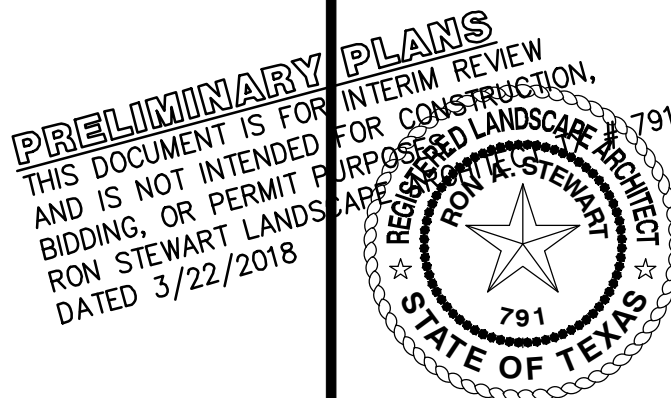
(A) STAMPED AND STAINED PAVEMENT
REFER TO CIVIL PLANS FOR PAVEMENT THICKNESS
COLOR (SURFACE): ELE-128 GRAY (BASE): R23
SMOKE (RELEASE)
PATTERN: ALPINE BROADSTONE

*BUTTERFIELD COLOR
800-282-3388
WWW.BUTTERFIELDCOLOR.COM

(C) AMENITY TRAIL
REFER TO L2.2 - #10 FOR TOWN
MULTI-USE CONCRETE TRAIL DETAIL

(D) CROSSWALK
REFER TO CIVIL PLANS FOR PAVEMENT THICKNESS
COLOR (SURFACE): BA8-14 CORDOVAN LEATHER
(BASE): R23 SMOKE (RELEASE)
PATTERN: NEW BRICK RUNNING BOND

*BUTTERFIELD COLOR
800-282-3388
WWW.BUTTERFIELDCOLOR.COM



Drawn By:	VC
Date:	04/25/2017
Scale:	1" = 30'
Revisions:	
6/28/2017	
8/7/2017	
9/13/2017	
10/24/2017	
2/14/2018	
3/5/2018	
3/9/2018	

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8236 DOUGLAS, STE 350
DALLAS, TX 75225
Ph. 903-819-1208
Contact: MR. SHANE SHOULDERS



HARDSCAPE DETAILS

Drawn By: VC
Date: 04/25/2017
Scale:
Revisions:
/28/2017
/7/2017
/13/2017
0/24/2017
/14/2018

2.1



2. PLAZA ARBOR - ELEVATION

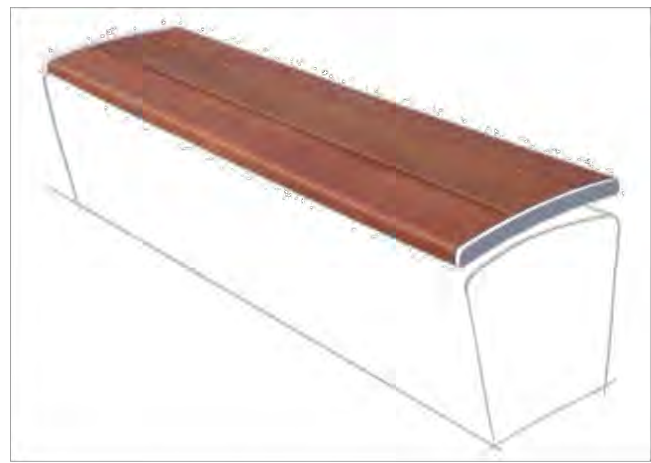
③ PLAZA ARBOR - SECTION
SCALE: 3/4"=1' * A SEPARATE PERMIT FROM FLOWER MOUNTAIN

4. PLAZA ARBOR - PLAN VIEW

5. PLAZA ARBOR - ELEVATION

6. 42" ORNAMENTAL METAL FENCE
SCALE: 3/4"=1'

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8235 DOUGLAS, STE 350
DALLAS, TX 75225
Ph. 903-819-1208
Contact: MR. SHANE SHOULDERS



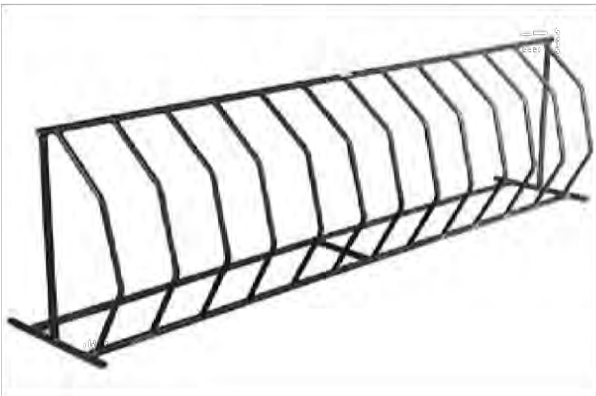
EP 1901	Bench without backrest
SPECIFICATIONS	
Frame :	8mm (5/16") and 10mm (3/8") steel flats
Supports :	6mm (1/4") steel flats and 3mm (1/8") steel plates to be anchored on a concrete or granite base. *Base not included
Finish :	Hot-dipped galvanized and polyester powder coated
Slats :	51mm X 152mm (2" X 6")
Fasteners :	6mm (1/4") and 10mm (3/8") anti-theft stainless steel bolts
COVERING	
JAT	Jatoba
IPE	Ipe
Depth : 432mm (17")	Length : 1499mm (59")
Height : 94mm (3 3/4")	Weight : 50 kg (110 lbs)

***Concrete or granite base non included**

This bench must be anchored.
Our warranty applies when our product is properly assembled and anchored.

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T: 1 800 363.9264 www.equiparc.com 1001, rue James-Brodie
F: 1 866 346.2538 info@equiparc.com Saint-Jean-sur-Richelieu, QC Canada J2X 0C1



EP 5903	Bike rack
SPECIFICATIONS	
Frame:	Steel tubular
Finish:	Hot-dipped galvanized
AVAILABLE	
5903	6 bikes rack
OPTION	
GP	Galvanized and painted frame
Depth : 610mm (24")	Length : 3048mm (120")
Height : 89mm (35")	Weight : 45 kg (100 lb)
This bike rack must be anchored. Our warranty applies when our product is properly assembled and anchored.	
CONCRETE SLAB AND ANCHORS	
7028	2 slabs 305mm X 711mm X 152mm (12" X 28" X 6")
QS	4 stainless steel kwik bolts
QAV	4 drop-in anchors with stainless steel theftproof bolts

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F: 1 866 346.2538 info@equiparc.com Saint-Jean-sur-Richelieu, QC Canada J2X 0C1



EP 3980	Waste receptacle
SPECIFICATIONS	
Frame :	Aluminum and hot dipped galvanized steel components
Finish :	Polyester powder coated
Slats :	Wood: 51mm X 152mm (2" X 6") Plastic: 51mm X 102mm (2" X 4")
Steel liner :	116 litres / 31 US gal hot-dipped galvanized expanded steel metal
Fasteners :	Stainless steel
COVERINGS	
YRP	Grey recycled plastic
SRP	Sand recycled plastic
GRP	Green recycled plastic
CRP	Cedar recycled plastic
WRP	Walnut recycled plastic
DJP	Douglas fir
JAT	Jatoba
IPE	Ipe
HWA	Hardwood
OPTIONS	
RU	Recycling unit with descriptive panel
Depth.: 613mm (24 1/4")	Length.: 595mm (23 1/2")
Height.: 1037 (40 3/4")	Weight.: 84 kg (185 lbs)
This bench must be anchored to the ground. Our warranty applies when our product is properly assembled and anchored.	
CONCRETE SLABS AND ANCHORS	
7005	1 slab 610mm X 610mm X 152mm (24" X 24" X 6")
7016	1 slab Ø 610mm X 203mm (24" X 8")
QS	4 stainless steel kwik bolts
QAV	4 drop-in anchors with stainless steel theftproof bolts

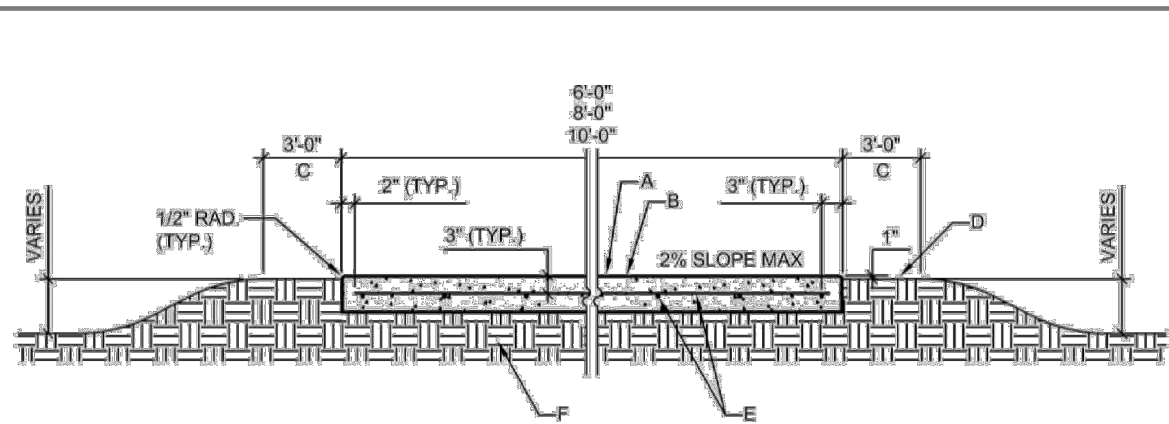
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T: 1 800 363.9264 www.equiparc.com 1001, rue James-Brodie
F: 1 866 346.2538 info@equiparc.com Saint-Jean-sur-Richelieu, QC Canada J2X 0C1

7. BENCH DETAIL
NOT TO SCALE

8. BIKE RACK DETAIL
NOT TO SCALE

9. TRASH RECEPTACLE
NOT TO SCALE



CONCRETE TRAIL SECTION

GENERAL NOTES:

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

CONSTRUCTION NOTES:

- 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- HEAVY BROOK FINISH
- RESSEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- FINISH GRADE
- #3 BARS 14" O.C. (MAX.) BOTH WAYS
- COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

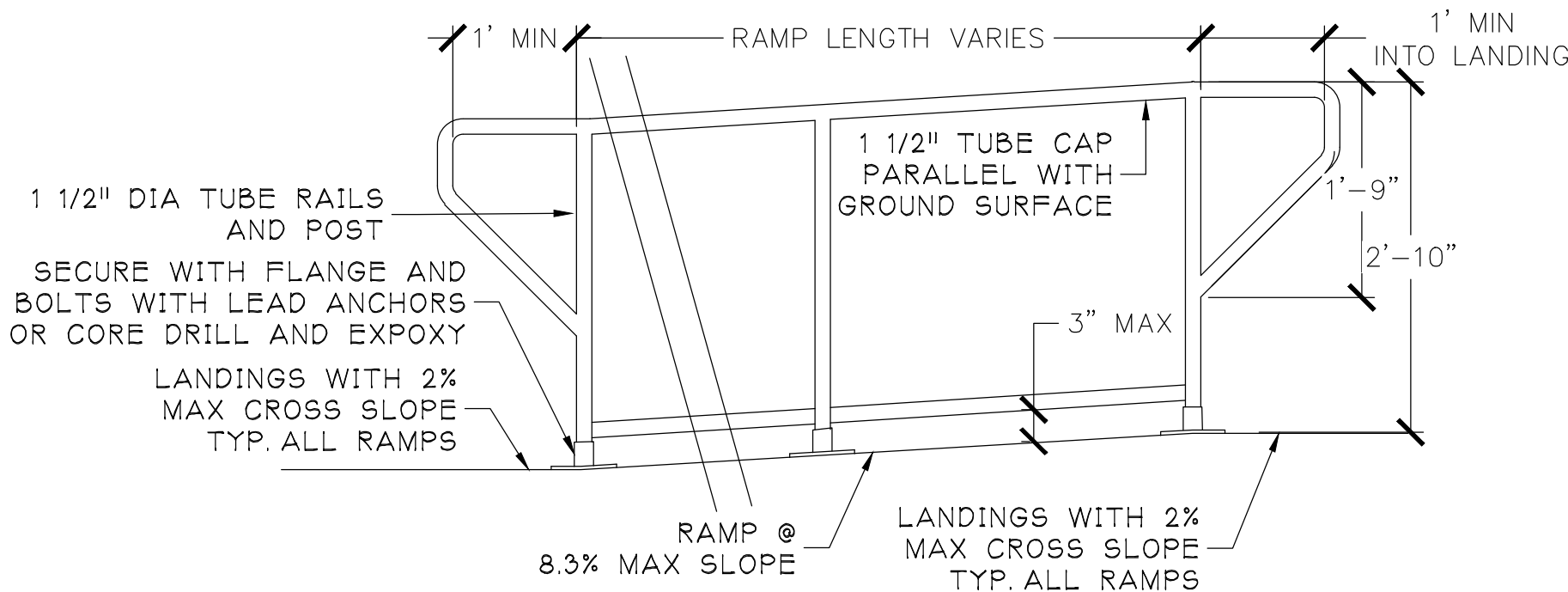
DOWELED EXPANSION JOINTS

GENERAL NOTES:

- LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
- USE 1/4" SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
- FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
- INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 690 SL, OR APPROVED EQUAL, GREY IN COLOR.

NOTES:

- ALL ACCESSIBLE ROUTES SHALL HAVE A MINIMUM 5'x5' TURNING RADIUS AREA AT LANDINGS WHERE RAMP'S CHANGE DIRECTION. THESE AREAS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
- ALL ACCESSIBLE ROUTES SHALL HAVE A CLEAR PATH OF 3'-0" WIDE WITH A MAX. 2% CROSS SLOPE.
- ALL ACCESSIBLE ROUTES WITH LESS THAN A 5% SLOPE (1:20) AND 8.33% SLOPE (1:12) REQUIRE HANDROLS ON BOTH SIDES OF RAMP.
- REFER TO ACCESSIBLE ROUTE PLAN.
- ACCESSIBILITY ROUTE NOTES AND SPECIFICATIONS, AND CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
- ALL WELDS TO BE GROUND SMOOTH.
- PAIN ALL TUBING WITH (1) POLYESTER POWDER COAT PRIMER AND (1) INDUSTRIAL ENAMEL FINISH COAT. COLOR TO BE SELECTED BY OWNER.



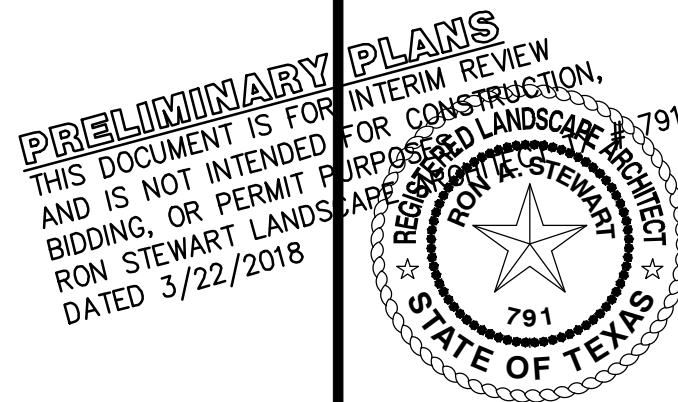
10. MULTI-USE CONCRETE AMENITY TRAIL
NOT TO SCALE

11. TUBE STEEL HANDRAIL AT RAMP
3/4" x 1"



WINDSOR RIDGES
Lot 3R, Block A
Timber Creek Medical Office Plaza
9.759 Acres
in the
C. CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE DETAILS



Drawn By: VC
Date: 04/25/2017
Scale:
Revisions:
6/28/2017
8/7/2017
9/13/2017
10/24/2017
2/14/2018
3/5/2018
3/9/2018

16056

L2.2

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8235 DOUGLAS, STE 350
DALLAS, TX 75225
Ph. 903-619-1208
Contact: MR. SHANE SHOULDERS

SITE PLANNING CIVIL ENGINEERING PLATING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE



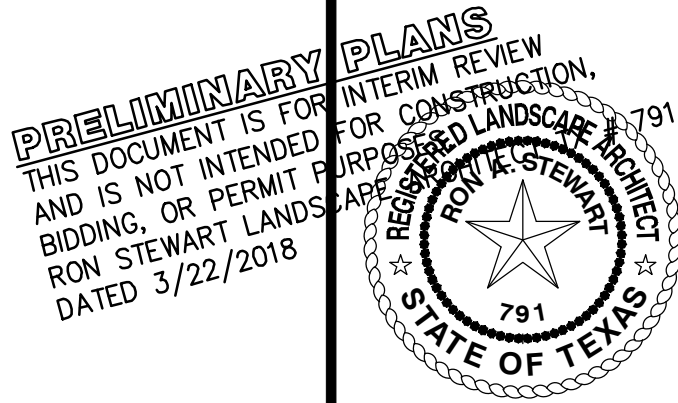
111 Hillside Drive - Lewisville, TX 75057 - P: 972.268.9712 - F: 972.268.9715

144 Oak Township - Arlington, TX 76010 - P: 817.494.2401 - F: 817.494.2401

TFBLS Firm No. 10847700

WINDSOR RIDGES
Lot 3R, Block A
Timber Creek Medical Office Plaza
9.759 Acres
in the
TOWN OF FLOWER MOUND
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C. CHACON SURVEY, ABSTRACT NO. 299

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3/9/2018

16056

L2.3

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8235 DOUGLAS, STE 350
DALLAS, TX 75225
Ph. 903-619-1208
Contact: MR. SHANE SHOULDERS

Freestanding Planters

Cardiff

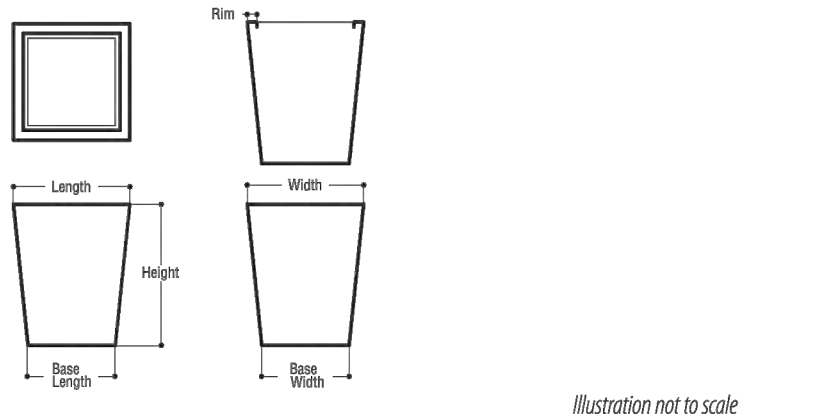


COLOR: AGED BRONZE (M)

Note:
Please contact us if you don't see the shape or size of planter you need—we welcome custom orders. Planter irrigation and custom internal modifications available. A graffiti-resistant coating is available with upcharge. All orders are subject to the Terms and Conditions outlined in this Price List. Specifications are available on our web site.

Old Town Fiberglass, Inc.
767 North Harton Street
Orange, CA 92868-4015
Tel: 714.633.3732
Fax: 714.633.3917
E-mail: Info@OldTownFiberglass.com
On-line: OldTownFiberglass.com

Old Town
fiberglass



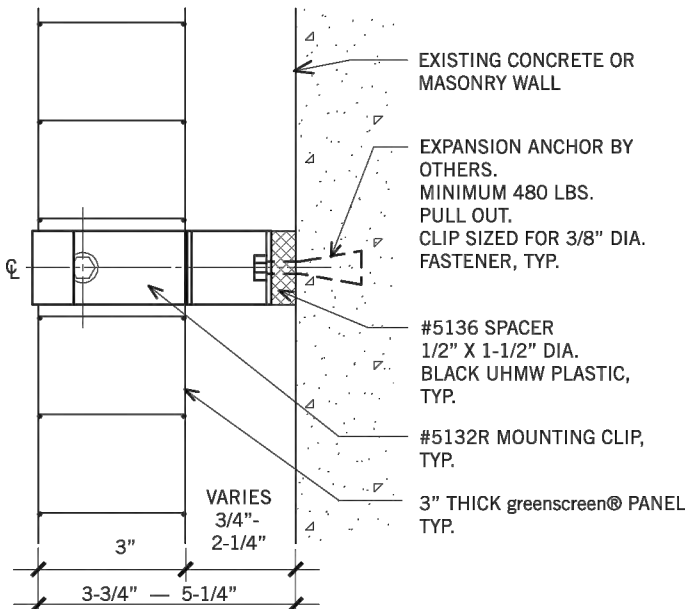
Model No.	OVERALL		BASE		Height	Rim	Weight
	Length	Width	Length	Width			
CF1632	16"	16"	11-1/2"	11-1/2"	32"	1"	20
CF1639	16"	16"	10-1/2"	10-1/2"	39"	1-1/2"	25
CF2019	20"	20"	13"	13"	19"	2"	18
CF2024	20"	20"	14"	14"	24"	2"	22
CF2043	20"	20"	13"	13"	43"	1-1/2"	34
CF2422	24"	24"	19"	19"	22"	2"	27
CF2432	24"	24"	19"	19"	32"	2"	37
CF2436	24"	24"	19"	19"	36"	2"	40
CF2442	24"	24"	18"	18"	42"	2"	44
CF2836	28"	28"	19"	19"	36"	2"	44
CF2860	28"	28"	18"	18"	60"	2-1/2"	66
CF3030	30"	30"	24"	24"	30"	2-1/2"	46
CF3632	36"	36"	26-1/2"	26-1/2"	32"	2-1/2"	56
CF3636	36"	36"	26"	26"	36"	2"	60
CF3642	36"	36"	24"	24"	42"	2-1/2"	65
CF3660	36"	36"	25"	25"	60"	4-1/2"	89
CF4234	42"	42"	34"	34"	34"	2"	70
CF4236F	42"	42"	34"	34"	36"	2"	76
CF4848	48"	48"	36"	36"	48"	4"	110
CF6042	60"	60"	48"	48"	42"	4"	134
CF7236	72"	72"	60"	60"	36"	4"	155

Matching Trash Receptacle Available.

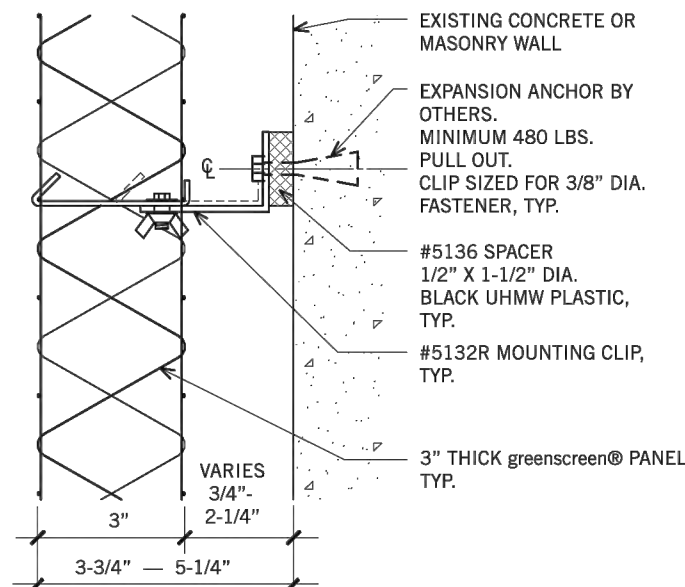
SR4

5132R
Wall Mounted, Plan & Section MOUNTING CLIP

Summer '14



#5132R MOUNTING CLIP - WALL MOUNTED
PLAN



#5132R MOUNTING CLIP - WALL MOUNTED
SECTION

greenscreen® 1743 S. La Cienega Blvd. Los Angeles CA 90035 T - 800.450.3494 www.greenscreen.com

*Fasteners and expansion anchors by others.

At stucco and plaster locations clips should be mounted into solid blocking, sheathing or wall studs.

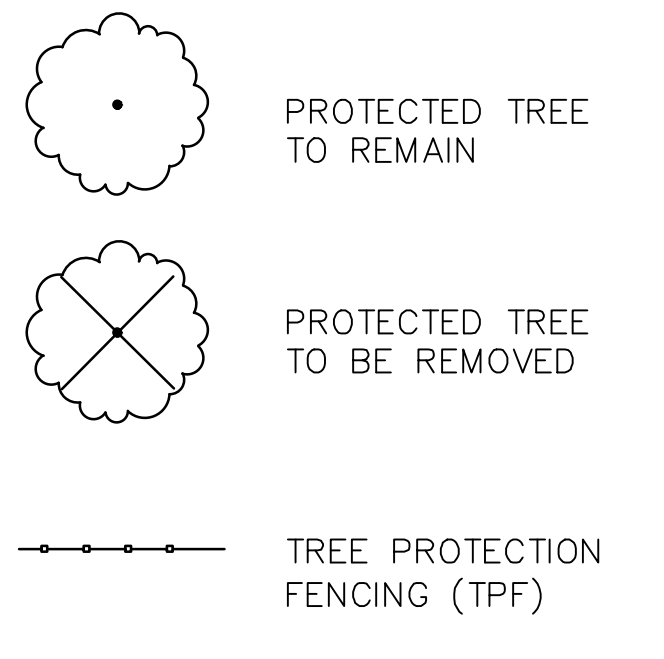
NOTE: Mounting hole in clip is sized for maximum 3/8" diameter fastener.

COLOR: BRONZE

12. PLANTER POT DETAIL
NOT TO SCALE

13. GREENSCREEN DETAIL
NOT TO SCALE

LEGEND



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

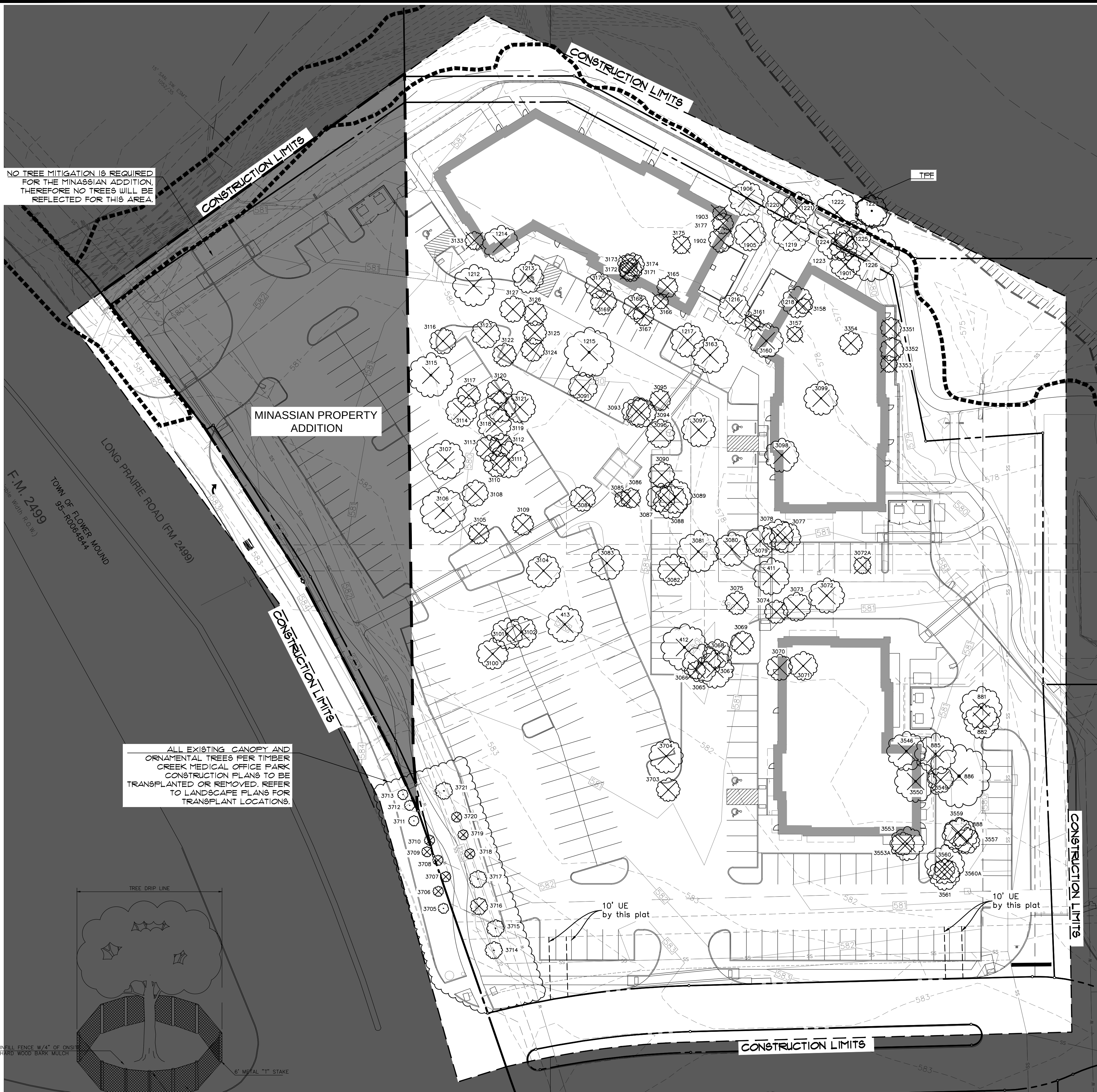
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures.
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The area of undisturbed natural soil around a tree defined by a concentric circle with a radius in feet equal to the number of inches of trunk diameter.
 - 2) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the CRZ or as shown on approved plans.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 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 unsited 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 "airstrike" 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 greater 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 is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified.



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



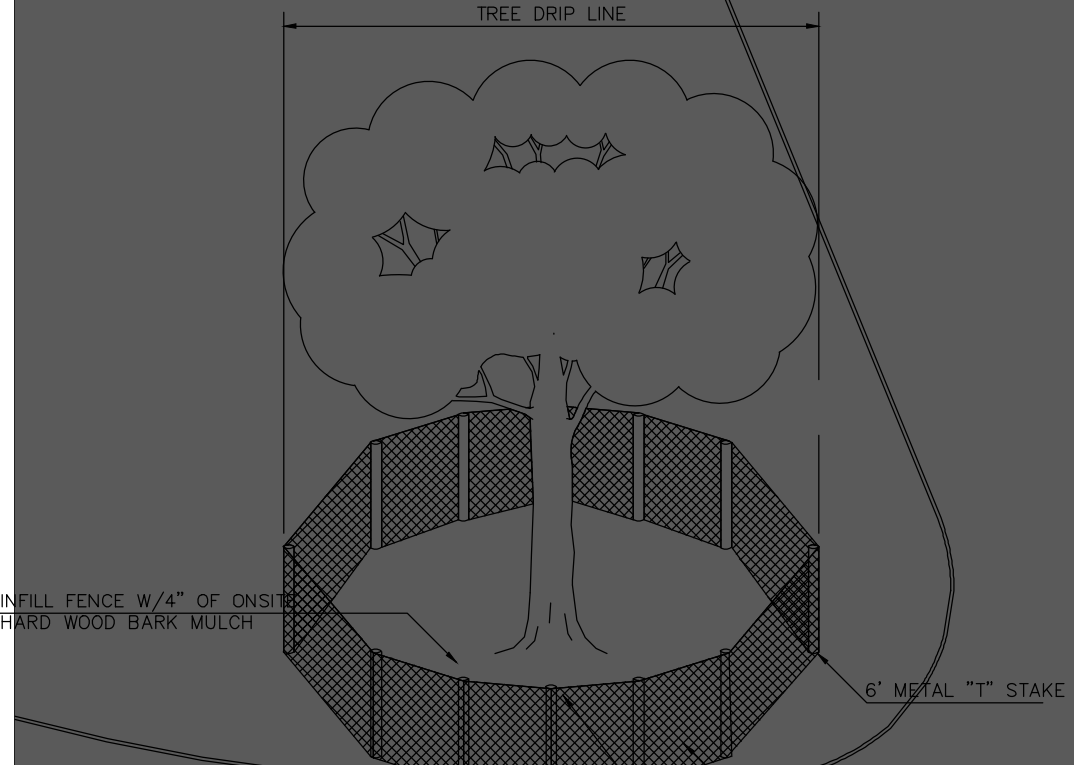
SCALE: 1"=250'



NO TREE MITIGATION IS REQUIRED FOR THE MINASSIAN ADDITION, THEREFORE NO TREES WILL BE REFLECTED FOR THIS AREA.

MINASSIAN PROPERTY ADDITION

ALL EXISTING CANOPY AND ORNAMENTAL TREES PER TIMBER CREEK MEDICAL OFFICE PARK CONSTRUCTION PLANS TO BE TRANSPLANTED OR REMOVED. REFER TO LANDSCAPE PLANS FOR TRANSPLANT LOCATIONS.



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

TREE PROTECTION (PROTECTED)

TREE CHART

	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	REMARKS
1	411	18	PINE	<i>Pinus eldarica</i>	Yes	Yes	
2	412	20	PINE	<i>Pinus eldarica</i>	Yes	Yes	
3	413	14	PINE	<i>Pinus eldarica</i>	Yes	Yes	
4	881	16	POST OAK	<i>Quercus stellata</i>	Yes	Yes	DEAD
5	882	13, 14	POST OAK	<i>Quercus stellata</i>	Yes	Yes	DEAD
6	885	14.5, 15, 18	POST OAK	<i>Quercus stellata</i>	Yes	Yes	DEAD
7	886	14.5, 9.5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	DEAD
8	888	13.5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
9	1212	16, 16	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
10	1213	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
11	1214	14	PINE	<i>Pinus eldarica</i>	Yes	Yes	
12	1215	19	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
13	1216	12, 12	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
14	1217	13	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
15	1218	12	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
16	1219	15	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
17	1220	20	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
18	1221	12	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
19	1222	17	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
20	1223	11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
21	1224	14	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
22	1225	14	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
23	1226	21	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
24	1227	14	POST OAK	<i>Quercus stellata</i>	Yes	No	
25	1901	12	CEDAR ELM	<i>Ulmus crassifolia</i>	Yes	Yes	
26	1902	10	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
27	1903	5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
28	1905	12	BLACKJACK OAK	<i>Quercus marilandica</i>	Yes	Yes	
29	1906	13.5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
30	3065	7	PINE	<i>Pinus eldarica</i>	Yes	Yes	
31	3066	14.5	PINE	<i>Pinus eldarica</i>	Yes	Yes	
32	3067	14.5	PINE	<i>Pinus eldarica</i>	Yes	Yes	
33	3068	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
34	3069	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
35	3070	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
36	3071	11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
37	3072	13.5	PINE	<i>Pinus eldarica</i>	Yes	Yes	
38	3072A	6.5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
39	3073	11, 11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
40	3074	9	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
41	3075	8, 10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
42	3077	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
43	3078	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
44	3079	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
45	3080	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
46	3081	16	PINE	<i>Pinus eldarica</i>	Yes	Yes	
47	3082	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
48	3083	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
49	3084	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
50	3085	6	PINE	<i>Pinus eldarica</i>	Yes	Yes	
51	3086	9, 14	PINE	<i>Pinus eldarica</i>	Yes	Yes	
52	3087	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
53	3088	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
54	3089	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
55	3090	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
56	3091	11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
57	3093	11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
58	3094	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
59	3095	8	PINE	<i>Pinus eldarica</i>	Yes	Yes	
60	3096	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
61	3097	13	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
62	3098	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
63	3099	13	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
64	3100	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
65	3101	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
66	3102	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
67	3104	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	
68	3105	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
69	3106	17.5	PINE	<i>Pinus eldarica</i>	Yes	Yes	
70	3107	15	PINE	<i>Pinus eldarica</i>	Yes	Yes	
71	3108	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
72	3109	11, 14	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
73	3110	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
74	3111	14	PINE	<i>Pinus eldarica</i>	Yes	Yes	
75	3112	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
76	3113	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
77	3114	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
78	3115	17	PINE	<i>Pinus eldarica</i>	Yes	Yes	
79	3116	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	

	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED	REMARKS
80	3117	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
81	3118	13	PINE	<i>Pinus eldarica</i>	Yes	Yes	STORM DAMAGE
82	3119	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
83	3120	10	PINE	<i>Pinus eldarica</i>	Yes	Yes	
84	3121	12	PINE	<i>Pinus eldarica</i>	Yes	Yes	
85	3122	9, 9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
86	3123	11	PINE	<i>Pinus eldarica</i>	Yes	Yes	
87	3124	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
88	3125	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
89	3126	9	PINE	<i>Pinus eldarica</i>	Yes	Yes	
90	3127	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
91	3133	6, 8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
92	3157	6	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
93	3158	6	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
94	3160	13	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
95	3161	6, 6	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
96	3163	14	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
97	3165	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
98	3166	6	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
99	3167	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
100	3168	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
101	3169	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
102	3170	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
103	3171	9	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
104	3172	7	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
105	3173	7, 8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
106	3174	9	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
107	3175	6, 8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
108	3177	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
109	3351	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
110	3352	9	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
111	3353	6, 7	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
112	3354	7, 11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
113	3546	15	POST OAK	<i>Quercus stellata</i>	Yes	Yes	FALLEN
114	3549	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	DEAD
115	3550	16	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
116	3553	13	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
117	3553A	12, 14.5	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
118	3557	10	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
119	3559	11	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
120	3560	15	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
121	3560A	8	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
122	3561	12, 12	POST OAK	<i>Quercus stellata</i>	Yes	Yes	
123	3703	9	PECAN	<i>Carya illinoensis</i>	Yes	Yes	
124	3704	13	AMERICAN ELM	<i>Ulmus americana</i>	Yes	Yes	
125	3705	2.5	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	No	
126	3706	2.5	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	Yes	50% DEAD
127	3707	2.5	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	Yes	DEAD
128	3708	1	YUAPON HOLLY	<i>Ilex vomitoria</i>	No	Yes	
129	3709	1	YUAPON HOLLY	<i>Ilex vomitoria</i>	No	Yes	
130	3710	1	YUAPON HOLLY	<i>Ilex vomitoria</i>	No	Yes	
131	3711	2	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	No	
132	3712	2	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	No	
133	3713	2.5	CRAPE MYRTLE	<i>Lagerstromia indica</i>	No	No	
134	3714	4.5	CEDAR ELM	<i>Ulmus crassifolia</i>	No	No	
135	3715	3	CEDAR ELM	<i>Ulmus crassifolia</i>	No	No	
136	3716	4.5	LIVE OAK	<i>Quercus virginiana</i>	No	Yes	50% DEAD
137	3717	3.5	CEDAR ELM	<i>Ulmus crassifolia</i>	No	No	
138	3718	3	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	No	Yes	
139	3719	3	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	No	Yes	
140	3720	3	EASTERN RED CEDAR	<i>Juniperus virginiana</i>	No	Yes	
141	3721	3.5	CEDAR ELM	<i>Ulmus crassifolia</i>	No	No	

File: J:\2019\16056\Drawings\16056-16-01.dwg, Plot Date: 3/22/2018 3:24 PM, by: wff/y

GA&A

CONSULTANTS, LLC

SITE PLANNING

CIVIL ENGINEERING

PLANNING

LAND SURVEYING

LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057 - P: 972-386-9712 - F: 972-386-9715

144 Oak Township, Lewisville, TX 75057 - P: 972-386-9712 - F: 972-386-9715

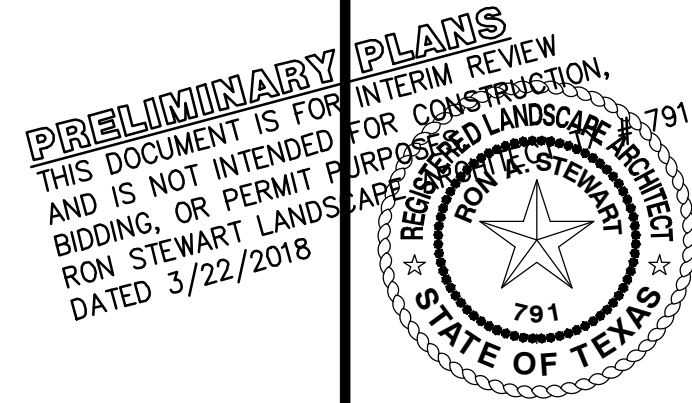
16056-16-01.dwg, 3/22/2018 3:24 PM, by: wff/y

TBPE Firm No. 1768

TBLS Firm No. 10847700

WINDSOR RIDGES
Lot 5, Block A
WINDSOR RIDGES
4.629 Acres
in the
CHACON SURVEY, ABSTRACT NO. 299
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE CHART



Drawn By: VC
Date: 05/03/2017
Scale:
Revisions:
6/28/2017
8/7/2017
9/14/2017
10/24/2017
2/14/2018
3/5/2018
3/9/2018

16056

OWNER/DEVELOPER
WINDSOR RIDGES RETAIL PARTNERS, LP
8236 DOUGLAS, STE 360
DALLAS, TX 75225
Ph. 903-819-1208
Contact: MR. SHANE SHOULDERS

T1.1



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD17-0020), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Medium Density to High Density Single Family Detached on approximately 15.759 acres.

The Town's Master Plan defines the current Medium Density land use designation as "residential development, typically being single family detached residential development with minimum 10,000 square lots or greater."

The requested High Density Single Family Detached land use designation is defined as "residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater."

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with 57 buildable lots with specific development standards, that in part, will require a minimum lot size of 6,000 square feet of land area for 53 of the residential lots and a minimum lot size of 9,500 square feet of land area for four of the residential lots.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had received 22 correspondence in support and 22 in opposition of the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

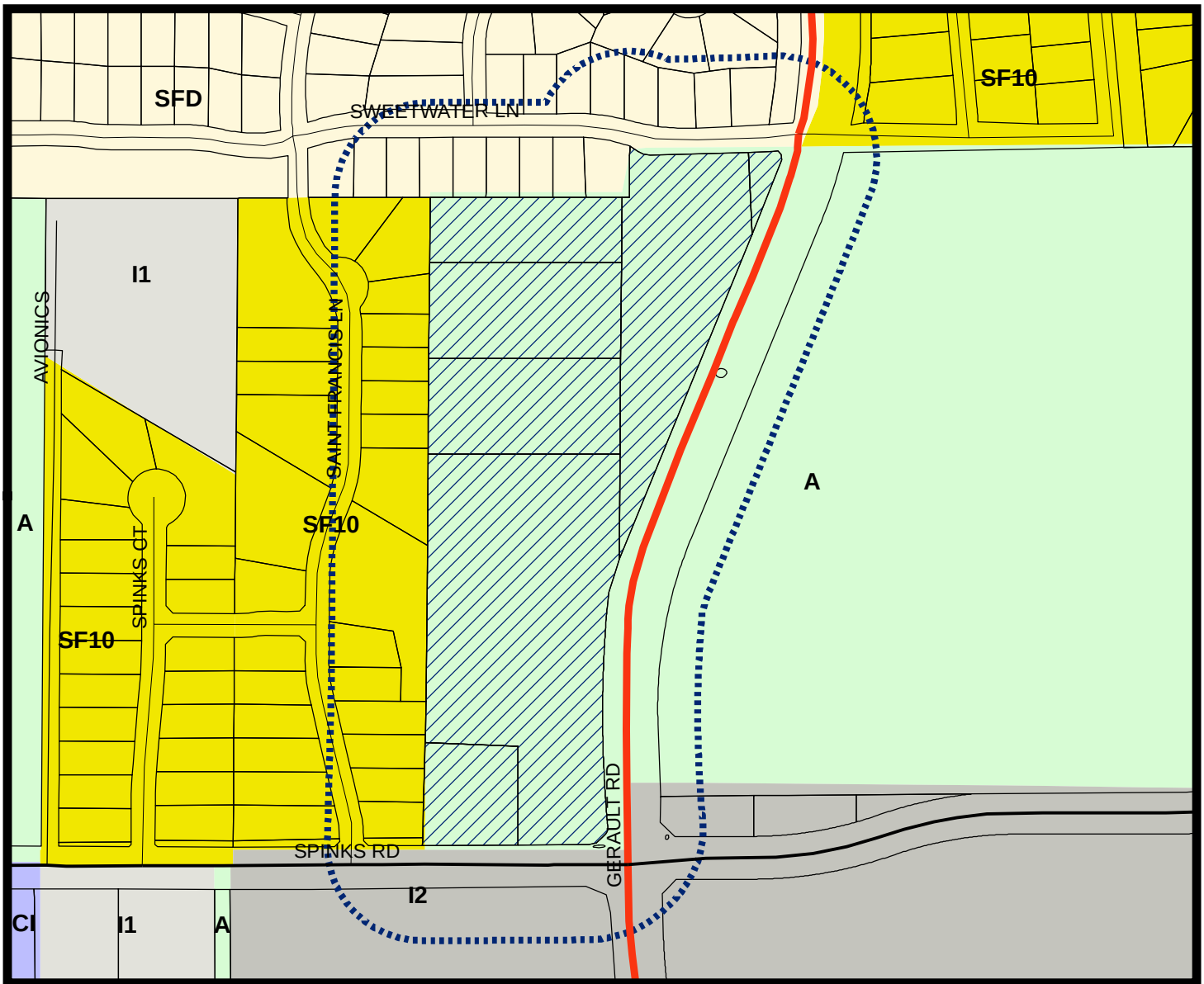
1. Master Plan Exhibit

C. Correspondence

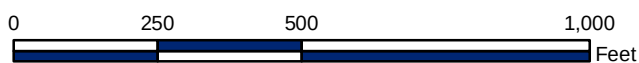
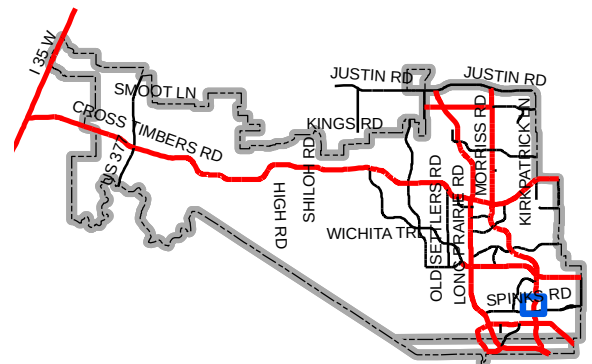
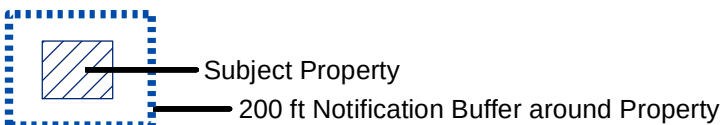
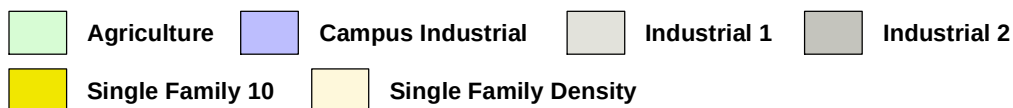
1. Correspondence in Support
2. Correspondence in Opposition

Vicinity Map

Reference Project: MPA17-0015 & ZPD17-0020



LEGEND



Map Location



March 19, 2018

Richard Brown, Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Brown,

LandDesign, Inc. has submitted an application on behalf of Contour Real Estate & Development, LLC (herein referred to as "Applicant") for a Zoning Planned Development and Master Plan Amendment for Magnolia Court (herein referred to as the "site" or "property"). The application is for approximately 15.759 acres of land located at the northwest corner of the intersection of Gerault Road and Spinks Road.

Existing Zoning and Land Uses

The property is currently zoned Agricultural (A) and listed as "Medium Density" under the Town of Flower Mound's Master Plan. The existing uses on the property include four single-family residences, two of which are currently vacant and primary used for storage.

To the west and north, the property is bordered by the Bella Strada neighborhood (SF-10 zoning, Medium Density Residential) and the Cedar Bluff neighborhood (SFD PD-58 zoning, Medium Density Residential). To the east of the property is the Town of Flower Mound's Community Activity Center (Agricultural zoning, Park). To the south of the property is the northern boundary of the Lakeside Business District (I2 PD-44 zoning) and uses are primarily comprised of warehouse with limited office.

Proposed Zoning and Land Use

The Applicant is requesting a Zoning Planned Development and Master Plan Amendment revision to allow for fifty-seven (57) single-family residential lots and it is anticipated that construction of the property shall be developed as one phase. The Zoning Planned Development request will be a revision from Agricultural (A) to Single Family 5 (SF-5) zoning. The Applicant is requesting a Master Plan Amendment revision from "Medium Density" land use to "High Density Single Family Detached" land use.

As shown on the Conceptual Site Plan, of the 15.759 acres within the development area, a collective 3.97 acres (25%) of Common Area X Lots have been provided.

Special Considerations

The following items include special considerations that are unique to the property that the Applicant has taken into consideration:

1. The following easements extend from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood:
 - A 70-foot wide Brazos Electric Power Cooperative Easement which contains a high voltage electrical transmission line.
 - A 15-foot wide Verizon Easement.
 - A 75-foot Lonestar Gas Company Easement

As required by Section 98-979 of the Code of Ordinances, no residential building may be constructed within 100-feet of the edge of the right-of-way or easement for a high voltage electrical transmission line, also known as the Building Free Area. As a result of this requirement, no residential building may be constructed within a 270-foot wide area of property extending from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood. However, after meeting with the Town of Flower Mound Parks Department, the Applicant is requesting the ability to construct an open air structure for the Private Open Space area that would meet the design criteria for the Town of Flower Mound.

2. The property includes several existing and proposed trails as identified within the Town of Flower Mound's Parks and Trail Master Plan. These include:
 - Along Spinks Road, the Town of Flower Mound has constructed the extension of the Bluebonnet Trail. The existing trail is an 8-foot wide multi-use trail located at the back of curb along Spinks Road and it is the intent of the Applicant to maintain this existing trail.
 - Along Gerault Road, an 8-foot wide meandering multi-use trail is proposed within the 25-foot street buffer and Gerault Road right-of-way. This trail will connect from the existing trail along to Spinks Road and extend to the north to the intersection with Sweetwater Lane.
 - Along Sweetwater Lane, an 8-foot wide meandering multi-use trail is proposed along the residential lot frontage and connect to the existing 4-foot wide sidewalk to the west. This trail will connect from the existing sidewalk and extend to the east to the intersection with Sweetwater Lane and Gerault Road.
 - Within the utility easement extending from the eastern right-of-way limits along Gerault Road and continuing toward the northwest into the Bella Strada neighborhood, an 8-foot wide multi-use trail is proposed to connect from the multi-use trail along Gerault Road and to extend the western property line adjacent to the Bella Strada neighborhood.
3. The existing single-family residential lots within the Bella Strada neighborhood to the west and Cedar Bluff neighborhood to the north are approximately 70-feet in width. Adjacent to these neighborhoods, the Applicant has proposed 50-foot lots as the market for residential lots in North Texas is gravitating toward smaller lots with quality built homes. Many of today's buyers are seeking smaller lots, requiring less time and income for maintenance and more allotment for quality of life pursuits. With these smaller lots come a greater desire for quality public open spaces within the development. Understanding the sensitivity of

increased density to the adjacent neighborhoods, the Applicant has agree to the following items within the Development Standards:

- As defined within the Development Standards and as indicated on the Conceptual Site Plan, windows located on a second floor on a rear façade shall be of translucent design for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - As defined within the Development Standards and as indicated on the Conceptual Site Plan, second floor balconies are prohibited for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Permitted Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Dwelling, single-family detached;
 - o Accessory use, general, subject to section 98-972;
 - o Garage Sale, subject to section 98-982;
 - o Home occupation, subject to section 98-984;
 - o Model home; and,
 - o Swimming pool, private.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, no “Specific Uses” allowed under Single Family Residential District-5 (SF-5) have been included as allowable uses with this application:
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Temporary Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Asphalt/concrete batch plant, temporary, subject to section 98-974.
 - o Field office, temporary.
 - o Sales trailer, temporary, subject to section 98-993.
4. Street access to the property is proposed to be from Gerault Road to the east and Spinks Road to the south. Access from Gerault Road is intended to align with the existing median break at the entrance to the Town of Flower Mound’s Community Activity Center. Access from Spinks Road is intended to be a right-in/right-out only. To the north, no street access is proposed to Sweetwater Lane to minimize disruptions to the existing Cedar Bluff neighborhood as well minimize existing safety concerns of the neighbors by adding additional vehicles using the Sweetwater Lane and Gerault Road intersection.

Proposed Exceptions

Listed below are the exceptions as requested by this application:

1. An exception to the requirements of the Town of Flower Mound's "Access Management Policy and Criteria" for Access Spacing Criteria. Because of the length of the property frontage along Spinks Road, the Applicant is requesting an exception to allow for the Access Spacing Distance to be less than 250-feet from Gerault Road or from St. Francis Lane.

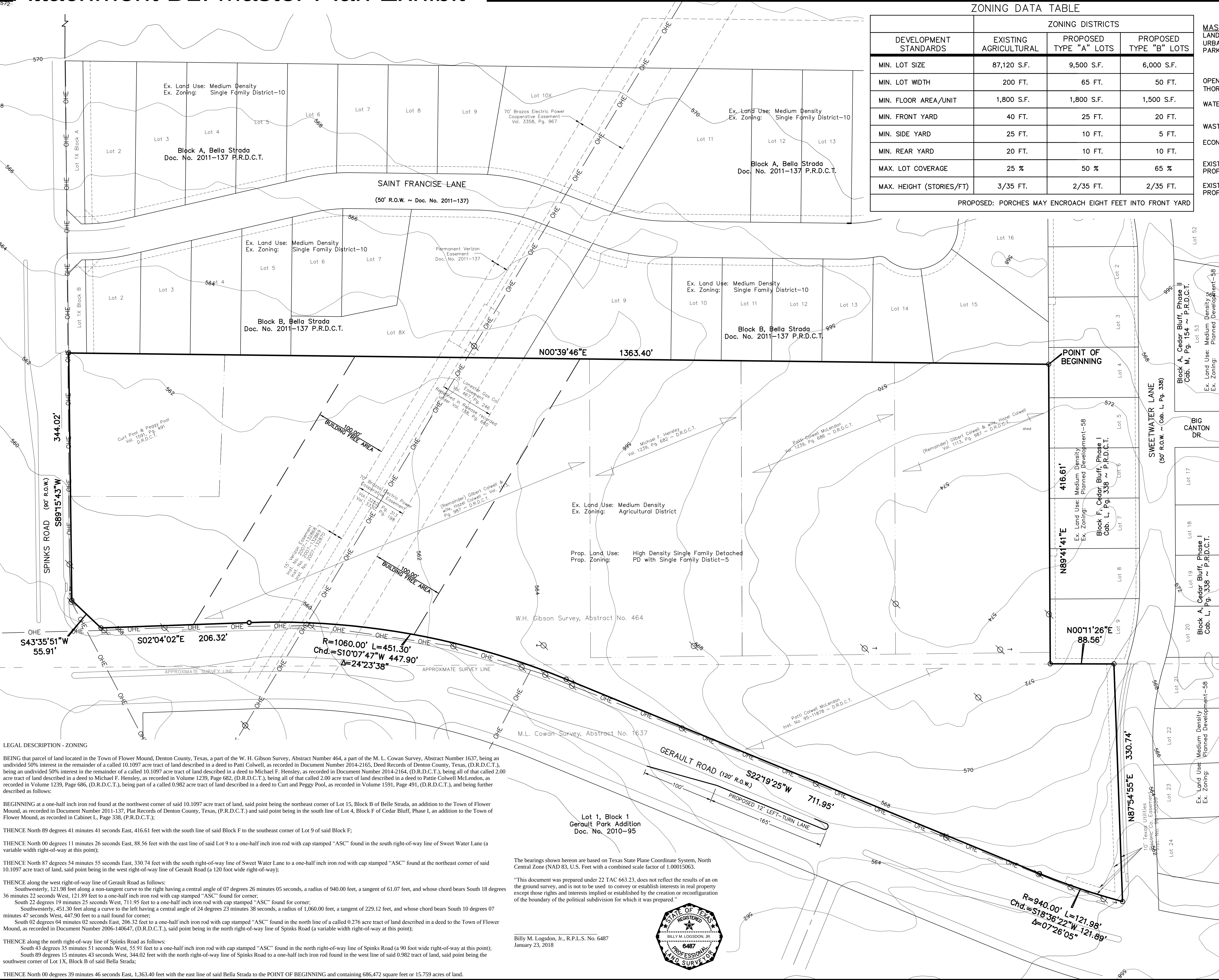
Community Outreach and Due Diligence

To ensure the surrounding property owners are informed of the current design and development process, the Applicant has sent invitations to the residents of Bella Strada, Cedar Bull and Bakers Branch neighborhoods inviting them to three (3) informational meetings held at the Community Activity Center. Dates for these meetings were November 21, 2017 and February 7, 2018. A third meeting will be held March 19, 2018. Feedback from the first two meetings has helped shape the Development Standards and been incorporated in this submitted application. The purpose of the third meeting is to provide residents with a view of the updated site plan. The Applicant also participated in a Design Review Committee meeting with Town Staff on November 21, 2017 to receive preliminary feedback based on the proposed site plan. On December 11, 2017, the Applicant walked the property with the Town of Flower Mound's Environmental Review Analyst to identify any specimen trees that may be located on the property.

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

Sincerely,
Matt Vinten, PLA
Associate, Senior Designer for LandDesign, Inc.

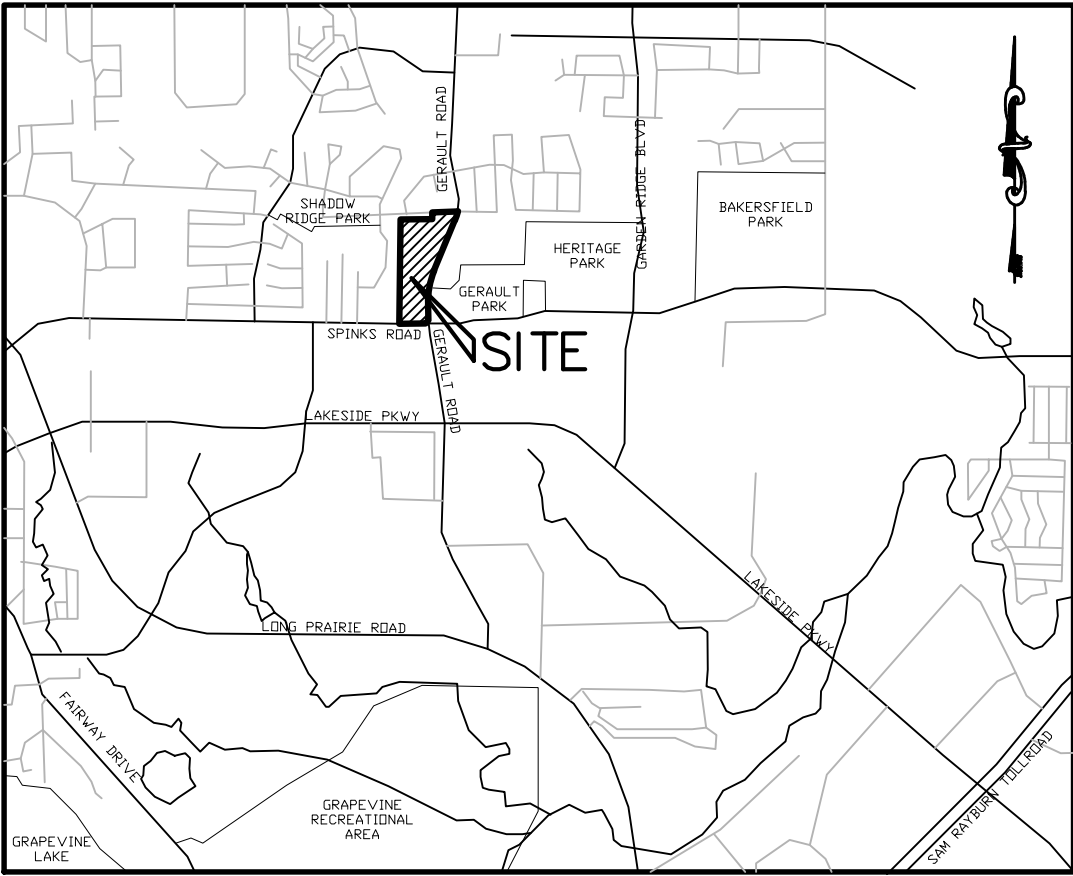
Attachment B1: Master Plan Exhibit



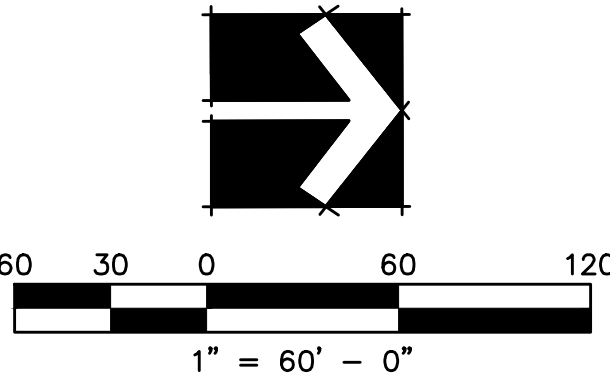
ZONING DATA TABLE

DEVELOPMENT STANDARDS	ZONING DISTRICTS		
	EXISTING AGRICULTURAL	PROPOSED TYPE "A" LOTS	PROPOSED TYPE "B" LOTS
MIN. LOT SIZE	87,120 S.F.	9,500 S.F.	6,000 S.F.
MIN. LOT WIDTH	200 FT.	65 FT.	50 FT.
MIN. FLOOR AREA/UNIT	1,800 S.F.	1,800 S.F.	1,500 S.F.
MIN. FRONT YARD	40 FT.	25 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.	5 FT.
MIN. REAR YARD	20 FT.	10 FT.	10 FT.
MAX. LOT COVERAGE	25 %	50 %	65 %
MAX. HEIGHT (STORIES/FT)	3/35 FT.	2/35 FT.	2/35 FT.
PROPOSED: PORCHES MAY ENCROACH EIGHT FEET INTO FRONT YARD			

MASTER PLAN FEATURES	
LAND USE PLAN:	HIGH DENSITY SINGLE FAMILY DETACHED
URBAN DESIGN PLAN:	N/A
PARKS AND TRAILS:	GERAULT PARK TO THE EAST PAVED MULTI-USE TRAIL ALONG SPINKS ROAD, GERAULT ROAD AND POWERLINE EASEMENT, 8' MULTI-USE TRAIL ALONG SWEETWATER LANE
OPEN SPACE PLAN:	N/A
THOROUGHFARE PLAN:	SPINKS ROAD: URBAN MINOR ARTERIAL (90' ROW) GERAULT ROAD: MAJOR ARTERIAL (120' ROW) EAST PRESSURE PLANE
WATER PLAN:	12" WATER LINE ALONG GERAULT ROAD AND SPINKS ROAD
WASTEWATER PLAN:	BAKERS BRANCH TO LAKESIDE SERVICE AREA
ECONOMIC IMPACT:	12"TRUNK LINE ALONG GERAULT ROAD N/A
EXISTING ZONING:	AGRICULTURAL DISTRICT
PROPOSED ZONING:	PD WITH SINGLE-FAMILY DISTRICT-5
EXISTING LAND USE:	MEDIUM DENSITY
PROPOSED LAND USE:	HIGH DENSITY SINGLE FAMILY DETACHED



LOCATION MAP
NOT TO SCALE



MASTER PLAN EXHIBIT

MAGNOLIA COURT

57 SINGLE FAMILY LOTS
AND 3 COMMON AREA X LOTS
LOT 36X, BLOCK A - 1.16 ACRES,
LOT 8X, BLOCK B - 0.43 ACRES,
AND LOT 18X, BLOCK C - 1.40 ACRES

BEING 686,472 SQUARE FEET OR
15.759 ACRES OUT OF THE
W.H. GIBSON, ABSTRACT NUMBER 464
AND
M.L.COWAN SURVEY, ABSTRACT NO. 1637

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CURT AND PEGGY POOL OWNER

1212 Spinks Road
Flower Mound, Texas 75028
Contact: Curt Pool

MICHAEL F. HENSLEY OWNER

115 Ashley Place
Ocean Springs, MS 39564-5322
Contact: Michael Hensley

PATTI COLWELL OWNER

1213 Gerault Road
Flower Mound, Texas 75028-3407
Contact: Patti Colwell

CONTOUR REAL ESTATE & DEVELOPMENT, LLC APPLICANT

14275 Midway Road, Suite 215 (214) 986-5009
Addison, Texas 75001
Contact: Jim Tchoukaleff

JB PARTNERS, INC. SURVEYOR/ENGINEER

16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
Contact: , P.E.
TBPE No. F-438 TBPLS No. 10076000

REVISED: MARCH 02, 2018
DATE: JANUARY 18, 2018

LEGAL DESCRIPTION - ZONING

BEING that parcel of land located in the Town of Flower Mound, Denton County, Texas, a part of the W. H. Gibson Survey, Abstract Number 464, a part of the M. L. Cowan Survey, Abstract Number 1637, being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Patti Colwell, as recorded in Document Number 2014-2165, Deed Records of Denton County, Texas, (D.R.D.C.T.), being an undivided 50% interest in the remainder of a called 10.1097 acre tract of land described in a deed to Michael F. Hensley, as recorded in Document Number 2014-2164, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Michael F. Hensley, as recorded in Volume 1239, Page 682, (D.R.D.C.T.), being all of that called 2.00 acre tract of land described in a deed to Patti Colwell McLendon, as recorded in Volume 1239, Page 686, (D.R.D.C.T.), being part of a called 0.982 acre tract of land described in a deed to Curt and Peggy Pool, as recorded in Volume 1591, Page 491, (D.R.D.C.T.), and being further described as follows:

BEGINNING at a one-half inch iron rod found at the northwest corner of said 10.1097 acre tract of land, said point being the northeast corner of Lot 15, Block B of Belle Strada, an addition to the Town of Flower Mound, as recorded in Document Number 2011-137, Plat Records of Denton County, Texas, (P.R.D.C.T.) and said point being in the south line of Lot 4, Block F of Cedar Bluff, Phase I, an addition to the Town of Flower Mound, as recorded in Cabinet L, Page 338, (P.R.D.C.T.);

THENCE North 89 degrees 41 minutes 41 seconds East, 416.61 feet with the south line of said Block F to the southeast corner of Lot 9 of said Block F;

THENCE North 00 degrees 11 minutes 26 seconds East, 88.56 feet with the east line of said Lot 9 to a one-half inch iron rod with cap stamped "ASC" found in the south right-of-way line of Sweet Water Lane (a variable width right-of-way at this point);

THENCE North 87 degrees 54 minutes 55 seconds East, 330.74 feet with the south right-of-way line of Sweet Water Lane to a one-half inch iron rod with cap stamped "ASC" found at the northeast corner of said 10.1097 acre tract of land, said point being in the west right-of-way line of Gerault Road (a 120 foot wide right-of-way);

THENCE along the west right-of-way line of Gerault Road as follows:
Southwesterly, 121.98 feet along a non-tangent curve to the right having a central angle of 07 degrees 26 minutes 05 seconds, a radius of 940.00 feet, a tangent of 61.07 feet, and whose chord bears South 18 degrees 36 minutes 22 seconds West, 121.89 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;
South 22 degrees 19 minutes 25 seconds West, 711.95 feet to a one-half inch iron rod with cap stamped "ASC" found for corner;
Southwesterly, 451.30 feet along a curve to the left having a central angle of 24 degrees 23 minutes 38 seconds, a radius of 1,060.00 feet, a tangent of 229.12 feet, and whose chord bears South 10 degrees 07 minutes 47 seconds West, 447.90 feet to a nail found for corner;
South 02 degrees 04 minutes 02 seconds East, 206.32 feet to a one-half inch iron rod with cap stamped "ASC" found in the north line of a called 0.276 acre tract of land described in a deed to the Town of Flower Mound, as recorded in Document Number 2006-140647, (D.R.D.C.T.), said point being in the north right-of-way line of Spinks Road (a variable width right-of-way at this point);

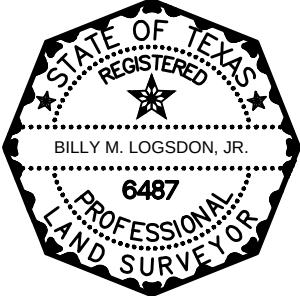
THENCE along the north right-of-way line of Spinks Road as follows:
South 43 degrees 35 minutes 51 seconds West, 55.91 feet to a one-half inch iron rod with cap stamped "ASC" found in the north right-of-way line of Spinks Road (a 90 foot wide right-of-way at this point);
South 89 degrees 15 minutes 43 seconds West, 344.02 feet with the north right-of-way line of Spinks Road to a one-half inch iron rod found in the west line of said 0.982 tract of land, said point being the southwest corner of Lot 1X, Block B of said Bella Strada;

THENCE North 00 degrees 39 minutes 46 seconds East, 1,363.40 feet with the east line of said Bella Strada to the POINT OF BEGINNING and containing 686,472 square feet or 15.759 acres of land.

The bearings shown hereon are based on Texas State Plane Coordinate System, North Central Zone (NAD 83, U.S. Feet with a combined scale factor of 1.00015063.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Billy M. Logsdon, Jr., R.P.L.S. No. 6487
January 23, 2018



Mr. Curt Anderson
3632 Bonanza Ln
Flower Mound, Tx 75022

February 17, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Dear Mr. Brown:

After living in Flower Mound for some time now I want to voice my support for the proposed new development Magnolia Court at the intersection of Gerault and Spinks.

This location is in an area between homes, the Flower Mound Community Center, and Flower Mound's industrial district. Some current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of maintaining a smaller lot.

I heard that David Weekley Homes is the proposed builder in Magnolia Court. Weekley is a very good builder and their price point would be comparable to surrounding neighborhoods, if not a bit higher and therefore there should be no concern of lowering values.

Flower Mound would be wise to approve Magnolia Court and I hope that you, as I do, will support the development.



Sincerely,

Curt Anderson

copy: Town Council
towncouncil@flower-mound.com

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and “finish out” a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri

1413 Spring Ridge Lane

Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

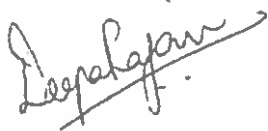
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deepa Mavuri', with a horizontal line drawn through the middle of the signature.

cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,

A handwritten signature in dark ink, appearing to read "Brenda Halpin", written over a light blue horizontal line.

Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Gibson".

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr

Sent: Tuesday, February 13, 2018 3:15 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and "finish out" a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri

1413 Spring Ridge Lane

Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

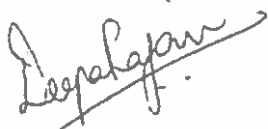
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deepa Mavuri', with a horizontal line drawn through the middle of the signature.

cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,

A handwritten signature in dark ink, appearing to read "Brenda Halpin", written over a light blue horizontal line.

Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Gibson".

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr

Sent: Tuesday, February 13, 2018 3:15 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Adrienne Boutwell
Sent: Monday, March 19, 2018 1:17 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Support for Magnolia Court on Gerault/Spinks

Good Afternoon Mr. Brown,

I am writing in support of the proposed development Magnolia Court at the corner of Gerault Road and Spinks Road. My husband and I prefer this development to alternatives of leaving it in it's current condition or re-zoning it commercial.

feel the quality of the proposed homes is up to the standards of this area. We also believe that the comps it will provide will help the homes in Shadow Ridge and Bakers Branch as they have larger property than Magnolia Court has and should improve the existing homes values. We don't believe it offers comps for our neighborhood, Bella Strada, but the price per square foot is high and that can only help our homes value.

Our grade school enrollment at Bluebonnet is dropping so adding homes young families could potentially move to will help that enrollment and increase school funding.

The developers have been up front and forthright with their communication to the surrounding homeowners. We hope the council will support the rezoning of this property and allow Magnolia Court to be built.

Thank you,

Adrienne Boutwell and Yuan Gao

1029 Spinks Court

From: emily

Sent: Tuesday, February 13, 2018 9:53 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: OPPOSED

Dear Town Council and Mr. Brown,

Based on the sign requesting an MPA on the property across from the CAC allowing high density lots, I am now writing to voice my opposition.

1. Safety: Right now exiting neighborhoods onto 6-lane Gerault is already treacherous. This is especially concerning for the many, many families who have children within walking distance of the CAC. I would hate to see another tragedy occur such as what happened to Andrew Rawson. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values: The property borders neighborhoods with large lots and homes such as Bella Strada. These smaller lots and homes are not only a threat to the value of the larger bordering properties but all nearby residents due to the fact that it affects the averages associated with property size and value in this area in general.

3. Fairness and Commitment to the Master Plan: Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. We had no reason not to believe that this was so.

The developer was aware of the Master Plan when purchasing the land, and the lot size restriction no doubt was taken into consideration in determining the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should NOT be granted an exception.

Conclusion: No one is suggesting that since the land in question has been agricultural all this time that it should stay that way forever. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Emily Hobbs

From: Dennis White
Sent: Monday, January 22, 2018 10:53 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Court

1/10/2018	DEVELOPMENT APPLICATIONS ACTIVE CASES		Page 1
Project Number	Date Applied		
Project Name	Status of Project		
Site Address	Description		
MPA17-0015 MAGNOLIA COURT 1213 GERAULT ROAD	12/21/2017 PZ MEETING TC MEETING	RICHARD BROWN Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.	

Dear Mr. Brown,

Re: Magnolia Court

The Town of Flower Mound has become one of the most desirable communities in the north Texas area. One of the reasons for this success has been the adoption of the town's Master Plan and SMART growth program to prevent the town from becoming another residentially high-density, congested suburb like so many other North Texas cities.

I am writing you as a concerned property owner in the Cedar Bluff neighborhood of Flower Mound. As you know, the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. It is my view that the proposed increased density Magnolia Court development presents a direct threat to property values of existing Cedar Bluff property owners and property owners in the adjacent Bella Strada neighborhood along St. Francis Ln., all of which are on 70' wide lots.

I oppose the zoning request for high density lots in Magnolia Court and petition town officials to preserve the current low/medium density strategy for the Town and Magnolia Court in particular.

Thank you,

Dennis White
 1212 Sweetwater Ln
 Flower Mound, TX 75028

From: Cathy Strathmann
Sent: Tuesday, February 13, 2018 10:28 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands

These are the concerns of residents directly affected by this change. I support them and am opposed to any high density proposal for this area.

Thank you

Cathy Strathmann

2612 Belmont Ct.

From: Joseph W. Joe Stoutt

Sent: Friday, February 9, 2018 6:19 PM

To: Richard Brown <richard.brown@flower-mound.com>

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

Subject: Gerault Farm Development - NO HIGH DENSITY ZONING CHANGE -

Richard,

I'm deeply saddened to see the Town consider a zoning change to high density in this location directly abutting our Cedar Bluff neighborhood.

Cookie cutter houses crammed onto tiny lots is not what Flower Mound used to be about, and certainly not made Flower Mound desirable. Don't ruin what made FM great. Tiny lots are not consistent with ANY surrounding residential development and will negatively impact our properties, and contribute to growing congestion. I nearly get run over daily trying to pull onto Gerault due to the avalanche of vehicles racing south. The cross in the median at this location should be a reminder it is already dangerous, and not in need of higher density development.

Please, represent the current residents of Flower Mound, and not the interests of the developers to maximize their profit by making properties as small as possible. All I ask is that the property be developed in a manner commensurate with the surrounding neighborhoods, and within its the current zoning class. The Town used to rigorously protect its residents (and trees) from over development and high density, and I sincerely hope our current representatives don't continue the trend to 'chop and cram' so developers make the highest possible return on every square inch of dirt.

I understand this land will be developed, but whether residential or commercial, it should not be jacking up density and decreasing the quality of life for current residents. I came here to escape high density.

DON'T REZONE, they had right before. Preserve the better way. Keep Flower Mound great.

Joe – 35 year resident of FM

From: Karen Rawson

Sent: Sunday, February 11, 2018 7:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where our son was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I **strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.**

Thank you,

Karen Rawson

1409 Basil Drive

Flower Mound, TX 75028

From: Rachel

Sent: Monday, February 12, 2018 4:58 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>; Bryan.Webb@flower-mound.com; Kevin.Bryant@flower-mound.com; Don.McDaniel@flower-mound.com; Forest.Claudio@flower-mound.com; Bryan.Webb@flower-mound.com

Subject: MPA Sweetwater/Gerault--OPPOSED

Subject: MPA Sweetwater/Gerault: Magnolia Farms-Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. Someone

2. Property Values:

The property borders neighborhoods with large lots and homes. I personally have a home that is current values +\$150k higher than the new neighborhood homes will be priced. The smaller lots and homes are a threat to the value of the larger nearby properties specifically Bella Strada which have much bigger lots than Magnolia Farms will construct.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception. I have a home built from First Texas that is less than 5 years old and our builder was not allowed to build high density then someone else comes in and can? Doesn't seem fair to occupants of existing home and is different than every other neighborhood around the new development.

Conclusion:

I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,
Rachel Muza
1056 Saint Francis Lane
Flower Mound, TX 75028

From: Tracy Mollett
Sent: Tuesday, February 13, 2018 10:20 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Development Amendment

Hello-

I am against the Magnolia Development Amendment across from the CAC. There are already too many people trying to enter/exit town through the flyover and Lakeside. I support the Master Plan without Amendment. Please make this known to all parties who need to be aware.

Many thanks,
Tracy Mollett
817 Paisley Dr.

From: Mike Loter

Sent: Thursday, February 15, 2018 4:03 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: New development at Gerault and Sweetwater Ln.

Richard,

Please do not allow the developer (David Weekley??) to use 50' wide lots as it devalues our neighborhood here in Cedar Bluff. The high density homesites being developed in Flower Mound are ruining our city. Increased traffic and more demand on utilities, especially water are just some of the downsides of this development. Flower Mound has to hold itself to the high standards this community was founded upon. I hope you will stand for us and put a stop to this horrific type of development. The developers are the ONLY ones that gain from these types of high density developments.

Regards,

Mike Loter

Resident of Cedar Bluff since 2004

From: sridharreddy katta

Sent: Sunday, February 11, 2018 9:13 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

Please ignore my previous email.

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Chaitanya Reddy Katta & Sridhar Reddy Katta

1004 Spinks Ct, Flower Mound TX - 75028

From: Wendy Kall

Sent: Monday, February 12, 2018 12:49 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposed to Master Plan Amendment at Sweetwater/Gerault

Hello,

I'm writing to let you know that I oppose the Master Plan Amendment requested. I live in Cedar Bluff at Sweetwater and San Jacinto, just a few houses down from the current farm property. We purchased this house knowing that that area was zoned medium density. The developer surely knew the Master Plan when purchasing the land. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

The traffic in and out of this area onto Gerault is already very dangerous. There are blind areas, and this high density neighborhood will only make things worse.

I strongly oppose granting a Master Plan Amendment to a new owner. The builder needs to play by the same rules we are all playing. The homeowners around this new development will surely lose value in their property if this amendment goes through.

Thank you,
Wendy Kall

1300 San Jacinto Dr

From: Elena Johnson
Sent: Monday, February 12, 2018 8:11 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Ct

Mr. Brown:

I'm writing to ask that Flower Mound keeps with a desired look of medium density to low density housing developments versus high density. Specifically, the Magnolia Court development off Spinks/Gerault has a master plan development change upcoming and I do not desire that look. It would not be congruent with the other two neighborhoods that it would be directly adjacent to.

Housing developments are permanent structures and we want the over whelming majority of Flower Mound to have a continuous, cohesive look.

Once the developer's long gone, we residents need to put up with the development and the look left behind and we do desire it to be medium to low density throughout flower mound.

Thank you.

Elena Johnson

Sent from my iPhone

From: Jason Hobbs
Sent: Monday, February 12, 2018 5:06 PM
To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I recently hear of a plan to request an amendment to the master plan on the property across from the CAC, so I'm writing to oppose that request, specifically opposing a rezoning to allow "high density" lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is already treacherous. As a pedestrian, attempting to cross this road to get to the community center is frankly, scary. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater will risk a further increase in traffic on Gerault and connecting streets. The request for high-density housing would _maximize_ traffic on those dangerous intersections.

2. Property Values:

The property borders neighborhoods like mine, Bella Strada, with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties. The plan presented to these neighborhoods last year by David Weekley homes had much lower density than those currently being planned by the new buyer, as well as more attractive common areas with features similar to those in surrounding areas. I'd like to ensure that a master plan or any changes to it allow only for developers and plans that will preserve the size and style of lots and homes in close proximity.

3. Fairness and Commitment to the Master Plan

We bought our current home just over a year ago based on the assumption that if and when this large lot was developed, it would be done according to the Master Plan, and would enhance or preserve the existing neighborhood feel.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that no development or progress can happen there. I welcome a growth in the area of additional, complementary single family dwellings. But I strongly oppose granting a Master Plan Amendment around residential density to a new owner for the reasons I state above. I'd much rather see medium density residential lots as per the existing master plan and home site densities that complement the area and ensure that flower mound, and specifically this section of it, has desirable residential areas where town look and feel is valued over home density and builder profit maximization.

Thank you,

Jason Hobbs
1000 Saint Francis Ln

From: Sushil Iyer

Sent: Monday, February 12, 2018 5:23 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposition to the MPA at Sweetwater/Gerauld

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots. My home backs to this property. Therefore, I will be one of the homeowners most affected by this amendment.

1. Safety:

Exiting neighborhoods onto 6-lane Gerauld is treacherous. There is already a new development in progress on the East side of Gerauld between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerauld. As such, it has become nearly impossible to turn onto Gerauld from Sweetwater Lane due to the increase in traffic. The request for high-density housing would put even more cars on those dangerous intersections. As you know, traffic safety in this area is of utmost concern because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerauld. My sons will soon be old enough to want to walk across Gerauld to enjoy CAC's facilities. A new, high density neighborhood with additional traffic will make it even more dangerous for them and for other children in the area.

2. Property Values:

The property borders neighborhoods with large lots and homes. My property shares a fence with this property. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerauld corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2012, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Cheers,

Sushil Iyer

From: Charles Hubbard

Date: February 11, 2018 at 5:31:20 PM CST

To: "place1@flower-mound.com" <place1@flower-mound.com>, "place2@flower-mound.com" <place2@flower-mound.com>, "place3@flower-mound.com" <place3@flower-mound.com>, "place4@flower-mound.com" <place4@flower-mound.com>, "place5@flower-mound.com" <place5@flower-mound.com>

Subject: Zoning Change Request MP17-0015 for Magnolia Court

Dear FM Council Members:

I am writing in response to Zoning Change Request MP17-0015 for Magnolia Court, located at: 1213 Gerault Road wherein the developer is proposing to change from Medium Density to High Density Single Family Homes. Per the attached plat proposal, this is a highly visible property surrounded by Cedar Bluff, Foxboro Hollow, Bakers Branch and Bella Strada neighborhoods. It is directly located across from the Flower Mound Community Activity Center. The big concern is of course property values and continuity with the existing look and feel of the neighborhood. Not one of the lots South of Flower Mound Rd. is less than 70ft frontage...none. The developers of the existing homes in this neighborhood managed to make money using the current zoning rules. Therefore, I respectfully request that the developer of Magnolia Court be held to the same 70ft frontage standard that every other development currently meets. I have no doubt that the neighborhood would welcome Magnolia Court to this area as long as it plays by the same rules as all other homes in the area. While anything is better than what currently exists on this lot, I think that this developer knows that they can and should hold themselves to today's standards.

Thank you for volunteering to serve as our Council representatives and for your consideration on this issue.

Sincerely,

Charles Hubbard

1409 San Jacinto Dr.

Flower Mound, TX 75028

From: Michael Hensley
Sent: Wednesday, February 21, 2018 8:06 AM
To: Richard Brown <richard.brown@flower-mound.com>
Cc:
Subject: Magnolia Court development

Sent from [Mail](#) for Windows 10

Dear Mr. Brown,

Hazel and Gilbert Colwell worked hard to build their home at 1313 Gerault in Flower Mound, Texas long before there were any other housing developments or commercial enterprises in the area. In order to visit them, one had to turn down a little dirt road and cross a one-way bridge. They welcomed their new neighbors and the Flower Mound Community Center which is across the road. They shared their garden with many others and one was always welcome for a cup of coffee.

Please remember that they were there first when considering objections to Magnolia Court development.

Michael and Laura Hensley

From: Chele Hartsough

Sent: Monday, February 12, 2018 8:17 AM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: Re-zoning across from the CAC

I am writing with concern about the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) that has been sold. The new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. I cannot even imagine how much more dangerous that will make that stretch of Gerault. My heart broke for Mrs. Rawson when her son was killed riding his bike on that stretch. That certainly could have been me on many occasions. I currently have 15 year old twins who work out and play various sports at the CAC. When we drive there from our house in Shadow Ridge, I let them practice driving there and I can tell you that it scares me already! They sometimes have ridden their bikes and cross at the Spinks intersection, which has gotten out of control with people speeding down Gerault towards North Flower Mound. Adding additional families and cars trying to navigate out of that planned neighborhood beyond what the master plan has put in place is just plain dangerous. Increasing the cars trying to enter Gerault at that juncture is a very bad idea!! Please do not vote or support increasing the density proposed by the builder...for the safety of the families already living in this area!!

Thank you,

Suzanne Hartsough

1905 Foxborough Trail

Flower Mound, 75028

From: Bindubr Donthireddy

Sent: Wednesday, February 14, 2018 11:39 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety: Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where a kid was killed in 2016 on Gerault.)

2. Property Values: The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion: I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2015, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Hiambindu Donthireddy

1032 Spinks CT

Flower Mound

TX

75028

From: Becky Daves
Sent: Monday, February 12, 2018 12:26 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia

I understand the developer is requesting a change to high density at this new proposed development at Spinks and Gerault Road. This new neighborhood should maintain the same sized lots as the other neighborhoods in that area.

Please say no to this change and make the developer stay with the master plan.

Thank you

Becky Daves
Sent from my iPad

From: Satya Ch

Sent: Monday, February 12, 2018 5:48 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: NO Cedar Bluff Re-Zoning

Dear Mr Richard,

I am writing you as a concerned property owner in the Cedar Bluff neighborhood. The farm property along Gerault Rd, between SweetWater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. Any Zone change like this is going to affect our properties look and feel or security of our houses. My concern is that the high-density 50' wide lots present a threat to our community of existing Cedar Bluff property owners and property owners in the adjacent BellaStrada neighborhood, all of which are on 70' wide lots.

There are several people in this community who agree with me and strongly believe that the re-zoning should NOT be approved. Please consider our request, and there are several people who are going to contact your office with letters explaining our concerns.

Hoping for a positive decision from your side.

Thanks,

Satya Chintalapati

1005 Saint Francis In

Flower Mound, TX

From: Sue Capo

Sent: Tuesday, February 13, 2018 10:15 AM

To: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: I oppose current Magnolia Court plans!

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2003, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Best Regards,

Sue Capo

From: Rich Long

Sent: Tuesday, March 20, 2018 5:05 PM

To: planning <planning@flower-mound.com>

Subject: Magnolia Court (MPA 17-0015) - Please Deny

P&Z Commission: After attending the Contour Design open forum at the CAC on 03/19 regarding the submitted Master Plan Amendment for Magnolia Court (MPA 17-0015) to allow high density lot sizes, **strongly requesting that the amendment be DENIED**. To clarify, I fully understand that development will happen and do not oppose the development of Magnolia Court, so long as we **respect the guidance established in the Master Plan** with minimum of medium-high density lot sizes.

If my understanding & rough calculations are correct, medium-high density requires a minimum of 7,500 sq ft parcels, thus given the average lot depth in the most recent street configuration, holding to the master plan with medium-high density will require 62.5 foot parcel width, instead of the proposed 50's. This still allows for a reasonable number of lots and requires only a very simple & minor adjustment to their most current parcel design plan.

My deciding factor was the **developers presentation that conveyed a complete lack of respect for the Master Plan and smug expectation that the approval is a mere formality with no attempt to create a plot plan adhering to current guidelines**. Just as homeowners are expected to adhere to stringent town codes & requirements, we should expect reciprocity from P&Z and Town Council to hold developers to the Master Plan.

Thank you!

Rich Long

Resident Baker's Branch Estates

From: Dan & Nikki

Sent: Tuesday, March 20, 2018 12:07 PM

To: planning <planning@flower-mound.com>

Subject: Master Plan Amendment (MPA17-0015) Magnolia Court

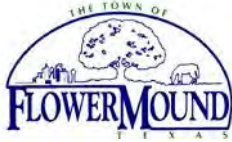
Richard Brown,

My name is Ralph "Dan" House and I live at 1100 Sweetwater Lane, Flower Mound Texas. Our home is right across from the planned development for "Magnolia Court". My wife and I are AGAINST the plan to change the site from Medium to High Density Single Family Detached. We do not want our neighborhood to become like many areas of Lewisville. Overcrowding and increased traffic is only two of the many concerns. The vehicle traffic has already increased more than three fold since Gerault has been widened from two to six lanes since we moved into our home in 1998.

I know more people live north of us along Morriss Rd and the widening of this road from four to 6 lanes was turned down by the city because of increased traffic, I believe this plan should be vetoed also.

I will be out of town during both the public hearing being held on March 26, and the Town Council hearing on April 2. I wish that you consider this e-mail in the decisions making.

Ralph "Dan" House & Nikki House



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0020 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 161 (PD-161) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exceptions to the Town's regulations, as well as unresolved items, which necessitate special consideration by the Commission (see Application Analysis below).

The project has a companion application, Master Plan Amendment (MPA17-0015), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 15.759 acres of land in order to develop residential lots in conformance with the proposed Master Plan designation of High Density Single Family Detached.

The existing Agricultural zoning requires residential lots containing a minimum two acres in size. The entire acreage is largely undeveloped with the exception of a single family dwelling and accessory structures at the southwest corner of the site along with additional residential/accessory structures within the northwest quadrant, all of which will be removed to provide for the applicant's development vision.

The property is located along the north line of Spinks Road and the west line of Gerault Road. The development will provide for two points of ingress/egress; one each along both streets. Internal circulation will be provided by internal streets possessing 32 feet of pavement within a 50-foot-wide right-of-way. The property is diagonally encumbered by various overlapping easements and required building setbacks (from the electric easement) within an approximate 270-foot-wide area:

- 70-foot-wide Brazos Electric Power easement
- 75-foot-wide Lone Star Gas Company easement
- 15-foot-wide Verizon easement
- 100-foot-wide building setback area from the electric easement

The accompanying concept site plan [Attachment B(1)] provides for a one-phase residential development consisting of single-family detached dwellings and approximately 3.97 acres of open space and common areas (25 percent of the site). The applicant is proposing a maximum of 57 single-family dwellings; 53 single-family dwellings each constructed on a minimum 6,000-square-foot lot and four single-family dwellings each constructed on a minimum 9,500-square-foot lot. A table showing the details for each type of lot is provided further in this material.

The site possesses one specimen tree (19-inch Cedar Elm) which will be retained. It is located along the Sweetwater Lane frontage for the proposed Lot 3.

III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting the following modifications to the minimum and maximum dimensional regulations of the SF-5 zoning district:

TOWN STANDARD	EXISTING AGRICULTURAL DISTRICT	SF-5 DISTRICT	PROPOSED SF-5 DISTRICT	
			TYPE A LOTS (4 LOTS)	TYPE B LOTS (53 LOTS)
MINIMUM LOT AREA	TWO ACRES	5,000 SF	9,500 SF	6,000 SF
MINIMUM LOT WIDTH	200 FEET	50 FEET	65 FEET	50 FEET
MINIMUM FLOOR AREA/DWELLING UNIT	1,800 SF	1,500 SF	1,800 SF	1,500 SF
MINIMUM FRONT YARD	40 FEET	20 FEET	25 FEET	20 FEET
MINIMUM SIDE YARD	25 FEET	5 FEET	10 FEET	5 FEET
MINIMUM REAR YARD	20 FEET	20 FEET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	25 PERCENT	55 PERCENT	50 PERCENT	65 PERCENT
MAXIMUM STORIES/STRUCTURE HEIGHT	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET	2 STORIES/ 35 FEET	2 STORIES/ 35 FEET
MISCELLANEOUS STANDARDS FOR THE PROPOSED RESIDENTIAL SUBDIVISION • PORCHES MAY ENCROACH INTO THE REQUIRED FRONT YARD A MAXIMUM OF EIGHT FEET • CORNER LOTS-SETBACKS MATCH FRONT YARD SETBACK FOR KEY LOTS; 15 FEET FOR NON-KEY LOTS • FENCES MAY NOT EXTEND INTO THE FRONT YARD BEYOND THE FRONT FAÇADE • CERTAIN RESTRICTIONS FOR SECOND STORY DWELLINGS ABUTTING EXISTING RESIDENTIAL SUBDIVISIONS				

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Spinks Road (Urban Minor Arterial) a minimum 250 feet between drive approaches. The applicant is able to comply with the required minimum spacing from Saint Francis Lane to the west, while the requested exception is needed for its drive approach, eastward to its intersection with Gerault Road. Refer to the applicant's letter of intent [Attachment A(2)] for a detailed explanation for the requested exception.

IV. UNRESOLVED ITEMS

This application was submitted to the Town on December 22, 2017. During this time, there has been a significant amount of effort expended by Town staff and the applicant's development team to ensure the application complies with all relevant components of the Master Plan, as well as possessing sensitivity of the development's impact on the residential developments abutting the site's western and northern property lines.

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

1. Impact of Higher Density on Abutting Residential Subdivisions.

The application provides for a development platform comprised of 57 residential lots with specific standards [see Attachment B(2)]. The applicant has worked with staff to adopt the following standards not required in any of the Town's residential districts:

- Prohibit balconies on a rear façade for certain lots that abut the Bella Strada and Cedar Bluff residential subdivisions, west and north, respectively.
- Limit the use of windows on a rear façade to those constructed with translucent glass for certain lots that abut the Bella Strada and Cedar Bluff residential subdivisions, west and north, respectively.

What remains as a concern is the utilization of smaller lots used to transition to subdivisions possessing lots with a minimum lot width and minimum side and rear yard setbacks greater than those proposed. The impact of this tends to minimize view corridors and air space between houses normally created by similar lot widths and comparable setbacks. Staff provided the applicant a couple of options to lessen the impact of this, however, they cannot be agreed upon at this time. It should be noted the applicant did agree to the second story standards for certain lots along the western and northern property lines as noted in this section. The following chart illustrates the difference in certain standards from the applicant's proposed development and that of the abutting residential subdivisions to the west and north:

TOWN STANDARD	BELLA STRADA (REQUIRED)	CEDAR BLUFF (REQUIRED)	MAGNOLIA COURT (TYPE B LOTS)
MINIMUM LOT WIDTH	70 FEET	70 FEET	50 FEET
MINIMUM SIDE YARD	10 FEET	10% OF LOT WIDTH BUT ≤ 7 FEET	5 FEET
MINIMUM REAR YARD	25 FEET	15 FEET	10 FEET

2. Park Land Dedication

As noted below, the Parks Board considered this application on March 1, 2018. The proposed development standards [(Attachment B(2))] provide for the applicant's proposed park land dedication and fee requirements.

As noted above, the site possesses an approximate 270-foot-wide area that is unbuildable. An electrical and gas easement runs through the center of the unbuildable area. On the south side of the easement and building setback area are two x-lots that will serve to capture stormwater runoff. It is not uncommon for private development to improve retention/detention areas with amenities to serve its residents (or tenants/employees/visitors for nonresidential development). Lastly, the span of area proposed for the publicly accessible but privately maintained park land is split by one of the proposed internal streets to serve the development.

While working with the applicant during this process, staff had taken a position that due to the characteristics of the land area identified for dedication, it would be difficult to utilize for public park purposes. It should be noted the Parks and Trails Master Plan denotes a trail section that traverses across the property on the north side of the easement area from Gerault Road. This portion of the trail will be installed between the roadway and its western property line during construction of the residential subdivision.

The proposed development standards intend for a credit against the recommended fees in lieu of park land dedication for common area x-lots 18X and 35X located as shown on the conceptual landscape plan and credit against park development fees for improvements within the land area noted in this section of the staff report.

On [March 1, 2018](#), the Parks Board voted to recommend acceptance of cash in lieu of land of \$263,088 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of \$80,504. As the applicant is requesting alternate park land dedication and fees, staff has included this under this section of the report. The Town Council will consider this during its public hearing of the request.

This recommendation will be forwarded to the Town Council for consideration at the same time as the subject Zoning Planned Development and companion Master Plan Amendment.

V. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received 22 correspondence in support and 22 in opposition of the request.

VI. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

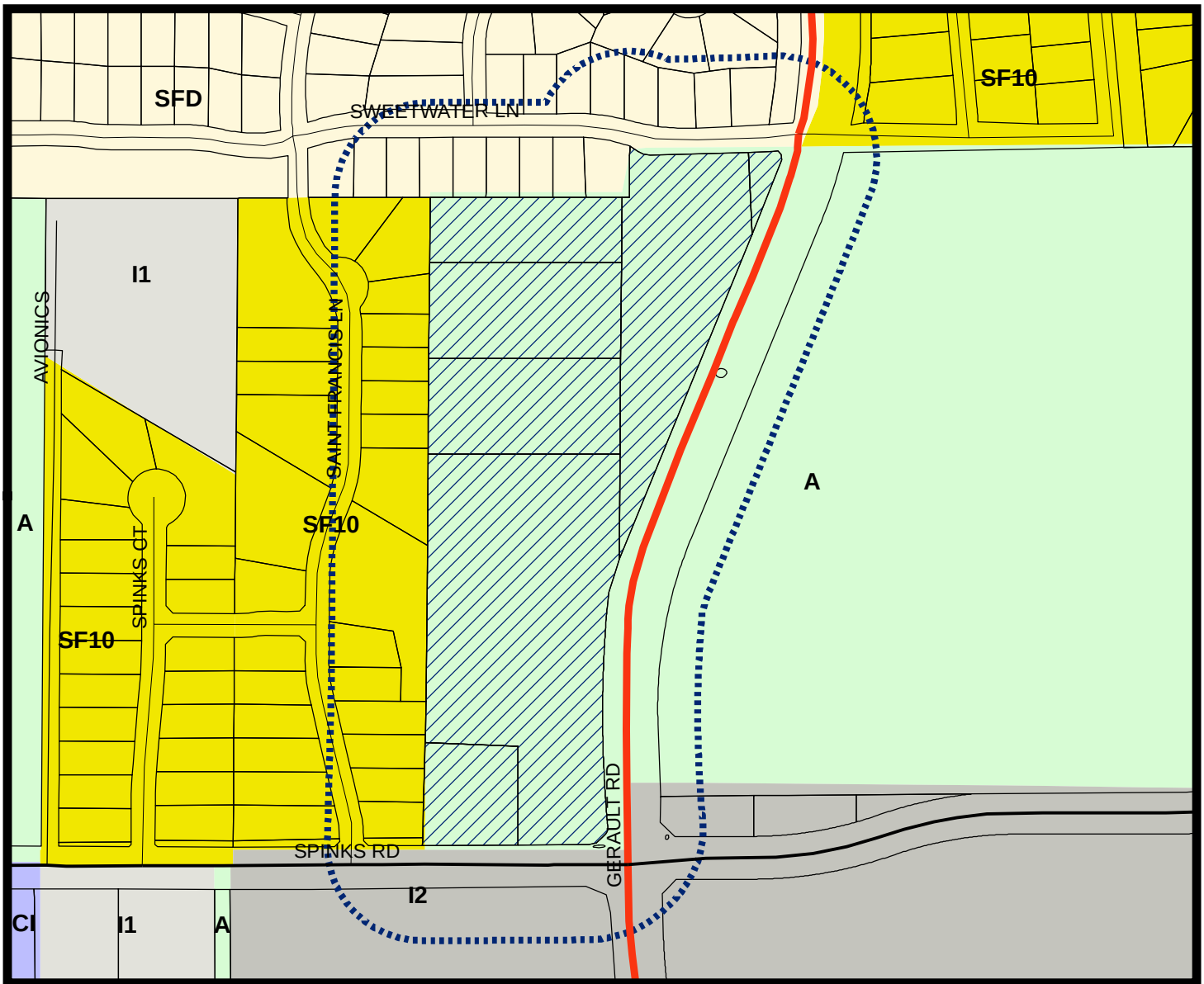
1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

C. Correspondence

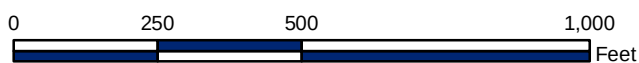
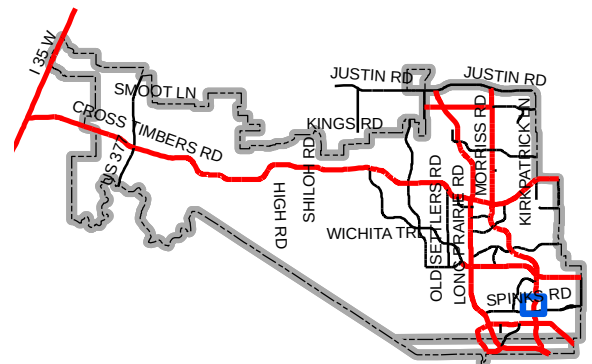
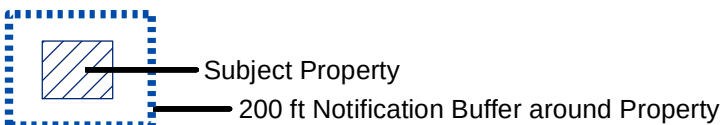
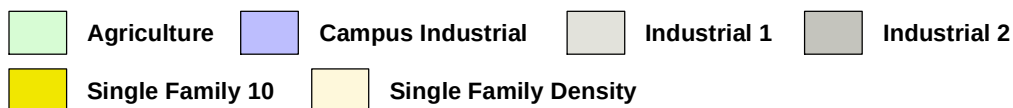
1. Correspondence in Support
2. Correspondence in Opposition

Vicinity Map

Reference Project: MPA17-0015 & ZPD17-0020



LEGEND



Map Location



March 19, 2018

Richard Brown, Senior Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Mr. Brown,

LandDesign, Inc. has submitted an application on behalf of Contour Real Estate & Development, LLC (herein referred to as "Applicant") for a Zoning Planned Development and Master Plan Amendment for Magnolia Court (herein referred to as the "site" or "property"). The application is for approximately 15.759 acres of land located at the northwest corner of the intersection of Gerault Road and Spinks Road.

Existing Zoning and Land Uses

The property is currently zoned Agricultural (A) and listed as "Medium Density" under the Town of Flower Mound's Master Plan. The existing uses on the property include four single-family residences, two of which are currently vacant and primary used for storage.

To the west and north, the property is bordered by the Bella Strada neighborhood (SF-10 zoning, Medium Density Residential) and the Cedar Bluff neighborhood (SFD PD-58 zoning, Medium Density Residential). To the east of the property is the Town of Flower Mound's Community Activity Center (Agricultural zoning, Park). To the south of the property is the northern boundary of the Lakeside Business District (I2 PD-44 zoning) and uses are primarily comprised of warehouse with limited office.

Proposed Zoning and Land Use

The Applicant is requesting a Zoning Planned Development and Master Plan Amendment revision to allow for fifty-seven (57) single-family residential lots and it is anticipated that construction of the property shall be developed as one phase. The Zoning Planned Development request will be a revision from Agricultural (A) to Single Family 5 (SF-5) zoning. The Applicant is requesting a Master Plan Amendment revision from "Medium Density" land use to "High Density Single Family Detached" land use.

As shown on the Conceptual Site Plan, of the 15.759 acres within the development area, a collective 3.97 acres (25%) of Common Area X Lots have been provided.

Special Considerations

The following items include special considerations that are unique to the property that the Applicant has taken into consideration:

1. The following easements extend from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood:
 - A 70-foot wide Brazos Electric Power Cooperative Easement which contains a high voltage electrical transmission line.
 - A 15-foot wide Verizon Easement.
 - A 75-foot Lonestar Gas Company Easement

As required by Section 98-979 of the Code of Ordinances, no residential building may be constructed within 100-feet of the edge of the right-of-way or easement for a high voltage electrical transmission line, also known as the Building Free Area. As a result of this requirement, no residential building may be constructed within a 270-foot wide area of property extending from the eastern right-of-way limits along Gerault Road and continue toward the northwest into the Bella Strada neighborhood. However, after meeting with the Town of Flower Mound Parks Department, the Applicant is requesting the ability to construct an open air structure for the Private Open Space area that would meet the design criteria for the Town of Flower Mound.

2. The property includes several existing and proposed trails as identified within the Town of Flower Mound's Parks and Trail Master Plan. These include:
 - Along Spinks Road, the Town of Flower Mound has constructed the extension of the Bluebonnet Trail. The existing trail is an 8-foot wide multi-use trail located at the back of curb along Spinks Road and it is the intent of the Applicant to maintain this existing trail.
 - Along Gerault Road, an 8-foot wide meandering multi-use trail is proposed within the 25-foot street buffer and Gerault Road right-of-way. This trail will connect from the existing trail along to Spinks Road and extend to the north to the intersection with Sweetwater Lane.
 - Along Sweetwater Lane, an 8-foot wide meandering multi-use trail is proposed along the residential lot frontage and connect to the existing 4-foot wide sidewalk to the west. This trail will connect from the existing sidewalk and extend to the east to the intersection with Sweetwater Lane and Gerault Road.
 - Within the utility easement extending from the eastern right-of-way limits along Gerault Road and continuing toward the northwest into the Bella Strada neighborhood, an 8-foot wide multi-use trail is proposed to connect from the multi-use trail along Gerault Road and to extend the western property line adjacent to the Bella Strada neighborhood.
3. The existing single-family residential lots within the Bella Strada neighborhood to the west and Cedar Bluff neighborhood to the north are approximately 70-feet in width. Adjacent to these neighborhoods, the Applicant has proposed 50-foot lots as the market for residential lots in North Texas is gravitating toward smaller lots with quality built homes. Many of today's buyers are seeking smaller lots, requiring less time and income for maintenance and more allotment for quality of life pursuits. With these smaller lots come a greater desire for quality public open spaces within the development. Understanding the sensitivity of

increased density to the adjacent neighborhoods, the Applicant has agree to the following items within the Development Standards:

- As defined within the Development Standards and as indicated on the Conceptual Site Plan, windows located on a second floor on a rear façade shall be of translucent design for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - As defined within the Development Standards and as indicated on the Conceptual Site Plan, second floor balconies are prohibited for those certain lots abutting the northern (Cedar Bluff) and western (Bella Strada) property lines. This design consideration has been provided in response to feedback received directly from the adjacent property owners.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Permitted Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Dwelling, single-family detached;
 - o Accessory use, general, subject to section 98-972;
 - o Garage Sale, subject to section 98-982;
 - o Home occupation, subject to section 98-984;
 - o Model home; and,
 - o Swimming pool, private.
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, no “Specific Uses” allowed under Single Family Residential District-5 (SF-5) have been included as allowable uses with this application:
 - To ensure only a single family residential development is developed under this rezoning and master plan amendment request, the “Temporary Uses” allowed under Single Family Residential District-5 (SF-5) have been limited to the following uses with this application:
 - o Asphalt/concrete batch plant, temporary, subject to section 98-974.
 - o Field office, temporary.
 - o Sales trailer, temporary, subject to section 98-993.
4. Street access to the property is proposed to be from Gerault Road to the east and Spinks Road to the south. Access from Gerault Road is intended to align with the existing median break at the entrance to the Town of Flower Mound’s Community Activity Center. Access from Spinks Road is intended to be a right-in/right-out only. To the north, no street access is proposed to Sweetwater Lane to minimize disruptions to the existing Cedar Bluff neighborhood as well minimize existing safety concerns of the neighbors by adding additional vehicles using the Sweetwater Lane and Gerault Road intersection.

Proposed Exceptions

Listed below are the exceptions as requested by this application:

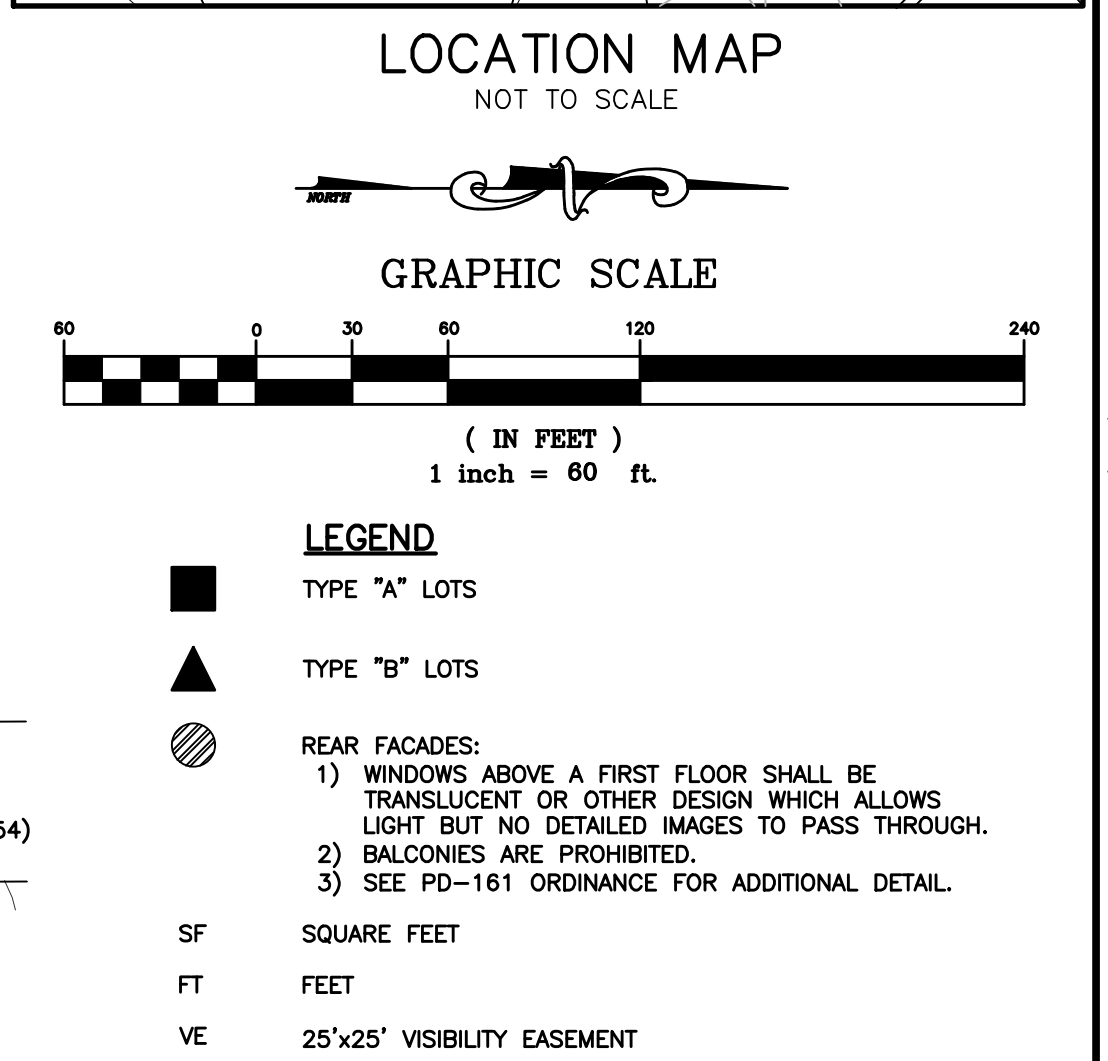
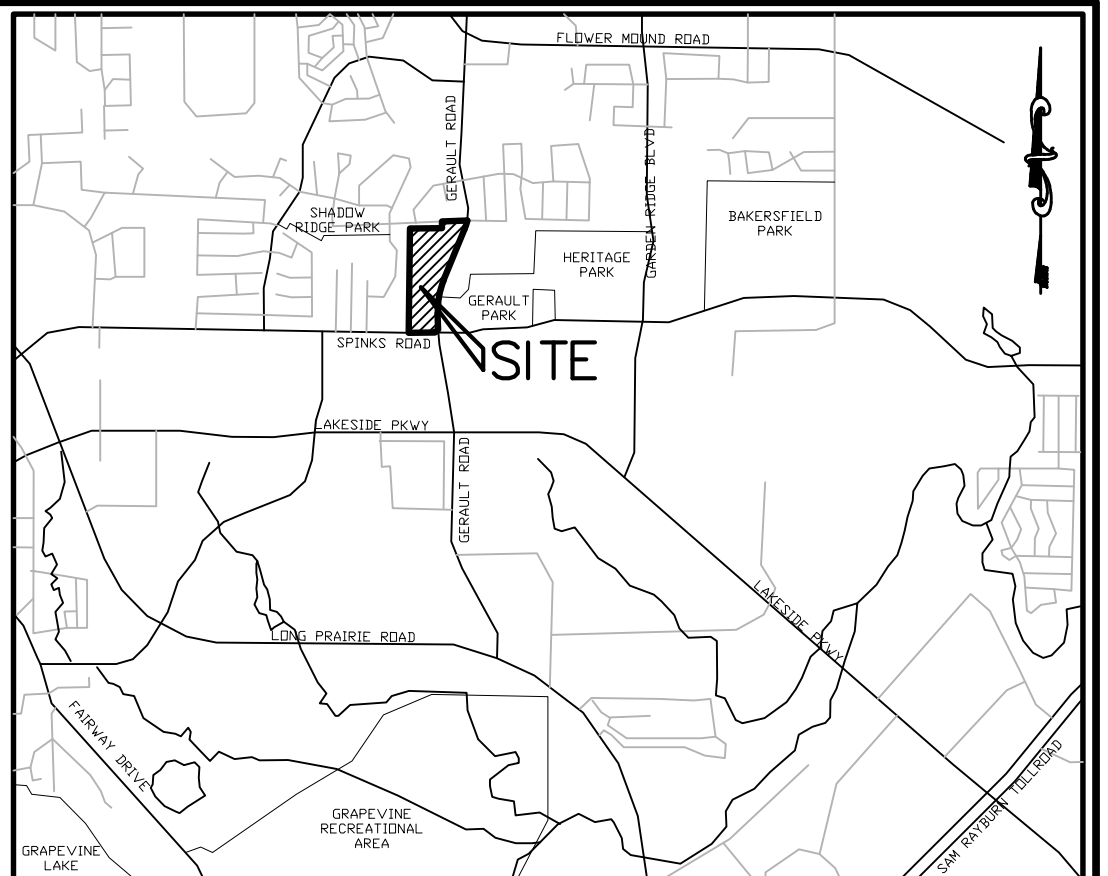
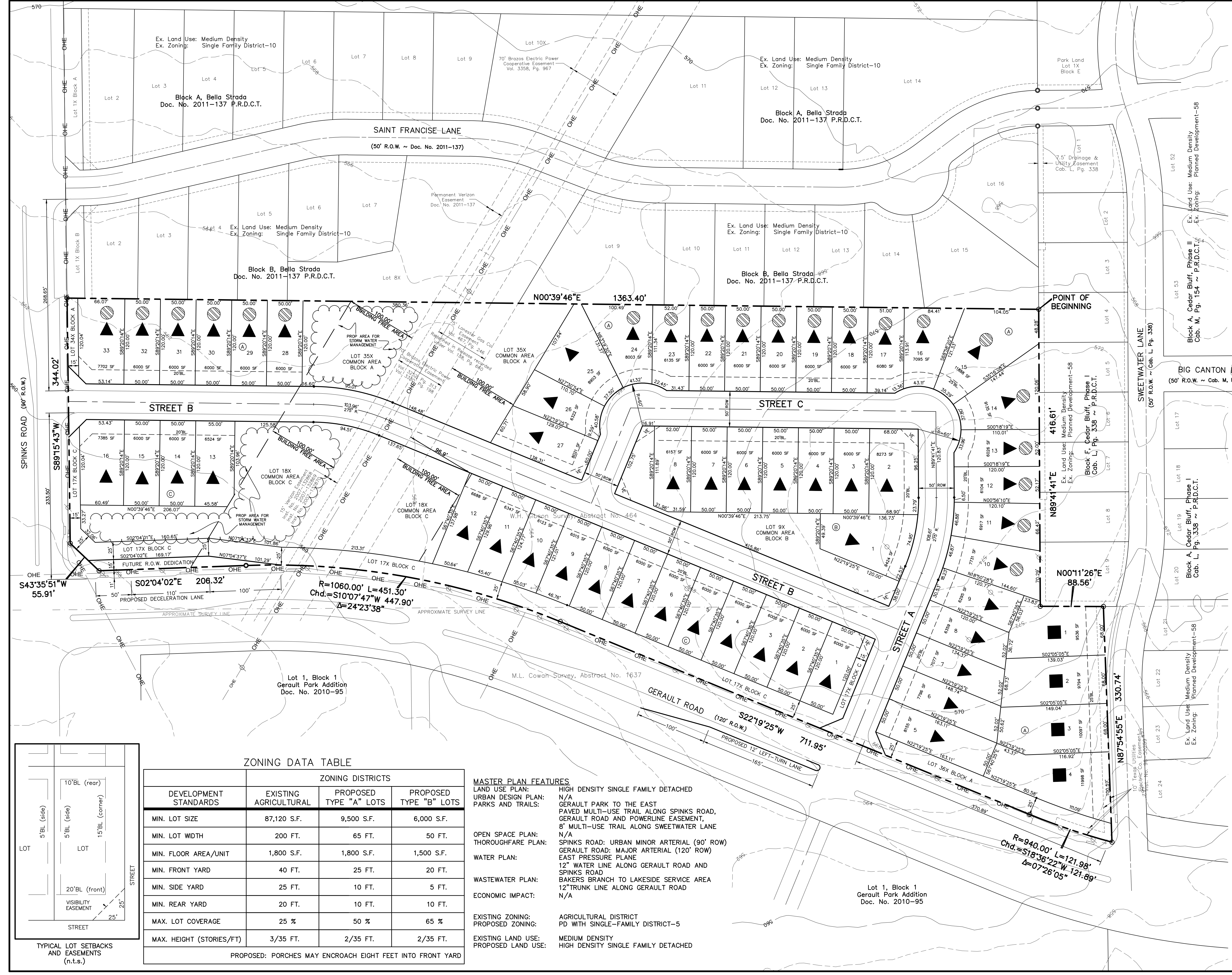
1. An exception to the requirements of the Town of Flower Mound's "Access Management Policy and Criteria" for Access Spacing Criteria. Because of the length of the property frontage along Spinks Road, the Applicant is requesting an exception to allow for the Access Spacing Distance to be less than 250-feet from Gerault Road or from St. Francis Lane.

Community Outreach and Due Diligence

To ensure the surrounding property owners are informed of the current design and development process, the Applicant has sent invitations to the residents of Bella Strada, Cedar Bull and Bakers Branch neighborhoods inviting them to three (3) informational meetings held at the Community Activity Center. Dates for these meetings were November 21, 2017 and February 7, 2018. A third meeting will be held March 19, 2018. Feedback from the first two meetings has helped shape the Development Standards and been incorporated in this submitted application. The purpose of the third meeting is to provide residents with a view of the updated site plan. The Applicant also participated in a Design Review Committee meeting with Town Staff on November 21, 2017 to receive preliminary feedback based on the proposed site plan. On December 11, 2017, the Applicant walked the property with the Town of Flower Mound's Environmental Review Analyst to identify any specimen trees that may be located on the property.

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

Sincerely,
Matt Vinten, PLA
Associate, Senior Designer for LandDesign, Inc.



CONCEPTUAL SITE PLAN

MAGNOLIA COURT

57 SINGLE FAMILY LOTS;
AND 6 COMMON AREA X LOTS;
LOT 34X, BLOCK A - 0.04 ACRES;
LOT 35X, BLOCK A - 1.16 ACRES;
LOT 36X, BLOCK A - 0.20 ACRES;
LOT 9X, BLOCK B - 0.43 ACRES;
LOT 17X, BLOCK C - 0.73 ACRES;
AND LOT 18X, BLOCK C - 1.41 ACRES

BEING 686,472 SQUARE FEET OR
15.759 ACRES OUT OF THE
W.H. GIBSON, ABSTRACT NUMBER 464
AND
M.L.COWAN SURVEY, ABSTRACT NO. 1637
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

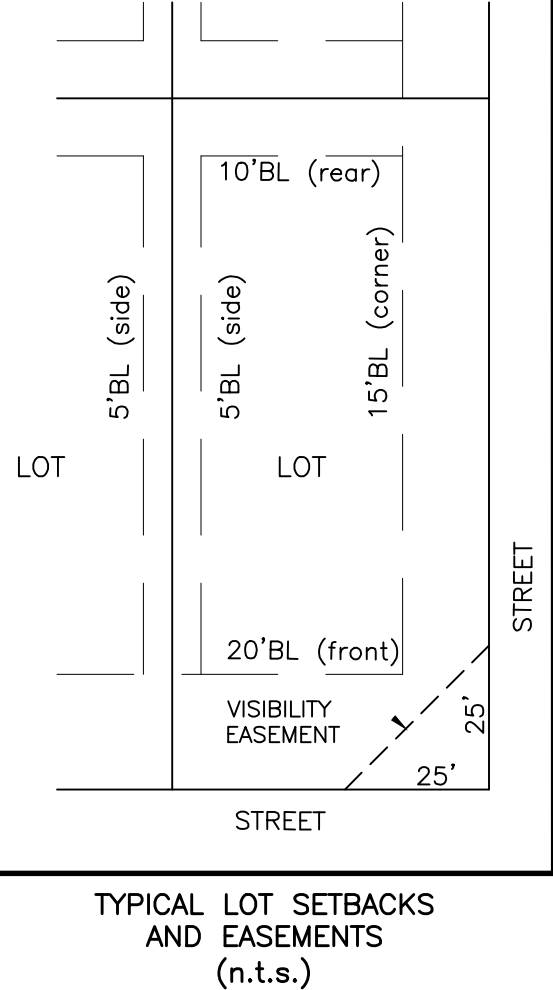
CURT AND PEGGY POOL	OWNER
1212 Spinks Road Flower Mound, Texas 75028 Contact: Curt Pool	
MICHAEL F. HENSLEY	OWNER
115 Ashley Place Ocean Springs, MS 39564-5322 Contact: Michael Hensley	
PATTI COLWELL	OWNER
1213 Gerault Road Flower Mound, Texas 75028-3407 Contact: Patti Colwell	
CONTOUR, LTD.	APPLICANT
14275 Midway Road, Suite 215 Addison, Texas 75001 Contact: Jim Tchoukaleff	(214) 986-5009
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001 Contact: Joshua Luke, P.E. TBPE No. F-438 TBPLS No. 10076000	(972)248-7676

ZONING DATA TABLE

DEVELOPMENT STANDARDS	ZONING DISTRICTS		
	EXISTING AGRICULTURAL	PROPOSED TYPE "A" LOTS	PROPOSED TYPE "B" LOTS
MIN. LOT SIZE	87,120 S.F.	9,500 S.F.	6,000 S.F.
MIN. LOT WIDTH	200 FT.	65 FT.	50 FT.
MIN. FLOOR AREA/UNIT	1,800 S.F.	1,800 S.F.	1,500 S.F.
MIN. FRONT YARD	40 FT.	25 FT.	20 FT.
MIN. SIDE YARD	25 FT.	10 FT.	5 FT.
MIN. REAR YARD	20 FT.	10 FT.	10 FT.
MAX. LOT COVERAGE	25 %	50 %	65 %
MAX. HEIGHT (STORIES/FT)	3/35 FT.	2/35 FT.	2/35 FT.

PROPOSED: PORCHES MAY ENCR OACH EIGHT FEET INTO FRONT YARD

MASTER PLAN FEATURES
LAND USE PLAN: HIGH DENSITY SINGLE FAMILY DETACHED
URBAN DESIGN PLAN: N/A
PARKS AND TRAILS: GERAULT PARK TO THE EAST
PAVED MULTI-USE TRAIL ALONG SPINKS ROAD, GERAULT ROAD AND POWERLINE EASEMENT, 8' MULTI-USE TRAIL ALONG SWEETWATER LANE
N/A
OPEN SPACE PLAN: SPINKS ROAD: URBAN MINOR ARTERIAL (90' ROW)
THOROUGHFARE PLAN: GERAULT ROAD: MAJOR ARTERIAL (120' ROW)
EAST PRESSURE PLANE
WATER PLAN: 12" WATER LINE ALONG GERAULT ROAD AND SPINKS ROAD
BAKERS BRANCH TO LAKESIDE SERVICE AREA
12" TRUNK LINE ALONG GERAULT ROAD
N/A
WASTEWATER PLAN:
ECONOMIC IMPACT:
EXISTING ZONING: AGRICULTURAL DISTRICT
PROPOSED ZONING: PD WITH SINGLE-FAMILY DISTRICT-5
EXISTING LAND USE: MEDIUM DENSITY
PROPOSED LAND USE: HIGH DENSITY SINGLE FAMILY DETACHED



PLANTING NOTES:

- ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
- REFER TO RZ3.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
- THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, MULCHING, PRUNING, REMOVAL AND REPLACEMENT OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
- FINAL TREE SPECIES AND LOCATIONS TO BE DETERMINED DURING FINAL PLAT.
- ALL PROPOSED TREE LOCATIONS TO BE FIELD VERIFIED BY TOWN OF FLOWER MOUND PARKS, TRAILS, AND LANDSCAPE SPECIALIST PRIOR TO PLANTING AND INSTALLATION TO AVOID CONFLICTS WITH EXISTING PROTECTED AND SPECIMEN TREE CANOPIES THAT ARE BEING PRESERVED.

KEY MAP

SEAL

PRELIMINARY
FOR REVIEW PURPOSES ONLY
AND SHALL NOT BE USED FOR
BIDDING, PERMITTING, OR
CONSTRUCTION.

Matthew S. Vinten
Registered Landscape Architect of the
State of TEXAS

Registration Number: 2946

PROJECT

MAGNOLIA
COURT

CONTOUR REAL ESTATE &
DEVELOPMENT LLC

14275 MIDWAY ROAD, SUITE 215

ADDISON, TX 75001

LANDDESIGN PROJ.# 8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	12.22.2017
2	2ND SUBMITTAL	01.26.2018
3	3RD SUBMITTAL	02.19.2018
4	4TH SUBMITTAL	02.28.2018
5	5TH SUBMITTAL	03.12.2018
6	6TH SUBMITTAL	03.16.2018
7	7TH SUBMITTAL	03.19.2018

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1"=60'
0 30' 60' 120'

SHEET TITLE

CONCEPTUAL LANDSCAPE
PLAN (SHEET 1 OF 2)

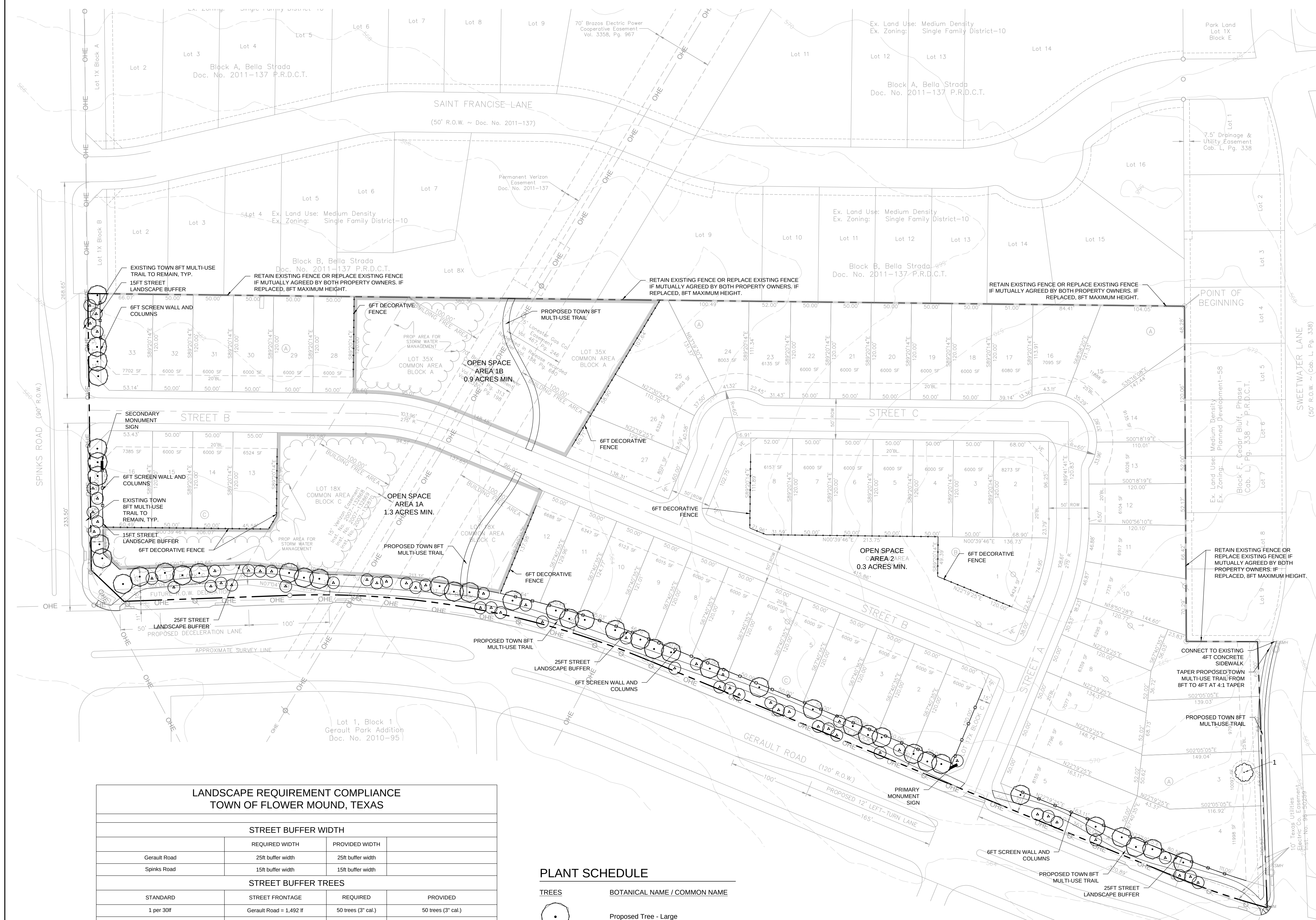
SHEET NUMBER

RZ1.0



TEXAS811
CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
IT'S THE LAW!

THIS PLAN IS CONCEPTUAL IN NATURE AND
SUBJECT TO CHANGE. PLAN WILL BE FINALIZED
DURING THE PERMITTING PROCESS BASED ON
SITE PLAN AND GRADING PLAN APPROVAL.



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND, TEXAS

STREET BUFFER WIDTH			
	REQUIRED WIDTH	PROVIDED WIDTH	
Gerault Road	25ft buffer width	25ft buffer width	
	15ft buffer width	15ft buffer width	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 30ft	Gerault Road = 1,492 ft	50 trees (3" cal.)	50 trees (3" cal.)
	Spinks Road = 344 ft	12 trees (3" cal.)	12 trees (3" cal.)
existing trees within street buffer to help fulfill street buffer tree requirements			
STREET BUFFER MITIGATION TREE CREDITS			
STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 preserved protected/specimen tree = 1 tree credit	Gerault Road	tbd	tbd
	Spinks Road	tbd	tbd

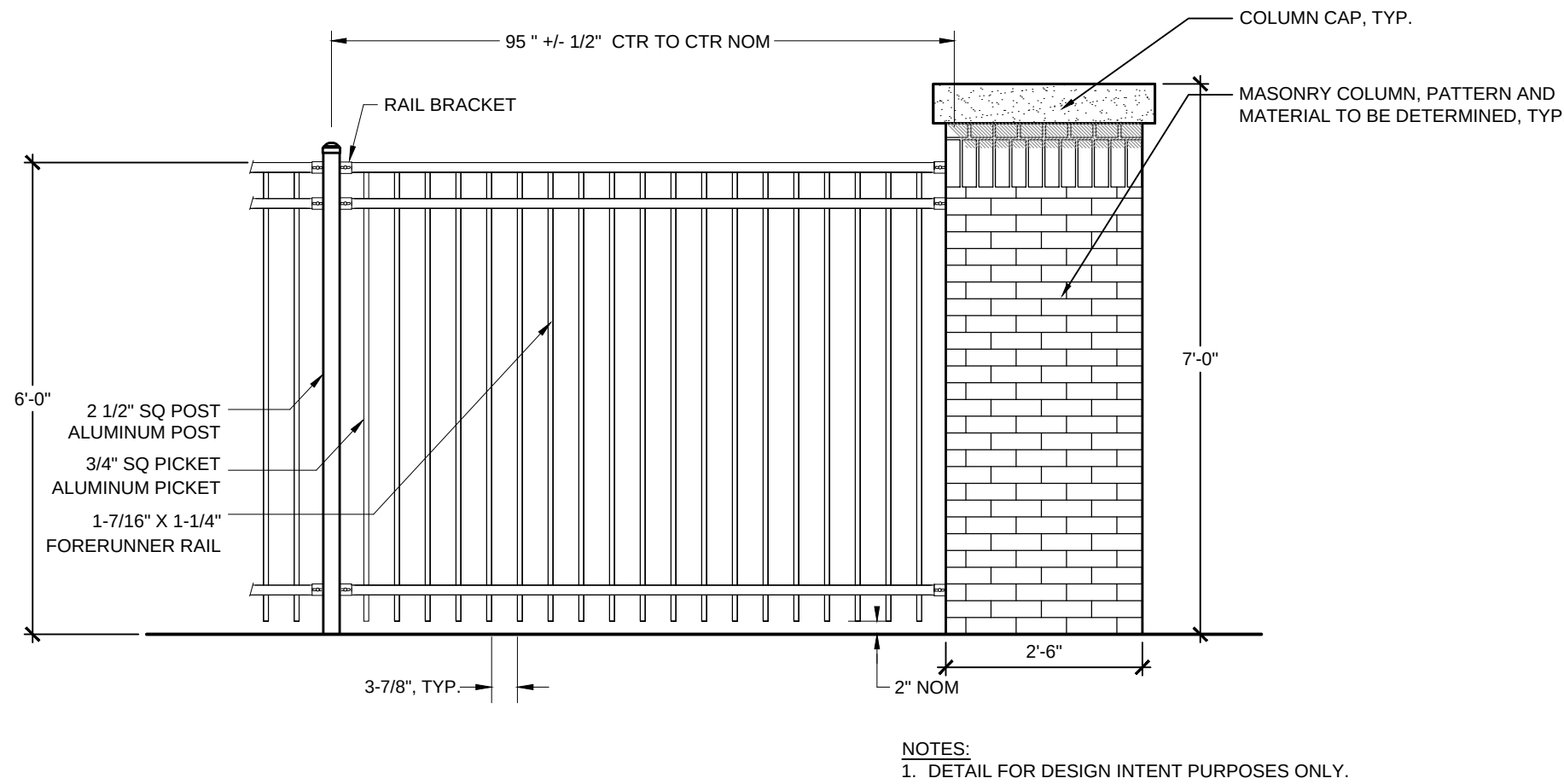
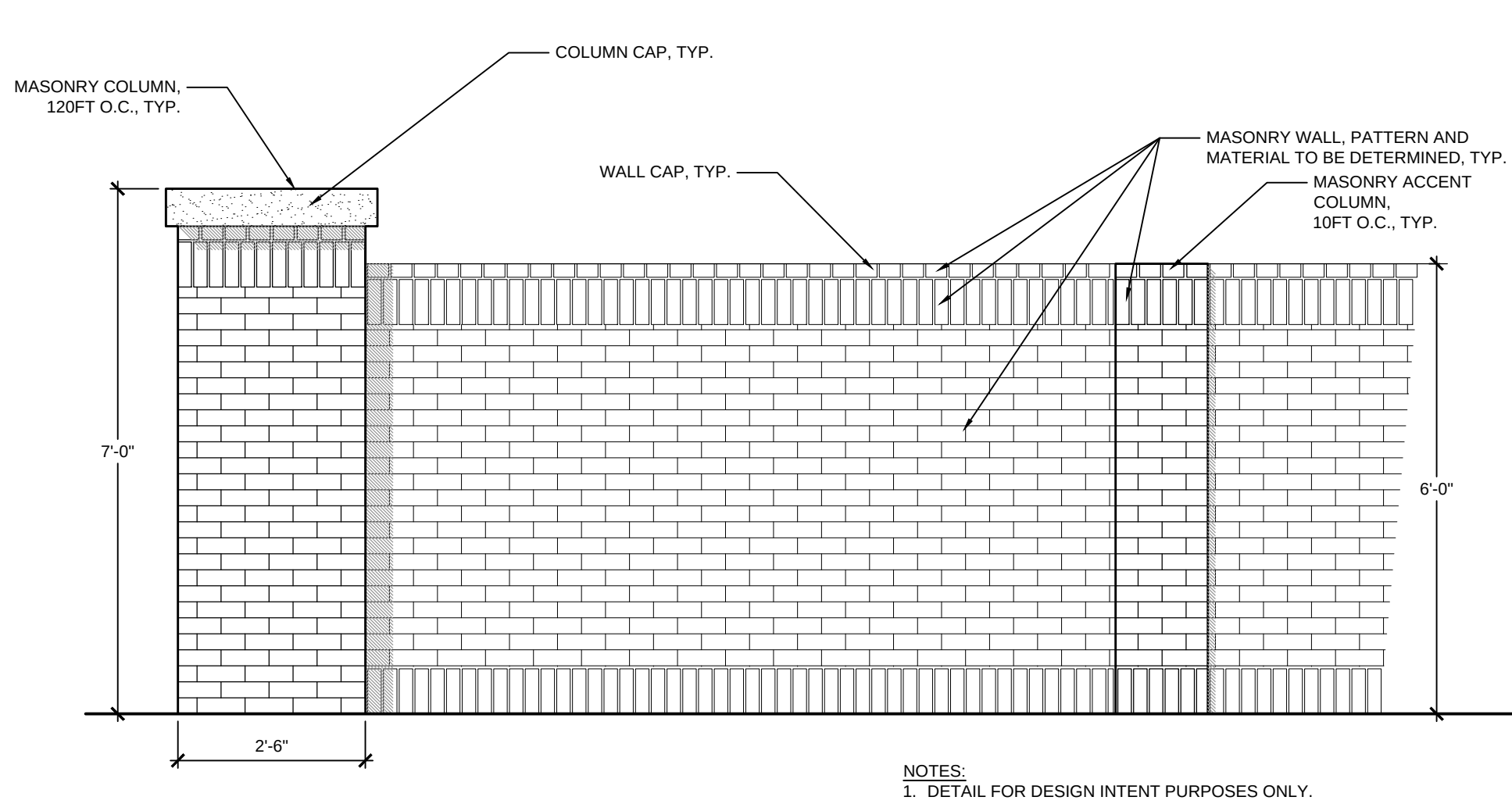
PLANT SCHEDULE

TREES

BOTANICAL NAME / COMMON NAME

Proposed Tree - Large

Proposed Tree - Small



1 SCREENWALL AND COLUMN

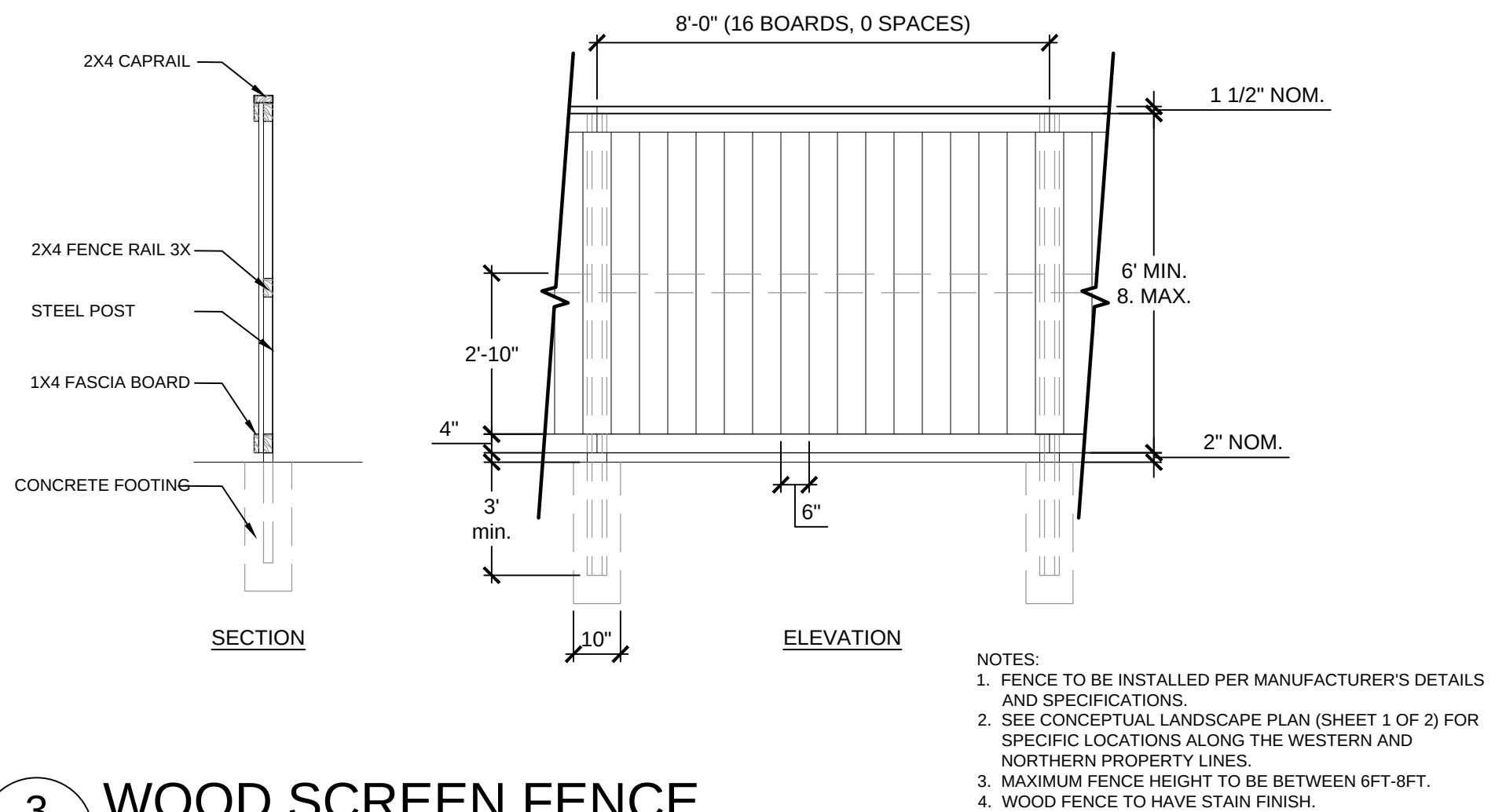
RZ2.0 ELEVATION

NTS

2 DECORATIVE FENCE

RZ2.0 SECTION

NTS



3 WOOD SCREEN FENCE

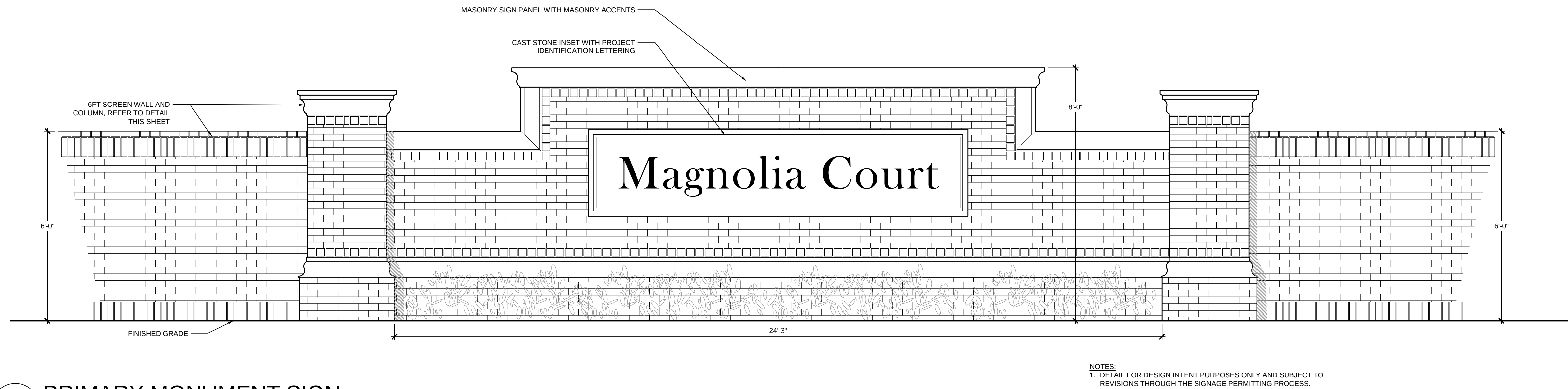
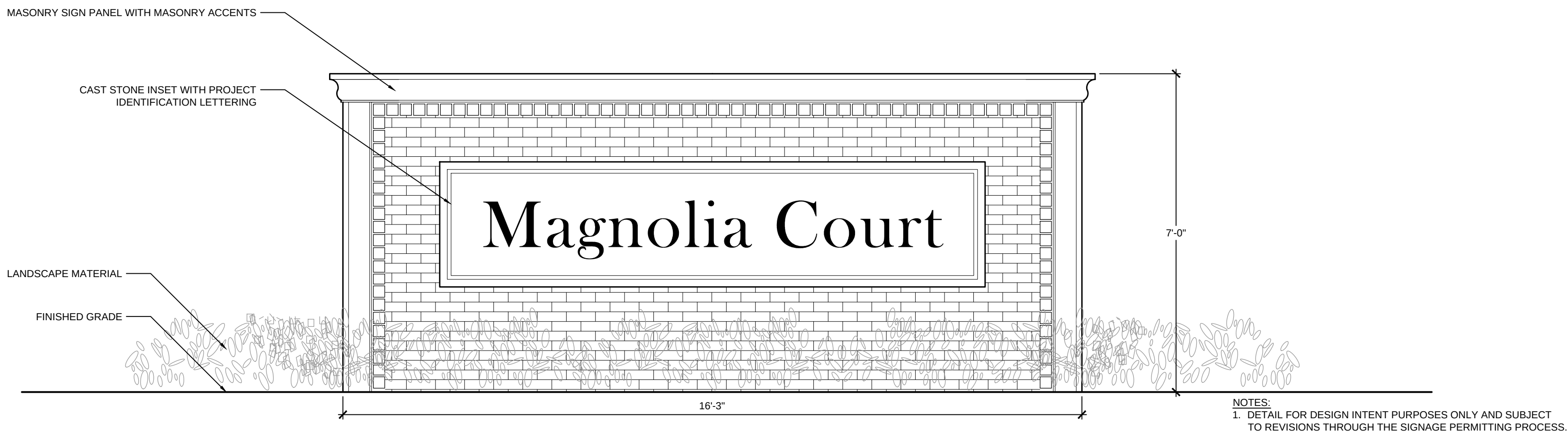
RZ2.0 SECTION/ELEVATION

NOT TO SCALE

4 SECONDARY MONUMENT SIGN

RZ2.0 ELEVATION

NTS



5 PRIMARY MONUMENT SIGN

RZ2.0 ELEVATION

NTS

KEY MAP

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DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: NTS
(NOT TO SCALE)

SHEET TITLE

CONCEPTUAL LANDSCAPE
PLAN (SHEET 2 OF 2)

SHEET NUMBER

RZ2.0

TREE PROTECTION NOTES:

THE DEVELOPER AND CONTRACTOR SHALL ADHERE TO THE FOLLOW TREE PROTECTION MEASURES PER TOWN OF FLOWER MOUND ORDINANCE.

1. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL INSTALL FOUR-FOOT-HIGH PLASTIC (OR EQUIVALENT) SAFETY FENCING AROUND THE DRIP LINE OF PROTECTED TREES AND SIX-FOOT-HIGH CHAIN-LINK FENCING AROUND THE DRIP LINE OF SPECIMEN AND HISTORIC TREES.

2. PRIOR TO ANY AND ALL CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY, THE DEVELOPER OR PROPERTY OWNER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT AND RELATED ITEMS, DESIGNATED STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS DURING CONSTRUCTION OF THE SUBDIVISION AND DESIGNATED DRIVE AREAS FOR VEHICLES AND EQUIPMENT. THE LOCATION AND DIMENSIONS OF SUCH DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON BOTH SUBDIVISION CONSTRUCTION AND SITE PLANS AND SHALL BE APPROVED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY IN, ON OR ABOUT THE SUBDIVISION. SUCH DESIGNATED AREAS SHALL BE COMPLETELY FENCED WITH CHAIN-LINK FENCING AND GATES FOR SAFETY PURPOSES AND TO SEPARATE PROTECTED, SPECIMEN, OR HISTORIC TREES FROM THE CONSTRUCTION AREA AND RELATED CONSTRUCTION ACTIVITY. WITH THE APPROVAL OF THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE, THE DESIGNATED PARKING AND STOCKPILE AREAS MAY BE COMBINED INTO ONE FENCED AREA, PROVIDED THAT THE PRESERVATION OF PROTECTED TREES IS NOT ADVERSELY AFFECTED OR JEOPARDIZED. SUPPLIES AND PIPE AND OTHER ITEMS THAT ARE CUSTOMARILY UNLOADED WHERE INSTALLED SHALL NOT BE REQUIRED TO BE STORED WITHIN THE DESIGNATED STOCKPILE AREAS. SITES APPROVED FOR TEMPORARY BATCHING PLANT PERMITS SHALL BE FENCED AND GATED IN THE SAME MANNER AS DESIGNATED PARKING AND STOCKPILE AREAS. TEMPORARY BATCHING PLANT PERMITS SHALL ALSO BE REQUIRED FOR THE OPERATION OF ALL BATCHING PLANTS, PURSUANT TO THE REGULATIONS OF THIS CHAPTER.

3. DURING CONSTRUCTION, THE DEVELOPER OR PROPERTY OWNER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR MATERIALS AND/OR THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR GROUP OF SUCH TREES.

4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE(S).

5. WITH MAJOR GRADE CHANGES OF SIX INCHES OR GREATER, A RETAINING WALL OR TREE WELL OF ROCK, BRICK, LANDSCAPE TIMBERS OR OTHER APPROVED MATERIALS SHALL BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN THE DRIP LINE OF THE TREE. THE TOP OF THE RETAINING WALL OR TREE WELL SHALL BE CONSTRUCTED AT THE NEW GRADE.

6. UNLESS OTHERWISE APPROVED BY THE TOWN, NO CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITY SHALL OCCUR UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED, SPECIMEN, OR HISTORIC TREE OR GROUP OF SUCH TREES.

7. ANY TREE(S) REMOVED DURING LAND DEVELOPMENT, CONSTRUCTION OR CONSTRUCTION-RELATED ACTIVITIES SHALL BE CHIPPED OR HAULED OFF-SITE. BURNING OF REMOVED TREES IS PROHIBITED UNLESS PRIOR APPROVAL IS GIVEN BY THE TOWN'S FIRE MARSHAL.

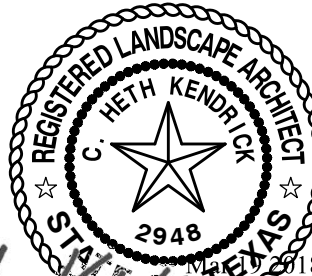
8. THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE MAY REQUIRE ADDITIONAL PROTECTION MEASURES OR BEST MANAGEMENT PRACTICES AS NEEDED ON A CASE BY CASE BASIS TO ADEQUATELY PROTECT PROTECTED, SPECIMEN, OR HISTORIC TREES.

GENERAL NOTES:

- SPECIMEN TREE SURVEY INFORMATION AND ON-SITE DOCUMENTATION PROVIDED BY LANDESIGN.
- SHEETS RZ1.0 PRODUCED BY LANDESIGN ARE FOR CONVEYING TREE ORDINANCE REQUIREMENTS ONLY, BASED ON THE SPECIMEN TREE SURVEY INFORMATION.
- THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE AND WILL BE FINALIZED DURING THE PERMITTING PROCESS BASED ON FINAL SITE PLAN AND GRADING PLANS.
- ADDITIONAL PROTECTED TREES TO BE PRESERVED ON SITE AS FINAL GRADING ALLOWS AND FINALIZED DURING THE DEVELOPMENT/PERMITTING PROCESS.
- REFER TO SHEET RZ1.0 FOR ADDITIONAL SPECIMEN/PROTECTED TREE MITIGATION CREDITS AND INFORMATION.
- TREE TAG NUMBERS ARE TEMPORARY, AND WILL BE UPDATED ONCE A TREE SURVEY HAS BEEN COMPLETED.

KEY MAP

SEAL



DocuSign

PROJECT

MAGNOLIA COURT

CONTOUR REAL ESTATE & DEVELOPMENT LLC

14275 MIDWAY ROAD, SUITE 215

ADDISON, TX 75001

LANDDESIGN PROJ.# 8517032

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	1ST SUBMITTAL	12.22.2017
2	2ND SUBMITTAL	01.26.2018
3	3RD SUBMITTAL	02.19.2018
4	4TH SUBMITTAL	02.28.2018
5	5TH SUBMITTAL	03.12.2018
6	6TH SUBMITTAL	03.16.2018
7	7TH SUBMITTAL	03.19.2018

DESIGNED BY: LDI
DRAWN BY: LDI
CHECKED BY: LDI

SCALE

VERT: N/A
HORZ: 1"=60'
SHEET TITLE

TREE SURVEY

SHEET NUMBER

RZ3.0

SPECIMEN TREE COMPLIANCE - TOWN OF FLOWER MOUND							
TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	STEM	LOCATION	REMARKS
1	19.1	CEDAR ELM	ULMUS CRASSIFOLIA	HEALTHY	SINGLE	BUILDABLE AREA	SPECIMEN

TREE SURVEY MITIGATION TABULATIONS:

TOTAL NUMBER OF SPECIMEN TREES: 1 TREES
TOTAL SPECIMEN TREES ONSITE IN "GOOD" CONDITION: 1 TREES
TOTAL SPECIMEN TREES TO BE REMOVED IN "GOOD" CONDITION: 0 TREES

TOTAL SPECIMEN TREES ON SITE: 19.1" CAL. INCHES (1 TREES)
TOTAL SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES (0 TREES)

TOTAL EXISTING PROTECTED TREES: 11 TREES
TOTAL PROTECTED TREES REMOVED: TBD
LESS SPECIMEN TREE PRESERVATION CREDITS: (XX) TREES
LESS PROTECTED TREE PRESERVATION CREDITS: (XX) TREES (REFER TO SHEET RZ1.0)
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED: XX TREES

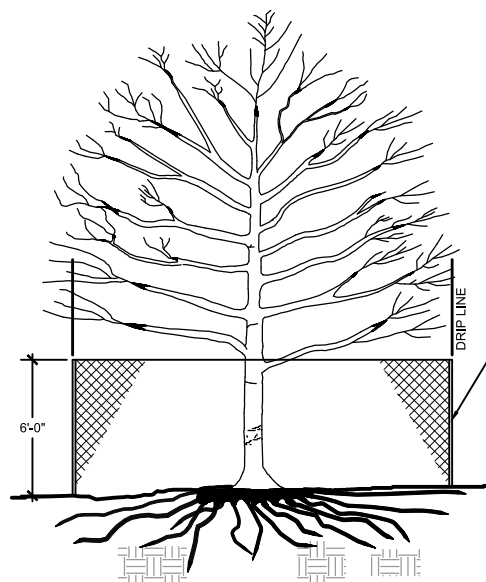
PROTECTED TREE MITIGATION
TOTAL PROTECTED TREE REPLACEMENT: TBD
CASH-IN-LIEU FEE: \$375 / TREE
PROTECTED TREE CASH-IN-LIEU FEE: \$0.00

SPECIMEN TREE PRESERVATION CREDIT
(SPECIMEN TREES PRESERVED IN BUILDABLE AREA ONLY)
19"-24" CALIPER TREES PRESERVED: 1 TREES x 4 CREDITS = 4 TREE CREDITS
(TAG#s 1)

SPECIMEN TREE MITIGATION
TOTAL PROTECTED SPECIMEN TREES TO BE REMOVED: 0.0" CAL. INCHES
0.0" CAL. INCHES X 2 = 0.0" CAL. INCHES MITIGATION REQUIRED (2.5" - 3" CAL. TREES)
"0.0" 3" CALIPER TREES ARE INDICATED ON THE LANDSCAPE PLAN FOR MITIGATION OF THE SPECIMEN TREE. TREES ARE IDENTIFIED WITH AN "M"

TREE SURVEY LEGEND:

TAG#
SPECIMEN TREE TO BE PRESERVED



8 FT HIGH CHAIN-LINK FENCE
NO GRADING, PARKING OR MANEUVERING OF VEHICLES, STORAGE OF MATERIALS AND/OR ANY OTHER CONSTRUCTION OR LAND DEVELOPMENT ACTIVITY SHALL TAKE PLACE WITHIN THE TREE PROTECTION FENCING OF A SPECIMEN/HISTORIC TREE.

NOTES:
1. REFER TO THE TREE SURVEY FOR SPECIMEN/HISTORIC TREE LOCATION TO BE PRESERVED.
2. REFER TO TOWN OF FLOWER MOUND ORDINANCE, ARTICLE V, - TREE PROTECTION FOR GENERAL SPECIFICATIONS REGARDING TREE PROTECTION MEASURES.
3. REMOVE ALL TREE PROTECTION FENCING UPON COMPLETION OF PROJECT OR AS DIRECTED BY THE TREE PRESERVATION AND ENFORCEMENT OFFICER OR AUTHORIZED DESIGNEE FROM THE TOWN OF FLOWER MOUND.

TREE PROTECTION - SPECIMEN TREE

SECTION

NTS

ORDINANCE NO. _____

Exhibit “B”

Development Standards

Planned Development District No. 161 (PD-161)

Magnolia Court

The development on the property comprising approximately 15.759 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-161 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

B. Uses.

Development of Magnolia Court, comprising approximately 15.759 acres of land, shall comply with all regulations applicable to the Single Family Residential District-5 (SF-5) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

1. Permitted Uses. Only the following permitted uses shall be allowed, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to section 98-972;

- c. Garage Sale, subject to section 98-982;
 - d. Home occupation, subject to section 98-984;
 - e. Model home; and,
 - f. Swimming pool, private.
2. Specific Uses. No specific uses requiring the issuance of a specific use permit shall be allowed.
3. Temporary Uses. Only the following temporary uses shall be allowed subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
- a. Asphalt/concrete batch plant, temporary, subject to section 98-974;
 - b. Field office, temporary;
 - c. Sales trailer, temporary, subject to section 98-993; and,
 - d. Temporary special event, subject to section 98-976.

C. Minimum and maximum dimensions.

1. The maximum number of lots shall be 57, and further restricted to the following:
- a. The maximum number of Type A lots is four and shall be located as shown on Exhibit "C".
 - b. The maximum number of Type B lots is 53 and shall be located as shown on Exhibit "C".
2. Type A Lots
- a. Minimum lot area per dwelling. The minimum lot area shall be 9,500 square feet, subject to section 98-1023.

- b. Minimum lot width. The minimum lot width shall be 65 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 25 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is 15 feet.
 - ii. A front entry garage shall be set back a minimum of 25 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be ten feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 50 percent, subject to section 98-1029.
- h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.

3. Type B Lots

- a. Minimum lot area per dwelling. The minimum lot area shall be 6,000 square feet, subject to section 98-1023.
- b. Minimum lot width. The minimum lot width shall be 50 feet, subject to section 98-1024.
- c. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,500 square feet, subject to section 98-1025.
- d. Minimum front yard.
 - i. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet, subject to section 98-1026. Minimum setback for corner lots must match the front yard setback for key lots. Minimum setback for non-key lots is fifteen feet 15 feet.
 - ii. A front entry garage shall be set back a minimum of 20 feet from the front property line.
 - iii. Porches may encroach a maximum of eight feet into the front yard.
 - iv. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
- e. Minimum side yard. The minimum side yard shall be five feet, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard shall be ten feet, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage shall be 65 percent, subject to section 98-1029.

- h. Maximum height. The maximum height of buildings and structures shall be two stories or 35 feet, subject to section 98-1031.
- 4. The minimum and maximum dimensions contained in subparagraphs 2 and 3 of this paragraph shall not apply to the x-Lots owned by the Homeowners' Association for Magnolia Court ("HOA"), and located as shown on Exhibit "D".

D. Landscape Standards.

- 1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan except as otherwise provided and/or limited herein.
- 2. Front Yard Trees.
 - a. At least one canopy street tree shall be required in the front yard of each lot. The tree shall be located within five feet of street right-of-way and be placed within the property boundary area of the lot, subject to compliance with Division 3-Visual Clearances, Section 82-161 of the Town Code. No trees are permitted within the parkway.
 - b. Front yard trees shall be a minimum three and one-half inches in diameter, measured 12 inches from the root ball, when planted. The planting of said tree shall take place in conjunction with the construction of the single family dwelling.
 - c. The following trees shall be the only trees allowed to be used as street trees due to their tap root structure versus a horizontal root structure. Southern Live Oak, Shumard Oak, Texas Red Oak, Cedar Elm, Lace Bark Elm, Bald Cypress, and Texas Ash.
- 3. Front Yard Landscaping.
 - a. A minimum of 75 percent of the permeable area within the front yard shall be planted with grass.

- b. A minimum of 25 percent of the permeable area within the front yard shall be planted with other materials such as groundcovers, shrubs, perennial and/or annual plantings, or other similar landscape plantings.

E. Open Space.

- 1. Private open space shall generally be located in the locations as shown on Exhibit "D".

- 2. Private Open Space.

- a. Open Space Area 1A & 1B.

- i. There shall be a minimum of 1.3 acres (Open Space Area 1.A) and a minimum of 0.9 acres (Open Space Area 1.B), or a total of 2.2 acres, of land area as generally located and shown on Exhibit "D". This area shall include a minimum eight-foot-wide multi-purpose trail along the utility easement as required by the *Parks & Trails Master Plan*.
- ii. Design and Access.

AA. The open scape shall remain the property of the Magnolia Court HOA; the Magnolia Court HOA shall be solely responsible for all required maintenance.

BB. The Town shall be granted a permanent public access easement.

CC. The open space will be designed in consultation with the appropriate Town Staff and the Parks Board.

- aa. During the development process, the Developer shall meet with Town Staff to gather input into the initial park concept and agree on the scope of the park design. Scope for park construction will include all activities necessary for park construction excluding rough grading.

- bb. During the development plan process, the Developer will submit the 70 percent plans to the appropriate Town Staff for review and comment.
 - cc. During the development plan process, the Developer will submit the 90 percent plans, including projected costs, to the Parks Board for review and comment and a recommendation provided to the Town Council.
- iii. Fees in lieu of Park Land Dedication.
 - 1. Fees in lieu of park land dedication shall be calculated in accordance with 90-445(2).
 - 2. A credit against these fees may be given for land marked as Open Space Area 1A and Open Space Area 1B.
 - 3. If the appropriate agreed to actions have not been completed, an amount equal to the fees in lieu of park land dedication shall be placed in escrow; this escrow amount shall be released to the Developer upon successful completion of the appropriate agreed to actions.
- iv. Park Development Fees.
 - 1. Park development fees shall be calculated in accordance with 90-446.
 - 2. The Developer shall be solely liable for construction of the open space as recommended by the Parks Board and approved by Town Council.
 - 3. Credit towards the Park Development Fees for actual construction costs of the open space, as submitted and approved by receipts, and as approved by Town Council in accordance with Section 90-446(c), can be provided.

- b. Open Space Area 2. There shall be a minimum of 0.3 acres of land area and generally located as shown on the conceptual landscape plan, Exhibit “D”, and shall include a minimum of the following:
 - i. Seating area (bench, table and chair, or seat walls).
 - ii. Trash receptacle.
 - iii. Tree plantings to provide a shade canopy.
 - iv. Use of natural and hardscape elements to create intimate gathering areas.
 - v. Public sidewalk located away from Street B and designed to pass through the open space area, with final material to be determined at platting.
 - vi. Use of natural and hardscape elements to create active seating area.
- c. The following improvements are permitted within the 100-foot Building Free Area as shown on the conceptual site plan, subject to the following standards:
 - i. Open air structures, constructed to a maximum height of 17 feet as measured to the highest point of the structure, and each not to exceed 600 square feet of land area.
 - ii. Recreation areas, passive gathering areas that may include seating, drinking water fountains, trash receptacles, and similar amenities.
 - iii. Lighting, inclusive of ground level fixtures and light standards not to exceed 15 feet in height as measured to the top of the light fixture. All lighting must be designed to direct lighting downward and shall not be located as to create a nuisance on abutting properties.

- iv. Final design and installation must be shown on an approved landscape plan.

3. Trail Requirements.

- a. Gerault Road Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the Gerault Road frontage as required by the *Parks & Trails Master Plan*.
- b. Sweetwater Lane Trail.
 - i. There shall be a minimum eight-foot-wide multi-purpose trail along the Sweetwater Lane frontage as required by the *Parks & Trails Master Plan*.
 - ii. The Sweetwater Lane Trail is to be installed at the time of home construction.
- c. Spinks Road Trail. The existing eight-foot-wide multi-purpose trail along the Spinks Road frontage shall be maintained as required by the *Parks & Trails Master Plan*.

F. Supplemental Standards.

- 1. For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, windows located on a second floor on a rear façade shall be of translucent design.
- 2. For those certain lots abutting the northern and western property lines and as shown on the conceptual site plan, second floor balconies are prohibited.
- 3. Alleys shall not be required.
- 4. Minimum unobstructed sidewalk width is five feet.
- 5. All landscaping, common areas, and open space shall be in general conformance with Exhibit "D".
- 6. Required fencing where a residential lot abuts an open space area shall be installed in general conformance with Exhibit "D".

ORDINANCE NO. _____

7. All landscaping and open space shall be in general conformance with the conceptual landscape plan with Exhibit "D".
8. Development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

Mr. Curt Anderson
3632 Bonanza Ln
Flower Mound, Tx 75022

February 17, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Dear Mr. Brown:

After living in Flower Mound for some time now I want to voice my support for the proposed new development Magnolia Court at the intersection of Gerault and Spinks.

This location is in an area between homes, the Flower Mound Community Center, and Flower Mound's industrial district. Some current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of maintaining a smaller lot.

I heard that David Weekley Homes is the proposed builder in Magnolia Court. Weekley is a very good builder and their price point would be comparable to surrounding neighborhoods, if not a bit higher and therefore there should be no concern of lowering values.

Flower Mound would be wise to approve Magnolia Court and I hope that you, as I do, will support the development.



Sincerely,

Curt Anderson

copy: Town Council
towncouncil@flower-mound.com

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and “finish out” a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri

1413 Spring Ridge Lane

Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

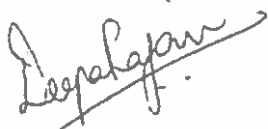
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deepa Mavuri', with a horizontal line drawn through the middle of the signature.

cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,

A handwritten signature in dark ink, appearing to read "Brenda Halpin", written over a light blue horizontal line.

Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Gibson".

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr

Sent: Tuesday, February 13, 2018 3:15 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Tejas

Sent: Saturday, March 10, 2018 1:47 PM

To: Richard Brown <richard.brown@flower-mound.com>; Chuck Russell <chuck.russell@flower-mound.com>; Town Council <towncouncil@flower-mound.com>; TownSecretary <townsecretary@flower-mound.com>

Subject: Support for proposed Magnolia Court development at Spinks and Gerault

Good day Staff, Commissioners and Council,

Please allow this email to serve as and show our SUPPORT FOR the proposed development, the request for a zoning change, and most importantly, an amendment to the Master Plan of our Town.

As residents for 36 years this year at our current location, we have seen firsthand so much change and growth in the Town, most people today would not believe what Flower Mound looked like back then. We were there with input for the very first Master Plan, and, subsequent revisions of the same. It is a model greatly admired by many other Cities and Towns and has well served our Town to develop into the highly respected and desirable community we all enjoy today.

However, at its inception, it was recognized that many different variables, situations or opportunities, could require a revision or change to the Plan in the future. We believe this proposed development is just such a case. It will greatly enhance, improve and "finish out" a small undeveloped corner surrounded by our Community Activity Center, parks and commercial development to the south.

We urge your support for this proposal and thank you for your consideration.

Sincerely,

Curt and Peggy Pool
1212 Spinks Rd
Flower Mound

March 1, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
richard.brown@flower-mound.com

Mr. Brown:

It has come to my attention the developer of Magnolia Court (project on Gerault Road, across from the CAC) is seeking zoning from the Town. I want to express my support of the project.

As a long-time Flower Mound resident, I believe there needs to be a balance of small and large lot developments in the Town. As the Cross Timbers Conservation area is reserved for the larger lots, I believe the Town should not waste an opportunity for smaller lots on some of the Town's infill tracts. This is a perfect property for such as a development because it is adjacent to city parks, provides highly amenitized community open spaces and will have a high-quality builder in David Weekley Homes.

These type of small, high-quality niche developments add to the diversity of housing choices for new resident to the town, as well as those who want to remain in the Town when they downsize. Please accept this letter as support for the Magnolia Court project.

Sincerely,

Jeff Miles
3713 Kinross Court
Flower Mound, Tx 75028

cc. towncouncil@flower-mound.com

From: Robert Maxey
Sent: Thursday, February 15, 2018 5:20 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Thank you,

Robert Maxey

Deepa Mavuri
1413 Spring Ridge Lane
Flower Mound, Texas 75028

February 16, 2018

Mr. Brown
Senior Planner
Town of Flower Mound

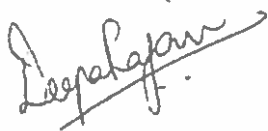
Via email: richard.brown@flower-mound.com

Dear Mr. Brown:

Regarding the proposed development on Gerault Road referred to as Magnolia Court; as a Flower Mound resident I support the proposed new development. This is a new development with lot sizes that are more in line with what buyers are looking for today. The one acre and larger lots are OK too, but that is just too much yard for some people to manage. Think about single Moms, older residents, and those who travel and are out of town a lot. I have heard that some people are opposed to this new development because of the lot size. Lot size is not as important as the developer and the builder. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound. Based on the location of the property, this is a good plan for this area.

I feel like Magnolia Court will be very good for Flower Mound and I hope that you will approve this development.

Sincerely,

A handwritten signature in black ink, appearing to read 'Deepa Mavuri', with a horizontal line drawn through the middle of the signature.

cc: Town Council
towncouncil@flower-mound.com

From: Karen Maxey
Sent: Thursday, February 22, 2018 1:43 PM
To: Richard Brown <richard.brown@flower-mound.com>
Cc: Town Council <towncouncil@flower-mound.com>
Subject: Magnolia Court

Mr. Brown

As a Flower Mound Realtor I have numerous prospective home buyers searching the area for a new home. Not all want a large lot but do want quality, high efficient energy systems, and good schools. Because of this I am in favor of the proposed Magnolia Court and I encourage the Town to approve this new community.

Thank you

Mrs. Brenda Halpin
2617 Woodstone Ct
Flower Mound, Texas 75022

February 20, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound

By email: richard.brown@flower-mound.com

Mr. Brown

Flower Mound is a wonderful place to live and we are happy to see new home communities being developed. The Town's development and building guidelines help ensure quality subdivisions regardless of the lot size. We support the Magnolia Court development because it offers lifestyle choices for those that want to enjoy a nice home without a big yard to keep up. It looks like this community will be a wonderful place to live and it is across from CAC.

We support the Magnolia Court development.

Regards,

A handwritten signature in dark ink, appearing to read "Brenda Halpin", written over a light blue horizontal line.

Brenda Halpin

cc: Town Council
towncouncil@flower-mound.com

February 21, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
[2121 Cross Timbers Road](#)
Flower Mound, TX 75028

VIA Email:

richard.brown@flower-mound.com

Dear Richard:

My wife and I have lived in Flower Mound for over ten years and enjoy this community. We have lived in two different homes in two different neighborhoods. As long-time residents of Flower Mound we **support** the proposed new development of Magnolia Court at the intersection of Gerault and Spinks. While we are on a one acre lot in River Oaks; we understand that not everybody wants that big of a lot. We wouldn't want to see anymore apartments or even attached townhomes, but smaller, detached, single family development would be very welcomed in Flower Mound. This type of community represents a lot size and lifestyle choice that is currently underserved in Flower Mound.

For these reasons we believe that Magnolia Court will be an asset to Flower Mound and I hope that you will **approve** the development.

Sincerely,

Scott and Melissa Gordon
2709 Riverbend Trace Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
richard.brown@flower-mound.com

Dear Mr. Brown:

As a Flower Mound resident I support the proposed new development Magnolia Court at the intersection of Gerault and Spinks. I am familiar with both the developer and builder and the quality communities and homes they provide.

The property is in a transition area between homes, city parks, and Flower Mound's industrial area. There has been some concern on social media regarding the lot size but not everyone wants a large lot to maintain. I believe this type of community represents a lot size and lifestyle choice that is currently underserved in our Town. A number of current Flower Mound homeowners would like to upgrade to a newer home and would welcome the idea of getting rid of their riding lawn mower. Size does not equate to quality. I am pleased to hear that David Weekley Homes will be the builder. Weekley is the largest privately held homebuilder in the country, and there are numerous examples of the fine homes they build in Flower Mound.

Magnolia Court will be an asset to Flower Mound and I hope that you will approve the development.

Sincerely,

A handwritten signature in cursive script, appearing to read "Michael Gibson".

Michael Gibson
2836 Pond Wood Drive
Flower Mound, Texas 75022

cc: Town Council
towncouncil@flower-mound.com

February 26, 2018

Mr. Richard Brown
Senior Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Dear Mr. Brown

My husband and I are long time residents of Flower Mound. We just relocated within the Town and the biggest problem that we faced was finding a newer home on a smaller lot. Thank goodness we did because we didn't want to move away and start looking for another doctor, cleaners, dentist, and such, and we love Flower Mound.

We both still work, the kids are out of the house, and we don't want to spend all of our free time maintaining the big yard that we once thought we had to have. Magnolia Court would have made a great choice for us and because of that I strongly recommend that the Town approve the development of the community. We have friends in the same situation and this is a great way to keep the good folks in Flower Mound.

Sincerely,



Sandy Erickson

From: Melanie Carr

Sent: Tuesday, February 13, 2018 3:15 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: support for Magnolia Court proposed development

Mr. Brown,

I hope this email finds you doing well. I am reaching out today to voice my support for the proposed development of Magnolia Court on Gerault between Sweetwater and Spinks. While my house does not back up to that property, I am a homeowner in the Bakers Branch neighborhood near the Big Canyon / Gerault intersection. I attended the first informational meeting presented by the developer and builder (to which they invited our entire neighborhood, only to have 2 of us show up in person) and have stayed in touch with them to monitor how plans are developing. I was pleased with the way they listened to those in attendance who were concerned about Gerault traffic, and adjusted their layout to reduce the number of entrances on Gerault (reducing from 3 to 1, as they added 1 on Spinks); I realize this was also easier for them to do with the addition of the extra property they purchased on Spinks, but still was not required and I felt it showed they were trying to be good neighbors.

I've seen a few complaints by others that the smaller lot sizes would affect our home values, but I don't understand this logic, since it seems that our homes with bigger lots and mature trees, etc., would be all that more desirable and valuable in comparison to the homes (which will still be quite pricey themselves) with smaller lots.

While my home does not back up to the proposed development, I would not feel that the lot size would undermine my home value at all; as long as the homes being built are high quality and in consistent price range as those around us, and laid out well with green space and connecting trails as planned, I think they're adding good value to the community.

Additionally, given the amount of space on the property that has to be left open for utility easement, trail continuation, and water detention ponds, it seems like giving the developer an exception to allow for somewhat smaller lot sizes is not unreasonable. Also, since the property is somewhat transitional moving from existing subdivisions towards the CAC and warehouse / business development, it doesn't seem unreasonable that those homes might be on slightly smaller lots.

In seeing the debate on Facebook by other Flower Mound residents (many of whom do not seem to be in proximity to this development and many who were also involved in the Stop Morris6 campaign), it puzzles me that the same people who wanted the Town to change the "plan" so that Morris Rd. would be a minor arterial instead of major arterial so it could be left at 4 lanes (which I am in favor of, by the way), suddenly are up in arms saying that the Town needs to uphold this "plan" since it was already in place and should remain so without question or exception. I think it behooves us as community leaders to look at each project with a focus on the current circumstances and facts surrounding the issue at this time and assess whether any "plans" laid out previously should be applied exactly or might need to be adjusted based on current factors (not on emotional or fearful responses).

Thank you for taking the time to consider this input in your decision making process. As a twenty-plus-year resident of Flower Mound (since Gerault actually was a gravel road), I appreciate your service to our community. One last thought – in talking to the developer the other day while getting an update, he noted that they had sent personal invitations to the 19 homes directly abutting this proposed development, asking them to attend a meeting together and discuss plans, options, ask questions, provide feedback, and interestingly enough only 1 person attended that meeting. As the president of our homeowners' association (for over 10 years), I find that usually when people are vigorously opposed to something they show up in force, and that if they perceive things are going well or are ambivalent, they don't care enough to make time to respond or attend. Food for thought, since those are the people most directly affected by this project.

Thank you again,

Melanie Carr

1012 Big Canyon Dr, Flower Mound

From: Adrienne Boutwell
Sent: Monday, March 19, 2018 1:17 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Support for Magnolia Court on Gerault/Spinks

Good Afternoon Mr. Brown,

I am writing in support of the proposed development Magnolia Court at the corner of Gerault Road and Spinks Road. My husband and I prefer this development to alternatives of leaving it in it's current condition or re-zoning it commercial.

feel the quality of the proposed homes is up to the standards of this area. We also believe that the comps it will provide will help the homes in Shadow Ridge and Bakers Branch as they have larger property than Magnolia Court has and should improve the existing homes values. We don't believe it offers comps for our neighborhood, Bella Strada, but the price per square foot is high and that can only help our homes value.

Our grade school enrollment at Bluebonnet is dropping so adding homes young families could potentially move to will help that enrollment and increase school funding.

The developers have been up front and forthright with their communication to the surrounding homeowners. We hope the council will support the rezoning of this property and allow Magnolia Court to be built.

Thank you,

Adrienne Boutwell and Yuan Gao

1029 Spinks Court

From: emily

Sent: Tuesday, February 13, 2018 9:53 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: OPPOSED

Dear Town Council and Mr. Brown,

Based on the sign requesting an MPA on the property across from the CAC allowing high density lots, I am now writing to voice my opposition.

1. Safety: Right now exiting neighborhoods onto 6-lane Gerault is already treacherous. This is especially concerning for the many, many families who have children within walking distance of the CAC. I would hate to see another tragedy occur such as what happened to Andrew Rawson. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values: The property borders neighborhoods with large lots and homes such as Bella Strada. These smaller lots and homes are not only a threat to the value of the larger bordering properties but all nearby residents due to the fact that it affects the averages associated with property size and value in this area in general.

3. Fairness and Commitment to the Master Plan: Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. We had no reason not to believe that this was so.

The developer was aware of the Master Plan when purchasing the land, and the lot size restriction no doubt was taken into consideration in determining the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should NOT be granted an exception.

Conclusion: No one is suggesting that since the land in question has been agricultural all this time that it should stay that way forever. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Emily Hobbs

From: Dennis White
Sent: Monday, January 22, 2018 10:53 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Court

1/10/2018	DEVELOPMENT APPLICATIONS ACTIVE CASES		Page 1
Project Number Project Name Site Address	Date Applied Status of Project	Description	
MPA17-0015 MAGNOLIA COURT 1213 GERAULT ROAD	12/21/2017 PZ MEETING TC MEETING	RICHARD BROWN Public Hearing to consider a request for a Master Plan Amendment (MPA17-0015 – Magnolia Court) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density to High Density Single Family Detached. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.	

Dear Mr. Brown,

Re: Magnolia Court

The Town of Flower Mound has become one of the most desirable communities in the north Texas area. One of the reasons for this success has been the adoption of the town's Master Plan and SMART growth program to prevent the town from becoming another residentially high-density, congested suburb like so many other North Texas cities.

I am writing you as a concerned property owner in the Cedar Bluff neighborhood of Flower Mound. As you know, the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. It is my view that the proposed increased density Magnolia Court development presents a direct threat to property values of existing Cedar Bluff property owners and property owners in the adjacent Bella Strada neighborhood along St. Francis Ln., all of which are on 70' wide lots.

I oppose the zoning request for high density lots in Magnolia Court and petition town officials to preserve the current low/medium density strategy for the Town and Magnolia Court in particular.

Thank you,

Dennis White
 1212 Sweetwater Ln
 Flower Mound, TX 75028

From: Cathy Strathmann
Sent: Tuesday, February 13, 2018 10:28 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands

These are the concerns of residents directly affected by this change. I support them and am opposed to any high density proposal for this area.

Thank you

Cathy Strathmann

2612 Belmont Ct.

From: Joseph W. Joe Stoutt

Sent: Friday, February 9, 2018 6:19 PM

To: Richard Brown <richard.brown@flower-mound.com>

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

Subject: Gerault Farm Development - NO HIGH DENSITY ZONING CHANGE -

Richard,

I'm deeply saddened to see the Town consider a zoning change to high density in this location directly abutting our Cedar Bluff neighborhood.

Cookie cutter houses crammed onto tiny lots is not what Flower Mound used to be about, and certainly not made Flower Mound desirable. Don't ruin what made FM great. Tiny lots are not consistent with ANY surrounding residential development and will negatively impact our properties, and contribute to growing congestion. I nearly get run over daily trying to pull onto Gerault due to the avalanche of vehicles racing south. The cross in the median at this location should be a reminder it is already dangerous, and not in need of higher density development.

Please, represent the current residents of Flower Mound, and not the interests of the developers to maximize their profit by making properties as small as possible. All I ask is that the property be developed in a manner commensurate with the surrounding neighborhoods, and within its the current zoning class. The Town used to rigorously protect its residents (and trees) from over development and high density, and I sincerely hope our current representatives don't continue the trend to 'chop and cram' so developers make the highest possible return on every square inch of dirt.

I understand this land will be developed, but whether residential or commercial, it should not be jacking up density and decreasing the quality of life for current residents. I came here to escape high density.

DON'T REZONE, they had right before. Preserve the better way. Keep Flower Mound great.

Joe – 35 year resident of FM

From: Karen Rawson

Sent: Sunday, February 11, 2018 7:06 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where our son was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I **strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.**

Thank you,

Karen Rawson

1409 Basil Drive

Flower Mound, TX 75028

From: Rachel

Sent: Monday, February 12, 2018 4:58 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>; Bryan.Webb@flower-mound.com; Kevin.Bryant@flower-mound.com; Don.McDaniel@flower-mound.com; Forest.Claudio@flower-mound.com; Bryan.Webb@flower-mound.com

Subject: MPA Sweetwater/Gerault--OPPOSED

Subject: MPA Sweetwater/Gerault: Magnolia Farms-Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. Someone

2. Property Values:

The property borders neighborhoods with large lots and homes. I personally have a home that is current values +\$150k higher than the new neighborhood homes will be priced. The smaller lots and homes are a threat to the value of the larger nearby properties specifically Bella Strada which have much bigger lots than Magnolia Farms will construct.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception. I have a home built from First Texas that is less than 5 years old and our builder was not allowed to build high density then someone else comes in and can? Doesn't seem fair to occupants of existing home and is different than every other neighborhood around the new development.

Conclusion:

I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,
Rachel Muza
1056 Saint Francis Lane
Flower Mound, TX 75028

From: Tracy Mollett
Sent: Tuesday, February 13, 2018 10:20 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Development Amendment

Hello-

I am against the Magnolia Development Amendment across from the CAC. There are already too many people trying to enter/exit town through the flyover and Lakeside. I support the Master Plan without Amendment. Please make this known to all parties who need to be aware.

Many thanks,
Tracy Mollett
817 Paisley Dr.

From: Mike Loter

Sent: Thursday, February 15, 2018 4:03 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: New development at Gerault and Sweetwater Ln.

Richard,

Please do not allow the developer (David Weekley??) to use 50' wide lots as it devalues our neighborhood here in Cedar Bluff. The high density homesites being developed in Flower Mound are ruining our city. Increased traffic and more demand on utilities, especially water are just some of the downsides of this development. Flower Mound has to hold itself to the high standards this community was founded upon. I hope you will stand for us and put a stop to this horrific type of development. The developers are the ONLY ones that gain from these types of high density developments.

Regards,

Mike Loter

Resident of Cedar Bluff since 2004

From: sridharreddy katta

Sent: Sunday, February 11, 2018 9:13 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

Please ignore my previous email.

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections.

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2000, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Chaitanya Reddy Katta & Sridhar Reddy Katta

1004 Spinks Ct, Flower Mound TX - 75028

From: Wendy Kall

Sent: Monday, February 12, 2018 12:49 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposed to Master Plan Amendment at Sweetwater/Gerault

Hello,

I'm writing to let you know that I oppose the Master Plan Amendment requested. I live in Cedar Bluff at Sweetwater and San Jacinto, just a few houses down from the current farm property. We purchased this house knowing that that area was zoned medium density. The developer surely knew the Master Plan when purchasing the land. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

The traffic in and out of this area onto Gerault is already very dangerous. There are blind areas, and this high density neighborhood will only make things worse.

I strongly oppose granting a Master Plan Amendment to a new owner. The builder needs to play by the same rules we are all playing. The homeowners around this new development will surely lose value in their property if this amendment goes through.

Thank you,
Wendy Kall

1300 San Jacinto Dr

From: Elena Johnson
Sent: Monday, February 12, 2018 8:11 AM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia Ct

Mr. Brown:

I'm writing to ask that Flower Mound keeps with a desired look of medium density to low density housing developments versus high density. Specifically, the Magnolia Court development off Spinks/Gerault has a master plan development change upcoming and I do not desire that look. It would not be congruent with the other two neighborhoods that it would be directly adjacent to.

Housing developments are permanent structures and we want the over whelming majority of Flower Mound to have a continuous, cohesive look.

Once the developer's long gone, we residents need to put up with the development and the look left behind and we do desire it to be medium to low density throughout flower mound.

Thank you.

Elena Johnson

Sent from my iPhone

From: Jason Hobbs
Sent: Monday, February 12, 2018 5:06 PM
To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>
Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I recently hear of a plan to request an amendment to the master plan on the property across from the CAC, so I'm writing to oppose that request, specifically opposing a rezoning to allow "high density" lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is already treacherous. As a pedestrian, attempting to cross this road to get to the community center is frankly, scary. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater will risk a further increase in traffic on Gerault and connecting streets. The request for high-density housing would _maximize_ traffic on those dangerous intersections.

2. Property Values:

The property borders neighborhoods like mine, Bella Strada, with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties. The plan presented to these neighborhoods last year by David Weekley homes had much lower density than those currently being planned by the new buyer, as well as more attractive common areas with features similar to those in surrounding areas. I'd like to ensure that a master plan or any changes to it allow only for developers and plans that will preserve the size and style of lots and homes in close proximity.

3. Fairness and Commitment to the Master Plan

We bought our current home just over a year ago based on the assumption that if and when this large lot was developed, it would be done according to the Master Plan, and would enhance or preserve the existing neighborhood feel.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that no development or progress can happen there. I welcome a growth in the area of additional, complementary single family dwellings. But I strongly oppose granting a Master Plan Amendment around residential density to a new owner for the reasons I state above. I'd much rather see medium density residential lots as per the existing master plan and home site densities that complement the area and ensure that flower mound, and specifically this section of it, has desirable residential areas where town look and feel is valued over home density and builder profit maximization.

Thank you,

Jason Hobbs
1000 Saint Francis Ln

From: Sushil Iyer

Sent: Monday, February 12, 2018 5:23 PM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: Opposition to the MPA at Sweetwater/Gerauld

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots. My home backs to this property. Therefore, I will be one of the homeowners most affected by this amendment.

1. Safety:

Exiting neighborhoods onto 6-lane Gerauld is treacherous. There is already a new development in progress on the East side of Gerauld between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerauld. As such, it has become nearly impossible to turn onto Gerauld from Sweetwater Lane due to the increase in traffic. The request for high-density housing would put even more cars on those dangerous intersections. As you know, traffic safety in this area is of utmost concern because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerauld. My sons will soon be old enough to want to walk across Gerauld to enjoy CAC's facilities. A new, high density neighborhood with additional traffic will make it even more dangerous for them and for other children in the area.

2. Property Values:

The property borders neighborhoods with large lots and homes. My property shares a fence with this property. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerauld corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2012, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Cheers,

Sushil Iyer

From: Charles Hubbard

Date: February 11, 2018 at 5:31:20 PM CST

To: "place1@flower-mound.com" <place1@flower-mound.com>, "place2@flower-mound.com" <place2@flower-mound.com>, "place3@flower-mound.com" <place3@flower-mound.com>, "place4@flower-mound.com" <place4@flower-mound.com>, "place5@flower-mound.com" <place5@flower-mound.com>

Subject: Zoning Change Request MP17-0015 for Magnolia Court

Dear FM Council Members:

I am writing in response to Zoning Change Request MP17-0015 for Magnolia Court, located at: 1213 Gerault Road wherein the developer is proposing to change from Medium Density to High Density Single Family Homes. Per the attached plat proposal, this is a highly visible property surrounded by Cedar Bluff, Foxboro Hollow, Bakers Branch and Bella Strada neighborhoods. It is directly located across from the Flower Mound Community Activity Center. The big concern is of course property values and continuity with the existing look and feel of the neighborhood. Not one of the lots South of Flower Mound Rd. is less than 70ft frontage...none. The developers of the existing homes in this neighborhood managed to make money using the current zoning rules. Therefore, I respectfully request that the developer of Magnolia Court be held to the same 70ft frontage standard that every other development currently meets. I have no doubt that the neighborhood would welcome Magnolia Court to this area as long as it plays by the same rules as all other homes in the area. While anything is better than what currently exists on this lot, I think that this developer knows that they can and should hold themselves to today's standards.

Thank you for volunteering to serve as our Council representatives and for your consideration on this issue.

Sincerely,

Charles Hubbard

1409 San Jacinto Dr.

Flower Mound, TX 75028

From: Michael Hensley
Sent: Wednesday, February 21, 2018 8:06 AM
To: Richard Brown <richard.brown@flower-mound.com>
Cc:
Subject: Magnolia Court development

Sent from [Mail](#) for Windows 10

Dear Mr. Brown,

Hazel and Gilbert Colwell worked hard to build their home at 1313 Gerault in Flower Mound, Texas long before there were any other housing developments or commercial enterprises in the area. In order to visit them, one had to turn down a little dirt road and cross a one-way bridge. They welcomed their new neighbors and the Flower Mound Community Center which is across the road. They shared their garden with many others and one was always welcome for a cup of coffee.

Please remember that they were there first when considering objections to Magnolia Court development.

Michael and Laura Hensley

From: Chele Hartsough

Sent: Monday, February 12, 2018 8:17 AM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: Re-zoning across from the CAC

I am writing with concern about the farm property along Gerault Rd, between Sweetwater Ln and Spinks Rd, (across from the CAC) that has been sold. The new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. I cannot even imagine how much more dangerous that will make that stretch of Gerault. My heart broke for Mrs. Rawson when her son was killed riding his bike on that stretch. That certainly could have been me on many occasions. I currently have 15 year old twins who work out and play various sports at the CAC. When we drive there from our house in Shadow Ridge, I let them practice driving there and I can tell you that it scares me already! They sometimes have ridden their bikes and cross at the Spinks intersection, which has gotten out of control with people speeding down Gerault towards North Flower Mound. Adding additional families and cars trying to navigate out of that planned neighborhood beyond what the master plan has put in place is just plain dangerous. Increasing the cars trying to enter Gerault at that juncture is a very bad idea!! Please do not vote or support increasing the density proposed by the builder...for the safety of the families already living in this area!!

Thank you,

Suzanne Hartsough

1905 Foxborough Trail

Flower Mound, 75028

From: Bindubr Donthireddy

Sent: Wednesday, February 14, 2018 11:39 AM

To: Town Council <towncouncil@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: MPA Sweetwater/Gerault: Opposed

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety: Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where a kid was killed in 2016 on Gerault.)

2. Property Values: The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan. The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion: I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2015, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Thank you,

Hiambindu Donthireddy

1032 Spinks CT

Flower Mound

TX

75028

From: Becky Daves
Sent: Monday, February 12, 2018 12:26 PM
To: Richard Brown <richard.brown@flower-mound.com>
Subject: Magnolia

I understand the developer is requesting a change to high density at this new proposed development at Spinks and Gerault Road. This new neighborhood should maintain the same sized lots as the other neighborhoods in that area.

Please say no to this change and make the developer stay with the master plan.

Thank you

Becky Daves
Sent from my iPad

From: Satya Ch

Sent: Monday, February 12, 2018 5:48 PM

To: Richard Brown <richard.brown@flower-mound.com>

Subject: NO Cedar Bluff Re-Zoning

Dear Mr Richard,

I am writing you as a concerned property owner in the Cedar Bluff neighborhood. The farm property along Gerault Rd, between SweetWater Ln and Spinks Rd, (across from the CAC) has been sold and the new owner/developer is asking the Town of Flower Mound for a zoning request change from the current zoning of medium-density residential lots (70' wide) to high-density 50' wide lots. Any Zone change like this is going to affect our properties look and feel or security of our houses. My concern is that the high-density 50' wide lots present a threat to our community of existing Cedar Bluff property owners and property owners in the adjacent BellaStrada neighborhood, all of which are on 70' wide lots.

There are several people in this community who agree with me and strongly believe that the re-zoning should NOT be approved. Please consider our request, and there are several people who are going to contact your office with letters explaining our concerns.

Hoping for a positive decision from your side.

Thanks,
Satya Chintalapati

1005 Saint Francis In

Flower Mound, TX

From: Sue Capo

Sent: Tuesday, February 13, 2018 10:15 AM

To: Place1 - Jason Webb <PLACE1@flower-mound.com>; Place2 - Bryan Webb <PLACE2@flower-mound.com>; Place3 - Kevin Bryant <PLACE3@flower-mound.com>; Place4 - Don McDaniel <Place4@flower-mound.com>; Place5 - Claudio Forest <PLACE5@flower-mound.com>; Richard Brown <richard.brown@flower-mound.com>

Subject: I oppose current Magnolia Court plans!

Dear Town Council and Mr. Brown,

I saw the sign requesting an MPA on the property across from the CAC, so I'm writing to oppose that request for allowing high density lots.

1. Safety:

Exiting neighborhoods onto 6-lane Gerault is treacherous. There is already a new development in progress on the East side of Gerault between Big Canyon and 3040, and now this development at Sweetwater, both of which will increase traffic from residential streets moving onto Gerault. The request for high-density housing would put even more cars on those dangerous intersections. (As you know, traffic safety in this area is my hot button because of the proximity to the spot where Andrew Rawson was killed in 2016 on Gerault.)

2. Property Values:

The property borders neighborhoods with large lots and homes. While there are already smaller homes in the streets close to Bluebonnet Elementary School that are taken into account when determining property values for the area, the smaller lots and homes are a threat to the value of the larger nearby properties.

3. Fairness and Commitment to the Master Plan

Current homeowners bought along the Gerault corridor based on the assumption that if and when this lot was developed, it would be done according to the Master Plan.

The developer surely knew the Master Plan when purchasing the land, and the lot size restriction should have been baked into the purchase price. It is unfair to let new owners amend our town's Master Plan for the sole gain of their business. Every existing owner in the area has made decisions for many years based on the Master Plan, and this new owner should not be granted an exception.

Conclusion:

I am certainly not suggesting that since the land in question was agricultural when I bought my house in 2003, it should stay that way forever. Every homeowner in the area should have expected it even before 2018. But I strongly oppose granting a Master Plan Amendment to a new owner for reasons of safety, property values, and fairness to the existing homeowners who made our decisions based on the Master Plan as it stands.

Best Regards,

Sue Capo

From: Rich Long

Sent: Tuesday, March 20, 2018 5:05 PM

To: planning <planning@flower-mound.com>

Subject: Magnolia Court (MPA 17-0015) - Please Deny

P&Z Commission: After attending the Contour Design open forum at the CAC on 03/19 regarding the submitted Master Plan Amendment for Magnolia Court (MPA 17-0015) to allow high density lot sizes, **strongly requesting that the amendment be DENIED**. To clarify, I fully understand that development will happen and do not oppose the development of Magnolia Court, so long as we **respect the guidance established in the Master Plan** with minimum of medium-high density lot sizes.

If my understanding & rough calculations are correct, medium-high density requires a minimum of 7,500 sq ft parcels, thus given the average lot depth in the most recent street configuration, holding to the master plan with medium-high density will require 62.5 foot parcel width, instead of the proposed 50's. This still allows for a reasonable number of lots and requires only a very simple & minor adjustment to their most current parcel design plan.

My deciding factor was the **developers presentation that conveyed a complete lack of respect for the Master Plan and smug expectation that the approval is a mere formality with no attempt to create a plot plan adhering to current guidelines**. Just as homeowners are expected to adhere to stringent town codes & requirements, we should expect reciprocity from P&Z and Town Council to hold developers to the Master Plan.

Thank you!

Rich Long

Resident Baker's Branch Estates

From: Dan & Nikki

Sent: Tuesday, March 20, 2018 12:07 PM

To: planning <planning@flower-mound.com>

Subject: Master Plan Amendment (MPA17-0015) Magnolia Court

Richard Brown,

My name is Ralph "Dan" House and I live at 1100 Sweetwater Lane, Flower Mound Texas. Our home is right across from the planned development for "Magnolia Court". My wife and I are AGAINST the plan to change the site from Medium to High Density Single Family Detached. We do not want our neighborhood to become like many areas of Lewisville. Overcrowding and increased traffic is only two of the many concerns. The vehicle traffic has already increased more than three fold since Gerault has been widened from two to six lanes since we moved into our home in 1998.

I know more people live north of us along Morriss Rd and the widening of this road from four to 6 lanes was turned down by the city because of increased traffic, I believe this plan should be vetoed also.

I will be out of town during both the public hearing being held on March 26, and the Town Council hearing on April 2. I wish that you consider this e-mail in the decisions making.

Ralph "Dan" House & Nikki House



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0014 – CVS Pharmacy #10907) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Retail use. The property is generally located north of Cross Timbers Road and east of Lusk Lane.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD17-0018), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Estate Residential to Retail on approximately 2.62 acres. The property lies within the Cross Timbers Protection Area.

The Town's Master Plan defines the current Estate Residential land use designation as "residential development, typically being single family detached residential development with minimum one-acre lots or greater."

The requested Retail land use designation is defined as "neighborhood or community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category."

With respect to the Cross Timbers Protection Area (CTPA), the Master Plan recognizes the significance of the environmental character found throughout the boundaries of this area on property anticipated for development:

The Cross Timbers Protection Area consists of those areas within the Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection

area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.

The CTPA parallels the land use designation for property within the area by establishing a sensitivity to incorporate the above referenced environmental character. It should be noted the Master Plan does not establish specific standards to identify and protect these trees within the CTPA, however, the Town's Tree Ordinance does possess regulations to encourage the incorporation of these native trees.

The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with a drug store and pharmacy with a drive-thru window.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff had received two correspondence in opposition to the request.

IV. ATTACHMENTS

A. Background Information

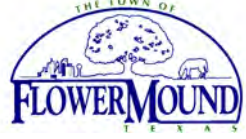
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Master Plan Exhibit

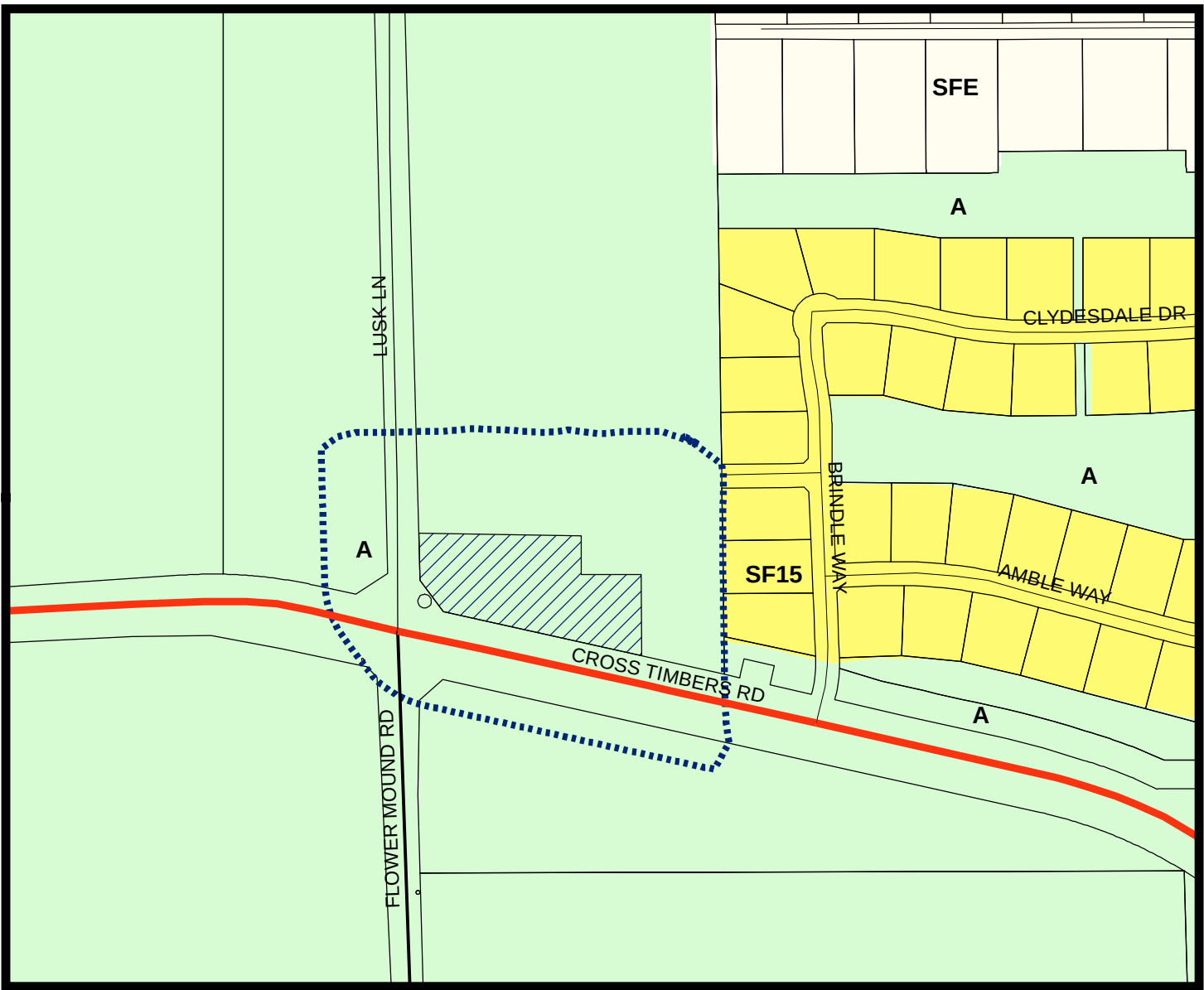
C. Correspondence

1. Correspondence in Opposition



Vicinity Map

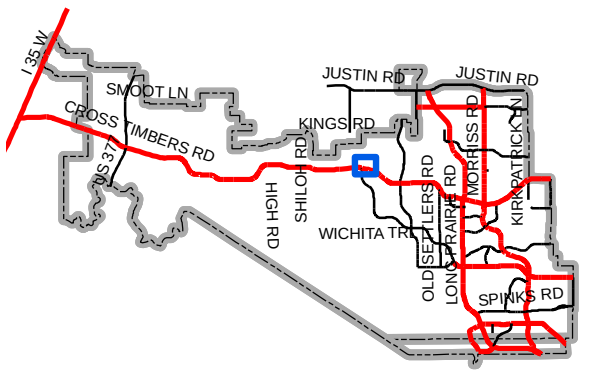
Reference Project: MPA17-0014 & ZPD17-0018



LEGEND

- Agriculture
- Single Family 15
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



March 19, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75022

RE: Balekian Addition
Letter of Intent
5100 Cross Timbers Rd.

Dear Mr. Brown,

On behalf of Janet Balekian and CVS Pharmacy Inc., please accept this letter intent describing the application for Master Plan Amendment and Zoning Planned Development for a proposed commercial subdivision, Double Oak Addition, to be located at 5100 Cross Timbers Rd. (FM 1171). The purpose of this application is to amend the existing land use of the Town of Flower Mound Master Plan from Cross Timbers Protection Area, Estate Residential, to retail in order to accommodate a proposed CVS pharmacy. In conjunction, we request a change the existing zoning district from Agricultural to Planned Development – 160 (PD-160) with a base zoning of Retail – 1 (R-1).

The project site encompasses 2.62 acres and is located at the northeast corner of Cross Timbers Rd. and Lusk Ln. on the property owned by Janet Balekian. The proposed CVS pharmacy will be located between Ms. Balekian's current residence and Cross Timbers Rd. near the intersection. She will continue to reside at her home and operate the pumpkin patch and Christmas tree farm seasonally. Ms. Balekian has no plans to further subdivide or develop the remainder of her property in additional phases at this time and her property will remain zoned Agriculture. If her property is developed at some point in the future, we have provided opportunities for cross access and utility connections to ensure adequate infrastructure would be available.

Several large Post Oak and Blackjack Oak trees onsite will be preserved as encouraged by the Cross Timbers Area Plan to "preserve the country atmosphere and natural environment" of Flower Mound. Open space and site amenities include a circular raised planter, brick-patterned sidewalks, bicycle racks, pedestrian benches, and stone column and retaining wall features. Enhanced landscaping, rural style 3-rail fence, and an equestrian trail with hitching post and water trough will be installed along Cross Timbers Rd. to further the environment goals of the Master Plan.



The Master Plan Amendment request to a Retail Land Use Designation is an appropriate use for this property due to the changing character of the intersection of Cross Timbers Road and Flower Mound Road/Lusk Lane. A Master Plan Amendment request was recently approved for the property directly across Cross Timbers Road for a school campus, known as RES Flower Mound, with grades Kindergarten through 12th. This was approved by the Town Council in the Summer of 2017. Additionally, St. Philip Catholic Church has acquired the property on the Southwest corner of the intersection in order to construct a new church facility since they have outgrown their current location on the east side of Town. With these new developments, the character and dynamics of this intersection have changed and will no longer consist of agricultural land. Furthermore, the intersection will serve as a gateway entrance into the developed areas of Town when coming from the west – it is where the edge of development meets the rural areas as the land uses transition from ranches to neighborhoods.

This location is also critical to serve the immediate area since these properties are located on the edge of the Cross Timbers Conservation Development District (CTCCD). Essentially, there is a 4-mile stretch along Cross Timbers Road with the CTCDD that will not be developed into any other use except low density residential neighborhoods. With limited neighborhood services in this area, the residents are currently underserved and our data indicates there is a demand for this use.

The type of architecture for this CVS is a unique design that was created specifically for this location in order to fit into the rural context of this part of the community. The Conceptual Elevations show architectural elements that are indicative of equestrian ranch structures. Influenced by the large porches that are typical in ranch architecture, canopies that extend beyond the building plane at entrances and building corners are proposed to capture the charm of this style. The building's architecture utilizes rich materials including, masonry, stone, glass, standing seam metal and a fiber cement board, which not only fit in with the surrounding architecture but are durable and with stand the test of time. The columns are tapered into a 4'x4' stone base. The use of the humanistic elements, such as canopies, contribute not only to the architectural style, but also help minimize the massing of the building to be human-scaled as encouraged in the Town's Urban Design Plan (UDP).

The UDP also requires that building less than 15,000 square feet in size have a pitched roof. Since this building area is 14,612 square feet and does not include a fully pitched roof, it would not meet this requirement and we respectfully request an exception as part of this PD application. As stated above, the architectural style was designed specifically for this building and therefore we believe it is exceptional design quality and will be a desirable addition to the Town. With the inclusion of several pitched roof elements, such as the canopies and tower feature, we believe the proposed building style fulfills the intent of the pitched roof requirement – which is to have the appearance of residential roof style when adjacent to residential uses and to screen the rooftop equipment.



Additionally, as part of this request the following exceptions to the residential compatibility standards, Chapter 82, Article V, Division 4 of the Land Development Regulations, are proposed:

	Town Standard	Planned Dev. Standard
Compatibility Buffer	25'	10'
Compatibility Setback	60'	35' north

The abutting residential property owner, Ms. Balekian, has consented to these changes to the regulations. A masonry wall and buffer landscaping will be installed along the common property line consistent with the Development Regulations.

To accommodate future access to the remaining Balekian tract 0.14 acres of ROW, 50' wide, will be dedicated by subdivision plat. The plat will be submitted to the Town of Flower Mound for review following completion of the current MPA and ZPD proposals. A 30' residential street section, 31' B-B, will be constructed within this ROW per Town of Flower Mound standards. An additional 0.12 acres of ROW will be dedicated along Lusk Ln. to provide the required street ROW width per Town requirements. The total gross acreage of the site is 2.62 acres and the total net acreage, following the 0.14 acre and 0.12 acre ROW dedications, will be 2.36 acres.

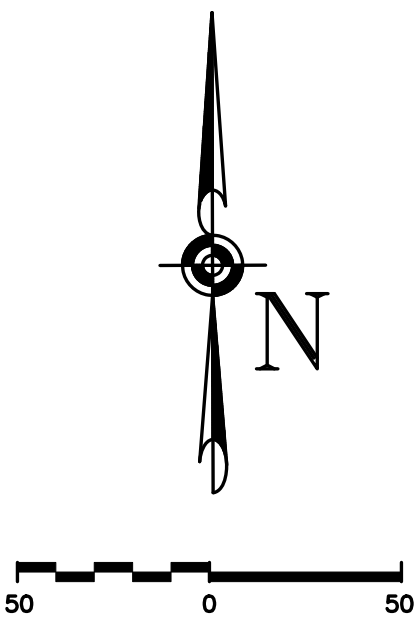
If you have any questions on this application, or need anything else please feel free to contact me at (901) 384-0404 or email davidbarnett@carlsonconsulting.net.

Sincerely,

A handwritten signature in black ink, appearing to read "David Barnett", is written over a light blue circular background.

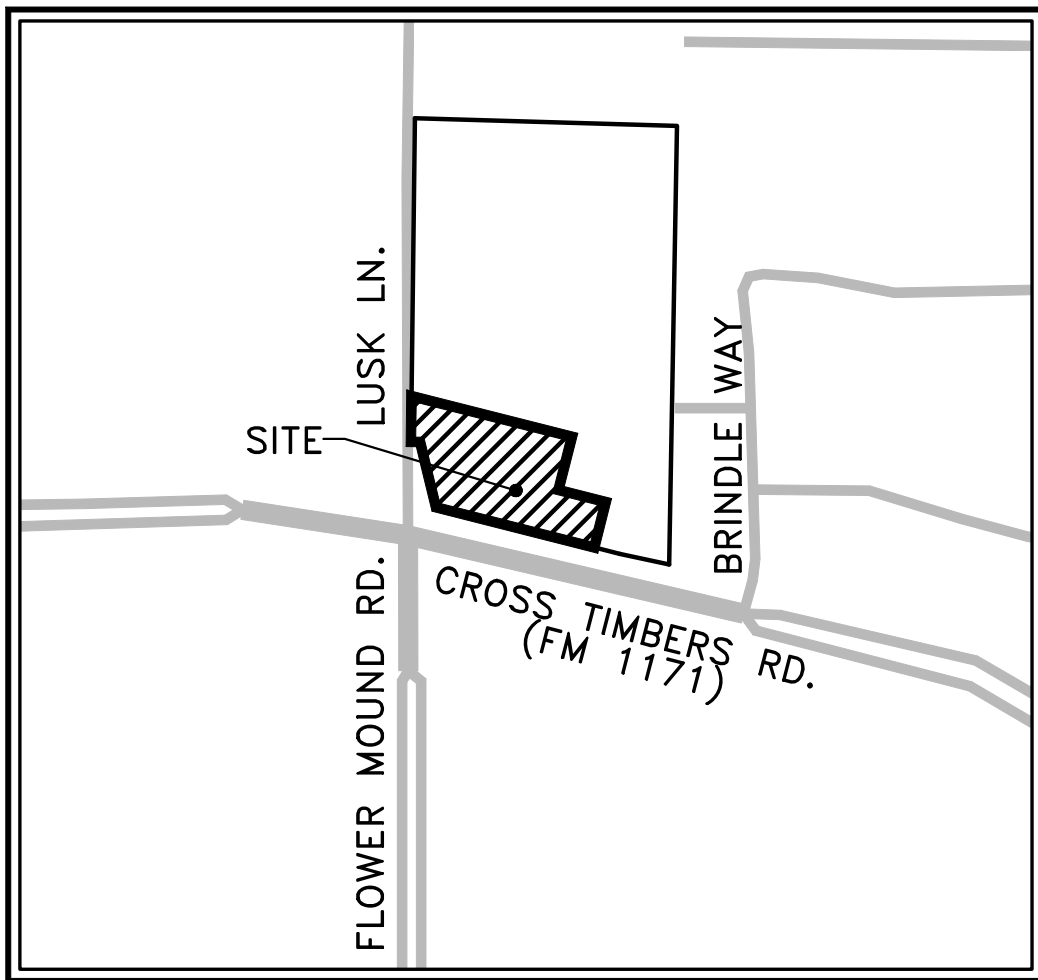
David Barnett - Carlson Consulting Engineers

MASTER PLAN EXHIBIT



MASTER PLAN FEATURES	
LAND USE PLAN	ESTATE RESIDENTIAL WITHIN THE CROSS TIMBERS PROTECTION AREA
SPECIFIC PLAN	THIS PROJECT IS NOT LOCATED WITHIN A SPECIFIC AREA PLAN
URBAN DESIGN PLANS	THE PROJECT IS NOT LOCATED WITHIN AN URBAN DESIGN PLAN
PARKS & TRAILS	15' EQUESTRIAN TRAIL ALONG CROSS TIMBERS RD. (FM 1171), 8' FUTURE CITY BIKE LANE ALONG LUSK LN.
THOROUGHFARE PLAN	FM 1171 – MAJOR ARTERIAL, LUSK LN. – RURAL COLLECTOR
WATER PLAN	20" MAIN ON NORTH SIDE OF FM 1171, 20" MAIN ON EAST SIDE OF LUSK LN. EXISTING 12" MAIN EAST SIDE OF LUSK LN. HAS BEEN ABANDONED.
WASTEWATER PLAN	LONG PRAIRIE SERVICE AREA. 8" MAIN ON SOUTH SIDE OF HACKAMORE RD. IN SADDLEWOOD SUBDIVISION TO THE EAST
ECONOMIC IMPACT	EXPANSION OF COMMERCIAL TAX BASE AND INCREASED SALES TAX REVENUE

ZONING TABLE		
ZONING STANDARD	EXISTING AGRICULTURAL DISTRICT	PROPOSED PD FOR RETAIL-1 DISTRICT (R-1)
MINIMUM LOT AREA	2 AC OR 87,120 SF	N/A
MINIMUM LOT WIDTH	200 FT	N/A
MINIMUM FLOOR AREA	1,800 SF PER UNIT	N/A
MINIMUM FRONT YARD	40 FT	NO MINIMUM
MINIMUM SIDE YARD	25 FT	NO MINIMUM
MINIMUM REAR YARD	20 FT	15 FT
MAXIMUM LOT COVERAGE	25%	50%
MAXIMUM BLDG. HEIGHT	3 STORIES OR 35 FT	3 STORIES OR 35 FT
MAXIMUM FLOOR AREA RATIO	NO MAXIMUM	NO MAXIMUM



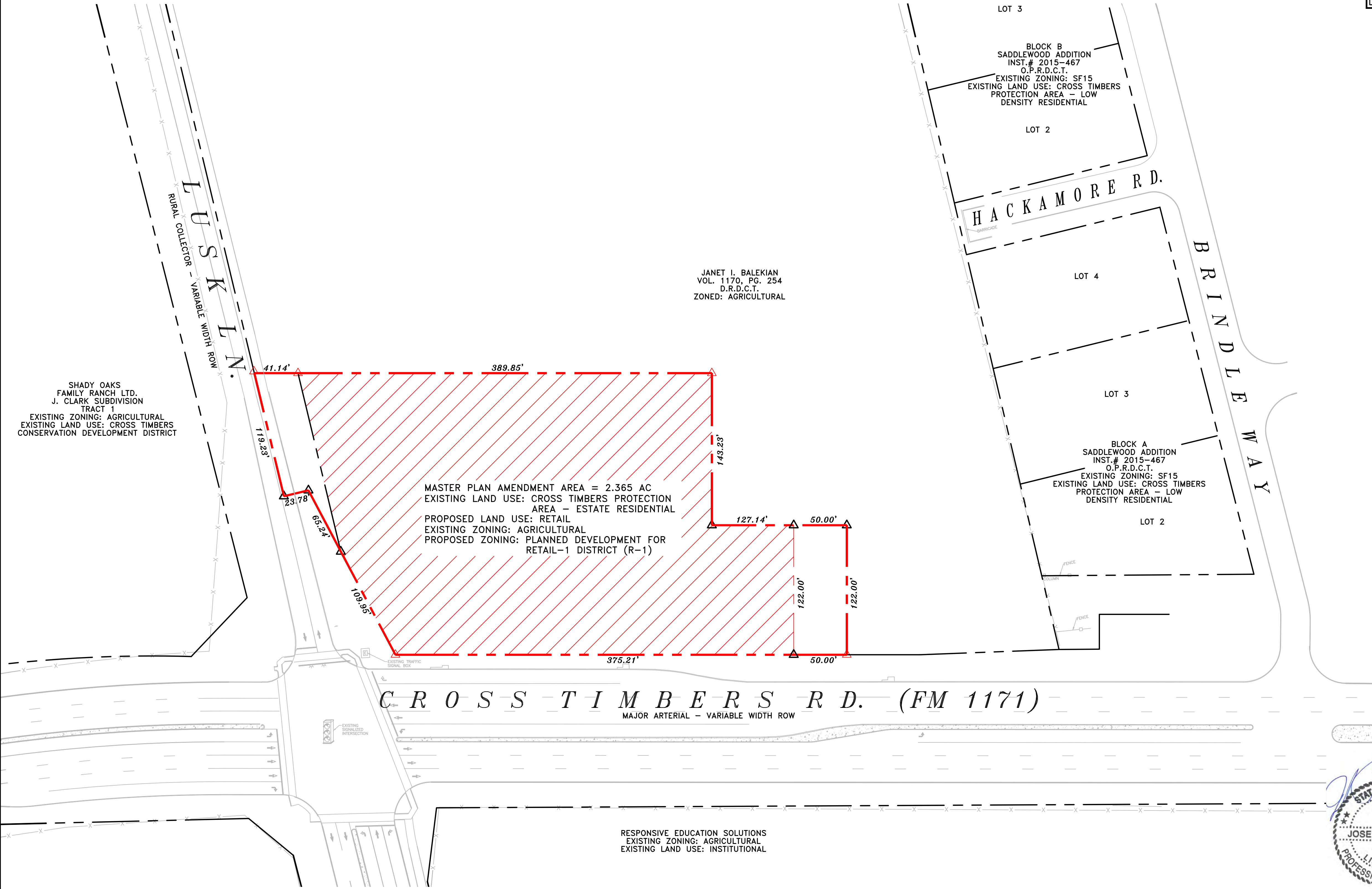
VICINITY MAP

LEGEND

- PROPOSED PROPERTY LINE
- △ PROPOSED PROPERTY CORNER
- ▨ LIMITS OF MASTER PLAN AMENDMENT

METES & BOUNDS DESCRIPTION:

SURVEYED DESCRIPTION: WRITTEN TO DESCRIBE A PORTION OF THE PARENT TRACT.
FIELD NOTES TO THAT CERTAIN TRACT SITUATED IN THE WILLIAM MALONE SURVEY, ABSTRACT NUMBER 855, TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE TRACT DESCRIBED IN THE DEED TO ROBERT A. BALEKIAN AND WIFE, JANET I. BALEKIAN RECORDED IN VOLUME 1170, PAGE 254 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT A MAG NAIL WITH A METAL WASHER STAMPED "JPH LAND SURVEYING" SET ON THE WEST LINE OF THE TRACT DESCRIBED IN THE DEED TO ROBERT A. BALEKIAN AND WIFE, JANET I. BALEKIAN RECORDED IN VOLUME 1170, PAGE 254 OF THE DEED RECORDS OF DENTON COUNTY, TEXAS (IN LUSK LANE), FROM WHICH AN "+ " IN CONCRETE FOUND AT THE NORTHWEST CORNER OF THE SAID BALEKIAN TRACT BEARS NORTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, A DISTANCE OF 723.63 FEET;
THENCE THROUGH THE INTERIOR OF BALEKIAN TRACT, THE FOLLOWING CALLS:
1. SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 41.14 FEET TO A SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" FOR THE POINT OF BEGINNING;
2. SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 389.85 FEET TO A SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
3. SOUTH 12 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 143.23 FEET TO A SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
4. SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, AT A DISTANCE OF 16.84 FEET PASSING A SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" AND CONTAINING IN ALL, A DISTANCE OF 77.14 FEET TO SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
5. SOUTH 12 DEGREES 34 MINUTES 06 SECONDS WEST, A DISTANCE OF 122.00 FEET TO 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET ON THE NORTH LINE OF THE TRACT DESCRIBED IN THE FINAL JUDGEMENT IN ABSENCE OF OBJECTION TO DENTON COUNTY RECORDED UNDER INSTRUMENT NUMBER 2011-119889 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (NORTH LINE OF CROSS TIMBERS ROAD), FROM WHICH A TXDOT RIGHT OF WAY IRON ROD WITH ALUMINUM CAP (TYPE II) FOUND AT AN ANGLE POINT IN NORTH LINE OF THE SAID DENTON COUNTY TRACT BEARS SOUTH 77 DEGREES 25 MINUTES 54 SECONDS EAST, A DISTANCE OF 118.90 FEET;
THENCE NORTH 77 DEGREES 25 MINUTES 54 SECONDS WEST, WITH THE NORTH LINE OF THE DENTON COUNTY TRACT, A DISTANCE OF 375.21 FEET TO 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" AT AN ANGLE POINT;
THENCE NORTH 15 DEGREES 19 MINUTES 21 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF THE DENTON COUNTY TRACT, A DISTANCE OF 109.95 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING" SET FROM WHICH A TXDOT RIGHT OF WAY IRON ROD WITH ALUMINUM CAP (TYPE II) FOUND AT THE MOST NORTHERLY NORTHEAST CORNER OF THE DENTON COUNTY TRACT BEARS NORTH 15 DEGREES 19 MINUTES 21 SECONDS WEST, A DISTANCE OF 65.24 FEET;
THENCE NORTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, THROUGH THE INTERIOR OF BALEKIAN TRACT, A DISTANCE OF 172.83 FEET TO THE POINT OF BEGINNING AND ENCLOSING 2.365 ACRES (±103,000 SQUARE FEET) OF LAND AREA, MORE OR LESS.



OWNER:

JANET I. BALEKIAN
5100 CROSS TIMBERS RD.
FLOWER MOUND, TX

APPLICANT:

BARRY KNIGHT
WINSTEAD PC
500 WINSTEAD BUILDING
2728 N. HARWOOD ST.
DALLAS, TX

ARCHITECT:

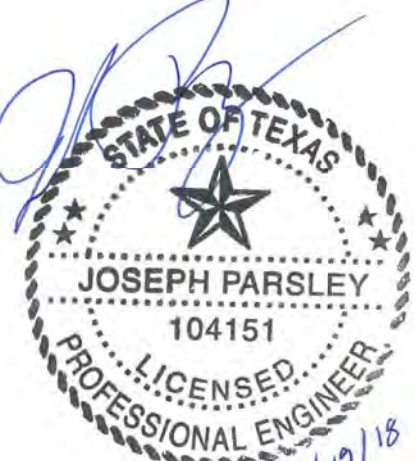
150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com
NORR
ARCHITECTS ENGINEERS PLANNERS

ENGINEER:

CARLSON
CONSULTING
ENGINEERS, INC.
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (601) 384-0404
Suite G-50
BIRMINGHAM, AL 36242
PH. (205) 408-3443

DEVELOPER:

ORANGE
DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 36242
PH. (205) 408-3443



From: Andrea Rockwood
Date: December 20, 2017 at 7:55:24 PM CST
To: Towncouncil@flower-mound.com
Subject: Proposed CVS at the corner of Lusk and 1171

Dear Town Council,

As a Flower Mound resident who lives within two miles of 2 CVS Pharmacies, a Walgreens, and the Pumpkin Patch, I feel like putting in another CVS Pharmacy is over kill. We have a lot of pharmacies located in Flower Mound including those in Tom Thumb and Kroger. My family has enjoyed going to the Pumpkin Patch every year. Even as the kids are getting older, it is something we like to do and have fond memories of. I do not like the thought of the Pumpkin Patch being turned into yet another Pharmacy. We have more pharmacies in Flower Mound than we have Starbucks. We chose Flower Mound over Frisco yet I feel with the amount of traffic and chain stores we are becoming just like Frisco. We moved to Flower Mound from Lewisville and there used to be a distinct shift when you got into Flower Mound with more trees, more open spaces, etc, now however the shift is becoming less and less. Another pharmacy is not vital to the survival of Flower Mound and its residents.

Thank you for your time.

Andrea Rockwood
Flower Mound Resident

-----Original Message-----

From: Bradford Simmons

Sent: Friday, January 5, 2018 5:35 PM

To: planning <planning@flower-mound.com>

Cc: Town Council <towncouncil@flower-mound.com>

Subject: MPA17-0014. Pumpkin Patch CVS

I am a citizen of Flower Mound for 8 years and live in Bridlewood. I strongly oppose the proposed plan to change a portion or all of the "Pumpkin Patch" to commercial. First of all we don't need another pharmacy anywhere near that vicinity as there are two less than a mile away. Second there are nice houses going in next door in the new Saddlewood development. These homes are a nice addition to the Town. If they want to change it to something change it to residential and let Saddlewood go all the way to Lusk. Actually there is a street that dead ends at the Pumpkin patch that could be extended into the Pumpkin patch lot to continue the neighborhood.

As we build out Flower Mound the surrounding areas need to be considered. Any retail on that corner is a detriment to Flower Mound because it just doesn't fit. Please place my opposition on the Record.

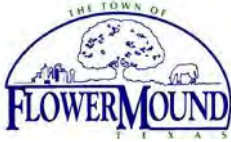
Bradford Simmons

5008 Balmoral Ln

Flower Mound, TX 75028

Brad Simmons

Sent from my iPad



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 9

DATE: March 26, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0018 – CVS Pharmacy #10907) from Agricultural District (A) to Planned Development District No. 160 (PD-160) with Retail uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exceptions to the Town's regulations, as well as unresolved items, which necessitate special consideration by the Commission (see Application Analysis below).

The project has a companion application, Master Plan Amendment (MPA17-0014), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 2.362 acres out of a 2.62 acre parcel (.26 acres to be dedicated as right-of-way) in order to develop the property with a drug store and pharmacy with a drive-thru window with the proposed Master Plan designation of Retail.

The existing Agricultural District zoning does not permit retail and commercial uses. Additionally, the site is currently master-planned as Estate Residential use within the Cross Timbers Protection Area (CTPA).

The CTPA parallels the land use designation for property within the area by establishing a sensitivity to incorporate the environmental character. It should be noted the Master Plan does not establish specific standards to identify and protect the trees within the CTPA, however, the Town's Tree Ordinance does possess regulations to encourage the incorporation of these native trees. With respect to this application, one specimen Blackjack Oak (33.3 caliper inches) has been identified which will be retained as part of the street yard along Cross Timbers Road. Additionally, other native trees will remain and are generally located within the street yard along Lusk Lane.

The request site represents a portion of an existing parcel (approximately 15 acres) that is partially developed with a single family dwelling along with various accessory structures that is situated north of this applicant's northern parcel line. The balance of the 15 acres wraps this request site and fronts on Cross Timbers Road, west of Brindle Way. The eastern portion has been utilized for operation of the Pumpkin Patch and Christmas tree sales lot for many years. Responsive Educational Solutions (RES Flower Mound) recently received site plan approval for a new elementary and secondary school campus and supporting facilities, with a future phase for a high school on property in the southeast quadrant of Cross Timbers Road and Flower Mound Road. The southwest corner of Cross Timbers Road and Flower Mound Road is expected to develop with a church, with the northwest corner of Cross Timbers Road and Lusk Lane still undeveloped. Both corners are zoned Agricultural District. Lastly, scattered low density residential uses are developed north of the site (north of the above referenced 15 acres) to Forest Hill Drive.

The proposed 14,612-square-foot retail structure will provide one point of ingress/egress along the east line of Lusk Lane and one point along the north line of Cross Timbers Road. It should be noted the latter will access from a future right-of-way dedication for a street that will serve the above referenced single family dwelling (existing access to this residential dwelling will be removed to provide for the proposed development) and will serve future development of the remaining undeveloped land area to the north and east.

The conceptual landscape plan provides for required landscape buffers along both street frontages, street yard landscaping, and parking lot trees. The tree survey provided by the applicant identifies 24 protected trees and one specimen tree (33.3 caliper inch Blackjack Oak), the latter to be retained. Six protected trees outside of the buildable area will be retained as well [see Conceptual Landscape Plan, Attachment B(1)].

III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting one modification (number of stories) to one of the minimum and maximum dimensional regulations for the Retail District-1 (R-1):

TOWN STANDARD	REQUIRED IN R-1 DISTRICT	PROPOSED R-1 (PD-160)
MINIMUM LOT AREA	NO MINIMUM	NO MINIMUM
MINIMUM LOT WIDTH	NO MINIMUM	NO MINIMUM
MINIMUM FLOOR AREA/DWELLING UNIT	NO MINIMUM	NO MINIMUM
MINIMUM FRONT YARD	NO MINIMUM	NO MINIMUM
MINIMUM SIDE YARD	NO MINIMUM	NO MINIMUM
MINIMUM REAR YARD	15 FEET	15 FEET

MAXIMUM LOT COVERAGE	50 PERCENT	50 PERCENT
FLOOR AREA RATIO	NO MAXIMUM	NO MAXIMUM
MAXIMUM STORIES/ HEIGHT	2 STORIES/35 FEET	3 STORIES/35 FEET

A. Exception to Section 82-302 Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The request site's northern and eastern boundary are zoned Agricultural District, which is considered a residential zoning district.

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

The applicant is requesting a ten-foot-wide compatibility buffer along both the northern and eastern property lines.

B. Exception to Section 82-303 Compatibility Setback

One-story, nonresidential or multifamily buildings, main or accessory, shall be set back from the property adjacent to an existing or proposed residential use 60 feet. Nonresidential or multifamily buildings, more than one story, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use five feet for every one foot of building height. As noted above (Compatibility Buffer exception) the zoning of the property to the north and east requires a compatibility setback.

The applicant is complying with the compatibility setback from the eastern property line, while the proposed setback from the northern property line is 35 feet in lieu of the required 60 feet.

Refer to the applicant's letter of intent [Attachment A(2)] for an explanation of both referenced exceptions.

C. Urban Design Plan-Roofs and Parapets

12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town

of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed building incorporates 14,612 square feet of floor area. The site abuts a residential use to the north. The undeveloped property to the east is zoned Agricultural District which is considered a residential district.

IV. UNRESOLVED ITEMS

This application was submitted to the Town on November 20, 2017. During this time, there has been a significant amount of effort expended by Town staff and the applicant's development team to ensure the application complies with all relevant components of the Master Plan as well as possessing sensitivity of the development's impact on the residential development and residential zoning abutting the site's northern and eastern property lines, respectively.

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

1. Hours of Operation for the drive-thru window.

The proposed drive-thru window for the pharmacy is located at the northeast corner of the building. With respect to the above referenced residential adjacency, staff requested the landscape buffer along the northern property line be augmented with a stand of trees (in front of the six-foot-tall masonry wall) to help absorb the projection of headlights staged in the drive-thru lane. Additionally, the noise emanating from the speaker could affect any future residential in close proximity to this part of the building.

As the Town code provides for restrictions on noise and light pollution, which the applicant will comply with, they are not accepting of restricting hours for the drive-thru.

2. Compatibility Buffer and Compatibility Setback.

As noted in Attachment B(2), the applicant's proposed development standards provide for certain permitted and specific uses allowed in the Retail-1 District, along with the ability to construct a maximum of three stories.

As submitted, the requested exception to both of these provisions would apply to all uses, regardless of the number of stories (see above for additional required setback when the building exceeds one story).

With respect to residential adjacency, staff asked the applicant to consider limiting both of these to only the proposed pharmacy. At this time, they have indicated a desire to have the requested exceptions apply to all uses addressed in Attachment B(2).

V. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning change requests. At the time this report was written, staff had received two correspondence in opposition to the request.

VI. ATTACHMENTS

A. Background Information

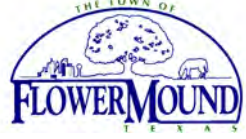
1. Vicinity Map
2. Letter of Intent

B. Application Details

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

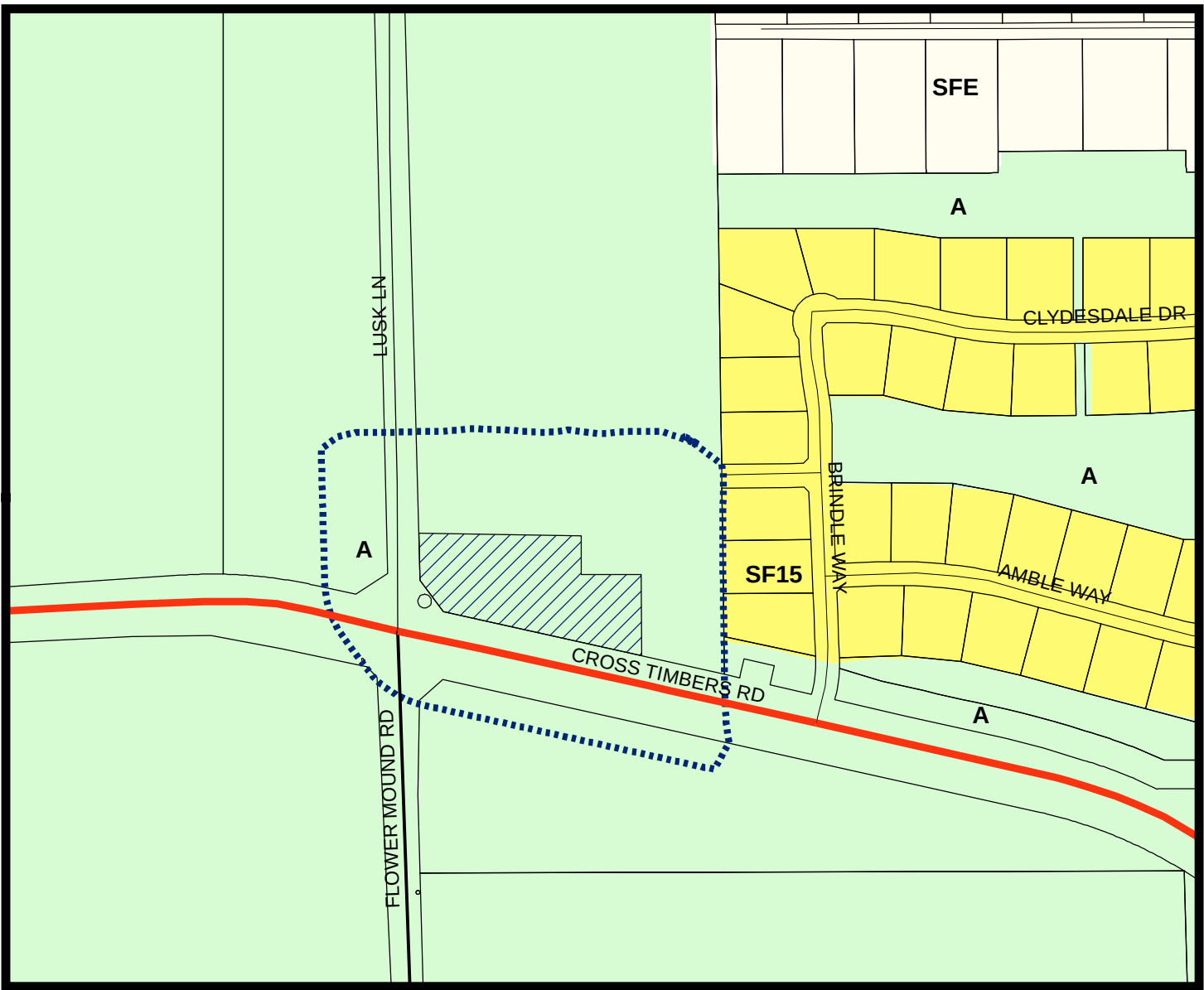
C. Correspondence

1. Correspondence in Opposition



Vicinity Map

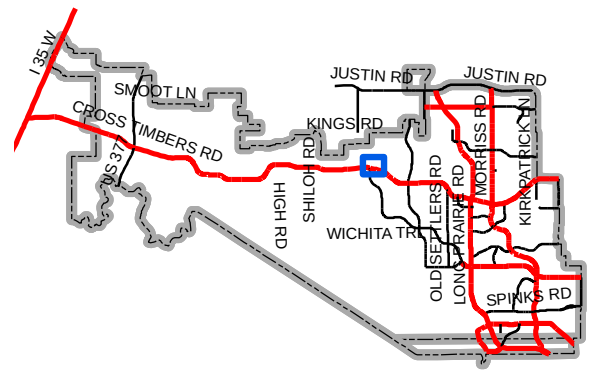
Reference Project: MPA17-0014 & ZPD17-0018



LEGEND

- Agriculture
- Single Family 15
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



March 19, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75022

RE: Balekian Addition
Letter of Intent
5100 Cross Timbers Rd.

Dear Mr. Brown,

On behalf of Janet Balekian and CVS Pharmacy Inc., please accept this letter intent describing the application for Master Plan Amendment and Zoning Planned Development for a proposed commercial subdivision, Double Oak Addition, to be located at 5100 Cross Timbers Rd. (FM 1171). The purpose of this application is to amend the existing land use of the Town of Flower Mound Master Plan from Cross Timbers Protection Area, Estate Residential, to retail in order to accommodate a proposed CVS pharmacy. In conjunction, we request a change the existing zoning district from Agricultural to Planned Development – 160 (PD-160) with a base zoning of Retail – 1 (R-1).

The project site encompasses 2.62 acres and is located at the northeast corner of Cross Timbers Rd. and Lusk Ln. on the property owned by Janet Balekian. The proposed CVS pharmacy will be located between Ms. Balekian's current residence and Cross Timbers Rd. near the intersection. She will continue to reside at her home and operate the pumpkin patch and Christmas tree farm seasonally. Ms. Balekian has no plans to further subdivide or develop the remainder of her property in additional phases at this time and her property will remain zoned Agriculture. If her property is developed at some point in the future, we have provided opportunities for cross access and utility connections to ensure adequate infrastructure would be available.

Several large Post Oak and Blackjack Oak trees onsite will be preserved as encouraged by the Cross Timbers Area Plan to "preserve the country atmosphere and natural environment" of Flower Mound. Open space and site amenities include a circular raised planter, brick-patterned sidewalks, bicycle racks, pedestrian benches, and stone column and retaining wall features. Enhanced landscaping, rural style 3-rail fence, and an equestrian trail with hitching post and water trough will be installed along Cross Timbers Rd. to further the environment goals of the Master Plan.



The Master Plan Amendment request to a Retail Land Use Designation is an appropriate use for this property due to the changing character of the intersection of Cross Timbers Road and Flower Mound Road/Lusk Lane. A Master Plan Amendment request was recently approved for the property directly across Cross Timbers Road for a school campus, known as RES Flower Mound, with grades Kindergarten through 12th. This was approved by the Town Council in the Summer of 2017. Additionally, St. Philip Catholic Church has acquired the property on the Southwest corner of the intersection in order to construct a new church facility since they have outgrown their current location on the east side of Town. With these new developments, the character and dynamics of this intersection have changed and will no longer consist of agricultural land. Furthermore, the intersection will serve as a gateway entrance into the developed areas of Town when coming from the west – it is where the edge of development meets the rural areas as the land uses transition from ranches to neighborhoods.

This location is also critical to serve the immediate area since these properties are located on the edge of the Cross Timbers Conservation Development District (CTCCD). Essentially, there is a 4-mile stretch along Cross Timbers Road with the CTCDD that will not be developed into any other use except low density residential neighborhoods. With limited neighborhood services in this area, the residents are currently underserved and our data indicates there is a demand for this use.

The type of architecture for this CVS is a unique design that was created specifically for this location in order to fit into the rural context of this part of the community. The Conceptual Elevations show architectural elements that are indicative of equestrian ranch structures. Influenced by the large porches that are typical in ranch architecture, canopies that extend beyond the building plane at entrances and building corners are proposed to capture the charm of this style. The building's architecture utilizes rich materials including, masonry, stone, glass, standing seam metal and a fiber cement board, which not only fit in with the surrounding architecture but are durable and with stand the test of time. The columns are tapered into a 4'x4' stone base. The use of the humanistic elements, such as canopies, contribute not only to the architectural style, but also help minimize the massing of the building to be human-scaled as encouraged in the Town's Urban Design Plan (UDP).

The UDP also requires that building less than 15,000 square feet in size have a pitched roof. Since this building area is 14,612 square feet and does not include a fully pitched roof, it would not meet this requirement and we respectfully request an exception as part of this PD application. As stated above, the architectural style was designed specifically for this building and therefore we believe it is exceptional design quality and will be a desirable addition to the Town. With the inclusion of several pitched roof elements, such as the canopies and tower feature, we believe the proposed building style fulfills the intent of the pitched roof requirement – which is to have the appearance of residential roof style when adjacent to residential uses and to screen the rooftop equipment.



Additionally, as part of this request the following exceptions to the residential compatibility standards, Chapter 82, Article V, Division 4 of the Land Development Regulations, are proposed:

	Town Standard	Planned Dev. Standard
Compatibility Buffer	25'	10'
Compatibility Setback	60'	35' north

The abutting residential property owner, Ms. Balekian, has consented to these changes to the regulations. A masonry wall and buffer landscaping will be installed along the common property line consistent with the Development Regulations.

To accommodate future access to the remaining Balekian tract 0.14 acres of ROW, 50' wide, will be dedicated by subdivision plat. The plat will be submitted to the Town of Flower Mound for review following completion of the current MPA and ZPD proposals. A 30' residential street section, 31' B-B, will be constructed within this ROW per Town of Flower Mound standards. An additional 0.12 acres of ROW will be dedicated along Lusk Ln. to provide the required street ROW width per Town requirements. The total gross acreage of the site is 2.62 acres and the total net acreage, following the 0.14 acre and 0.12 acre ROW dedications, will be 2.36 acres.

If you have any questions on this application, or need anything else please feel free to contact me at (901) 384-0404 or email davidbarnett@carlsonconsulting.net.

Sincerely,

David Barnett - Carlson Consulting Engineers



**NEC - CROSS TIMBERS RD. & LUSK LN.
FLOWER MOUND, TEXAS**

PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

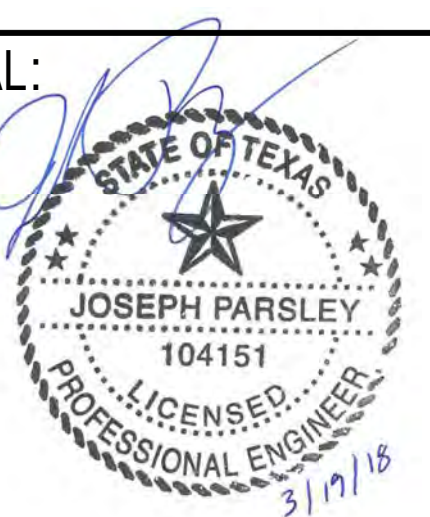


DEVELOPER:



ORANGE
DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

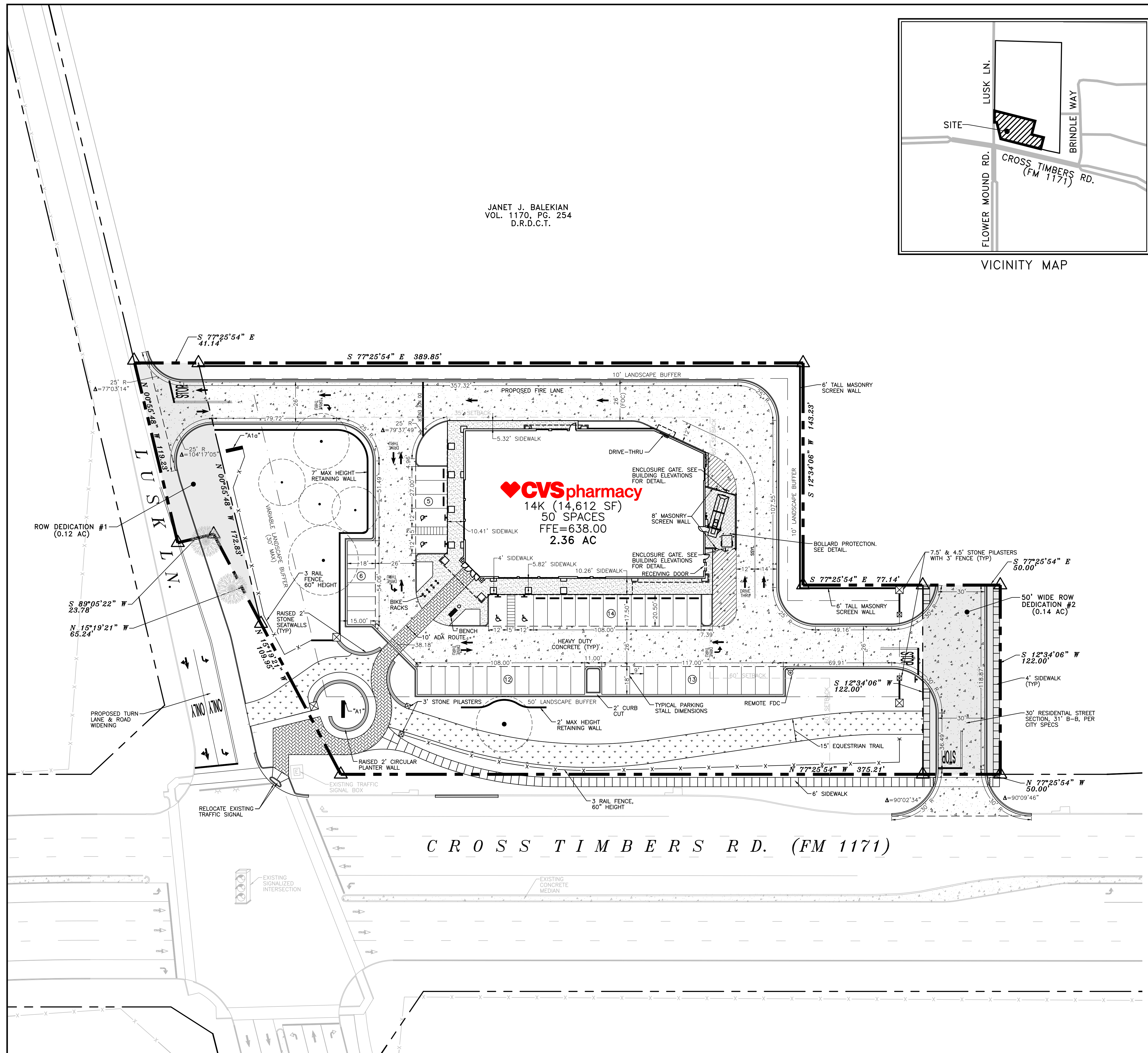
JOB NUMBER: N/A

TITLE: CONCEPTUAL
SITE PLAN

SHEET NUMBER:

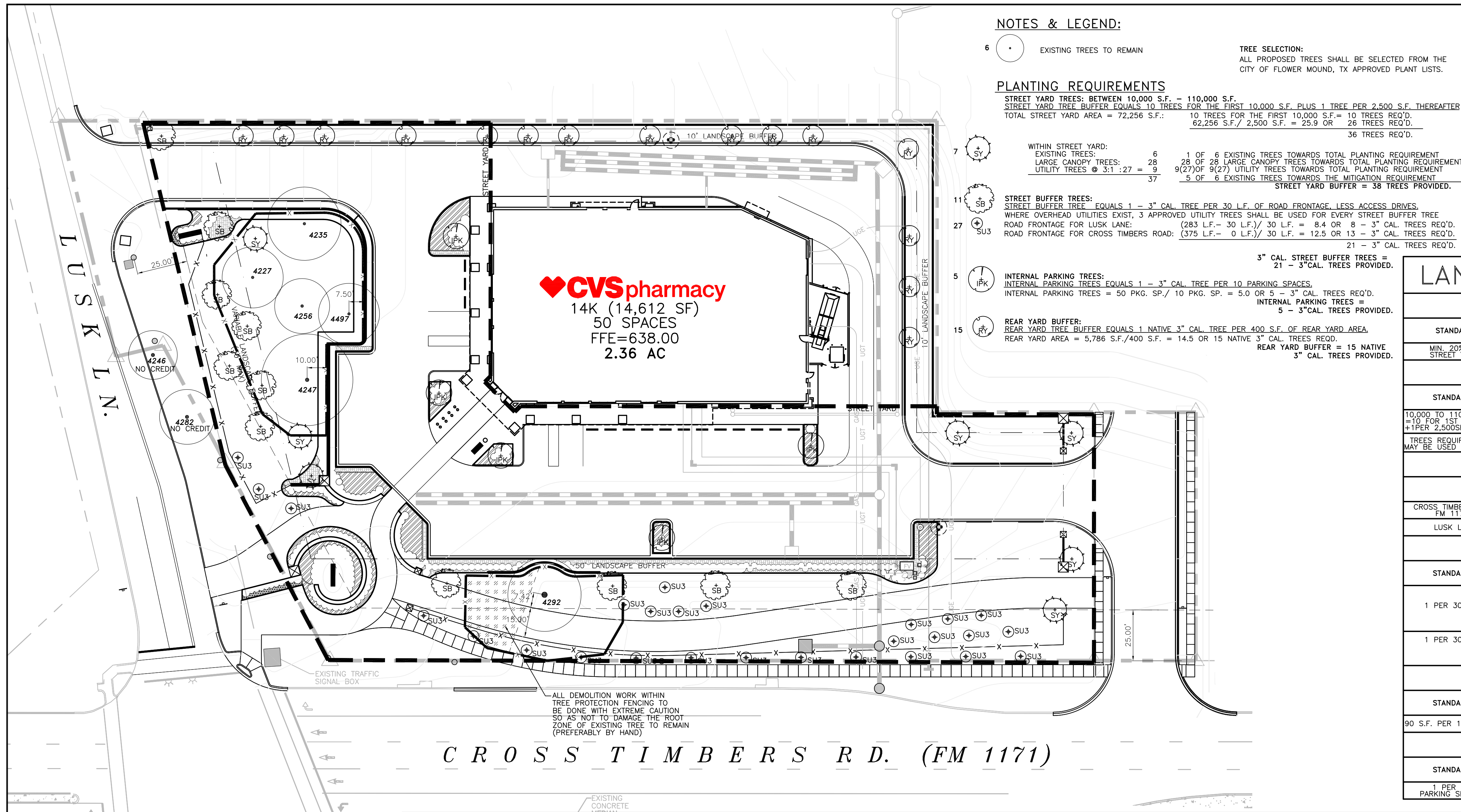
4 OF 7

COMMENTS:
NOT RELEASED FOR CONSTRUCTION



CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN AT THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON FOR THE EXISTING UTILITIES. THE CONTRACTOR SHALL CONSULT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IDENTIFY AND PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND IMPROVEMENTS WHICH CONFLICT WITH THE IMPROVEMENTS SHOWN BY THESE PLANS.



**14K - RL
RIGHT CORNER ENTRY
LEFT BUMPOUT DRIVE-THRU**

STORE NUMBER: 10907

**NEC - CROSS TIMBERS RD. & LUSK LN.
FLOWER MOUND, TEXAS**

**PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE**

CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com

NORR
ARCHITECTS ENGINEERS PLANNERS

CONSULTANT:

**CARLSON
CONSULTING
ENGINEERS, INC.**
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:

**ORANGE
DEVELOPMENT**
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443

SEAL:



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER

DRAWING BY: D. BARNETT

DATE: NOVEMBER 20, 2017

JOB NUMBER: N/A

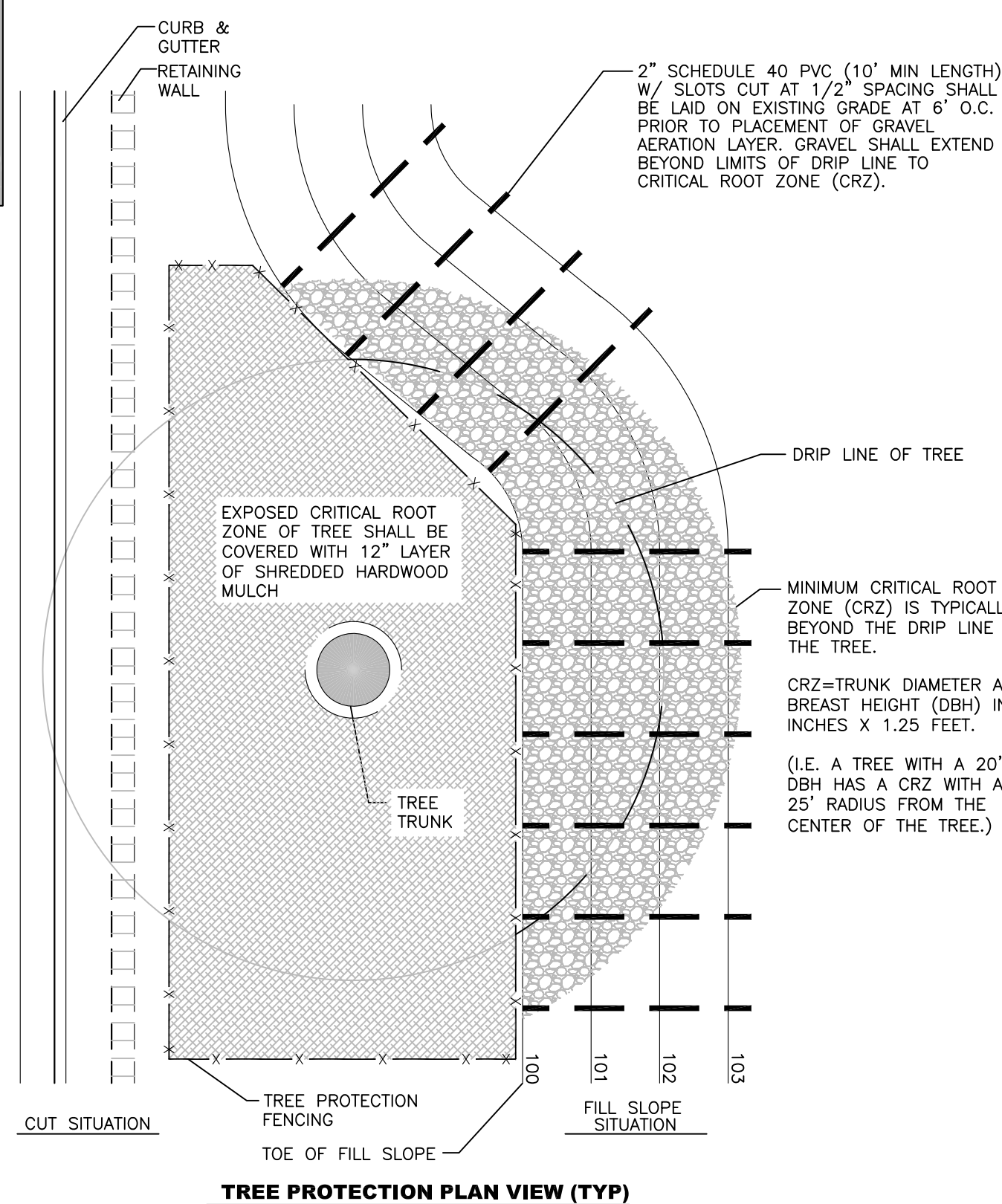
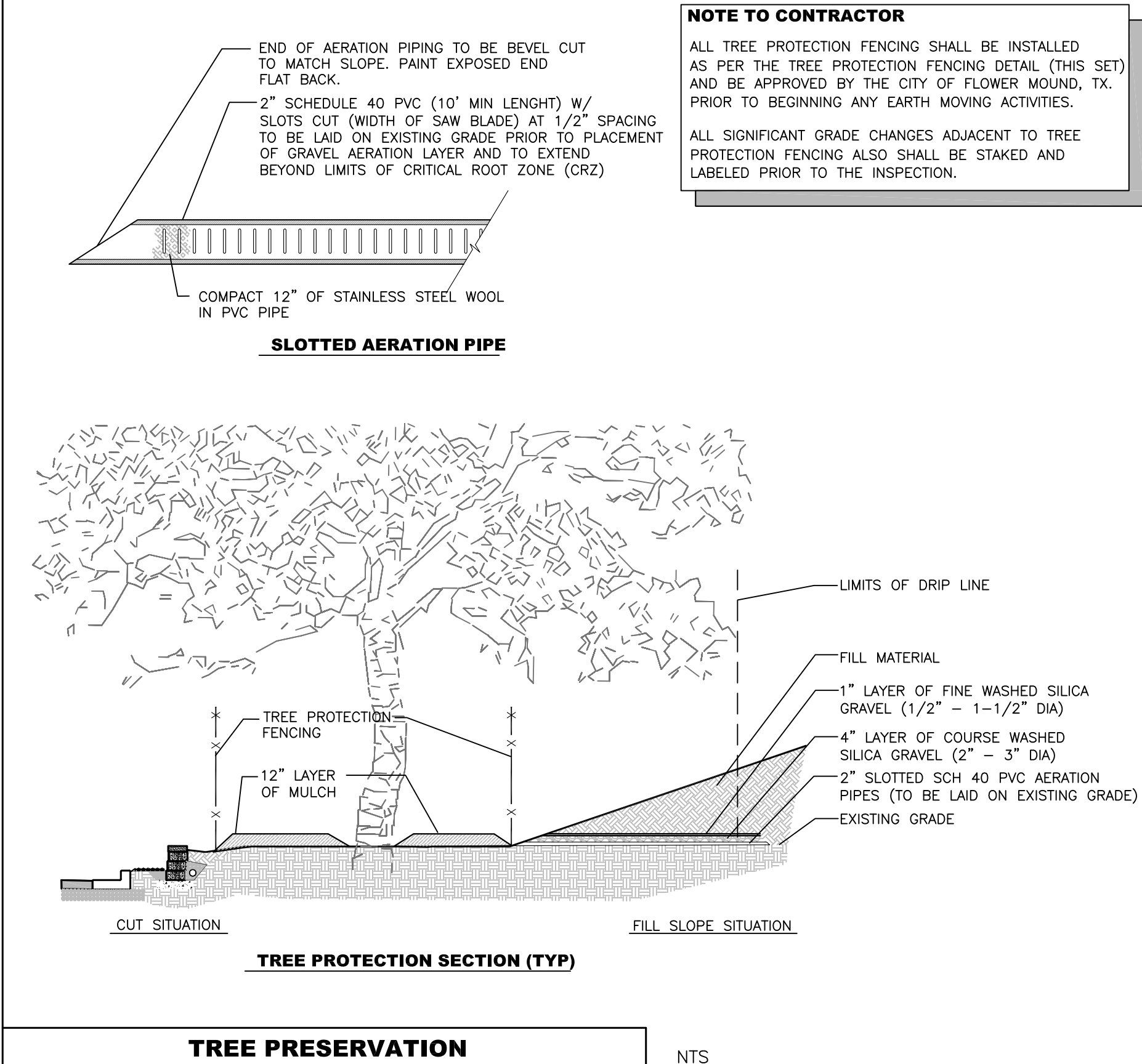
TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

6 OF 7

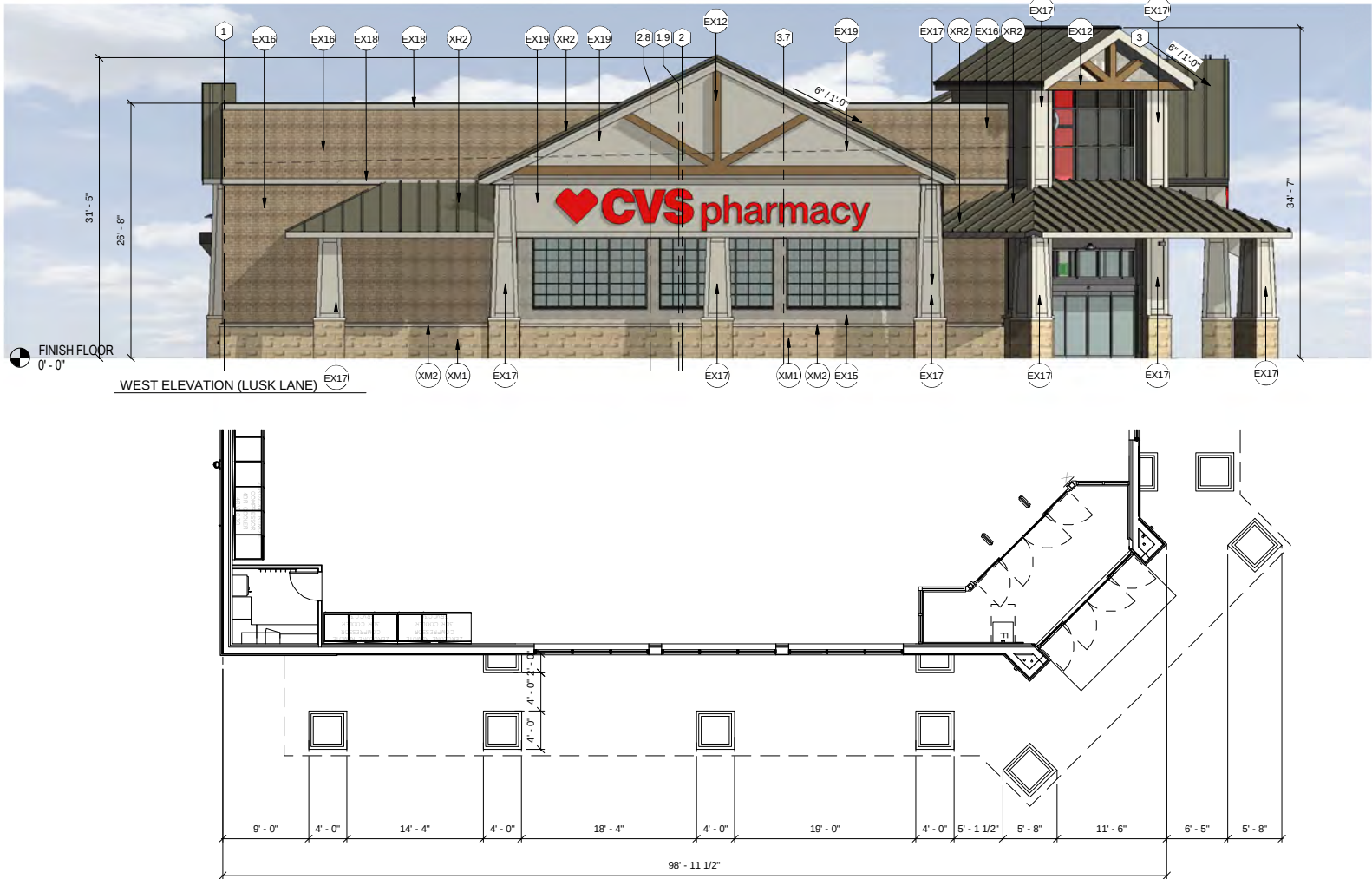
**COMMENTS:
NOT RELEASED FOR CONSTRUCTION**



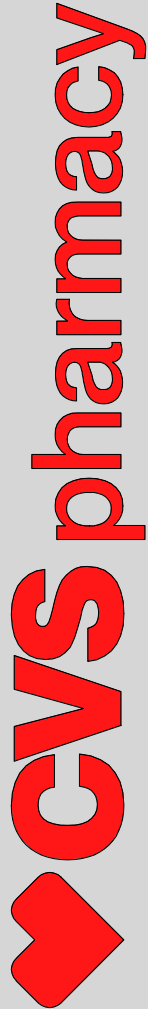
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	4,178 S.F.	4,333 S.F.	2,607 S.F.	2,818 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	4,034 S.F.	3,925 S.F.	2,485 S.F.	2,418 S.F.
3.	DOORS AND WINDOWS S.F.	144 S.F.	408 S.F.	122 S.F.	400 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	3,704 S.F. AND 92% OF 2	3,188 S.F. AND 81% OF 2	2,235 S.F. AND 90% OF 2	2,007 S.F. AND 83% OF 2
	BRICK S.F. (AS APPLICABLE)	2,730 S.F. AND 68% OF 2	1,704 S.F. AND 43% OF 2	1,699 S.F. AND 68% OF 2	1,213 S.F. AND 60% OF 2
	STONE S.F. (AS APPLICABLE)	664 S.F. AND 16% OF 2	584 S.F. AND 15% OF 2	233 S.F. AND 10% OF 2	342 S.F. AND 14% OF 2
	STUCCO S.F. (AS APPLICABLE)	310 S.F. AND 8% OF 2	900 S.F. AND 23% OF 2	303 S.F. AND 12% OF 2	452 S.F. AND 19% OF 2
	TILT WALL S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	330 S.F. AND 8% OF 2	737 S.F. AND 19% OF 2	250 S.F. AND 10% OF 2	411 S.F. AND 17% OF 2
	EIFS S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
	HARDIPLANK S.F. (AS APPLICABLE)	330 S.F. AND 8% OF 2	737 S.F. AND 19% OF 2	250 S.F. AND 10% OF 2	411 S.F. AND 17% OF 2

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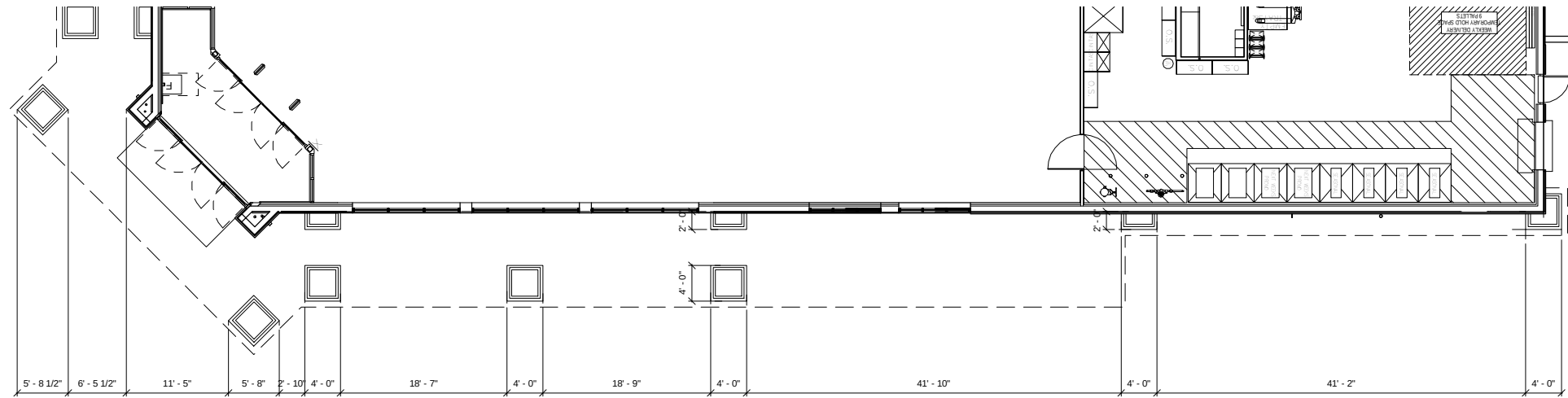
ALL WINDOW MULLIONS TO BE EX5



CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX

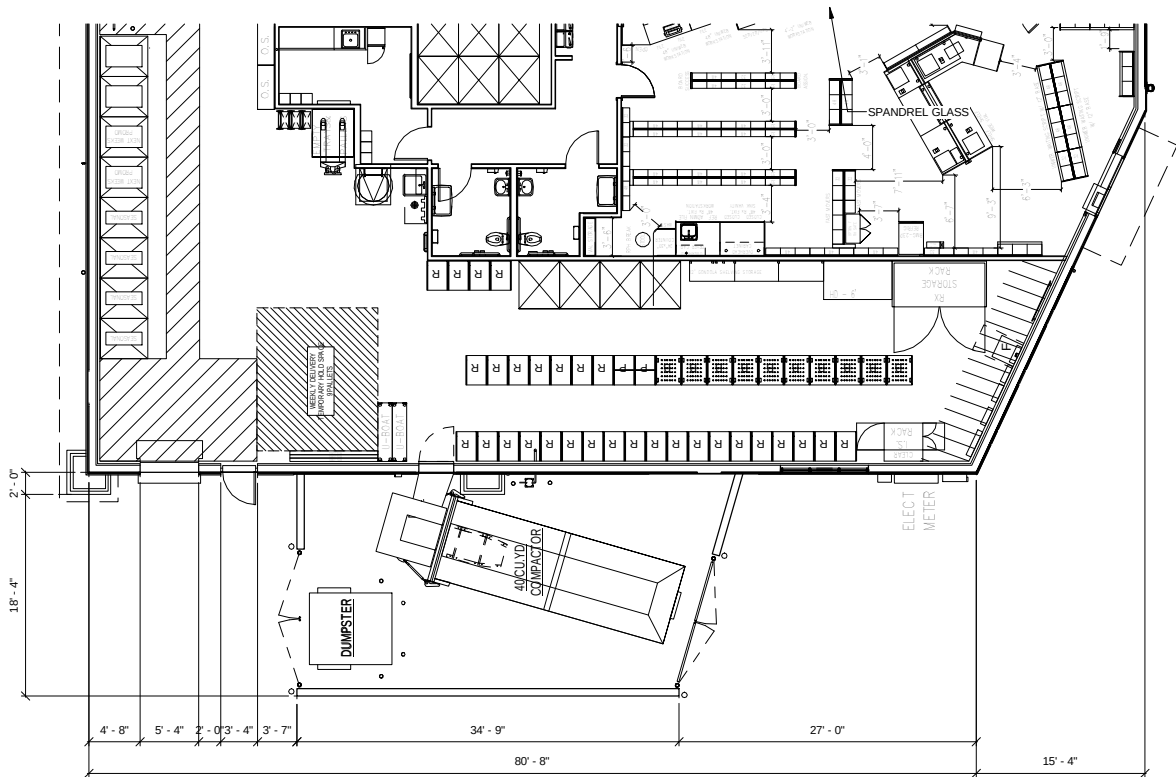
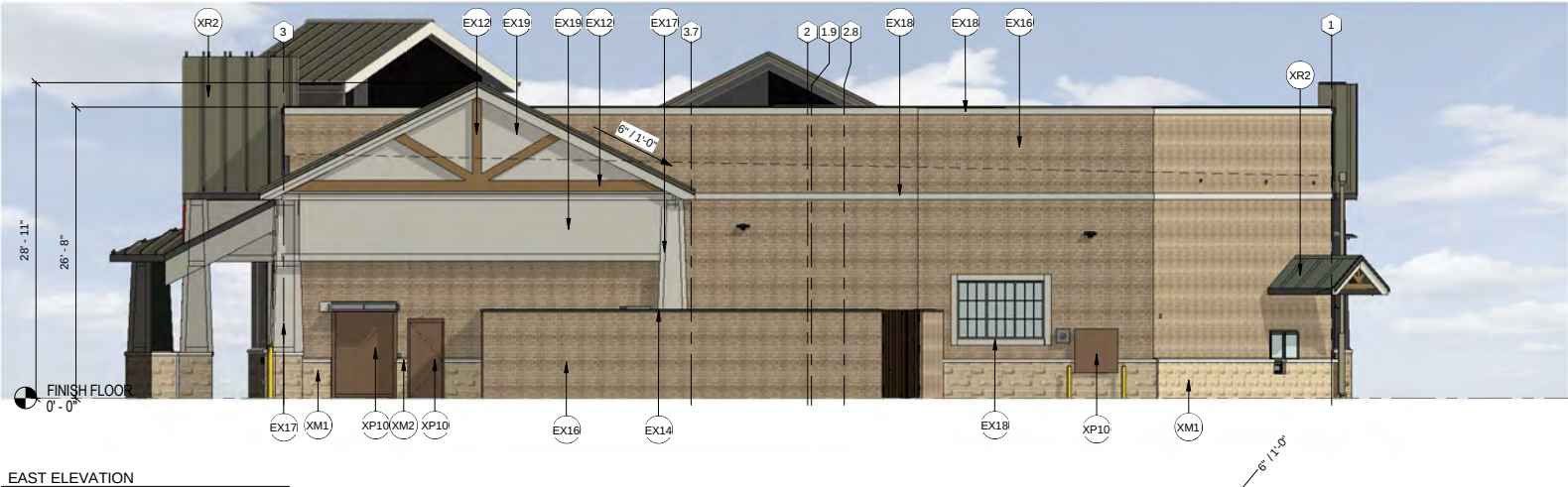


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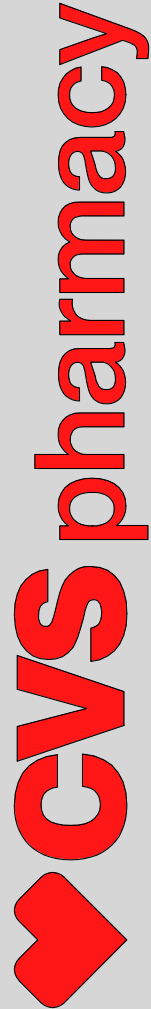
The CVS Pharmacy logo, featuring a red heart icon followed by the text "CVS pharmacy" in red, with "CVS" in a larger, bold font.

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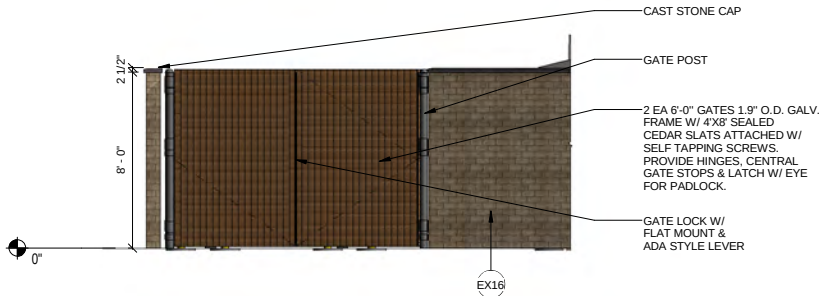


CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX





DUMPSTER ENCLOSURE EAST ELEV.

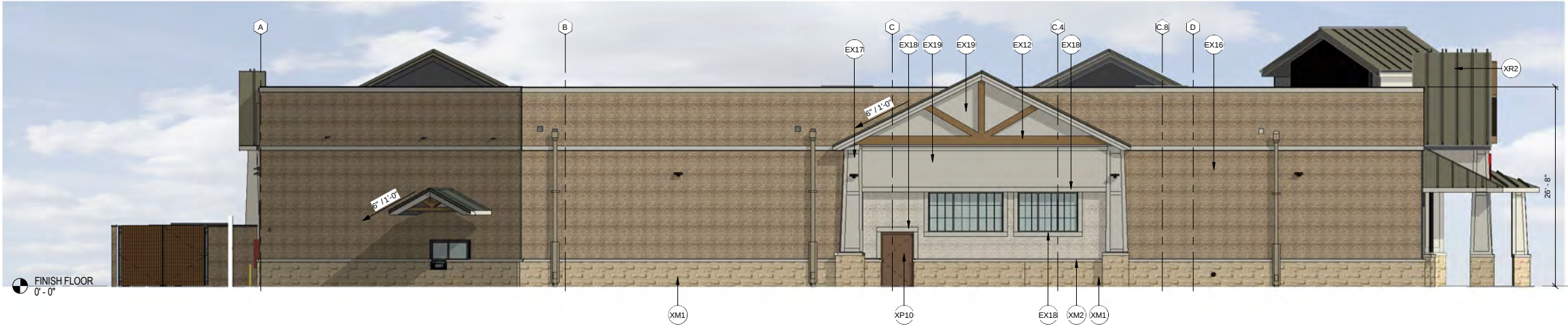


DUMPSTER ENCLOSURE NORTH ELEV.

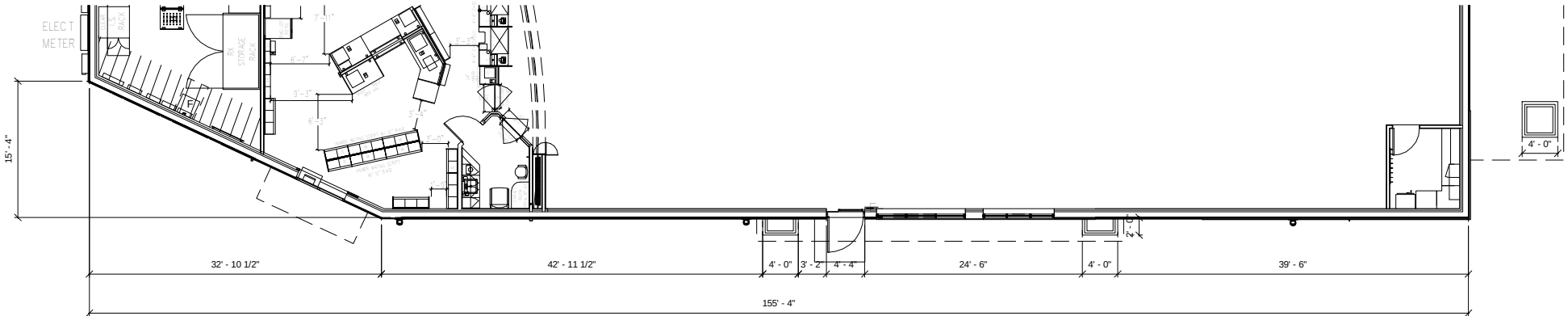
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ALL WINDOW MULLIONS TO BE EX5

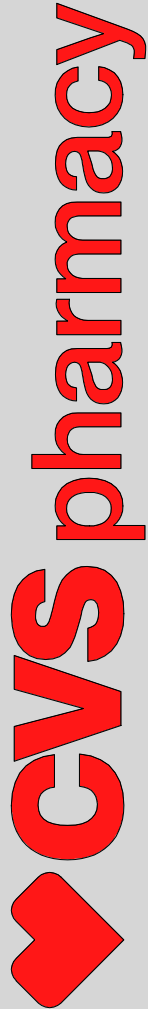
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NORTH ELEVATION



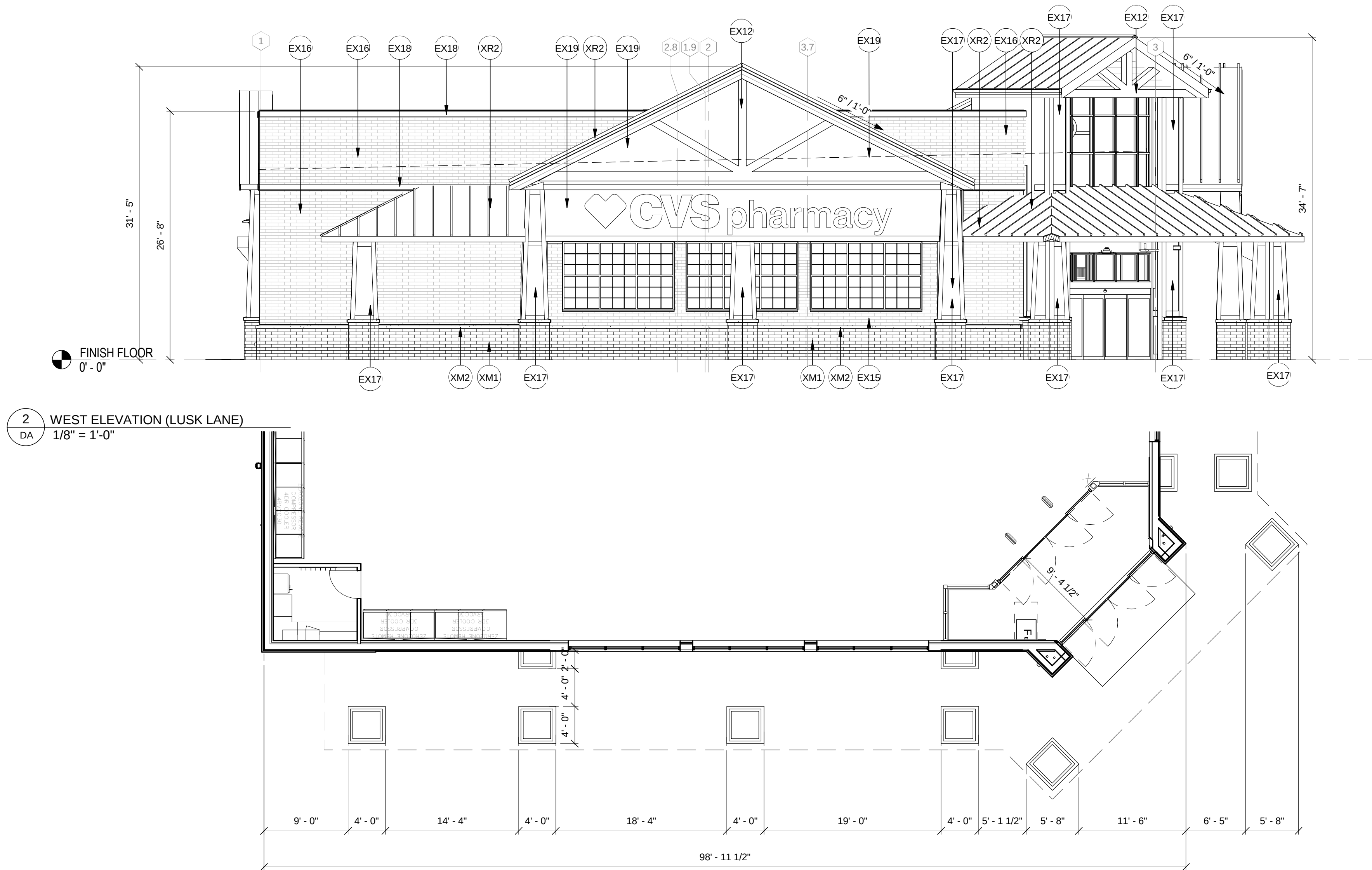
CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX

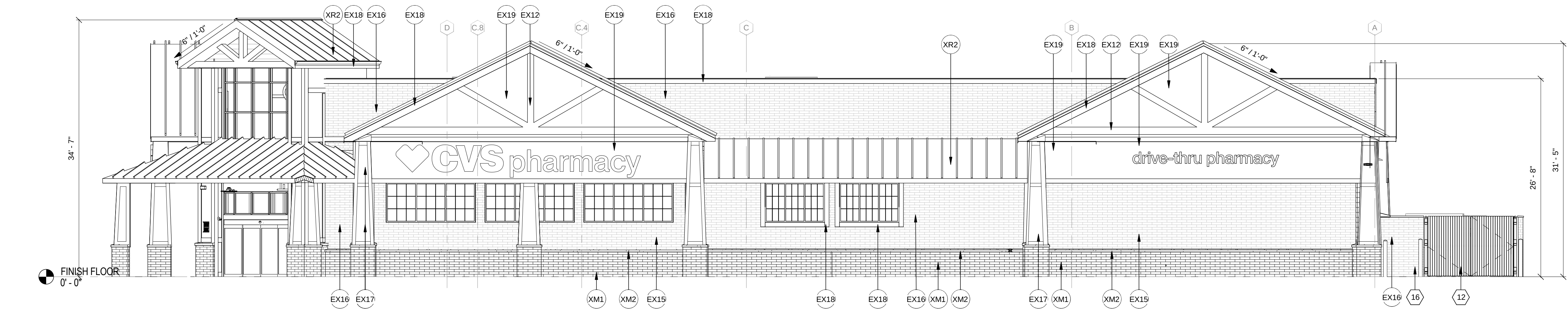


CONCEPTUAL
ELEVATIONS
03.20.2018

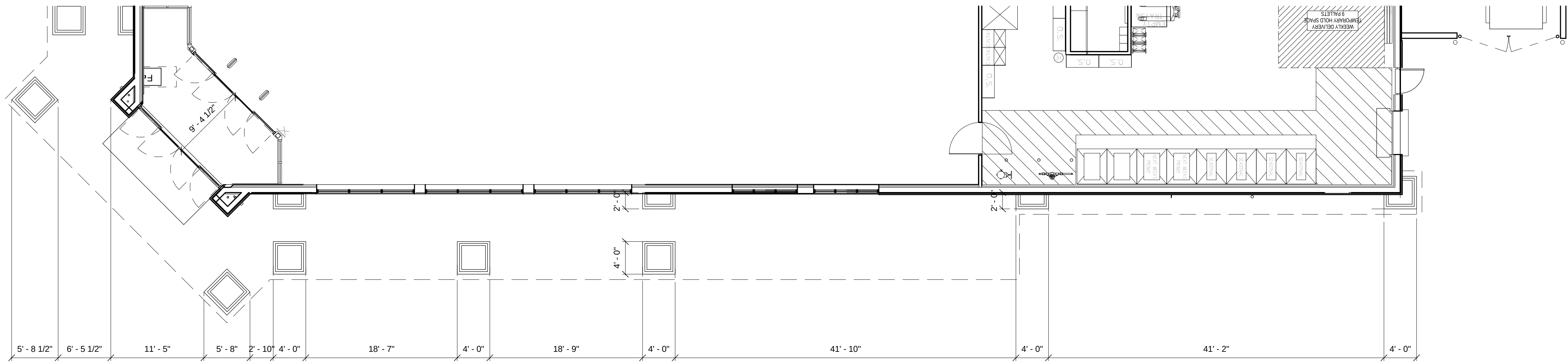
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ALL WINDOW MULLIONS TO BE EX5





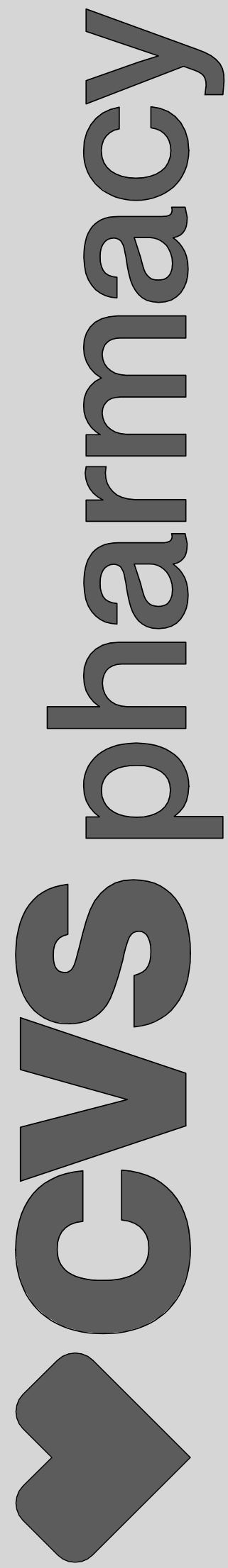
2 SOUTH ELEVATION (CROSS TIMBERS ROAD)
DB 1/8" = 1'-0"



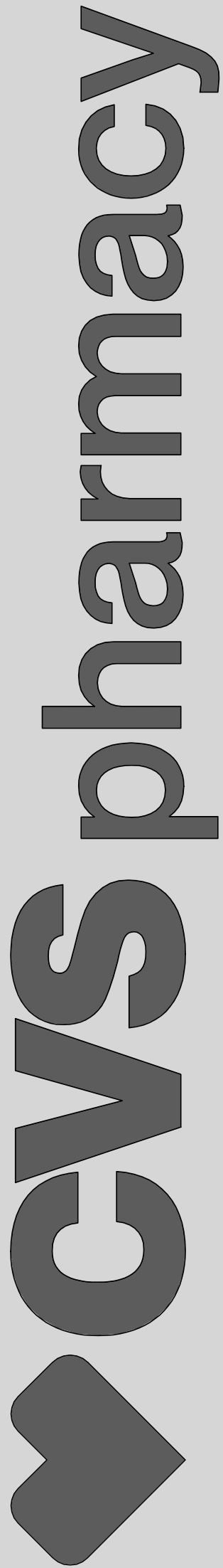
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ALL WINDOW MULLIONS TO BE EX5

CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX

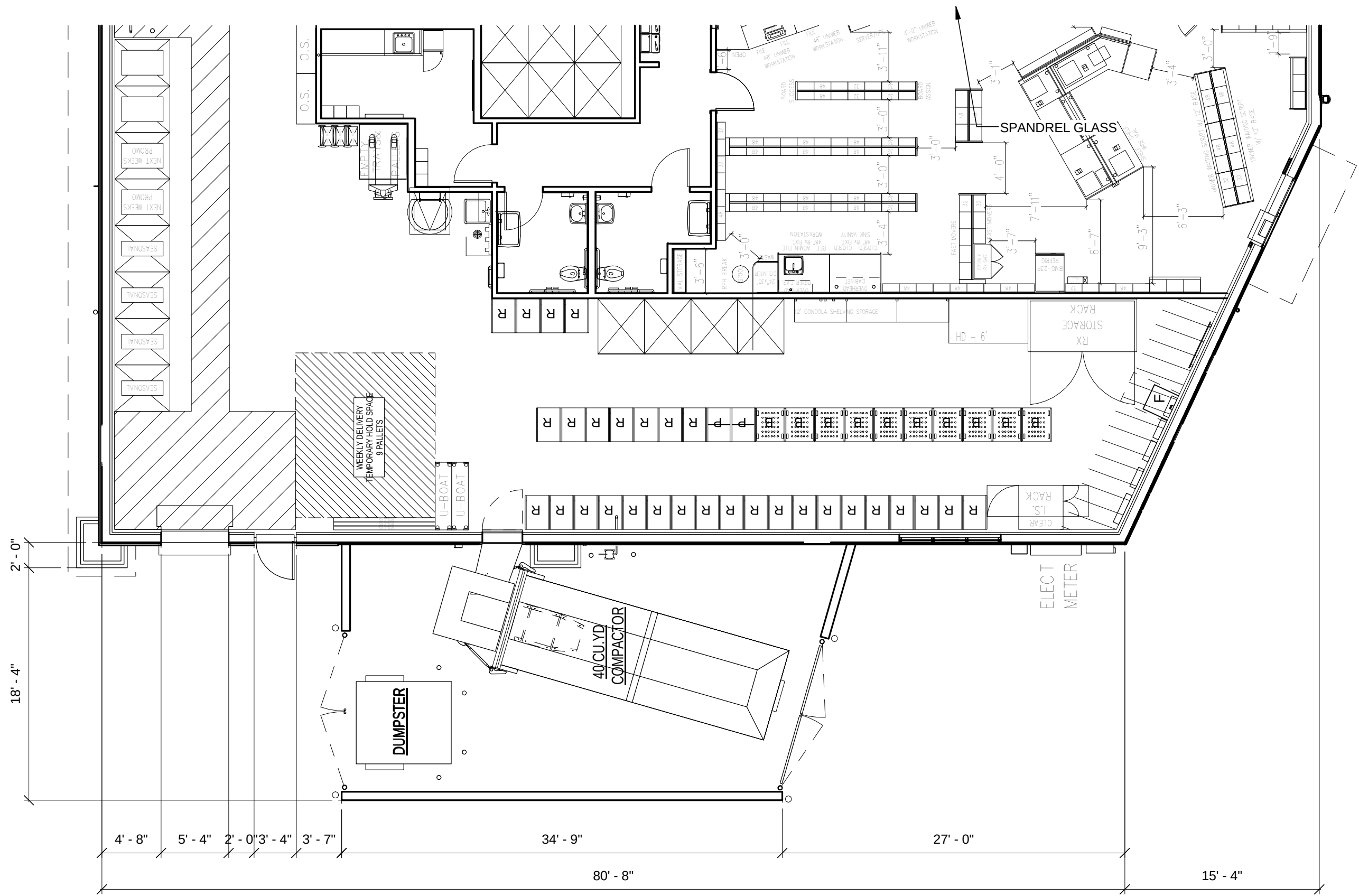
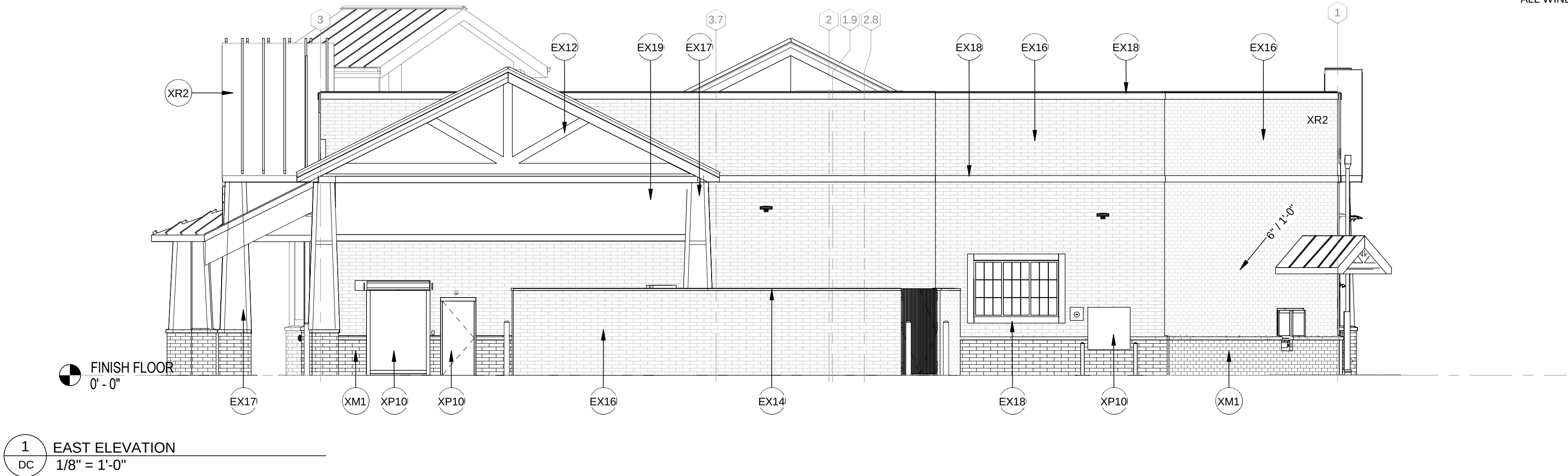


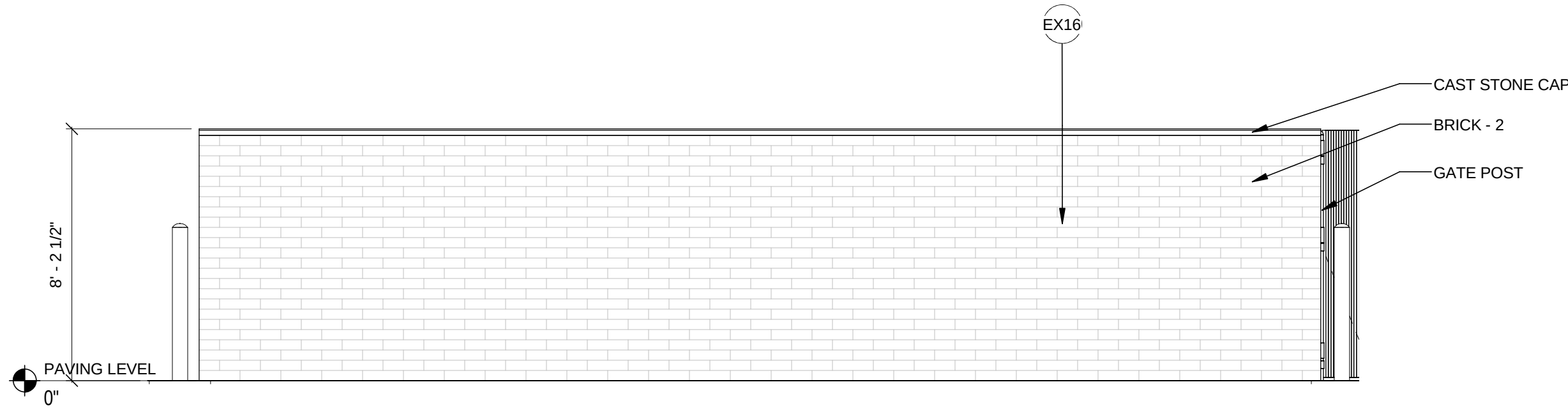
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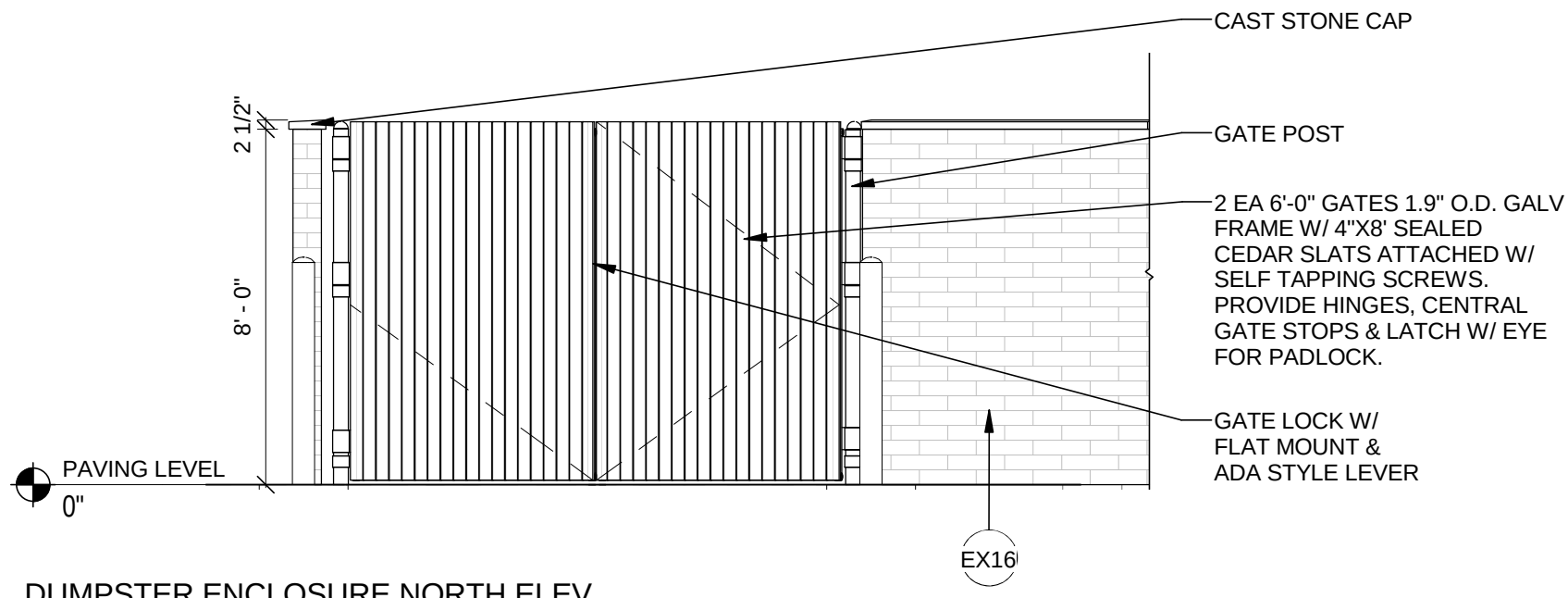
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ALL WINDOW MULLIONS TO BE EX5





DUMPSTER ENCLOSURE EAST ELEV.

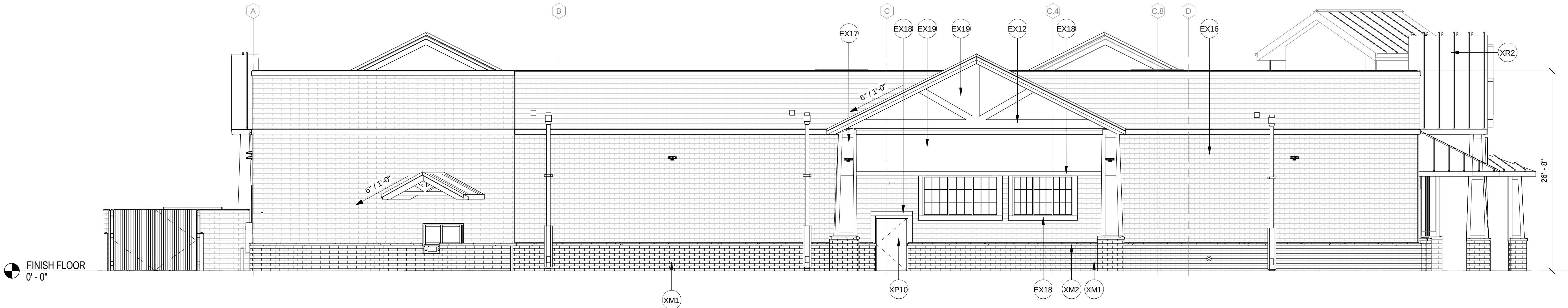


DUMPSTER ENCLOSURE NORTH ELEV.

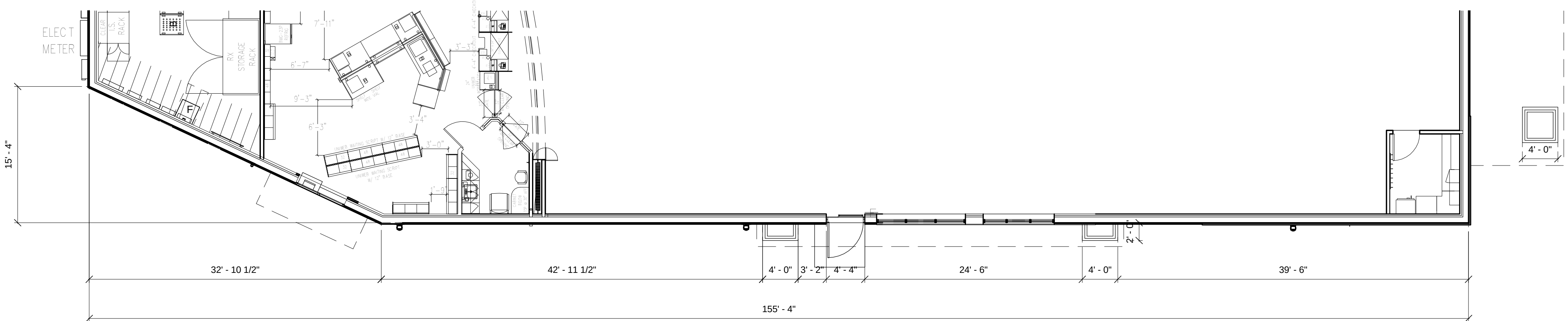
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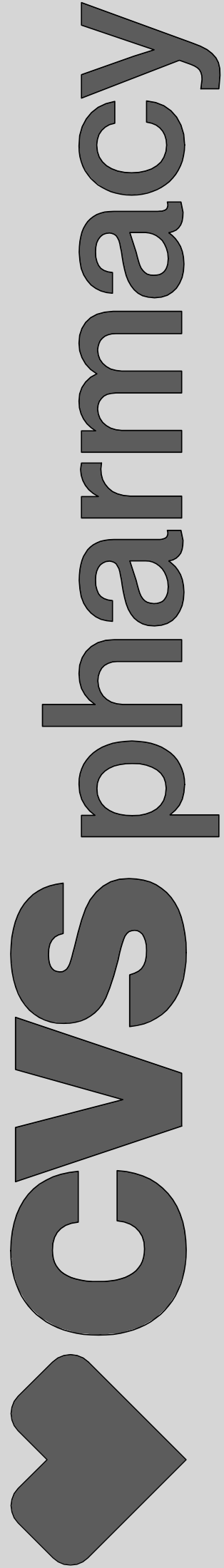
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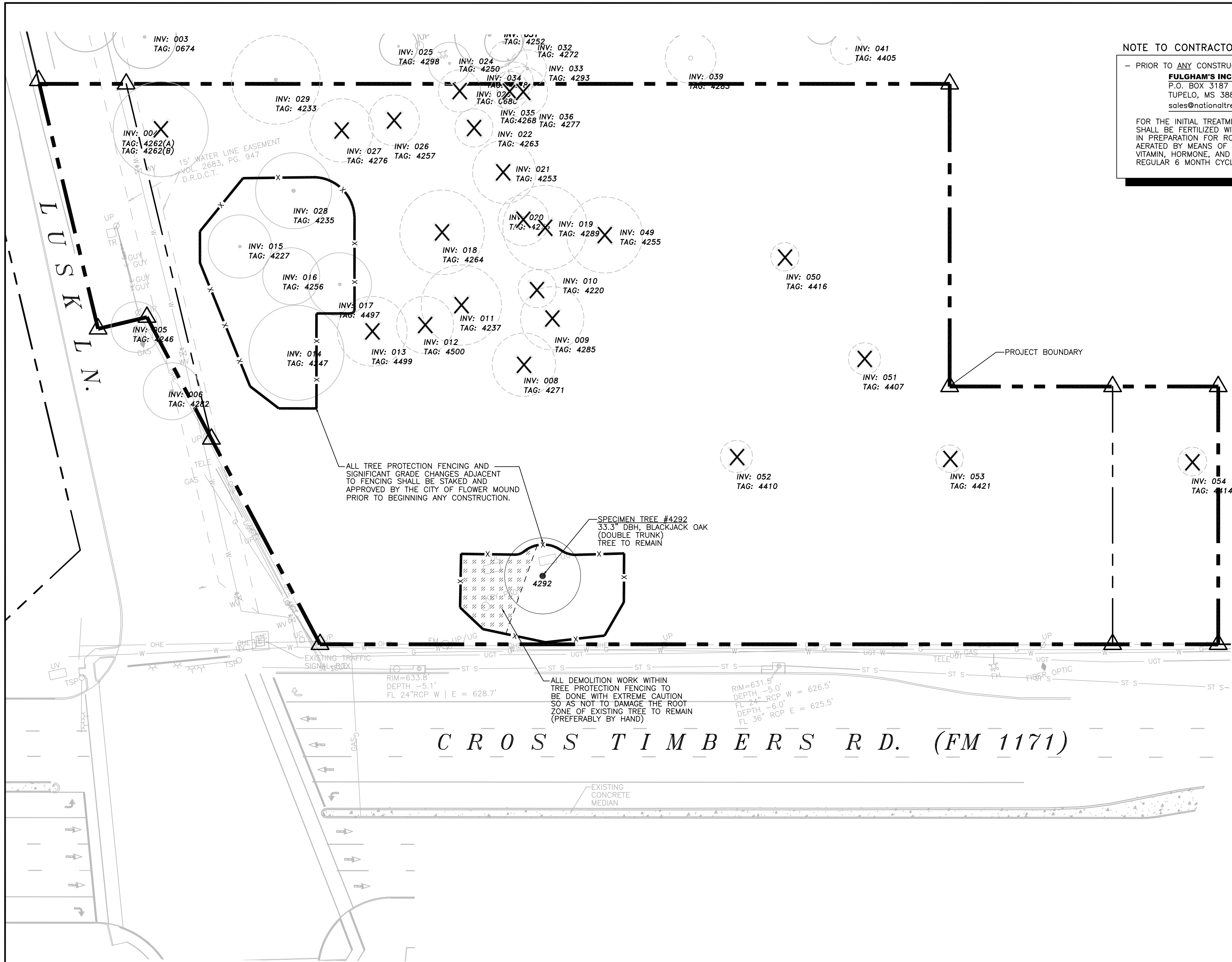


2 NORTH ELEVATION
DD 1/8" = 1'-0"



CVS 10907 14K RL, CROSS TIMBERS RD. & LUSK LN., FLOWER MOUND, TX



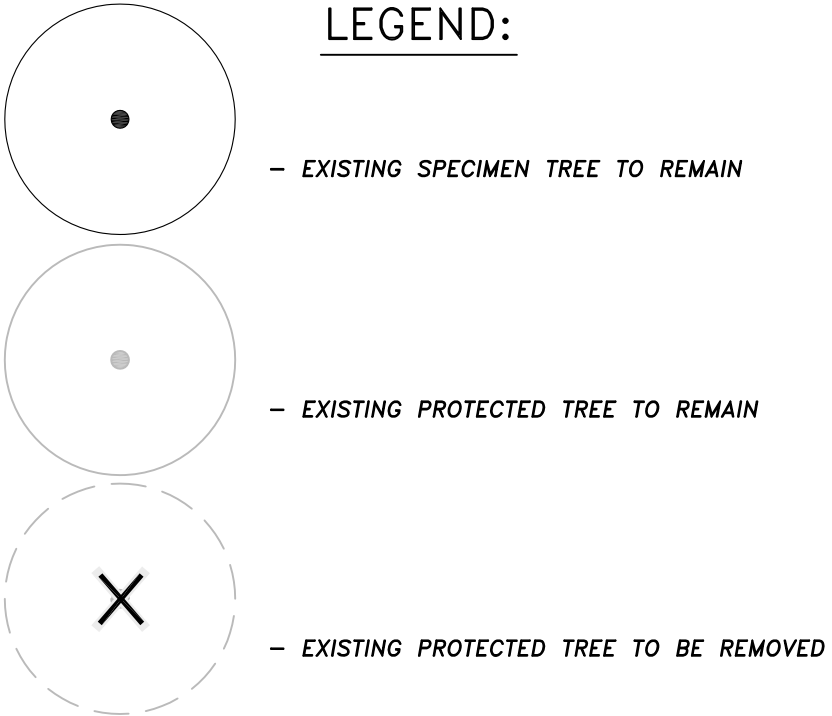
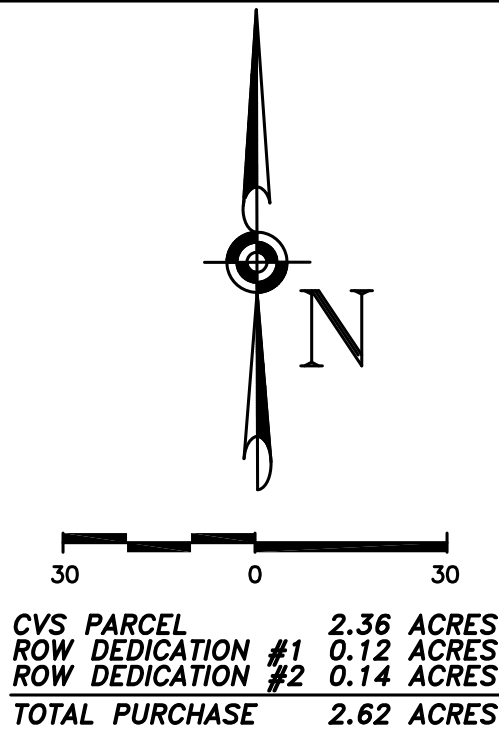


NOTE TO CONTRACTOR:

- PRIOR TO ANY CONSTRUCTION ACTIVITIES TAKING PLACE, THE GENERAL CONTRACTOR SHALL CONTACT:

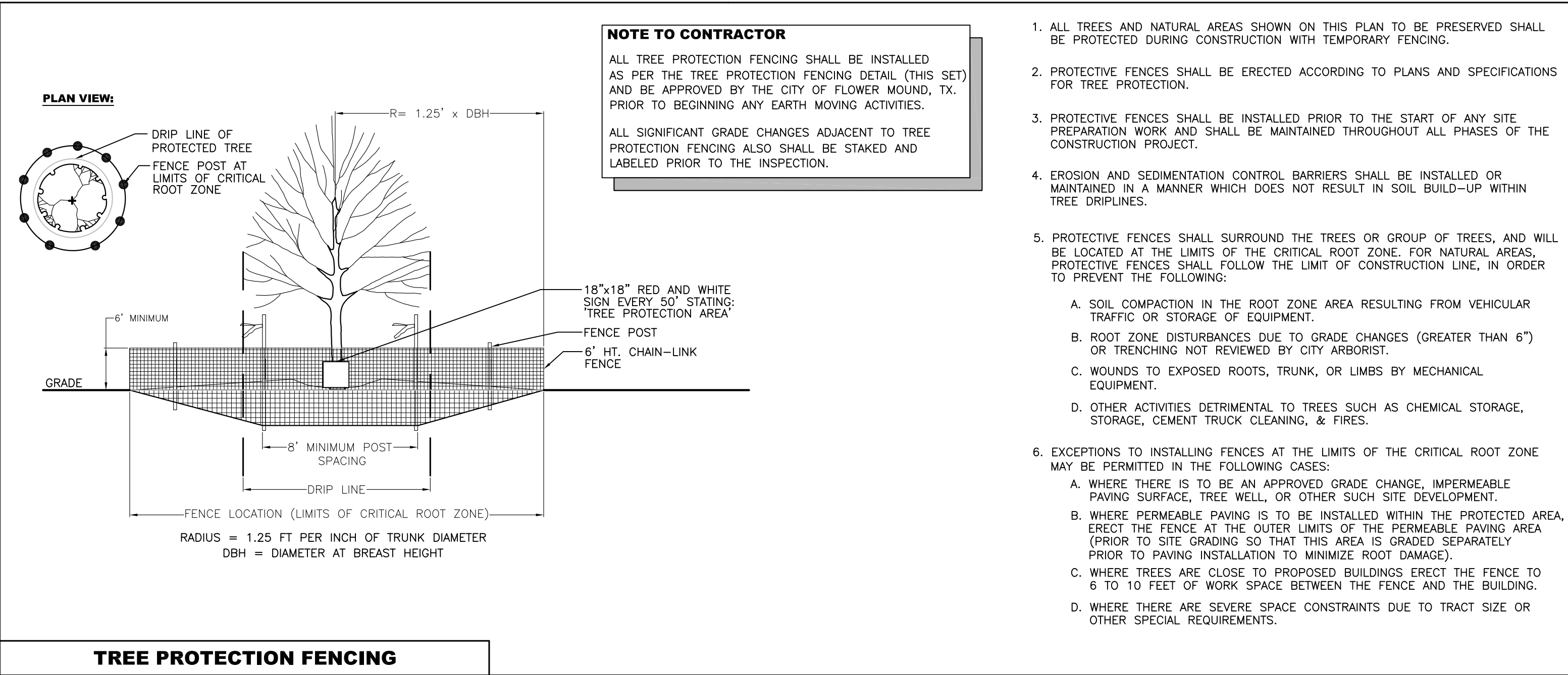
FULGHAM'S INC. - TREE PRESERVATION
P.O. BOX 3187 1-800-316-6630 OFFICE
TUPELO, MS 38803 1-662-844-6191 FAX
sales@nationaltreepreservation.com 1-662-231-0210 CELL

FOR THE INITIAL TREATMENT OF THE GROUND WITHIN THE CRITICAL ROOT AREA OF THE TREE, THIS SHALL BE FERTILIZED WITH A PHOSPHORUS RICH FERTILIZER (AS PER SOIL TESTS RECOMMENDATIONS) IN PREPARATION FOR ROOT DISTURBANCE AND HAVE THE AREA WITHIN THE CRITICAL ROOT ZONE AERATED BY MEANS OF A SUBTERRANEAN DEEP-ROOT AERATION AND TREATED WITH A MINERAL VITAMIN, HORMONE, AND MYCORRHIZAL FUNGI MIXTURE. THIS PROCESS SHALL BE REPEATED ON A REGULAR 6 MONTH CYCLE THROUGHOUT THE DURATION OF THE CONSTRUCTION.



- 24 - PROTECTED TREES WITHIN PROJECT BOUNDARY**
18 - PROTECTED TREES WITHIN THE BUILDABLE AREA
6 - PROTECTED TREES OUTSIDE THE BUILDABLE AREA
2 - PROTECTED TREES WITHIN THE EXISTING RIGHT-OF-WAY (NOT INCLUDED IN TOTAL)
- NOT ALL PROTECTED TREES TO BE REMOVED.

CERTIFIED ARBORIST
ISA
TREE INVENTORY PREPARED BY:
CHARLES R. WALKER
ISA CERTIFIED ARBORIST
SO-6611A
EXPIRATION DATE: DEC. 31, 2020



- ALL TREES AND NATURAL AREAS SHOWN ON THIS PLAN TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO PLANS AND SPECIFICATIONS FOR TREE PROTECTION.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES, AND WILL BE LOCATED AT THE LIMITS OF THE CRITICAL ROOT ZONE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6") OR TRENCHING NOT REVIEWED BY CITY ARBORIST.
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, STORAGE, CEMENT TRUCK CLEANING, & FIRES.
- EXCEPTIONS TO INSTALLING FENCES AT THE LIMITS OF THE CRITICAL ROOT ZONE MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE WELL, OR OTHER SUCH SITE DEVELOPMENT.
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN THE PROTECTED AREA, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA (PRIOR TO SITE GRADING SO THAT THIS AREA IS GRADED SEPARATELY PRIOR TO PAVING INSTALLATION TO MINIMIZE ROOT DAMAGE).
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS ERECT THE FENCE TO 6 TO 10 FEET OF WORK SPACE BETWEEN THE FENCE AND THE BUILDING.
 - WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE OR OTHER SPECIAL REQUIREMENTS.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES DOES NOT IMPACT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE. ALL TRENCHING WITHIN THE DRIPLINE SHALL BE DONE BY HAND.
- NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL FINISHED PRUNING SHALL BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES AVAILABLE UPON REQUEST FROM THE CITY ARBORIST.)
- DEVIATIONS FROM THE ABOVE NOTES WILL BE CONSIDERED SPECIFICATION VIOLATIONS. IF THERE IS SUBSTANTIAL NONCOMPLIANCE OR IF A TREE SUSTAINS DAMAGE AS A RESULT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL REPLACEMENTS OR CORRECTIVE ACTIONS AT HIS OWN EXPENSE.



14K - RL
RIGHT CORNER ENTRY
LEFT BUMPOUT DRIVE-THRU
STORE NUMBER: 10907
NEC - CROSS TIMBERS RD. & LUSK LN.
FLOWER MOUND, TEXAS
PROJECT TYPE: NEW STORE
DEAL TYPE: FEE FOR SERVICE
CS PROJECT NUMBER: 101484

ARCHITECT OF RECORD:

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com

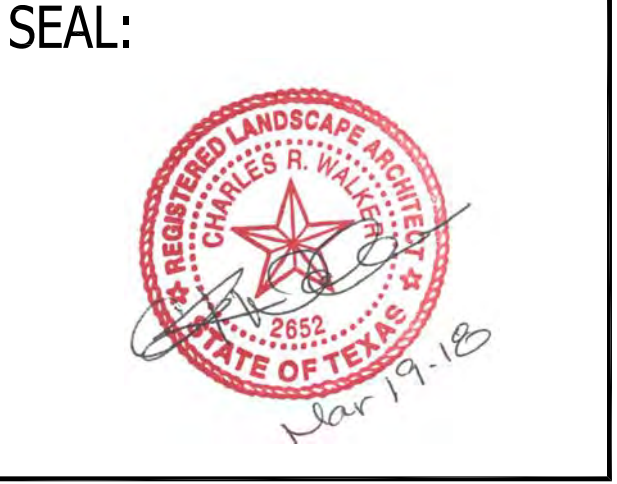


CONSULTANT:

CARLSON CONSULTING ENGINEERS, INC.
7068 Ledgestone Commons
Bartlett, TN 38133
Phone (901) 384-0404
Fax (901) 384-0710

DEVELOPER:

ORANGE DEVELOPMENT
1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-3443



REVISIONS:

CVS PROJECT MANAGER: J. MUTTER
DRAWING BY: D. BARNETT
DATE: NOVEMBER 20, 2017
JOB NUMBER: N/A
TITLE:

TREE SURVEY
SHEET NUMBER:

**Exhibit “B”
Development Standards**

**Planned Development District - 160 (PD - 160)
CVS Pharmacy #10907**

The development on the Property comprising approximately 2.365 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan
2. Exhibit D: Conceptual Landscape Plan
3. Exhibit E: Conceptual Elevations

B. Permitted Uses.

1. Except as provided in this section, the uses listed as Permitted Uses in Retail District-1 (R-1) in the Town’s Zoning Ordinance may be permitted on the Property.
2. The following permitted uses shall be prohibited on the Property:
 - Cleaning shop or laundry pickup station.
 - Cleaning/laundry pickup station only.
 - Cleaning/laundry shop with pickup station.
 - Laundry, self-service.
 - Parking lot, commercial.
 - Public building, shop, or yard.
 - Sewage Pump Station.
 - Telephone Equipment Station.

C. Specific Uses.

1. Except as provided in this section, the uses listed as Specific Uses in Retail District-1 (R-1) in the Town’s Zoning Ordinance may be permitted on the Property with a Specific Use Permit (SUP) approved by the Town Council.
2. The following specific uses shall be prohibited on the Property:
 - Cleaning/laundry shop with on-site plant;
 - Laboratory, medical or dental;
 - Mortuary or funeral home;
 - Parking structure, commercial; or
 - Recreation center.

D. Temporary Uses. The uses listed as Temporary Uses in the Retail District-1 (R-1) in the Town’s Zoning Ordinance may be permitted on the Property only upon approval of a

temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

E. Dimensional Regulations.

1. Except as provided in this section, the dimensional regulations listed for Retail District-1 (R-1) in the Town's Zoning Ordinance shall be required for this Planned Development.
2. The maximum height of buildings and structures shall be three stories or 35 feet for all uses, subject to Section 98-1029.

F. Architectural Standards.

1. Except as provided in this section, the Town's Urban Design Plan shall apply to all uses on the Property.
2. For a drug store or pharmacy, elevations shall comply with Exhibit, "E".

G. Miscellaneous Standards.

1. The following amenities shall be required on the Property.
 - Seating areas such as benches and seat walls shall be located as shown on Exhibit C;
 - Bike racks;
 - Enhanced landscaping; and
 - Enhanced pavement for the pedestrian crossing at the building entrance.

H. Exceptions. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Pitched Roofs – Urban Design Plan, Section 12.1.
A waiver to the pitched roof requirement of buildings less than 15,000 square feet is granted.
2. Compatibility Buffer – Section 82-302.
A minimum buffer of ten feet shall be provided along the northern and eastern property line.
3. Compatibility Setback – Section 82-303.
The minimum building setback from the northern property line shall be 35 feet.

From: Andrea Rockwood
Date: December 20, 2017 at 7:55:24 PM CST
To: Towncouncil@flower-mound.com
Subject: Proposed CVS at the corner of Lusk and 1171

Dear Town Council,

As a Flower Mound resident who lives within two miles of 2 CVS Pharmacies, a Walgreens, and the Pumpkin Patch, I feel like putting in another CVS Pharmacy is over kill. We have a lot of pharmacies located in Flower Mound including those in Tom Thumb and Kroger. My family has enjoyed going to the Pumpkin Patch every year. Even as the kids are getting older, it is something we like to do and have fond memories of. I do not like the thought of the Pumpkin Patch being turned into yet another Pharmacy. We have more pharmacies in Flower Mound than we have Starbucks. We chose Flower Mound over Frisco yet I feel with the amount of traffic and chain stores we are becoming just like Frisco. We moved to Flower Mound from Lewisville and there used to be a distinct shift when you got into Flower Mound with more trees, more open spaces, etc, now however the shift is becoming less and less. Another pharmacy is not vital to the survival of Flower Mound and its residents.

Thank you for your time.

Andrea Rockwood
Flower Mound Resident

-----Original Message-----

From: Bradford Simmons

Sent: Friday, January 5, 2018 5:35 PM

To: planning <planning@flower-mound.com>

Cc: Town Council <towncouncil@flower-mound.com>

Subject: MPA17-0014. Pumpkin Patch CVS

I am a citizen of Flower Mound for 8 years and live in Bridlewood. I strongly oppose the proposed plan to change a portion or all of the "Pumpkin Patch" to commercial. First of all we don't need another pharmacy anywhere near that vicinity as there are two less than a mile away. Second there are nice houses going in next door in the new Saddlewood development. These homes are a nice addition to the Town. If they want to change it to something change it to residential and let Saddlewood go all the way to Lusk. Actually there is a street that dead ends at the Pumpkin patch that could be extended into the Pumpkin patch lot to continue the neighborhood.

As we build out Flower Mound the surrounding areas need to be considered. Any retail on that corner is a detriment to Flower Mound because it just doesn't fit. Please place my opposition on the Record.

Bradford Simmons

5008 Balmoral Ln

Flower Mound, TX 75028

Brad Simmons

Sent from my iPad



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 10

DATE: March 26, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA17-0010 – Lakeside Village) to amend Section 1.0, Land Use Plan, and Section 2.0, Area Plans, of the Master Plan to change the current land use designation from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are no outstanding issues.

The project has a companion rezoning request (MU17-0002) for consideration on the same agenda. Approval of the rezoning request is contingent upon approval of this Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to change the land use designation on an approximate 9 acre tract from Campus Commercial use within the Lakeside Business District Area Plan to Mixed Use. This amendment is to change the Master Plan to allow for the accompanying zoning application to be approved. Further detail on the proposal is contained in the zoning application.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan Amendment requests. At the time this report was written, staff had received 12 emails in support of this request.

IV. ATTACHMENTS

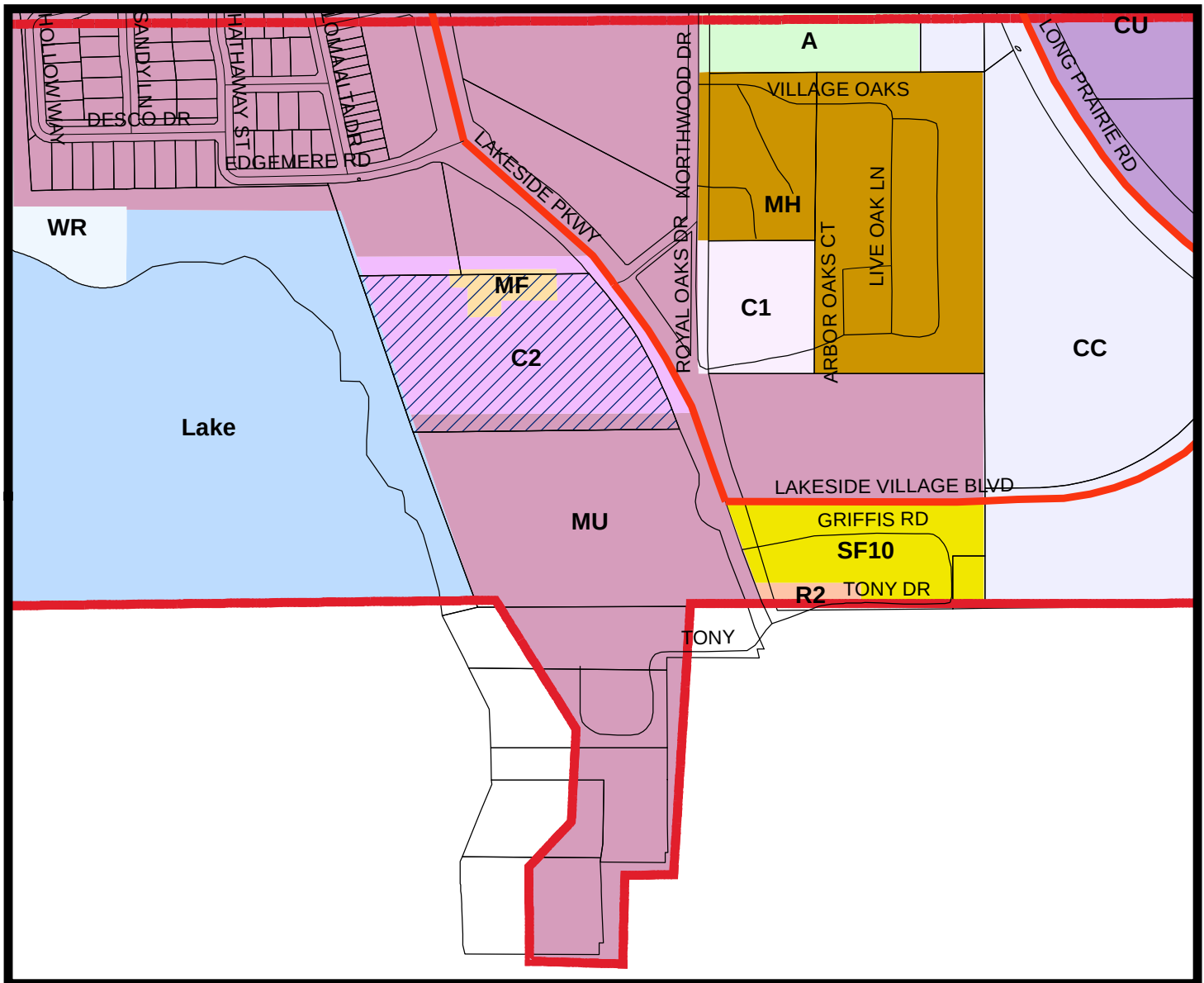
A. Background Information

1. Vicinity Map
2. Letter of Intent
- B. Application Details**
 1. Master Plan Exhibit
- C. Correspondence**
 1. Email correspondence



Vicinity Map

Reference Project: MPA17-0010



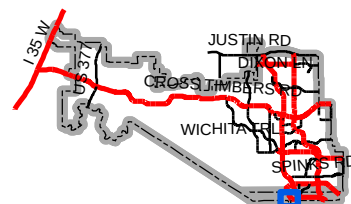
LEGEND

	Agriculture		Campus Commercial		*Combined Uses-See Ordinance		Commercial 1
	Commercial 2		Lake		Mixed Use		Mobile Home
	Single Family 10		Water Recreation		Multi-Family		Retail 2

Subject Property



0 375 750 1,500
Feet



Map Location

March 8, 2018

Mr. Tommy Dalton
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent
Lakeside DFW, Village Rezoning
MU17-0002

Dear Mr. Dalton,

When the Town of Flower Mound granted the original entitlements for the Lakeside DFW mixed-use development district on November 19, 2012, the planned development phasing included saving the land at the southern tip of the property, known as Lakeside Village, for a later phase, after the value of the development had been proven. Now the timing is appropriate to realize the potential of Lakeside Village: the development is thriving, it has been well received by the Town, the Hines property has been incorporated into the partnership, and the local and national economies are robust.



It is the intention of the owners and the development team to continue raising the bar for the Lakeside Business District and request a change of zoning from PD 39 to Mixed Use for the 9-acre annexation and combine the 30 acres identified as subzones MU-TEN(1) AND MU-TEN(2) into a unified Lakeside Village. We believe that this zoning would enable the development team to provide substantial benefits to the Town of Flower Mound in the form of outstanding public open spaces, unique commercial and dining opportunities and greatly expanded tax base.

The Lakeside DFW property owners and development team are proposing to expand the existing mixed use development in accordance with the Flower Mound Mixed Use Ordinance offering:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creating economic vitality;
 - B) Vehicular and pedestrian connectivity to adjacent land uses balancing neighborhood integrity with the transportation benefits of connectivity, and market demand for development and regional access;
 - C) A high level of development standards that creates development of exemplary and enduring quality and design;
 - D) Vertical and horizontal mixed use areas that are safe, comfortable and attractive to pedestrians;
 - E) Public access to significant environmental features on the site treating them as “features” rather than constraints;
-

- F) A variety of connected community gathering places and entertainment opportunities of differing scales and character to extend and enhance the trails and urban streetscape;
- G) A range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- H) Appropriate transitions to protect existing adjacent neighborhoods promoting sustained value; and
- I) Efficient use of land by facilitating compact development.

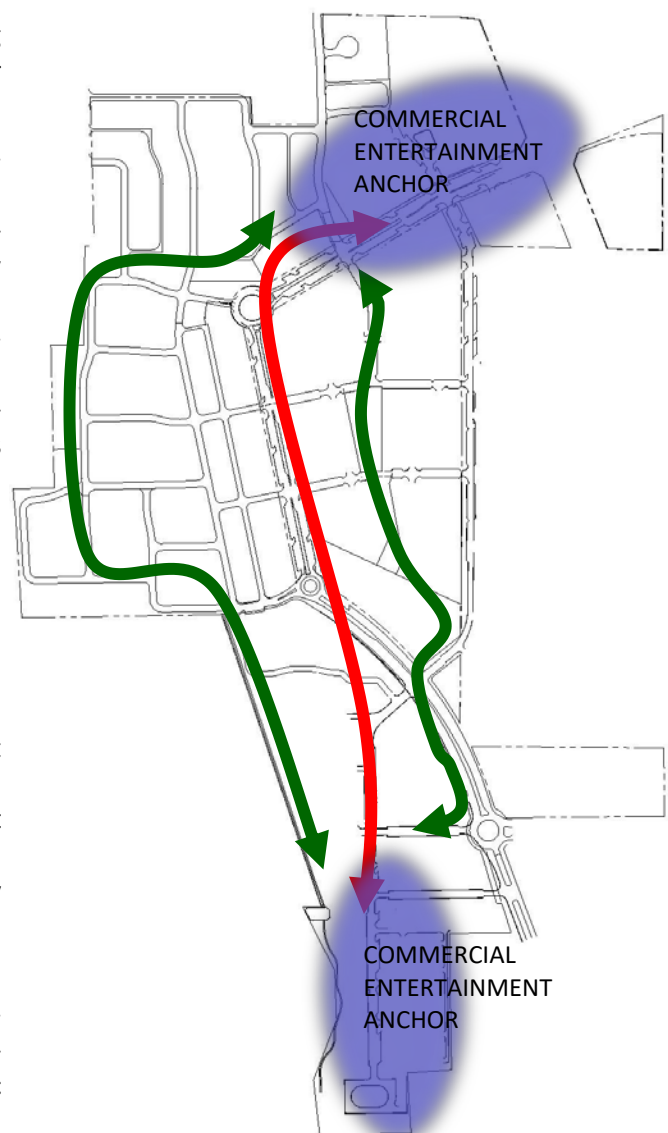
The proposed area, called Lakeside Village, continues the mixed-use concept by creating a new commercial center offering another anchor destination at the dramatic south end of the community. The pattern of providing two anchoring destinations at opposite ends of a pedestrian oriented venue has proven to work well to promote and encourage robust pedestrian activity between the commercial anchors and activating the spaces in between.

The center of the proposed Lakeside Village addition consists of a number of restaurants configured around a village square, offering dramatic views of the lake from the elevated bluff. Adjacent to the cluster of restaurants is the Community Lawn which can serve as a gathering venue overlooking the proposed natural amphitheater and westerly views of the lake.

There are 3 major pedestrian links between the northern and southern commercial/entertainment anchors, each with its distinct character and function. The westerly portion of the boardwalk serves the single family residents and includes the trailhead and coastal views. The easterly portion of the Boardwalk serves the multi-family portion of the community and weaves through the internal open spaces. The walk along Lakeside Parkway is the “Main Street” urban character that includes commercial streetscape and live/work frontage.

Since the distance between these anchors is over a mile from tip to tip, variety in the streetscape and associated land use is needed to insure that the walk, jog, or bike ride remains a visually interesting experience. We are introducing single family lots along the route fronting on both Lakeside Parkway and Sunset Boulevard to add variety and maintain the pedestrian scale of the street regardless of which path is chosen. Walking on Lakeside Parkway between attractive home facades and on-street parking establishes Lakeside Parkway as part of the community fabric, rather than as an arterial roadway dividing the community into pieces.

The addition of larger scale residential towers on the western side of Sunset Boulevard helps to keep the public open spaces active during most of the day and evening hours, since people are the main attraction of public spaces.



The sequence of public spaces along the western edge of Lakeside Village weaves together a continuous, unbroken park beginning with the existing Trailhead and Boardwalk at the northern portion of the Lakeside Village, then connecting to the 6,000 SF viewing deck called Sunset Point.

The trail and natural open spaces are proposed to continue along the coastal boundary to connect to the intimate amphitheater set into the natural grade within the open space called Sunset Green. Finally, the trail continues to the southern tip culminating in the set of terraces, both public and commercial, which is labelled as the Waterfront Bluff in the open space plan.



We also intend to use the opportunity to promote economic development, attracting hotels, restaurants, retail business, offices and residents to share in the project and help to generate increased commercial activity to Lakeside DFW and to the overall Business District.

The chart below indicates the portion of the development that is already built and the anticipated building program being proposed.

We also are maintaining the general balance of commercial and residential land uses that was initially established in the original November 20112 zoning. The table below compares the the proposed land use from the 2012 zoning application to the current proposed land use.

PROJECTIONS OF COMMERCIAL BUILD-OUT	COMMERCIAL SF	HOTEL
Maximum Commercial permitted in Ordinance 63-13, November 2012	905,400	INCL
2012 Smart Growth Engineering Projections	689,400	284
Building Permits Issued to Date and in the Application Process	145,182	0
2017 Smart Growth Engineering Projections for Lakeside Village: MU-TEN, MU-C(3)	395,200	310
TOTAL: Completed To Date PLUS 2017 Engineering Projections	540,382	310

PROJECTIONS OF RESIDENTIAL BUILD-OUT	RESIDENTIAL UNITS
Current Residential Entitlements	2,275
Building Permits Issued To Date	1,400
Proposed Residential Units to be Constructed	875
TOTAL RESIDENTIAL UNITS	2,275

The impact of the proposed zoning amendment will drive more economic activity, provide more public amenities, and offer more places to spend leisure time, that may be appreciated by all the residents of Flower Mound.

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

ATTACHMENT
TABULATION OF RESIDENTIAL UNITS
ENTITLED, CONSTRUCTED AND PROPOSED.

CURRENT RESIDENTIAL ENTITLEMENTS	RESIDENTIAL UNITS
ORDINANCE 63-13 (November 2012)	2200
ORDINANCE 12-14 (Add 0.8 acres)	10
PD 39 HINES, Amended	65
TOTAL	2275

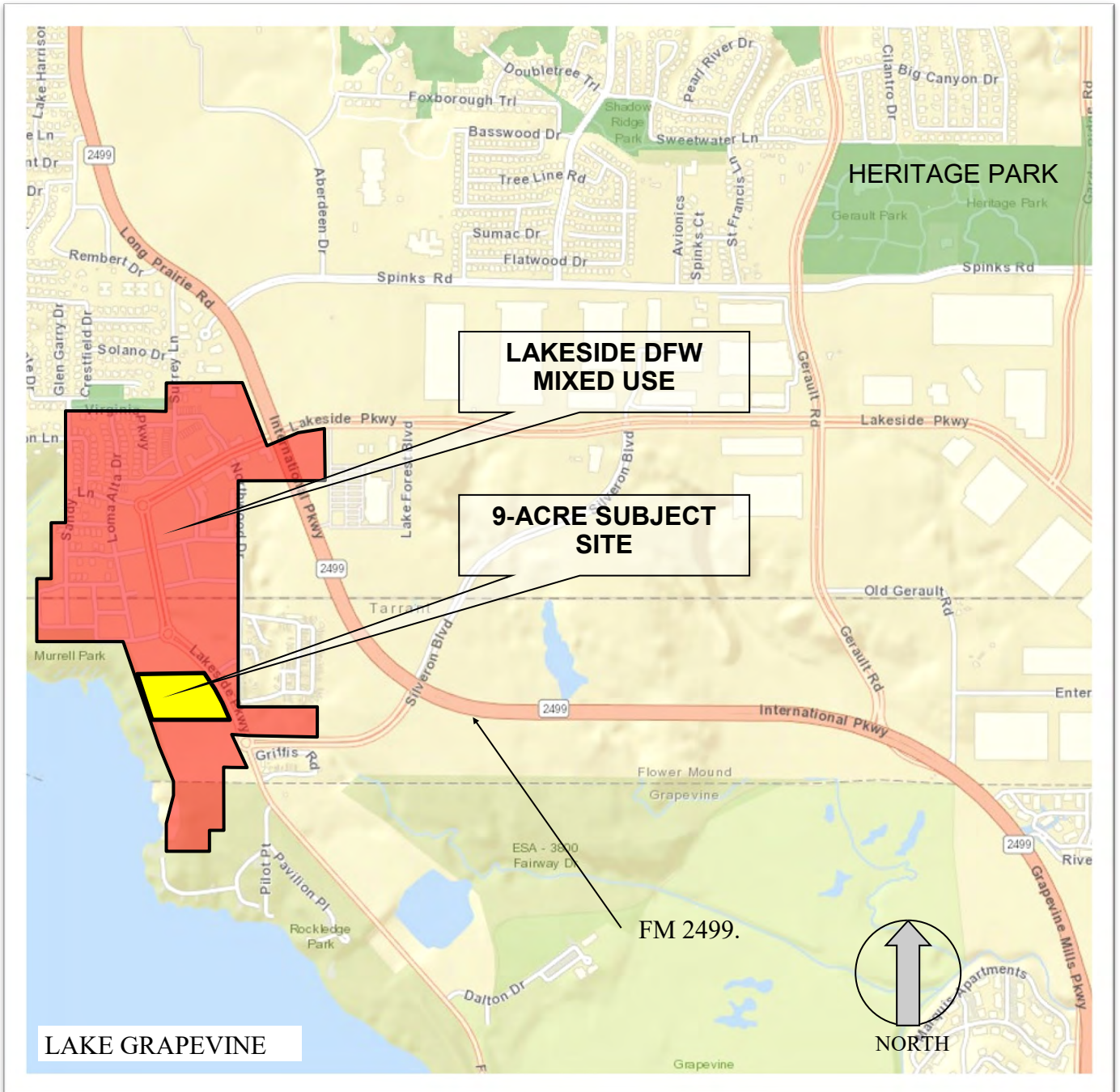
TOTAL BUILDING PERMITS ISSUED	RESIDENTIAL UNITS
DETACHED RU PHASE 1	119
DETACHED RU PHASE 2	70
DETACHED RU PHASE 3	61
ORDINANCE 12-13	5
SUBTOTAL	255
ATTACHED RU PHASE 1	466
ATTACHED RU PHASE 2	425
ATTACHED RU PHASE 3	200
SUBTOTAL	1091
LAKESIDE TOWER CONDO	51
LAKESIDE TOWER TOWNHOME	6
SUBTOTAL	54
TOTAL	1400

PROPOSED FUTURE CONSTRUCTION	RESIDENTIAL UNITS
DETACHED RU	80
ATTACHED RU	795
TOTAL	875

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

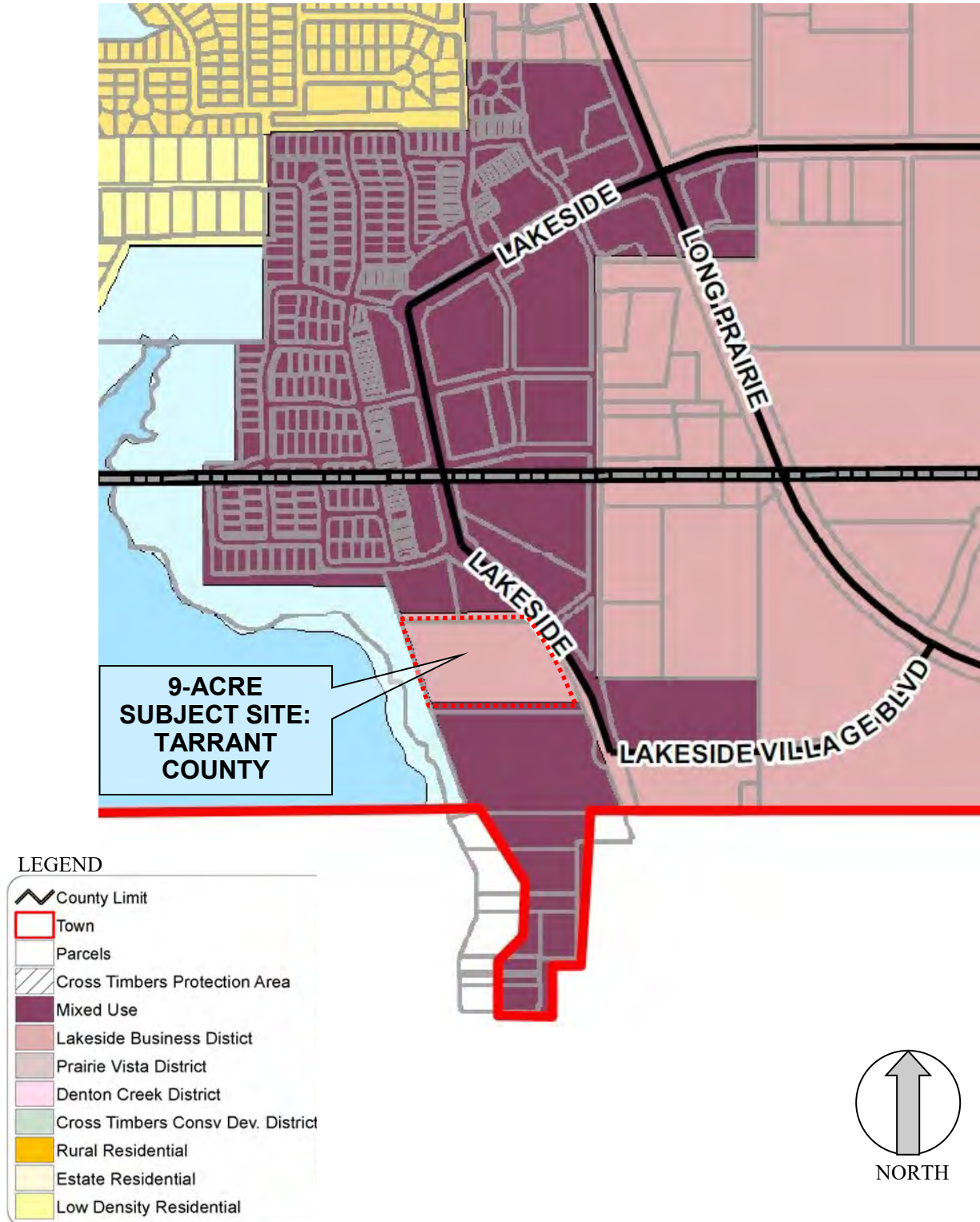
VICINITY MAP



Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

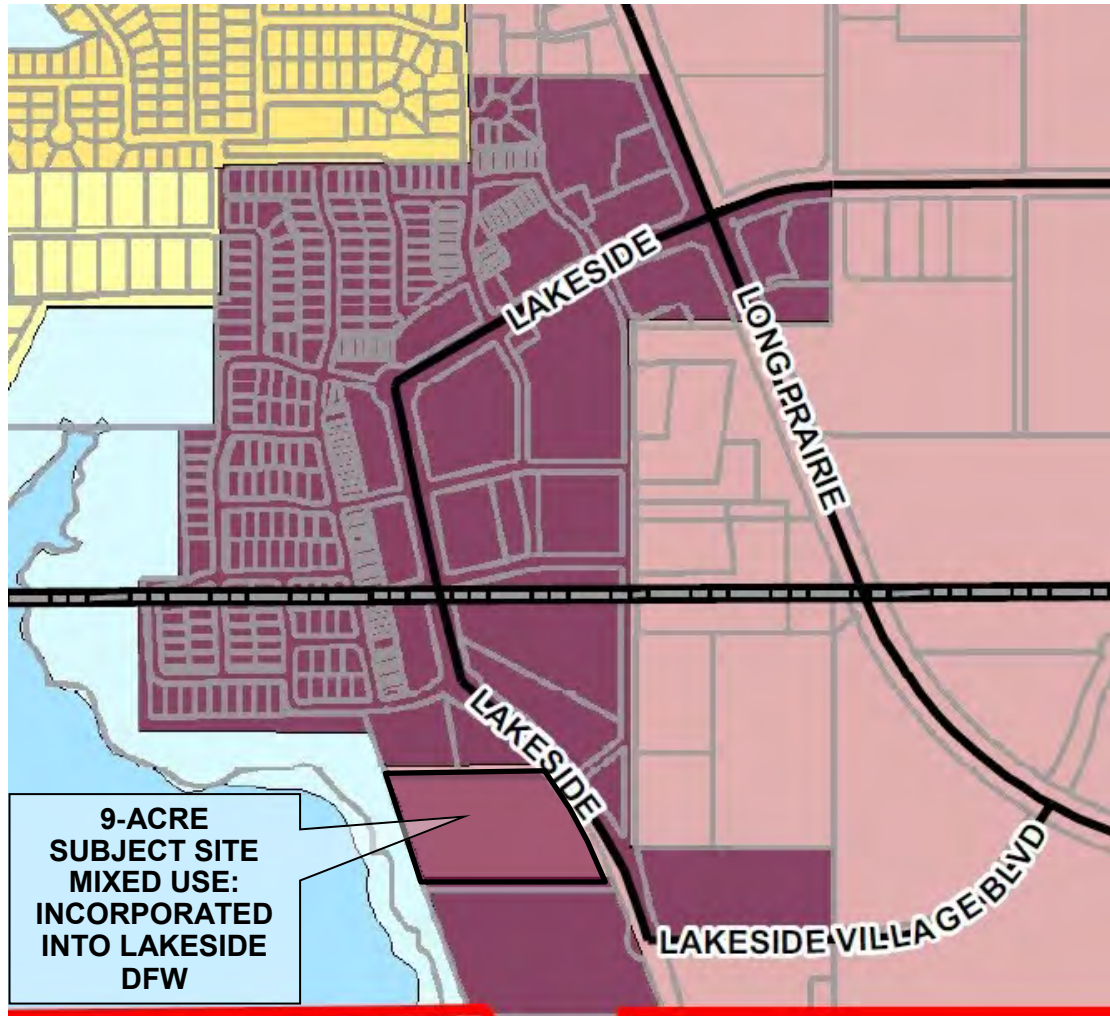
EXISTING LAND USE DESIGNATION



Realty Capital Management
Dallas, TX

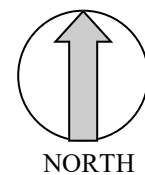
LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

PROPOSED LAND USE DESIGNATION



LEGEND

- County Limit
- Town
- Parcels
- Cross Timbers Protection Area
- Mixed Use
- Lakeside Business District
- Prairie Vista District
- Denton Creek District
- Cross Timbers Conserv. Dev. District
- Rural Residential
- Estate Residential
- Low Density Residential



Tommy Dalton

From: Lyn Choi
Sent: Monday, February 26, 2018 3:07 PM
To: Town Council; planning; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; mayoer@flower-mound.com
Subject: Support for the Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a homeowner at Lakeside DFW and writing this email to express my support for the proposed mixed-use development at Lakeside Village. I support for the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Sungae Choi and Dongil Kim
2604 Exall St.
Flower Mound, TX 75022

Tommy Dalton

From: Greg Homer
Sent: Wednesday, March 21, 2018 9:35 AM
To: planning
Subject: Support for Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside Tower Buyer and am writing you to express my support for the proposed mixed-use development at Lakeside Village.

I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Greg Homer

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Peter Schwartz
Sent: Tuesday, February 27, 2018 7:43 AM
To: planning; Town Council
Cc: Peter Schwartz
Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Peter Schwartz

Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063

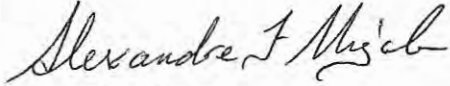


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Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

A handwritten signature in cursive script, reading "Alexandre F. Migala".

Dr. Alexandre F. Migala

Leah Migala

A handwritten signature in cursive script, reading "Leah Migala".

Tommy Dalton

From: Tom Stiles
Sent: Tuesday, March 20, 2018 12:23 PM
To: Town Council
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Thomas Stiles

2409 Surrey Ct

Flower Mound, TX 75022

Tommy Dalton

From: Walter Quintas Tuesday, February 27, 2018
Sent: 7:54 AM Town Council; planning
To: Lakeside Village!
Subject: Lakeside Village Letter of Support.docx
Attachments:

Please see attached!

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Mike Palmer
Sent: Thursday, March 22, 2018 8:50 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Mike Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Roberta Palmer
Sent: Thursday, March 22, 2018 11:40 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Roberta Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Kiran Vala
Sent: Wednesday, March 21, 2018 5:32 PM
To: Town Council; planning; Mayor - Tom Hayden; Place1 - Jason Webb
Subject: Lakeside Village Mixed-Use Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,
Kiran Vala
2400 Surrey Ct
Flower Mound

Tommy Dalton

From: Gail Colaruotolo
Sent: Tuesday, March 20, 2018 2:31 PM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

We am a Lakeside Tower Buyer and am writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Joe and Gail-Ann Colaruotolo

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

--

Gail

Just to be is a blessing. Just to live is holy. Unknown

Tommy Dalton

From: Cathy Perry
Sent: Wednesday, February 28, 2018 7:39 PM
To: planning; Town Council
Subject: Fwd: Support for Lakeside Village Zoning Change Request

Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Cathy Perry
2617 Desco Drive

Tommy Dalton

From: Ray Kingsbury
Sent: Wednesday, March 21, 2018 4:04 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Cc: Rosie Kingsbury;
Subject: Fwd: Lakeside Village zoning
Attachments: Lakeside Village Letter of Support - flattened.pdf; ATT00001.htm

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,

Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct. Southlake, Texas 76092

(Original signed letter attached)

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Sent from my iPad

Ray Kingsbury
Managing Director
Ancor Capital Partners
2720 East State Highway 114
Southlake, Texas 76092

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,



Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct.
Southlake, Texas 76092



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 11

DATE: March 26, 2018

FROM: Tommy Dalton, Assistant Town Manager

ITEM: **Public Hearing to consider a request for rezoning (MU17-0002 – Lakeside DFW/Lakeside Village) to amend Mixed Use District-1 (MU-1) to include additional land, amend certain conceptual plans and development standards in the Lakeside DFW Development Code, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located west of Long Prairie Road along both sides of Lakeside Parkway.**

I. ITEM SUMMARY

This application has been reviewed by DRC. The request includes certain exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below), as well as outstanding issues.

The project has a companion Master Plan Amendment request (MPA17-0010) for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

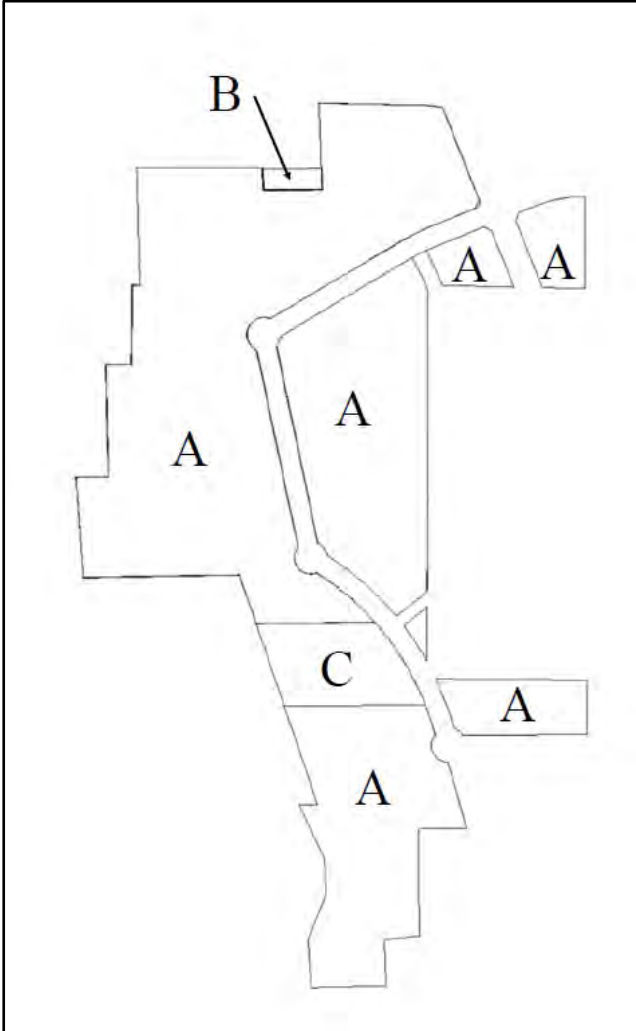
This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to amend the Lakeside DFW Mixed-Use code as described in the caption above as well as in more detail below. The proposed development encompasses approximately 156 acres. Approximately 147 acres is zoned Mixed Use District-1 (MU-1), and 9 acres is zoned Planned Development District-39 (PD-39) with C-2 uses. **Figure 1** below shows the various tracts that compose the Lakeside DFW and Village development.

Tracts labelled "A" were part of the original Lakeside DFW MU-1 (146 acres). Tract "B" was annexed on March 4, 2013, into the Lakeside DFW development district (.88 acres). Tract "C" formerly known as the Hines property is proposed to be annexed into the Lakeside DFW MU-1 (9 acres).

Figure 1: Lakeside DFW Tracts



[Ordinance No. 63-12 \(Ord. 16-13\)](#), which established MU-1 and was approved by the Town Council on November 19, 2012, provides a comprehensive and prescriptive level of performance standards with respect to all elements of the built environment within the mixed use project, while at the same time allowing more flexibility than conventional zoning.

Due to the nuanced nature of the Town's [Mixed Use Zoning District Regulations](#) (MUZDR), and Ord.16-13, and the nature of the proposed changes to Ord. 16-13, the following analysis is detailed and aided by tables and figures.

There are five major components to the request, and each will be covered separately below, followed by a summary:

1. Adding approximately 9 acres, formerly the Hines tract, into the project;
2. Combining approximately 38 acres formerly identified as MU-TEN(1) and MU-TEN(2) with the Hines tract into a single subzone (MU-TEN);
3. Amendments to various plans and development standards;
4. Modifications/Adjustments from the MUZDR; and,
5. Outstanding issues

- 1. Annexation of Hines Tract:** The site is currently undeveloped and Master Planned for Campus Commercial Uses. The companion Master Plan amendment proposes to change the land use from Campus Commercial to Mixed-Use in order to incorporate the property into the MU-1 District. The property is currently zoned PD-39 with C-2 uses.

A site plan (SP04-06) was approved by the Planning and Zoning Commission on January 22, 2007, for a 461,041-square-foot, 18-story, luxury hotel and high rise condominiums. Grading for the project began in 2008; however, the developer stopped work and ultimately restored the property.

Incorporating the Hines tract into the MU-1 will provide continuity in terms of development and design.

- 2. Single Subzone:** *Figure 2* below shows the concept plan from the original MU-1 zoning code which indicates the various subzones within the property. The subject property is generally outlined in orange, and consists of two major

subzones along the lake (MU-TEN(1) and MU-TEN(2)). These two subzones along with the Hines tract are being combined into a new MU-TEN subzone (**Figure 3**). MU-C(3) is also part of the Village, but remains largely unchanged.

The MUZDR defines an Environmental transition zone (TEN) as “the area between the mixed use core or neighborhood and a major environmental feature.” In this case, it is Grapevine Lake. Further, the MUZDR states that “the environmental feature may be a creek, water body, significant grades, or tree stands. In particular, the environmental transition zone shall consider appropriate buffers and edge conditions to the specific environmental resource in order to maximize its intrinsic value to the overall mixed use development as a focal point.”

Figure 2: Ord. No. 63-12 Concept Plan

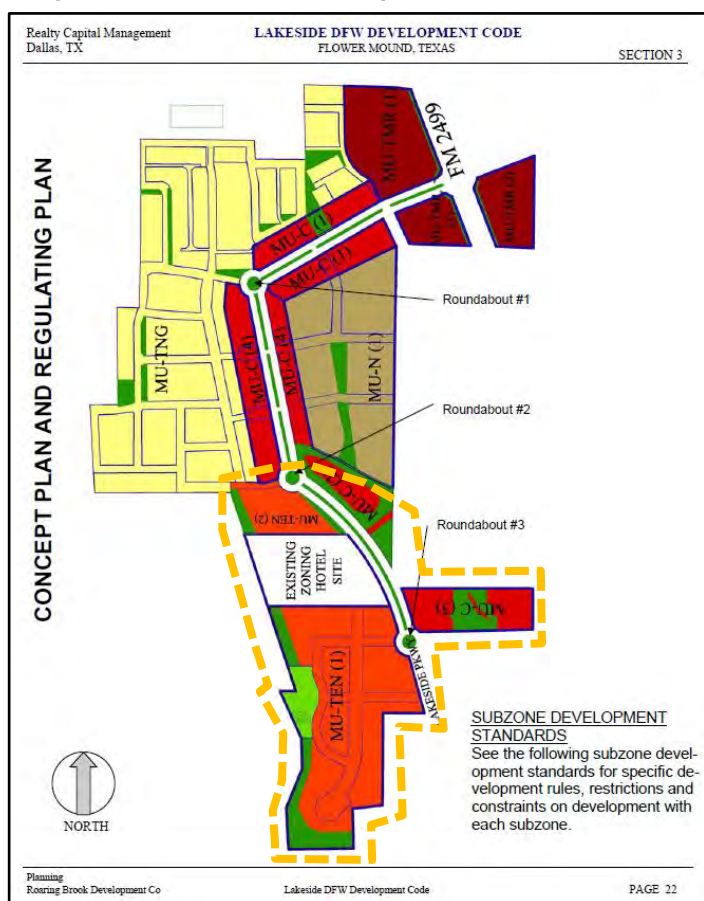
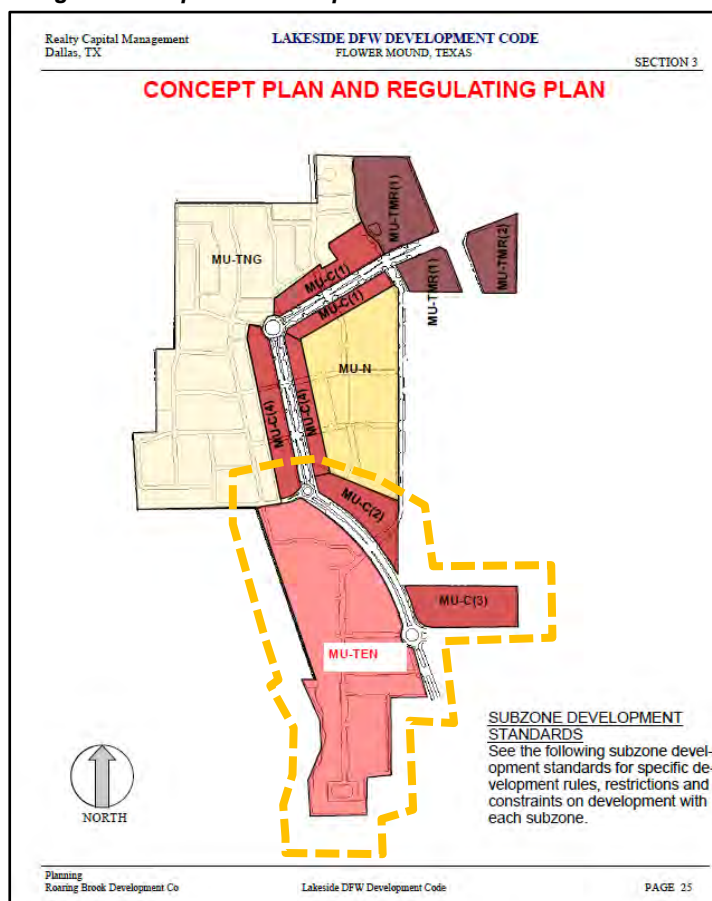


Figure 3: Proposed Concept Plan



- 3. Development Standard Amendments:** Various amendments are proposed by the applicant to realize the vision outlined in the applicant's letter of intent (Attachment A(2)). The applicant has provided a red-lined version of the development code (Attachment B(1)) that provides for the various edits being proposed.

Several of the proposed development standards are modifications or adjustments from the Town's MU Zoning District regulations. These are items that must be

approved by the Council following a recommendation from the Planning and Zoning Commission. Modifications will be discussed in more detail below.

The following table provides a brief overview of the changes to the document (**Table 1**) followed by details of the substantive changes (**Tables 1.1 – 1.5**).

Table 1: Overview of Changes

Item	Page(s)	Change	Notes
1.	1-3	Updates to title page and table of contents	
2.	4-10	Proposed for deletion	Superfluous non-regulatory information
3.	11	Proposed for deletion	Outlined the prior modifications granted by the Town Council. These approvals are still in effect, unless further modification is required as outlined in the next section
4.	12	Replaced by page 19	
5.	13	Proposed preface to the zoning code	
6.	14-18	Proposed for deletion	Superfluous non-regulatory information
7.	19	Revised Land Use Statistical Report	
8.	20	No change	
9.	21	Proposes combining the MU-TEN(1)&(2) subzones into one subzone under the Definition of the Character Zones	
10.	24	Replaces the old concept plan with the revised plan on page 25	
11.	25	Revised concept plan	
12.	26-27	Previous permitted uses and associated tables to be replaced with those proposed on pages 28-30 for the MU-TEN subzone only.	
13.	28-30	Revised land use tables	See Table 1.1 for the substantive changes and notes are provided as applicable
14.	31-33	Previous development standards and bulk regulation tables to be replaced with revised tables on pages 34-37	
15.	34-37	Revised development standards and bulk regulation tables	See Table 1.2 for the substantive changes and notes are provided as applicable
16.	38	Revised Bonus Height provisions	The bonus height provisions require the Council to approve the proposed modifications. (Detailed later in this report)
17.	39-42	Previous subzone standards for MU-TEN(1) and MU-TEN(2) to be replaced with subzone standards on pages 43-49, and revised subzone standards from MU-C(3) on page 50	
18.	43-49	Revised MU-TEN and MU-C(3) Subzone Standards	See Table 1.3 for the substantive changes and notes are provided as applicable
19.	61	Previous street plan to be replaced with revised plan on page 62.	
20.	62	Revised street plan	The revised plan acknowledges that additional fire lanes may be required at site plan application. New street designations are outlined by a red box.
21.	63	Changes to the table are highlighted in yellow instead of noted in red text.	
22.	64	New streets added to the table (MU Street 2, and Fire Lane), as well as a new "Note 6."	
23.	65-66	Minor amendments to where streets are permitted.	Amended as a result of combining MU-TEN(1) & and MU-TEN(2)
24.	67	New street section permitted only in the MU-TEN subzone.	
25.	68-71	Same as item 20 above.	
26.	72	New Fire Lane section	

27.	73	Same as item 20 and 22 above	
28.	74	No change	
29.	75	Previous park and open space plan to be replaced with revised plan on page 76.	
30.	76	Revised open space plan	Updated legend and plan that incorporates Hines tract and reflects new/revised parks and open spaces in the MU-TEN.
31.	77	Previous open space requirements to be replaced with revised table on page 78	
32.	78	Revised numbers for the MU-TEN.	Includes open space increases for bonus height (3%) and single family uses (5%)
33.	79	Revised park and open space category list	
34.	80-87	No change	
35.	88	Revised Long Prairie Park typology	Reflects accommodation of a HOA clubhouse and/or dog park as an "other consideration."
36.	89	Previous Long Prairie Park typology graphic proposed for deletion.	
37.	90-91	No change	
38.	92-94	Park and open space typologies related to the MU-TEN to be replaced by pages 96-103	
39.	95	No change	
40.	96-103	Revised mapping and standards for parks and open spaces within the MU-TEN.	See Table 1.4 for the substantive changes and notes are provided as applicable. The amenities in the Village have changed over time, please see Table 1.5 for amenity evolution.
41.	104	Previous trail figure to be replaced by the new figure on page 105	
42.	105	New trail figure and updates to the A.C.O.E. trailhead connection.	Trailhead has been approved by the A.C.O.E. and constructed.
43.	106	New section for a natural trail has been included	
44.	106-110	No changes	
45.	111	Previous parking figure to be replace by the new figure on page 112.	
46.	112	New parking figure shows locations of surface and structured parking	Nine parking structures are being proposed in the MU-TEN. The most northern is under construction and associated with the condo tower.
47.	113	The previous parking table is proposed for deletion	Superfluous non-regulatory information
48.	114-140	No change	End of document

Table 1.1: Substantive Land Use Changes in the MU-TEN & MU-C(3)

Item	Page	Use	Subzone	Change	Requires Modification Approval
1.	28	Home occupation	MU-TEN	Added as an accessory use	No
2.	28	Apartments/condos	MU-TEN	Added as a permitted use	Yes ¹
3.	28	Single-family Townhomes	MU-TEN	Added as a permitted use	Yes ¹
4.	28	Single-family Detached	MU-TEN	Added as a permitted use	Yes ¹
5.	29	Theater, cinema, dance, or music establishment	MU-TEN	Added as a permitted use	Yes ¹

6.	29	Museums, and other special purpose recreational institutions	MU-TEN	Added as permitted use	Yes ¹
7.	30	Full-service hotel	MU-TEN	Detail is expanded	No
8.	30	Select-service hotel	MU-TEN	Added as a permitted use	Yes ²
9.	30	Limited-service hotel	MU-TEN	Added as a SUP	Yes ²
10.	30	Outdoor temporary displays	MU-TEN	Added as a permitted use	Yes ¹
11.	30	Sidewalk sales limited to retail tenants with storefronts	MU-TEN	Added as a permitted use	Yes ²
12.	30	Drive through facility	MU-C(3)	Added as a permitted use	Yes ¹
13.	30	Vet Clinic	MU-C(3)	Added as a permitted use	Yes ¹

¹ These uses were not identified as permitted uses within Ord. 63-12 or the subzones listed in the MUZDR in Section 98-901. Allowing them requires Council approval.

² Any use not specifically listed in the MUZDR is prohibited (Section 98-901(c)). These uses are not listed in the MUZDR, and requires Council approval.

Table 1.2: Substantive Development Standards & Bulk Regulation Changes in the MU-TEN & MU-C(3)

Item	Page	Standard	Subzone	Change	Requires Modification Approval
1.	34	Character Zones	MU-TEN	Combined acreages for the MU-TEN, adjust residential units, commercial square footage, and hotel rooms	No ¹
2.	34	Minimum Block Face Dimension	MU-TEN	Reduce from 200' to 170' (MUZDR provides between 500' and 1000')	Yes ²
3.	34	Max lot coverage	MU-TEN	MU-TEN(1) provided for 85% and MU-TEN(2) provided for 50%. The MUZDR allows this standard to be flexible.	No
4.	34	MU Street 2	MU-TEN	Creation of a new street section	No
5.	35	Commercial minimum width for alleys	MU-TEN	No change	No ³
6.	35	Residential Minimum width for alleys	MU-TEN	No change	No ³
7.	35	Commercial Fire Lane	MU-TEN	Creation of a fire lane cross section	No
8.	35	Streetscape Standards	MU-TEN	Changes to the sidewalk and parkway/planter widths along with street tree spacing, preferred pattern, and species.	Yes ⁴
9.	35	On-street Parking	MU-TEN	No Change	No ³
10.	35	Parking Lane Width	MU-TEN	No Change	No ³
11.	36	Min Parking Stall	MU-TEN	No Change	No ³
12.	36	Built to commercial standards	MU-TEN	Defers to subzone standards that reduces the minimum required floor-to-floor height from 15' to 12'.	Yes ⁵
13.	36	Residential Occupancy on ground floor	MU-TEN	Defers to subzone standards that allows more than 50% of the ground floor to be occupied by residential uses specifically in	Yes ⁶

				MZ1, MZ4, and MZ5 on page 44 of the proposed code.	
14.	36	Building height	MU-TEN	Minor Change to the text	Yes ⁷
15.	36	Setbacks	MU-TEN	No change except for the max front yard setback. The applicant is proposing to exceed the maximum front yard setback of 25'	Yes ⁸
16.	37	Notes	MU-TEN	Proposing additional notes	No

¹ The proposed zoning increases the residential units in this subzone and within the overall Lakeside DFW project. This is further detailed in the outstanding issues below.

² Council previously granted a modification in the original zoning code (Ord. 63-12) as outlined in Table 1.2 of that code.

³ These are shown as red in the proposed document since the application has combined MU-TEN(1) and MU-TEN(2) into one subzone. These items are consistent with Ord. 63-12.

⁴ A modification is required for the planting pattern. Ord. 63-12 granted a modification from 6' wide continuous strips to 4.5' and a 6' x 6' tree well to a 4.5' x 4.5' tree well. The pattern is flexible. Sidewalks/trails/walkways meet or exceed the requirements of the MUZDR. The species change clarifies that trees will be selected from the Town's approved list. (Ord. 63-12 allowed trees not on the Town's list)

⁵ Section 98-903(d)(1) requires that the "minimum ground floor height measured from the finished sidewalk to the second floor for all vertical mixed use, commercial, and live-work buildings shall be 15 feet." Ord. 63-12 granted a reduction down to 14'. The application is requesting a further reduction down to 12'. See page 49, Section 3(G)(3)(a).

⁶ A minimum of 50 percent of the ground floor building area built and occupied as a nonresidential use only, is a requirement of Section 98-903(i)(4)(a)(4) of the MUZDR "bonus height" provisions. If bonus height is granted (in this case more than 5 stories), the ground floor of those buildings must be 50% commercial uses. The applicant is requesting a modification to that standard.

⁷ Ord. 63-12 previously granted bonus height in this area. However, MU-TEN(2) only allowed 18 stories and the applicant is proposing 25, which was previously granted for MU-TEN(1). However, the applicant is also requesting a modification to the minimum standards to bonus height under the MUZDR. This modification is detailed later in this report.

⁸ The MUZDR allows for the applicant to propose their own setbacks (Section 98-902 (table 3)). However, the maximum front setback for a TEN subzone is 25.' Note 13 on page 37 limits the exceedance to restaurant and hotels.

Table 1.3: Substantive Subzone Standard Changes in the MU-TEN & MU-C(3)

Item	Page	Standard	Subzone	Change	Requires Modification Approval
1.	43	Microzone Narrative	MU-TEN	Provides narrative and microzones descriptions.	No
2.	44	Land Use	MU-TEN	Provides land use table and microzone map	Yes ¹
3.	44	Cul-de-sacs	MU-TEN	Map depicts a cul-de-sac	Yes ²
4.	45	Open Space Regulations	MU-TEN	Provides new narrative and descriptions for the proposed open space	No ³
5.	46	Tree Mitigation	MU-TEN	Exemption of Multi-family uses from the tree mitigation requirements	Yes ⁴
6.	46	Commercial Streetscape Regulations	MU-TEN	Map that identifies where commercial streetscape standards apply, text identifying ground floor commercial occupancy requirements.	No ⁵
7.	47	Street Network Regulations	MU-TEN	New map and text that references conformance with Section 4	No
8.	48	Public Access Definition	MU-TEN	New map text to identify public vs. private (commercially) accessible areas	No ⁶
9.	48	Single Family Bld. Standards	MU-TEN	Provides a table for building standards	No
10.	49	Architectural Standards (Sections 1-3)	MU-TEN	Requires that building meet the original architectural standards except as provided in this section, as well as detention standards.	No

11.	49	Architectural Standards (Section 4)	MU-TEN	Provides Park, Trees, and Open Space standards	Yes ⁷
12.	49	Architectural Standards (Section 5)	MU-TEN	Provides for modifications for the ground floor, and windows. Exception to bonus height standard. Allows EIFS to be used beyond the Condo Tower on buildings 4 stories or taller.	Yes ⁸
13.	50	Sidewalk	MU-C(3)	Exempts sidewalks adjacent to Lakeside Village Parkway	No ⁹

¹ The table allows more than 50% of the ground floor to be occupied by residential uses specifically in MZ1, MZ4, and MZ5 (see **Table 1.2**, item 13 above).

² Cul-de-sacs are prohibited under the MUDZR.

³ Ord. 63-12 provided for a Lakefront Microzone (**Figures 4 a & b**) that proposed a 30' to 50' buffer along Grapevine Lake. This buffer originally included the Boardwalk trail head, general open space, and the amphitheater park. The Hines tract separated the trailhead from the rest of the open space and prevented continuity along the lake. The proposed plan incorporates the buffer into OS2, 3, 4, and 5 at varying widths (**Figure 5**).

⁴ The Tree Mitigation Language exempts Multi-Family uses from tree mitigation. The development should comply with the tree preservation standards outlined within the MUZDR (Section 98-905(c)(3)). Tree survey and mitigation requirements apply to residential uses, which includes multi-family uses. Tree mitigation requirements do not apply to non-residential uses within Mixed Use districts.

⁵ The streetscape standards only apply to the areas indicated in red on the exhibit (**Figure 6**). A substantial portion of Street I (Sunset Blvd) will not have to provide any streetscape standards.

⁶ One of the main draws to the "village" concept with the original zoning was the prospect of public open space and public access to lake views, as well as lake front dining. The public realm is provided along the edge of the lake in MZ5, and MZ3. Additional public open space is provided on the east side of Sunset Blvd on the Community Lawn (MZ1), and along the planned trails.

⁷ In order to be granted a waiver from park fees for Multi-family uses, the proposed zoning must provide a minimum of 200 square feet per unit as courtyards, forecourts, roof-top terraces, recreational amenities such as pools, play courts, etc., or any other private common open space that is accessible to all residents of the building or development. The modified standard in Section 4(b) requires that the applicant pay for any shortfall of that standard.

Section 4(c) exempts Multi-family uses from the MUZDR's mitigation tree mitigation requirements (See **Table 1.3. Item 4** above).

⁸ As indicated above, the reduction of the floor-to-floor high for ground floor commercial standards requires that Council approve a modification. A modification is also required for the increase in window percentage. Ord. 03-17 allowed EIFS to be used on the condo tower, and this request is to expand that use to buildings that are 4 stories or taller, which requires a modification. As indicated in **Table 1.2**, item 14, a modification to the minimum standards for bonus height under the MUZDR is required.

⁹ This is an outstanding issue, as not requiring a sidewalk along Lakeside Village Parkway will create a sidewalk gap once the adjacent property to the east develops.

Figure 3.3: MU-TEN(1) subzone map

LAKEFRONT MICROZONE

1. Defined by the west property boundary, the north property boundary, westernmost street ROW boundary, and south property boundary.
2. Must contain approximately 2.5 acres devoted to an Amphitheater Open Space.
3. Must contain at least 2.5 acres of General Open Space
4. No public streets are permitted within the Lakefront Microzone.
5. **Parking is prohibited within the Lakefront Microzone.**
6. **Minimum width of the Lakefront Microzone is 50'**

URBAN MICROZONE

7. See table 5.1 for minimum trail and park requirements.

Supporting Microzone

1. Defined by the westernmost street ROW boundary, the north property boundary, and the easternmost street ROW boundary of Street I.
2. Must contain a minimum 800' of a commercial street type complying with street type MU-Commercial or MU-Local 1 with on-street parking.

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Rearing Brook Development Co

Lakeview DFW Development Code

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LAKEFRONT MICROZONE

1. Defined by west property boundary, proposed Street 10 ROW boundary, western limits of the Streetscape and Tower microzones, and the south property boundary.
2. Must contain a Trailhead Park as defined in Section 5 and in Table 5.1.
3. Must Contain a section of the trail system as defined in Section 5 and in Table 5.1.
4. **Must be a minimum width of 30'.**
5. No streets or parking permitted in this microzone.

BUILDING AREA MICROZONE

1. Defined by south property boundary, Lakefront Microzone, Streetscape Microzone, Linear park.
2. Maximum building and parking coverage must not exceed 50% of the Subzone area.
3. Buildings greater than 4 stories should be designed as a terminus to the view corridor, and shall comply with the Building Standards N Section 7. Such buildings must build the ground floor to commercial standards in compliance with the Bonus Height Provisions in Section 7 of this Development Code with the residential occupancy of the ground floor of any building not to exceed 50% of the ground floor.
4. Surface parking, driveway access, and structured parking are permitted.
5. Structure parking ground floor must be screened from Lake-side Parkway with landscape elements and all floors of parking structure must screen parked cars with masonry walls a minimum of 42" high. Structured Parking should not be easily visible from the Lakefront trail system.

Figure 3.5: MU-TEN(2) subzone map

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Lakeside DFW Development Code

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The map illustrates the MU-TEN Commercial Streetscape Regulations. It shows a network of streets including Exposition Dr, Sunset Blvd (labeled as Street I), Lakeside Parkway, and Fairway Dr. Several microzones are identified: MZ 1, MZ 2, MZ 3, MZ 4, MZ 5, and MZ 6. A red line indicates the commercial streetscape standards, which apply to approximately 1,600 feet of frontage. The map also shows a north arrow and a scale bar.

Table 1.4: Substantive Park Typology Changes in the MU-TEN

Item	Page	Typology ¹	Change	Requires Modification Approval
1.	82	Linear Park	This existing standard addresses linear parks adjacent to Street 13 and 14 in OS6	No
2.	96	Overall Village Lakefront Area	New map showing location of parks and open space	No ²
3.	97	Community Lawn	New standards and concept plan	No ³
4.	98	Waterfront Bluff	New standards and concept plan	No
5.	99	Sunset Green Amphitheater	Revised standards and concept plan	No ⁴
6.	100	Sunset Point	New standards and concept plan	No ⁵
7.	101	Boardwalk	New standards and concept plan	No ⁶
8.	102	Village Green	New standards and concept plan	No ⁷
9.	103	Corner Park	New standards and concept plan	No ⁸

¹ Parks and open spaces are subject to the standards set forth in the MUZDR as provided in **Figure 7** below.

See **Table 1.3**, Items 3 and 7 above regarding the Lakefront Microzone in addition to **Figures 4a, 4b, and 5**.

² According to the MUZDR Section 98-903(g)(3), specific criteria shall be used to evaluate the merits of proposed civic/open spaces in the MU. An excerpt from the MUZDR is provided below as **Figure 7**. Please note linear parks along Streets 13 and 14 in OS6 comply with the existing standards on page 82.

³ The Community Lawn was not part of the original zoning code, but was addressed in the Second Amendment to Development Agreement (DA) for Lakeside DFW. It was to contain a minimum 5,000 square feet and be constructed on natural grade with low impact design on the southern tip of the Village and connected directly to the Boardwalk. The proposed .4 acre Community Lawn is relocated to the east side of Sunset Blvd and on top of a parking structure. It's connected to Sunset Blvd.

⁴ The amphitheater was part of the original zoning and planned for a minimum 2.5 acres with seating for 500. The proposed amphitheater is a minimum of .7 acres with seating for 250. Both are planned as open air venues with low impact design.

⁵ The original zoning proposed an observation deck which was changed to an observation plaza with the second amendment to the development agreement (see **Table 1.5**). The proposed name is now Sunset Point. This amenity has been constructed and the incorporation of the standards and concept plan serve to ratify what has been built.

⁶ The Boardwalk was addressed under the trail standards of the original zoning code, and has been constructed. The incorporation of the standards and concept plan serve to ratify what has been built. However, the Boardwalk will now terminate at the Sunset Point instead of extending to the southern boundary of the development. Instead, a natural trail is proposed south of the Sunset Point into the restaurant area in M22.

⁷ This is a minimum .2 acre open space located between residential towers to offer a gathering place. It is open to the public, but used primarily by the residents of the neighboring residential buildings.

⁸ This is a small .3 acre open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.

Table 1.5: Naming Evolution of Village Amenities

Original DA and Zoning	2 nd Amendment to DA	Proposed Zoning
Boardwalk	Boardwalk	Boardwalk
Observation Deck	Observation Plaza	Sunset Point (name change)
Park, and Amphitheater	Sunset Green, and Community Lawn	Sunset Green, and Community Lawn (different location with different details/amenities). Sunset Green includes a smaller scale amphitheater

Figure 7: Open Space Criteria

(g) *Civic/open space standards.*

- (1) The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site which shall be dedicated open space and shall be included in the zoning change/development plan application for a proposed MU. Any open space provided in excess of five percent may be eligible for bonus provisions as outlined in subsection (h).
- (2) The civic/open space provided shall be appropriately designed and scaled in each of the district components.
- (3) The following criteria shall be used to evaluate the merits of proposed civic/open spaces in the MU:
 - a. The extent to which environmental elements preserved are considered as "features" or "focal points" and integrated into and prominently located as "front yards" in the development; adding value to the development;
 - b. The extent to which emphasis has been placed on preservation of existing wooded areas, view sheds, water bodies, topography, and stream corridors in a natural and contiguous state;
 - c. The extent to which pedestrian connectivity in the form of sidewalks, natural walking paths along stream and creek corridors has been addressed; and
 - d. The extent to which a range of open spaces have been provided to be contiguous with existing open spaces and to invite passive recreational uses from plazas and squares to playgrounds, parks and environmental preserves, appropriately organized within the respective MU component.
- (4) Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

The proposed zoning code contains open space provisions that exceed the minimum requirements after consideration of the additional 3% required above the base for Bonus Heights, and the additional 5% required for single-family areas (see the Open Space table on page 78 of the proposed code) The open space criteria provide standards that shall be used to evaluate the merits of civic/open space in the development. The following are the proposed open spaces:

1. OS1: Community Lawn
2. OS2: Waterfront Bluff
3. OS3: Sunset Green Amphitheatre
4. OS4: Sunset Point
5. OS5a: Boardwalk
6. OS5b: Village Green
7. OS5c: Corner Park
8. OS6: Linear Park

The Community Lawn is planned above a parking structure that is generally level, but will be elevated two to three feet above the sidewalk on Sunset Blvd. It is intended as a broad lawn for public gatherings and events. Since this space is planned on a parking structure, no environmental elements are preserved (see Sections (g)(3)(a & b) in **Figure 7** above). However, the narrative on page 45 of the proposed code indicates the Community Lawn fronts on Sunset Boulevard overlooking the amphitheater across the street and provides views of the lake to the west. The Community Lawn is planned to be accessed by a sidewalk, and crosswalks across Sunset Boulevard will provide access to the Sunset Green Amphitheatre (see Sections (g)(3)(c & d) in **Figure 7** above).

The waterfront bluff is a combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the natural trail from the Sunset Point. Natural grades will be utilized as well as include stairs and retaining walls to be designed as an extension of the building architecture (Sections (g)(3)(a & b) in **Figure 7** above). It is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants (Sections (g)(3)(c & d) in **Figure 7** above).

The Sunset Green Amphitheatre includes a woodland amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees (Sections (g)(3)(a & b) in **Figure 7** above). The performance area is anticipated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4 (Sections (g)(3)(c & d) in **Figure 7** above).

The Sunset Point, as mentioned above is already constructed, as is the Boardwalk.

The Village Green is a .2 acre open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.

The Corner Park is a .3 acre open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.

The linear parks adjacent to Street 13 and 14 serve to preserve existing trees on the tract and will also serve as larger yards for the planned single-family homes (Sections (g)(3)(a & b) in **Figure 7** above). Both buffers will incorporate sidewalks (Sections (g)(3)(c & d) in **Figure 7** above).

4. **Modifications/Adjustments:** The MUZDR provide a prescriptive level of performance standards with respect to all elements of the built environment while being more flexible with respect to use than conventional zoning. The regulations are intended to give direction to the establishment of a mixed-use zoning district, but they are also flexible in allowing a developer to propose unique standards for a particular piece of property.

Section 98-905 entitled “Modifications” of the MUZDR provides that “town council may approve modifications to any of the standards in the MU after a recommendation by the planning and zoning commission based on unique site conditions and development context at the time of the application. In granting a modification, the town council may impose any conditions that it deems necessary or desirable to protect the public interest and implement the goals of the town's master plan with respect to mixed use.”

If the proposed development application differs from the standards provided in the MUZDR, a modification is required. The modifications have been addressed above, and a summarized comprehensive list is provided as Attachment B(1).

5. **Outstanding Issues:** In addition to the modifications that need consideration, the following outstanding issues should also be considered. These are issues that warrant careful consideration or issues where the staff and applicant do not agree.

- a. Residential units: Ord. 63-12 provided for 2,200 residential units as distributed among the subzones listed below (reference **Figure 8** for subzone location):

Subzone	Units
MU-C(1)	276
MU-C(2)	0
MU-C(3)	0
MU-C(4)	358
MU-N	735
MU-TEN(1)	175
MU-TEN(2)	360
MU-TNG	248
MU-TMR(1)	48
MU-TMR(2)	0
Total	2,200

Ord. 12-13 added .88 acres to the project and 10 residential units, and the Hines tract was already entitled for 65 units. The current total residential entitlement is 2,275 units.

The proposed code allows 2,604 units as distributed in the table below (reference **Figure 9** for subzone location), or 329 more units.

Subzone	Units
MU-C(1)	276
MU-C(2)	0
MU-C(3)	0
MU-C(4)	358
MU-N	735
MU-TEN	929
MU-TNG	258*
MU-TMR(1)	48
MU-TMR(2)	0
Total	2,604

*Includes the .88 ac. annexation

The applicant has pointed out that the max number of units within the first phases were not built, and is essentially requesting to utilize un-built units for the village.

To date, 1,398 units have been built (including the condo tower). 331 units were not built with the fist phases, and the village property currently has 546 units available. The 546 available units include the

Hines tract, but does not include the condo tower. The total available units are 877.

Acknowledging that additional units cannot be constructed in built areas, and assuming the applicant builds all of the proposed 875 additional units added to the MU-TEN, the build-out projection will be two units less than the original 2,275 units. The current and proposed zoning versus planned build-out is provided below:

Built/Proposed Projections vs. Original Max Zoning					
	Current Build-Out	Proposed Projections	TOTAL	Original Zoning Max	Difference
Residential Units	1,398	875	2,273	2,275	-2

However, regardless if the first phases are built out, those properties still enjoy the residential entitlement and theoretically could demo their sites and build to the max units allowed.

Figure 8: Ord. 63-12 Subzones

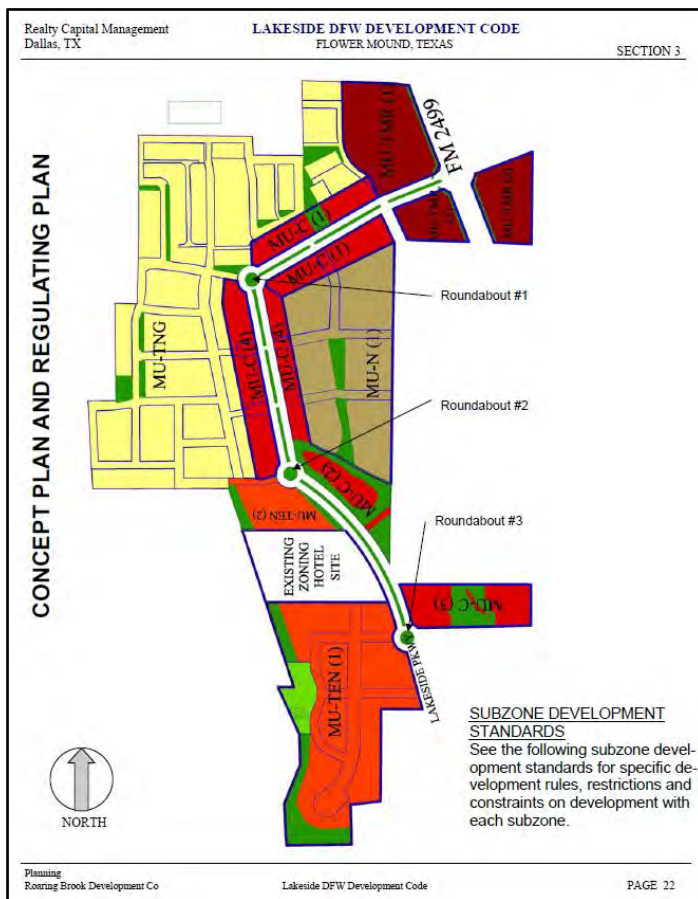
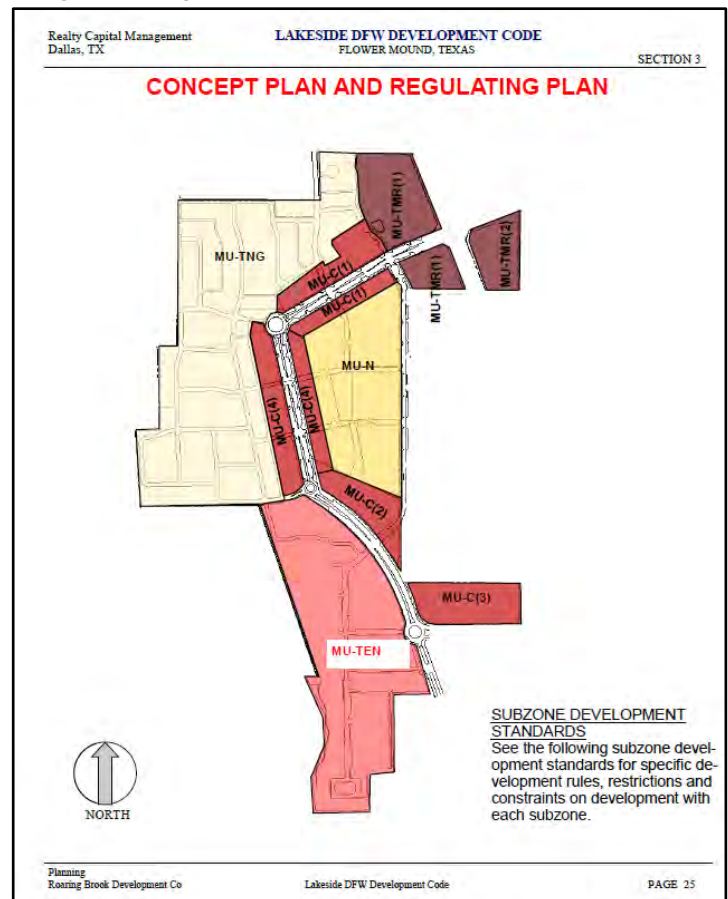


Figure 9: Proposed Subzones



- b. Tree mitigation exempting multi-family uses: As previously indicated, the applicant is proposing a standard that exempts multi-family buildings from the Town's tree mitigation ordinance. Under the MUZDR, tree mitigation applies to residential units (single and multi-family), but would not apply to mixed-use buildings. Staff is not in support of this request/modification as it is inconsistent with the MUZDR, and how the tree mitigation ordinance is applied in the Lakeside Business District.
- c. Lakeside Village Parkway Sidewalk: The applicant is proposing not to require a sidewalk along the north side of Lakeside Village Parkway. The proposed standard will also leave a sidewalk gap between the entrance to the MU-C(3) subzone, and the roundabout. As illustrated in **Figure 10** below, the sidewalk should be extended. Staff is not in support of this request since it will leave sidewalk gaps.

Figure 10: Lakeside Village Pkwy sidewalk extension



- d. New uses: As previously indicated several new uses are being proposed. The MUZDR indicated that any uses not listed are prohibitive. This is considered a modification from the MUZDR, and staff believes it should be specifically considered since this is not a modification of a standard.
- e. Bonus provisions: The MUZDR indicate that the “planning and zoning commission shall make a recommendation to the town council on the proposed bonus package and the town council shall make the final decision on the appropriateness of the amenity/design package for the bonuses requested.” Below are the criteria and standards to be considered.

This is raised as an outstanding issue since the applicant is requesting two modifications from the criteria. Those include exemption from ground floor commercial uses, and the minimum building setback (items a(3 and 4) below).

Criteria for evaluating height bonuses in the mixed use core and environmental transition zones are as follows:

- a. The following minimum standards shall apply to all buildings that exceed the height limitations within the core and environmental transition zones:
 1. Distance requirement of 1,200 feet from any existing adjacent neighborhood as measured from the closest property line of any platted residential subdivision not entitled under the MU;
 2. A minimum increase in open space of three percent over the base requirement;
 3. A minimum 12-foot building step back from the front facade at the 6th story, provided that the front facade faces and is located on a public street, and
 4. A minimum of 50 percent of the ground floor building area built and occupied as a nonresidential use only. In the event the building that exceeds permitted height limitations is part of a functionally related complex of buildings, the ground floor nonresidential use requirement may be transferred to a different building or floor within the complex.
- b. In addition to the above standards, the planning and zoning commission and town council shall take into consideration the following criteria in evaluating height bonuses in the MU:
 1. Visual impacts of the buildings on adjacent neighborhoods and roadways;
 2. Impact of site specific conditions such as grades, vegetation, automobile and pedestrian access;
 3. Design considerations such as:
 - i. The extent to which the architectural design of the mid-to high rise buildings are appropriately integrated with the overall context of the mixed use zoning district including terminating important vistas and creating community landmarks;
 - ii. The extent to which transitions have been considered to adjoining buildings and neighborhoods; and
 - iii. The extent to which amenities such as plazas, square, and other civic spaces are integrated with the building design.

- f. Park Fees: This application was reviewed by the Parks Board on February 1, 2018. The meeting may be viewed [online](#). The scope of the consideration involved the Hines tract since it is not currently covered by Ord. 63-12 which already establishes park fee standards for the rest of the project.
- g. Development Agreement: The village will be subject to a Development Agreement (DA) that will be considered by the Town Council. Elements of the DA include provisions on the timing and construction of the remaining amenities, escrow for those amenities, electric service and festive landscape lighting, major amenity reimbursement fees, evaluation of a potential parking district, sanitary sewer escrow and improvements, park dedication and development fees, and reconstruction of Fairway Drive and the southernmost roundabout.

6. **Summary**: As indicated in the beginning of the application analysis, a MU project is nuanced and is intended to provide a comprehensive and prescriptive level of performance standards with respect to all elements of the built environment within the mixed use project, while at the same time allowing more flexibility than conventional zoning. As such, it is intended to allow developers to create standards in context of the proposed project that allow a mixture of complementary land uses, emphasize vehicular and pedestrian connectivity, establish high development standards, encourage vertical and horizontal mixed-use areas, provide flexibility in the siting and design of development that anticipate changes to the marketplace, leverage significant environmental features, create connected community gathering places, include a range of residential options, provide appropriate transitions, and encourage efficient use of land.

In that context, the MUZDR acknowledges that in order to achieve this, modifications may be needed, and allows the Town Council to consider modifications to any of the standards of the MUZDR after a recommendation by the Planning and Zoning Commission.

Overall, nine acres is being added to the project and incorporated into a revised MU-TEN subzone. Various amendments to plans and development standards are requested, several of which require modifications to be authorized. Finally, this item contains outstanding issues that will require a recommendation by the Planning and Zoning Commission and consideration by the Town Council.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had received 12 emails in support of this request.

IV. ATTACHMENTS

A. Background Information

- 1. Vicinity Map

2. Letter of Intent

B. Application Details

1. Modification List
2. Draft Zoning Code

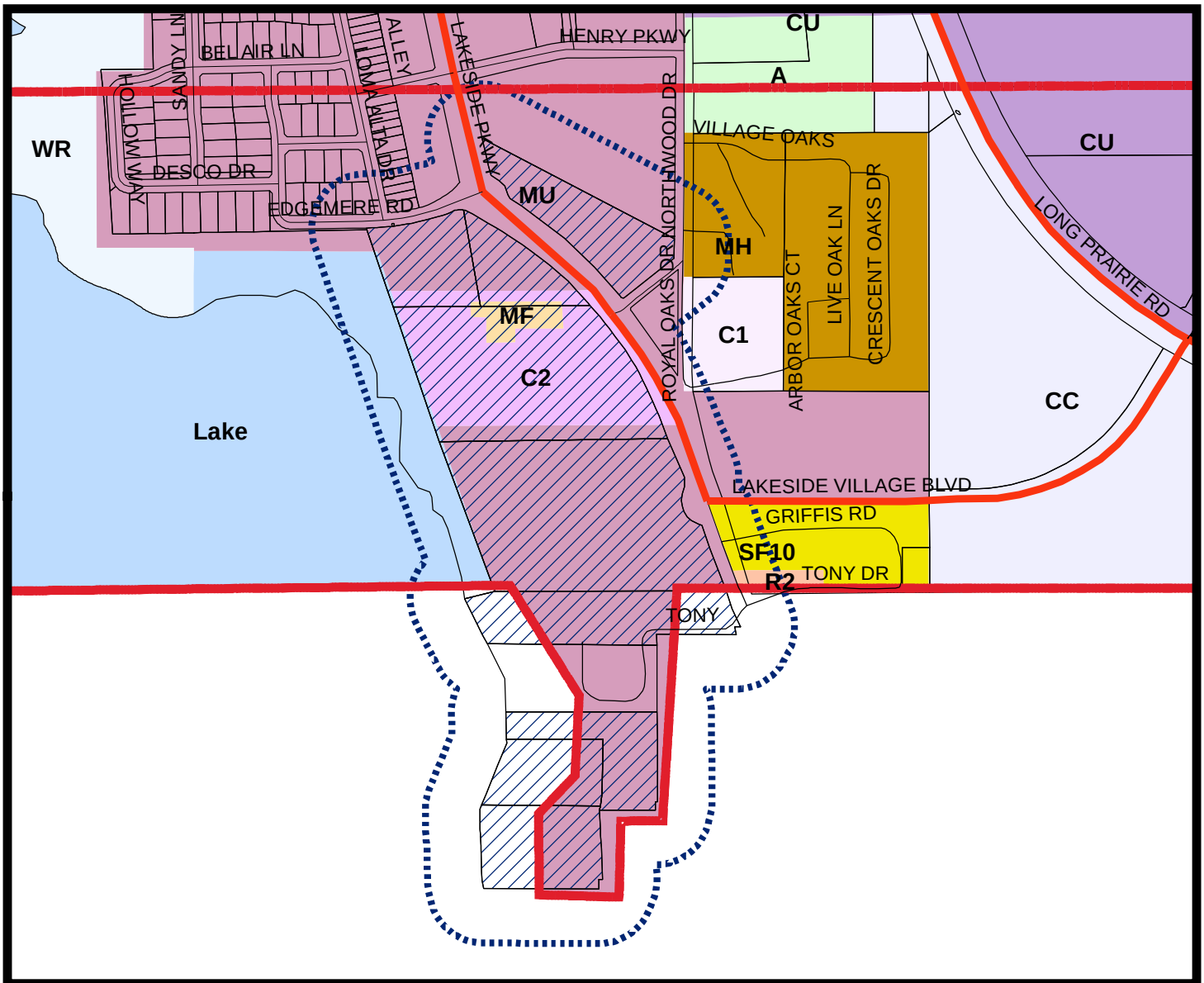
C. Correspondence

1. Email correspondence

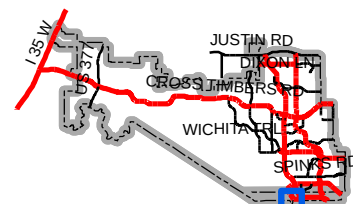
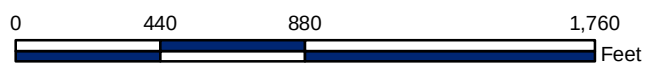
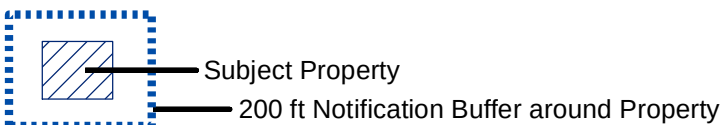
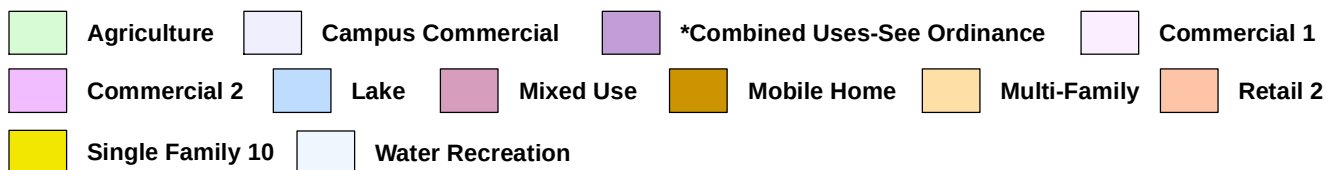
Vicinity Map

Reference Project: MPA17-0010 & MU17-0002

Attachment A1: Vicinity Map



LEGEND



Map Location

March 8, 2018

Mr. Tommy Dalton
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Letter of Intent
Lakeside DFW, Village Rezoning
MU17-0002

Dear Mr. Dalton,

When the Town of Flower Mound granted the original entitlements for the Lakeside DFW mixed-use development district on November 19, 2012, the planned development phasing included saving the land at the southern tip of the property, known as Lakeside Village, for a later phase, after the value of the development had been proven. Now the timing is appropriate to realize the potential of Lakeside Village: the development is thriving, it has been well received by the Town, the Hines property has been incorporated into the partnership, and the local and national economies are robust.



It is the intention of the owners and the development team to continue raising the bar for the Lakeside Business District and request a change of zoning from PD 39 to Mixed Use for the 9-acre annexation and combine the 30 acres identified as subzones MU-TEN(1) AND MU-TEN(2) into a unified Lakeside Village. We believe that this zoning would enable the development team to provide substantial benefits to the Town of Flower Mound in the form of outstanding public open spaces, unique commercial and dining opportunities and greatly expanded tax base.

The Lakeside DFW property owners and development team are proposing to expand the existing mixed use development in accordance with the Flower Mound Mixed Use Ordinance offering:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creating economic vitality;
 - B) Vehicular and pedestrian connectivity to adjacent land uses balancing neighborhood integrity with the transportation benefits of connectivity, and market demand for development and regional access;
 - C) A high level of development standards that creates development of exemplary and enduring quality and design;
 - D) Vertical and horizontal mixed use areas that are safe, comfortable and attractive to pedestrians;
 - E) Public access to significant environmental features on the site treating them as “features” rather than constraints;
-

- F) A variety of connected community gathering places and entertainment opportunities of differing scales and character to extend and enhance the trails and urban streetscape;
- G) A range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- H) Appropriate transitions to protect existing adjacent neighborhoods promoting sustained value; and
- I) Efficient use of land by facilitating compact development.

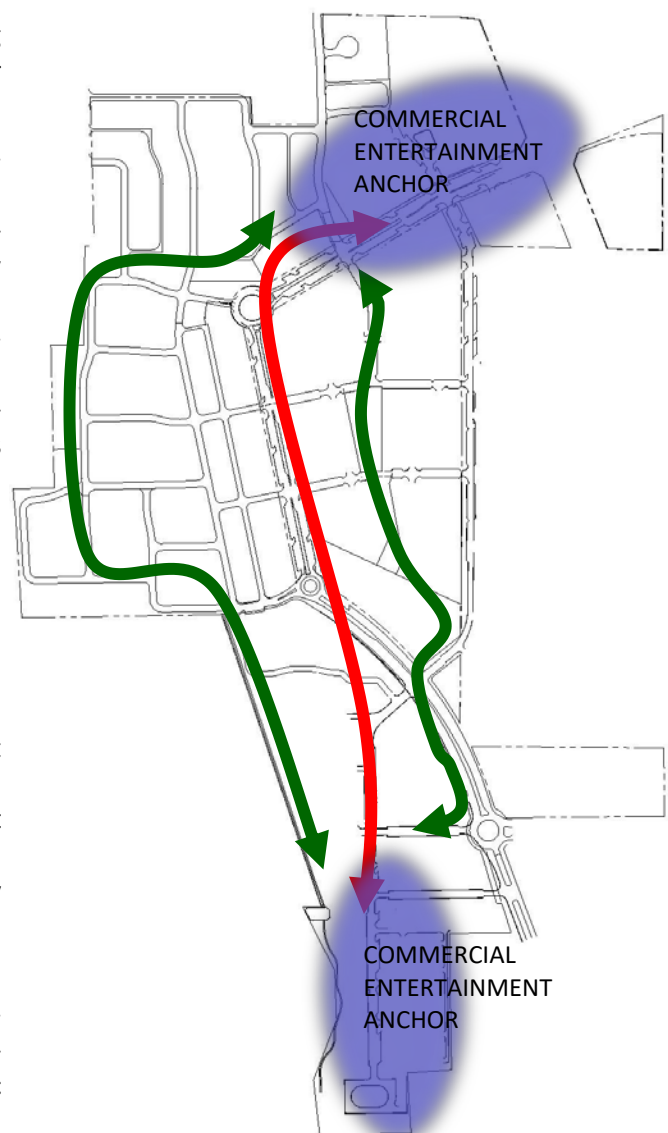
The proposed area, called Lakeside Village, continues the mixed-use concept by creating a new commercial center offering another anchor destination at the dramatic south end of the community. The pattern of providing two anchoring destinations at opposite ends of a pedestrian oriented venue has proven to work well to promote and encourage robust pedestrian activity between the commercial anchors and activating the spaces in between.

The center of the proposed Lakeside Village addition consists of a number of restaurants configured around a village square, offering dramatic views of the lake from the elevated bluff. Adjacent to the cluster of restaurants is the Community Lawn which can serve as a gathering venue overlooking the proposed natural amphitheater and westerly views of the lake.

There are 3 major pedestrian links between the northern and southern commercial/entertainment anchors, each with its distinct character and function. The westerly portion of the boardwalk serves the single family residents and includes the trailhead and coastal views. The easterly portion of the Boardwalk serves the multi-family portion of the community and weaves through the internal open spaces. The walk along Lakeside Parkway is the “Main Street” urban character that includes commercial streetscape and live/work frontage.

Since the distance between these anchors is over a mile from tip to tip, variety in the streetscape and associated land use is needed to insure that the walk, jog, or bike ride remains a visually interesting experience. We are introducing single family lots along the route fronting on both Lakeside Parkway and Sunset Boulevard to add variety and maintain the pedestrian scale of the street regardless of which path is chosen. Walking on Lakeside Parkway between attractive home facades and on-street parking establishes Lakeside Parkway as part of the community fabric, rather than as an arterial roadway dividing the community into pieces.

The addition of larger scale residential towers on the western side of Sunset Boulevard helps to keep the public open spaces active during most of the day and evening hours, since people are the main attraction of public spaces.



The sequence of public spaces along the western edge of Lakeside Village weaves together a continuous, unbroken park beginning with the existing Trailhead and Boardwalk at the northern portion of the Lakeside Village, then connecting to the 6,000 SF viewing deck called Sunset Point.

The trail and natural open spaces are proposed to continue along the coastal boundary to connect to the intimate amphitheater set into the natural grade within the open space called Sunset Green. Finally, the trail continues to the southern tip culminating in the set of terraces, both public and commercial, which is labelled as the Waterfront Bluff in the open space plan.



We also intend to use the opportunity to promote economic development, attracting hotels, restaurants, retail business, offices and residents to share in the project and help to generate increased commercial activity to Lakeside DFW and to the overall Business District.

The chart below indicates the portion of the development that is already built and the anticipated building program being proposed.

We also are maintaining the general balance of commercial and residential land uses that was initially established in the original November 20112 zoning. The table below compares the the proposed land use from the 2012 zoning application to the current proposed land use.

PROJECTIONS OF COMMERCIAL BUILD-OUT	COMMERCIAL SF	HOTEL
Maximum Commercial permitted in Ordinance 63-13, November 2012	905,400	INCL
2012 Smart Growth Engineering Projections	689,400	284
Building Permits Issued to Date and in the Application Process	145,182	0
2017 Smart Growth Engineering Projections for Lakeside Village: MU-TEN, MU-C(3)	395,200	310
TOTAL: Completed To Date PLUS 2017 Engineering Projections	540,382	310

PROJECTIONS OF RESIDENTIAL BUILD-OUT	RESIDENTIAL UNITS
Current Residential Entitlements	2,275
Building Permits Issued To Date	1,400
Proposed Residential Units to be Constructed	875
TOTAL RESIDENTIAL UNITS	2,275

The impact of the proposed zoning amendment will drive more economic activity, provide more public amenities, and offer more places to spend leisure time, that may be appreciated by all the residents of Flower Mound.

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

ATTACHMENT
TABULATION OF RESIDENTIAL UNITS
ENTITLED, CONSTRUCTED AND PROPOSED.

CURRENT RESIDENTIAL ENTITLEMENTS	RESIDENTIAL UNITS
ORDINANCE 63-13 (November 2012)	2200
ORDINANCE 12-14 (Add 0.8 acres)	10
PD 39 HINES, Amended	65
TOTAL	2275

TOTAL BUILDING PERMITS ISSUED	RESIDENTIAL UNITS
DETACHED RU PHASE 1	119
DETACHED RU PHASE 2	70
DETACHED RU PHASE 3	61
ORDINANCE 12-13	5
SUBTOTAL	255
ATTACHED RU PHASE 1	466
ATTACHED RU PHASE 2	425
ATTACHED RU PHASE 3	200
SUBTOTAL	1091
LAKESIDE TOWER CONDO	51
LAKESIDE TOWER TOWNHOME	6
SUBTOTAL	54
TOTAL	1400

PROPOSED FUTURE CONSTRUCTION	RESIDENTIAL UNITS
DETACHED RU	80
ATTACHED RU	795
TOTAL	875

Attachment B1: Modification List

MODIFICATIONS FROM THE MIXED USE ZONING DISTRICT REGULATIONS (MUZDR)		
Section of the MUZDR	MUZDR Standard	Proposed Standard
98-901(a)(Table 1)	Use table (uses not permitted by right in a TEN) • Apartments/condos: Conditional use • Single-family townhomes: Conditional use • Single-family detached: Conditional use • Theater, cinema, etc.: Conditional use • Museums, and rec institutions: Conditional Use • Outdoor temporary sales: SUP	Proposed Uses in the MU-TEN • Apartments/condos: by right • Single-family townhomes: by right • Single-family detached: by right • Theater, cinema, etc.: by right • Museums, and rec institutions: by right • Outdoor temporary sales: by right
	Use table (uses not permitted by right in a Core) • Drive through facility: Conditional Use • Vet clinic: SUP	Proposed uses in the MU-C(3) • Drive through facility: by right • Vet clinic: by right
98-901 (c)	Any use not specifically listed in table 1 (use table) is prohibited	Unlisted uses proposed in the MU-TEN • Select-service hotel • Limited-service hotel • Sidewalk sales
98-901(Table 2 – Use Criteria)	Apartments in the MU-TEN shall be permitted if located adjacent to the same use in a neighborhood (N) zone	Allowed use
98-902 (Table 3) – Street Design Standards	Cul-de-sacs are prohibited unless natural features such as topography or stream corridors prevent a street connection.	Cul-de-sacs allowed
98-902 (Table 3) – Streetscape Standards	Planter strip 6’ wide	4.5’ wide
	Tree wells 6’ x 6’	4.5’ x 4.5’
98-902 (Table 3) – Block and Lot standards	Block face Dimensions (MU-TEN): 500’ to 1,000’	Minimum 170’
98-902 (Table 3) – Building Standards	Max front setback: 25’	Restaurants and hotels may exceed the maximum 25’ front setback
98-903(d)(1)	Commercial standard 15’ floor to floor	12’ floor to floor
98-903(d)(Table 4)	Building Façade Vertical Mixed-use buildings Window Coverage: • Ground floor ○ Min: 60% ○ Max: 75% • Upper floor ○ Min: 30% ○ Max: 60%	Proposed Window Coverage: • Buildings 4 stories or greater may exceed the 75% maximum glass area by an additional 15%. • Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor. • Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
	Building Façade all other buildings Window Coverage: • Ground floor ○ Min: 40%	

Attachment B1: Modification List

	○ Max: 60% ● Upper floor ○ Min: 30% ○ Max: 60%	
Section 98-903(e)(4)	Architectural design standards: Materials such as masonry, stucco, stone, terra cotta, ceramic tiles, and similar durable architectural materials are allowed and shall be approved with the concept plan for the district.	Stucco allowed on buildings that are 4 stories or taller
Section 98-903(i)(4)(a)(3)	Bonus Provisions: A minimum 12-foot building step back from the front facade at the 6th story, provided that the front facade faces and is located on a public street	No step back
Section 98-903(i)(4)(a)(4)	Bonus Provisions: A minimum of 50% of the ground floor building area built and occupied as a nonresidential use only.	No commercial uses in buildings utilizing bonus height (greater than 5 stories)
98-905(3)	Tree Mitigation: Tree mitigation requirements for mixed use districts shall not apply to non-residential uses within the mixed use project.	Tree mitigation applies only to single family development



LAKESIDE DFW
DEVELOPMENT CODE
AMENDED

MU17-0002

SUBZONE MU-TEN
LAKESIDE VILLAGE:
REVISING MU-TEN(1) AND MU-TEN(2)
AND ADDING APPROXIMATELY 9 ACRES

Flower Mound, TX

~~November 20, 2012~~
March 21, 2018

A DEVELOPMENT BY
Realty Capital Management, LLC
~~8333 Douglas Ave, Suite 110~~
909 Lake Carolyn Parkway Suite 150
Irving, TX 75039
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
~~401 Summit Ave, Suite 606~~
~~Fort Worth, TX 76102~~
3058 Lakeside Parkway
Flower Mound, TX 75022
Dan Quinto
817.706.8353

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SECTION 3	Character Zones Standards
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SECTION 5	Civic / Open Space / Trail and Landscape Standards
SECTION 6	Parking Standards
SECTION 7	Architecture and Building Standards
SECTION 8	Signage Standards
APPENDIX	Slope Protection
	Legal Descriptions
	Ordinance 12-13
	Ordinance 14-15
	Ordinance 58-15
	Ordinance 03-17

~~**ZONING EXHIBITS**~~
PREFACE TO AMENDED CODE

The following excerpts from the Town's Master Plan is a required exhibit for the zoning application.

MASTER PLAN 2001 FEATURES	
Land Use Plan	The Land Use Plan says, "The Lakeside Business District emphasizes high quality, regional commercial development enabling Flower Mound to effectively compete in the economic development arena and develop a balanced tax base which will lower the tax burden on homeowners."
Specific Plan Area	The Specific Plan Area says, "Large-scale developments such as corporate offices, office parks, hotels, resorts and similar uses, in a planned campus settings. Retail and restaurant uses serving the campus commercial uses could be included, if they are planned as integral elements of the developments. Architecture should be uniform in style and character."
Urban Design Plan	Lakeside Business District is included in the Urban Design Plan
Parks and Trails	The Long Prairie District is made up of the suburbanized eastern part of town. This district houses the majority of the Town's park system, largely due to the application of the Parkland Dedication Ordinance as this district developed. The trails in this district are multi-purpose concrete trails for use in a suburban setting for jogging, bicycles, etc.
	The Lakeside Business District is intended to be predominantly commercial; therefore its parks evaluation and needs are included as part of the Long Prairie District.
Open Space Plan	The Open Space Plan for Flower Mound does not specifically include parks and trails. While there may be occasions where areas that are identified as important open space may also serve some recreational purposes, this is not the primary intent of the Open Space Plan. The Town's Parks and Trails Plan address these active use areas. The primary intent of the Open Space Plan is to encourage and enable the private, voluntary conservation of open space in Flower Mound, as an alternative to converting it to urban development.
Thoroughfare	The roadways projected to carry the most traffic within Flower Mound are FM 171, FM 3040, Morris Road, and FM 499. Defined as Major Arterials, these roadways should be planned to carry significant traffic in the year 2020, and efforts to coordinate with TxDOT to obtain funding and construct improvements should continue.
	1. Lakeside Parkway connection to SH 121 - A direct connection to SH 121 would provide another access to the center of Flower Mound and relieve FM 2459. Implementation requires continued coordination with the City of Grapevine.
Water Plan	"The Town of Flower Mound obtains its treated water from the Upper Trinity Regional Water District (UTRWD) and the City of Dallas Water Utilities Department (UTRWD) and the City of Dallas Water Utilities Department (DWU). Water is supplied from the UTRWD at the Stonehill Pump Station and from DWU at the Pintail Pump Station. Under its current contract with the UTRWD, the Town of Flower Mound is required to take a minimum of 3.7 MGD. During the winter months (November-May) water from the UTRWD is used to meet morning peak demands. The remaining daily demand is met with DWU water supplied from the Pintail Pump Station. The Town of Flower Mound attempts to maximize its use of DWU water because of its lower cost."
Wastewater Plan	This area is currently served by the existing collection system and wastewater treatment plant. It has significant room to expand as a commercial or retail area. Based on the Master Plan Update, the existing wastewater infrastructure is adequate to serve this area for the foreseeable future.
Economic Impact	Focus marketing efforts on the commercial/industrial/mixed-use uses specified in the Area Plans for the Lakeside Business District and the Denton Creek District, and on appropriate retail uses for these Districts, the Tax Increment Reinvestment Zone (TIRZ) and other Specific Plan Areas.
	Generate inquiries through referrals by brokers, developers, landowners, site consultants, utility partners and other allies.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

LETTER OF INTENT

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

RE: Lakeside DFW

Dear Mr. Powell,

It is the intention of the owners and the development team to request a change of zoning from PD 39 to Mixed Use. We believe that this zoning would enable the development team to realize its substantial benefits to the Town of Flower Mound. It would enable us to promote and initiate development that is consistent with the vision and the mission of Flower Mound, preserving what is characteristic and adding amenities to enhance the quality of life.

The Lakeside DFW property owners and development team are proposing a mixed use development in accordance with the Flower Mound Mixed Use Ordinance for the following reasons:

- A) A mixture of complementary land uses that includes housing, retail, offices, commercial services, and civic uses creates economic vitality;
- B) Emphasizing vehicular and pedestrian connectivity, that creates a land use that balances neighborhood integrity with the transportation benefits of connectivity, market demand for development and regional access;
- C) Establishing a high level of development standards creates development of exemplary and enduring quality and design;
- D) Encouraging the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;
- E) Providing flexibility in the siting and design of new developments to anticipate changes in the marketplace while establishing human-scaled residential and non-residential buildings;
- F) Leverages any significant environmental features on the site and treats them as “features” and not constraints;
- G) Creates a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another;
- H) Includes a range of residential options that reflect changing lifestyles while balancing market demand and community preferences;
- I) Provides appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value; and
- J) Encourages efficient uses of land by facilitating compact development.

Our intention is also to create a development of lasting beauty, of architectural and artistic merit, and appropriate to the location and the land. The mixed use format acts as a framework to generate a network of amenities that serve not only the residents of Lakeside, but also the residents of the larger community of Flower Mound. These amenities include the access to the Army Corps of Engineers trail on Lake Grapevine, numerous pocket parks of varying character, internal trails and access to views of the priceless amenity of lake Grapevine.

We also intend to use the zoning to promote economic development, by attracting restaurants, retail business, offices and residents to share in the project and help to generate increased tax base and sales tax revenue. This added level of goods and services will help to keep the local resources in the local economy.

In comparing the impact of the proposed development with the current zoning, we believe that a mixed use development would drive more economic activity, create less overall traffic, provide more public amenities, and offer more places to spend leisure time, and be far more appreciated by the residents of Flower Mound.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 1

We thank you for your consideration and hope to work with you on this important and outstanding project.

Sincerely,

James W. Archie
Managing Director
Realty Capital Management, LLC

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PROPOSED ZONING COMPLIANCE WITH MASTER PLAN

Consistent with the zoning Ordinance of the Town of Flower Mound, we are requesting a zoning change on the subject site from PD 39 to MU Mixed Use. This request is intended to be compatible with the vision statement of the Town of Flower Mound;

"The vision of Flower Mound is to preserve our unique country atmosphere, heritage, and quality of life while cultivating a dynamic economic environment."

And with the purpose of the SMARTGrowth Ordinance;

for the purpose of ensuring that development occurs in a manner that contributes to the accomplishment of community character and quality of life objectives.

And with the purpose of the Master Plan;

The Master Plan's intent is to maintain the vision stated in the Master Plan 2001, not only preserve the unique atmosphere and natural environment that makes Flower Mound a unique and desirable community, but also create a new place to live, work and play that sustains the community that has been created.

The stated purpose of the mixed use ordinance when it was passed unanimously on October 6, 2008 was as follows:

Sec. 98-896 - Purpose and Intent.

The purpose and intent of the mixed use zoning district (MU) is to implement the mixed use land use category guidelines established in the Town's master plan. the MU is intended to:

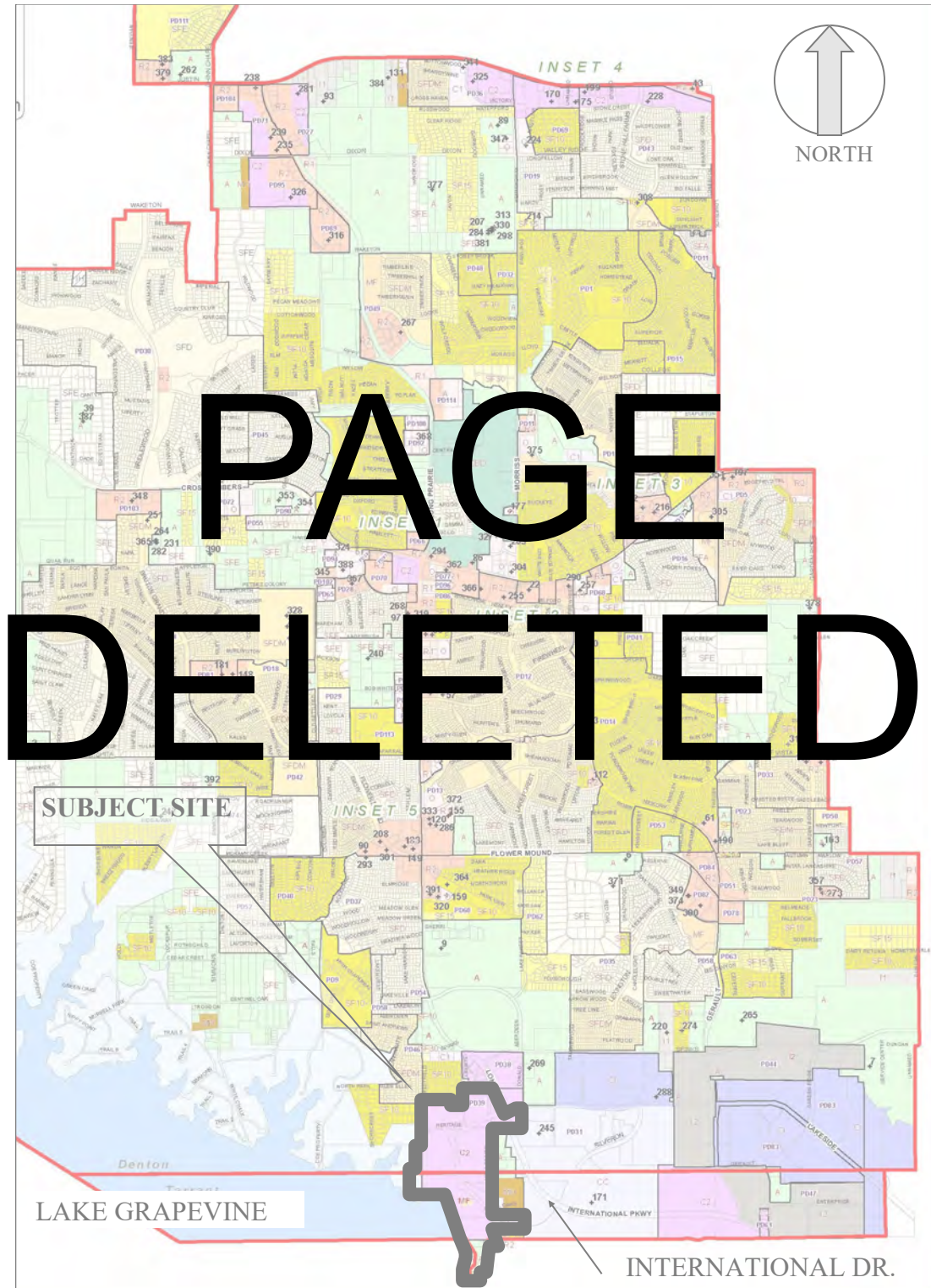
1. *Allow a mixture of complementary land uses that include housing, retail, offices, commercial services, and civic uses to create economic vitality;*
2. *Emphasize vehicular and pedestrian connectivity to adjacent opportunities land uses that balances neighborhood integrity with the transportation benefits of connectivity, market demand for*

development and regional access;

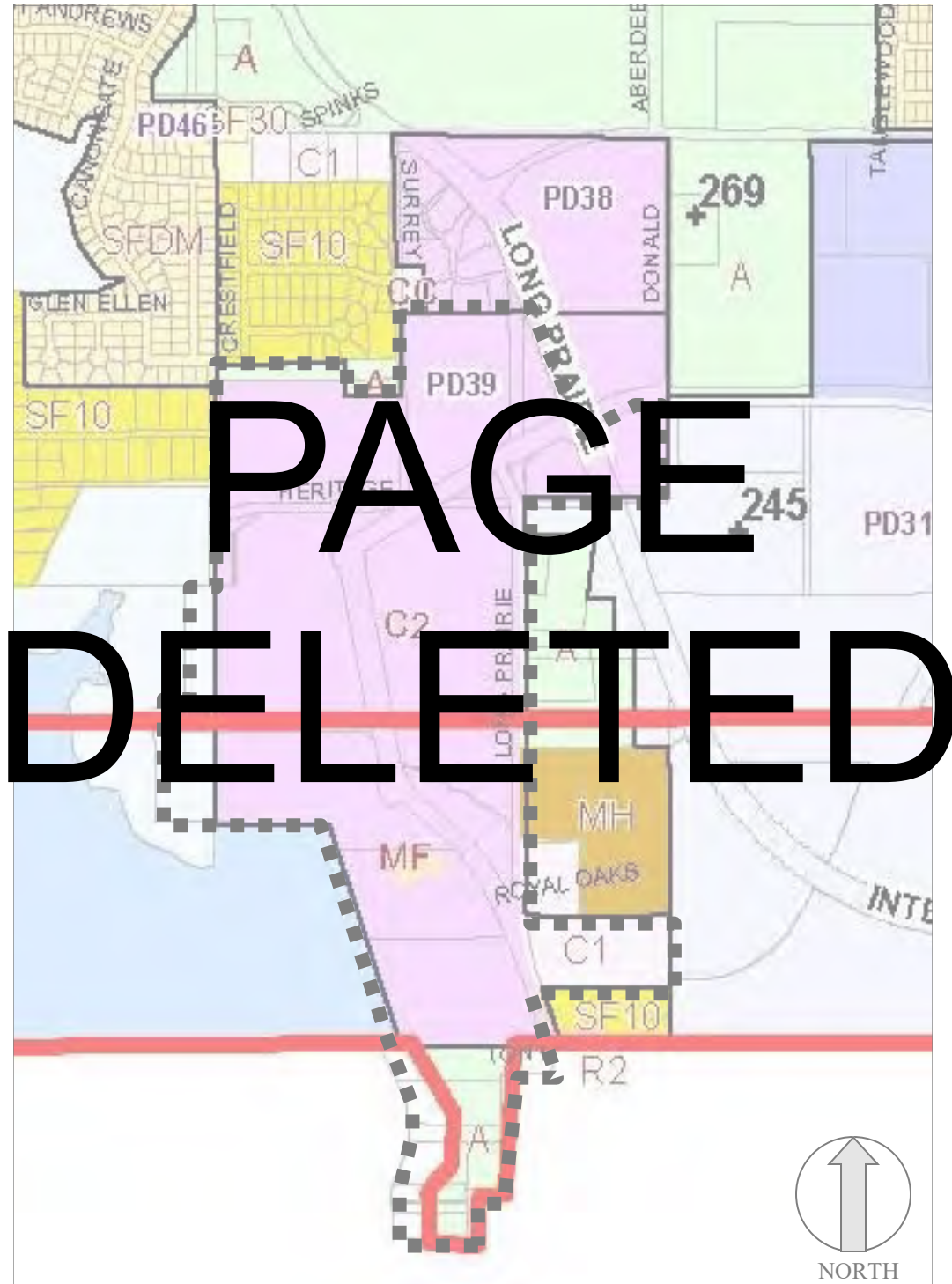
3. *Establish a high level of development standards to create development of exemplary and enduring quality and design;*
4. *Encourage the development of vertical and horizontal mixed-use areas that are safe, comfortable and attractive to pedestrians while protecting significant environmentally sensitive areas;*
5. *Provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace while establishing human-scaled residential and nonresidential buildings;*
6. *Leverage any significant environmental features on the site and treat them as "features" and not constraints;*
7. *Create a variety of connected community gathering places and entertainment opportunities of differing scales and character to make walking easy from one place to another;*
8. *Include a range of residential options that reflect changing life styles, balancing market demand and community preferences;*
9. *Provide appropriate transitions to protect any existing adjacent neighborhoods and to promote sustained value, and*
10. *Encourage efficient uses of land by facilitating compact development, minimizing the amount of land that is needed for surface parking.*

We believe this particular tract of land is uniquely suited to support a successful mixed use format of development by virtue of its location, its topography, its demographics, and its history. The combination of the special restrictions, responsibilities and liberties defined by the Mixed-Use ordinance enables the market forces to capitalize on economic demand to create a development of significant aesthetic merit.. The ordinance is not a method to defeat density restrictions, it is an invitation to excel and to innovate, to use the power of the economic forces to create a development that will be worthy of this remarkable site.

LOCATION MAP OF THE SUBJECT SITE



EXISTING ZONING OF THE SUBJECT SITE



PROPOSED ZONING OF THE SUBJECT SITE

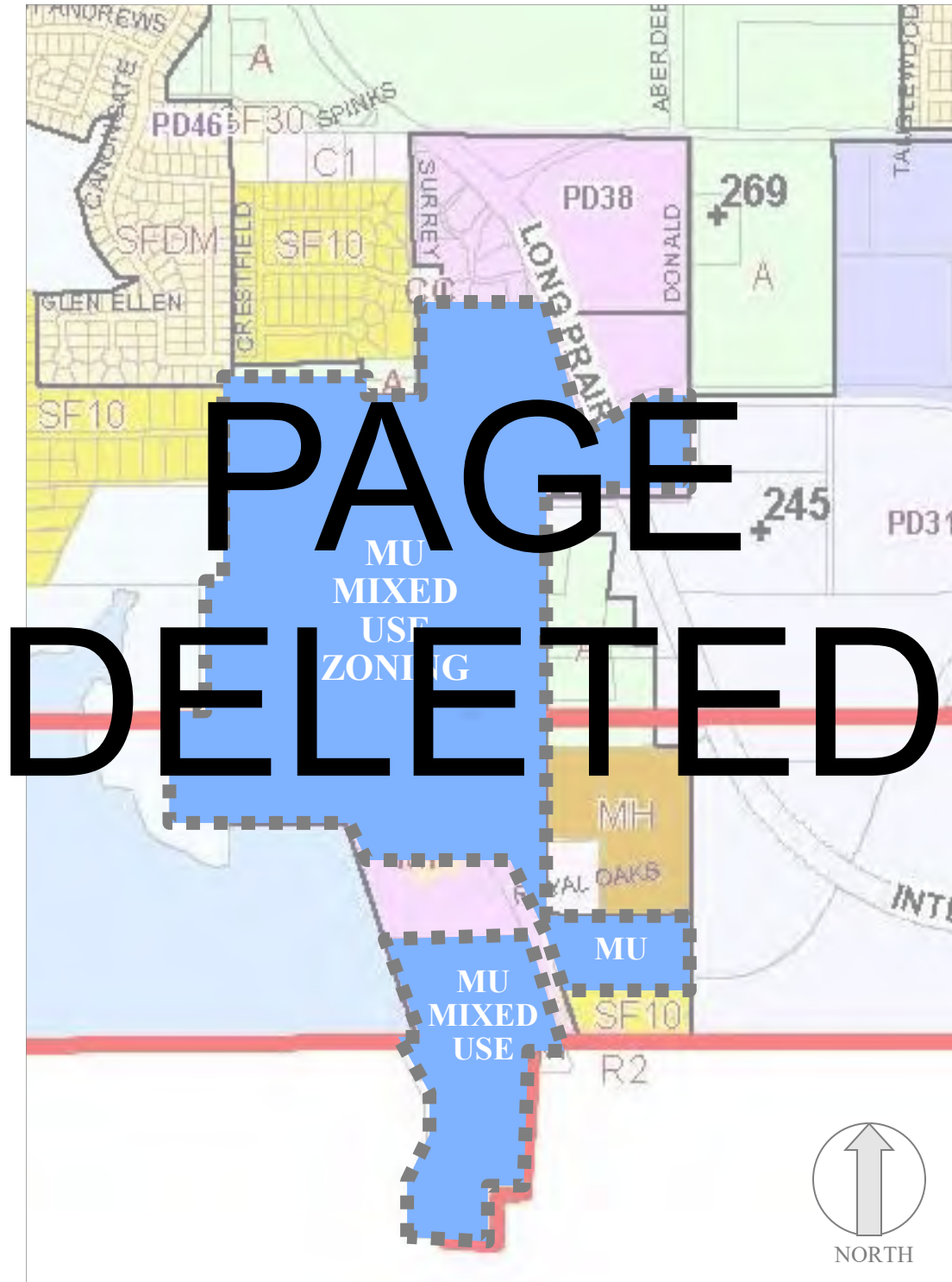


TABLE 1.2

ADJUSTMENTS FROM MU ORDINANCE		TABLE 1.2	
¶	MU STANDARD	PROPOSED STANDARD	REASON
98-900. b.	MU Core: no ground floor residential	Ground floor residential in limited areas	The 5600' of commercial frontage will be absorbed over time. Residential use for a portion of the site until commercial demand strengthens is beneficial to the long term goals.
98-902. Table 3	Planter strip 6' wide	4.5' wide in green areas	Adequate for healthy trees; 4'0" in Southlake T.S.
	Tree wells: 6' x 6'	4.5' x 4.5'	Adequate for healthy trees; 4'0" in Southlake T.S.
	Block face dimensions:		
	MU-C: 400' to 600'	750' reduced from 1200'	Dimension that works with the proposed development
	MU-EN: 500' to 1000'	1200'	Shape of MU-TEN(1) is long and may not have cross streets; but may have short blocks at one end to access parking.
	MU-TMR(1): 500' to 1000'	600'	The proposed standard is more appropriate in this specific location than the MU Standard
	Building Standards		
	MU-C: 2 to 5 stories	1 to 4 stories	1 story buildings limited to 30% of frontage, only at mid-block locations in MU-C and mid-block locations in MU-C(4) subzones
	MU-N: 2 to 4 stories	1 to 4 stories	To accommodate accessory uses in 1 story bldgs
	MU-MR: 1-3 stories	1 to 4 stories	Allowing for commercial flexibility
98-903. d.1	Commercial Standard: 15' fl to fl	14' fl to fl	Commercially viable in mixed use buildings.
98-903. d.2	Residential buildings raised 2' 0" above sidewalk	0" above sidewalk for residential	Separation of private spaces is achieved with fences and landscaping
98-903. d.3	Windows, No tinting permitted	Prohibition of tinting applies to commercial storefront only	May be needed for energy code compliance or for end-user defined requirements
98-903. f.7	All lots 60' and wider, width of the garage limited to 30% of the front façade width.	Change 30% to 40%	Required to accommodate width of garages.
98-903. f.7	Lots smaller than 60' in width must be served by an alley or a pull-through driveway.	Permit 30 lots, 55' width or greater, to use pull-through driveways. Compliance with Section 7 rules for front loaded lots is required.	This allows flexibility for the design of a limited number of lots.

PROPOSED LAND USE INVENTORY

Each category below is a gross area that includes land to be dedicated for public rights-of-way and infrastructure easements. The land area tabulation also includes existing rights-of-way within the boundaries of the proposed MU zoning that may be reconfigured in the final development. It does not include the Lakeside Parkway right-of-way. The acreage is an approximation based on the acreage identified in table 3.2.

STATISTICAL REPORT TABLE

1.1

	Acreage	% of Land
Gross Acreage	49.7	0%
Open Space	12.7	2%
Civic Space	2.1	2%
Commercial only	9.7	2%
Mixed Commercial/Residential	42.7	29%
Condominium Ownership	6.3	4%
Multi-family	10.5	14%
Single Family Lots	6.8	38%
	9.7	100%

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ZONING SUMMARY

1. Change land use designation from PD 39 and AG to MU zoning with exceptions to the MU Ordinance noted in the following table 1.2
2. Approve request for alternative compliance regarding the parks and open space requirements under the amended rules for Mixed Use development as enabled by Ordinance 49-12 .
3. Approve request for alternative compliance of the Tree preservation requirements under the amended rules for MU zoning as enabled by Ordinance 49-12.
4. Approve proposed use of the areas of 12% slope pursuant to the proposed uses delineated in Appendix A.

PREFACE TO AMENDED DEVELOPMENT CODE

The Lakeside Development Code was passed by Town Council on November 19 2012 as Ordinance 63-12. Since that time, there have been 4 modifications to the Code:

- Ordinance 12-13 annexing approximately 0.9 acres into the development district;
- Ordinance 14-15 amending signage rules;
- Ordinance 58-15 regarding on-site sales activities on the condominium tower;
- Ordinance 03-17 amending permitted materials.

These amendments are included as appendices to this draft of the development code.

The purpose of this Amended Lakeside Development Code is to annex an additional approximately 9 acres of land (formerly known as the Hines Property) into the development and to update the development regulations for the area within Lakeside DFW known as Lakeside Village encompassing subzones MU-TEN 1, and MU-TEN 2. This amendment also includes some minor modifications to the commercial subzone MU-C3 fronting on Lakeside Village Parkway.

There are no changes to the following subzones.

MU-C(1)
MU-C(2)
MU-C(4)
MU-TMR(1)
MU-TMR(2)
MU-TNG
MU-N

The intent is to maintain a single unified document that governs all of the Lakeside DFW development district to facilitate the Town's enforcement obligations without the need to research a lengthy history of amendments and ordinances.

The rules and regulations pertaining to previously developed areas remain within the body of the document. Language that refers to proposed or intended development activities which have already occurred has been modified or eliminated to avoid confusion regarding the scope of the current proposal before the Town.

Where general rules or standards are modified and apply only to Lakeside Village, then those rules have been added to the subzone regulations in Section and supersede the general rules. For instance, the architectural standards in Section 7 are not being modified, but a new set of architectural standards is added to Subzone MU-TEN in Section 3.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

SECTION 2

~~THE SUBJECT SITE~~
STATISTICAL ANALYSIS OF LAND USE

THE SUBJECT SITE

The subject land is uniquely situated at the intersections of the towns of Flower Mound and Grapevine, at the beginning of Lake Grapevine, and fronting on the main traffic thoroughfare through Flower Mound on FM 2499. These factors, among others, indicate that the 155 acres proposed for MU zoning has remarkable potential for a mixed use project.

We believe that the proposal contained in this Development Code constitutes 'the highest and best use' of the land in all the senses of the phrase. The land has had the opportunity to develop commercially for many years and the market forces have proven that the current zoning is not well suited to produce higher and best use within a reasonable time horizon, if ever.

Because of its location, its geographic features, and the demographics of the region, it has the opportunity to emerge as a significant center for commercial and entertainment activity over the coming decades. In order to capitalize on this opportunity, the landowners would need the flexibility to respond to the dynamic market forces and the Town will require the assurance of predictability of what uses will be developed, where they will be located, and what the minimum quality of the development will be.

The proposed zoning addresses these concerns in a number of ways. The zoning requires the identification of 'character zones' within the development. These character zones or subzones respond to the conditions at the perimeters and to the inherent properties within the zone. (See Section 3 for a more detailed definition of the proposed character zones.)

Specifically, the Development Code proposes to place a primarily residential area next to the existing residential areas, as requested by the residents of those neighborhoods. However, the proposed residential areas will take advantage of the location and contain public parks with access to the Lake Grapevine trail system.

The residential neighborhoods being created will also act as a transition zone and buffer between the existing residential areas and proposed commercial areas along Lakeside Parkway.

Lakeside Parkway will become a main

thoroughfare offering on-street parking to support potential commercial uses in a main street format lining Lakeside Parkway. This main street profile will connect the proposed commercial center at the intersection of FM2499 and Lakeside Parkway with the anticipated entertainment center, called the Village, at the southern tip of the property which is also the southern tip of Flower Mound. The Village has panoramic views of the lake and sits high on the bluff overlooking the water. Minutes from the DFW airport, it is a natural location for hospitality and entertainment uses.

Between the proposed "Main Street" of Lakeside Parkway and the busy thoroughfare of FM 2499, the proposed plan indicates the placement of some urban residential densities separated from all existing neighborhoods. This population brings density, activity, and intensity to the location without significant impact to the existing neighborhoods.

These three growth areas, the Village entertainment area, the commercial corner at Lakeside & 2499, and the residential population, benefit each other and help the growth of the commercial activity. This will benefit the land to the east with additional growth. From this perspective, the Village could also be incorporated into a larger pattern of commercial growth for the area.

Although this is a general description of the planned uses and strategy for growth and for success, the market forces still determine the outcome of the development. For this reason, the Development Code defines what is fixed and what is flexible and may change in future submittals. The Mixed Use Ordinance defines a Concept Plan in the following way:

A concept plan in the district is not intended to be a detailed proposal; rather, it shall illustrate the general location of land uses, street layout, treatment of transition areas to adjacent uses and any other appropriate information required by decision makers.

The quality of the public spaces and public access to trails and parks is an integral part of the development strategy. The Development Code defines 11 different kinds of public open spaces that will be developed within Lakeside DFW, all open to the public at large, not just to the residents of Lakeside DFW. The Code also contains commitments on the construction of a minimum 8

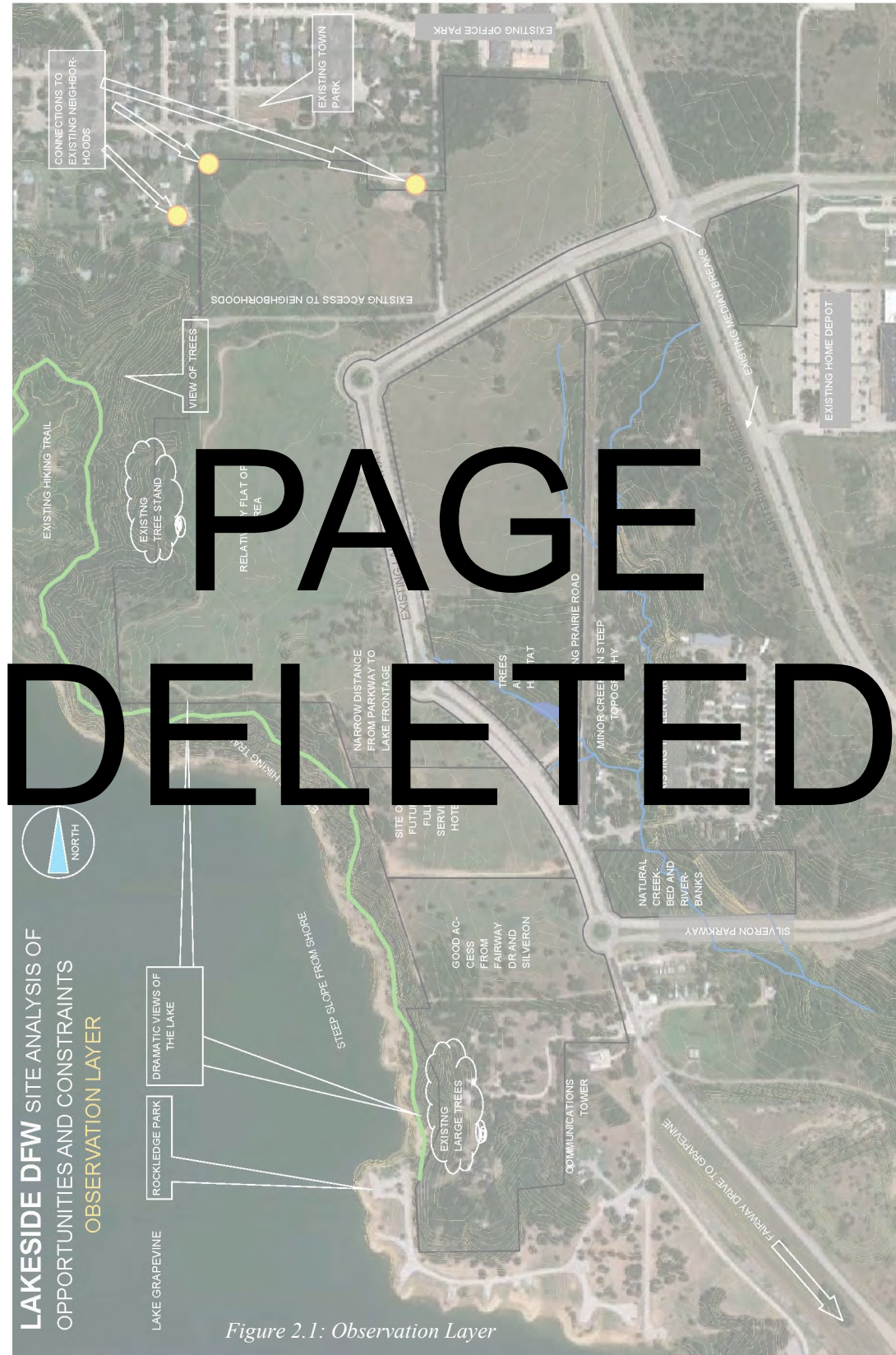
foot-wide trail system throughout the development that connects, with permission from the Army Core of Engineers (ACOE), to the Lake Grapevine trail system.

The quality of the project is further defined by the building and architecture standards in Section 7 of the proposed Development Code. These rules define minimum quality standards for walls, doors, windows, balconies, porches, roofing, articulation, among many other items. Each detail, together with the thousands of other details, determines the overall quality of the development.

“Highest and best use’ may mean many things to many people. In this case, the intended meaning is a comprehensive development approach that provides significant public benefit in the form of accessible and beautiful open space, public

places that people want to use, new businesses and restaurants that people want to support, and attractive and long-lasting additions to the tax base. It is the highest possible value creation combined with the highest possible contribution to the quality of life for the Flower Mound community.

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LAND USE STATISTICAL ANALYSIS

Each category below is a gross development area and is an approximation based on the acreage identified in table 3.2. and other land use regulations within the Code.

TABLE 1.1 STATISTICAL ANALYSIS

	Acres	% of Land
Gross Acreage	155.8	
Open Space	15.6	10%
Commercial only	24.5	16%
Mixed Commercial/Residential	21.6	14%
Multi-family	34.8	22%
Single Family	59.4	38%
	155.8	100%

CHARACTER ZONE STANDARDS

SECTION 3: DEFINITION OF CHARACTER ZONES

It is the intention of the Applicant to create a development uniquely appropriate to the site and to preserve the most beneficial aspects of the land while creating and attracting new amenities, services, businesses, and residents to the project.

The proposed development encompasses over 150 acres and covers a variety of land, conditions, access, visibility and value. Because the tract is so large and diverse, we have divided the site into more subzones than the original Mixed Use ordinance had envisioned. The purpose of subzones is to allow each portion of the larger development to respond uniquely to the site and the surrounding conditions.

Despite this division into subzones, the intention of the development is to maintain consistency among the various subzones, the subsequent phases, and the different developers so that the singular character of the place is recognizable as unique.

MU-C (1) is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle, where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These building will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories would house apartments, lofts, or offices. The architecture would be consistent with small-town downtowns.

MU-C (2) is comprised of the major natural drainage area. This area will contain the detention/retention areas required by the project and landscaping consistent with the aesthetics of the project.

MU-C (3) plans for a pair of high rise office towers bracketing a ravine and green space. Parking ~~would also may~~ need to be structured on this site to meet the demand for an office of that size.

MU-C (4) is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permit residential uses to enliven the streetscape.

MU-N (1) is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

MU-TNG anticipates a highly walk-able residential community comprised of small blocks, sidewalks with street trees, and several pocket parks, including locations adjacent to the Corps property with views of the lake. The pocket parks could also act as a trailhead to the CORPS property if permitted by the CORPS and would be open and available to the public. The largest lots would be located where the views to the water would be the most advantageous.

~~**MU-TEN (1)** is the south peninsula, with immediate proximity to the lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that is woven into the landscape and the topography. It would house restaurants with broad porches and views of the lake, public parks, small shops and upper story living within the development. A small amphitheater would fit comfortably into the setting for weddings or gatherings looking for a dramatic setting.~~

~~There is also ample room for a small unique hotel, a B&B or lakefront cottages on the property. Near the existing roadway there is also room for additional retail and office space.~~

~~**MU-TEN (2)** affords spectacular views of Grapevine Lake and the opportunity to take advantage of the location. This is a good location for high-rise towers because of the view, the geography of the site, and the proximity to a proposed highrise tower next door. Parking could be structured under and adjacent to the towers leaving much of the land available to take advantage of the open space, both public and private.~~

MU-TEN is the south peninsula, with close proximity to the Grapevine Lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that takes advantage of the landscape and the elevated topography. The Village includes restaurants with terraces overlooking the lake, public parks, shops, offices, an hotel and upper story living within the development. A small amphitheater would fit comfortably into the natural setting for weddings or gatherings looking for a dramatic setting.

MU-TMR (1) encompasses the intersection of FM 2499 and Lakeside Parkway as the entrance to the project. It offers and opportunity to provide great retail and commercial space while establishing the entrance to the project with multi-story buildings on the corners. The upper stories of the buildings may house residential or office occupancies. Tucked between these initial buildings are small public plazas. There is also room for a larger retail anchor visible from 2499.

SECTION 3: DEFINITION OF CHARACTER ZONES

MU-TMR (2) is located across FM 2499 from the major entrance to the project, and MU-MR (1). It is appropriate that this site be exclusively commercial, since pedestrian connectivity to the site may slightly longer across the arterial than is comfortable.

There are ample opportunities for making great places among these nine zones. A network of trails ties these zones together through a string of pocket parks and open spaces. Where the trail runs along the western boundary of the property, it is intended to have the character of an elevated trail overlooking the views of the water.

This array of development opportunities allows the development team to initiate development at the most promising areas. The actual sequence of development will follow the dictates of the market.

Each of the subzones contains its own set of development regulations embedded in Table 3.1, the Table of Permitted Uses, in Table 3.2, the table of Development Standards, and in the subzone rules on the following pages.

Administrative Provisions:

Discrepancies: In the case of a discrepancy between this Development Code and the existing Mixed Use Ordinance 62-08, the LDR's, or the SmartGrowth requirements, this Development Code shall govern.

Planning Director: The planning director may approve minor changes or variations to the plan at the time of the Site Plan application, or of Preliminary Platting.

Permitted Changes: The following criteria shall allow the planning Director to approve non-material changes at the time of preliminary plat application or Site Plan application.

1. **Streets:** streets may be realigned up to 200 feet from the location indicated in the regulating plan and or street plan.
2. **Street Profile:** the profile or cross section of the street may be adjusted by adjusting size and location of medians, sidewalks, changing landscaping or furnishings if, in the opinion of

the Planning director, the changes benefit the project and the public interest.

3. **Subzones:** Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.
4. **Setbacks:** Setbacks or Build-to-lines may be adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.
5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

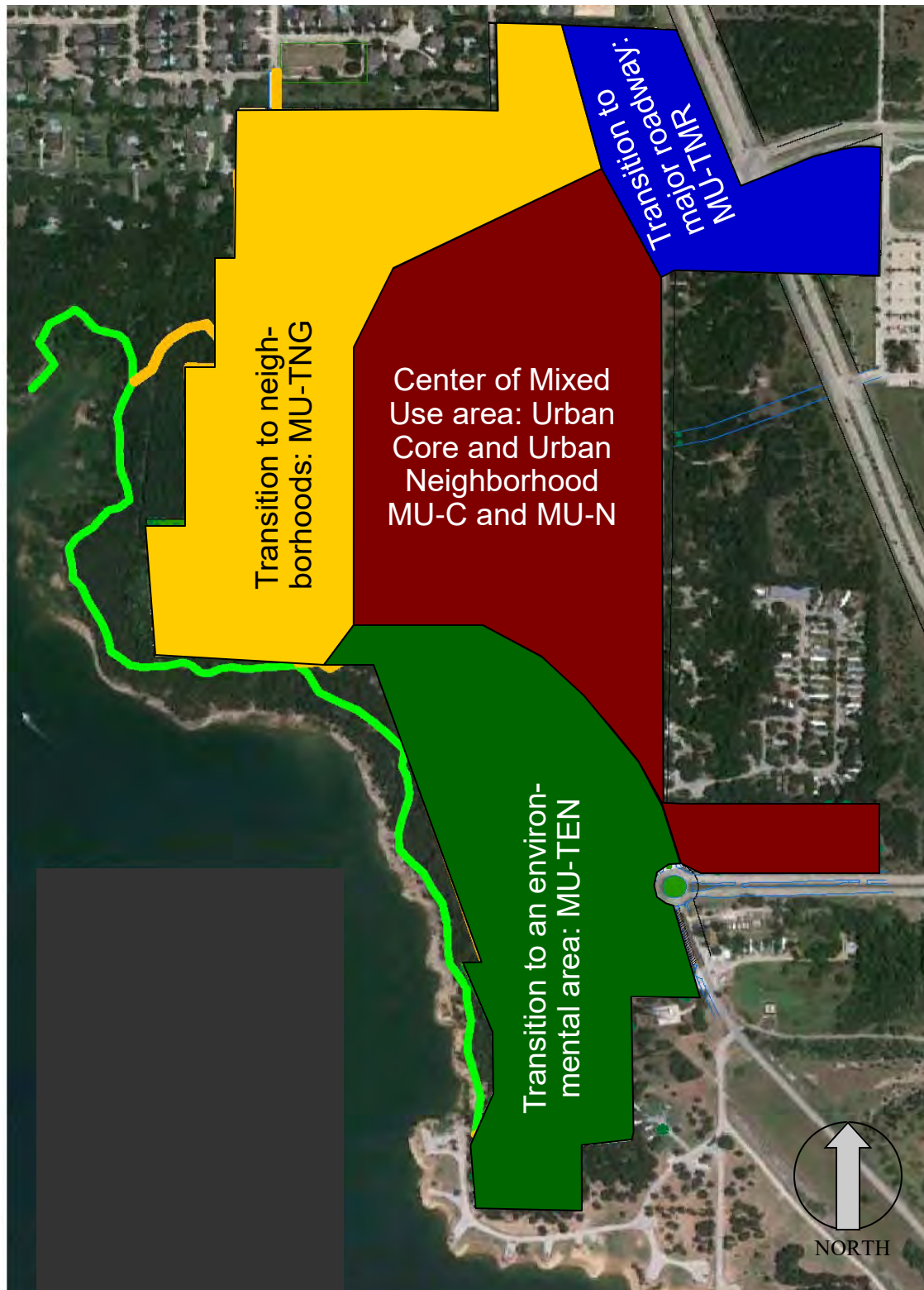
Private Deed Restrictions:

Concurrent with the Plat Application, or earlier, the Applicant will submit to the Town Planning Department a copy of proposed deed restrictions applicable to the development district. Deed restrictions shall conform to the standards established in this Development Code and where a conflict exists between the proposed deed restrictions and this Development Code, then this Development Code shall govern. The deed restrictions will, at a minimum, address the following issues:

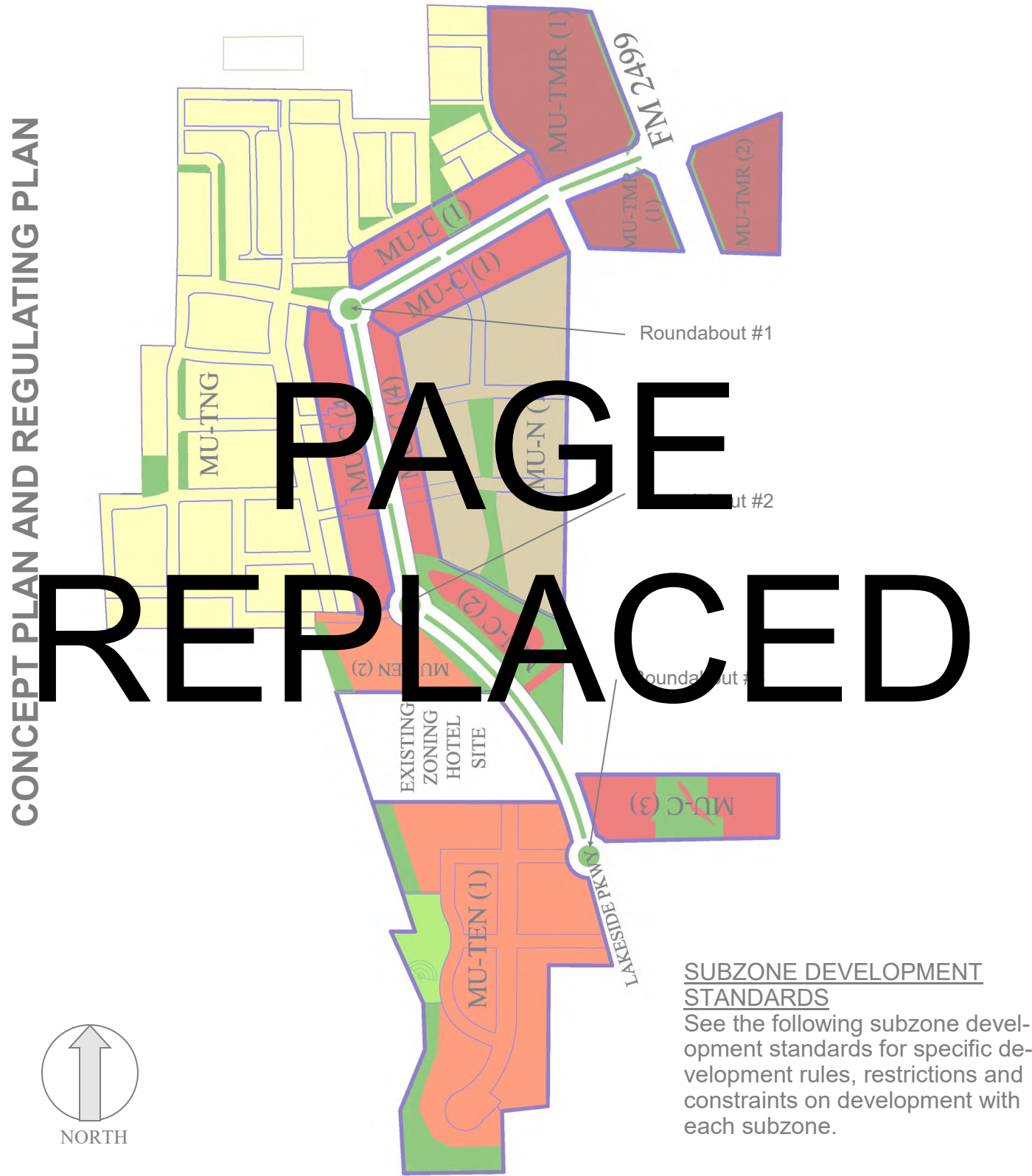
1. Establish design guidelines for residential and commercial buildings that conform to and compliment the Mixed Use Ordinance requirements.
2. Establish design guidelines for landscaping and open space that conform to and compliment the Mixed Use Ordinance requirements.
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the Town, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the development district.

The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

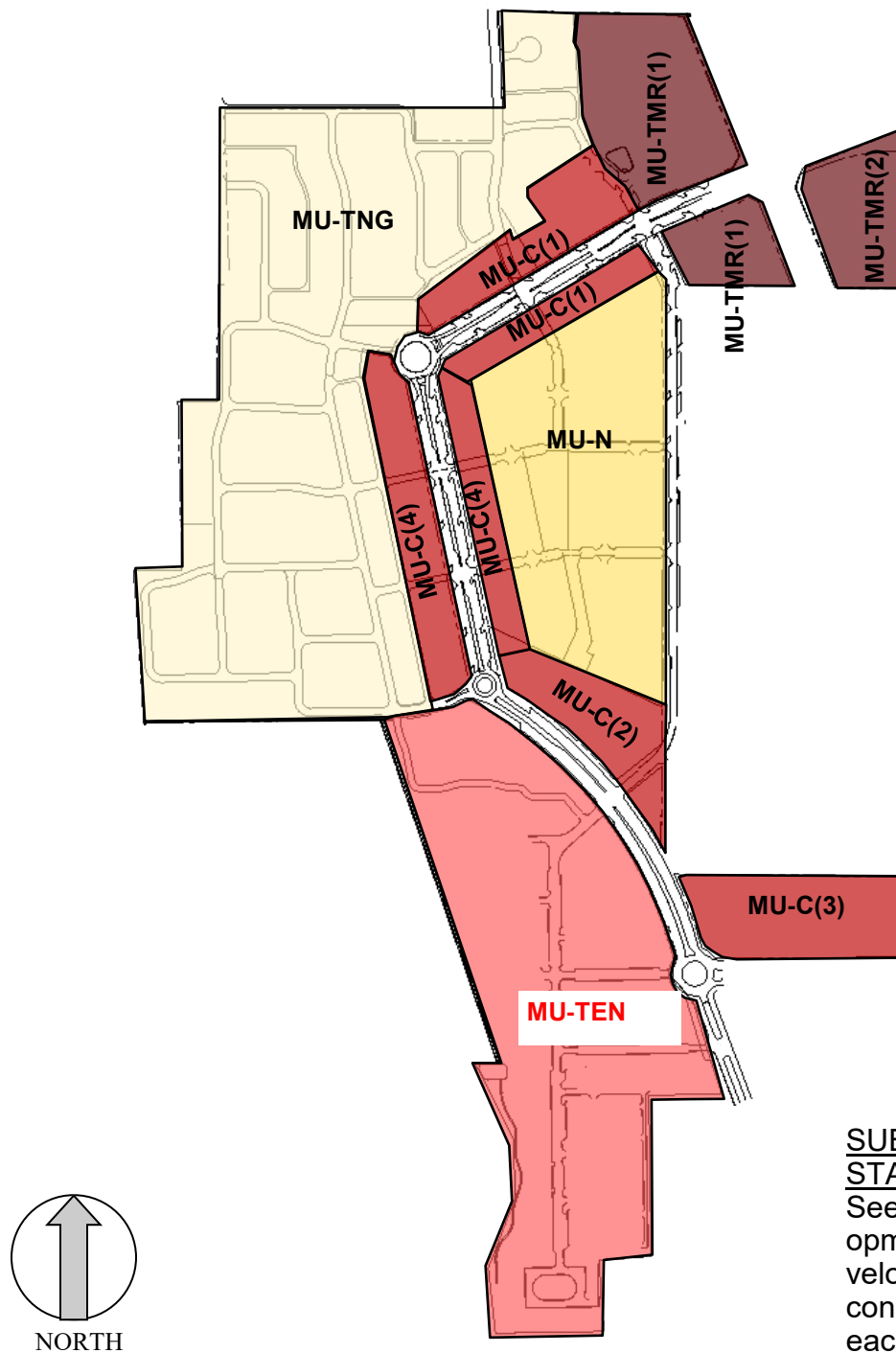
GENERAL RATIONALE OF CHARACTER ZONES



LAKESIDE™
DFW



CONCEPT PLAN AND REGULATING PLAN



SUBZONE DEVELOPMENT STANDARDS

See the following subzone development standards for specific development rules, restrictions and constraints on development with each subzone.

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 apply to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Table 3.1: PERMITTED USE TABLE						Use Status				
Land Use Category	MU- C1	MU- C2	MU- C3	MU- C4	MU- N	MU-T (Transition)				
						NG	EN1	EN2	MR1	MR2
Commercial Uses (Office, Retail, and Service Uses)										
Retail sales or service (includes from this category are retail sales and services establishments geared towards the automobile including gasoline service stations.)	P	P	P	P	P	NP	P	P	P	P
Retail sales or service including establishments geared towards the automobile including gas stations)	NP	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.		P	P	P	P	NP	P	P	P	P
Offices for business, professional, or technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P	NP	P	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P	NP	P	P	P	P
Accessory residential uses such as leasing office, fitness center.	P	P	NP	P	P	NP	P	P	P	NP
Residential Uses										
Home occupations	NA	NA	NA	NA	NA	A	NA	NA	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	P	NP	NP
Residential lofts (Upper Floor Residential)	P	P/C	P/C	P	P	NP	P	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	NP	NP	NP	P	P	NP	P	P	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P/C	P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P/C	P/C	NP	NP
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P/C	NP	P	P	P	P
Games arcade establishments	P	P	P	P	NP	NP	P/C	P/C	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP	P	P/C	P	P
Museums and other special purpose recreational institutions	P	P	P	P	NP	NP	P	P/C	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P	P	P	P/C	NP	P	P	P	P

2 COLUMNS DELETED: MU-TEN1 & MU-TEN2
1 COLUMN ADDED: MU-TEN

Table 3.1: PERMITTED USE TABLE cont'd					Use Status					
Land Use Category	MU- C1	MU- C2	MU- C3	MU- C4	MU-N	MU-T (Transition)				
						NG	EN1	EN2	MR1	MR2
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional membership organizations	P	P	P	P	NP	NP	P	P/C	P	P
Child day care and preschools	P	P	P	P	P/C	NP	P/C	P/C	P	P
Schools, libraries, and community halls	P	P	P	P	P/C	NP	P	P	P	P
Universities and colleges		P/C	P/C	P/C	NP	NP	P/C	P/C	P	P
Hospitals	P	P	P	P	NP	NP	NP	NP	P	P
Civic uses	P	P	P	P	P/C	NP	P	P	P	P
Social and fraternal organizations	P	P	P	P	P/C	NP	P	P	P	P
Public safety facilities		P	P	P	P/C	NP	P	P	P	P
Religious institutions	P	P	P	P	P/C	NP	P	P	P	P
Other Uses										
Model homes, attached and detached, for sales and promotion**		P/C	P/C	P/C	P	P	P/C	P/C	P/C	P/C
Full-service hotels	P	P	P	P	NP	NP	P	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces	SUP	SUP	SUP	SUP	NP	NP	SUP	SUP	SUP	SUP
Outdoor vendor sales		P	P	P	NP	NP	P	P	NP	NP
Parking, surface		P	P	P	P	A	P	P	P	P
Parking, structured	P	P	P	P	NP	NP	P	P	P	P
Sales from kiosks		P	P	P	NP	NP	P/C	P/C	P/C	P/C
Any permitted use with a drive through facility	P	NP	NP	NP	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)	SUP	SUP	SUP	SUP	NP	NP	NP	NP	P	P
Information centers		P	P	P	P	NP	P	P	P	P

P=Permitted

P/C=Permitted only where identified in the subzone rules

NP=Not Permitted

SUP=Permitted with a Specific Use Permit

A=Permitted as an accessory use

NA=Not applicable

NOTE 1:

Added clarifications of definitions in the MU Ordinance :

Apartments are residential units that may occupy any floor of a building including the ground floor.

Lofts are residential unit, that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2

Ground floor residential in subzones MU-TEN(1) and MU-TEN(2) is limited to 50% of the ground floor in any individual building.

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Land Use Category	Use Status								
	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Commercial Uses (Office, Retail, and Service Uses)									
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P	P	P	P	P/C	NP	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P	P	P	P	P/C	NP	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P	P	P	P	P/C	NP	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P	P	P	P	P/C	NP	P	P	P
Accessory residential uses such as leasing office or fitness center	P	P	NP	P	P	NP	P	P	NP
Residential Uses									
Home occupations	NA	NA	NA	NA	A	A	NA	NA	NA
Live/work units	P/C	P/C	P/C	P/C	P	P/C	P	NP	NP
Residential lofts (Upper Floor Residential)	P	P/C	P/C	P	P	NP	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	NP	NP	NP	P	P	NP	P NOTE 2	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	NP	NP	NP	NP	P	P	P P/C	NP	NP
Single-family residential detached dwelling unit	NP	NP	NP	NP	P/C	P	P	NP	NP

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

Table 3.1: PERMITTED USE TABLE

Land Use Category	Use Status								
	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Arts, Entertainment, and Recreation Uses									
Fitness, recreational sports, gym, or athletic club	P	P	P	P	P/C	NP	P	P	P
Games arcade establishments	P	P	P	P	NP	NP	P/C	P	P
Theater, cinema, dance, or music establishment	P	P	P	P	NP	NP	P	P	P
Museums and other special purpose recreational institutions	P	P	P	P	NP	NP	P	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P	P	P	P	P/C	NP	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses									
Business associations and professional organizations	P	P	P	P	NP	NP	P	P	P
Child day care and preschools	P	P	P	P	P/C	NP	P/C	P	P
Schools, libraries, and community halls	P	P	P	P	P/C	NP	P	P	P
Universities and colleges	P/C	P/C	P/C	P/C	NP	NP	P/C	P	P
Hospitals	P	P	P	P	NP	NP	NP	P	P
Civic uses	P	P	P	P	P/C	NP	P	P	P
Social and fraternal organizations	P	P	P	P	P/C	NP	P	P	P
Public safety facilities	P	P	P	P	P/C	NP	P	P	P
Religious institutions	P	P	P	P	P/C	NP	P	P	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartment**s are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

Table 3.1: PERMITTED USE TABLE	Use Status								
Land Use Category	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Other Uses									
Model homes, attached and detached, for sales and promotion	P/C	P/C	P/C	P/C	P	P	P	P/C	P/C
Full-service Hotels (Lobby, dinner restaurant, bar / lounge, room service, exercise room, meeting room)	P	P	P	P	NP	NP	P	P	P
Select Service Hotels (Lobby, bar / lounge, breakfast service, exercise room, meeting room)			P				P		
Limited-service Hotels			SUP				SUP		
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces	SUP	SUP	SUP	SUP	NP	NP	SUP P	SUP	SUP
Sidewalk sales on removable displays during hours of retail operation for tenants with storefronts.							P		
Outdoor vendor sales	P	P	P	P	NP	NP	P	SUP	NP
Parking, surface	P	P	P	P	P	A	P	P	P
Parking, structured	P	P	P	P	P	NP	P	P	P
Sales from kiosks	P	P	P	P	NP	NP	P	P/C	P/C
Any permitted use with a drive through facility	NP	NP	NP P	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)	SUP	SUP	SUP P	SUP	NP	NP	NP	P	P
Information centers	P	P	P	P	P	NP	P	P	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2

~~Ground floor residential in subzones MU-TEN(1) and MU-TEN(2) is limited to 50% of the ground floor in any individual building.~~

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE											
SECTION 3: Character Zones		MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-TEN	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Area: Concept Plan		7.2	4.8	5.7	8.1	26.2	26.2	4.3	56.8	11.5	4.5
Minimum Area		7	4	5	8	26	26	4	35	11	4
Maximum Area		12	6	6	12	27	27	5	59	17	5
Maximum Residential		276	0	0	358	175	175	360	248	48	0
Maximum Commercial		180,000	8,400	240,000	180,000	150,000	150,000	20,000	-	85,000	34,000
INFORMATION ON SITE DEVELOPMENT STANDARD:											
Lot and Block Standards		Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Type (Note)		Regular	NA	NA	Regular	Regular	Regular	NA	Regular	Regular	NA
Block Face Dimensions		100'	NA	100'	200'	200'	200'	200'	200'	200'	NA
Maximum (N.E.S)		100'	NA	750	600'	1200'	1200'	600'	750	600'	NA
Lot Dimensions		Minimum Lot Area	100 SF	100 SF	2000 SF	100 SF	2400 SF	NA	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width		20'	20'	100'	20'	30'	30'	NA	30'	20'	NA
Minimum Lot Depth		80'	80'	100'	80'	80'	80'	NA	80'	80'	NA
Maximum Lot Coverage		100%	NA	90%	100%	85%	85%	50%	90%	100%	90%
THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS											
Design Speed		25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed		MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD	MU BLVD
MU Commercial		MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street	MU Street
MU Local 1		MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1	MU Loc 1
MU Local 2		MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2	MU Loc 2
MU Local 3		MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3	MU Loc 3
MU Commercial / Professional		MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley	MU Corn Alley
MU Residential Alley 1		MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1	MU Res Alley 1
MU Residential Alley 2		MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2	MU Res Alley 2
Turning Radii (No. 2)		15', 25'	15', 25'	15', 25'	15', 25'	15', 25', 10', 15', 25'	15', 25', 10', 15', 25'	15', 25'	15', 25'	15', 25'	15', 25'
Alleys		Commercial	20' wide	20' wide	20' wide	20' wide	20' wide	20' wide	NA	20' wide	20' wide
Residential		NA	NA	NA	NA	12' wide	12' wide	NA	12' wide	NA	NA
Streetscape Standards											
Sidewalks, Tree Wells, Walkways		18'	12'	18'	18'	18'	18'	12'	12'	18'	18'
Minimum Width		18'	12'	18'	18'	4.5' min	4.5' min	4.5' min	6' min	4.5' min	4.5' min
Parkway/Planter		4.5' min	NA	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min
Tree Well		4.5' min	NA	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min	4.5' x 4.5' min

REPLACE

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 1 COLUMN ADDED: MU-TEN

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2
1 COLUMN ADDED: MU-TEN

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

C(1)		MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Street Trees										
Maximum Canopy Height	40'	NA	40'	40'	40'	40'	40'	40' Note 10	40'	40'
Preferred Pathway	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species					Oak, Elm, Maple, Redwood, Ash		Ginkgo, Texas Palm, Chestnut			
SECTION 5: Open/Civic										
Open Space (Note 8) SEE										
Civic Space (Note 9) SEE										
SECTION 6: Parking Standards										
On-street Parking (1)	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Asphalt	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted
Parking Lane Width	8'	8'	8'	8'	8'	8'	8'	8'	8'	8'
Parallel	18'	18'	18'	18'	18'	18'	18'	NA	18'	18'
Angled										
Off-street										
Cross-access	yes	no	no	yes	no	yes	no	no	yes	yes
Mandatory easement required	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'	9 x 18'
Minimum Parking Stall										
Drive Aisle width										
Maximum Street Space per block										
Off Street Loading										
Screening										
Landscaping										
Lighting										
SECTION 7: Building Standards										
Ground Floor Requirements										
Built to commercial standards; Section 7	Required	Required	Required	Required	Required	Required	Required	Required	Required	Required
Residential occupancy on ground floor	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited
Building Height										
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	1 Story	1 Story	NOTE 7	1 Story
Maximum Height	4 stories	1 story	25 Stories	4 Stories	25 Stories	18 Stories	18 Stories	3 Stories	4 Stories	4 Stories
Setbacks										
Front - Min	0'	0'	0'	0'	0'	0'	0'	See Section 3	0'	0'
Front - Max	5' Note 8	5' Note 8	NOTE 9	5' Note 8	25'	15'	15'	See Section 3	NOTE 9	NOTE 9
Side/Corner	0'	10'	0'	0'	0'	0'	0'	See Section 3	0'	0'

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2

REPLACED

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C(1)	MU-C(2)	MU-C(3)	MU-C(4)	MU-N	MU-TEN (1)	MU-TEN (2)	MU-TNG	MU-TMR (1)	MU-TMR (2)
Building Orientation	5' to Street	10' to Street	5' to Street	5' to Street	5' to Street	5' to Lake & St	0' to Lake	5' (Note 1) to Street	5' to Street	5' to Street
Accessory Building										

Note 1: Setback from the ACU property shall be 0' (zero feet).
Note 2: Turning radius shall be small enough to be approved by the Public Works Department.
Note 3: Civic/Open spaces are assumed to be dedicated to a Property Owners' Association unless the owner requests Ownership.
Note 4: "Regular" means that the building, implies a form as rectangular as practical under existing topographical constraints.
Note 5: The maximum block dimension shall be measured as the contiguous lot frontage, uninterfered by streets or public open space.
Note 6: Matched Plots means that the building frontage of the street are matched on either side of the street, symmetrical & same species.
Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.
Note 8: Building front facade may extend 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.
Note 9: The max Setback from Lakeside Parkway (twice of FM 2499) must comply with MU-C(1) for front buildings.
Note 10: See Section 7 for setbacks and landscaping requirements for the landscaped lots

2 COLUMNS DELETED: MU-TEN 1 & MU-TEN 2
1 COLUMN ADDED: MU-TEN

TABLE 3.3: ONUS HEIGHT PROVISIONS

MU ORDINANCE REQUIREMENT	MU-C(3)	MU-TEN(1)	MU-TEN(2)
BASE HEIGHT BY ORDNANCE (IN STORIES)		5	5
PROPOSED HEIGHT		25	18
MAXIMUM RESIDENTIAL UNIT		175	360
MAXIMUM COMMERCIAL SF		150000	20000
1200' FROM PLATTED SUBDIVISION		YES	YES
3% INCREASE IN OPEN SPACE	YES, SEE OPEN SPACE TABLE 5.1		
12' BUILDING SETBACK AT 6TH STORY		YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL		YES	YES
VISUAL IMPACT ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS		
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN		
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN		
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN		
OPEN SPACE PROVISIONS	SEE PARK AND OPEN SPACE PLAN/ SUBZONE STANDARDS		

See Section 7, Figure 7.xxx on Building standards for buildings exceeding 4 stories.

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	57.7	38.5	11.5	4.5
Minimum Area	7	4	5	8	20	35	38.5	11	4
Maximum Area	12	6	6	12	23	59	38.5	17	5
Maximum Residential Units	276	0	0	358	735	258	929*	48	0
Maximum Commercial SF x 1000	180	8.4	125	180	8	0	270	85	34
Estimated Hotel Rooms			135				175		

*929 RU'S INCLUDES THE 54 RU'S IN LAKESIDE TOWER

Lot and Block Standards

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS

Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	Regular	Regular	NA
Block Face Dimensions									
Minimum	200'	NA	200'	200'	200'	200'	200' 170'	200'	NA
Maximum (Note 5)	600'	NA	750	600'	600'	750	1200'	600'	NA
Lot Dimensions									
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	90%	85% 90%	100%	90%

SECTION 4: Street Standards

SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS

Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed									
MU BLVD	YES		YES	YES	YES		NA	YES	
MU Commercial	YES	YES	YES	YES	YES		YES	YES	
MU Street 2							YES		
MU Local 1	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 2	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 3		YES			YES	YES	YES		
MU Commercial Alley	YES	YES	YES	YES	YES		YES	YES	YES
MU Residential Alley 1					YES	YES	YES		
MU Residential Alley 2					YES	YES	YES		
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10', 15', 25'	5', 10', 15'	5', 10', 15', 25'	15', 25'	15', 25'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Alleys									
Commercial Minimum Width	20'	20'	20'	20'	20'	NA	20'	20'	20'
Residential Minimum Width	NA	NA	NA	NA	NA	12'	12'	NA	NA
Commercial Fire Lane							26'		
Streetscape Standards									
Sidewalks, Trails, Walkways									
Minimum Width	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards								
Maximum Width	18'	12'	18'	18'	12'	12'	18'	18'	18'
Parkway /Planter									
Continuous - Min width	4.5'	NA	6'	4.5'	6'	6'	4.5	4.5'	4.5'
Tree Well - Min width	4.5'	NA	4.5'	4.5'	4.5'	4.5'	4.5	4.5'	4.5'
Street Trees									
Maximum Spacing	40'	NA	40'	40'	40'	40' Note 10	40'	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species	Tree species to be selected from the list of Town approved tree species								

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS

SECTION 6: Parking Standards

On-street Parking (Excluding alleys)									
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted	Permitted
Parking Lane Width									
Parallel	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	NA	18	18	18

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Off-Street Parking									
Mandatory cross-access easement required	yes	no	no	yes	no	no	yes	yes	yes
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width	See Parking Standards, Section 6								
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners								
Off Street Loading	Shall comply with Section 82-83 of the Town LDR								
Screening	Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.								
Landscaping	Shall comply with Division 2 Article V of the Town LDR								
Lighting	Shall comply with Section 82-275 of the Town LDR								

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7	Req'd	Req'd	Req'd	Req'd	Not Req'd	Prohibited	NOTE 11	Required	Required
Residential occupancy on ground floor	Prohibited	Prohibited	Prohibited	Permitted	Permitted	Permitted	NOTE 12	Prohibited	Prohibited
Building Height									
Minimum Height	NOTE 7	0	1 Story	NOTE 7	1 Story	1 Story	1 Story	NOTE	1 Story
Maximum Height	4 Stories	1 story	25 Stories	4 Stories	4 Stories	3 Stories	25 Stories	4 Stories	4 Stories
Set Backs									
Front - Min	0'	0'	0'	0'	0'	See Section 3	0'	0'	0'
Front - Max	5' NOTE 8	5' NOTE 8	NOTE 9	5' NOTE 8	15'	See Section	25' NOTE	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	See Section 3	0'	0'	0'
Side/Corner	0'	10'	0'	0'	0'	match adj	0'	0'	0'
Rear	5'	10'	5'	5'	5'	5' (Note1)	0'	5'	5'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Building Orientation	to Street		to Street	to Street	to Street	to Street	to Lake & Street	to Street	to Street
Accessory Buildings									

Note 1: Setback from the ACOE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical within existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silveron is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

Note 11: Areas required to be built to commercial standards are identified in the Subzone standards

Note 12: Areas permitting residential occupancy on the ground floor are identified in the Subzone Standards.

Note 13: Restaurants and hotels may exceed the maximum 25' front setback. See Section 3.1.3 for front setback for

TABLE 3.3 BONUS HEIGHT PROVISIONS

MU ORDINANCE REQUIREMENT	MU-C(3)	MU-TEN(1)	MU-TEN(2)
BASE HEIGHT BY ORDINANCE (IN STORIES)	5	5	5
PROPOSED HEIGHT	25	25	18
MAXIMUM RESIDENTIAL UNITS	0	175	360
MAXIMUM COMMERCIAL SF	240000	150000	20000
1200' FROM PLATTED SUBDIVISION	YES	YES	YES
3% INCREASE IN OPEN SPACE	YES, SEE OPEN SPACE TABLE 5.1		
12' BUILDING SETBACK AT 6TH STORY	YES	YES	YES
MAX 50% GROUND FLOOR AS RESIDENTIAL	NO	YES	YES
VISUAL IMPACTS ON ADJACENT NEIGHBORHOODS	SEE GRAPHICS IN SUBZONE STANDARDS		
IMPACT OF SITE SPECIFIC CONDITIONS	TO BE SPECIFIED AT SITE PLAN		
APPROPRIATE ARCHITECTURAL DESIGN	TO BE SPECIFIED AT SITE PLAN		
TRANSITIONS TO ADJACENT NEIGHBORHOODS	TO BE SPECIFIED AT SITE PLAN		
OPEN SPACE AMENITIES	SEE PARK AND OPEN SPACE PLAN/ SUB-ZONE STANDARDS		

TABLE 3.3 BONUS HEIGHT PROVISIONS

SUBZONES MU-C(3) & MU-TEN	
BUILDING HEIGHTS	The MU Ordinance allows taller building heights based upon compliance with a set of criteria. The Bonus Height was established and adopted with the passage of the Lakeside DFW Development Code in 2012, and allowed buildings up to 25 stories in height, based on that criteria. The criteria has not changed with the exception of the modification as described below.
MODIFICATION	The criteria requires a “step-back” of 12’ from the front building façade for all stories above the 5th floor. This provision was intended to alleviate the potential for the “canyon” appearance of tall buildings lining a pedestrian-oriented, human-scaled streetscape. Since the proposed buildings are generally oriented with the shortest façade fronting the street, the facades constitute a small portion of the Sunset Boulevard streetscape, so the pedestrian experience will not be crowded with imposing facades lining the street.
OTHER CRITERIA	The additional criteria, including increased open space, distance to adjacent neighborhoods, integration of buildings and open spaces, remain in place.

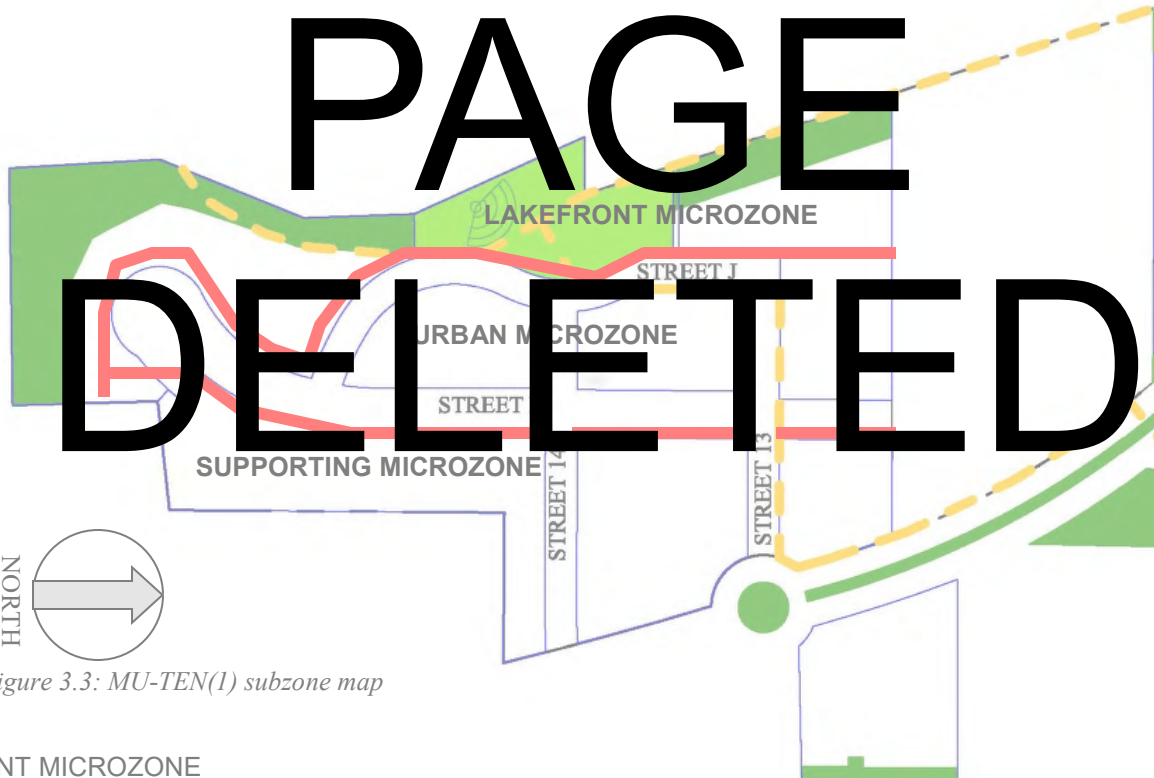
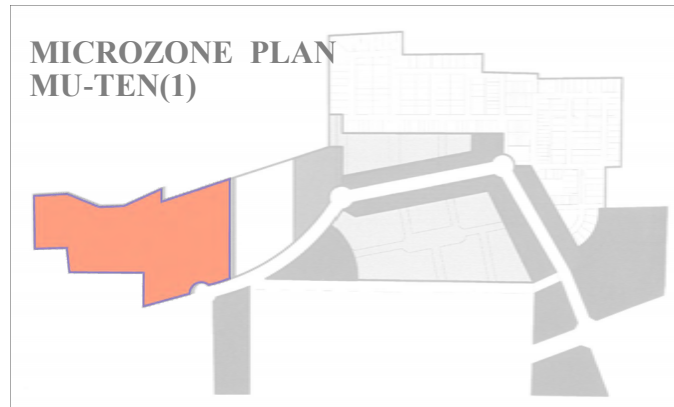
SUBZONE STANDARDS

Figure 3.3: MU-TEN(1) subzone map

LAKEFRONT MICROZONE

1. Defined by the west property boundary, the north property boundary, westernmost street ROW boundary, and south property boundary.
2. Must contain approximately 2.5 acres devoted to an Amphitheater Open Space.
3. Must contain at least 2.5 acres of General Open Space
4. No public streets are permitted within the Lakefront Microzone.
5. Parking is prohibited within the Lakefront Microzone.
6. Minimum width of the Lakefront Microzone is 50'
7. See table 5.1 for minimum trail and park requirements.

URBAN MICROZONE

1. Defined by the westernmost street ROW boundary, the north property boundary, and the easternmost street ROW boundary of Street I.
2. Must contain a minimum 800' of a commercial street type complying with street type MU-Commercial or MU-Local 1 with on-street parking.

Parking is not permitted between buildings within 40'

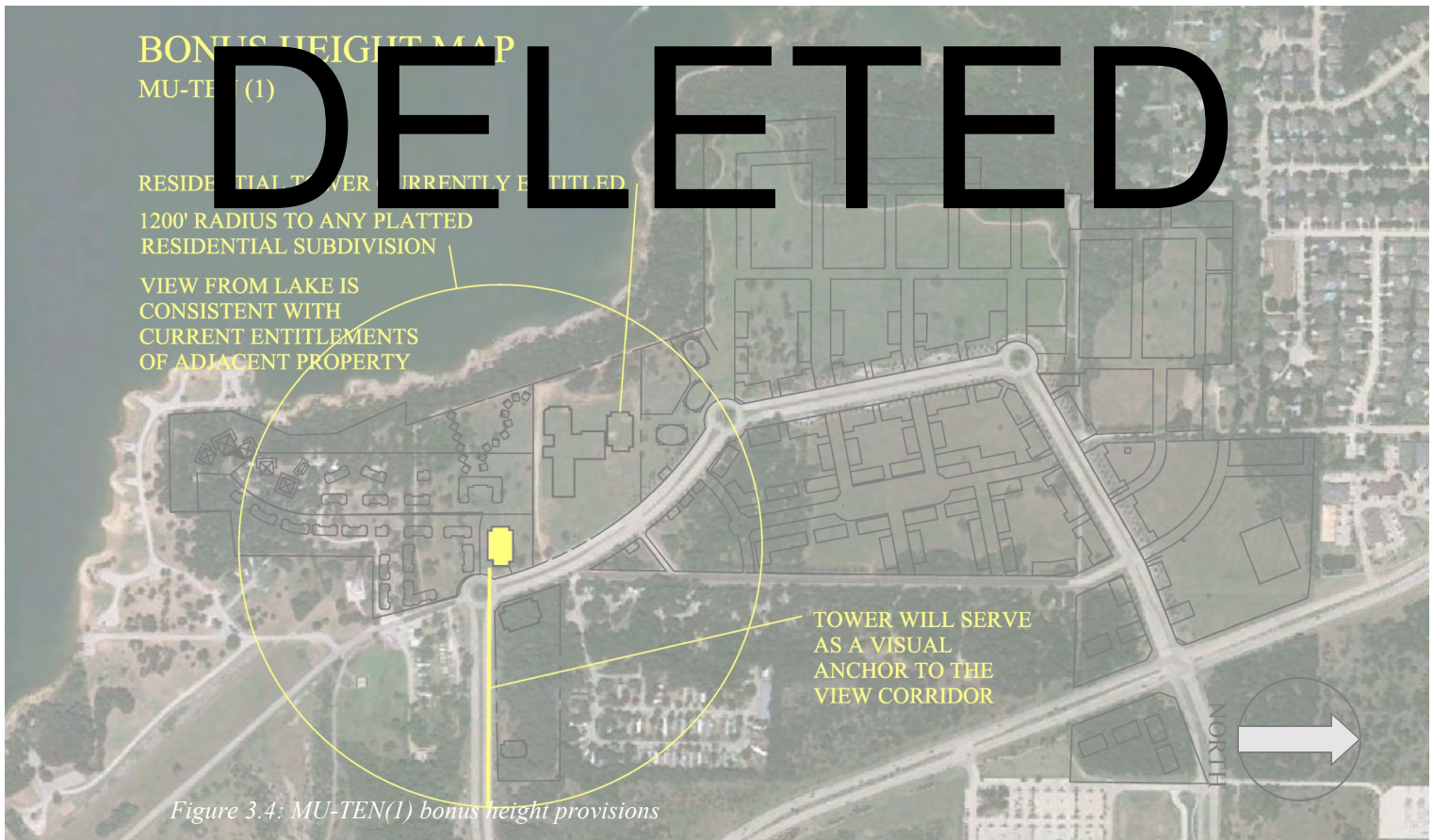
SUBZONE STANDARDS

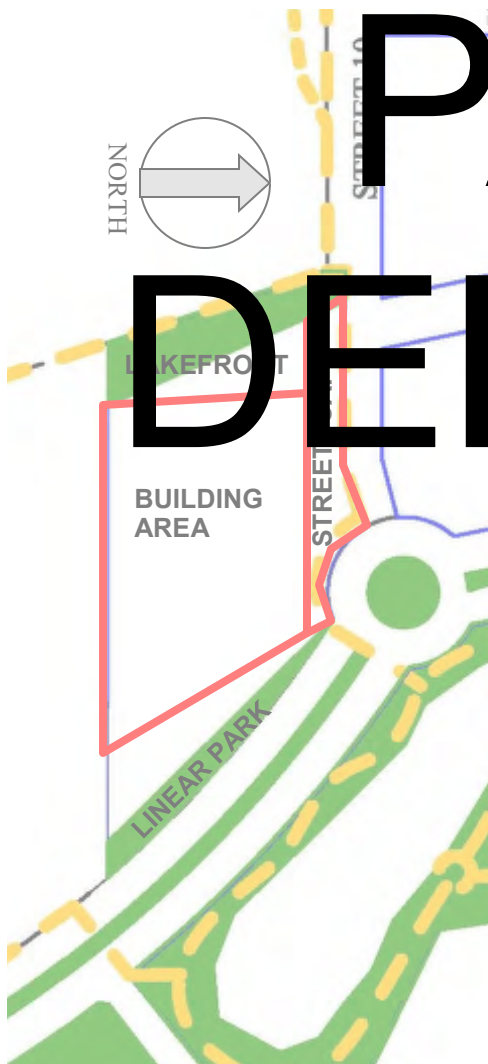
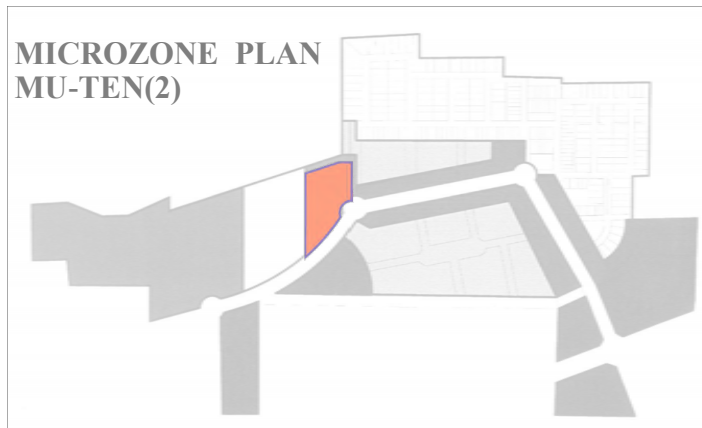
1. of the street ROW. Parking behind buildings is permitted.
2. Access drives to parking lots behind buildings shall be spaced not more closely than 200' apart nor more sparsely than 600' apart.
3. Buildings must comply with Building standards in Section 7 for buildings built to commercial standards.
4. Buildings Exceeding 4 stories in height Must build the ground floor to commercial standards in compliance with the Bonus height provisions in Section 7 of this Development Code.
5. The residential occupancy on the ground floor of any building must not exceed 50% of the ground floor.
2. Must not contain more than 13 acres of area.
3. May contain dedicated streets, street easements, and drive aisles as needed to support the required parking.
4. Buildings must comply with Building standards in Section 7 for buildings built to commercial standards.
5. Parking structures are permitted within this microzone provided the ground floor of the structure is screened by landscaping from Lakeside Parkway, and does not occupy more than 130' of frontage on Street I. Parked cars on all floors of the parking structure shall be screened with masonry walls to minimum height of 42 inches.

SUPPORTING MICROZONE

1. Defined by the easternmost ROW boundary of street I, the northern property boundary, the eastern property boundary, and the south property boundary.

PAGE



SUBZONE STANDARDS

PAGE

DELETED

Defined by west property boundary, proposed Street 10 ROW boundary, west limits of the Streetscape and Tower microzones, and the south property boundary.

2. Must contain a trailhead Park as defined in Section 5 and in Table 5.1.
3. Must Contain a section of the trail system as defined in Section 5 and in Table 5.1.
4. Must be a minimum width of 30'.
5. No streets or parking permitted in this microzone.

BUILDING AREA MICROZONE

1. Defined by south property boundary, Lakefront Microzone, Streetscape Microzone, Linear park.
2. Maximum building and parking coverage must not exceed 50% of the Subzone area.
3. Buildings greater than 4 stories should be designed as a terminus to the view corridor, and shall comply with the Building Standards in Section 7. Such buildings must build the ground floor to commercial standards in compliance with the Bonus Height Provisions in Section 7 of this Development Code with the residential occupancy of the ground floor of any building not to exceed 50% of the ground floor.
4. Surface parking, driveway access, and structured parking are permitted.
5. Structure parking ground floor must be screened from Lakeside Parkway with landscape elements and all floors of parking structure must screen parked cars with masonry walls a minimum of 42" high. Structured Parking should not be easily visible from the Lakefront trail system.

Buildings Exceeding 4 stories in height Must build the ground floor to commercial standards in compliance with the

Figure 3.5: MU-TEN(2) subzone map

SUBZONE STANDARDS

1. Bonus height provisions in Section 7 of this Development Code.
2. The residential occupancy on the ground floor of any building must not exceed 50% of the ground floor.
3. Bonus height provisions in Section 7 for buildings built to commercial standards.
4. If not building is developed within this microzone, the area shall be developed as General Open Space, without parking structures or surface parking lots. However, driveways and alleys are permitted.

STREETSCAPE MICROZONE

1. Defined by proposed Street 10 ROW boundary, Lakeside Parkway ROW boundary, and Building Area and Lakefront Microzones.
2. Must be a minimum of 12' in width.
3. If a building, or portion thereof, is developed within this microzone, it shall be limited to 4 stories in height and must comply with the building standards.

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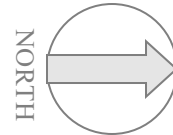
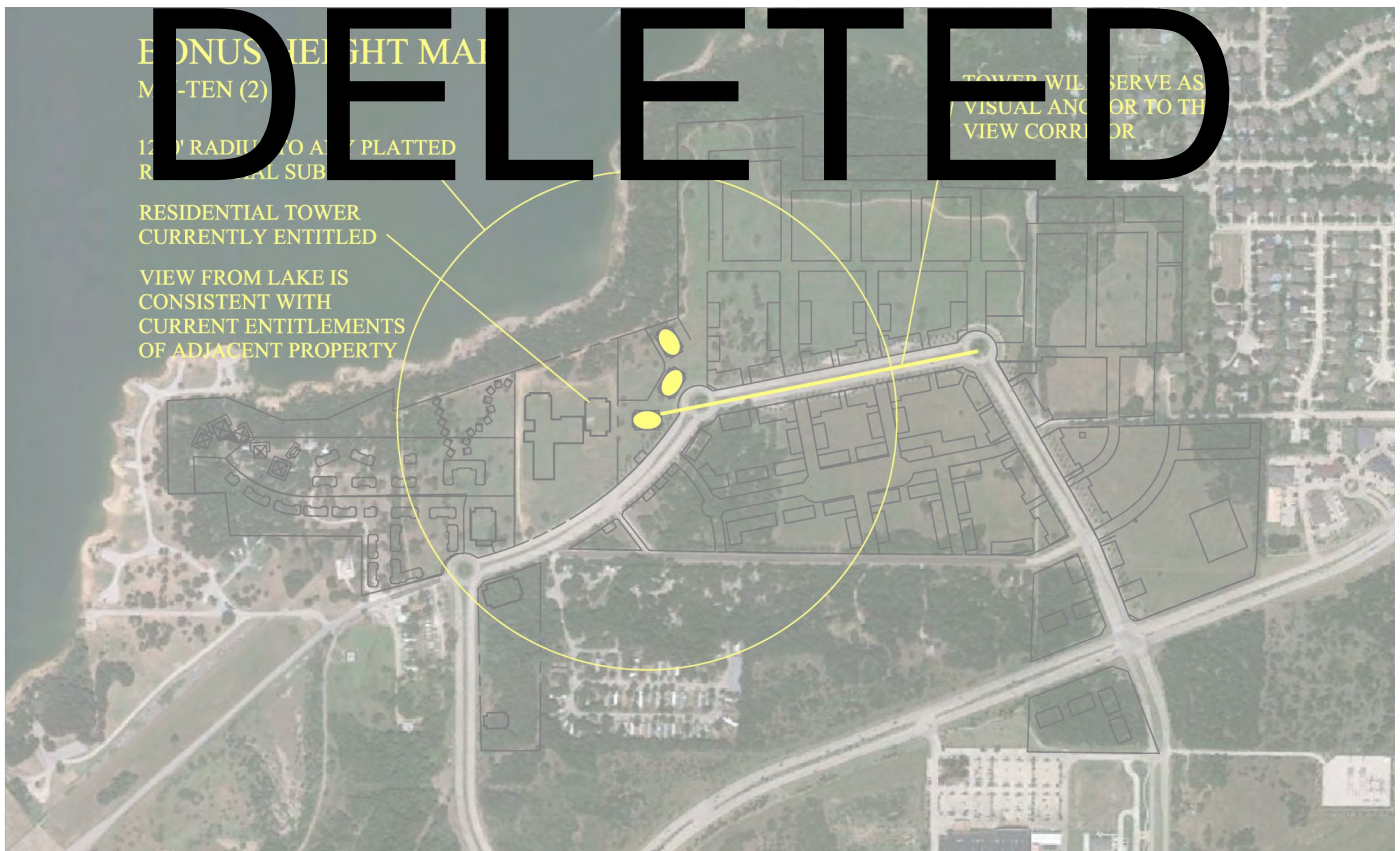
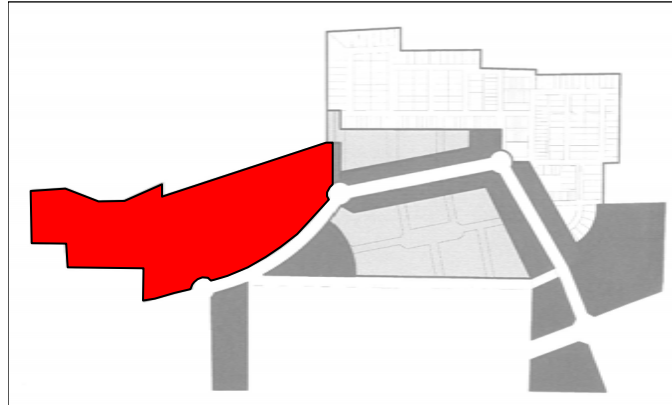


Figure 3.6: MU-TEN(1) bonus height map



SUBZONE STANDARDS**SECTION 3.1.
SUBZONE PLAN
MU-TEN**A: MICROZONE (MZ) NARRATIVE

Subzone MU-TEN incorporates former Subzones MU-TEN(1), MU-TEN(2), plus an additional 9.0 acres between those subzones.

The Microzones within each Subzone define how portions of each subzone may develop and function. Where minimum commercial or maximum residential land area is required in a microzone, the rules apply to the ground floor or street level occupancy. Floors above the street level may include the same category of use or may differ from the required ground floor land use.

MZ 1: Area is estimated to be approximately 4.6 acres and shall contain a maximum of 50% of land area devoted to residential occupancy and associated parking; MZ 1 must contain the Community Lawn open space (OS 1). Structured parking is permitted below the Community Lawn open space.

MZ 2: Area is estimated to be approximately 3.7 acres including the traffic turnaround for Street I (Sunset Blvd). The MZ shall contain publicly accessible and commercially accessible open space (OS 2) fronting on the western boundary with Grapevine Lake. Structured parking shall be located primarily below street level. Occupancy is projected to be primarily restaurants; no residential occupancy is permitted.

MZ 3: Area is estimated to be approximately 1.0 acre. The open space is intended to function as an extension of the Community Lawn and includes the Sunset Green Amphitheater (OS 3). It will include a woodland amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees. The performance

area is anticipated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4. The area allows up to a maximum of 7500 indoor square feet of commercial occupancy. Parking for any commercial use within MZ 3 must be accommodated below grade or outside MZ 3. No residential occupancy is permitted.

MZ 4: Area is estimated to be approximately 1.7 acres, and contains the existing Sunset Point Observation Plaza. The open space (OS 4) shall connect to the trail and extend to Street I and shall occupy the entire western boundary facing Lake Grapevine. Public open space within the area shall be a minimum of 15% of the land area.

MZ 5: Area is estimated to be approximately 13.6 acres, and includes the existing Lakeside Tower condominiums as well as the existing Trailhead and Boardwalk (OS 5a). The MZ shall also include a village plaza (OS 5b) and the Corner Park (OS5c).

MZ 6: Estimated to be approximately 9.8 acres, the area must include a linear park along the length of Street 13 (Lakeside Village Dr) & Street 14, and may also include private open space for the use of the residents of the single family homes within the MZ. The south side of Street 13, and the east side of Street I, south of Street 13, is required to have commercial occupancy on the ground floor.

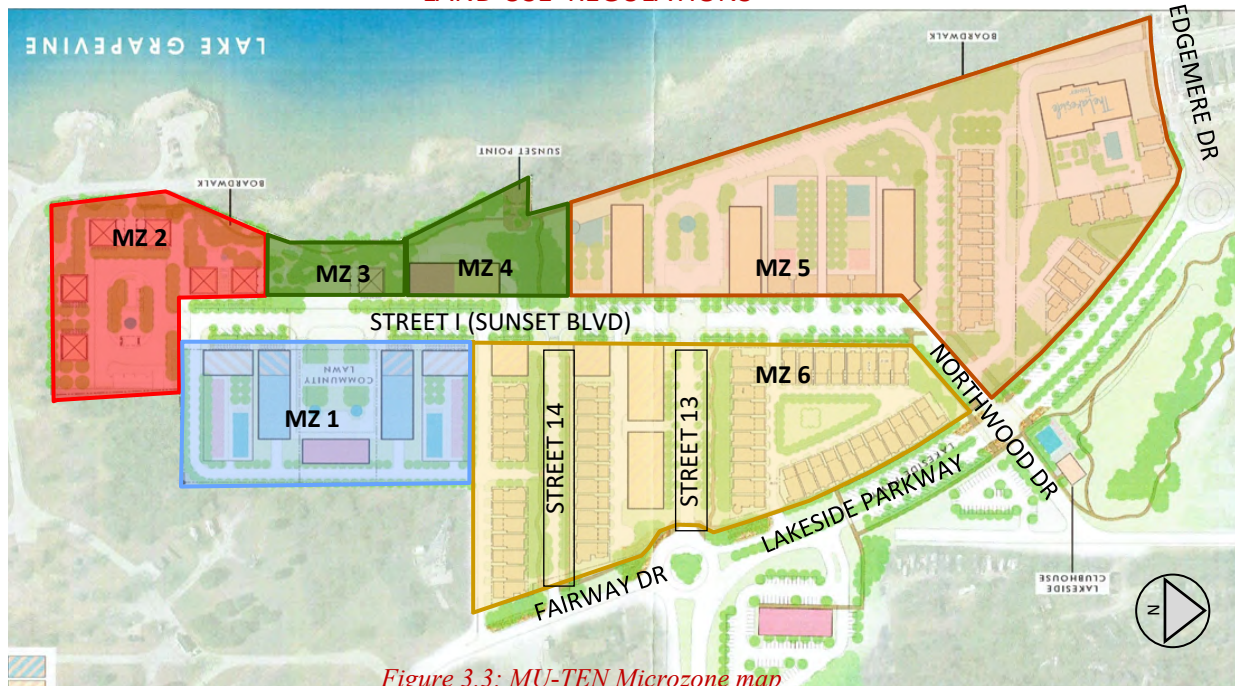
SUBZONE MU-TEN
LAND USE REGULATIONS

Figure 3.3: MU-TEN Microzone map

GENERAL LAND USE—ALL FLOORS

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE							
SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE							
✓	PERMITTED						
•	REQUIRED						
	PROHIBITED						
MICROZONES	MZ1	MZ2	MZ3	MZ4	MZ5	MZ6	TOTALS
APPROXIMATE SIZE	4.6	3.7	1.0	1.7	13.6	9.8	34.4
COMMERCIAL	•	✓	✓	✓	✓	•	
RESTAURANT	✓	•	✓	✓	✓	✓	
HOTEL	✓			✓	✓	✓	
LIVE / WORK UNITS	✓				✓	✓	
RESIDENTIAL LOFTS (UPPER FLOORS ONLY)	✓			✓	✓	✓	
APARTMENTS / CONDOS (INCLUDING GROUND FLOOR RESIDENTIAL)	✓			✓	✓		
SINGLE FAMILY RESIDENTIAL ATTACHED (TOWNHOMES)					✓		
SINGLE FAMILY RESIDENTIAL DETACHED					✓	✓	
OPEN SPACE LABEL	OS1	OS2	OS3	OS4	OS5a & b	OS6	

Note: Street I area is approximately 4.1 acres with no specified land use making the total for the MU-TEN subzone a total of 38.5 acres.

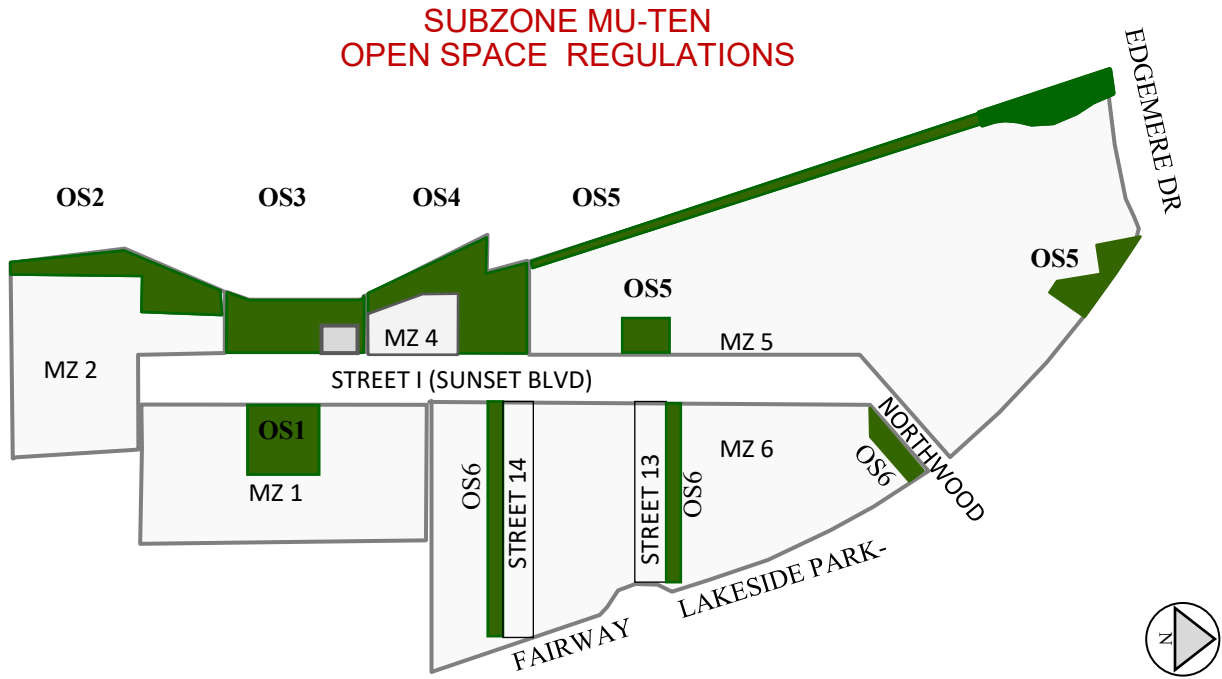


Figure 3.6: MU-TEN Public Open Space Map

TABLE 3.1.2 SUBZONE MU-TEN OPEN SPACE SUMMARY

OPEN SPACE	OS1	OS2	OS3	OS4	OS5a	OS5b	OS5c	OS6	TOTALS
NAME / DESCRIPTION	COMMUNITY LAWN	WATER FRONT BLUFF	SUNSET GREEN AMPHITHEATER	SUNSET POINT	BOARD-WALK	VILLAGE PLAZA	CORNER PARK	LINEAR PARKS	
APPROXIMATE PERCENTAGE OF MICROZONE (MZ) DEVOTED TO PUBLIC OPEN SPACE	8%	8%	70%	15%	3%	1%	2%	3%	9%
MINIMUM AREA (ACRES)	0.4	0.3	0.7	0.3	1.2	0.2	0.3	0.3	3.7
% OF WESTERN BOUNDARY OF MICROZONE DEVOTED TO PUBLIC TRAIL AND OPEN SPACE	NA	60%	100%	100%	100%	NA	NA	NA	92%
TRAIL CONNECTION REQUIRED		YES	YES	YES	YES			YES	

B: OPEN SPACE NARRATIVE

- OS-1: **COMMUNITY LAWN:** This open space fronts on Street I overlooking the amphitheater across the street and provides views of the lake to the west.
- OS-2: **WATERFRONT BLUFF:** This open space is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants.
- OS-3: **SUNSET GREEN AMPHITHEATER:** This open space provides pedestrian access to the trail, the natural amphitheater, and to unobstructed views of Grapevine Lake.
- OS-4: **SUNSET POINT:** This open space includes the existing Sunset Point Observation Plaza and provides a public connection to Street I.
- OS-5a: **BOARDWALK & TRAILHEAD:** This Open Space includes the existing Boardwalk and trailhead which is accessed from existing Edgemere Road.
- OS-5b: **VILLAGE PLAZA:** This Open Space shall have public access and may occur anywhere within MZ 5 to provide a central open space within the micro-zone.
- OS-5c: **CORNER PARK:** This open space occupies the corner fronting the traffic circle at the Edgemere and Lakeside Parkway.
- OS-6: **LINEAR PARK:** This Open Space is situated adjacent to the street ROW for Streets 13 & 14 and serves to buffer the frontage of the residential lots.

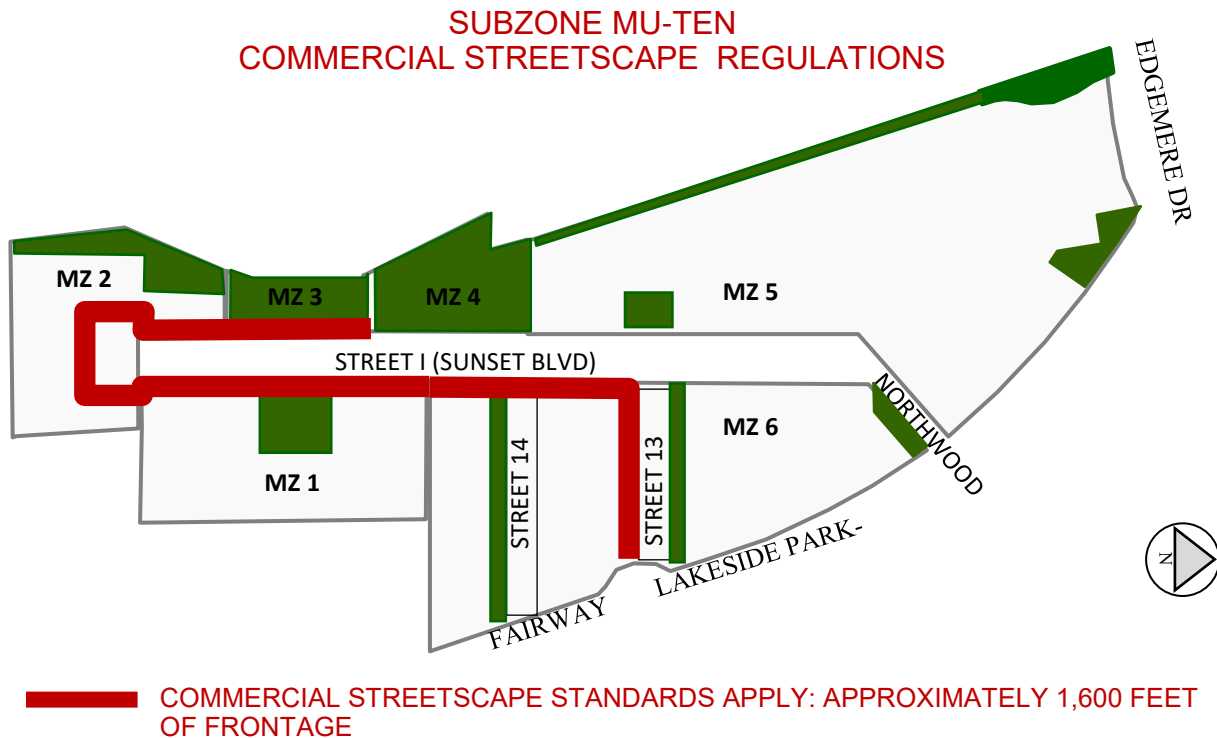


Figure 3.5: MU-TEN COMMERCIAL STREETSCAPE MAP

D: COMMERCIAL STREETSCAPE:

1. All buildings fronting Street I (Sunset Blvd.) in MZ 1, MZ 2, MZ 3, and the south side of Street 13 (Lakeside Village Drive) in MZ 6 must be constructed to commercial streetscape standards as described in Section 7 of this Code. Ground floor occupancy fronting Street I within these Microzones is limited to commercial occupancy.

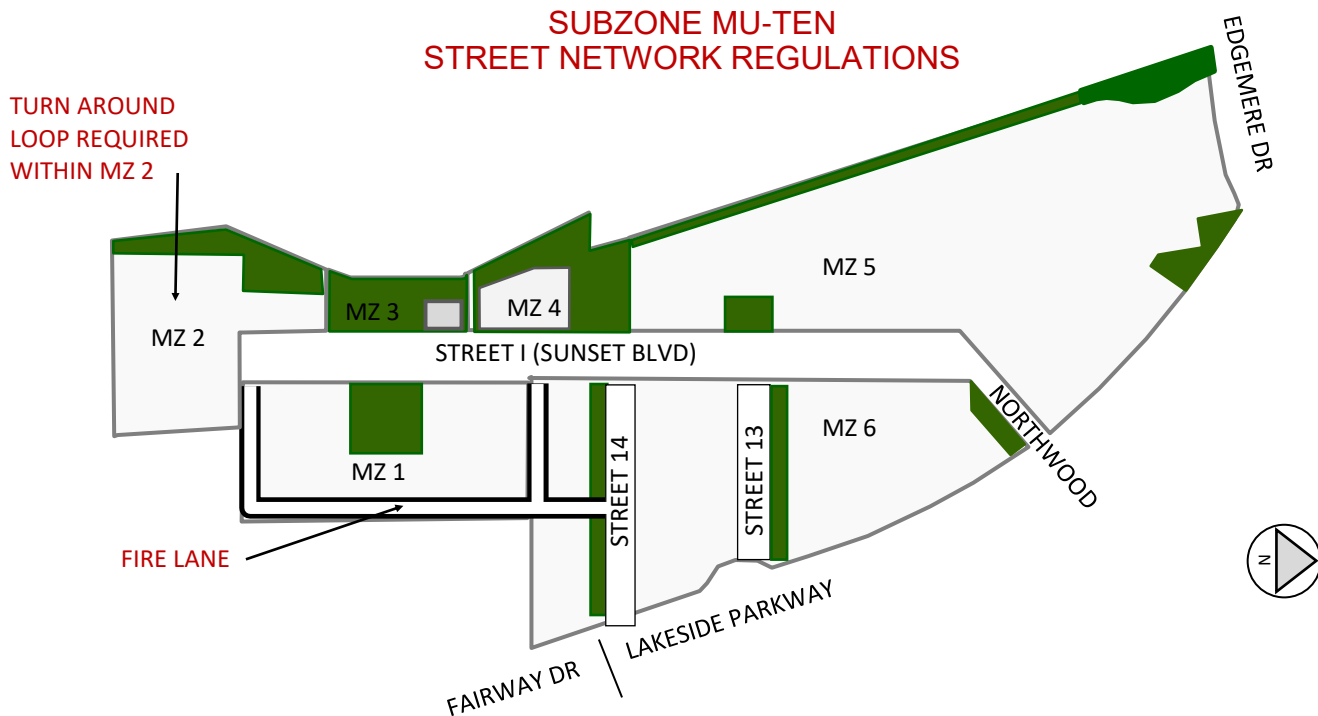


Figure 3.7: MU-TEN Street Network
See Table 4.1 for additional standards on Street types

E. STREET NETWORK STANDARDS

1. The street network shall comply with the minimum requirements in Section 4. Commercial buildings shall provide adequate emergency access via a minimum 26' wide clear travel path for emergency vehicles either within public Rights-of-way or public fire lanes or private access easements complying with minimum fire lane widths.
2. Residential lots shall also comply with emergency access via public rights-of-way providing a minimum 26' wide clear path, and via alleys which may be 20' or narrower in lieu of the standard fire lane provided the Fire Department has approved the emergency access plan.

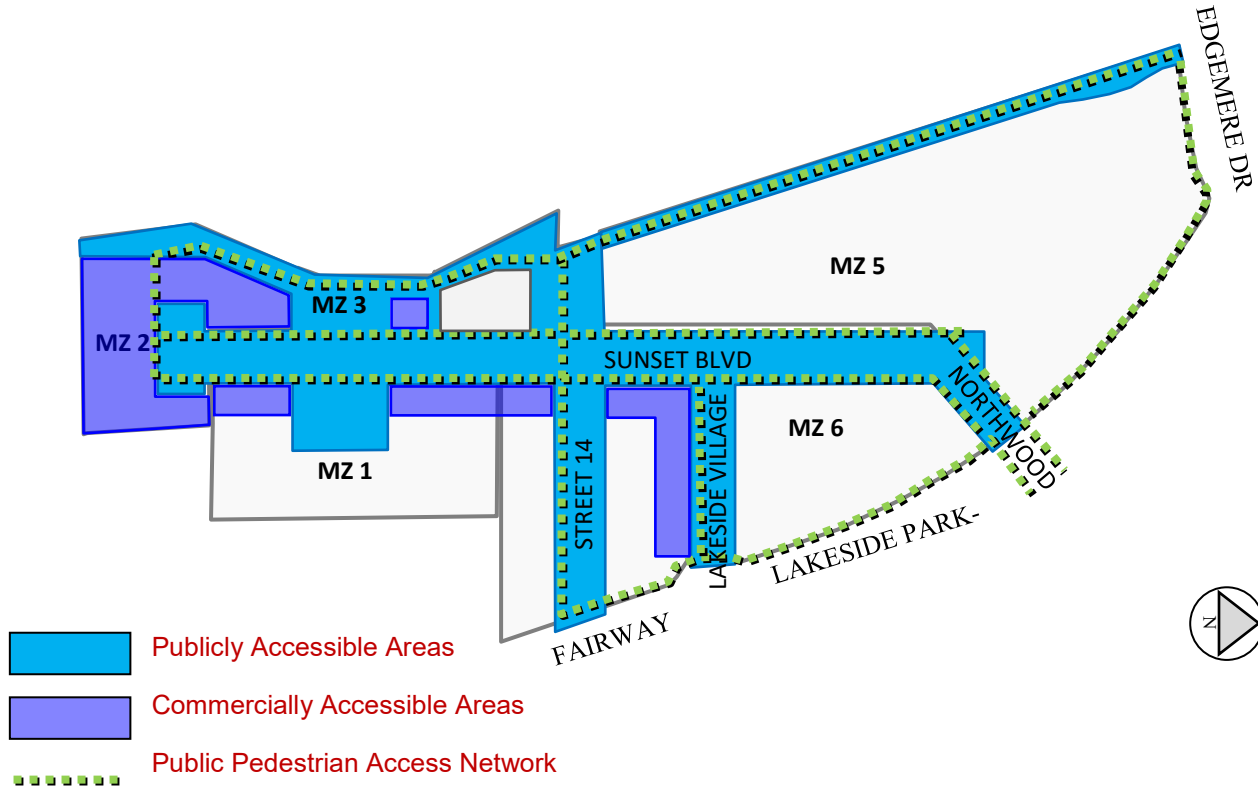
SUBZONE MU-TEN
PUBLIC ACCESS DEFINITION

Figure 3.8: MU-TEN Public Access Map

F. PUBLIC PEDESTRIAN ACCESS NETWORK

Public pedestrian access network may include stairs and trails that do not comply with federal ADA stand-

ards provided there is an accessible route to commercial destinations.

TABLE 3.1.3: SUBZONE: MU-TEN

MICROZONES MZ 5, MZ 6		SINGLE FAMILY LOTS: ATTACHED AND DETACHED	
BUILDING STANDARD			
Maximum Single Family Lots		80	
Garage		All the single family lots must be alley served to access the garage.	
Maximum Height of SF Homes		3 Stories	
Front Set Back		5' minimum; 15' maximum from lot property line.	
Side Set Back		5' one side, 0' other side	
Side Setback Corner Lot		Match front setback	
Rear Set Back		15' from house to property line; 5' from garage to alley.	
Porches		May encroach on set-back line	
Fences: Front yard		No privacy fences closer to front setback line than the front wall of the home	

SUBZONE MU-TEN

G. ARCHITECTURAL STANDARDS

1. GENERAL

- a. All buildings within the MU-TEN Subzone shall comply with the Architectural standards included in Section 7 of this code, except as amended, supplemented, or modified in this section.

2,000 square feet under the standard, then the Park fees shall be $2,000 / 40,000 \times$ the Park Fee. For applicable park fees, see the Lakeside development agreement.

2. SITE DESIGN

- a. Building Primary Entries: Buildings four stories or greater are permitted to have a primary entrance designed as a porte cochere or covered drive to a front door. The porte cochere must be located on a side street, or private drive and may not be located between the building and Sunset Boulevard (Street I).
- b. Dumpsters and Loading Docks: Dumpsters and Loading docks shall be accessed via alleys or secondary streets. Dumpsters and loading docks shall not be readily visible from public streets.
- c. Surface Parking shall comply with Section 6 of this Code.
- d. Structured Parking shall comply with Section 6 of this Code.

- c. The tree survey and tree mitigation shall comply with Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances. Specifically, this means that mitigation requirements apply only to the single family lot development.
- d. This requirement supersedes the standards included in Section 5.3 Paragraphs C, D, and E of this Development Code.

5. BUILDING DESIGN

- 3. DETENTION: The development will meet the Town's drainage and detention requirements.

4. PARKS, TREES & OPEN SPACE

- a. Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances shall apply, except as modified below.
- b. If a site plan submittal includes less than 200 SF of Private Open Space per unit, then the park dedication fees and park development fees shall be calculated as a ratio of the private open space provided per unit divided by the minimum standard. For example: if a site plan includes 200 multifamily dwelling units, and includes 38,000 square feet of Private Open Space, or

- a. Ground floor: Shall comply with Section 7 of the Code, except the minimum required floor-to-floor height for Ground Floor Commercial Standards shall be 12' 0".
- b. Windows: All windows shall comply with Section 7 except as follows:
 - i. Buildings 4 stories or greater may exceed the 75% maximum glass area by an additional 15%.
 - ii. Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor.
 - iii. Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
- c. Towers exceeding 4 stories are not required to recess the building 12' from the front building line above the 5th story.
- d. The Exterior Insulation and Finish System, known as EIFS, may only be used above the ground floor and only on buildings 4 stories or taller.

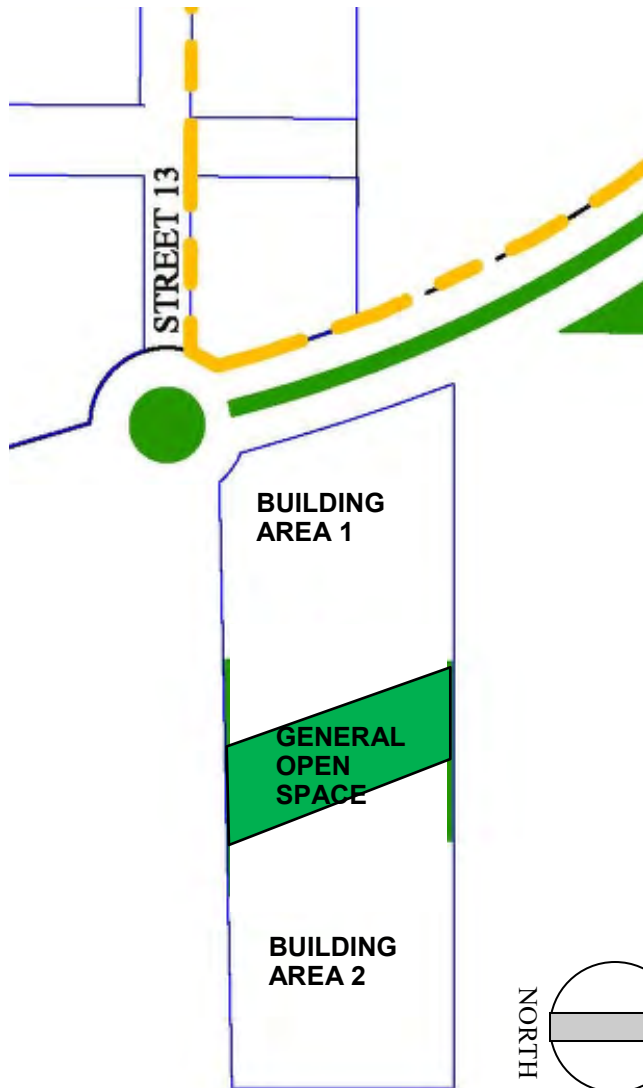
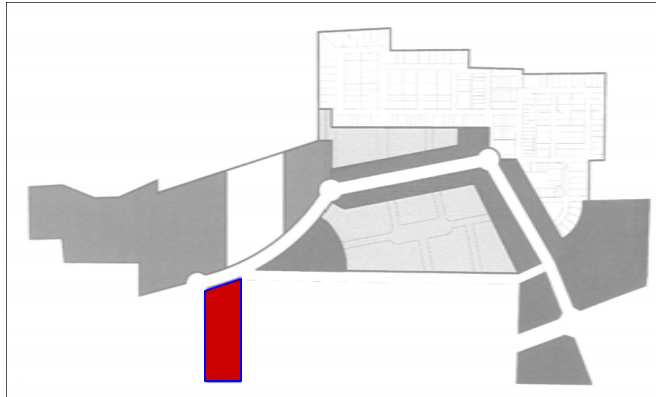
SUBZONE STANDARDS**SECTION 3.2.
SUBZONE PLAN
MU-C (3)**

Figure 3.7: MU-TC(3) subzone map

BUILDING AREA MICROZONES

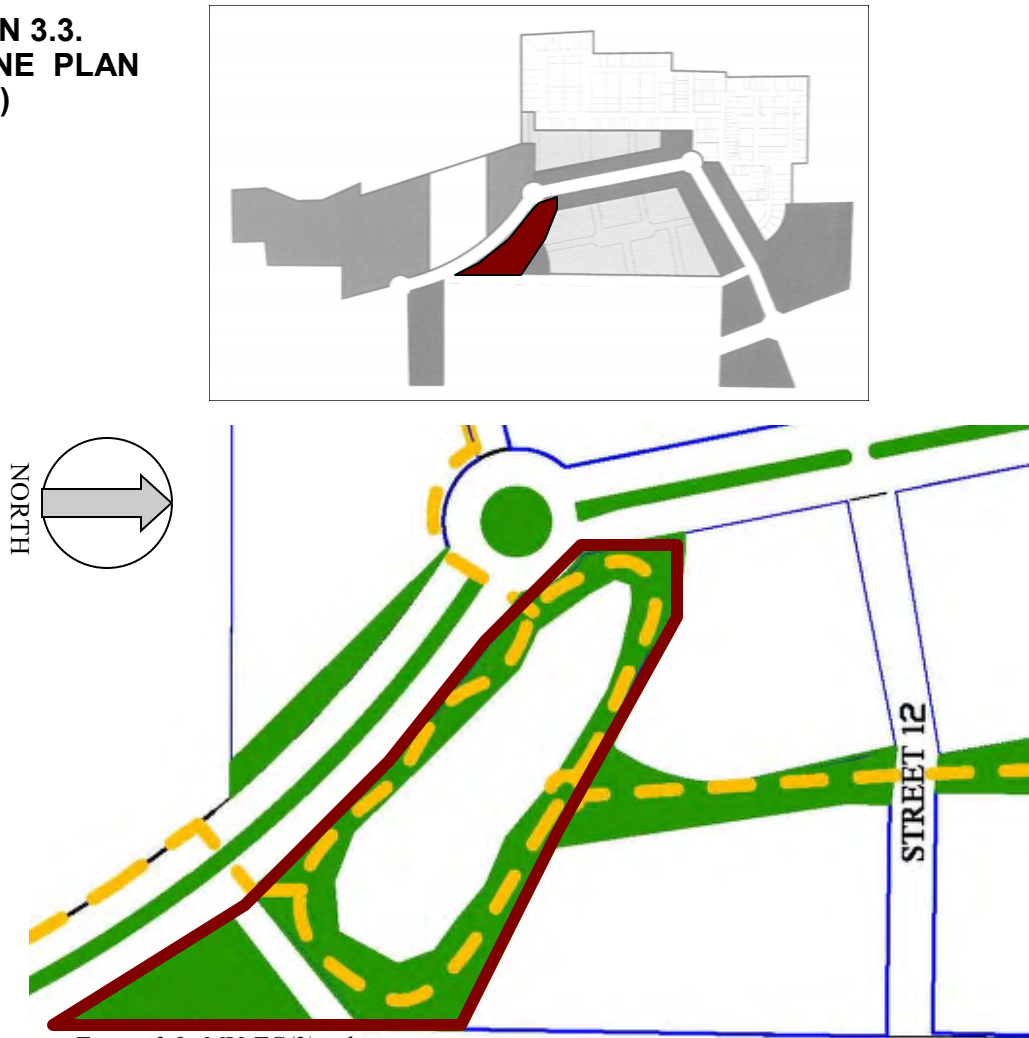
1. These areas are defined by the perimeter of the subzone less the area allocated for General Open Space as required in Table 5.1 for Parks and Open Spaces.
2. Building and Parking is permitted within this micro-zone. Buildings over 4 stories are required to comply with the standards in Section 7 of this Development Code. Said buildings must build the ground floor to commercial standards in compliance with the Bonus Height Provisions in Section 7 of this Development Code.
3. Structured parking must be screened at the ground floor from Lakeside Parkway and Silveron Blvd by a landscape screen. All levels of the parking structure shall screen cars from view with masonry walls a minimum of 42 inches in height.

GENERAL OPEN SPACE

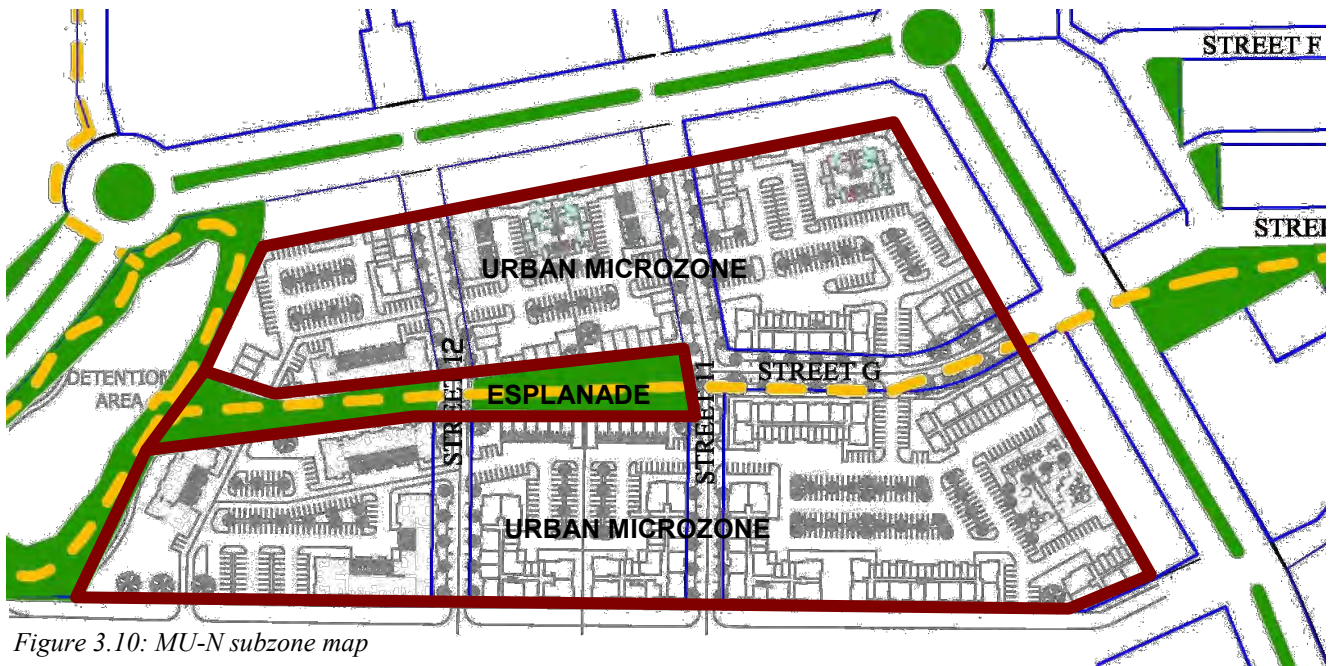
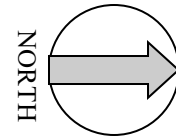
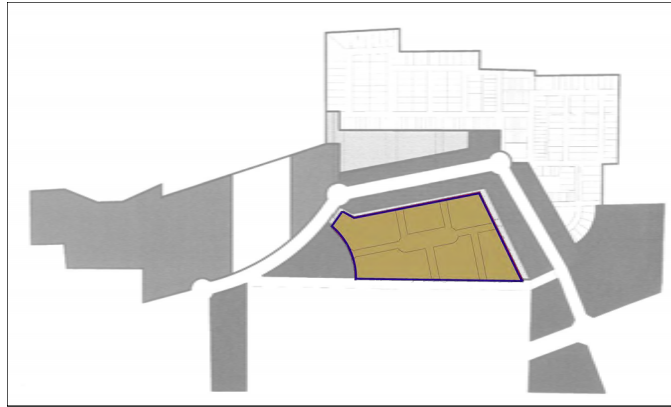
1. The minimum requirements for the General Open Space is in Table 5.1 of the Park Open Space Requirements; but the open space must fully encompass the banks of the stream passing through the site.
2. No parking or streets are permitted in this micro-zone.

SIDEWALK

1. The Subzone is not required to provide a continuous sidewalk adjacent to Lakeside Village Parkway.

SUBZONE STANDARDS**SECTION 3.3.
SUBZONE PLAN
MU-C (2)***Figure 3.9: MU-TC(2) subzone map***MU-C(2) SUBZONE**

1. This area is defined by the perimeter of the MU-C(2) subzone.
2. This area must include a minimum of 2.4 acres and may include up to 250' of roadway and 40 parking spaces on or near Old Long Prairie Road.
3. See Table 5.1 for minimum trail system requirements.
4. See Section 5 for park and open space minimum standards.
5. This area may be used for detention and retention of storm water.
6. The detention area may be fenced provided the fence does not restrict public access to the Trail System.

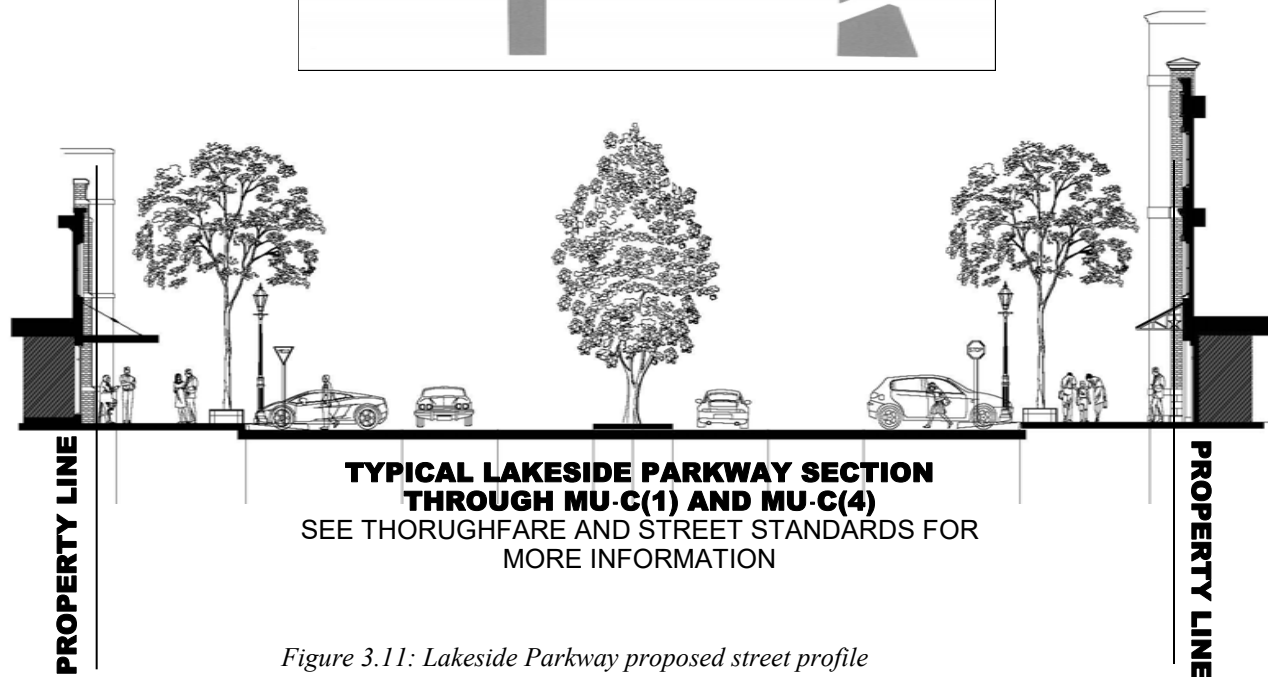
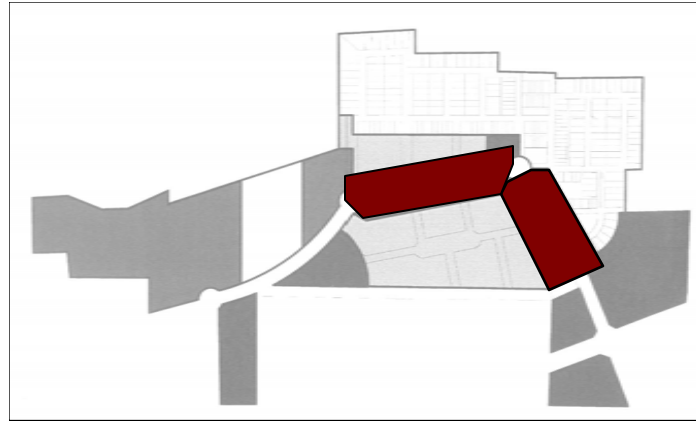
SUBZONE STANDARDS**SECTION 3.4.
SUBZONE PLAN
MU-N(1)***Figure 3.10: MU-N subzone map***ESPLANADE MICROZONE**

1. Generally defined by the urban blocks and residential buildings to the east and west and by Long Prairie park to the south.
2. Park requirements must comply with the park standards defined in Section 5 and in Table 5.1
3. Trail requirements are defined in Section 5 and Table 5.1.
4. Must be a minimum of 1.25 acres and 50' in width.

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C(4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer than 4 and no greater than 6 blocks.

3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS**SECTION 3.5.
SUBZONE PLANS
MU-C (1)
MU-C (4)***Figure 3.11: Lakeside Parkway proposed street profile***MU-C(1) SUBZONE**

1. The subzone is defined by the frontage along Lakeside Parkway between FM 2499 and the first roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor must also be occupied by non-residential occupancies or remain vacant.
4. The subzone must also include a park complying with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent Subzone.

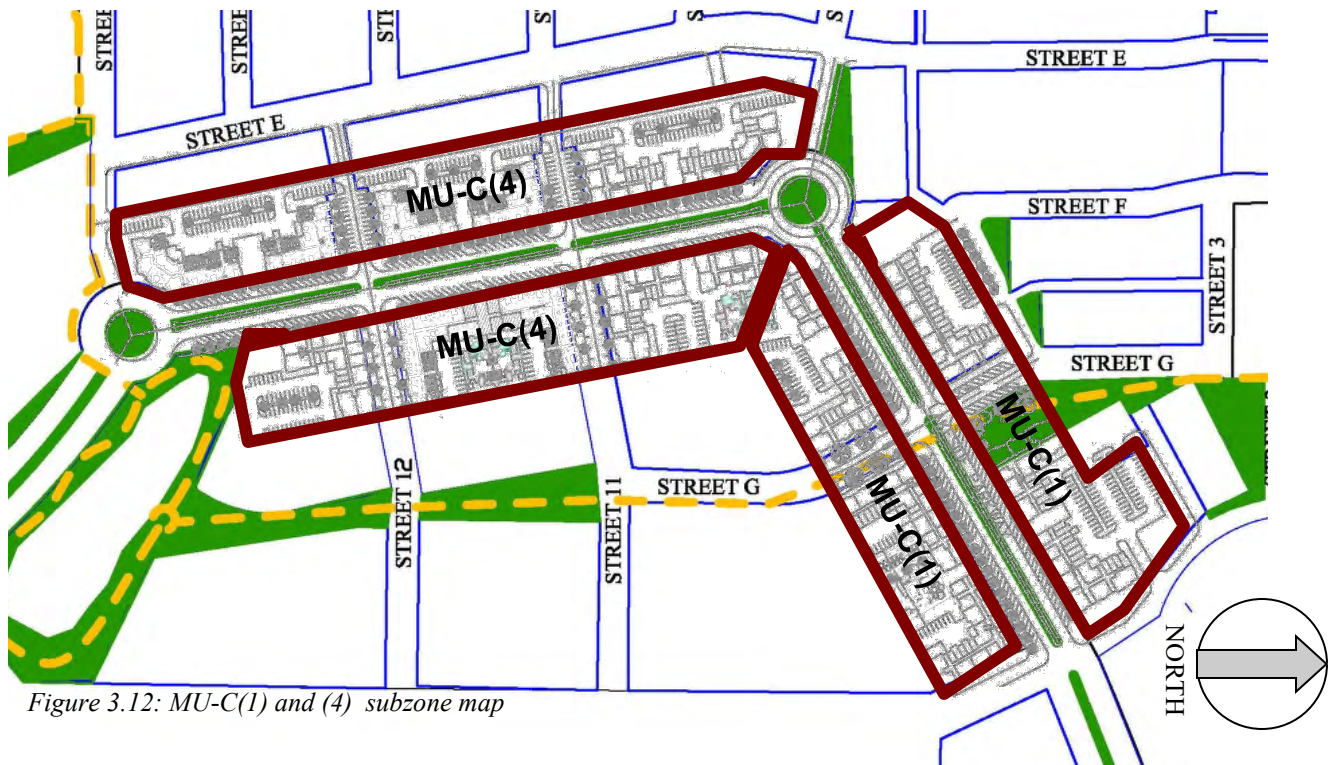
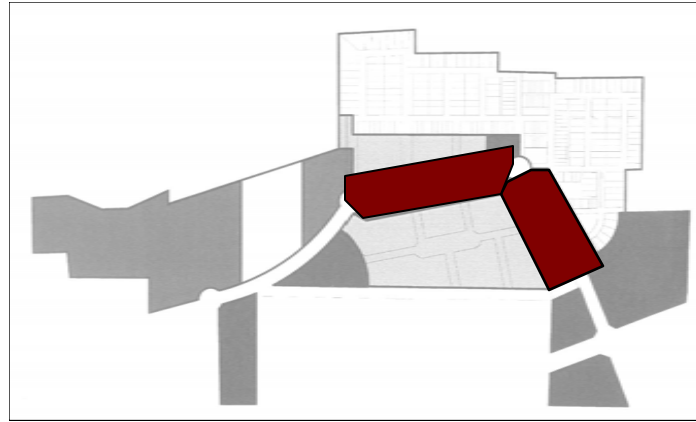
SUBZONE STANDARDS

Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between the first roundabout and the second roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor may be occupied by residential or by non-residential occupancies.
4. The subzone must also comply with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets and must be a minimum of 20' high to the lowest point on the parapet or eave of the roof.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent subzone.

SUBZONE STANDARDS

SECTION 3.6. SUBZONE PLAN MU-TNG

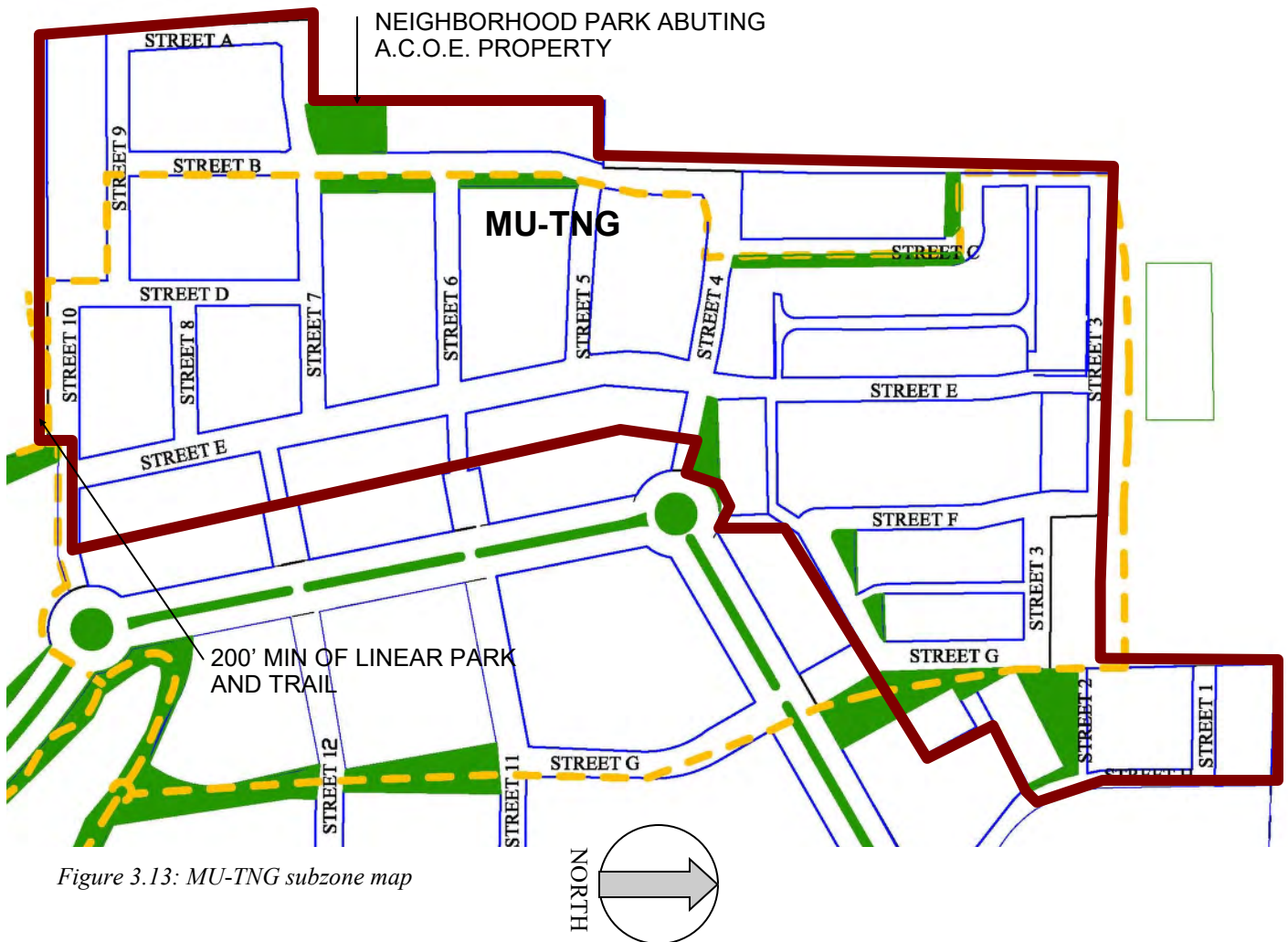
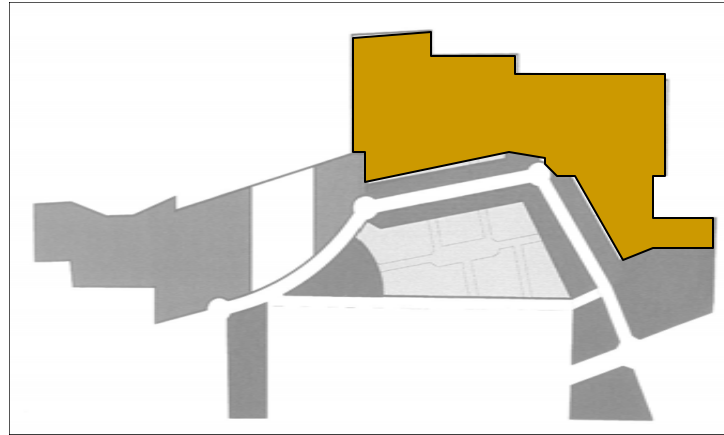


Figure 3.13: MU-TNG subzone map

SUBZONE STANDARDS**MU-TNG SUBZONE**

1. The area is defined by the north property boundary, the west property boundary, the south property boundary, by subzone MU—C(4) and MU-C(1) to the east and MU-TNR(1) to the east.
2. The subzone consists of single family detached lots. Larger lots shall be located to the west of the subzone further from Lakeside Parkway. Smaller lots should be located closer to Lakeside Parkway and serve as a transition area between the Core subzones and the larger lot residential areas.
3. All blocks must be located within 1/4 mile of at least two parks.
4. Lots abutting MU-C subzones shall be served by an alley with parking and garages to the rear of the lots.
5. Required parks must comply with Table 5.1 of Section 5 Parks and Open Space.
6. Lots fronting designated 'A' streets must orient the homes to face the frontage unless the homes are developed in accordance with the alternative compliance rules in these subzone standards. *See Figure 7.8 Alternative Lot Frontage Compliance, Section 7.*
7. Transition between MU-C(4) and MU-NG Subzones shall occur at the alley/parking lot. *See Figure 7.9 in Section 7 on transition between subzones.*

SUBZONE: MU-TNG

MICROZONES		LOTS = or > 60'	LOTS < 60' and = or > 55'	LOTS > 30' and < 55'
BUILDING STANDARD		See Section 7;	See Section 7;	See Section 7;
Garage		Garage cannot exceed 40% of building frontage. Lots may be served by alley or by street.	Lots will be served by alleys or pull-through driveways, with garage in the rear	lots must be served by alleys with garages in the rear.
		Front loaded lots must comply with the requirements for front loaded lots in Section 7; see figure 7.10	Exception: A maximum of 30 lots, less than 60' in width but equal to or greater than 55' may be front loaded provided the lots comply with the requirements for front loaded lots in Section 7; see figure 7.10	
Front Set Back		10' min; 20' max	10' min; 15' max	5' min; 10' max
Side Set Back		5' min	5' min	5' one side, 0' other side
Rear Set Back		15' from house to property line; 5' to ally if alley served	5' to alley paving	5' to alley paving
Porches		May encroach on set-back line	May encroach on set-back line	May encroach on set-back line
Corner lots		Driveway may enter from either street; Setbacks match adjacent	Setbacks match adjacent	Setback on side street matches front setback of same lot
Fences: Front yard		No privacy fences closer to set-back line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home
STREET		See Table 3.2 for permitted street types	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types
PARKING		See Section 6	See Section 6	See Section 6

SUBZONE STANDARDS

3.7. SUBZONE PLAN MU-TMR (1)

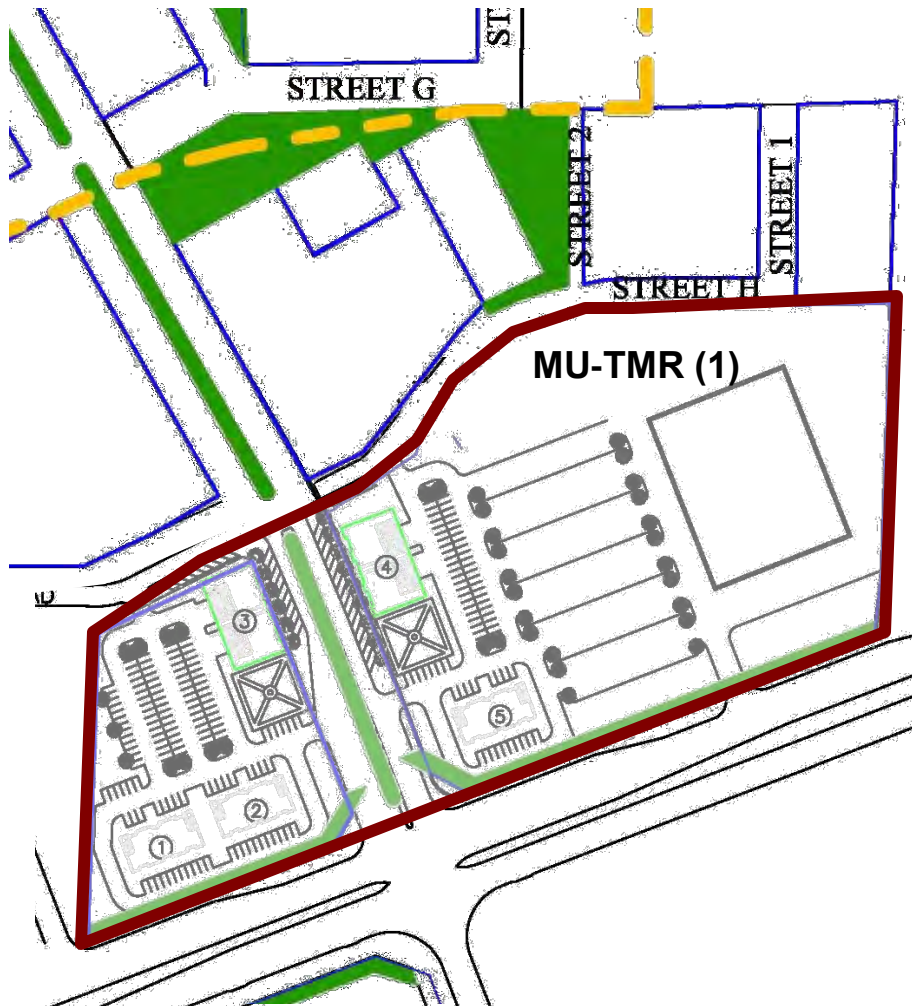
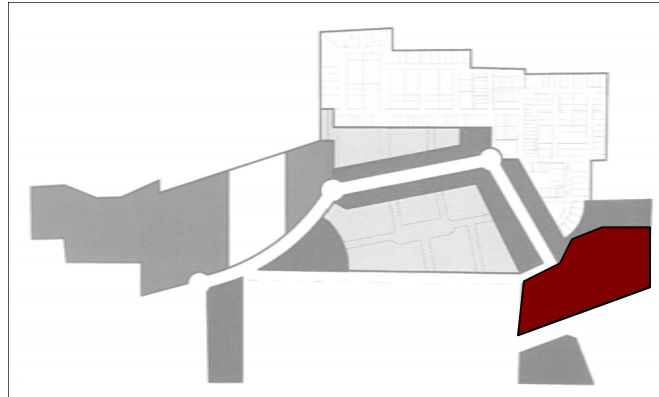


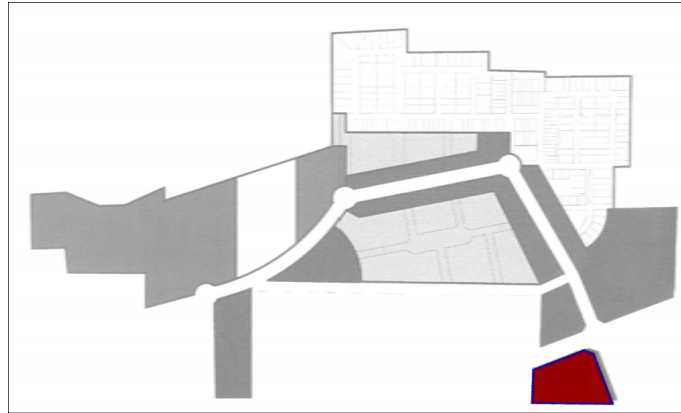
Figure 3.14: MU-TMR (1) subzone map

SUBZONE STANDARDS**MU-TMR (1) SUBZONE**

1. The area is defined by the north property boundary, the east side of FM 2499 ROW, the south property boundary, Long Prairie Rd ROW, MU-C (1) Subzone to the west, and MU-TNG subzone to the west.
2. The minimum depth from Lakeside Parkway is 100'.
3. Lakeside Parkway roadway section may not conform to the MU Boulevard specified in Section 4 of this Development Code due to accommodation for traffic and engineering requirements. Specific deviations from the MU-Boulevard section will be submitted at the time of Site Plan submittal.
4. All Buildings within 100' of Lakeside Parkway shall comply with the development standards in Section 7 of this Development Code and shall be constructed to commercial standards on the ground floor. And consist of two or more stories.
5. Ground floors of all buildings within this Subzone shall be built to commercial standards and shall not contain residential dwelling units. Upper floors may contain residential lofts or office space.
6. Residential units on the ground floor is not permitted.
7. Plazas are required fronting Lakeside Parkway in accordance with Table 5.1 of the Park and Open Space requirements.
8. Buffer yards fronting FM2499 are required in accordance with Section 5 for Parks and Open space.
9. Buildings with a ground floor area greater than 20,000 SF, and greater than 100' in building depth and within 100' of the FM 2499 ROW may comply with Land Development Regulations for C-2 zoning except as specified herein, instead of complying with the Building standards in Section 7 of this code.
10. Surface parking shall be permitted between the FM 2499 ROW and buildings within this subzone.
11. Driveway access shall be permitted from this subzone area to Lakeside Parkway, FM2499, and to any street adjacent to the west perimeter of the subzone (shown in figure 3.14 as Street H).
12. The south block of the MU-MR(1) subzone is required to provide a cross access easement to the property to the south in accordance with the requirements of the Town of Flower Mound provided the property develops as a commercial or mixed use development consistent in quality and occupancy to the subject property.

SUBZONE STANDARDS

SECTION 3.8. SUBZONE PLAN MU-TMR (2)



SUBZONE: MU-TMR (2)

1. The area is defined by FM 2499 ROW to the west, Lakeside Parkway to the north, and the property boundaries to the east and south. The subzone does not directly abut any other subzone.
2. Development is exempt from the building standards defined in Section 7 of this development Code but shall comply with Land Development Regulations for the C-2 Zoning category except as further defined herein.
3. No additional public streets shall be platted within this subzone.

THE STREET AND THOROUGHFARE STANDARDS

FIGURE 4.1: STREET PLAN

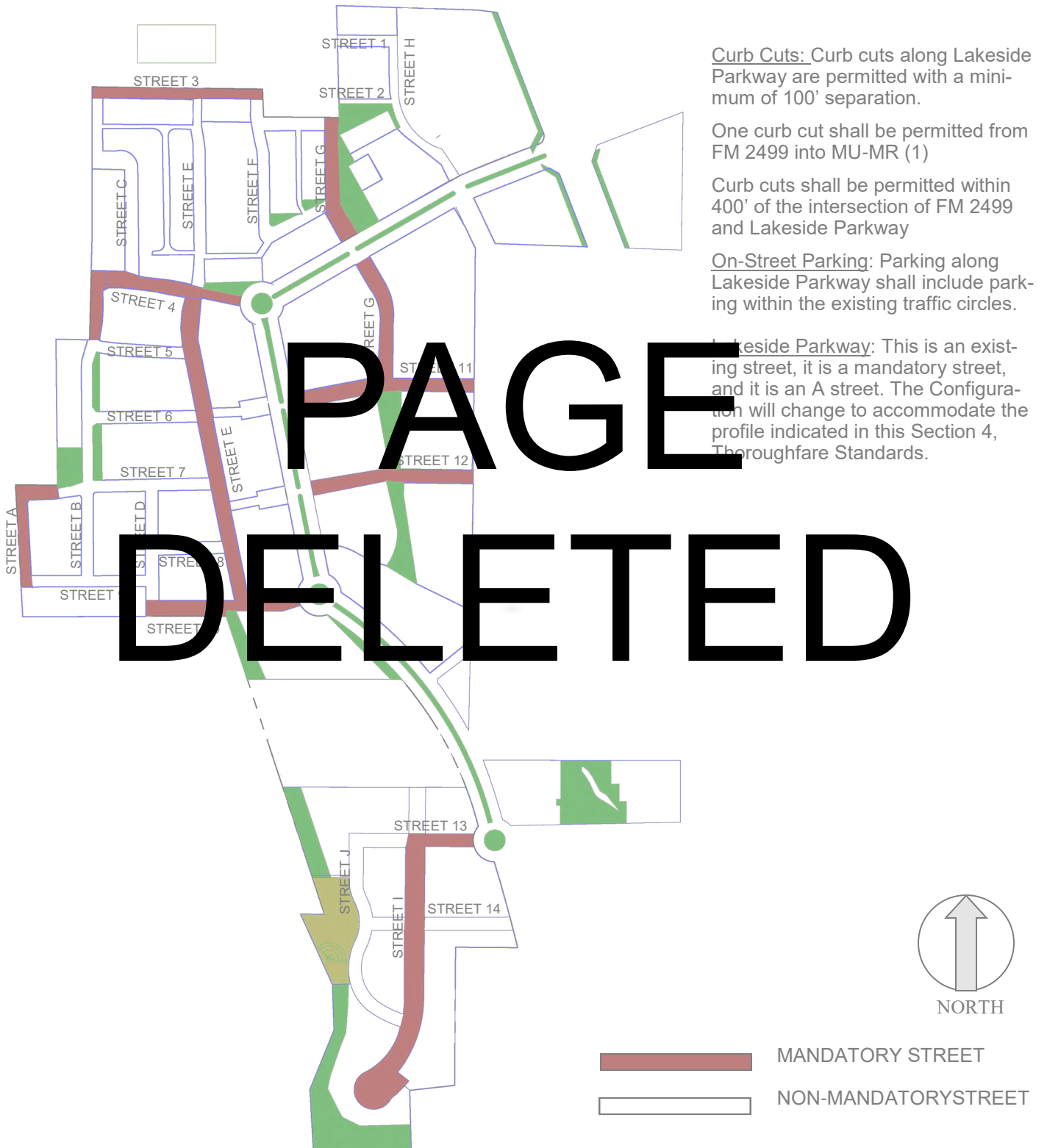
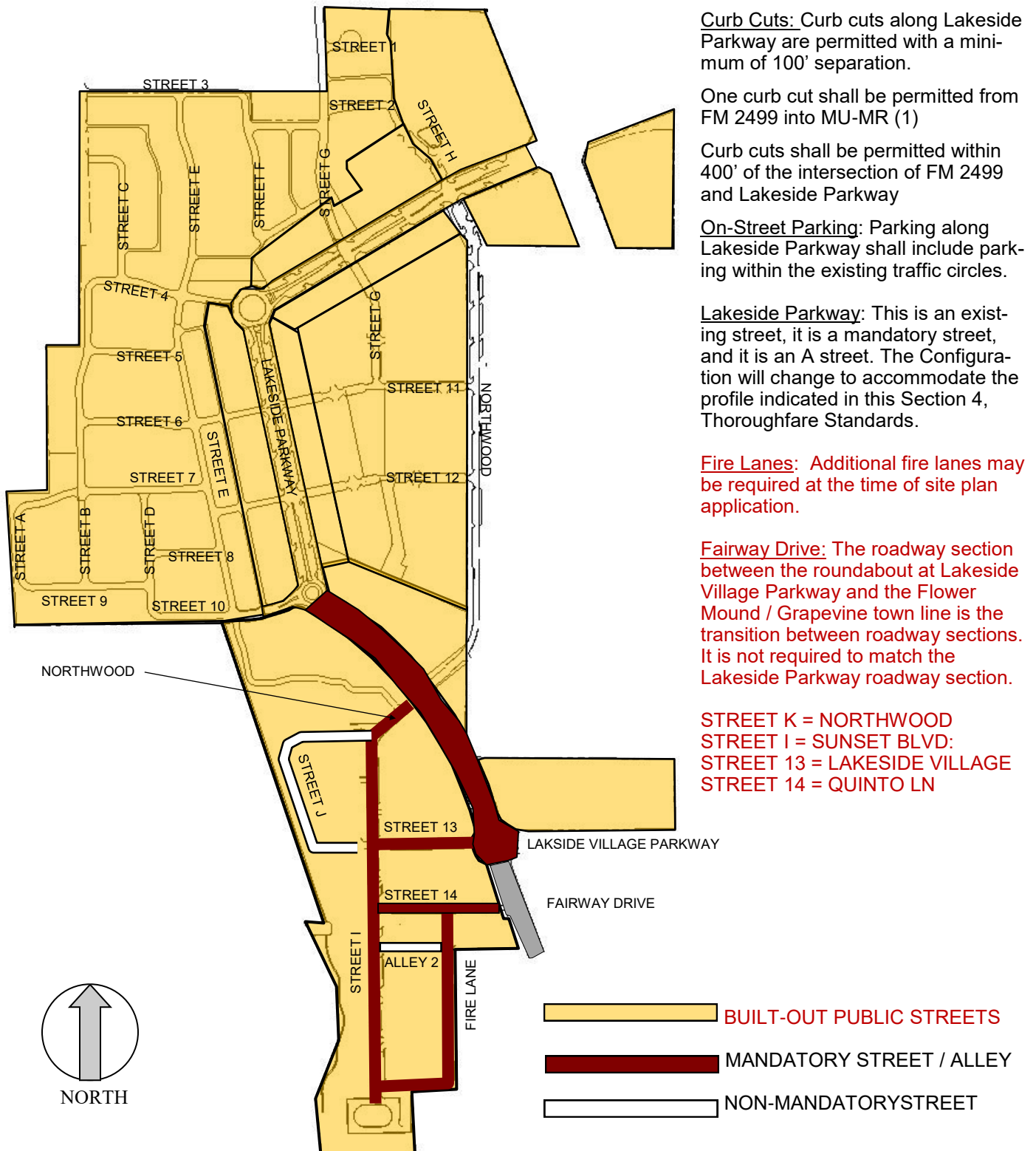


FIGURE 4.1: STREET PLAN



SECTION 4: STREET AND THROUGHFARE STANDARDS

- A. Intent: It is the intent of these standards to encourage a street network that is fully integrated with the neighborhood and the traffic patterns and also shares the rights-of-way with other competing modes of transportation including bicycles and pedestrians. It is also the intent to promote the public streets as a public place in their own right, as an attractive place, as a place to walk, a place to meet neighbors, and to spend leisure time and to do so safely.
- B. Street Sections: The street sections are based on the previously designed and approved street sections in Flower Mound, TX.
- C. Mandatory streets: Mandatory streets are those streets required by the Development Code for Lakeside DFW. The requirements for mandatory streets are summarized in Table 4.1 regarding the length and/or connectivity and whether the street is required to meet A street or B street standards. If the street is not mandatory, it can be eliminated or relocated.
- D. 'A' and 'B' Streets: A and B streets constitute a mechanism to identify the hierarchy of streets and thoroughfares, making some of the streets more important and consequently more highly regulated. The regulations include site development constraints as well as architectural regulations. The 'A' streets are listed in Table 4.1, all other streets are 'B' streets.
- E. Traffic: The intent of the development is also to promote intensity of activity around the commercial uses in order to communicate the vibrancy and vitality of the urban environment. The suburban standards for traffic efficiency do not apply to this kind intensity and are in fact antithetical to the effort.
- F. ~~Roundabouts: The Applicant intends to work with the Town to modify or retrofit the existing roundabouts to provide pedestrian safety and adequate traffic flow, consistent with the goals of a mixed use project.~~

The A or B street designation applies to the street **IN ITS ENTIRETY**. Minimum length/connectivity applies only to the site layout. (i.e. If Street E is built beyond street 4, that optional portion must also be Type A street.)

TABLE 4.1 MANDATORY STREETS; A OR B STREETS

STREET	MANDATORY	A OR B STREET	MINIMUM LENGTH / CONNECTIVITY
Lakeside Parkway	YES	A	NA
Street 1		B	
Street 2		B	
Street 3	YES	A	
Street 4	YES	A	Lakeside Pkwy to west boundary
Street 5		B	
Street 6		B	
Street 7		B	
Street 8		B	
Street 9		B	
Street 10	YES	A	From Lakeside Pkwy north 600' min
Street 11	YES	B	From Long Prairie to Lakeside Pkwy
Street 12	YES	B	From Long Prairie to Lakeside Pkwy
Street 13	YES	A	MU STREET: Lakeside to Street I (Lakeside Village Parkway)
Street 14	YES	B	MU LOCAL 2: Lakeside to Street I (Quinto Lane)
Street A	YES	A	400' min abutting west boundary
Street B	YES	A	300' min abutting west boundary
Street C		B	
Street D		B	
Street E	YES	A	From Street 4 to Street 10
Street F		A	
Street G	YES	A	From Lakeside Pkwy to Street 11
Street H		B	
Street I	YES	A	MU STREET 2: 1600' +/- (Sunset Boulevard)
Street J	NO	B	
Street K	YES	B	MU LOCAL 1: Lakeside to Street I (Northwood Street)

TABLE 4.2 LIST OF STREETS AND DIMENSIONS

-	ROW	C-C	Median	Drive Lane	Parking Lane	Minimum Parkway	Minimum Sidewalk
MU Blvd.	120	92	varies	10 x 4	18	5	14
MU Street	91	60		12 x 2	18	5	6
MU Street 2	91	60		12 X 2 + 10	8 & 18	6	6
MU Local 1	60	40		12 x 2	8	5	5
MU Local 2	57	37		10.5 x 2	8	5	5
MU Local 3	50	30		14 x 1	5	5	5
MU Com Alley	20	20		10 x 2	0	0	0
MU Res Alley 1	18	15		15X 1	0	0	0
Fire Lane	26	26		13 x 2	0	0	0
MU Res Alley 2	15	12		12 x 1	0	0	0

ROW = Right-of-way

C-C = Face of Curb-to-Face of Curb, add one foot for Back-to-Back dimension

MU = Mixed Use District

Note 1: Medians may be added to any street section. The Centerline of the street shall equal the face-of-curb of the median.

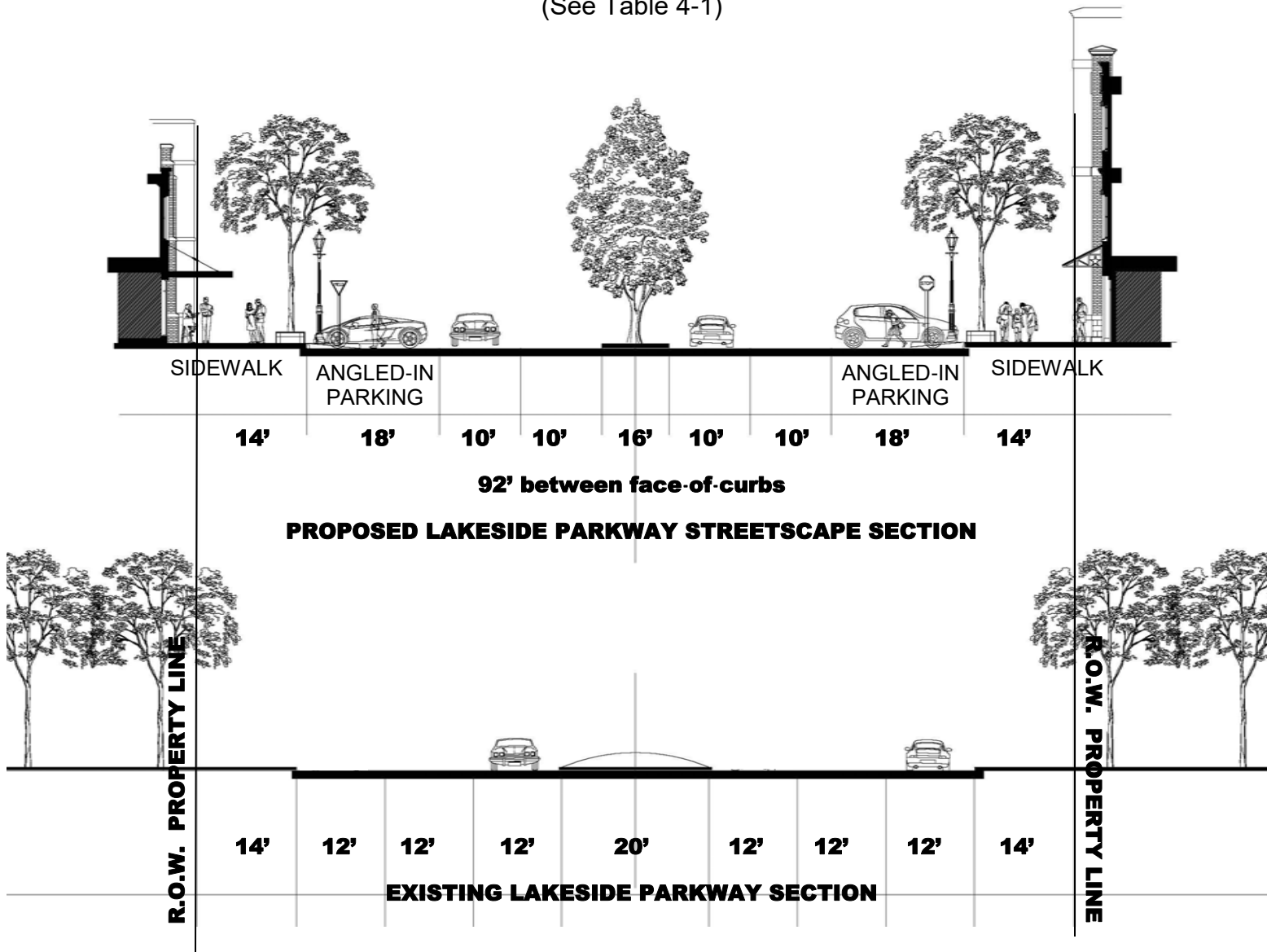
Note 2: Sidewalk widths are a minimum. They may be increased up to 18 feet in commercial areas and up to 12 feet in residential areas.

Note 3: Where ROW abuts a park, open space or alignment of the Trail network, the sidewalk may be reduced to 5 feet in width or eliminated.

Note 4: The MU Residential Alley may only serve single family lots.

Note 5: Lakeside Parkway, 14' sidewalk includes the 5' parkway width.

Note 6: ROW may contain conduit crossings under the roadway paving to facilitate irrigation, electrical service, outlets, lighting, controllers, and other services.

**STREET AND THOROUGHFARE STANDARDS:
PROPOSED CHANGE TO LAKESIDE PARKWAY
MU BOULEVARD
(See Table 4-1)**

The Lakeside Parkway right-of-way is currently 120' wide, with 92' from curb to curb. It contains three 12' lanes in each direction with a 20' wide median.

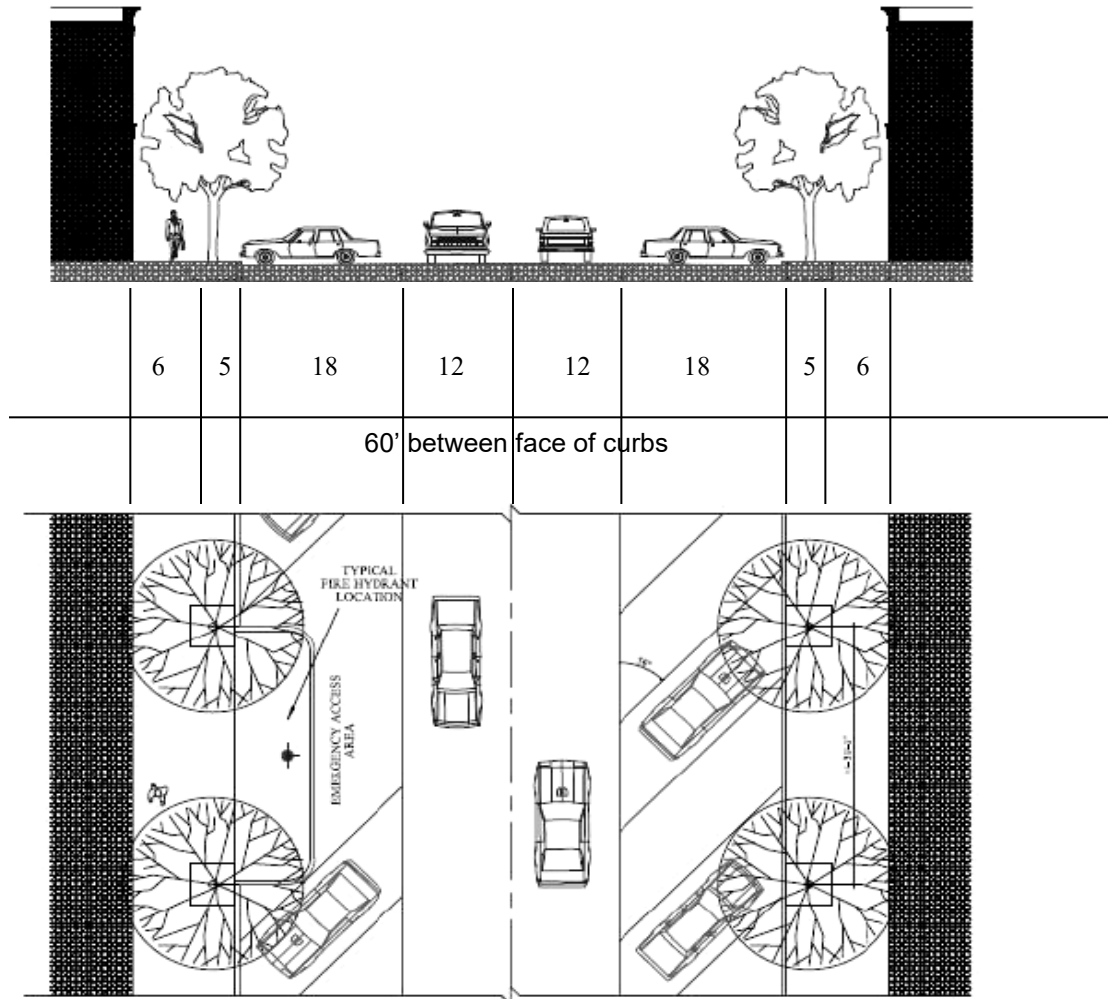
We propose to change the section to two 11' lanes in each direction and narrow the median to 12' in order to accommodate on-street, angled-in parking. Buildings would be placed within 8' of the

right-of-way property line. This allows the sidewalk to be as narrow as 14' feet or as wide as 22' to accommodate sidewalk dining and merchandising. Public plazas may be incorporated in addition to the setback requirements.

Fronting subzones
 MU-TMR(1)
 MU-C(1)
 MU-N(1)
 MU-TEN
 MU-TEN(2)
 MU-C(3)

THOROUGHFARE DESIGN

MU STREET (See Table 4-1)

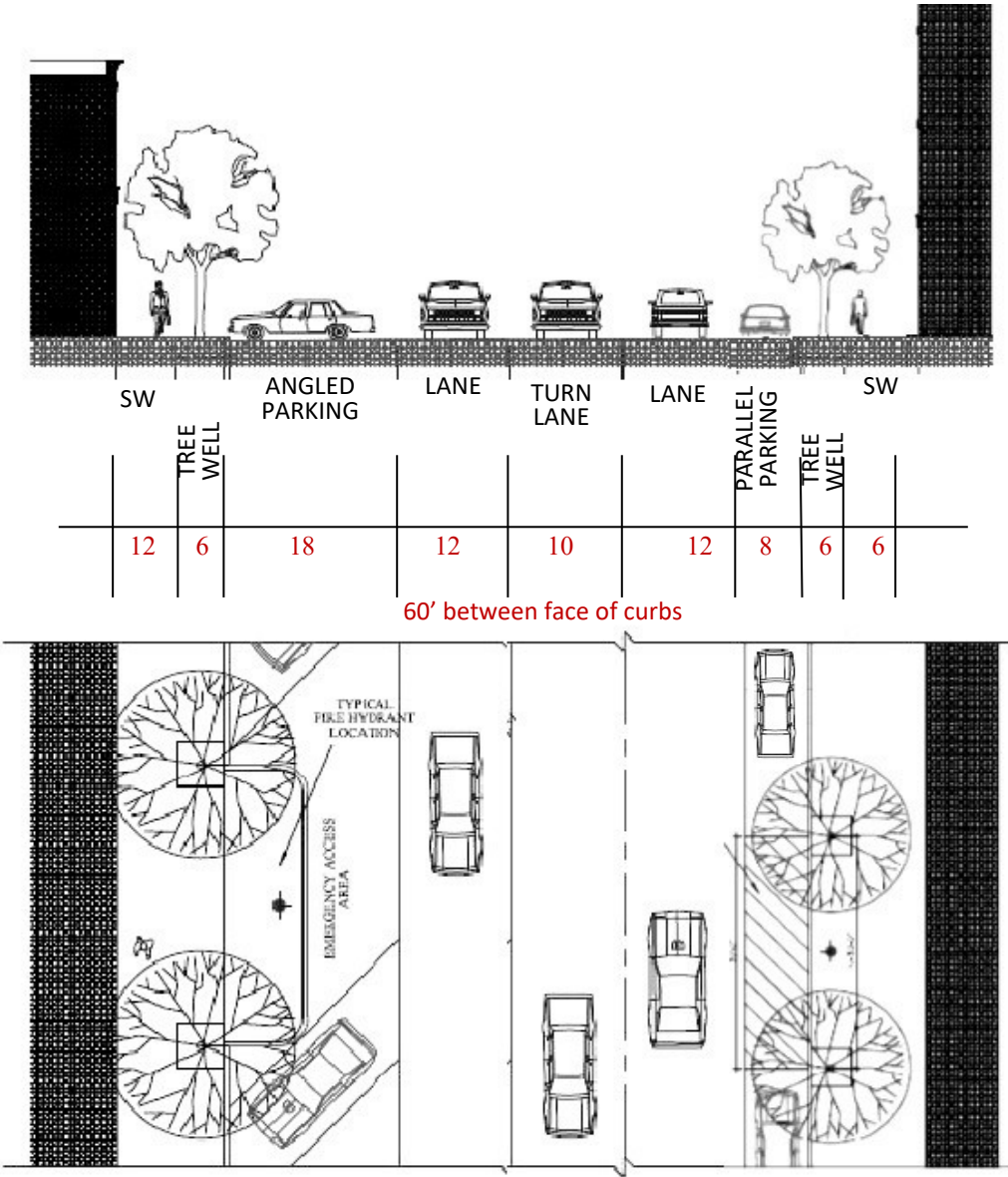


Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
~~MU-TEN~~
~~MU-TEN(2)~~
~~MU-TEN(1)~~
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN

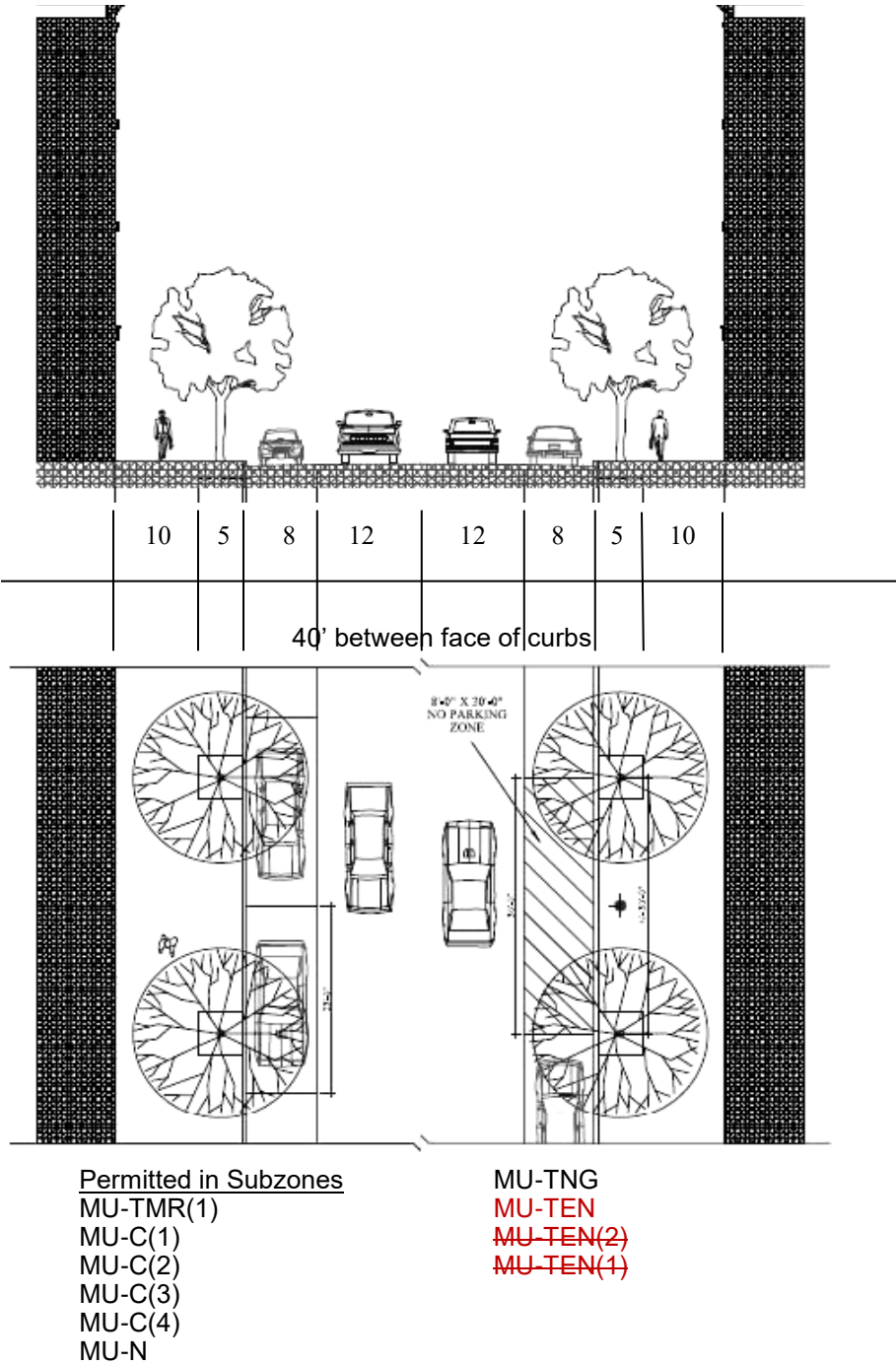
MU STREET 2
(See Table 4-1)



Permitted in Subzones
MU-TEN

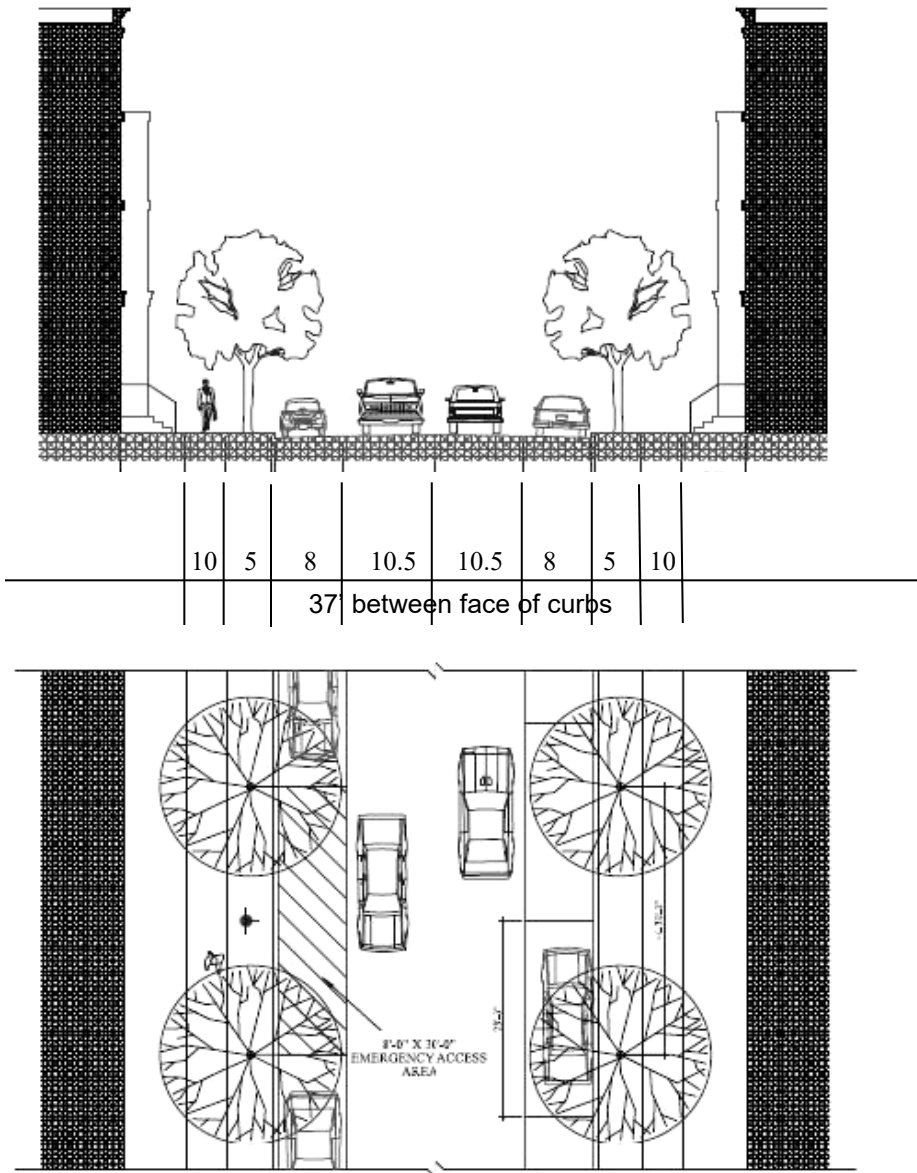
THOROUGHFARE DESIGN

MU LOCAL 1
(See Table 4-1)



THOROUGHFARE DESIGN

MU LOCAL 2
(See Table 4-1)



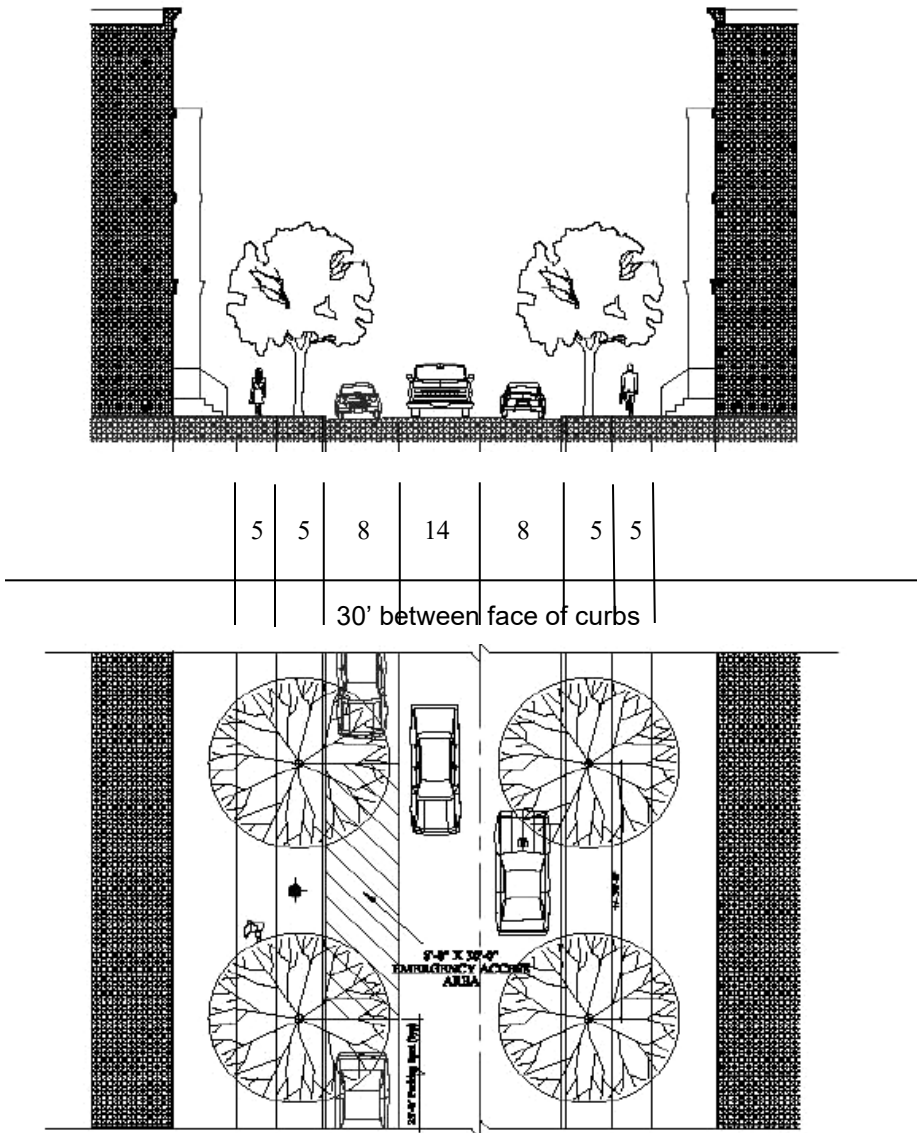
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-C(2)
MU-C(3)
MU-C(4)
MU-N

MU-TNG
~~MU-TEN~~
~~MU-TEN(2)~~
~~MU-TEN(1)~~

THOROUGHFARE DESIGN

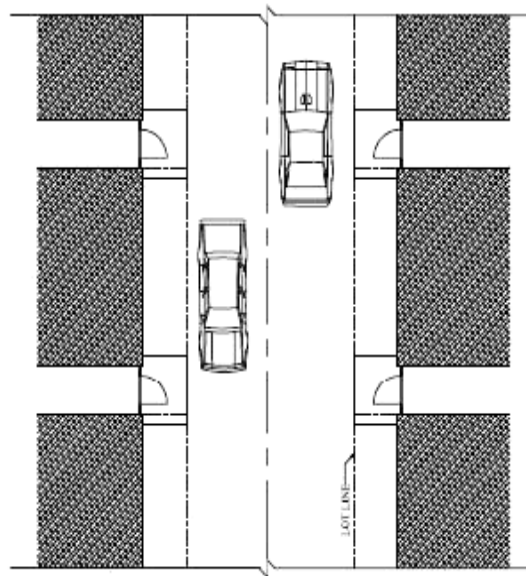
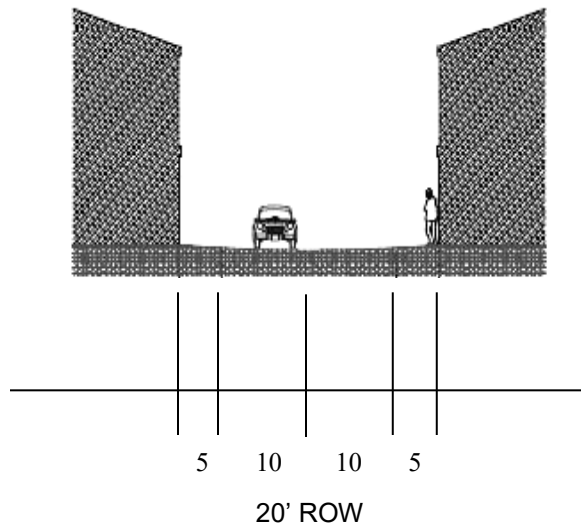
MU LOCAL 3
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
MU-TNG
MU-TEN
MU-TEN(2)
MU-TEN(1)
MU-C(2)

THOROUGHFARE DESIGN

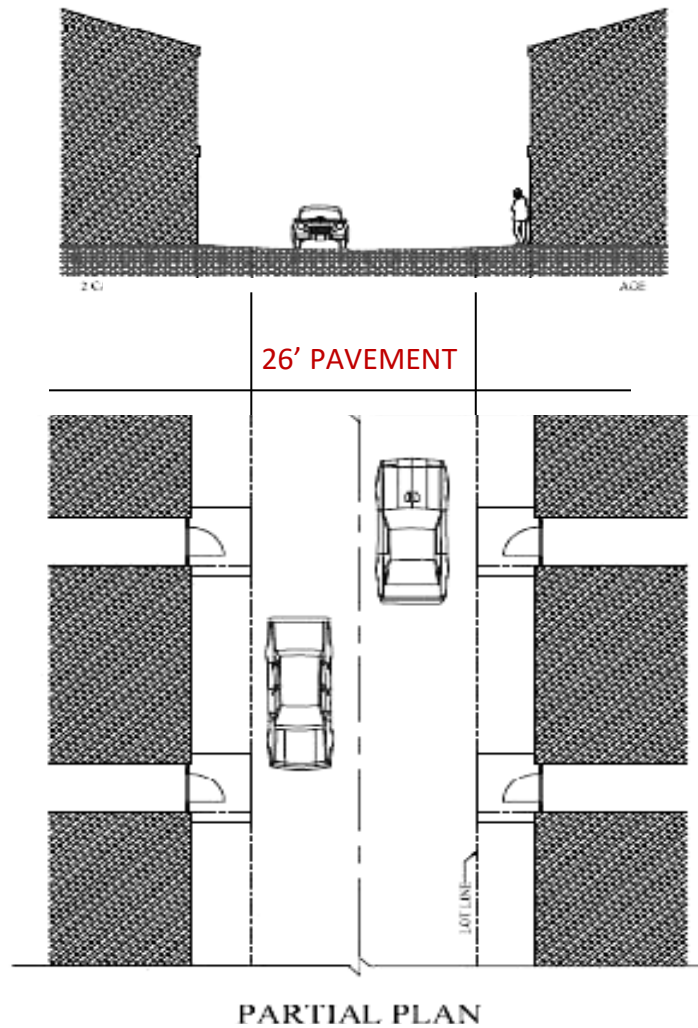
MU COMMERCIAL ALLEY (See Table 4-1)



Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
~~MU-TEN~~
~~MU-TEN(2)~~

~~MU-TEN(1)~~
MU-TMR(2)
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN**FIRE LANE**
(See Table 4-1)

No parking permitted in Fire Lane

Permitted in Subzones

MU-TMR(1)

MU-C(1)

MU-N(1)

MU-N(2)

MU-TEN

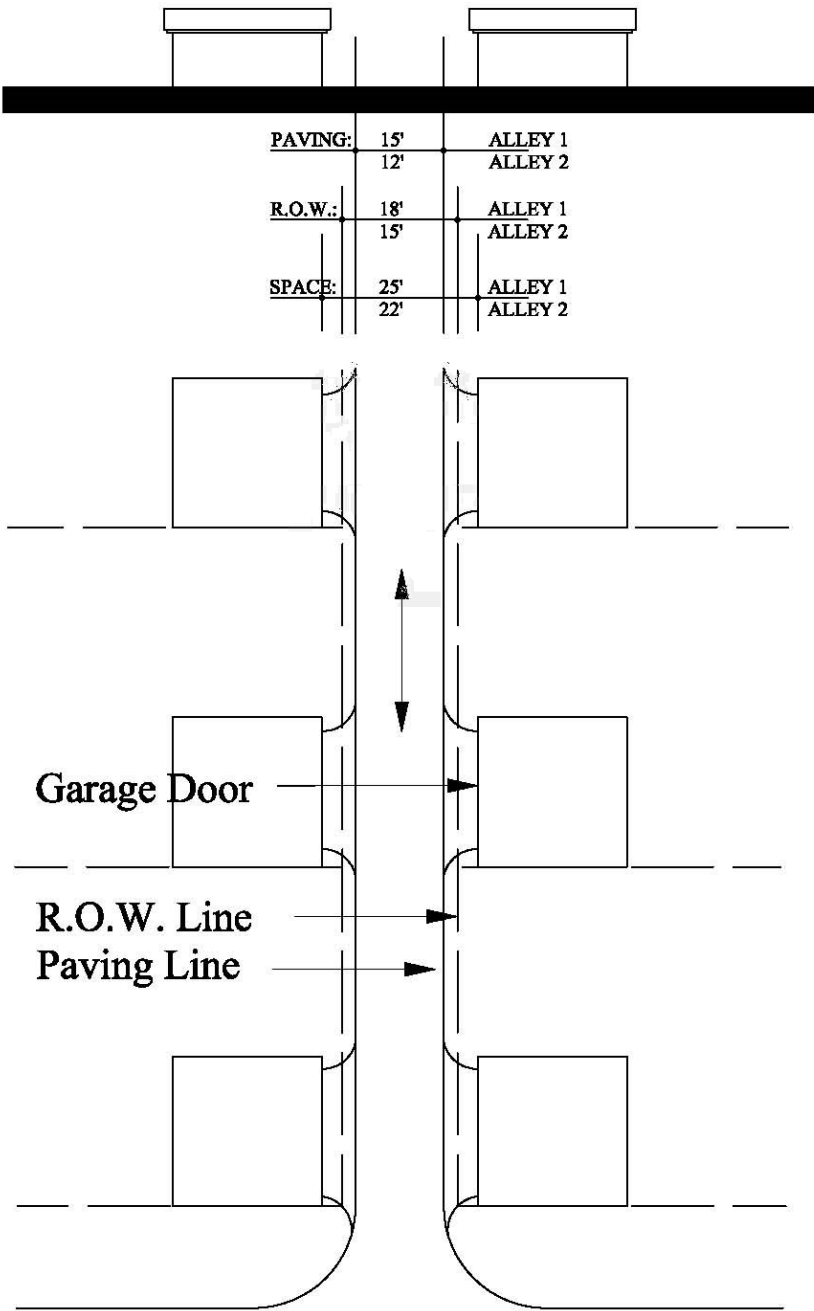
MU-TMR(2)

MU-C(2)

MU-C(3)

THOROUGHFARE DESIGN

MU RESIDENTIAL ALLEY 1 & 2
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
~~MU-TEN~~
~~MU-TEN(1)~~
MU-TNG

CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

PARKS AND OPEN SPACE
TRAILS
LANDSCAPING

FIGURE 5.1: PARK AND OPEN SPACE PLAN

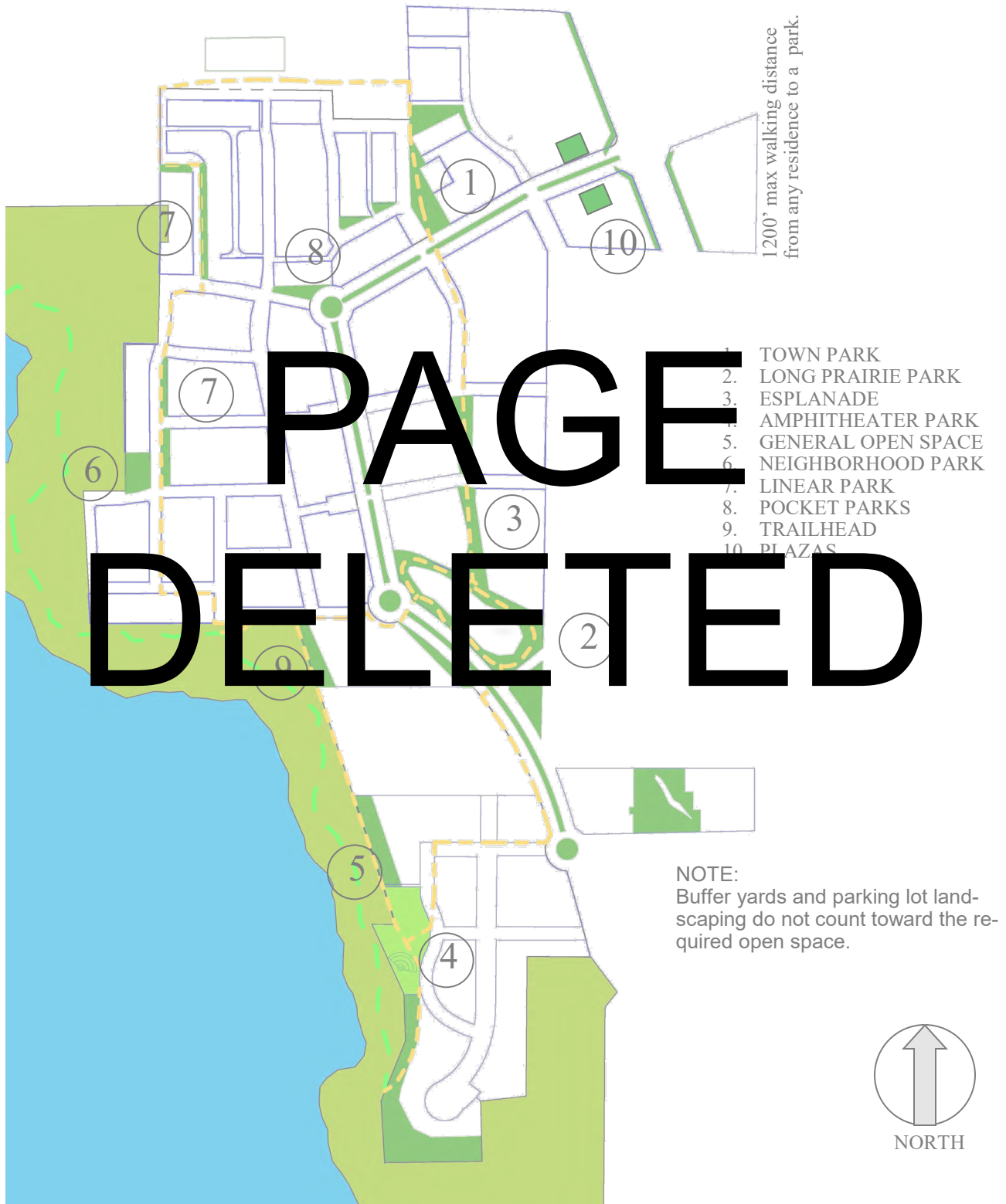


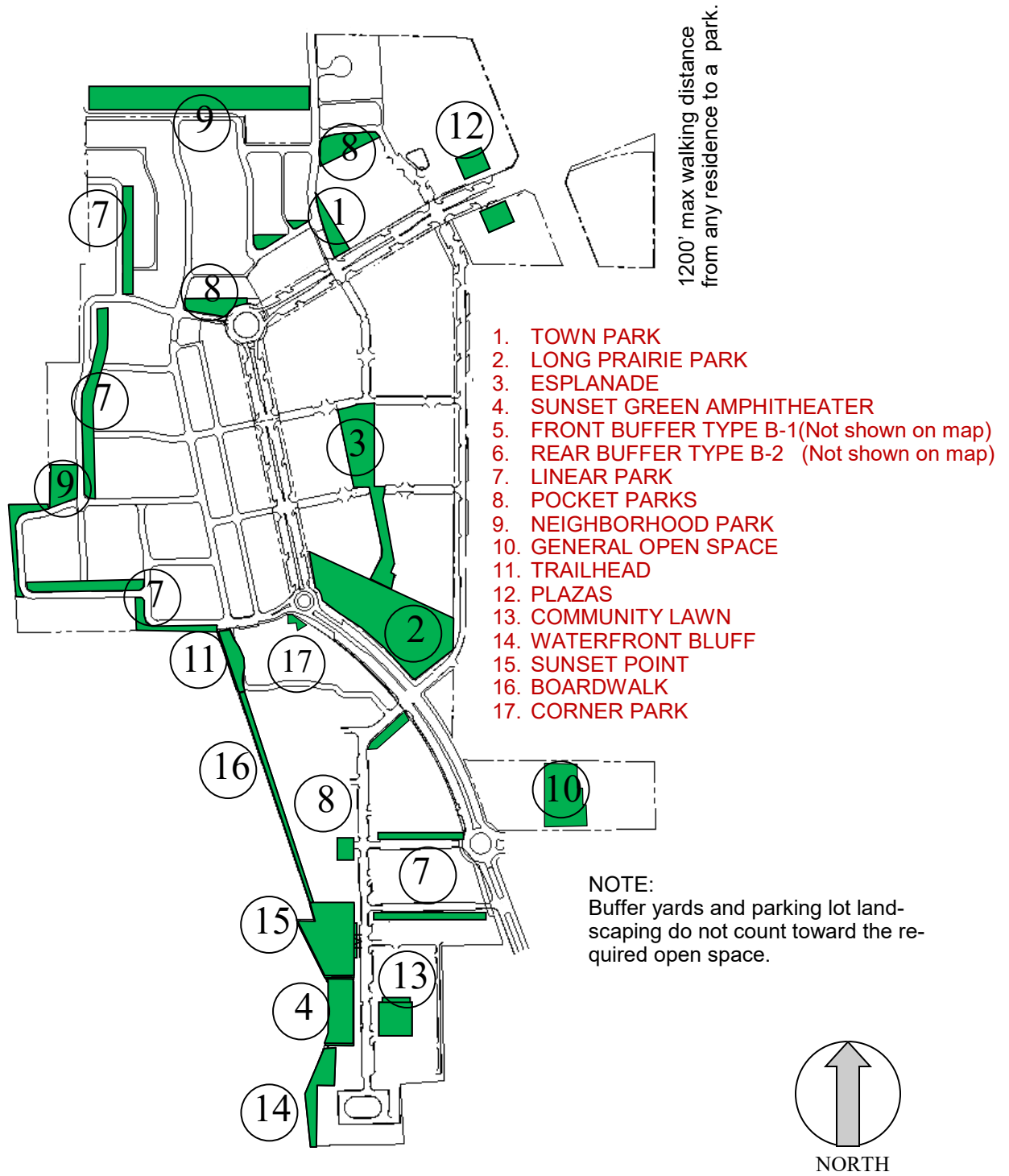
FIGURE 5.1: PARK AND OPEN SPACE PLAN

TABLE 5.1 OPEN SPACE MINIMUM REQUIREMENTS

SUBZONE TRACTS	ACRES IN SUBZONE	% OPEN SPACE REQ'D	OPEN SPACE REQUIRED FOR SINGLE FAMILY AND BONUS HEIGHT	OPEN SPACE REQ'D: ACRES	OPEN SPACE PROVIDED: MINIMUM STANDARDS	MINIMUM NUMBER OF PARKS	MIN ACRES PER PARK	PARK & OPEN SPACE AREA: ACRES	MIN TRAIL LENGTH PER SUBZONE
MU-C (1)	7.2	5%		0.36	0.50	TOWN PARK	1	0.50	100'
MU-C (2)	4.8	5%		0.24	2.40	LONG PRAIRIE PARK	1	2.40	0
MU-C (3)	5.7	5%	3%	0.46	1.50	GENERAL OPEN SPACE	1	1.50	0
MU-C (4)	8.1	5%		0.41	0.10	PLAZAS	2	0.05	0
MU-N	20.5	5%		1.03	0.25	ESPLANADE	1	0.25	1200'
		5%		0.00	0.10	TRAILHEAD	1	0.10	100'
MU-TNG	56.8	5%		5.68	0.25	NEIGHBORHOOD PARKS	1	0.25	2000'
					0.50	POCKET PARKS	3	0.10	0.30
					0.10	LINEAR PARK	1	0.10	0.10
MU-TEN (1)	26.2	5%	3%	2.10	2.50	GENERAL OPEN SPACE	1	2.50	500'
					2.50	AMPHITHEATER	1	2.50	2.50
					0.00	TRAILHEAD	1	0.00	0.00
MU-TEN (2)	4.3	5%	3%	0.34	0.50	TRAILHEAD	1	0.50	300'
					0.05	LINEAR PARK	1	0.05	0.05
					0.10	GENERAL OPEN SPACE	1	0.10	0.10
MU-TMR (1)	11.5	5%		0.58	0.10	PLAZAS	2	0.05	0.10
MU-TMR (2)	4.5	5%		0.23	0.00	NONE	0	0.00	0.00
TOTALS	149.6	7.62%		11.41	12.25	8.19%	20	12.25	3700

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires

5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas.

The requirements contained in this section provide those standards.

TABLE 5.1 OPEN SPACE MINIMUM REQUIRED

SUBZONE TRACTS	ACRES IN SUBZONE	MINIMUM OPEN SPACE REQUIRED: PERCENTAGE	ADDITIONAL OPEN SPACE: PERCENTAGE	MINIMUM OPEN SPACE REQUIRED: ACRES	OPEN SPACE PROVIDED: ACRES	REQUIRED PARK TYPES	MINIMUM NUMBER OF PARKS	MINIMUM AREA PER PARK	MINIMUM PARK AND OPEN SPACE AREA

The table includes a summary of the completed portions of the Lakeside DFW project and the proposed portions in Lakeside Village.

Line 1 of the summary shows the aggregate acreage in the project permitted to date, the minimum open space required as a percentage of the gross area and as the minimum acres. It also shows the acreage of public open space provided. The total of provided open space only includes the specified park types and does not include Lakewood Park or miscellaneous landscaped areas.

Line 2 summarizes the requirements of Subzone MU-C(3) for the base open space, and the bonus height requirement, and the current allocation of open space subject to change at site plan application.

Line 3 summarizes the requirements of Subzone MU-TEN, including base open space, the added requirement for single family, and the added requirement for bonus height.

1 TOTAL TO DATE	111.0	7.6%		8.51	10.42				
2 MU-C(3)	6.3			0.50	1.50	GENERAL OPEN SPACE	1		0.50
<i>BASE OPEN SPACE</i>	5% OF 6.3 ACRES	0.32							
<i>BONUS HEIGHT</i>	3% OF 6.3 ACRES	0.19							
3 MU-TEN	38.5			3.61	3.70	COMMUNITY LAWN	1	0.4	0.4
<i>BASE OPEN SPACE</i>	5% OF 38.5 ACRES	1.92				WATERFRONT BLUFF	1	0.3	0.3
<i>BONUS HEIGHT</i>	3% OF 38.5 ACRES	1.15				SUNSET GREEN	1	0.7	0.7
<i>SINGLE FAMILY</i>	5% OF 10.6 ACRES	0.53				SUNSET POINT	1	0.3	0.3
						BOARDWALK & TRAILHEAD	1	1.2	1.2
						VILLAGE GREEN	1	0.2	0.2
						CORNER PARK	1	0.3	0.3
						LINEAR PARKS	3	0.1	0.3
PROJECT TOTALS	155.8	8.0%		12.6	15.62	10.0% PROVIDED OVERALL			

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas. The requirements contained in this section provide those standards.

5.1 Civic/Open Space Standards.

- A. The following set of tables and illustrations enumerates and describes the standards for the various types of parks and civic/open spaces to be developed as a part of the overall Lakeside project. These categories are as follows:

LAKESIDE DFW OPEN SPACES

- POCKET PARKS
- NEIGHBORHOOD PARK
- LINEAR PARK
- TRAILHEAD
- TOWN PARK
- PLAZAS
- ESPLANADE
- LONG PRAIRIE PARK
- FRONT BUFFER TYPE B-1
- REAR BUFFER TYPE B-2
- GENERAL OPEN SPACE

VILLAGE LAKEFRONT AREA

- OS1: COMMUNITY LAWN
- OS2: WATERFRONT BLUFF
- OS3: SUNSET GREEN AMPHITHEATER
- OS4: SUNSET POINT
- OS5a: BOARDWALK
- OS5b: VILLAGE GREEN
- OS6: LINEAR PARK

- B. The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site which shall be dedicated open space. Any open space provided in excess of five percent may be eligible for bonus provisions. Surplus open space in one subzone may be applied to

deficiencies of open space in other subzones, provided the following conditions apply:

1. That the aggregate open space within all final platted property in the MU zoning district does not fall below 5% of the gross platted area; and
2. That the required park types identified in Table 5.1 are included in the platted area; and
3. That the plat complies with the open space standards in Section 3 of this Development Code.

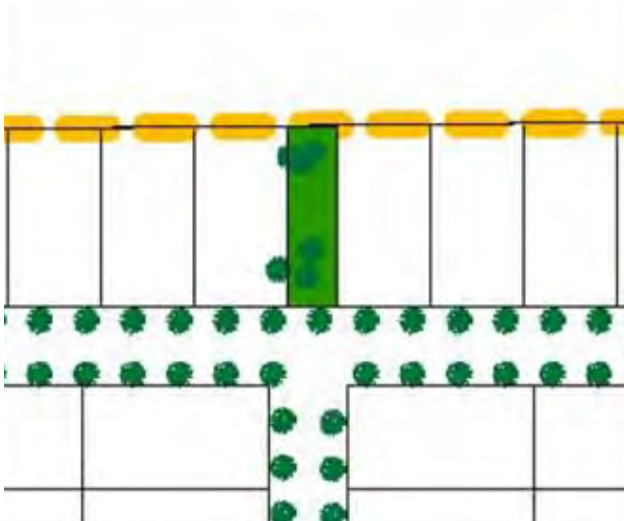
Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves, including floodplain areas. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

- C. Applicable Standards; Maintenance. Thoroughfare treatments, right-of-way and median landscaping requirements, buffers, street yard landscaping, perimeter area requirements, landscaping of parking lots and structures and all other landscape area requirements as set forth the Code of Ordinances shall not apply in Lakeside DFW, except as set forth in this Section 5. Planting, and maintenance of all landscaping in streets, sidewalks and open space common areas in Lakeside DFW shall be the obligation of the persons owning property in the district and may be managed through a Lakeside Owners' Association.

- D. This development Code includes proposed variances from the existing Land Development Regulations regarding tree preservation, park land dedication and park development fees that are permitted under Ordinances LDR 05-12.

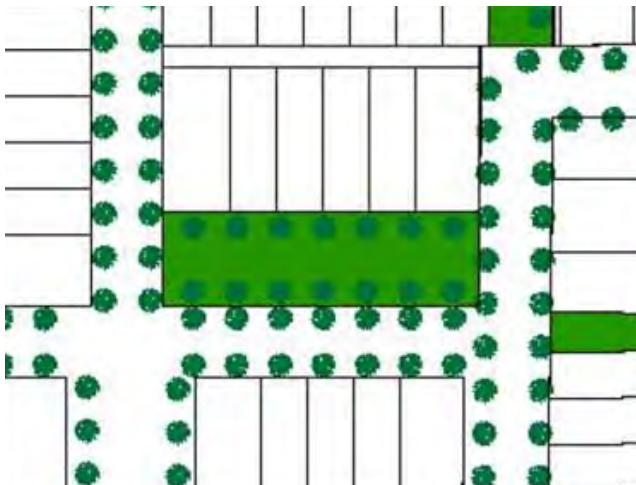
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**RESIDENTIAL POCKET PARKS**

ITEM	STANDARD	REQ'D
#1	Character	Small, intimate, casual atmosphere, suitable for small children.
#2	Minimum size	0.1 acres
#3	Maximum Size	0.25 acres
#4	Perimeter conditions	Public Street Frontage on at least one side, residential fences of lot sides and rear may face the other 3 sides.
#5	Plantings, pattern	Trees and Turf, natural pattern of tree locations. One tree/2000 SF.
#6	Sidewalks/Hardscape	Sidewalks and hardscape optional, no paving for parking permitted
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	At least one of the pocket parks must border the Lake Grapevine ACOE property.
#9	Topography	May be natural grade with slopes greater than 20%
#10	Water feature	No water feature required
#11	Structures	Shade structures and toddler playground equipment optional
#12	Furnishings	Benches and trash receptacles
#13	Lighting	No lighting required
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-C, MU-MR
	Prohibited in Sub Zones:	MU-C, MU-MR



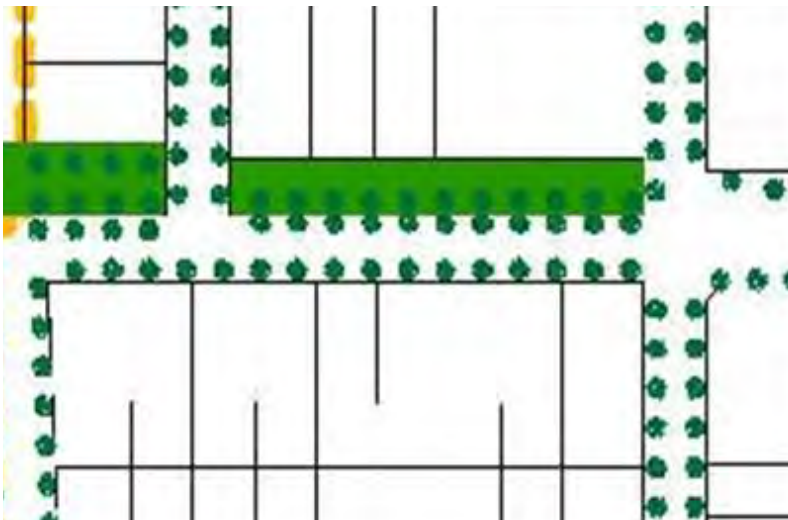
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**RESIDENTIAL NEIGHBORHOOD PARKS**

ITEM	STANDARD	REQ'D
#1	Character	Medium sized, suitable for small gatherings and passive recreation.
#2	Minimum size	0.25 acres
#3	Maximum Size	1.0 acres
#4	Perimeter conditions	Public Street Frontage on at least 2 sides, building front facades must face least 2 sides. Lot Sides or rear may face one side.
#5	Plantings, pattern	Trees and turf, may be a natural pattern of trees or a formal geometric pattern. One tree/ 2000 SF
#6	Sidewalks/Hardscape	Concrete or masonry surface
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	The park should be centrally located or placed on a primary street.
#9	Topography	Must be generally level over most of the park area where people will walk
#10	Water feature	No water feature required
#11	Structures	Shade structures are optional. Playground equipment is discouraged.
#12	Furnishings	Benches and trash receptacles; and items required by trail standards
#13	Lighting	No lighting required, but pathway lighting is desirable.
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-MR
	Prohibited in Sub Zones:	MU-MR



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**LINEAR PARK**

ITEM	STANDARD	REQ'D
#1	Character	Linear parks serve to enhance a right-of-way with additional green space and landscaping, incorporating sidewalks and trails.
#2	Minimum size	No minimum area but a minimum of 20' in width.
#3	Maximum Size	No maximum but widths greater than 50' may be better categorized as a different type of park.
#4	Perimeter conditions	The longest dimension plus the ends should front on a public ROW, the remaining perimeter may face private land.
#5	Plantings, pattern	Regular tree placement matching street tree placement. Match street tree
#6	Sidewalks/Hardscape	The length of the park
#7	Trail Connectivity	not required
#8	Location requirements	Must be located adjacent to a public ROW
#9	Topography	Generally must be as level as the sidewalks
#10	Water feature	none required
#11	Structures	none required
#12	Furnishings	none required; unless required by trail standards
#13	Lighting	none required
#14	Other considerations	
	Required in Sub Zones:	MU-NG, MU-TEN
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY
TRAILHEAD

ITEM	STANDARD	REQ'D
#1	Character This is the transition between the urban character of the Lakeside development and the natural environment of Lake Grapevine, and should incorporate elements of both environments.	
#2	Minimum size 0.15 acres	yes
#3	Maximum Size 1 acre	yes
#4	Perimeter conditions Must be bounded by the Lake Grapevine ACOE property on at least on side, by a public ROW and front facades on another side, and may be adjacent to the sides or rear of buildings or lots on the other sides.	yes
#5	Plantings, pattern Natural placement of trees and plantings, existng trees to remain where possible, some understory growth is permitted to define the wilderness atmosphere.	yes
#6	Sidewalks/Hardscape The Lakeside trail system must traverse the park and connect to the ACOE trail system. A small area for a bike rack and bicycle staging area is also required.	yes
#7	Trail Connectivity Trail connection is required	yes
#8	Location requirements Must be adjacent to the Lake Grapevine ACOE property with connection to the ACOE trail system.	yes
#9	Topography As natural as possible to accommodate the trails	yes
#10	Water feature not required	
#11	Structures not required	
#12	Furnishings Benches, trash receptacles, directory maps, and bike racks.; may be required by trail standards	
#13	Lighting not required but permitted	
#14	Other considerations	
	Required in Sub Zones: MU-EN(1) provided the ACOE allows a trail connection	yes
	Permitted in Sub Zones: MU-NG, MU-EN,	
	Prohibited in Sub Zones: Not applicable to other zones	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**LAKESIDE TOWN PARK**

ITEM	STANDARD	REQ'D
#1	Character	This is a primary public square for civic and community gatherings.
#2	Minimum size	0.4 acre
#3	Maximum Size	2 acres
#4	Perimeter conditions	The entire perimeter must be bounded by public streets and front facades of residential or commercial buildings.
#5	Plantings, pattern	The planting patterns should be as formal and regular as the geometry of the park will allow. Plant at least 1 tree for each 2000 SF of park.
#6	Sidewalks/Hardscape	There must be sidewalks around the perimeter along the public ROW's and sidewalks through the park from all sides
#7	Trail Connectivity	The park is not required to be on the Lakeside trail system but it is highly desirable
#8	Location requirements	The park must have some frontage on Lakeside parkway.
#9	Topography	The park should be relatively flat and level within the perimeter sidewalks
#10	Water feature	A water feature or sculpture is required as a focal point, but an alternative of equal merit may be substituted
#11	Structures	Shade structures may be added but are not required. Enclosed structures are not permitted.
#12	Furnishings	Benches, trash receptacles are required; and items required by trail
#13	Lighting	Adequate lighting either by sidewalk bollard or by lighting standard is re-
#14	Other considerations	
	Required in Sub Zones:	MU-C(1), MU-EN(1)
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**PLAZAS**

ITEM		STANDARD	REQ'
#1	Character	Small, hard-surfaced public spaces adjacent to the most intensive occupancies, fronting the major public ROW.	
#2	Minimum size	No min	
#3	Maximum Size	No max	
#4	Perimeter conditions	Building Front or side façade on at least 2 sides of the plaza, Lakeside Parkway ROW on one side. Plaza must be screened from the parking lot by a wall or landscape screen.	yes
#5	Plantings, pattern	Trees may be planted in tree wells. Trees or shade structures should be located to provide some shade adjacent to the building for customers and patrons.	yes
#6	Sidewalks/Hardscape	May be paved up to 100%	
#7	Trail Connectivity	Not required	
#8	Location requirements	Must be located between buildings and Lakeside Parkway.	yes
#9	Topography	Generally level	
#10	Water feature	Not required	
#11	Structures	Shade structures or trees at maturity or oriented so that the buildings provide the shade	yes
#12	Furnishings	None required, but should be designed for moveable furnishings; unless	
#13	Lighting	None required, but imaginative alternative lighting solutions are desirable	
#14	Other considerations		
	Required in Sub Zones:	MU-C(1), MU-MR(1)	yes
	Permitted in Sub Zones:	All except MU-NG	
	Prohibited in Sub Zones:	MU-NG	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**ESPLANADE**

ITEM	STANDARD	REQ'
#1	Character This is the central green space for the multifamily neighborhood and acts as the unifying element and a place for public gatherings and recreation. The green space may be monolithic or may be divided into multiple contiguous pieces divided by roadways.	
#2	Minimum size 1.25 acres; 50' in width	yes
#3	Maximum Size No Maximum	
#4	Perimeter conditions The perimeter is bounded by residential buildings or streets or other parks on all sides. Plant 1 tree for each 3000 SF.	yes
#5	Plantings, pattern Since the area is large, portions of the area may be natural and irregular in the planting pattern but the natural undergrowth is not permitted. Planting consists primarily of turf and trees but shrubbery near the buildings is required and areas of seasonal color is desirable.	yes
#6	Sidewalks/Hardscape Sidewalks within the street ROW may be included in the park. Small seating alcoves may be paved but large paved areas are discouraged.	
#7	Trail Connectivity The Lakeside trail system must traverse the park.	yes
#8	Location requirements The park must be bounded by residential buildings, and it must connect to the Long Prairie Park.	yes
#9	Topography The park should be substantially level unless berms, swales, mounds, or water features are used to enhance the landscaping.	
#10	Water feature A water feature is encouraged but not required.	
#11	Structures Small shade structures are encouraged but not required. Enclosed space is not permitted.	
#12	Furnishings Benches and trash receptacles are required; and items required by trail	yes
#13	Lighting Street lighting should be sufficient, but if the street is located farther from the walkways, low level pathway lighting is encouraged.	
#14	Other considerations	
	Required in Sub Zones: MU-N	yes
	Permitted in Sub Zones: MU-N	
	Prohibited in Sub Zones: All except MU-N	

PARK AND OPEN SPACE STANDARDS

THE ESPLANADE

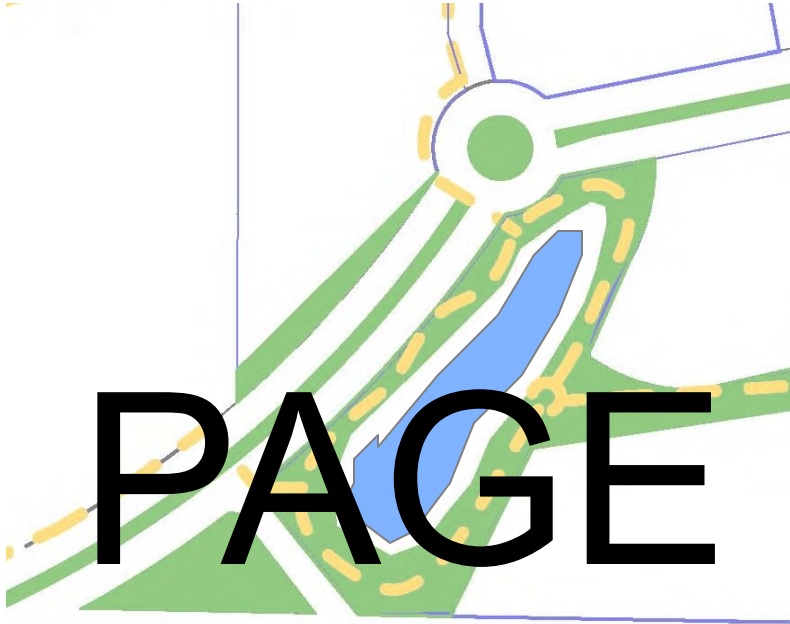


PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**LONG PRAIRIE PARK**

ITEM	STANDARD	REQ' D
#1	Character This area includes some floodplain and should remain as natural as possible and still fulfill its function as the park amenity as well as floodplain and detention area. To the extent permitted by local, state and federal regulation, the underbrush should be cleared, the grades smoothed to facilitate pedestrian use and hydraulic requirements. Turf shall be planted in the large areas of open space that are relatively level.	
#2	Minimum size 2.4 acres	yes
#3	Maximum Size No maximum	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening are most desirable placed closely together. Along 2499, the tree canopy is more desirable to permit views into the development.	yes
#6	Sidewalks/Hardscape A trail may lead down to a water feature, other paths should be natural turf or crushed stone paths except for the Lakeside Trail system.	
#7	Trail Connectivity The park must connect to the Lakeside Trail System.	Yes
#8	Location requirements Where a transition between uses is needed	
#9	Topography Natural topography should be maintained as much as possible, with no disturbance of slopes over 12%.	
#10	Water feature A water retention pond may be maintained within the park, including a dock feature for interaction with the water.	
#11	Structures Shade structures are permitted. Some enclosed structures are permitted for seasonal or recreational use such as snow cone sales or other kiosk-type uses. No parking is permitted within the park, all parking must be on-street adjacent to the park.	
#12	Furnishings Benches and trash receptacles are permitted, picnic tables are not permitted; See items required by trail standards	
#13	Lighting Lighting is permitted but not required.	
#14	Other considerations <i>May be used to accommodate a Homeowners' Association Clubhouse, and/or a dog park.</i>	
	Required in Sub Zones: MU-C(2)	
	Permitted in Sub Zones: Not applicable	
	Prohibited in Sub Zones: Not Applicable	

PARK AND OPEN SPACE STANDARDS

LONG PRAIRIE PARK



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PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**BUFFERS - B-1**

ITEM	STANDARD	REQ'
#1	Character This is the space separating differing uses and serving as a transition where walls would be inappropriate. The B-1 buffer is generally a front or primary buffer between an arterial roadway and the front of the project. It is generally landscaped with trees, shrubbery and seasonal color.	
#2	Minimum size Minimum buffer width between a parking area and FM 2499 is 15'	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening. Along 2499, a higher tree canopy is more desirable to permit views into the development under the tree canopy from the arterial.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed, particularly along FM 2499	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures None required; signage permitted	
#12	Furnishings None	
#13	Lighting None required, lighting permitted from ground mounted lighting	
#14	Other considerations Driveways are permitted to cross Buffers	
	Required in Sub Zones: MU-MR	
	Permitted in Sub Zones: All	
	Prohibited in Sub	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**BUFFERS - B-2**

ITEM	STANDARD	REQ'D
#1	Character This is the space separating differing uses and protecting one use from the impact of another use. Walls are permitted. The B-2 buffer is generally a rear or side buffer. It is generally landscaped in conjunction with a wall or solid visual screening.	
#2	Minimum size Minimum buffer width between a residential and a commercial use is a 6' to 8' high masonry wall with a landscaping strip that is 3' minimum in width.	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the single family detached lots from the commercial service areas, but may be used in other situations.	
#5	Plantings, pattern Solid hedges and smaller trees placed closely together providing strong visual screening is most desirable.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures Masonry walls, between 6' and 8' in height	
#12	Furnishings None	
#13	Lighting None required	
#14	Other considerations Pedestrian and vehicular passages are permitted in the buffers.	
	Required in Sub Zones: MU-MR only if the rear of the commercial development abuts single family detached lots.	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



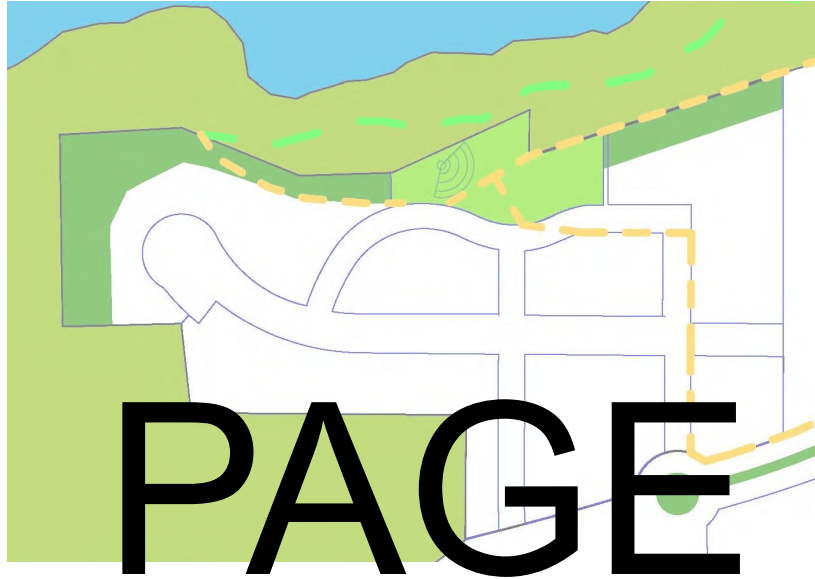
PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY

VILLAGE LAKEFRONT AREA

ITEM		STANDARD	REQ'
#1	Character	This is the most scenic site within the project with dramatic views of Lake Grapevine and various species of existing old growth trees. The existing character is to be preserved and enhanced.	
#2	Minimum size	2.5 acres	yes
#3	Maximum Size	No max	
#4	Perimeter conditions	Views of the lake are to be preserved to the south and west. To the east, buildings that take advantage of the view may border the park, with porches, balconies, verandas, courtyards, and other outdoor venues attached to enclosed buildings.	
#5	Plantings, pattern	Natural existing trees take precedence, with additional ground cover or turf as appropriate.	yes
#6	Sidewalks/Hardscape	Paths and sidewalks may be used throughout the park space as need to provide access to visitors.	
#7	Trail Connectivity	The Lakeside Trail System must traverse the park from the north end to the Rockledge Park boundary.	
#8	Location requirements	Must be bounded by Lake Grapevine Avenue property to the west and south.	
#9	Topography	Existing grade may be modified for new ground. New grades should match existing grade wherever possible.	
#10	Water Feature	Water features and ponds are not required.	
#11	Structures	Structures are permitted provided they are in compliance with existing local state and federal floodway requirements, and are not fully enclosed buildings.	
#12	Furnishings	No furnishings are required; unless required by trail standards	
#13	Lighting	No lighting is required.	
#14	Other considerations		
	Required in Sub Zones:	MU-EN(1)	
	Permitted in Sub Zones:	MU-EN(1)	
	Prohibited in Sub Zones:	All except MU-EN(1)	

PARK AND OPEN SPACE STANDARDS

VILLAGE LAKEFRONT AREA



**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
AMPHITHEATER**

ITEM	STANDARD	REQ'
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	2.5 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the south and west. To the east, buildings that take advantage of the view may border the area, with porches, balconies, verandas, courtyards, and other outdoor venues attached to enclosed buildings.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tiers should be primarily turf.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete.
#7	Trail Connectivity	The Lakeside Trail System shall connect to the Amphitheater.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west or Village Lakefront area. Must be located with reasonable public access to restroom facilities.
#9	Topography	Existing grade may be modified to enhance the seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate approximately 500 people seated.
#12	Furnishings	Benches and other seating facilities along the tiers and amphitheater.
#13	Lighting	Convenience lighting is required for safety; stage lighting is not required.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-EN(1)
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**GENERAL OPEN SPACE**

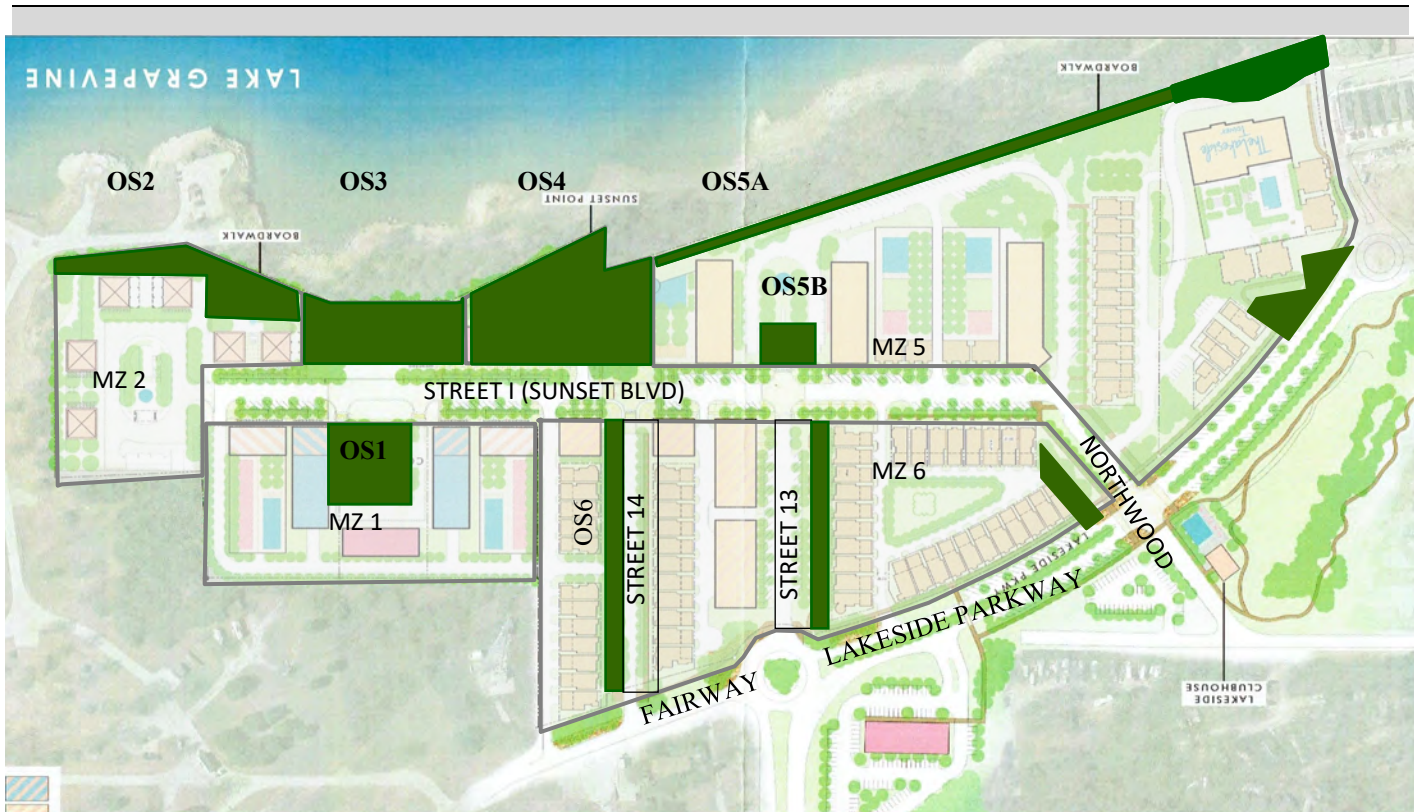
ITEM		STANDARD	REQ'D
#1	Character	This is unprogrammed area, not including buffers and medians, that is open to the public either as property dedicated to an association, under a common area maintenance agreement, or an easement granting public access.	
#2	Minimum size	No min	
#3	Maximum Size	No max	
#4	Perimeter conditions	No specific restrictions	
#5	Plantings, pattern	Natural existing trees take precedence, with additional ground cover or turf as appropriate.	
#6	Sidewalks/Hardscape	Paths, sidewalks and trail network are permitted	
#7	Trail Connectivity	Not required	
#8	Location requirements	No specific restrictions	
#9	Topography	No specific restrictions	
#10	Water feature	Water features are permitted but not required.	
#11	Structures	Enclosed structures under 900 SF are permitted and must be located at least 10' from other structures. Larger structures are permitted, such as gazebos or porches, provided they are not fully enclosed buildings	
#12	Furnishings	No furnishings are required; unless required by trail standards	
#13	Lighting	No lighting is required.	
#14	Other considerations		
	Required in Sub Zones:		
	Permitted in Sub Zones:	All	
	Prohibited in Sub Zones:		

**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA OPEN SPACE STANDARD IS SUPERCEDED BY THE FOLLOWING SPECIFIC OPEN SPACE STANDARDS.

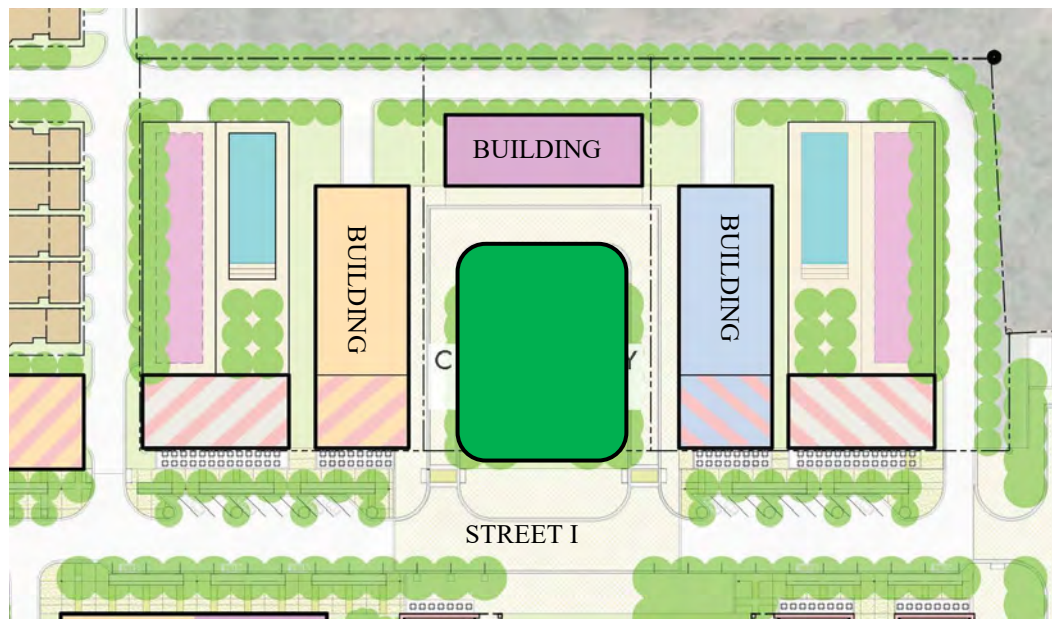
VILLAGE LAKEFRONT AREA

- **OS1: COMMUNITY LAWN**
- **OS2: WATERFRONT BLUFF**
- **OS3: SUNSET GREEN AMPHITHEATER**
- **OS4: SUNSET POINT**
- **OS5a: BOARDWALK**
- **OS5b: VILLAGE GREEN**
- **OS5c: CORNER PARK**
- **OS6: LINEAR PARK (See Page 56 for Linear Park standards)**

VILLAGE LAKEFRONT AREA

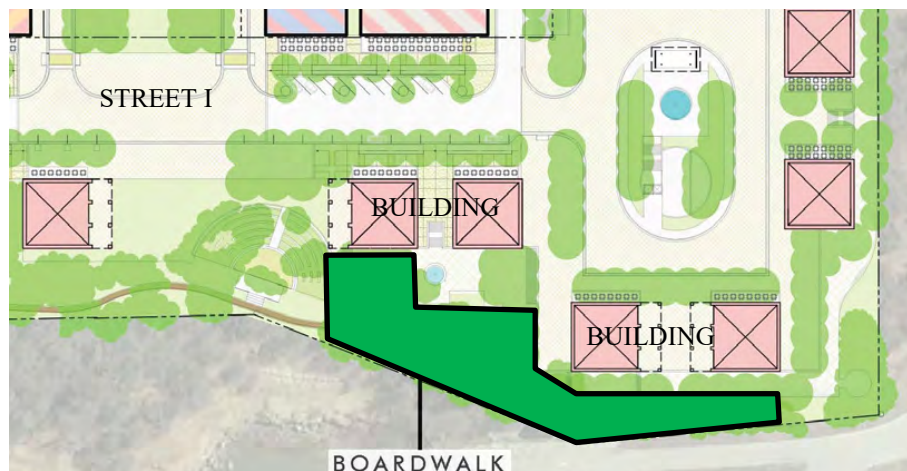
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS1: COMMUNITY LAWN**

ITEM	STANDARD	REQ'D
#1	Character	Broad lawn for public gatherings and events. Event-specific furnishings would be provided for events
#2	Minimum size	0.4 acres
#3	Maximum Size	None
#4	Perimeter conditions	Front Building Facades, Street I,
#5	Plantings, pattern	Perimeter trees at 30' on center
#6	Sidewalks/Hardscape	Perimeter sidewalk 6' width minimum
#7	Trail Connectivity	Connect to sidewalk on Street I
#8	Location requirements	See Subzone Rules for MU-TEN
#9	Topography	Generally level, but elevated 2 to 3 feet above sidewalk on Street I
#10	Water feature	Optional
#11	Structures	None required
#12	Furnishings	Trash Receptacles
#13	Lighting	Street lights or perimeter bollard lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



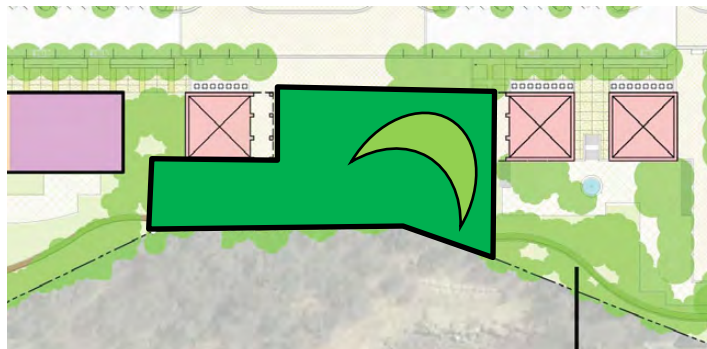
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS2: WATERFRONT BLUFF**

ITEM	STANDARD	REQ'D
#1	Character	Combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the trail.
#2	Minimum size	0.3 acres
#3	Maximum Size	None
#4	Perimeter conditions	Boundary with Lake to west, terraces and restaurants to east
#5	Plantings, pattern	Existing trees where natural grade allows, Additional planting between terraces, and within terrace structures.
#6	Sidewalks/Hardscape	Trail type T-6 connecting terraces to the adjacent Open space OS3
#7	Trail Connectivity	Natural trail type T-6, Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-2.
#8	Location requirements	See Subzone Rules: OS2 is the transitional open space between the commercial buildings and the Lake Grapevine open space.
#9	Topography	Natural topography along western edge, terraced along buildings
#10	Water feature	Optional
#11	Structures	Dining Terraces, Stairs between terrace levels
#12	Furnishings	None Required, dining furniture anticipated.
#13	Lighting	Lighting may be a combination of bollards, string lights, building lighting, and others, but a minimum of 1.5 foot-candles is required on dining terraces and the Trail connection.
#14	Other considerations	May include stairs and retaining walls to be designed as an extension of the building architecture.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ' D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine ACOE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



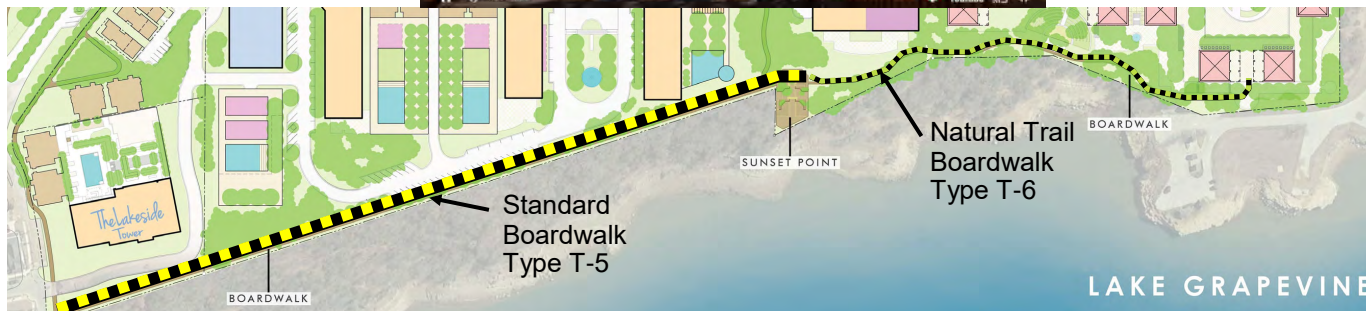
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS4: SUNSET POINT**

ITEM	STANDARD	REQ'D
#1	Character	Terraced, elevated viewing platform, suitable for gatherings or leisure activity.
#2	Minimum size	0.3 Acres, with elevated deck
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land and Lake Grapevine to the west
#5	Plantings, pattern	Existing trees to the maximum extent possible
#6	Sidewalks/Hardscape	Sunset Point deck, and trail connection to Boardwalk
#7	Trail Connectivity	Required trail connectivity within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4.
#8	Location requirements	
#9	Topography	Natural
#10	Water feature	None required
#11	Structures	6,000 SF wood deck
#12	Furnishings	Built-in seating, Trash receptacles
#13	Lighting	Low level landscape lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



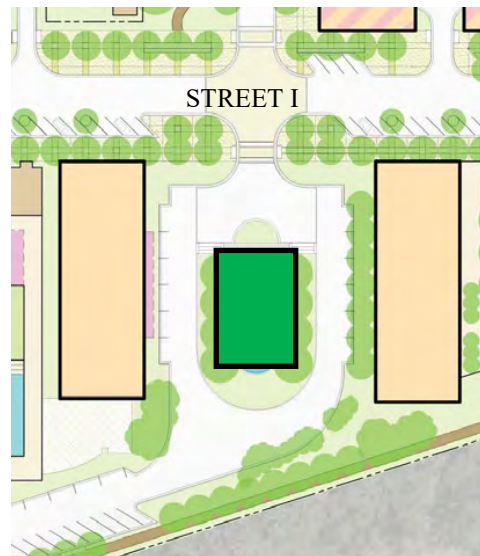
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS-5a: STANDARD BOARDWALK**

ITEM	STANDARD	REQ'D
#1	Character	Woodland trail, partially wide, level concrete, and partially natural gravel trail.
#2	Minimum size	1400 LF
#3	Maximum Size	None
#4	Perimeter conditions	ACOE land to the West, varies to the east
#5	Plantings, pattern	Natural existing vegetation where possible
#6	Sidewalks/Hardscape	Concrete, asphalt, wood decking where ADA compliant, Decomposed Granite, or asphalt within stabilized edges where natural grade allows.
#7	Trail Connectivity	
#8	Location requirements	The length of the western boundary with the ACOE property
#9	Topography	ADA compliant from Edgemere to Sunset Point, Natural grade from Sunset Point to southern tip.
#10	Water feature	
#11	Structures	
#12	Furnishings	Trash receptacles, Benches
#13	Lighting	Lighted bollards
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS5b: VILLAGE GREEN**

ITEM	STANDARD	REQ'D
#1	Character Small open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.	
#2	Minimum size 0.2 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Private drives, adjacent buildings	yes
#5	Plantings, pattern Turf with the formal placement of a minimum of 8 trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	
#9	Topography Mostly level	
#10	Water feature Or an alternate focal point	yes
#11	Structures	
#12	Furnishings Benches	yes
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY**OS5c: VILLAGE GREEN**

ITEM	STANDARD	REQ'D
#1	Character Small open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.	
#2	Minimum size 0.3 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with a minimum of 4 trees in addition to street trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures	
#12	Furnishings	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	

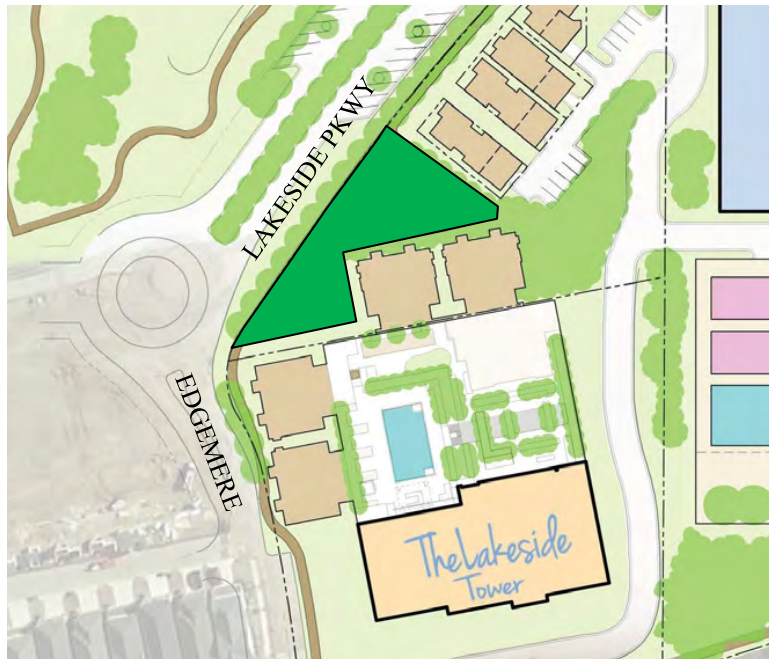
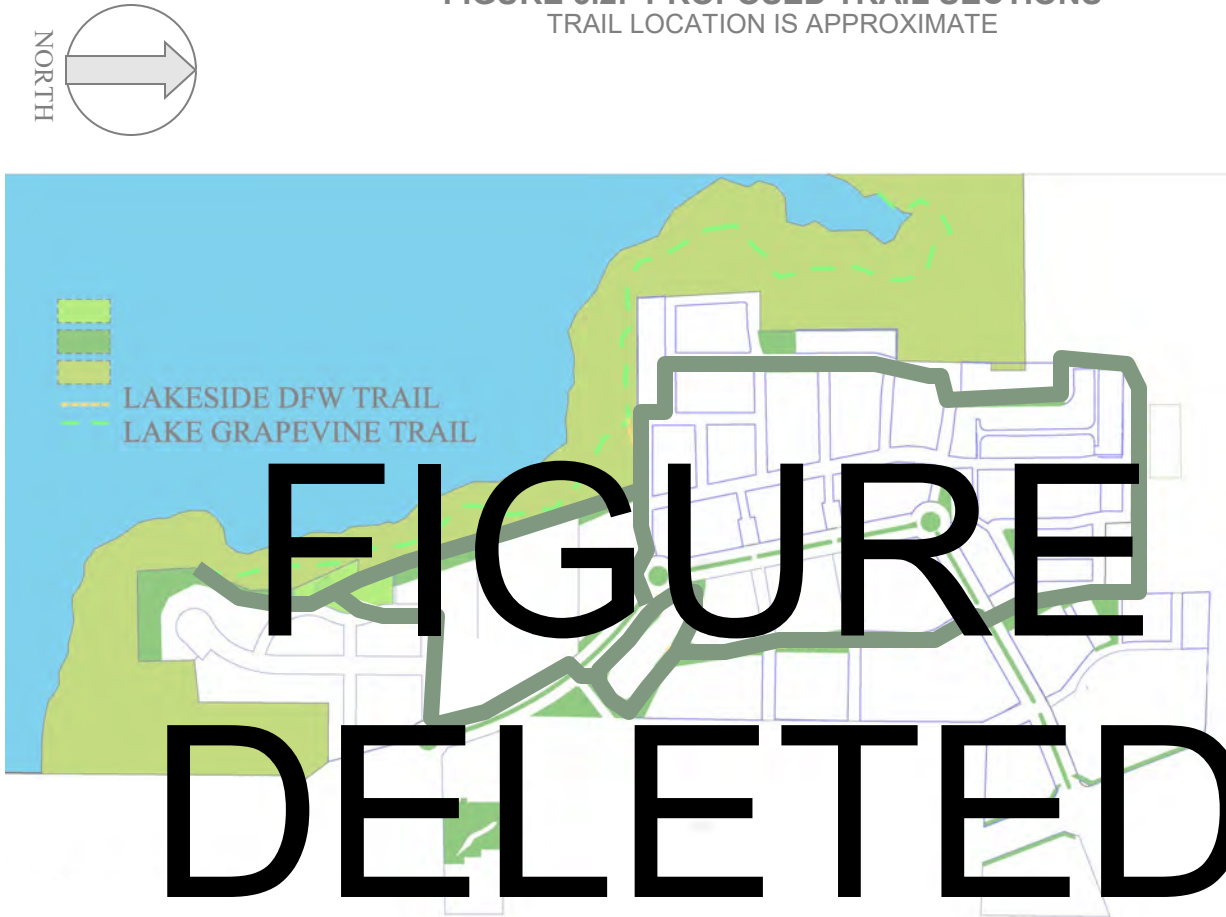
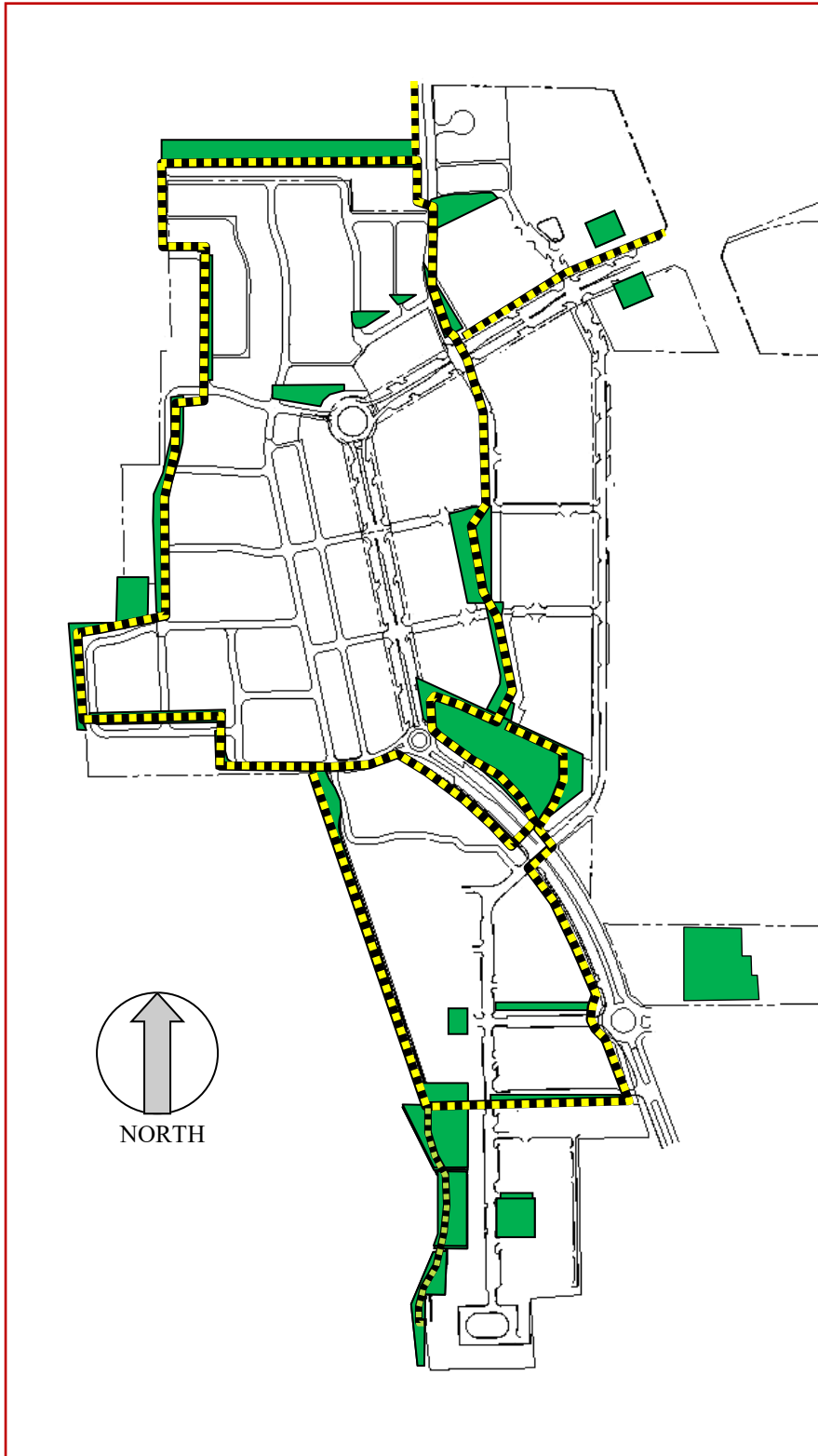


FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE**5.2 Trail Standards**

- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: If approved by the A.C.O.E., there shall be at least one trailhead connections to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake, subject to the approval of the ACOE.

Some public parking shall be available within 1000 feet of each proposed trailhead.

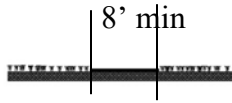
- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each "proposed park topology."

FIGURE 5.2: PROPOSED TRAIL SECTIONS
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PARK AND OPEN SPACE STANDARDS

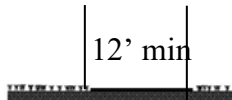
PROPOSED TRAIL SECTIONS

T-1 PARK TRAIL

Located on public land or land dedicated to Property Owners' Associations

Width: 8' minimum

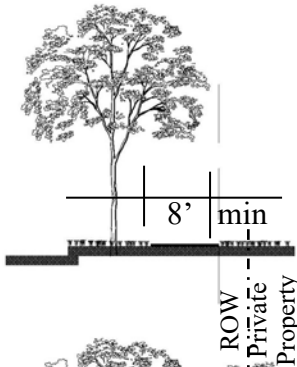
ROW or Easement: none required

T-2 HIKE & BIKE TRAIL AT TRAILHEAD

Located where the Lakeside Trail System meets the ACOE trail system on land dedicated for public use.

Width: 12' minimum

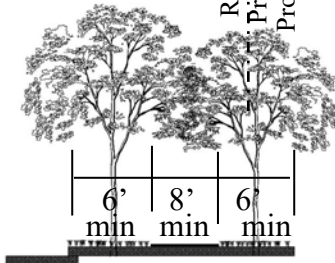
ROW or Easement: None required

T-3 R.O.W. TRAIL

Located along a street right-of-way in place of the typical sidewalk.

Width: 8' min

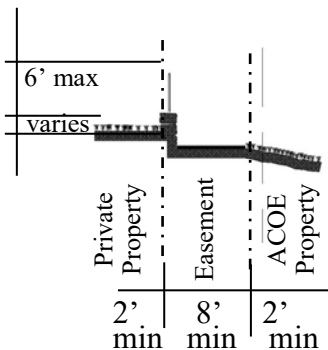
ROW or easement: built within the street ROW. If the typical sidewalk requires less ROW, additional ROW must be dedicated for the trail width.

T-4 LINEAR PARK TRAIL

Located within a dedicated park area running parallel to a street.

Width: 8' min

ROW or easement: none required in a dedicated park or open space.

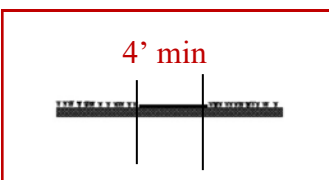
T-5 BOARDWALK TRAIL

Located between private property and the ACOE property boundary.

Width: 8' min

ROW or easement: 12' min

Elevation: Trail may be placed below the existing grade of the adjacent property. Retaining walls, are part of the trail construction; railings and iron fences are the responsibility of the property owner. Wood fences are not permitted on either side of the trail.

T-6 NATURAL TRAIL:

Located between OS4: Sunset Point and OS2: Waterfront Bluff, Width: Natural portion of the trail may be 4' wide, decomposed granite, concrete, asphalt, or wood decking, at or near natural grade. Edges of the decomposed granite shall be stabilized.

ROW: Trail shall be located within easements or common area lots.

5.3 Required Landscaping**A. Planting Along Streets and in Medians.**

1. **Street Trees.** Street trees will be planted in tree wells or within landscape areas based on the type of street and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing of thirty feet (30') on center of a block length, block length determined by measuring from right-of-way line to the right-of-way line. Spacing can be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, Pedestrian and Vehicular Block Breaks and comparable features.

Street trees shall be installed in accordance with these criteria:

- (a) a minimum of two feet six inches (2'6") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, have subsurface irrigation and drainage systems.
2. **Median Trees.** Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center of a Block length.
 3. **Shrubs and Groundcover along Streets and in Medians.** Shrubs and groundcover adjacent to streets or street parking and in medians shall be based on the type of street and shall comply with the applicable standards. Such plantings shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is approved by the Environmental Services Division. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
 4. **Streetscape Furnishings and Fixtures.** Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and

installed or constructed in accordance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the Lakeside Owners' Association.

5. **Open Space Common Areas.** Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, bandstands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas. An average of fifteen (15) trees (minimum 3" caliper) per acre (exclusive of any area covered by surface water, such as ponds and water courses) shall be installed in open space common areas or be accounted for by tree credits.
 6. **Landscaping within Yards.** Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to the following: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.
- B. **Landscaping Requirements for Parking Structures.**
 1. There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Type B-1 buffers.
 2. **Surface Parking Lot Trees.** A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot..

5.3 Tree Preservation.

- A. Landscape Buffer Tree Requirements. All landscape buffers required to be greater than five feet (5') in width shall have a minimum of one (1) tree (minimum 3" caliper) per forty (40) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
- B. Compliance: Tree Credit Schedule. In achieving compliance with the requirements of this Section 5.3, the property-owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section 5.3. For transplanted trees (other than Post Oaks, for which no credits will accrue), credits shall be based on one inch (1") of credit for each caliper inch of the transplanted tree, with fractional measurements being rounded to the nearest whole number.
- C. Mitigation: No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. However, the Lakeside DFW zoning district shall insure that at least 8 trees per acre shall be planted over the gross area of disturbed land as a consequence of the development.
- D. Tree Survey Requirements. A tree survey (a "Subsequent Tree Survey") must be submitted in electronic format with an application for a Site Plan, plat or re-plat. Each Subsequent Tree Survey shall conform to the requirements of Section 94-23 of the Code of Ordinances.
- E. Definitions. The following terms shall have these meanings in these Development Standards, and to the extent of any conflict with other meanings for the same terms set out elsewhere in the Code of Ordinances the meanings in these Development Standards shall prevail:

Protected tree means any tree of a type that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures six inches (6") in caliper width or greater, ten feet (10') in height or greater and is not located in, or within six feet of, proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other existing public rights-of-way or easements.

Specimen tree means any existing tree, of a type

that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures within fifty percent (75%) of the caliper width or circumference, measured at four feet (4') above ground level, of the same such tree as listed in the most current edition of the Big Tree Registry, as amended, published by the Texas Forest Service and is not located in, or within six feet of proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easement or other existing public rights-of-way or easements..

Caliper for existing, established or native trees shall be measured in accordance with the Measuring Rules and Procedures of the Texas Forest Services,

Caliper for landscape, nursery or replacement trees shall be measured at a height of twelve inches (12") above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half (1/2) of the diameter or circumference of each remaining trunk, measured at a height of twelve inches (12") above ground level.

Trees Excluded: Notwithstanding the foregoing, subject to the review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any living tree, which is certified, in writing, by a registered arborist or landscape architect as injured, dying, diseased or infested with harmful insects, which is in danger of falling, interferes with utility service or creates unsafe vision clearance, or which in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans. Further, notwithstanding the foregoing, subject to review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any tree, which is certified, in writing, by a registered arborist or landscape architect as dead.

Pre-construction Plans: Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and storage of all vehicles, trailers, construction equipment and related items, design-

nated stockpile areas for the storage of construction supplies and materials and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on site plans and shall be approved by the Tree Preservation and Enforcement Officer or authorized designee prior to any construction or land development activity. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and for separation of protected and specimen trees from the construction area and related construction activity. With the ap-

proval of the Tree Preservation and Enforcement Officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected and specimen trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas.

PARKING STANDARDS

FIGURE 6.1: PARKING PLAN AND ANALYSIS

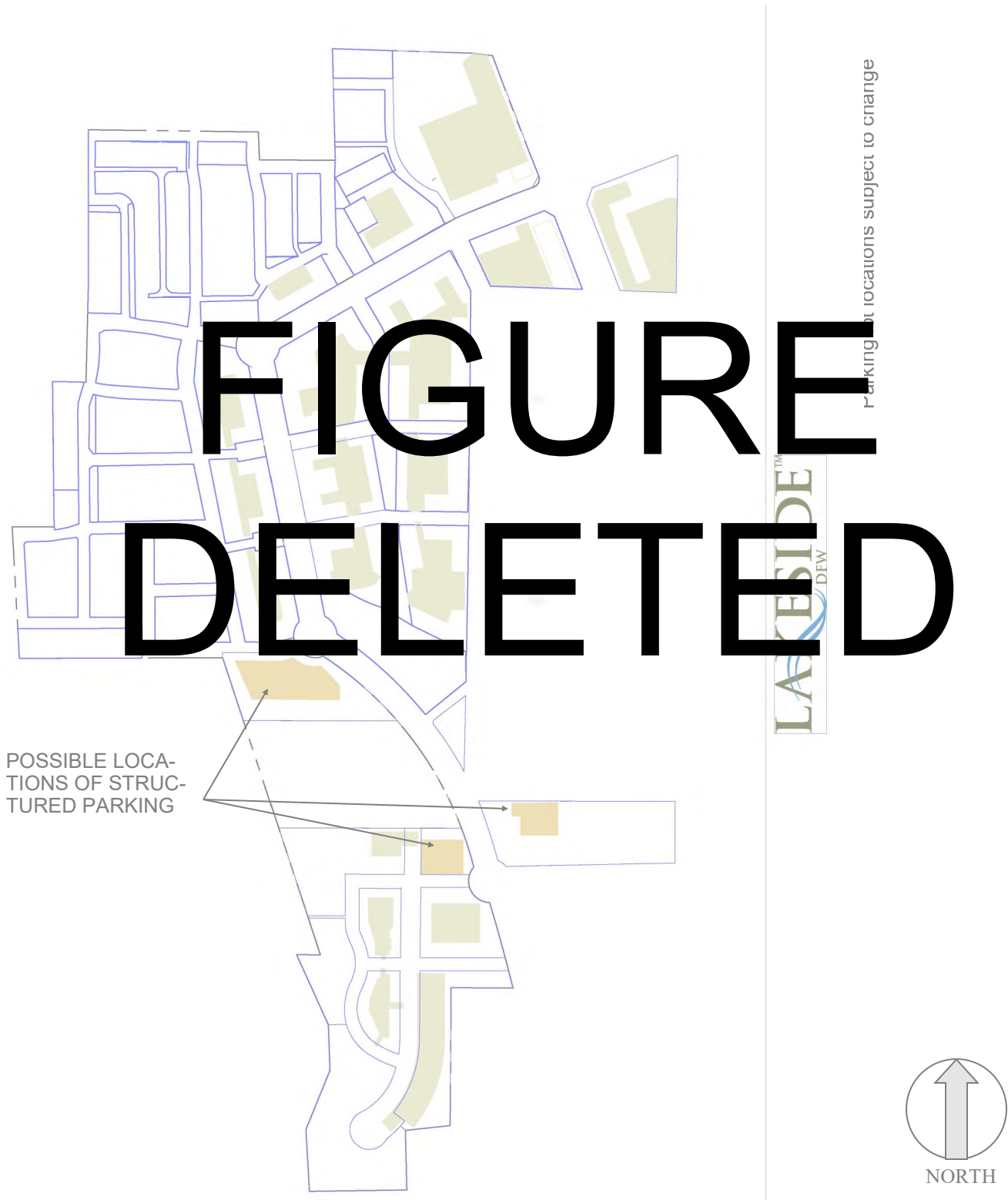


FIGURE 6.1: PARKING PLAN AND ANALYSIS

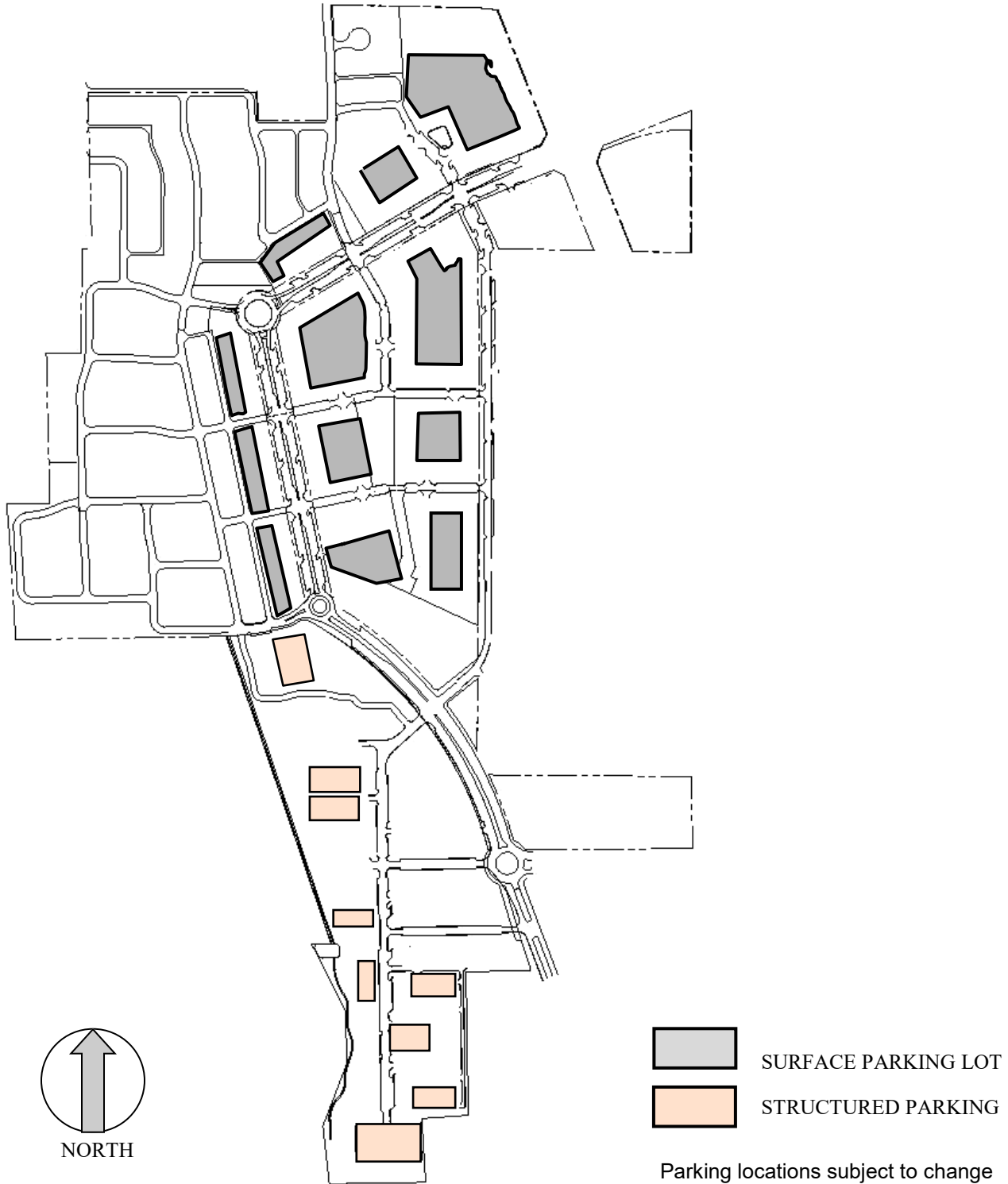


TABLE 6.1 LAND USE TABLE

SUBZONES	Area in Acres	Maximum Residential Units	Maximum Residential SF	Maximum Residential Parking Req'd	Commercial Parking Percentage	Residential Parking Percentage	Commercial Parking Req'd	Total Parking Req'd
MU-C (1)	7.2	276	105,000	386.4	95%	5%	452	839
MU-C (2)	4.8	0	8,400	0	95%	5%	36	37
MU-C (3)	7.7	0	240,000	0	100%	0%	960	961
MU-C (4)	8.1	358	110,000	0	0%	0%	0	0
MU-N	20.5	735	8,000	1029	100%	0%	32	1062
MU-TEN (1)	7.2	175	150,000	350	5%	25%	825	1176
MU-TEN (2)	4.3	360	20,000	720	-	-	-	720
MU-TNG	56.8	248	0	na	-	-	-	0
MU-TMR (1)	11.5	48	85,000	67	95%	5%	366	434
MU-TMR (2)	4.5	0	34,000	0	95%	5%	146	147
Totals	149.5	2200	760,400	2553			2816	5376

6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their

location does not impede pedestrian walkways.

- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:
- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.

TABLE 6.2 1 SCHEDULE OF REQUIRED PARKING

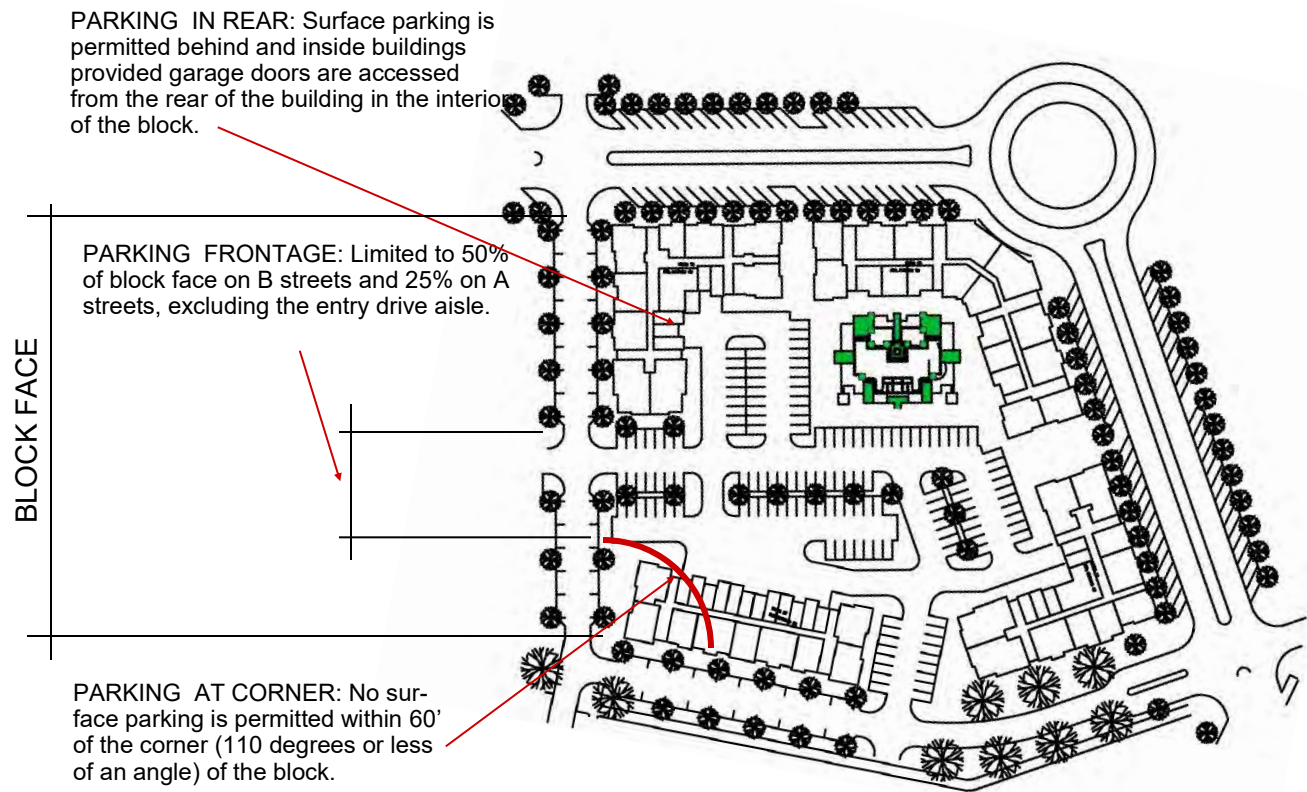
Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.
- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest

6.3 Mixed Use Parking.

TABLE 6.3-2: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

*Figure 6.2: Surface parking rules*

ARCHITECTURE AND BUILDING STANDARDS

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION

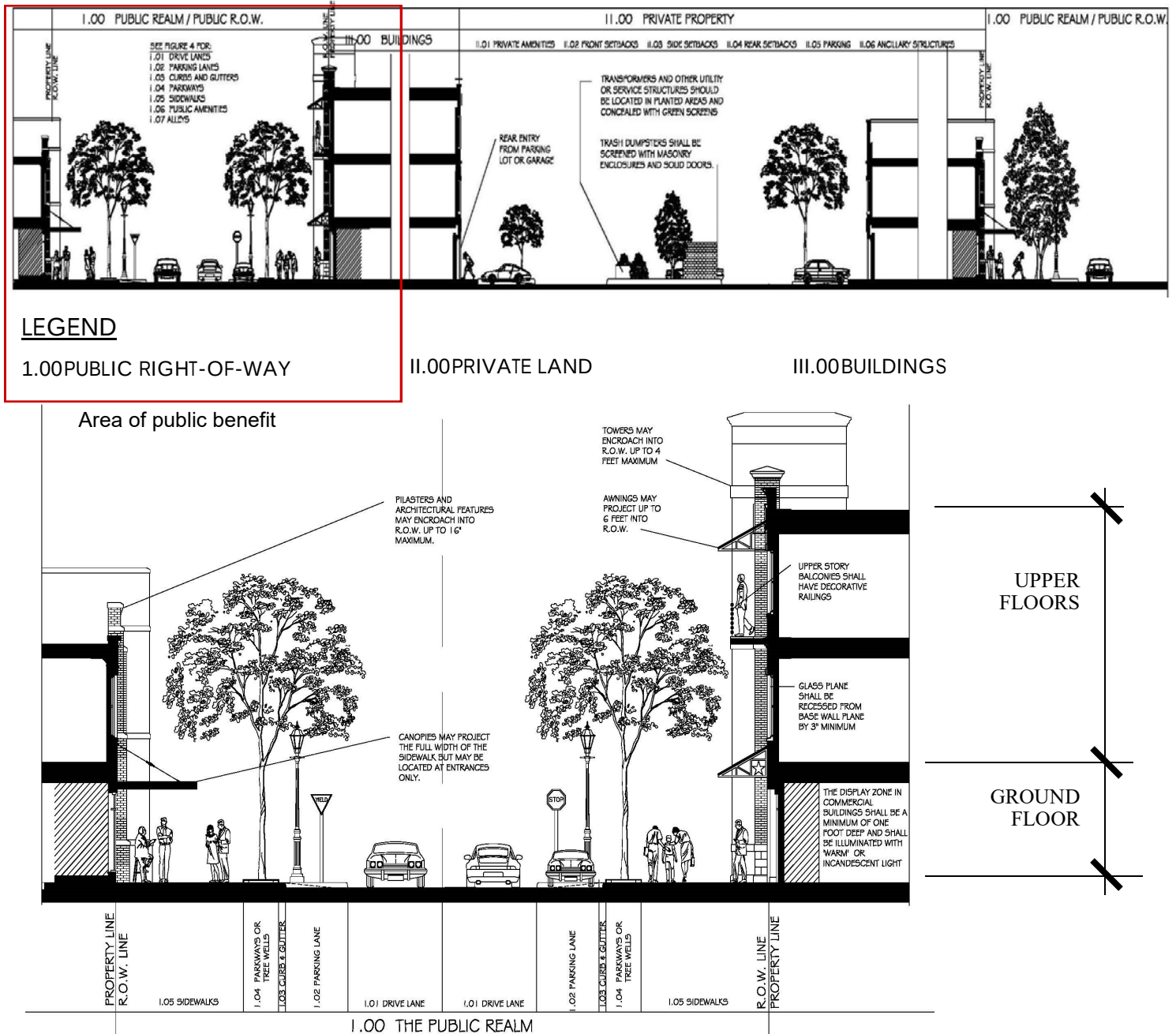


Figure 7.1: This illustration represents the area of regulatory priority.

Photo of mixed use streetscape

NOTES ON STREETScape:

1. Street Lighting. Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. Street Lights: The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. Lighting: Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW . Within, between or among any lots or sites located wholly in Lakeside DFW , no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. Street Furniture: Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. Displays: Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. Temporary Signage: Temporary signage is permitted with the approval of the LCOA.



GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D



Figure 7.2: Ground floor built to commercial standards

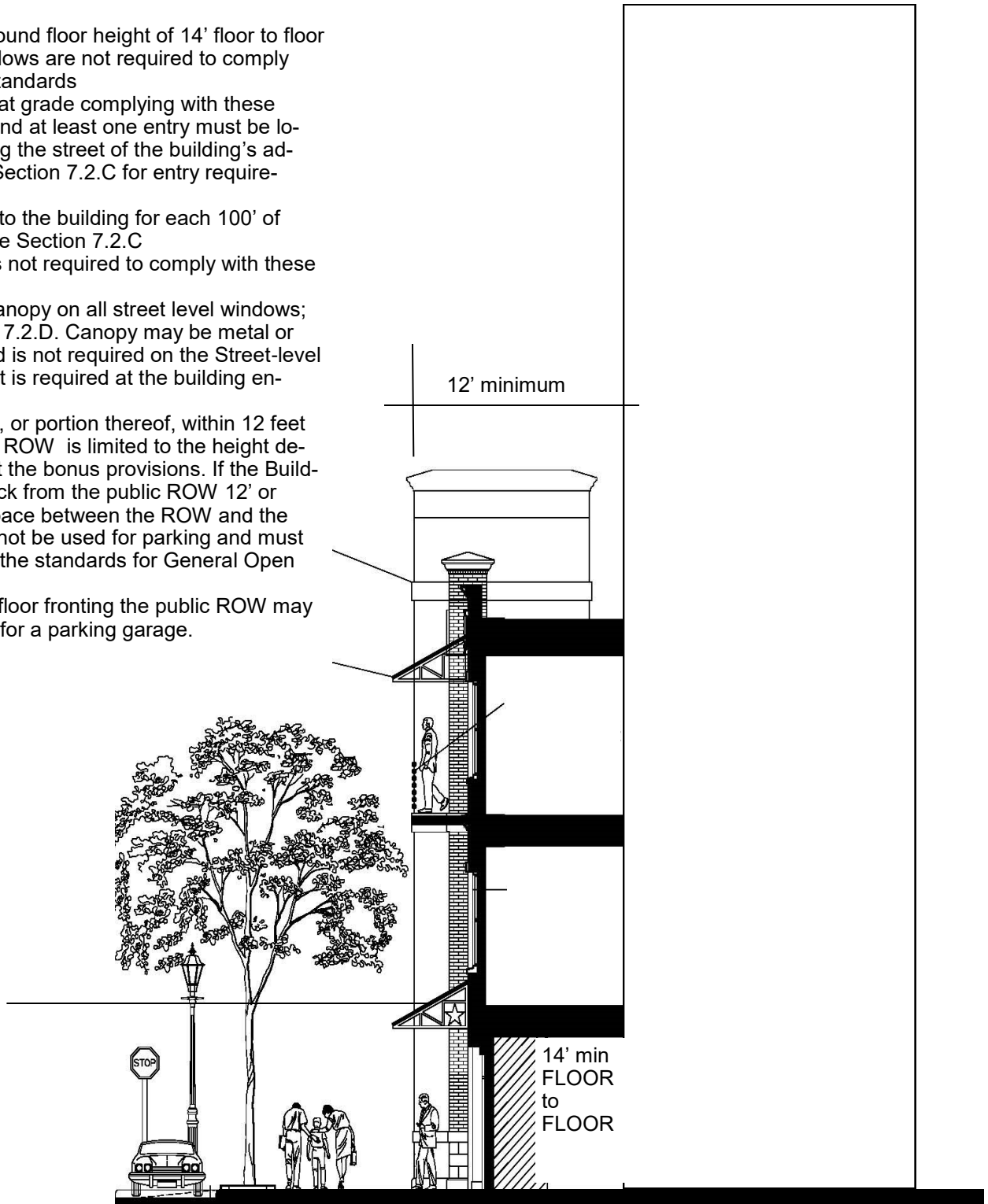
TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	60%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

*Figure 7.3: Bonus Height Building Standards*

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -**A. FACADES ELEMENTS**

1. Facade: The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. Proportions: The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. Pilasters and Columns: Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. Entry Conditions: The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. Maximum Façade Length: One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. Transition A to B Facades: An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. Unrestricted Materials: These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile.
2. Limited Façade Materials: The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.
3. Prohibited Materials: The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.



7.2 COMMERCIAL GROUND FLOOR BUILDINGS**A. DISPLAY WINDOW**

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. Window Display Floor: A raised floor is recommended but not required.
3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.



4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.

7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.
2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.
3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.
5. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the

top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

2. **Maximum Height:** The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. **Maximum Length:** The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. **Base or Watertable:** The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
2. **Awnings:** Awnings on all street level windows are required. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.
3. **Lighting:** Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. **Entry Doors, Private Primary** - Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. **Entry Doors, To Common Conditioned space:** Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. **Entry Doors, To Common Un-conditioned space:** Entry doors or gates to a common non-conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. **Entry Doors, Weather Refuge** - awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.



5. **Entry Doors, Lighting** - decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. **Entry Doors, Sliding** - slide opening doors are prohibited on the street façade.

C. WINDOWS

1. **Windows, Type** - Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. **Window shutters** - if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. **Windows, Interior coverings** - interior coverings of ground floor windows may be of wood, or wood

-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.



4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide.

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

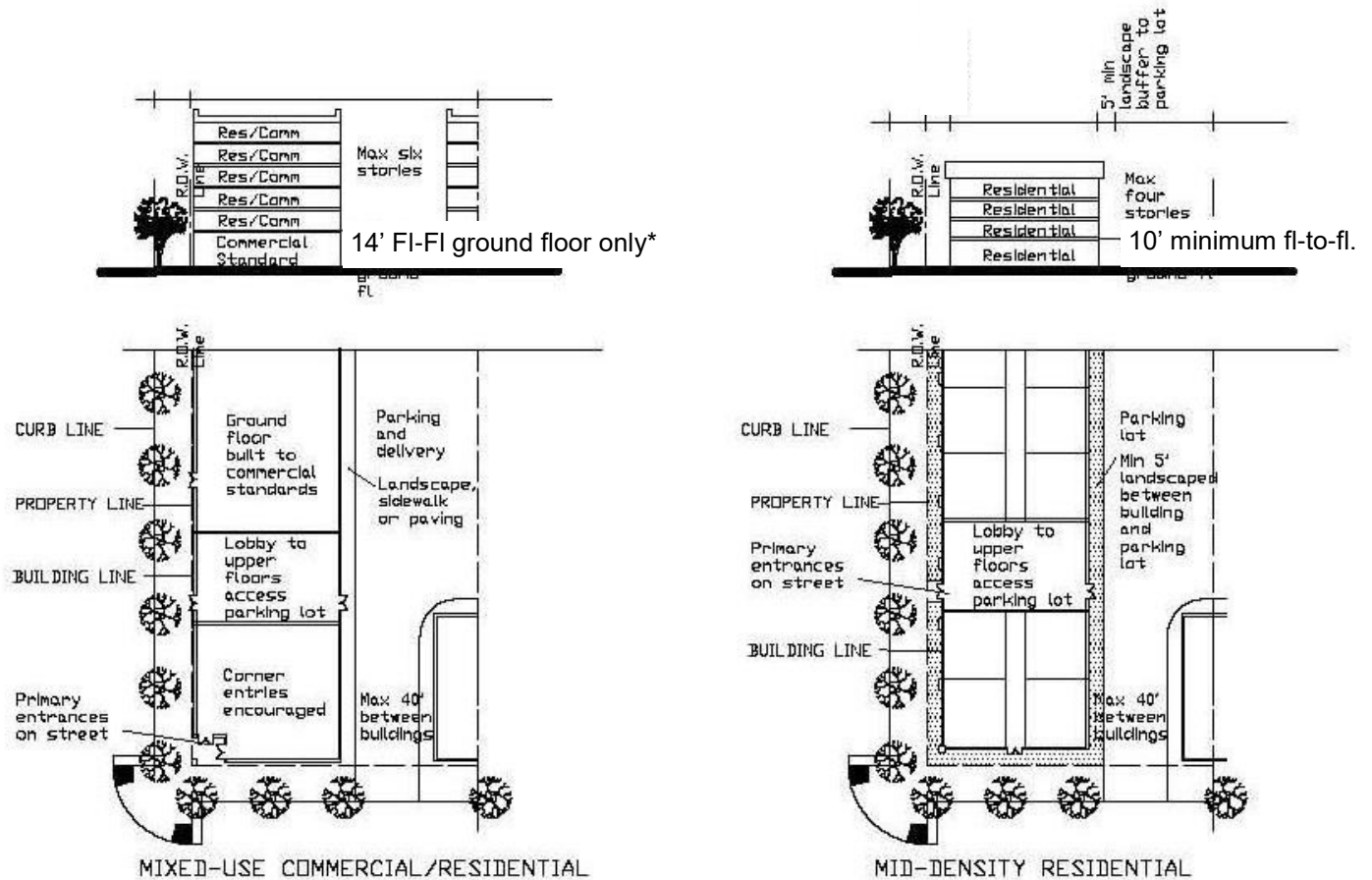
D. ROOF

The water repelling surface covering the building area below.

1. **Material Specifications:** For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. **Eaves:** Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. **Gutters and downspouts:** If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.



FIGURE 7.6 COMMERCIAL LOT STANDARDS



* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

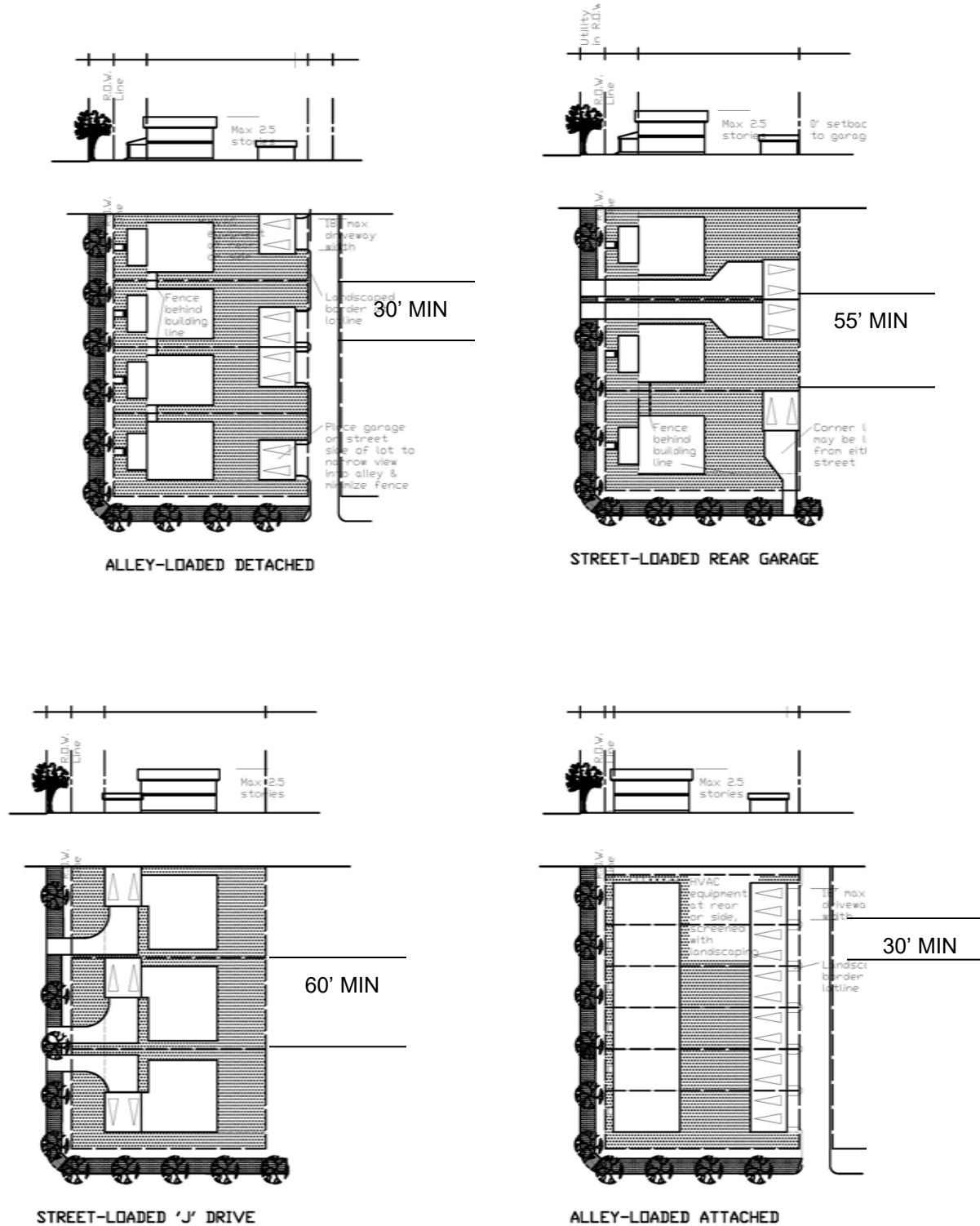
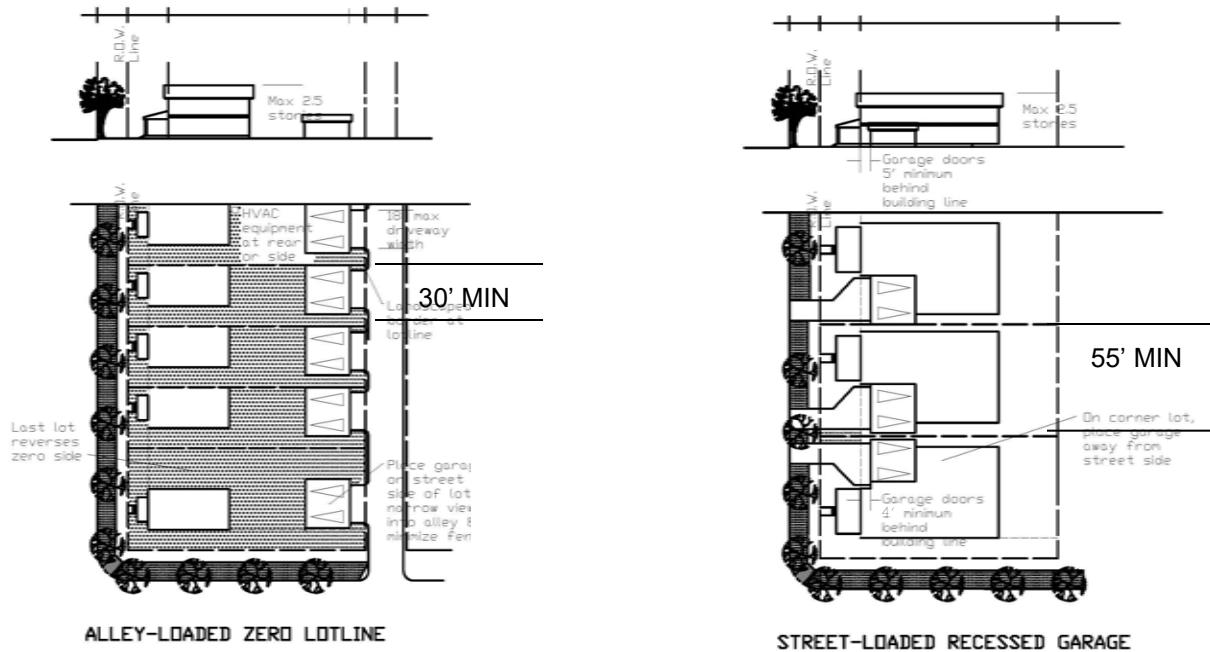
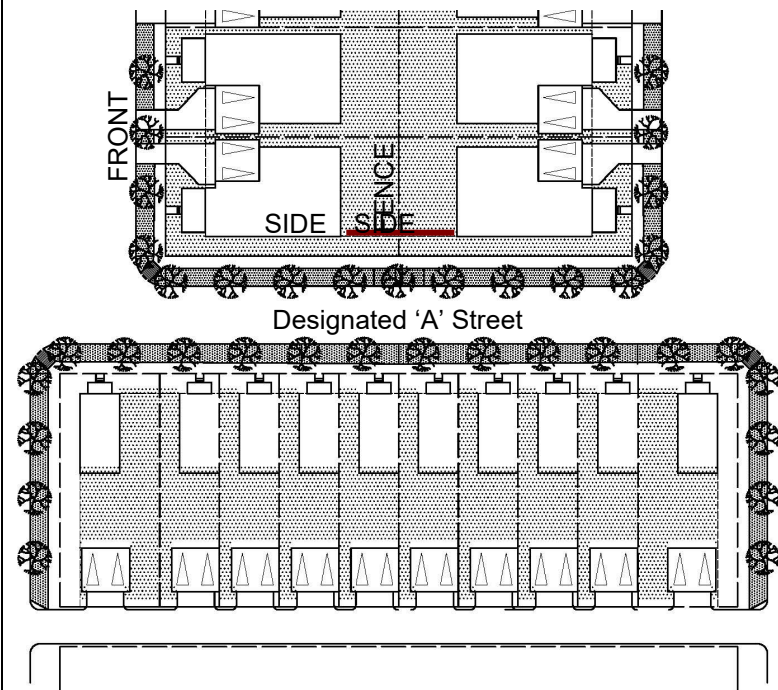


FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

Figure 7.8:
ALTERNATIVE COMPLIANCE ON 'A' STREET
FRONTAGE FOR HOUSE ORIENTATION:

1. Locate garage away from 'A' street frontage.
2. The privacy fence cannot screen the side of the house, it can screen backyard only.
3. Ground floor windows on the side of the house must be at least 1.25 times the window area on the front of the house.
4. Setback from the 'A' street ROW must be equal to, or greater, than the setback on the front of the house.
5. Landscaping on the side of the house shall be equal to, or greater, than the landscaping on the front.
6. The use of this Alternate Compliance Provision shall be limited to no more than 25% of the lots with "A" street frontage.



SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS FOR LOTS 50' WIDE AND LARGER

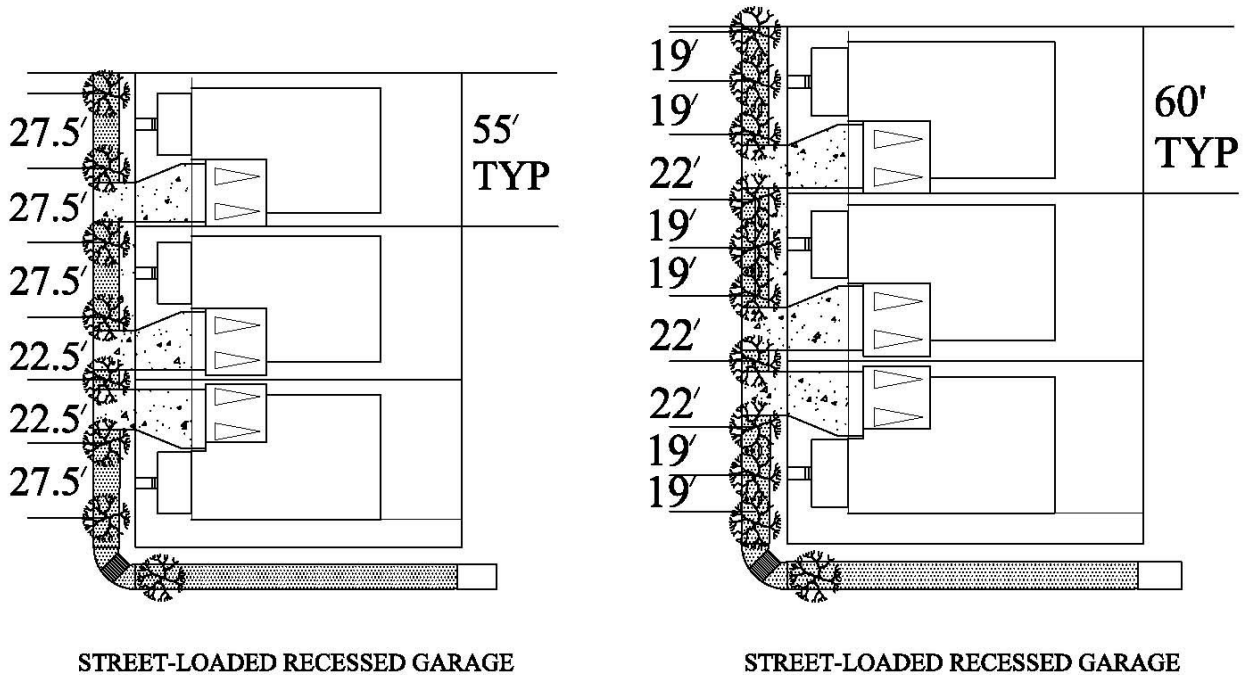
1. **Zones Permitted:** MU-NG
wood grain front door.
2. **Architecture**
 - a. All single family residential structures are encouraged to provide an architectural style which is appropriate to the site, the Lakeside DFW project, and the town of Flower Mound.
 - c. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - d. Concealed HVAC units, trash storage, and utility meters.
 - e. Window openings and panes shall be vertically proportioned or square.
 - f. Flush mounted windows are prohibited.
 - g. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. **Materials—Permitted and Prohibited:**
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. **Building and accessory structures location on lot:**
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material.
 - h. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - i. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - j. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.
5. **Required Features:**
 - a. Architectural grade asphalt shingles, or better.
 - b. Wood or stained fiberglass simulated

SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 30' TO 55' WIDE

1. **Zones Permitted:** MU-NG
2. **Base Standards:** The standards that apply to the larger lots also apply to the 30' to 55' lots.
3. **Block Consistency:** All facades within one block face shall be constructed of the same wall and roofing materials.
4. **Facade Height:** Front wall must be two stories for at least 75% of the frontage.
5. **Facade Articulation:** Façade must have articulated features, such as balconies, window trim, changes in the wall plane, porticos, stoops, or other architectural features to enhance the façade and differentiate it from neighboring facades.
6. **All units connected:** The gate to access the side yard must be located in approximately the same plane as the front wall and must have either wing walls to match the building façade or a full height gate with lintel or arch over the gate.
7. **Side Street Enclosure:** The maximum distance between the lot corner of the end unit of the block and the far side of the parking aisle shall be 50'.

Figure 7.9: Transition between Subzones



FIGURE 7.10: Requirements for front-loaded lots.

Front-loaded lots are lots whose garages are accessed from the street rather than from an alley. These lots must comply with the following criteria.

1. Lots greater than 60 feet in width at the building line must have at least three living street trees in parkway frontage of the lot. At developer's option, 5 trees of minimum 4 inch caliper may be planted over two adjacent lots. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
2. Lots greater than 55 feet in width, but less than 60' in width, must have at least two living street trees in parkway frontage of the lot. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
3. A maximum of 30 front-loaded lots, between 55' and 60' in width are permitted under this Development Code.
4. Lots less than 55 feet in width, must be served by an alley and not use driveways located in the front of the lots. Street trees will be located in accordance with the requirements of Table 3.2.
5. At least 7 of the front loaded 55 foot lots shall be constructed with alleys behind the lots.
6. The driveway width must be no greater than 15 feet in width at the sidewalk..
7. On lots less than 60' in width, garages shall not comprise more than 50% of the front façade.
8. Garage must be set back from the building line 5' farther than the front wall of the house.
9. Front facing garage doors shall have individual stall doors divided with a masonry column.
10. Garage doors on all front loaded lots shall be treated with at least two of the following architectural elements. Garage doors greater than 15' from the front building setback line are exempt from this rule.
 - a. Embossed panel doors or wood facing
 - b. Decorative brick or arch over doors
 - c. Multiple coach lamps
 - d. Decorative door hardware and straps
 - e. Garage doors recessed at least 12 inches from the face plane of the garage
 - f. Driveway finish upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, salt finish concrete.

SIGNAGE STANDARDS

SECTION 8.1: SIGNAGE

- A. Chapter 86 of the Code of Ordinances. Signage in Lakeside DFW shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded in the Table 8.1 below.
- B. For new signs, the standards in Table 8.1 shall apply and sign permits shall be approved administratively by the Town of Flower Mound Building Official unless specifically noted in this section.
- C. An applicant has the option to establish unique sign standards including size, color, type, font, design, and location. Such applications shall be reviewed as "Master Sign Plans" by the Town of Flower Mound Building Official and are subject to approval of the Building Official. In evaluating a Master Sign Plan, the Building Official shall consider the extent to which the application meets the proposed Sign Plan:
1. Promotes consistency among signs within a development and creates visual harmony between signs, buildings, and other components of the property;
 2. Enhances the compatibility of signs with the architectural and site design features within a development;
 3. Encourages signage that is in character with planned and existing uses thus creating a unique sense of place; and
 4. Encourages multi-tenant commercial uses to develop a unique set of sign regulations in conjunction with the development standards.

Table 8.1	IMU-MR	IMU-C	IMU-NG	IMU-N	IMU-EN	STANDARD
Wall (Building) Signs	P	P	NP	P	P	- For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant on each street frontage that tenant has frontage. - Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 100 sq. feet. - Live-Work: One sign limited to an area of 10 sq. feet maximum, and a maximum height of 2 feet - Home occupations in residential buildings: One sign limited to an area of 5 sq. feet maximum and maximum height of 16 inches - Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7 feet from the finished sidewalk. - Building signs may be internally or externally lit. - Marquee signs permitted only as specified below.
Monument Signs	P	NP	NP	NP	P	- One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. - Signs must be illuminated from ground mounted lighting. - Permitted only along FM 2499, Lakeside Parkway, and Slip Road Frontages.

	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
Window Signs	P	P	NP	NP	P	- Limited to 25% of the storefront glass area. The following shall be exempt from this limitation: - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring signs; - Artwork that is not used as advertising - Directory or wayfinding signage
Building Blade Signs	P	P	NP	P	P	- One per building (commercial and mixed use buildings only). - Area = 30 sq. feet maximum per sign face. - May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel lane. - Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	P	P	NP	P	P	- One per commercial tenant space (retail, office, or restaurant use). - Area = 20 sq. feet maximum per sign face. - May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane. - Tenant blade signs shall be oriented perpendicular to the building façade and hung under the soffit of an arcade or under a canopy/awning or attached to the building façade immediately over the ground floor tenant space while maintaining a vertical clearance of 7 feet from the finished sidewalk.
Marquee Signs	P	P	NP	NP	P	- Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. - Marquee signs shall be attached to the building or located above or below a canopy only. - Area = 150 sq. feet maximum, per face. - Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease signs	P	P	NP	P	P	- Size is limited to 32 sq. feet per sign face. - All other standards are the same as Town of Flower Mound Sign Regulations.
Address signs	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Temporary construction signs	P	P	P	P	P	1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	P	P	P	P	Same as Town of Flower Mound Sign Regulations.
Sandwich board signs	P	P	NP	P	P	- Permitted only for retail, service, or restaurant uses. - Limited to 15 sq. feet per sign face per storefront. - Sign may not exceed 5 feet in height. - A minimum of 6 feet of sidewalk shall remain clear. - Chalkboards may be used for daily changing of messages.

	MU-MR	MU-C	MU-NG	MU-N	MU-EN	STANDARD
						- Readerboards (electronic and non-electronic) shall be prohibited. - Sign shall be removed every day after the business is closed.
Light Pole Banners	P	P	P	P	P	- Permitted only with approval of the City. - Max. 15 sq. feet per sign face. - Limited to one per light pole. - Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	P	P	NP	P	P	- Shall be allowed for all multi-tenant commercial and mixed use buildings. - One directory sign per each multi-tenant building entrance limited to 20 sq. feet in area. - Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	NP	NP	NP	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	NP	NP	NP	NP	- Shall be covered by a lens or diffuser. - May only be permitted where electronic message boards are - Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	NP	NP	NP	NP	Signs advertising businesses within the Lakeside DFW mixed use zone shall be considered on-premise signage.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE
FLOWER MOUND, TEXAS

APPENDIX

APPENDIX

APPENDIX A

Pursuant to Section 98-147. Topographical Slope Protection

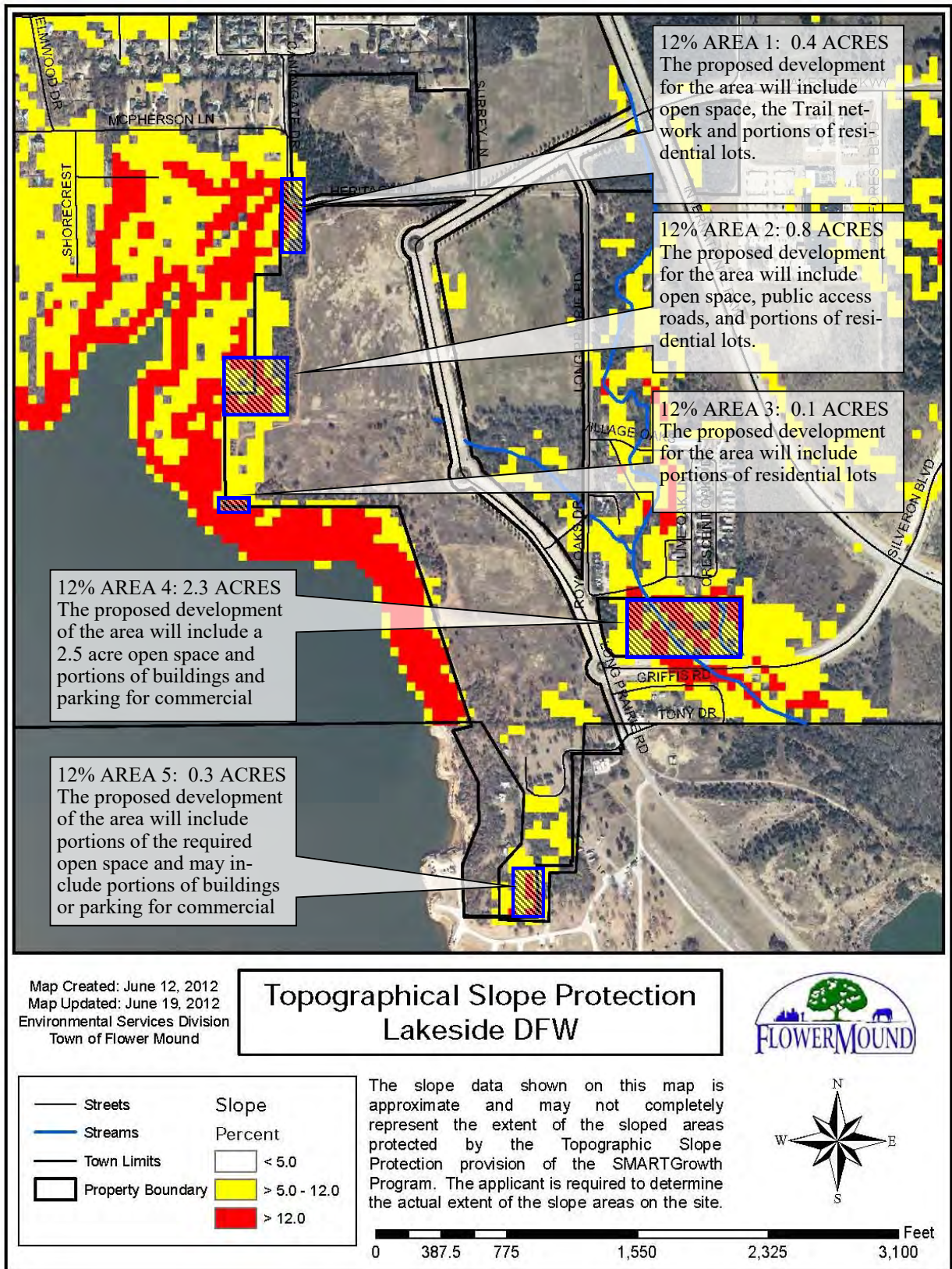
It is the intention of the project to comply with the intent of the slope protection criteria as identified in the Master Plan to the extent possible. Where the requirements of the site dictate exceptions be made, the project will use the prevailing best management practices to minimize the impact of the development on the existing topography. This will be accomplished using the following practices where feasible within the constraints of the development:

- Detailed plans shall be provided at the time of platting.
- Silt fencing will be installed and maintained along the perimeter of the site..
- Silt fencing will be installed perpendicular to the direction of flow.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- Storm water control devices will be installed to limit runoff, and reduce the velocity of concentrated flows.
- The steepest slopes will be preserved where feasible, for parks or open space, or private yards.
- Retaining walls shall be limited to 4' in height where, in the discretion of the Applicant, such a limit is feasible.
- Sheet flow will be the primary alternative for storm water runoff.
- Shallow turf swales shall be the secondary alternative for water runoff.
- Existing trees shall be retained if, in the discretion of the Applicant, such retention is possible.
- Other BMP's as described in the Town's engineering and design criteria, shall be utilized where feasible.

Realty Capital Management
Dallas, TX

LAKESIDE DFW DEVELOPMENT CODE

FLOWER MOUND, TEXAS



APPENDIX TO LAKESIDE DFW
DEVELOPMENT CODE AMENDED

MU17-0002

MARCH 6, 2018

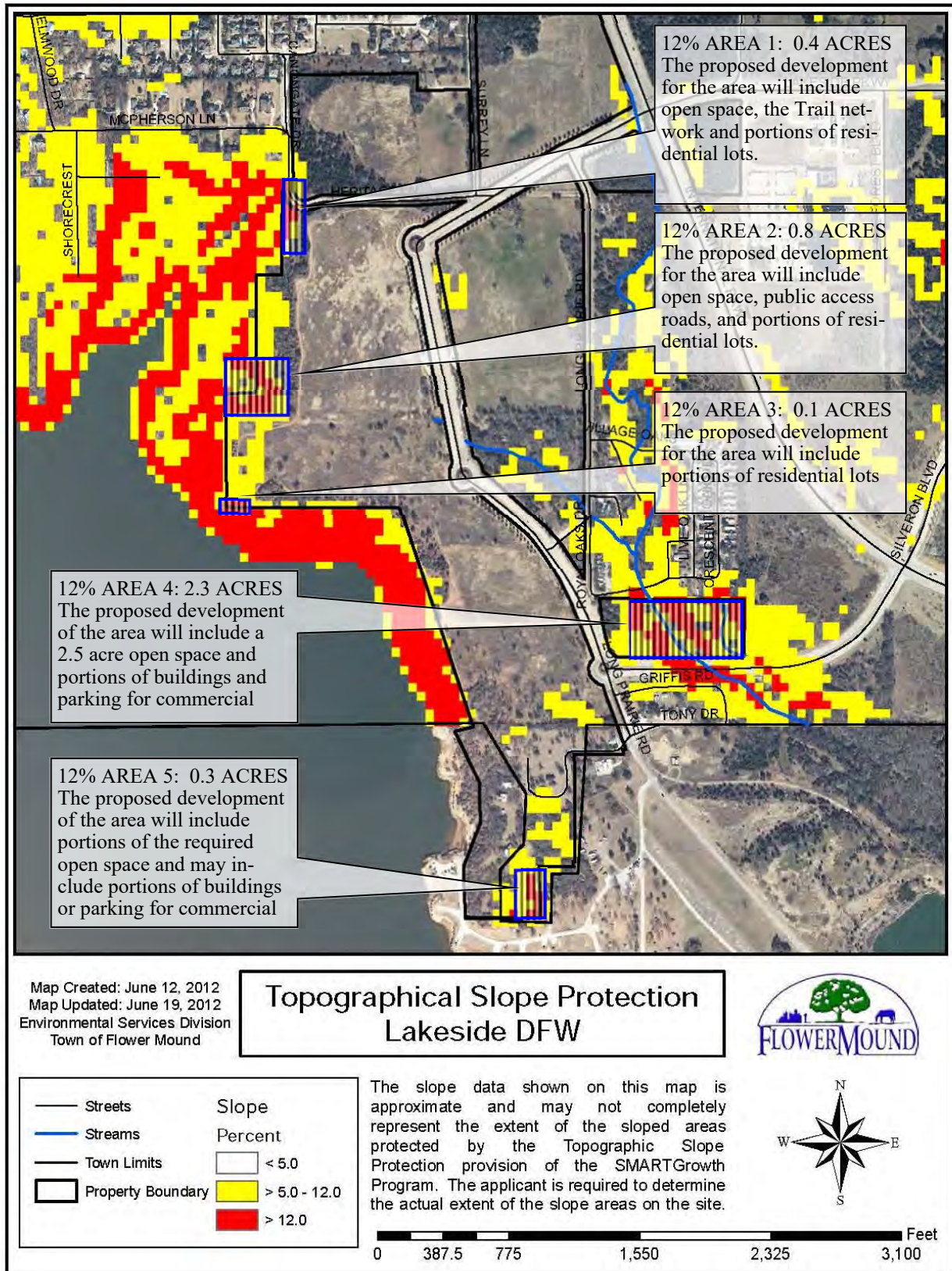
APPENDIX

EXHIBIT A	Slope Protection
EXHIBIT B	Legal Descriptions
EXHIBIT C	Ordinance 12-13
EXHIBIT D	Ordinance 14-15
EXHIBIT E	Ordinance 58-15
EXHIBIT F	Ordinance 03-17

Pursuant to Section 98-147. Topographical Slope Protection

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- Existing trees shall be retained if, in the discretion of the Applicant, such retention is possible.
- Other BMP's as described in the Town's engineering and design criteria, shall be utilized where feasible.

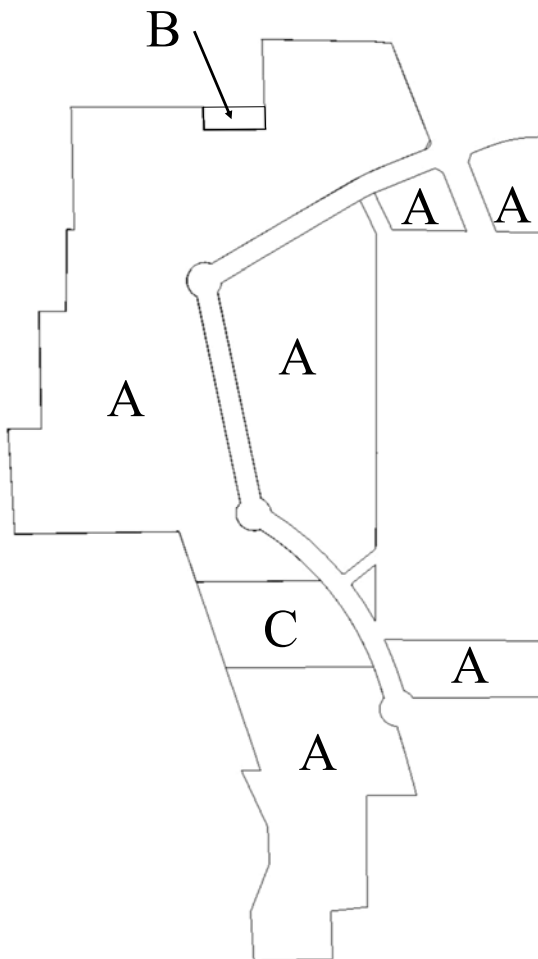


LEGAL DESCRIPTIONS

A: Tracts labelled "A" were included in the original establishment of the Lakeside DFW development district. The legal description is attached as Tract A..

B: The 0.88 acre tract was annexed on March 4, 2013 into the Lakeside DFW development district. The legal description is included in attached Ordinance 12-13.

C: The approximate 9 acre tract, formerly known as the Hines Property, is proposed to be annexed into the Lakeside DFW development district. The legal description is attached as Tract C.



TRACT C LEGAL DESCRIPTION

STATE OF TEXAS
COUNTY OF DENTON

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to the LAKESIDE DFW LAND, LTD. As recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

BEGINNING at a ½ inch Iron rod set with a red plastic cap stamped "W.A.I." at the intersection of the northerly line of Tract 1 as conveyed to Peter P. Stewart recorded in Volume 11029, Page 130B (DRDCT) and the westerly Right-of-Way line of LAKESIDE PARKWAY (120' Right-of-Way);

THENCE departing the westerly Right-of-Way line of said LAKESIDE PARKWAY and along the northerly line of said Tract 1 North 89 deg 54 min 43 sec West a distance of 840.54 feet to a ½ inch Iron rod set with a red plastic cap stamped "W.A.I." for corner, said point being set in the east line of a tract of land conveyed to the United States of America known as Tract B-112;

THENCE departing the northerly line of said Tract 1 and along the easterly line of said Tract B-112 North 18 deg 09 min 28 sec West a distance of 520.11 feet to ½ inch Iron rod set with a red plastic cap stamped "W.A.I." for corner;

THENCE departing the easterly line of said Tract B-112 South 89 deg 54 min 43 sec East a distance of 707.12 feet to a ½ inch Iron rod set with a red plastic cap stamped "W.A.I." for corner, said point being set in the westerly Right-of-Way line of said LAKESIDE PARKWAY and being the beginning of a non-tangent curve to the right having a radius of 1640.00 feet and having a chord bearing of South 30 deg 51 min 58 sec East and a chord length of 575.99 feet;

THENCE along the westerly Right-of-Way line of said LAKESIDE PARKWAY continuing along said non-tangent curve to the right through a central angle of 20 deg 13 min 41 sec and an arc length of 575.99 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bound 9.000 acres or 392,042square feet of land more or less. Bearings contained within this field note description are based upon an on the ground survey performed in the field on the 11th day of April, 2005 utilizing the bearings as found on a ALTA/ACSM Land Title Survey prepared by Winkelmann & Associates, Inc. dated May, 2003, Project Number 02219.02(52).

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

Land

TRACT 1:

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows:

BEGINNING at a Texas Highway Department Monument found at the southerly corner of a corner clip located at the intersection of the northeasterly Right-of-Way line of F.M. ROAD 2499 (160 feet Right-of-Way) and southerly Right-of-Way line of LAKESIDE PARKWAY (120 feet Right-of-Way) said point being the most southwesterly corner of a Right-of-Way Dedication recorded in Volume 2559, Page 990 (DRDCT);

THENCE departing the northeasterly Right-of-Way line of said F.M. ROAD 2499 and along said corner-clip North 18 degrees 49 minutes 04 seconds East a distance of 52.31 feet to a point for corner, said point being in the southerly Right-of-Way line of said LAKESIDE PARKWAY as recorded in a Right-of-Way Dedication recorded in Volume 4589, Page 1430;

THENCE departing said corner-clip and along the southerly Right-of-Way line of said LAKESIDE PARKWAY as follows;

North 69 degrees 15 minutes 09 seconds East a distance of 103.35 feet to a point for the beginning of a curve to the right having a radius of 800.00 feet and having a chord bearing of North 79 degrees 46 minutes 30 seconds East and a chord length of 292.19 feet;

Continuing along said curve to the right through a central angle of 21 degrees 02 minutes 42 seconds and an arc length of 293.84 feet to a point for the point of tangency;

South 89 degrees 42 minutes 09 seconds East a distance of 14.67 feet to a point for corner;

THENCE departing the southerly Right-of-Way line of said LAKESIDE PARKWAY South 00 degrees 40 minutes 36 seconds West a distance of 547.17 feet to a point for corner;

THENCE North 87 degrees 59 minutes 19 seconds West a distance of 258.08 feet to a 1/2 inch iron rod found for corner in the northeasterly Right-of-Way line of said F.M. Road 2499;

THENCE along the northeasterly Right-of-Way line of said F.M. ROAD 2499 North 20 degrees 59 minutes 16 seconds West a distance of 427.82 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 4.130 acres or 179,891 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by FNTB.

TRACT 2:

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

more particular described as follows;

BEGINNING at a point at the most southeasterly corner of a Right-of-Way dedication as recorded in Volume 2559, Page 990, said point being set in the southwesterly Right-of-Way line of F.M. Road 2499 (160 feet Right-of-Way);

THENCE along the southwesterly Right-of-Way line of said F.M. ROAD 2499 South 21 degrees 02 minutes 00 seconds East a distance of 359.91 feet to a 1/2 inch iron rod found for corner;

THENCE departing the southwesterly Right-of-Way line of said F.M. ROAD 2499 North 88 degrees 02 minutes 03 seconds West a distance of 422.81 feet to a point for corner in the easterly Right-of-Way line of OLD F.M. ROAD 2499 (90 feet Right-of-Way), which a 1/2 inch iron rod found bears North 89 degrees 02 minutes 14 seconds West a distance of 0.79 feet;

THENCE along the easterly Right-of-Way line of said OLD F.M. ROAD 2499 South 00 degrees 32 minutes 42 seconds West a distance of 4.73 feet to a point for corner;

THENCE North 26 degrees 30 minutes 08 seconds West a distance of 226.09 feet to a point for corner;

THENCE North 19 degrees 11 minutes 04 seconds East a distance of 14.01 feet to a point for corner in the southerly Right-of-Way line of said Lakeside Parkway, said point being the beginning of a non-tangent curve to the right having a radius of 1440.00 feet, a chord bearing of North 66 degrees 56 minutes 32 seconds East and a chord length of 101.07 feet;

THENCE along the southerly line of said Lakeside Parkway as follows:

Along said non-tangent curve to the right through a central angle of 04 degrees 01 minutes 21 seconds and an arc length of 101.10 feet to a point for corner;

North 68 degree 57 minutes 12 seconds East a distance of 268.86 feet to a point for corner at a corner-clip.

THENCE departing the southerly Right-of-Way line of said LAKESIDE PARKWAY and along said corner-clip South 60 degrees 50 minutes 20 seconds East a distance of 52.44 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 2.889 acres or 125,862 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB.

TRACT 3:

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particular described as follows;

BEGINNING at a point at a corner-clip and being the most northeasterly corner of a Right-of-Way Dedication recorded in Volume 2559, Page 990, said point being set in the southwesterly Right-of-Way line of F.M. ROAD 2499 (160 feet Right-of-Way);

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TRACT A LEGAL DESCRIPTION

THENCE departing the southwesterly Right-of-Way line of said F.M. ROAD 2499 and along said corner-clip South 28 degrees 23 minutes 02 seconds West a distance of 61.18 feet to a point for corner in the northerly Right-of-Way line of LAKESIDE PARKWAY (120 feet Right-of-Way), said point being the most northeasterly corner of a Right-of-Way Dedication recorded in Volume 4589, Page 1443;

THENCE along the northerly Right-of-Way line of said LAKESIDE PARKWAY as follows;

South 68 degrees 57 minutes 12 seconds West a distance of 255.59 feet to a point for the beginning of a curve to the left having a radius of 1560.00 feet and having a chord bearing of South 64 degrees 29 minutes 59 seconds West and a chord length of 242.28 feet;

Continuing along said curve to the left through a central angle of 08 degrees 54 minutes 27 seconds and an arc length of 242.32 feet to a point for the point of tangency;

South 60 degrees 02 minutes 46 seconds West a distance of 455.07 feet to a point for corner in the northerly Right-of-Way line of HERITAGE LANE (variable width Right-of-Way);

THENCE departing the northerly Right-of-Way line of said LAKESIDE PARKWAY and along the northerly Right-of-Way line of said HERITAGE LANE North 89 degrees 31 minutes 39 seconds West a distance of 40.86 feet to a point for corner at the intersection of the northerly Right-of-Way line of said HERITAGE LANE and the easterly Right-of-Way line of SURREY DRIVE (variable width Right-of-Way);

THENCE departing the northerly Right-of-Way line of said HERITAGE LANE and along the easterly Right-of-Way line of said SURREY DRIVE North 01 degrees 28 minutes 19 seconds West a distance of 1061.44 feet to a point for corner;

THENCE departing the easterly Right-of-Way line of said SURREY DRIVE South 88 degrees 10 minutes 29 seconds East passing a 1/2 inch iron rod found at a distance of 147.09 feet continuing in all a distance of 646.80 feet to a 1/2 inch iron rod found for corner;

THENCE South 83 degrees 01 minutes 01 seconds East a distance of 91.12 feet to a point for corner in the southwesterly Right-of-Way line of said F.M. Road 2499;

THENCE along the southwesterly Right-of-Way line of said F.M. ROAD 2499 South 21 degrees 00 minutes 54 seconds East a distance of 592.00 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 16.261 acres or 708,342 square feet of land more or less. Bearings contained within these field note are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB.

TRACT 4:

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

BEGINNING at a point in the westerly Right-of-Way line of OLD F.M. ROAD 2499 (90 feet Right-of-Way);

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TRACT A LEGAL DESCRIPTION

THENCE along the westerly Right-of-Way line of said OLD F.M. ROAD 2499 as follows;

South 00 degrees 28 minutes 57 seconds West a distance of 1290.19 feet to a point for corner from which a Concrete Right-of-Way Monument found bears North 05 degrees 34 minutes 38 seconds West a distance of 2.20 feet;

South 01 degrees 11 minutes 16 seconds West a distance of 550.03 feet to a point for corner in the northerly Right-of-Way line of LAKESIDE PARKWAY (70 feet Right-of-Way) as recorded in Volumes 4589, Page 1449;

THENCE departing the westerly Right-of-Way line of said OLD F.M. ROAD 2499 and along the northerly Right-of-Way line of said LAKESIDE PARKWAY as follows;

South 52 degrees 04 minutes 45 seconds West a distance of 227.85 feet to a point for corner in the northerly Right-of-Way line of LAKESIDE PARKWAY (70 feet Right-of-Way);

North 83 degrees 34 minutes 28 seconds West a distance of 14.30 feet to a point for corner in the easterly Right-of-Way line of LAKESIDE PARKWAY (120 feet Right-of-Way) and the beginning of a non-tangent curve to the left having a radius of 1760.00 feet and having a chord bearing of North 48 degrees 08 minutes 45 seconds West and a chord length of 535.79 feet;

Continuing along said non-tangent curve to the left through a central angle of 17 degrees 30 minutes 37 seconds and an arc length of 537.88 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 100.00 feet and having a chord bearing of North 34 degrees 34 minutes 05 seconds West and a chord length of 99.25 feet;

Continuing along said non-tangent curve to the left through a central angle of 59 degrees 30 minutes 14 seconds and an arc length of 103.83 feet to a point for corner and being the point of tangency;

North 11 degrees 11 minutes 24 seconds West a distance of 1199.93 feet to a point for corner and being the beginning of a non-tangent curve to the left having a radius of 100.00 feet and having a chord bearing of North 24 degrees 25 minutes 41 seconds East and a chord length of 60.18 feet;

Continuing along said non-tangent curve to the left through a central angle of 35 degrees 01 minutes 27 seconds and an arc length of 61.13 feet to a point for corner and being the point of tangency;

North 60 degrees 02 minutes 46 seconds East a distance 883.20 feet to a point for the beginning of a curve to the right having a radius of 1440.00 feet, a chord bearing of North 60 degrees 41 minutes 52 seconds East and a chord length of 32.76 feet;

Continuing along said curve to the right through a central angle of 01 degrees 18 minutes 13 seconds and an arc length of 32.76 feet to the westerly corner of a corner clip;

THENCE along said corner clip South 72 degrees 24 minutes 26 seconds East a distance of 13.89 feet to a point for corner;

THENCE South 26 degrees 30 minutes 08 seconds East a distance of 162.56 feet to the POINT OF BEGINNING;

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

CONTAINING within these metes and bounds 31.060 acres or 1,352,972 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB,

TRACT 5:

BEING a tract of land situated in the J. TANNEHILL SURVEY, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW Land, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

BEGINNING at a 5/8 inch iron rod found at the intersection of the westerly Right-of-Way line of SURREY DRIVE (variable width Right-of-Way) and the northerly Right-of-Way line of HERITAGE LANE (variable width Right-of-Way);

THENCE departing the westerly Right-of-Way line of said SURREY DRIVE and along the northerly Right-of-Way line of said HERITAGE LANE South 89 degrees 23 minutes 50 seconds West a distance of 1007.44 feet to a point for corner at a corner-clip;

THENCE departing the northerly Right-of-Way line of said HERITAGE LANE and along said corner-clip North 45 degrees 40 minutes 19 seconds West a distance of 84.96 feet to a 5/8 inch iron rod found for corner in the easterly Right-of-Way line of said HERITAGE LANE;

THENCE departing said corner-clip and along the easterly Right-of-Way line of said HERITAGE LANE North 00 degrees 44 minutes 27 seconds West a distance of 637.53 feet to a point for corner;

THENCE departing the easterly Right-of-Way line of said HERITAGE LANE South 89 degrees 14 minutes 21 seconds East a distance of 747.35 feet to a point for corner;

THENCE South 02 degrees 13 minutes 57 seconds East a distance of 128.00 feet to a 3/4 inch iron pipe found for corner;

THENCE South 89 degrees 13 minutes 57 seconds East a distance of 300.31 feet to a 1 inch iron pipe found for corner in the westerly Right-of-Way line of said SURREY DRIVE;

THENCE along the westerly Right-of-Way line of said SURREY DRIVE South 02 degrees 30 minutes 29 seconds East a distance of 544.91 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 15.700 acres or 683,882 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB.

TRACT 6:

BEING a tract of land situated in the J. Tannehill Survey, Abstract No. 1252, E. Tannehill Survey, Abstract No. 1272 and the R. Knight Survey, Abstract No. 708 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volume 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

TRACT A LEGAL DESCRIPTION

ORDINANCE NO. 63-12

BEGINNING at a point at the intersection of the southerly Right-of-Way line of HERITAGE LANE (variable width Right-of-Way) and the westerly Right-of-Way line of LAKESIDE PARKWAY (120 feet Right-of-Way) as recorded in Volume 4589, Page 1449;

THENCE departing the southerly Right-of-Way line of said HERITAGE LANE and along the westerly Right-of-Way line of said LAKESIDE PARKWAY as follows;

South 60 degree 02 minutes 46 seconds West a distance of 304.34 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 100.00 feet and having a chord bearing of South 24 degree 25 minutes 41 seconds West and a chord length of 199.95 feet;

Continuing along said curve to the left through a central angle of 177 degree 29 minutes 46 seconds and an arc length of 309.79 feet to a point for corner at the point of tangency;

South 11 degree 11 minutes 24 seconds East a distance of 1199.93 feet to a point for corner at the beginning of a non-tangent curve to the left having a radius of 100.00 feet and having a chord bearing of South 34 degree 33 minutes 38 seconds East and a chord length of 194.47 feet;

Continuing along said non-tangent curve to the left through a central angle of 153 degree 00 minutes 03 seconds and an arc length of 267.04 feet to a point for corner and the beginning of a non-tangent curve to the right having a radius of 1640.00 feet and having a chord bearing of South 38 degree 47 minutes 19 seconds East and a chord length of 1015.36 feet;

Continuing along said non-tangent curve to the right through a central angle of 36 degree 04 minutes 23 seconds and an arc length of 1032.53 feet to a point for corner;

THENCE departing the westerly Right-of-Way line of said LAKESIDE PARKWAY North 89 degree 54 minutes 43 seconds West a distance of 840.54 feet to a point for corner in the easterly line of a tract of land conveyed to United States of America Tract B-112;

THENCE along the easterly line of said Tract B-112 as follows;

North 18 degree 09 minutes 28 seconds West a distance of 824.46 feet to a Corp of Engineers Monument found for corner;

South 89 degree 47 minutes 37 seconds West a distance of 934.84 feet to a point for corner;

North 02 degree 42 minutes 21 seconds West a distance of 469.50 feet to a point for corner;

North 04 degree 37 minutes 13 seconds West a distance of 136.76 feet to a Corp of Engineers Monument found for corner;

South 89 degree 48 minutes 19 seconds East a distance of 192.75 feet to a Corp of Engineers Monument found for corner;

North 00 degree 36 minutes 22 seconds West a distance of 669.44 feet to a Corp of Engineers Monument found for corner;

South 88 degree 51 minutes 10 seconds East a distance of 153.80 feet to a Corp of Engineers Monument found for corner;

North 01 degree 24 minutes 22 seconds East a distance of 465.00 feet to a point for corner;

TRACT A LEGAL DESCRIPTION

ORDINANCE NO. 63-12

THENCE departing the easterly line of said Tract B-112 South 88 degree 35 minutes 28 seconds East a distance of 20.00 feet to a point for corner in the southerly Right-of-Way line of said HERITAGE LANE;

THENCE along the southerly Right-of-Way line of said HERITAGE LANE as follows;

South 45 degree 40 minutes 19 seconds East a distance of 97.38 feet to a point for corner;

North 89 degree 10 minutes 33 seconds East a distance of 992.09 feet to the POINT BEGINNING;

CONTAINING within these metes and bounds 52.981 acres or 2,307,851 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB.

SAVE AND EXCEPT that 9.000 acre tract of land conveyed to Lakeside Hotel DFW, L.P., a Texas limited partnership by Special Warranty Deed dated November 15, 2005, filed November 17, 2005 and recorded in/ under Clerk's No. 2005-143494 of the Real Property Records of Denton County, Texas.

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

TRACT 7:

BEING a tract of land situated in the J. Tannehill Survey, Abstract No. 1252 and being a portion of a tract of land conveyed to LAKESIDE DFW LAND, LTD. as recorded in Volumes 4589, Page 1287 of the Deed Records of Denton County, Texas (DRDCT) and being more particularly described as follows;

COMMENCING at the intersection of the southerly Right-of-Way line of HERITAGE LANE (variable width Right-of-Way) and the westerly Right-of-Way line of OLD F.M. ROAD 2499 (90 feet Right-of-Way) which a Wood Right-Of-Way Monument found bears North 15 degree 18 minutes 22 seconds East a distance of 2.27 feet;

THENCE south along the westerly Right-of-Way line of said OLD F.M. ROAD 2499 as follows:

South 00 degree 28 minutes 57 seconds West a distance of 1248.49 feet to a point for corner which a Concrete Right-of-Way Monument found bears North 05 degree 34 minutes 38 seconds West a distance of 2.20 feet;

South 01 degree 11 minutes 16 seconds West a distance of 640.24 feet to a point in the westerly Right-of-Way line of said OLD F.M. ROAD 2499 to the POINT OF BEGINNING;

THENCE south along the westerly Right-of-Way line of said OLD F.M. ROAD 2499 South 01 degree 11 minutes 16 seconds West a distance of 323.31 feet to a point for corner and departing the westerly Right-of-Way of said OLD F.M. Road 2499 along a non-tangent curve to the left having a radius of 1750.00 feet, a chord bearing of North 32 degree 31 minutes 10 seconds West and a chord length of 241.95 feet;

Continuing along said non-tangent curve to the left through a central angle of 07 degree 52 minutes 58 seconds for an arc length of 242.14 feet to a point for corner in the easterly Right-of-Way of said LAKESIDE PARKWAY;

THENCE North 07 degree 43 minutes 40 seconds East a distance of 14.30 feet to a point for corner in the southerly Right-of-Way line of said LAKESIDE PARKWAY;

THENCE along the southerly Right-of-Way line of said LAKESIDE PARKWAY North 52 degree 04 minutes 45 seconds East a distance of 170.94 feet to the POINT OF BEGINNING;

CONTAINING within these metes and bounds 0.502 acres or 21,888 square feet of land more or less. Bearings contained within these field notes are based upon an on the ground survey performed July 7, 2000 utilizing construction plans for Lakeside Parkway prepared by HNTB.

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

PROPERTY DESCRIPTION
Peter P Stewart PARCEL 1

STATE OF TEXAS §
COUNTY OF DENTON §

BEING all that certain tract of land situated in the J. M. TANNEHILL SURVEY, ABSTRACT No. 1252, in the Town of Flower Mound, Denton County, Texas, being part of a tract of land described in deed to Peter P. Stewart as recorded in County Clerk's Instrument No. 93R0024840, Deed Records, Denton County, Texas, also being all that property described in Quitclaim Deed to Peter P. Stewart as recorded in County Clerk's Instrument No. 2002-R0092862, Deed Records, Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Easterly right-of-way line of Lakeside Parkway, a 120-foot right-of-way at this point, said point being on the most Westerly corner of said Quitclaim tract;

THENCE North 89 deg 55 min 09 sec East, departing said Easterly right-of-way line of Lakeside Parkway, a distance of 899.44 feet to a 1/2-inch iron rod found for corner on the West line of a tract of land described in deed to Ray B. Baldwin III as recorded in County Clerk's Instrument No. D210075275, Real Property Records, Denton County, Texas, said point also being the Southeast corner of Village Oaks Mobile Home Community, an addition to the Town of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Cabinet D, Page 291, Plat Records, Denton County, Texas;

THENCE South 00 deg 31 min 16 sec East, along the West line of said Baldwin tract, a distance of 326.07 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for the Northeast corner of Lakeside Parkway, a 100-foot right-of-way as dedicated by Dedication Deed to the Town of Flower Mound as recorded in County Clerk's Instrument No. 2001-R0105772, Deed Records, Denton County, Texas;

THENCE along the Northerly and Easterly right-of-ways of said Lakeside Parkway, the following courses and distances:

South 89 deg 20 min 52 sec West, a distance of 742.09 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 100.00 feet, a central angle of 39 deg 28 min 48 sec, a chord bearing of North 50 deg 23 min 32 sec West, and a chord length of 67.55 feet;

Along said non-tangent curve to the left, an arc distance of 68.91 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 17 deg 00 min 08 sec West, a distance of 53.70 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a curve to the left having a radius of 1,760.00 feet, a central angle of 08 deg 21 min 11 sec, a chord bearing of North 21 deg 10 min 42 sec West, and a chord length of 256.36 feet;

THENCE continuing along the Easterly right-of-way of said Lakeside Parkway and said curve to the left, an arc distance of 256.59 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 274,800 square feet or 6.309 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground survey performed in the field on the April 5, 2012, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83 State Plane Coordinate grid values based on the Geo-Shack Virtual Reference Station (VRS) Network.

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

PROPERTY DESCRIPTION
Peter P Stewart PARCEL 2

STATE OF TEXAS §
COUNTY OF DENTON §
COUNTY OF TARRANT §

BEING all that certain tract of land situated in the the J. M. TANNEHILL SURVEY, ABSTRACT No. 1252, in the Town of Flower Mound, Denton and Tarrant County, Texas, being part of a tract of land described in deed to Peter P. Stewart as recorded In County Clerk's Instrument No. 93R0024840, Deed Records, Denton County, Texas, also being all that property described in deed to Peter P. Stewart as recorded in Volume 11029, Page 1308, Deed Records, Tarrant County, Texas, and also being all that property described in deed to Peter P. Stewart as recorded in Volume 8180, Page 1145, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for corner on the Westerly right-of-way line of Lakeside Parkway, a 120-foot right-of-way, said point being the Southeast corner of Lot 1, Block 1, Lakeside Hotel, an addition to the Town of Flower Mound, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Slide 11756, Plat Records, Denton County, Texas, said point being the beginning of a curve to the right having a radius of 1,640.00 feet, a central angle of 04 deg 28 min 09 sec, a chord bearing of South 19 deg 14 min 13 sec East, and a chord length of 127.89 feet;

THENCE along said Westerly right-of-way line of Lakeside Parkway and said curve to the right, an arc distance of 127.92 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

THENCE South 17 deg 00 min 08 sec East, continuing along said Westerly right-of-way line of Lakeside Parkway, a distance of 53.71 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner, said point being the beginning of a non-tangent curve to the left having a radius of 100.00 feet, a central angle of 106 deg 14 min 09 sec, a chord bearing of South 16 deg 59 min 23 sec East, and a chord length of 159.97 feet;

THENCE continuing along said Westerly right-of-way line of Lakeside Parkway and said non-tangent curve to the left, an arc distance of 185.37 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the Westerly right-of-way line of Long Prairie Road, a variable width right-of-way;

THENCE South 17 deg 00 min 08 sec East, along the Westerly right-of-way line of said Long Prairie Road, a distance of 258.06 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the North line of said Peter P. Stewart tract (Volume 11029, Page 1308);

THENCE North 88 deg 37 min 18 sec East, along the North line of said Peter P. Stewart tract (Volume 11029, Page 1308), continuing along the Westerly right-of-way line of said Long Prairie Road, a distance of 24.07 feet to a brass monument found for corner, said point being the Northeast corner of said Peter P. Stewart tract (Volume 11029, Page 1308);

THENCE South 18 deg 10 min 43 sec East, continuing along said Westerly right-of-way line of said Long Prairie Road and along the Easterly line of said Peter P. Stewart tract (Volume 11029, Page 1308), a distance of 143.87 feet to 1/2-inch Iron rod with a red plastic cap stamped "W.A.I." set for corner from which a brass monument found bears North 88 deg 50 min 33 sec East, 39.77 feet;

ORDINANCE NO. 63-12

TRACT A LEGAL DESCRIPTION

THENCE along the Easterly line of said Peter P. Stewart tracts (Volume 11029, Page 1308 and Volume 8180, Page 1145), the following courses and distances:

South 88 deg 50 min 33 sec West, a distance of 289.31 feet to a brass monument found for corner;

South 01 deg 05 min 02 sec East, a distance of 638.21 feet to a brass monument found for corner;

South 85 deg 46 min 29 sec West, a distance of 207.02 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner on the East line of Tract 1 of said Peter P. Stewart tract (Volume 8180, Page 1145);

South 03 deg 45 min 31 sec East, a distance of 284.14 feet to a brass monument found for the Southeast corner of Tract 4 of said Peter P. Stewart tract (Volume 8180, Page 1145);

THENCE South 88 deg 48 min 29 sec West, along the South line of said Tract 4, a distance of 428.02 feet to a brass monument found for the Southwest corner of said Tract 4;

THENCE along the Westerly line of said Peter P. Stewart tract (County Clerk's Instrument No. 93R0024840, Volume 11029, Page 1308, and Volume 8180, Page 1145), the following courses and distances:

North 06 deg 33 min 31 sec West, a distance of 261.30 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 20 deg 41 min 29 sec East, a distance of 301.80 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 02 deg 20 min 31 sec West, a distance of 230.50 feet to a 1/2-inch iron rod with a red plastic cap stamped "W.A.I." set for corner;

North 27 deg 03 min 35 sec West, a distance of 331.50 feet to a brass monument found for the Northwest corner of said Peter P. Stewart tract (Volume 11029, Page 1308);

North 89 deg 37 min 43 sec East, a distance of 87.23 feet to a brass monument found for corner on the North line of said Peter P. Stewart tract (Volume 11029, Page 1308);

North 18 deg 59 min 56 sec West, a distance of 614.28 feet to a 1/2-inch iron rod found for the Southwest corner of said Lot 1, Block 1;

THENCE North 89 deg 15 min 56 sec East, along the South line of said Lot 1, Block 1, a distance of 840.14 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 1,093,369 square feet or 25.100 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground survey performed in the field on the April 5, 2012, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83 State Plane Coordinate grid values based on the Geo-Shack Virtual Reference Station (VRS) Network.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 12-13

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 CHANGING THE ZONING ON APPROXIMATELY 0.88 ACRES IN THE J. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBIT "A" HERETO, FROM AGRICULTURAL DISTRICT (A) USES TO MIXED USE DISTRICT-1 (MU-1) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND PURSUANT TO SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING 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 a change in zoning classification of the property described herein, and 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, regarding the rezoning of the property hereinafter described; 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 legislative findings of the Town and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Ordinance No. 12-13

Page 2

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 0.88 acres of land in the J. Tannehill Survey, Abstract Number 1252, of Flower Mound, Denton County, Texas, and being more fully described in Exhibit A attached hereto and incorporated herein for all purposes (the "Property"), presently zoned Agricultural District (A) uses is hereby changed to Mixed Use District-1 (MU-1) Uses in accordance with the specific requirements of the Town's Master Plan and specific requirements stated herein to make such property a component of the Mixed Use District-1 (MU-1) Zoning Classification established by Ordinance No. 63-12.

SECTION 3

From and after the effective date of this Ordinance, all development of the Property, or any part or portion thereof, shall comply with and conform to the requirements of Mixed Use District-1 (MU-1) Zoning Classification established by Ordinance No. 63-12 and the following minor non-substantive revisions are made to the Development Standards attached to Ordinance No. 63-12 to include the Property in the said Mixed Use District-1 (MU-1) Zoning Classification:

- | | |
|---------|---|
| Page 9 | Figure shown of "EXISTING ZONING OF SUBJECT SITE" shall include the Property, existing zoning is AG. |
| Page 10 | Figure shown of "PROPOSED ZONING OF SUBJECT SITE" shall include the Property, proposed zoning is MU. |
| Page 11 | Table 1.1, Statistical Report, proposed change is as follows: Single Family lots increases from 56.8 acres to 57.7 acres and the total increases from 149.7 acres to 150.6 acres. |
| Page 22 | On the "CONCEPT PLAN AND REGULATING PLAN" the proposed change is to add the Property to the MU-TNG subzone as shown below. |

Ordinance No. 12-13

Page 2

EXHIBIT: REGULATING PLAN



Page 25 On Table 3.2, "DEVELOPMENT STANDARDS AND BULK REGULATIONS TABLE" the proposed change is as follows:

Under the MU-TNG sub-heading, the line item "Area: Concept Plan (acres)" changes from 56.8 to 57.7 acres, and the line item "Maximum Area" changes from 59 acres to 60 acres, and the line item "Maximum residential units" changes from 248 units to 258 units.

Page 38 On Figure 3.13 "MU-TNG SUBZONE MAP" the proposed change is to add the Property to the subzone where the Property would be subject to all the constraints and restrictions of the zoning and the sub-zone.

Page 81 On Table 6.1, "LAND USE TABLE" the proposed changes include the following:

In the column heading "Maximum Residential Units" and the row heading "MU-TNG," the value changes from 248 units to 258 units; and in the row heading "Totals," the value changes from 2200 units to 2210 units.

SECTION 4

This Ordinance shall be cumulative of all provisions of ordinances of the Town of Flower Mound, Texas, as of the date of this Ordinance, except where the provisions of this Ordinance are in conflict with the provisions of such other ordinances, in which event the provisions of this Ordinance shall prevail and control. All exhibits, attachments, schedules, diagrams and drawings attached hereto are incorporated into and made a part of this Ordinance for all purposes.

Ordinance No. 12-13

Page 3

SECTION 5

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 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 6

This Ordinance and the attachments hereto are not intended to be nor shall they be interpreted, applied or deemed to constitute or create one or more vested rights regarding the Property under Chapter 245 of the Texas Local Government Code. All requests for development of the Property shall comply with all applicable Town ordinances relative to the development of the Lakeside DFW Mixed Use Development and all applicable land development regulations, including those contained in Subpart B of the Code of Ordinances, all as amended. Nothing herein shall be deemed a waiver of any such requirements.

SECTION 7

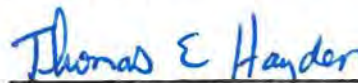
Any person, firm or corporation who violates any provision of this Ordinance or of any final site plan adopted by the Planning and Zoning Commission and/or Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided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

SECTION 8

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 4th DAY OF MARCH, 2013.

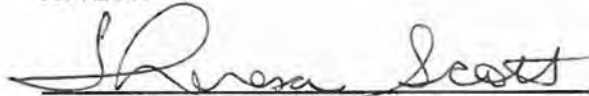
APPROVED:


Thomas E. Hayden, MAYOR

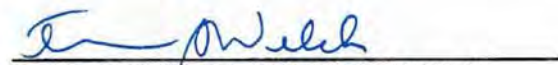
Ordinance No. 12-13

Page 8

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM:


Terrence S. Welch, TOWN ATTORNEY

Ordinance No. 12-13

Page 6

EXHIBIT "A"
Legal Description

LEGAL DESCRIPTION
0.889 ACRES

BEING a tract of land situated in the J. TANNAHILL SURVEY, ABSTRACT NO. 1252, Town of Flower Mound, Denton County, Texas and being all of that tract of land filed by Certificate of Death dated January 19, 2009 to Ronda Garner, and being more particularly described as follows:

BEGINNING at a 1 inch iron pipe found in the west line of Surrey Road, a variable width right-of-way for the common southeast corner of said Ronda Garner tract and most easterly northeast corner of that tract of land described as Tract 4 in Deed to Lakeside DFW, Ltd., as recorded in Document No. 2000R-0044768, Deed Records, Denton County, Texas;

THENCE North 89 degrees 59 minutes 36 seconds West, leaving said west line and with the common south line of said Ronda Garner tract and north line of said Tract 4, a distance of 300.25 feet to a 3/4 inch iron pipe found for the common southwest corner of said Ronda Garner tract and an interior ell corner of said Tract 4;

THENCE North 03 degrees 00 minutes 40 seconds West, leaving said common line and with the common west line of said Ronda Garner tract and east line of said Tract 4, a distance of 128.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "DAA" found in the south line of that tract of land described in Deed to Town of Flower Mound, Texas, as recorded in Document No. 2004-14510, Deed Records, Denton County, Texas, for the common northwest corner of said Ronda Garner tract and most northerly northeast corner of said Tract 4;

THENCE North 89 degrees 56 minutes 17 seconds East, leaving said common line and with the common north line of said Ronda Garner tract and south line of said Town of Flower Mound, Texas tract, a distance of 305.09 feet to a point for corner in the west line of the above mentioned Surrey Drive for the common northeast corner of said Ronda Garner tract and southeast corner of said Town of Flower Mound, Texas tract;

THENCE South 00 degrees 50 minutes 43 seconds East, leaving said common line and with said west line, a distance of 128.20 feet to the **POINT OF BEGINNING** and containing 38,744 square feet or 0.889 acres of land, more or less.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 14-15

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 63-12, THE LAKESIDE DFW MIXED USE DEVELOPMENT, AS AMENDED, THROUGH THE AMENDMENT OF EXHIBIT "B" ENTITLED "DEVELOPMENT STANDARDS" BY AMENDING SECTION 8, "SIGNAGE STANDARDS," TO CLARIFY AND PROVIDE ADDITIONAL SIGN REQUIREMENTS APPLICABLE TO SUBZONES MU-TMR(2), MUTMR(1), MU-C(1), MU-C(4), MU-N(1), MU-C(2), and MU-TEN(2) AS DEPICTED BELOW; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 156 acres in The Lakeside DFW Mixed Use Development have filed an application for a zoning amendment to amend the Lakeside DFW Mixed Use Development Zoning Ordinance No. 63-12 as amended; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 9, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on March 16, 2015, with respect to the proposed zoning amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development on the property; and,

WHEREAS, the Town Council finds that the zoning amendment as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

ORDINANCE NO. 14-15

Page 2

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Subzones MU-TMR(2), MUTMR(1), MU-C(1), MU-C(4), MU-N(1), MU-C(2), and MU-TEN(2) within the Lakeside DFW Mixed Use Development

Exhibit "B" to Ordinance No. 63-12, as amended, which exhibit is entitled "Development Standards," is hereby amended by amending Section 8, "Signage Standards," as depicted in Exhibit "A" to this ordinance attached hereto and incorporated herein.

SECTION 2

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibit "A," attached hereto, as well as the applicable regulations contained in Ordinance No. 63-12, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in

ORDINANCE NO. 14-15

Page 3

Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

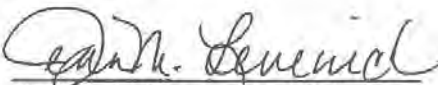
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

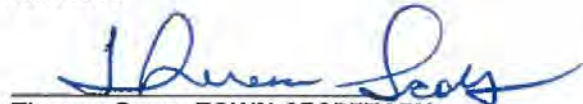
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

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 16th DAY OF March, 2015.

APPROVED:


Thomas E. Hayden, **MAYOR**

ATTEST:


Theresa Scott, **TOWN SECRETARY**

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, **TOWN ATTORNEY**

ORDINANCE NO. 14-15

Page 4

Exhibit "A"

Lakeside DFW

Variations from Chapter 86 of the Flower Mound Code of Ordinances

This set of regulations replaces Section 8 of the Lakeside DFW Development Code with respect to the following subzones only MU-TMR(2), MU-TMR(1), MU-C(1), MU-C(4), MU-N(1), MU-C(2), and MU-TEN(2). Section 8 of the Code, as adopted on November 19, 2012, will remain in effect for the zones not referenced above. Except for restaurants over 3500 square feet, each building tenant is limited to no more than four of the following sign types per tenant elevation: Wall Signs, Projecting Wall Signs, Business Blade Signs, Window Signs, or Awning Signs.

Sec. 86

Sec. 86.63

Directional signs may be placed by the Lakeside Owners Association in the public right-of-way mounted on the ground or on a light pole or street sign. An example of an approved directional sign in public right-of-way is attached on Exhibit A.

Sec. 86-67 - Ground Signs

- (6) All ground signs shall be set back at least 5 feet from any public street right-of-way line.
- (7) A maximum of two tenants may be identified per ground sign.
- (8) Ground signs shall be located at least 75' apart and at least 10 feet from the property lines of any other lot.
- (11) Ground signs may display any business located within Lakeside DFW even if the business is located on a different lot than the ground sign.
- (15) An example of an approved ground sign for Lakeside DFW is attached on Exhibit B.
- (16) There shall be no more than three ground signs on Lot 1, Block C, Lakeside DFW; no more than two ground signs on Lot 1, Block B, Lakeside DFW; no more than two ground signs on Lot 2, Block A, Moviehouse Addition; no more than one ground sign per street frontage on Lot 1, Block A Moviehouse Addition; and no more than three ground signs along the frontage of FM 2499 and no more than two ground signs along the frontage of Lakeside Parkway on Subzone MU-TMR (2); all other lots shall be limited in quantity per Chapter 86 of the Town of Flower Mound code.

Sec. 86-68 - Wall Signs

- (a)(5) Tenants may have wall signs on each of their exterior elevations per the table in subsection 6. Each wall sign shall be measured separately for maximum width and height measurements for the signs on that particular elevation.
- (b)(4)(d) One Building Identification Sign shall be allowed per building per street frontage.
- (b)(4)(g) Use of a Building Identification Sign shall not require a reduction of the permitted tenant signs.
- (b)(6) *Projecting Wall Signs*

ORDINANCE NO. 14-15

Page 5

a. A projecting business wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.

b. May have a maximum height of 15 feet, maximum width of five feet.

c. May be allowed in addition to any other permitted signs, with the exception of e. below.

d. An example of an approved projecting business wall sign is shown on Exhibit C.

e. May only be used on an exterior elevation in lieu of a surface wall sign, unless applicant is a restaurant containing 3,500 square feet or more, in which case, may be used in addition to a surface wall sign.

(b)(7) Projecting Building Identification Wall Signs

a. A projecting building identification wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.

b. The maximum sign height is 15 feet and the maximum area per side is 60 square feet.

c. A projecting building identification wall sign would be in lieu of a building identification wall sign.

d. An example of an approved projecting building identification sign is shown on attached Exhibit D.

e. No more than one projecting building identification wall sign shall be permitted per building.

(b)(8) Business Blade Signs

a. In addition to other signage allowed per this section, Businesses may have one blade sign per exterior elevation not to exceed 15 square feet per sign. These signs are installed perpendicular to the building to show the name of the business to pedestrian traffic. Blade signs may project a maximum of 5 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 8 feet of clearance above the sidewalk.

b. An example of an approved business blade sign is shown on attached Exhibit E.

(b)(9) Marquee Signs

a. A marquee sign is a major sign affixed to a building, projecting from the building wall, identifying a building, a project, or a tenant, and serves as a landmark to the development.

b. Permissible for movie theaters, auditoriums, entertainment clubs, any assembly venue of at least 100 persons, or the name of a development.

c. May have a maximum height of 25 feet, maximum width of six feet.

d. No more than four marquee signs may be allowed within Lakeside DFW and may only be permitted in the areas identified on Exhibit F.

e. May project a maximum of 7 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 10 feet of clearance above the sidewalk.

g. Message boards on a marquee sign for the movie theater only may contain a changeable message, both electronic and changeable panel.

h. An example of an approved marquee sign is shown on the attached Exhibit G.

i. May not advertise more than one of the permissible uses outlined in b. above on each sign.

(b)(10) Entrance Marquee Sign

a. One of the four marquee signs authorized pursuant to paragraph (b)(9), hereof, may be an entrance marquee sign.

ORDINANCE NO. 14-15

Page 6

b. The entrance marquee sign shall comply with the all regulations set forth in paragraph (b)(9) pertaining to marquee signs; provided, however, that the entrance monument sign may have a maximum height of 30 feet.

Sec. 86-69 – Window Signs

(1) Window signs shall be limited to a maximum of 25 percent of window area.

Sec. 86-70 – Awning or canopy signs

Awning or canopy signs may be used in addition to other signs permitted by Chapter 86, subject to the following:

(2) Business logos/text are permitted to be applied to the sloped portion or front valance of the canopies/awnings and may appear on more than one awning.

(9) The total sign area for an awning or canopy sign shall not exceed the maximum allowance as outlined in section 86-68. The area of awning or canopy signs will not be deducted from the area allowed for other permitted signs.

(11) Any typeface for awning or canopy signs shall be allowed.

(12) Permits for awning signage will be issued as one sign permit per business, whether they are applying for signage on one or multiple awnings.

Sec. 86-73 - Temporary commercial signs

(8) *Coming Soon or now open signs.*

a. One sign shall be permitted per building elevation for each business. If the business has 30' or more of lineal building elevation, then two signs shall be permitted on that elevation.

g. Such sign(s) shall be allowed for a maximum period of 60 days, after which it must be removed.

i. Permits for coming soon and/or now open signs, respectively, will be issued as one sign permit per business, whether they are applying for one or multiple signs.

(14) *Sandwich board / A-frame signs*

Sandwich board signs shall be permitted for retail uses. No permit is required, but the signs must comply with the following:

a. The maximum size for a sandwich board sign shall be three and one-half feet (3.5') in height by two and one-half feet (2.5') in width.

b. A sandwich board sign shall be located near the entrance to business that it advertises and must not impede pedestrian traffic.

c. Sandwich board signs must be professionally made, be constructed of durable materials and be sufficiently weighted to prevent movement by wind or other elements.

d. Sandwich board signs cannot be permanently attached to any object or the ground.

e. All sandwich board signs must be moved indoors during times of heavy rain or high winds and after business hours.

f. A sandwich board sign must be uncluttered, with a minimum of text. Logos and graphics are encouraged.

g. An example of an approved sandwich board/A-frame sign is attached on Exhibit H.

ORDINANCE NO. 14-15

Page 7

Exhibit A

Example of an Approved Directional Sign in Public Right-of-Way



ORDINANCE NO. 14-15

Page 8

Exhibit B

Example of an Approved Ground Sign



ORDINANCE NO. 14-15

Page 9

Exhibit C
Example of an Approved Projecting Business Wall Sign



ORDINANCE NO. 14-15

Page 10

Exhibit D
Example of an Approved Projecting Building Identification Sign



ORDINANCE NO. 14-15

Page 11

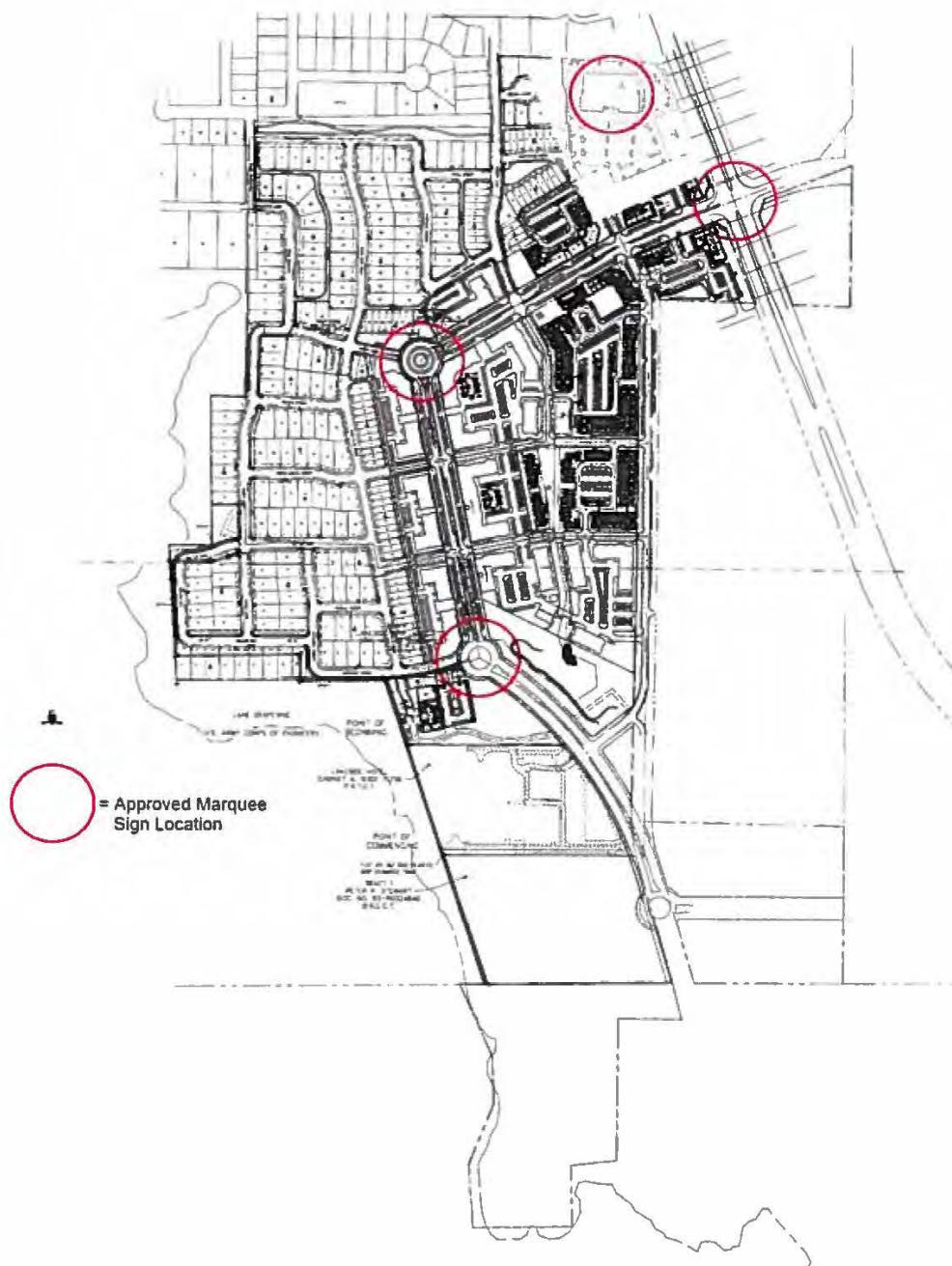
Exhibit E
Example of an Approved Business Blade Sign



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Exhibit F
Approved Marquee Sign Locations



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Exhibit G
Example of an Approved Marquee Sign



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Exhibit H
Example of an Approved Sandwich Board / A-Frame Sign



TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 58-15

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 63-12, THE LAKESIDE DFW MIXED USE DEVELOPMENT, AS AMENDED, THROUGH THE AMENDMENT OF EXHIBIT "B" ENTITLED "DEVELOPMENT STANDARDS" BY AMENDING SECTION 3, TABLE 3.1, "PERMITTED USE TABLE," TO ADD A NEW USE TITLED "TEMPORARY SALES TRAILER," APPLICABLE ONLY TO SUBZONE MU-TEN(2) AND SUBJECT TO CERTAIN CONDITIONS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as Subzone MU-TEN(2) within The Lakeside DFW Mixed Use Development have filed an application for a zoning amendment to amend the Lakeside DFW Mixed Use Development Zoning Ordinance No. 63-12 as amended; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 28, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 5, 2015, with respect to the proposed zoning amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a zoning amendment on the property; and,

WHEREAS, the Town Council finds that the zoning amendment as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

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

ORDINANCE NO. 58-15

Page 2

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Subzone MU-TEN(2) within the Lakeside DFW Mixed Use Development

Exhibit "B" to Ordinance No. 63-12, as amended, which exhibit is entitled "Development Standards," is hereby amended by amending Section 3, Table 3.1, "Permitted Use Table," to add a new use titled "Temporary sales trailer," applicable only to Subzone MU-TEN(2) and subject to the following conditions incorporated herein:

1. Permitted time: Twelve months from issuance of permit for the trailer. One eighteen-month extension request may be approved administratively by the Town's Executive Director of Development Services upon issuance of a building permit for the condo tower.
2. Size: Not to exceed 12 feet wide by 56 feet long
3. Set-back: Minimum five feet from property line
4. Access: Temporary three-foot-wide sidewalk from curb
5. Parking: Street parking on Edgemere Road
6. Exterior :
 - a. Skirted to conceal undercarriage
 - b. ADA compliant ramp
 - c. Landscaped with outdoor planters and flower pots.

SECTION 2

The use of the property described above shall be subject to these restrictions, terms and conditions, as well as the applicable regulations contained in Ordinance No. 63-12, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared

ORDINANCE NO. 58-15

Page 3

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

SECTION 5

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

SECTION 6

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

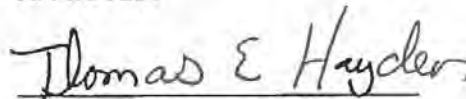
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

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 5 DAY OF OCTOBER, 2015.

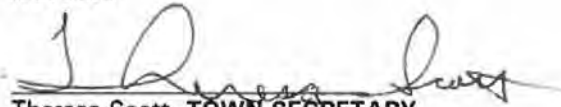
APPROVED:


Thomas E. Hayden, MAYOR

ORDINANCE NO. 58-15

Page 4

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 03-17

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 63-12, THE LAKESIDE DFW MIXED USE DEVELOPMENT, AS AMENDED, THROUGH THE AMENDMENT OF EXHIBIT "B," "DEVELOPMENT STANDARDS," BY AMENDING SECTION 7, "ARCHITECTURE AND BUILDING STANDARDS," TO AMEND PROVISION 7.1.B, "MATERIALS," TO ALLOW EIFS AS AN UNRESTRICTED MATERIAL APPLICABLE ONLY TO THE LAKESIDE TOWER DEVELOPMENT WITHIN SUBZONE MU-TEN(2); AND BY AMENDING SECTION 8, "SIGNAGE STANDARDS," TO ALLOW ILLUMINATED SIGNS ON CONSTRUCTION CRANES LOCATED WITHIN THE MU-TEN(1), MU-TEN(2) AND MU-C(3) SUBZONES, AND TO AMEND THE MAXIMUM WIDTH AND HEIGHT MEASUREMENTS OF THE WALL SIGNS APPLICABLE ONLY TO BUILDINGS LOCATED WITHIN THE MU-TMR(1), MU-TMR(2), MU-C(1), MU-C(2), MU-C(3), MU-C(4), MU-TEN(1) AND MU-TEN(2) SUBZONES IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 156 acres of land being all of the Lakeside DFW Mixed Use Development have filed an application for a zoning amendment to amend the Lakeside DFW Mixed Use Development Zoning Ordinance No. 63-12 as amended; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on February 13, 2017, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on February 20, 2017, with respect to the proposed zoning amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a zoning amendment on the property; and,

WHEREAS, the Town Council finds that the zoning amendment as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

ORDINANCE NO. 03-17

Page 2

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

156 acres of land being all of the Lakeside DFW Mixed Use Development.

Exhibit "B" to Ordinance No. 63-12, as amended, which exhibit is entitled "Development Standards," is hereby amended by amending Section 7, "Architecture and Building Standards," to modify provision 7.1.B, "Materials," to allow EIFS as an Unrestricted Material applicable only to the Lakeside Tower development within Subzone MU-TEN(2), as depicted in Exhibit "A" to this ordinance attached hereto and incorporated herein.

Exhibit "B" to Ordinance No. 63-12, as amended, which exhibit is entitled "Development Standards," is hereby amended by amending Section 8, "Signage Standards," to allow illuminated signs on construction cranes located within the MU-TEN(1), MU-TEN(2) and MU-C(3) Subzones, as depicted in Exhibit "A" to this ordinance attached hereto and incorporated herein.

Exhibit "B" to Ordinance No. 63-12, as amended, which exhibit is entitled "Development Standards," is hereby amended by amending Section 8, "Signage Standards," to amend the maximum width and height measurements of the wall signs applicable only to buildings located within the MU-TMR(1), MU-TMR(2), MU-C(1), MU-C(2), MU-C(3), MU-C(4), MU-TEN(1) AND MU-TEN(2) Subzones, as depicted in Exhibit "A" to this ordinance attached hereto and incorporated herein.

SECTION 2

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibit "A," attached hereto, as well as the applicable regulations contained in Ordinance No. 63-12, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town

ORDINANCE NO. 03-17

Page 3

Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5

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

SECTION 6

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

CRANE SIGN: DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 3 TO 2, ON THIS THE 20TH DAY OF FEBRUARY, 2017.

EIFS BUILDING MATERIAL: 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 20TH DAY OF FEBRUARY, 2017.

WALL SIGN: 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 20TH DAY OF FEBRUARY, 2017.

APPROVED:



Thomas E. Hayden, **MAYOR**

ATTEST:



Theresa Scott, **TOWN SECRETARY**

CONCEPT PLAN AND REGULATING PLAN



SUBZONE DEVELOPMENT STANDARDS

See the following subzone development standards for specific development rules, restrictions and constraints on development with each subzone.

Tommy Dalton

From: Lyn Choi
Sent: Monday, February 26, 2018 3:07 PM
To: Town Council; planning; Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; mayoer@flower-mound.com
Subject: Support for the Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a homeowner at Lakeside DFW and writing this email to express my support for the proposed mixed-use development at Lakeside Village. I support for the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Sungae Choi and Dongil Kim
2604 Exall St.
Flower Mound, TX 75022

Tommy Dalton

From: Greg Homer
Sent: Wednesday, March 21, 2018 9:35 AM
To: planning
Subject: Support for Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside Tower Buyer and am writing you to express my support for the proposed mixed-use development at Lakeside Village.

I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Greg Homer

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Peter Schwartz
Sent: Tuesday, February 27, 2018 7:43 AM
To: planning; Town Council
Cc: Peter Schwartz
Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Peter Schwartz

Senior Vice President, Strategic Initiatives

4000 Horizon Way
Irving, TX 75063

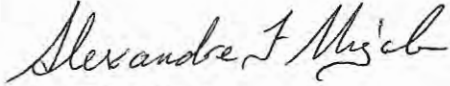


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Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

A handwritten signature in cursive script, reading "Alexandre F. Migala".

Dr. Alexandre F. Migala

Leah Migala

A handwritten signature in cursive script, reading "Leah Migala".

Tommy Dalton

From: Tom Stiles
Sent: Tuesday, March 20, 2018 12:23 PM
To: Town Council
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Thomas Stiles

2409 Surrey Ct

Flower Mound, TX 75022

Tommy Dalton

From: Walter Quintas Tuesday, February 27, 2018
Sent: 7:54 AM Town Council; planning
To: Lakeside Village!
Subject: Lakeside Village Letter of Support.docx
Attachments:

Please see attached!

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Town Council

Place 1 Councilmember Jason Webb
place1@flower-mound.com

Place 2 Councilmember Bryan Webb
place2@flower-mound.com

Place 3 Councilmember Kevin Bryant
place3@flower-mound.com

Place 4 Councilmember Don McDaniel
place4@flower-mound.com

Place 5 Councilmember Claudio Forest
place5@flower-mound.com

Mayor

Mayor Tom Hayden
mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

Tommy Dalton

From: Mike Palmer
Sent: Thursday, March 22, 2018 8:50 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Mike Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Roberta Palmer
Sent: Thursday, March 22, 2018 11:40 AM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Subject: Lakeside Village Project

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Roberta Palmer
2613 Fairhill Ln
Flower Mound, TX 75022

Tommy Dalton

From: Kiran Vala
Sent: Wednesday, March 21, 2018 5:32 PM
To: Town Council; planning; Mayor - Tom Hayden; Place1 - Jason Webb
Subject: Lakeside Village Mixed-Use Development

Dear Flower Mound P&Z and Town Council,

I am a Lakeside DFW homeowner and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,
Kiran Vala
2400 Surrey Ct
Flower Mound

Tommy Dalton

From: Gail Colaruotolo
Sent: Tuesday, March 20, 2018 2:31 PM
To: Town Council; planning
Subject: Lakeside Village

Dear Flower Mound P&Z and Town Council,

We am a Lakeside Tower Buyer and am writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications which request Town Council approval for amending the property's zoning.

Regards,

Joe and Gail-Ann Colaruotolo

Town Council

Place 1 Councilmember Jason Webb

place1@flower-mound.com

Place 2 Councilmember Bryan Webb

place2@flower-mound.com

Place 3 Councilmember Kevin Bryant

place3@flower-mound.com

Place 4 Councilmember Don McDaniel

place4@flower-mound.com

Place 5 Councilmember Claudio Forest

place5@flower-mound.com

Mayor

Mayor Tom Hayden

mayor@flower-mound.com

Planning and Zoning Commission

planning@flower-mound.com

--

Gail

Just to be is a blessing. Just to live is holy. Unknown

Tommy Dalton

From: Cathy Perry
Sent: Wednesday, February 28, 2018 7:39 PM
To: planning; Town Council
Subject: Fwd: Support for Lakeside Village Zoning Change Request

Subject: Support for Lakeside Village Zoning Change Request

Dear Flower Mound P&Z and Town Council:

I am a proud homeowner at Lakeside and am writing you to express my support for the proposed mixed-use development at Lakeside Village. I fully support the Lakeside Village applications for amending the property's zoning and I respectfully request that the Town Council approve this proposal.

Regards,

Cathy Perry
2617 Desco Drive

Tommy Dalton

From: Ray Kingsbury
Sent: Wednesday, March 21, 2018 4:04 PM
To: Place1 - Jason Webb; Place2 - Bryan Webb; Place3 - Kevin Bryant; Place4 - Don McDaniel; Place5 - Claudio Forest; Mayor - Tom Hayden; planning
Cc: Rosie Kingsbury;
Subject: Fwd: Lakeside Village zoning
Attachments: Lakeside Village Letter of Support - flattened.pdf; ATT00001.htm

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,

Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct. Southlake, Texas 76092

(Original signed letter attached)

RREFERENCED ATTACHMENT IS PROVIDED ON THE FOLLOWING PAGE

Sent from my iPad

Ray Kingsbury
Managing Director
Ancor Capital Partners
2720 East State Highway 114
Southlake, Texas 76092

March 21, 2018

Dear Flower Mound P&Z and Town Council,

We are Lakeside Tower Buyers and are writing you to express our support for the proposed mixed-use development at Lakeside Village.

We support the Lakeside Village applications, which request Town Council approval for amending the property's zoning.

We look forward to being citizens of Flower Mound.

Regards,

A handwritten signature in blue ink, appearing to read 'Ray and Rosie Kingsbury', with a stylized, cursive script.

Ray and Rosie Kingsbury
Unit 1102
Lakeside Tower

Current address:
405 Fondren Ct.
Southlake, Texas 76092