



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

MAY 14, 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 April 23, 2018*

Consider approval of the minutes of the April 23, 2018, Planning and Zoning Commission Regular Session.

2. *MISC18-0001 – Re-Application Waiver*

Consider approval of a request for a waiver to the one-year waiting period required after denial of Master Plan and zoning amendment requests by the Town Council in order to allow acceptance of new Master Plan and zoning amendment applications for the same property, as outlined in Section 78-154, "Action by town council," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

3. *MISC18-0002 – Lakeside DFW Roundabout*

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

4. *SP18-0004 – Service First*

Consider a request for a Site Plan to develop an auto repair garage, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

5. *SP17-0015 – Victory at FM 3040, Lot 3*

Consider a request for a Site Plan to develop a retail building. The property is generally located north of Flower Mound Road and east of Morriss Road.

6. *SP18-0003 – Lake Forest Plaza, Lot 10*

Consider a request for a Site Plan to develop an office/retail building, with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie Road.

7. *ZPD18-0002 – Pepper Creek Ranch*

Public Hearing

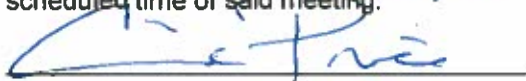
Public Hearing to consider a request for rezoning from Agricultural District (A) and Interim Holding District (IH) to Planned Development District No. 162 (PD-162) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

8. *DP18-0002 – Pepper Creek Ranch*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino Boulevard.

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: May 10, 2018, at 3:45pm, 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 23RD DAY OF APRIL, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

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

Constituting a quorum with the following members absent:

N/A

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager Development
Tiffany Bruce	Engineering Manager CIP
Matt Hotelling	Traffic 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 April 9, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Johnson moved to approve the April 9, 2018, minutes as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

2. 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.
3. 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.

Commissioner Kendrick recused himself from Items 2 and 3 and left Council Chambers.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jim Tchoukaleff, Contour Real Estate and Development, Addison
Larry Jackson, David Weekly Homes, Carrollton

Spoke In Favor:

Curt Pool, 1212 Spinks, Flower Mound
Patti Colwell, 1213 Gerault, Flower Mound

Spoke In Opposition:

Cathy Strathmann, 2612 Belmont, Flower Mound
David Murphy, 1021 St. Francis, Flower Mound
Dennis White, 1212 Sweetwater, Flower Mound
Jason Hobbs, 1000 St. Francis, Flower Mound
Emily Hobbs, 1000 St. Francis, Flower Mound
Juan Pache, 1052 St. Francis, Flower Mound
Ralph Starkey, 1413 San Jacinto, Flower Mound
Robert Sanders, 1406 St. Francis, Flower Mound
Todd Marsh, 305 Hathaway, Flower Mound
Rachel Muza, 1056 St. Francis, Flower Mound

Jeffrey Blasko, 624 Loma Alta, Flower Mound
Tony Lawrence, 1121 Coker, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Bjorn Vandug, 2016 Barton Creek, Flower Mound

Submitted a card to Speak In Opposition, but did not come forward when called:

Seunghee Lee, 1016 St. Francis, Flower Mound
Vas Mandalpu, 1008 St. Francis, Flower Mound

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

Sandra O'Hara, 1406 St. Francis, Flower Mound
Sandy Fambrough, 4105 Spring Meadow, Flower Mound

Submitted a card to Speak In Opposition, but did not provide a name:

1021 Spinks Ct., Flower Mound
1036 St. Francis, Flower Mound

Close Public Hearing

Commission Deliberation (MPA17-0015)

Commissioner Johnson moved to recommend approval of MPA17-0015 – Magnolia Court. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (MPA17-0015)

AYES: Ruthrauff, Johnson, McCall, Dillon

NAYS: Neal, Picardi

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

Commission Deliberation (ZPD17-0020)

Commissioner Johnson moved to recommend approval of ZPD17-0020 – Magnolia Court. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (ZPD17-0020)

AYES: Dillon, McCall, Johnson, Ruthrauff

NAYS: Picardi, Neal

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 4-2.

Commissioner Kendrick returned to Council Chambers.

4. Consider a request for a Record Plat (RC18-0002 – Flower Mound Church of Christ) to create a non-residential subdivision. The property is generally located south of Karnes Road and east of Old Settlers Road.
5. Public Hearing to consider a request for a Site Plan (SP17-0022 - Flower Mound Church of Christ) to develop a church building, with exceptions to Section 90-423, "Underground utilities," and Section 82-242, "Street buffer landscaping," of the Code of Ordinances. The property is generally located south of Karnes Road and east of Old Settlers Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Byron McCollum, McCollum & Associates, McKinney

Question / Comment of an Informational Nature

Carol Kohankie, 4312 Lauren Way, Flower Mound

Spoke In Favor – None

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

Brad Wright, FM Church of Christ Building Committee Representative
Tim Roush, 4202 John Ct., Flower Mound

Spoke In Opposition – None

Close Public Hearing

Commission Deliberation (RC18-0002)

Commissioner Johnson moved to approve RC18-0002 – Flower Mound Church of Christ. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (RC18-0002)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP17-0022)

Commissioner Johnson moved to recommend approval of SP17-0022 – Flower Mound Church of Christ. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (SP17-0022)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

6. Consider a request for a Record Plat (RC18-0001 – DFW North 4) to create a non-residential subdivision. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.
7. Consider a request for a Site Plan (SP18-0002 – DFW North 4) to develop an office/warehouse building. The property is generally located south of Lakeside Parkway and east of Lake Forest Boulevard.

Staff Presentation

Chuck Russell, Town Planner

Commission Deliberation (RC18-0001)

Commissioner Johnson moved to approve RC18-0001 – DFW North 4. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (RC18-0001)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

Commission Deliberation (SP18-0002)

Commissioner Johnson moved to approve SP18-0002 – DFW North 4. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION (SP18-0002)

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion failed with a vote of 6-0.

8. Public Hearing to consider a request for a Master Plan Amendment (MPA18-0002 – Morriss Road Thoroughfare Plan Amendment) to amend Section 7.0,

Thoroughfare Plan, by changing the designation of Morriss Road from a Major Arterial to a specified Urban Minor Arterial between Justin Road (FM 407) and Flower Mound Road (FM 3040) and by amending text related to Morriss Road being six lanes.

Staff Presentation

Matt Hotelling, Traffic Engineer

Spoke In Favor:

Adam Schiestel, 2205 Waterford, Flower Mound
Larry Ford, 1921 Shenandoah, Flower Mound
Ralph Morriss, 5141 Morriss, Flower Mound
Kim Berg, 2012 Barton Creek, Flower Mound
Cathy Strathmann, 2612 Belmont, Flower Mound
Sandy Fambrough, 4105 Spring Meadow, Flower Mound
Jeffrey Blasko, 624 Loma Alta, Flower Mound
Isabel Feldman, 5212 Weathervane, Flower Mound
Bjorn Vandug, 2016 Barton Creek, Flower Mound
Carmen Vandug, 2016 Barton Creek, Flower Mound
Jim Engel, 5110 Bayberry, Flower Mound
Mary Strickland, 3204 Springwood, Flower Mound
Carol Kohankie, 4312 Lauren Way, Flower Mound
Julian Vazquez, 2109 Welch Ct., Flower Mound

Submitted a card to Speak In Favor, but donated time to Mr. Schiestel:

Dee Ford, 1921 Shenandoah, Flower Mound

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

Michael Creamer, 2008 Rose Bluff, Flower Mound
Letha Creamer, 2008 Rose Bluff, Flower Mound
Todd Marsh, 305 Hathaway, Flower Mound

In Opposition - None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of MPA18-0002 – Morriss Road Thoroughfare Plan Amendment as submitted. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: None

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:55 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: May 14, 2018

FROM: Chuck Russell, Town Planner

ITEM: Consider approval of a request (MISC18-0001) for a waiver to the one-year waiting period required after denial of Master Plan and zoning amendment requests by the Town Council in order to allow acceptance of new Master Plan and zoning amendment applications for the same property, as outlined in Section 78-154, "Action by town council," of the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of Lusk Lane.

I. ITEM SUMMARY

There are no outstanding issues associated with this request.

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

II. APPLICATION ANALYSIS

At its April 16, 2018, meeting, the Town Council denied the CVS Pharmacy #10907 requests for the subject property (Master Plan Amendment MPA17-0014 and zoning amendment ZPD17-0018). This action followed two public hearings and a recommendation for denial from the Planning and Zoning Commission. Per Section 78-154, "Action by town council," of the Town's Code of Ordinances, the denial initiates a requirement for a one-year waiting period before new Master Plan and/or zoning amendment applications can be accepted for the same property. The section also describes the conditions and process for requesting a waiver to the waiting period.

The specifics of Section 78-154 state:

"(2) A waiting period of one year, between the date an application for amendment to the comprehensive master plan or a requested change in zoning is denied by the town council and a new application for such a change or amendment is accepted, is hereby established. For purposes of this article, "denied by the town council" shall mean that a motion by the town council to deny the requested zoning change passed by a majority of the quorum present and voting, or that a motion by the town council to approve the requested zoning change failed for lack of having the necessary votes, or that a motion by the town council to approve or deny the requested zoning change resulted in a tie vote. The one-year waiting period shall be applicable to all requested amendments and changes for the same or a more intensive land use categories, or zoning districts, on all or any portion of the property previously considered for amendment or change in land use or zoning; provided,

however, that such one-year waiting period shall not be applicable to any proposed amendment or change instituted by the town council or planning and zoning commission, or to a request for an amendment or change that is denied by the town council without prejudice. A property owner may apply for a waiver of the one-year waiting period as follows:

- a. The applicant shall submit a request in writing to the town office of community development within ten days of the denial by the town council. Upon the filing of a request within the required time period, the office of community development shall inform the applicant in writing of the date on which the planning and zoning commission shall consider the request and advise the applicant of his rights to appear before the planning and zoning commission.
- b. The planning and zoning commission may waive the one-year waiting period upon a finding that the circumstances surrounding the property have changed sufficiently to warrant the acceptance of a new application for a comprehensive master plan or zoning amendment or change prior to the end of the one-year waiting period. A majority of the planning and zoning commission quorum present and voting shall be required to grant any such request. If the request is granted, compliance with the procedures contained in subpart B of this Code and other applicable rules and regulations of the town shall be required.
- c. The applicant may appeal a denial under this article by the planning and zoning commission to the town council by filing a request in writing with the town office of community development within ten days of the denial by the planning and zoning commission.
- d. The decision of the town council regarding the request for a waiver shall be final."

The purpose of this item is to consider the applicant's request for a waiver in order to allow them to have the option to re-submit new MPA and ZPD applications without waiting a year.

III. CORRESPONDENCE

No public hearing notifications were required for this waiver request; however, at the time this report was written, staff had received one email in opposition. Any additional correspondence received after the agenda packet posting on the Town's website will be provided to the Commissioners at the meeting.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Waiver Request

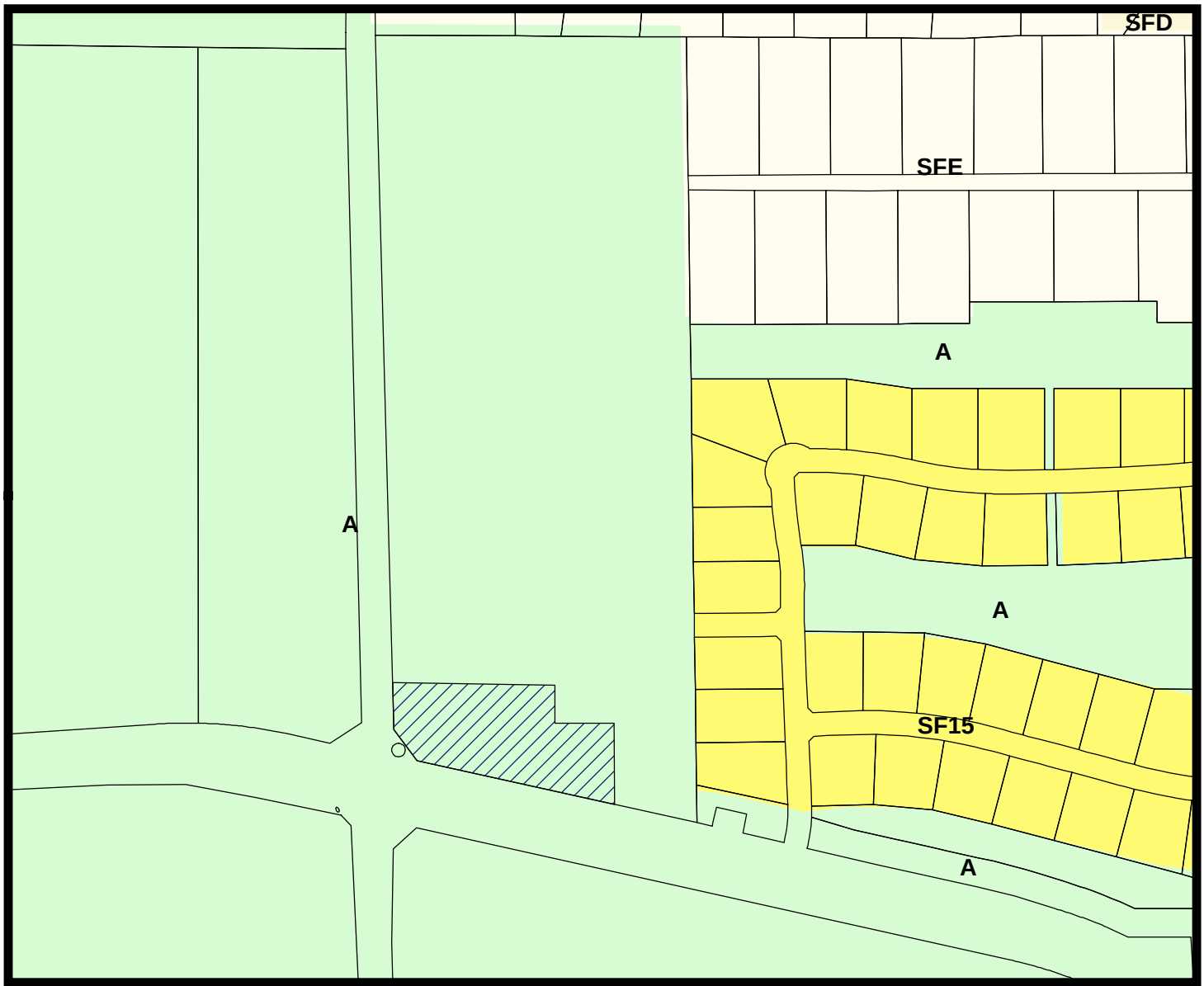
B. Correspondence

1. Correspondence in Opposition

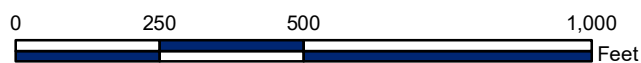
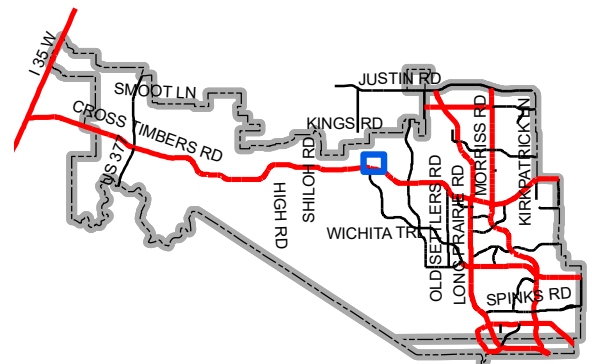
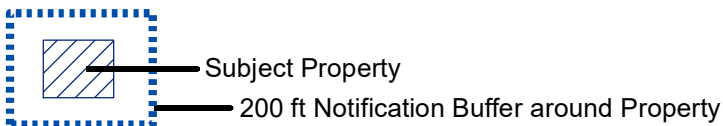


Vicinity Map

Reference Project: MISC18-0001



LEGEND



Map Location



April 23, 2018

Mr. Richard Brown
Senior Planner
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75022

RE: MPA17-0014 & ZPD17-0018
One-Year Waiting Period Waiver Request

Dear Mr. Brown,

On behalf of Janet Balekian and LB Flower Mound, LLC, owners of the property located north of Cross Timbers Rd. and east of Lusk Ln., please accept this letter as a request to waive the one-year waiting period to submit amended applications for MPA17-0014 & ZPD17-0018 that were denied by the Flower Mound Town Council at the April 16, 2018 regular meeting.

The proposed amendment to the applications will include the rezoning of 22.067 acres from Agricultural District (A) to Single Family Estate Residential District (SF-E) per the attached exhibit.

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.

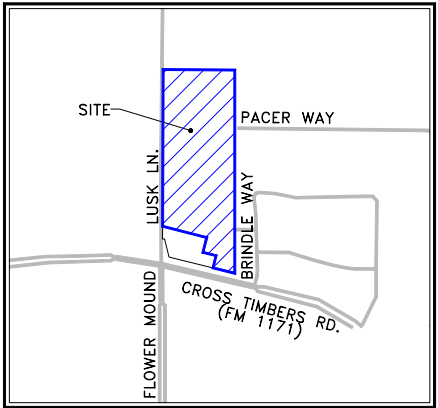
Sincerely,

A handwritten signature in black ink, appearing to read "David Barnett", is written over a light blue circular background.

David Barnett
Carlson Consulting Engineers

Cc: Janet Balekian,
Donn Fizer, Orange Development, LLC
Bobby Dollak, G&A Consultants, LLC

ZONING EXHIBIT



VICINITY MAP

LEGEND

- - - - - PROPOSED PROPERTY LINE
- - - - - PROPOSED PROPERTY CORNER
- ▨ LIMITS OF ZONING PLANNED DEVELOPMENT

METES & BOUNDS DESCRIPTION:

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, TOGETHER WITH ALL OF THE TRACT DESCRIBED IN THE DEED TO LB FLOWER MOUND, LLC RECORDED UNDER INSTRUMENT NUMBER 2015-94715 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS; THE SUBJECT TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING 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),

THENCE NORTH 00 DEGREES 55 MINUTES 48 SECONDS WEST, PASSING AT A DISTANCE OF 723.63 FEET AN "+" IN CONCRETE FOUND THE NORTHWEST CORNER OF THE SAID BALEKIAN TRACT, AND CONTINUING ON SAID COURSE, IN ALL, A TOTAL DISTANCE OF 1,233.31 FEET TO THE NORTHWEST CORNER OF THE SAID LB FLOWER MOUND TRACT;

THENCE SOUTH 89 DEGREES 56 MINUTES 49 SECONDS EAST, WITH THE NORTH LINE OF THE LB FLOWER MOUND TRACT, PASSING AT A DISTANCE OF 39.19 FEET A FOUND 5/8 INCH REBAR, AND CONTINUING ON SAID COURSE, IN ALL, A TOTAL DISTANCE OF 685.19 FEET TO THE NORTHEAST CORNER OF THE LB FLOWER MOUND TRACT;

THENCE SOUTH 00 DEGREES 37 MINUTES 39 SECONDS EAST, WITH THE EAST LINE OF THE LB FLOWER MOUND TRACT AND THE BALEKIAN TRACT, A DISTANCE OF 1,651.57 FEET TO A 1/2 INCH CAPPED REBAR STAMPED "KAZ" FOUND AT THE NORTHEAST CORNER 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);

THENCE NORTH 79 DEGREES 36 MINUTES 47 SECONDS WEST, WITH THE NORTH LINE OF THE SAID DENTON COUNTY TRACT (NORTH LINE OF CROSS TIMBERS ROAD), A DISTANCE OF 131.13 FEET TO A TXDOT RIGHT OF WAY IRON ROD WITH ALUMINUM CAP (TYPE III) FOUND AT AN ANGLE POINT ON THE NORTH LINE OF THE DENTON COUNTY TRACT (NORTH LINE OF CROSS TIMBERS ROAD);

THENCE NORTH 77 DEGREES 25 MINUTES 54 SECONDS WEST, CONTINUING WITH THE NORTH LINE OF THE DENTON COUNTY TRACT (NORTH LINE OF CROSS TIMBERS ROAD), A DISTANCE OF 118.90 FEET;

THENCE THROUGH THE INTERIOR OF BALEKIAN TRACT, THE FOLLOWING CALLS:

1. NORTH 12 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.00 FEET;
2. NORTH 77 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 77.14 FEET;
3. NORTH 12 DEGREES 34 MINUTES 06 SECONDS EAST, A DISTANCE OF 143.23 FEET TO A SET 1/2 INCH CAPPED REBAR STAMPED "JPH LAND SURVEYING";
4. NORTH 77 DEGREES 25 MINUTES 54 SECONDS WEST, A DISTANCE OF 430.98 FEET RETURNING TO THE POINT OF BEGINNING AND ENCLOSING 22.067 ACRES (±961,246 SQUARE FEET).

BEARINGS ARE BASED ON GRID NORTH PER THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE.

OWNER:
JANET I. BALEKIAN
5100 CROSS TIMBERS RD.
FLOWER MOUND, TX

LB FLOWER MOUND, LLC
2521 FAIRMOUNT ST
DALLAS, TX

APPLICANT:

LAND SURVEYING LANDSCAPE ARCHITECTURE

ARCHITECT:

150 W. Jefferson Ave.
Suite 1300
Detroit, MI 48226
www.norr.com

NORR

ENGINEER:

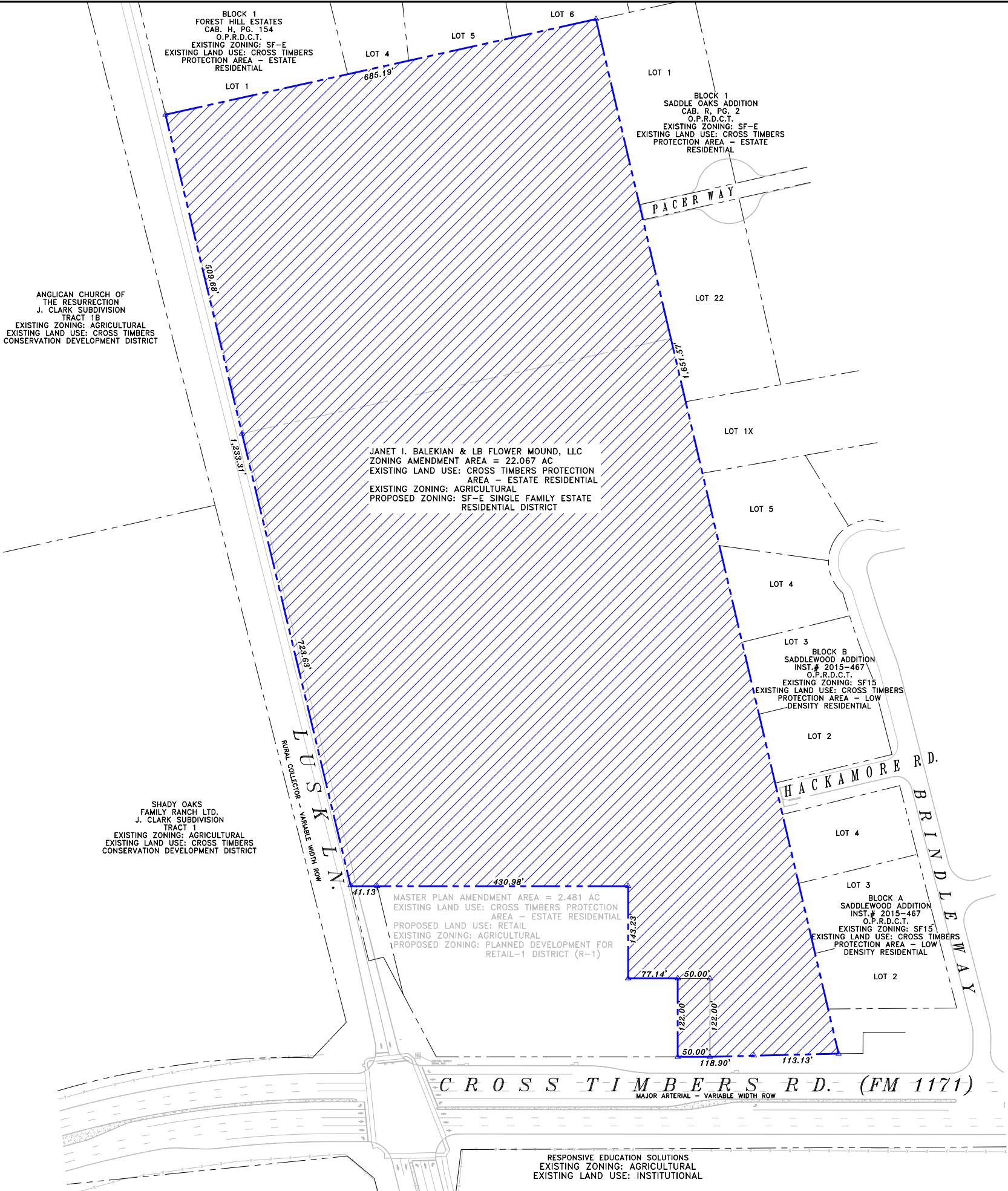
7066 Ledgestone Commons
Birmingham, TN 38135
Phone (901) 384-0404
Suite G-50
Fax (901) 384-0710

DEVELOPER:

1200 CORPORATE DRIVE
SUITE G-50
BIRMINGHAM, AL 35242
PH. (205) 408-5443

NOTES:
1. THE PROJECT SITE IS LOCATED IN DENTON COUNTY, TX.
2. THIS EXHIBIT WAS PREPARED BY THE PROJECT ENGINEER, CARLSON CONSULTING ENGINEERS, INC.

DATE PREPARED: 4/19/18



B1: Correspondence In Opposition

From: Anya Davis

Sent: Tuesday, May 1, 2018 9:28 AM

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

Subject: Pumpkin Patch Waiver

Dear Mr. Brown,

I am vehemently opposed to any changes to land use for the "Pumpkin Patch" on 1171. One of the great things about Flower Mound is that there is still some country. It is what makes Flower Mound a great place to live. The last thing we need is a CVS and Starbucks on every corner.

There will already be a church across the street and tons of new houses, cannot we give it a rest so that we do not have more flooding and percolation problems? If you turn FM into a homogeneous, over-built area, property values will go down as will quality of living.

Thank you,

Anya



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: May 14, 2018

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a design change (MISC18-0002) for the terminus feature in the central roundabout within the Lakeside DFW development. The property is within the intersection of Edgemere Road and Lakeside Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and 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 approval of a proposed change to the visual terminus element located within the central roundabout of Lakeside Parkway. On May 23, 2016, the Planning and Zoning Commission (P&Z) approved a site plan for the Lakeside Condominium Tower (SP15-0021) that included an approximately 30-foot-tall obelisk structure within the central roundabout:



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



Since then, Realty Capital has continued to bring forward alternatives to the obelisk as they do not believe it to be the best solution for the development.

In 2017, they submitted a request (MISC17-0003) to replace the approved obelisk with a 30-foot-tall live oak tree. According to the applicant, the live oak would be “complemented by seasonal flowers, accent lighting, and additional masonry to help merge the connection between luxury and nature.”

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

Later that year, Realty Capital proposed to replace the approved obelisk with a prominent piece of artwork, a sculpture by Gordon Huether entitled “Up We Go.” The Town’s Cultural Arts Commission was consulted, since it involved art within the public right-of-way. At its November 30, 2017, meeting, the proposal received a recommendation for approval by the Arts Commission. However, when it came before P&Z at its December 11, 2017, meeting, additional concerns were raised by the commissioners and the request was denied.

Since then, Realty Capital has been working to address the concerns by making improvements to the roundabout design, and is now requesting reconsideration of the proposal (see Attachment A(2)).

III. ATTACHMENTS

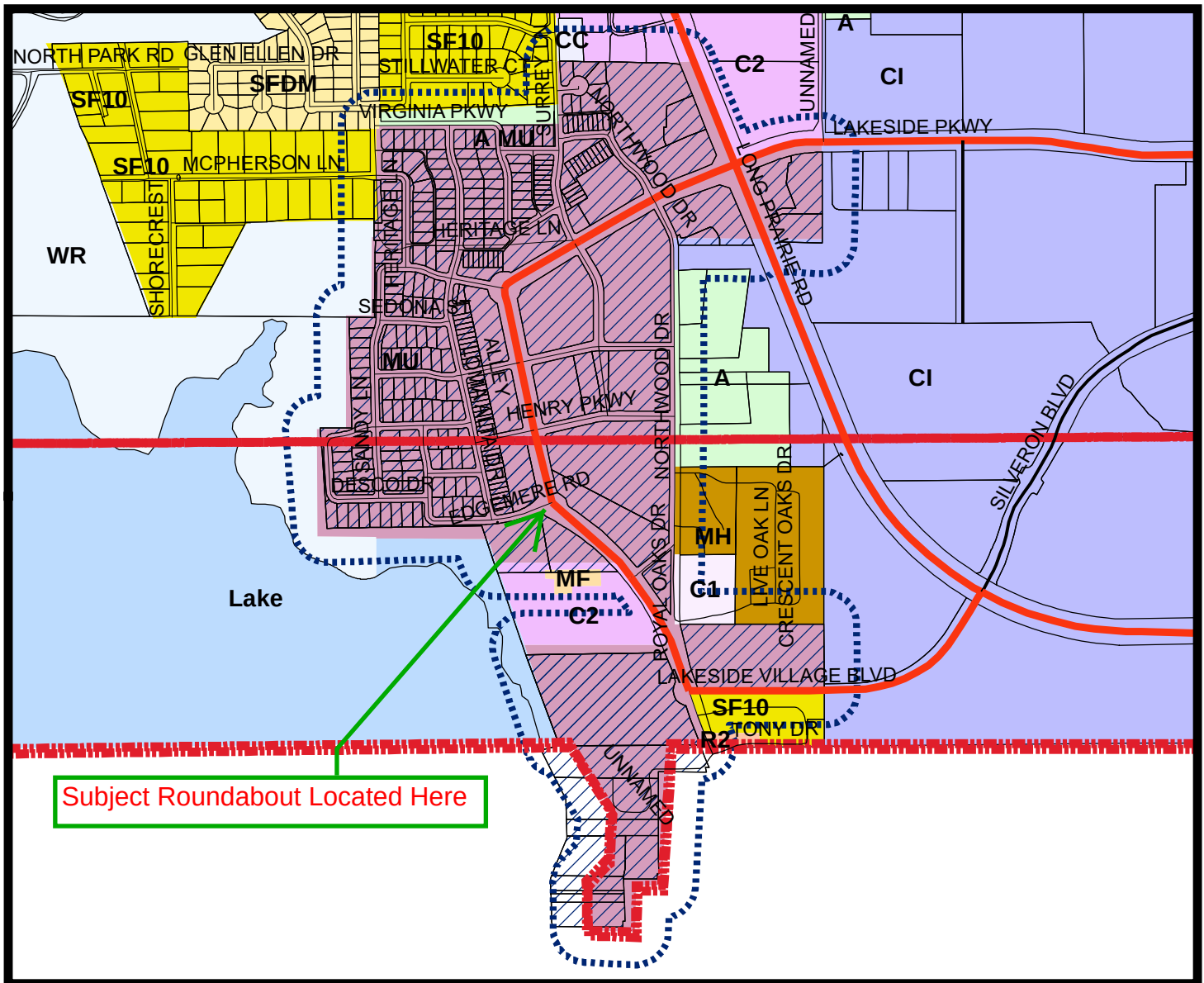
A. Background Information

1. Vicinity Map
2. Letter of Intent

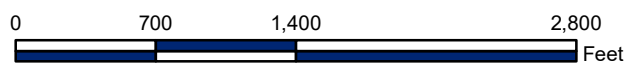
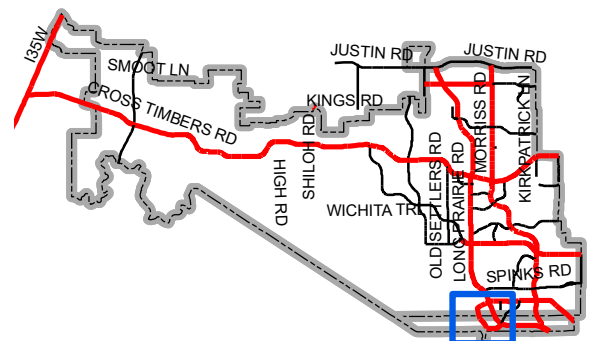
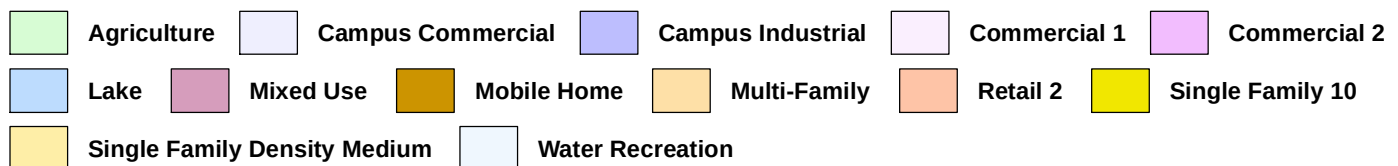


Vicinity Map

Reference Project: MISC18-0002



LEGEND



Map Location



May 4th, 2018

Mr. Chuck Russell
Town Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Lakeside Tower Element in Lakeside Parkway Roundabout

Dear Mr. Russell,

At the recommendation of Flower Mound Planning and Zoning Commission, Realty Capital Management performed a survey of the Lakeside DFW Homeowners to understand which “element” would be the best centerpiece in the 2nd roundabout at Lakeside. The survey included the following options:

1. Obelisk
2. Gordon Huether Proposal One
3. Up We Go! (Sculpture by Gordon Huether)

The final tally resulted in *Up We Go* earning 41% of the vote, with both Gordon Huether sculpture options combining for approximately 70% of the total. These results helped to confirm that the originally approved obelisk is not the preferred artwork for the roundabout.

After review of this survey, Realty Capital Management suggests installing *Up We Go* (attached) in the second roundabout of Lakeside DFW, adjacent to Lakeside Tower. *Up We Go* is 19’11 ½” tall and will become the visual element to serve as a terminus for Lakeside Parkway, which was included in the original Site Plan application for Lakeside Tower (SP15-0021). *Up We Go* will be complimented by a landscape design, increasing the height of *Up We Go* to be approximately 26 feet above Lakeside Parkway.

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

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

Thank you for your consideration,

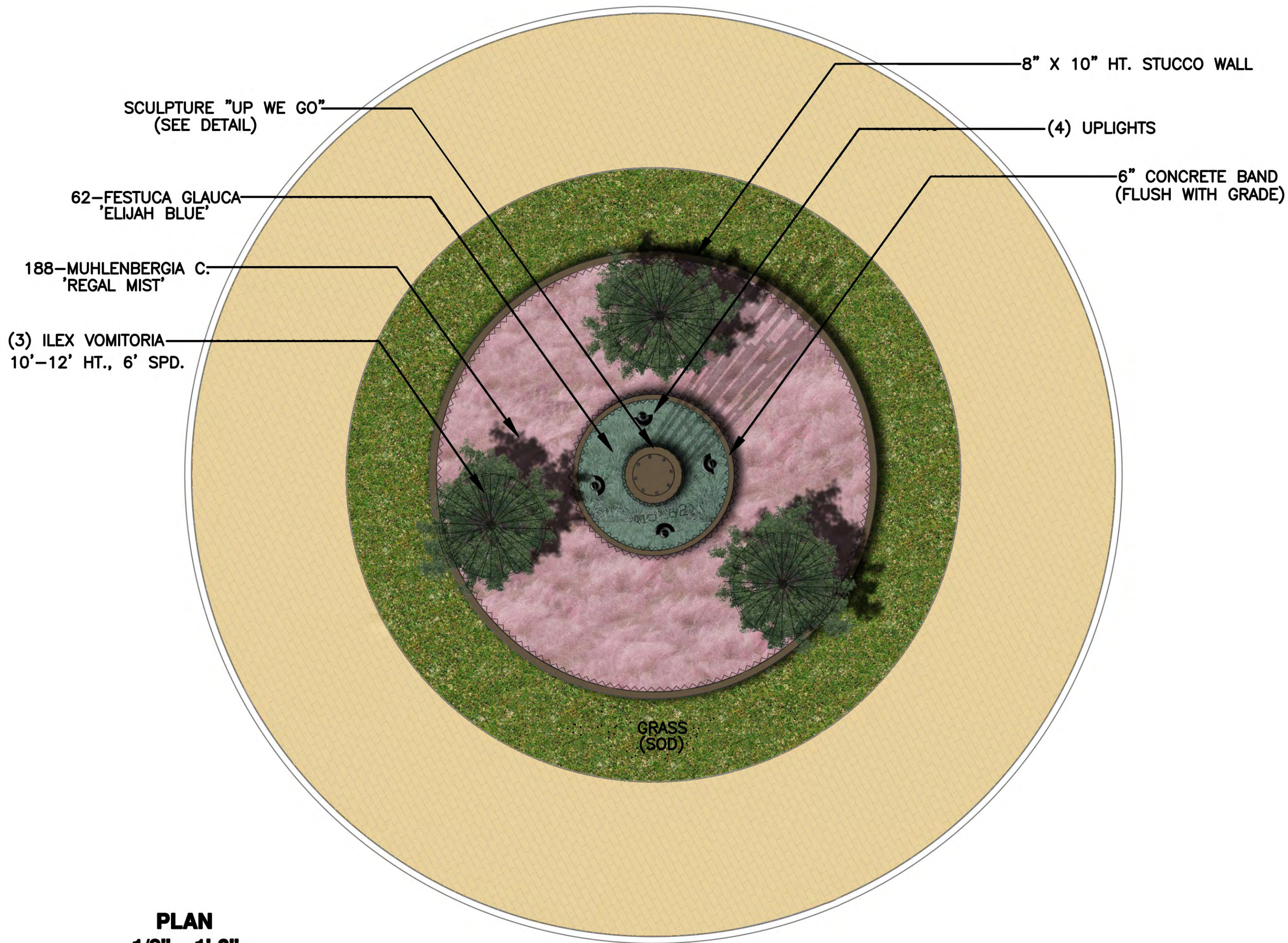
Richard Myers
Managing Director - Realty Capital Management, LLC
817-313-5000 (c)
Myers@RealtyCapital.com

Gordon Huether's *Up We Go!*

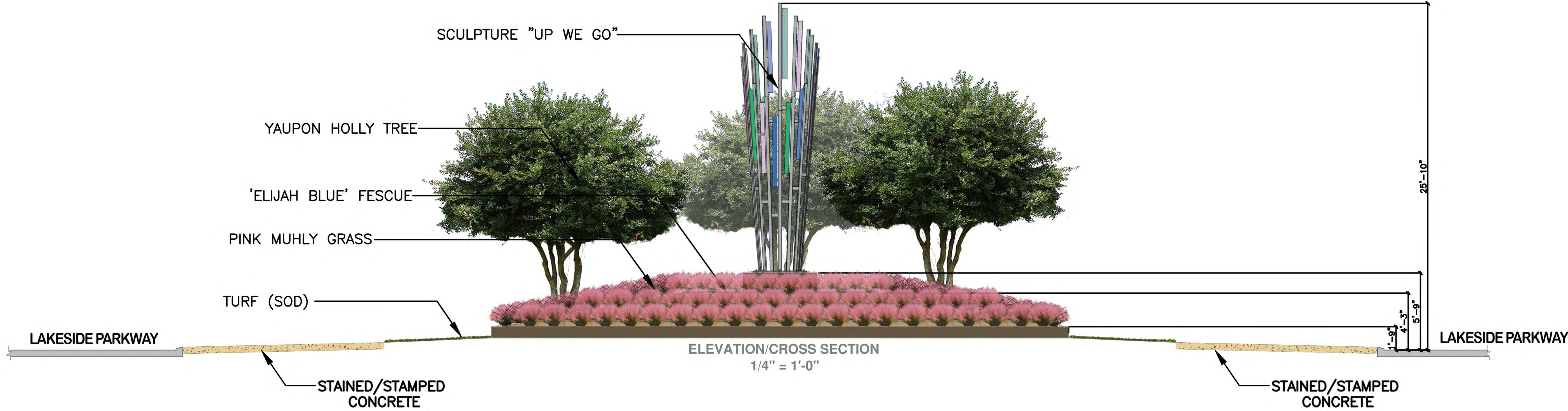


Gordon Huether's *Up We Go!*





PLAN
1/8" = 1'-0"





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: May 14, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0004 - Service First) to develop an auto repair garage, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. 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 is a waiver request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop an 11,155-square-foot, auto repair garage to be located on Lot 3R1 of the Stone Hill Farms Retail East II Addition. The subject site is approximately 1.78 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 45 parking spaces calculated at the ratio of one space for every 250 square feet of the facility. The site plan depicts 52 parking spaces making it approximately 15.5% percent over-parked, but still within the Town's allowable deviation.

The site plan depicts necessary setbacks, landscape buffer, and easements. The proposed site plan is consistent with the development guidelines in PD-43. The landscape plan depicts required number of landscape buffer trees along Justin Road, parking area trees, and street yard trees. The proposed development complies with the Town's landscape requirements.

The proposed elevations complement the approved car dealership facility to the east and AutoZone to the west. The elevations comply with the design standards in the Town's Urban Design Plan, except for the roof pitch standards. The applicant is requesting an exception to the architectural standards of the Urban Design Plan to allow roof pitch that does not meet the required 6/12 to 9/12 slope.

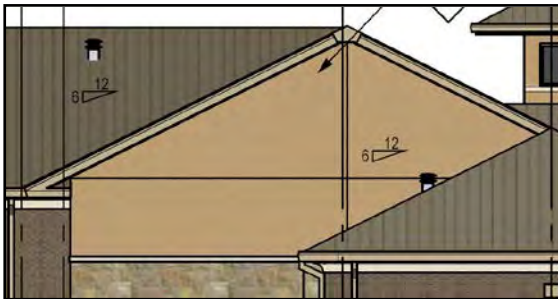
1. Waiver to Architectural Standards

Roofs and Parapets

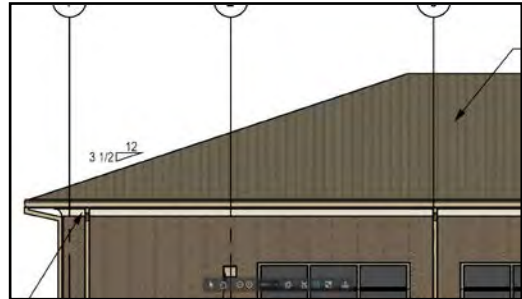
12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic 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 retail building is less than 15,000 square feet and the elevation shall be required to exhibit pitched roof designs that have a slope range of 6/12 to 9/12; that is, for every one foot horizontal span of the roof, the rise must be between six inches and nine inches. The proposed elevation consists of pitch roof on the entire building. The purpose of this waiver request is to allow certain portions of the building to have a roof pitch of 3.5/12, that is, for every one foot horizontal span of the roof, the rise is three and half inches.

Required



Proposed



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 the AutoZone.

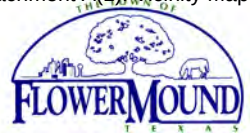
III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

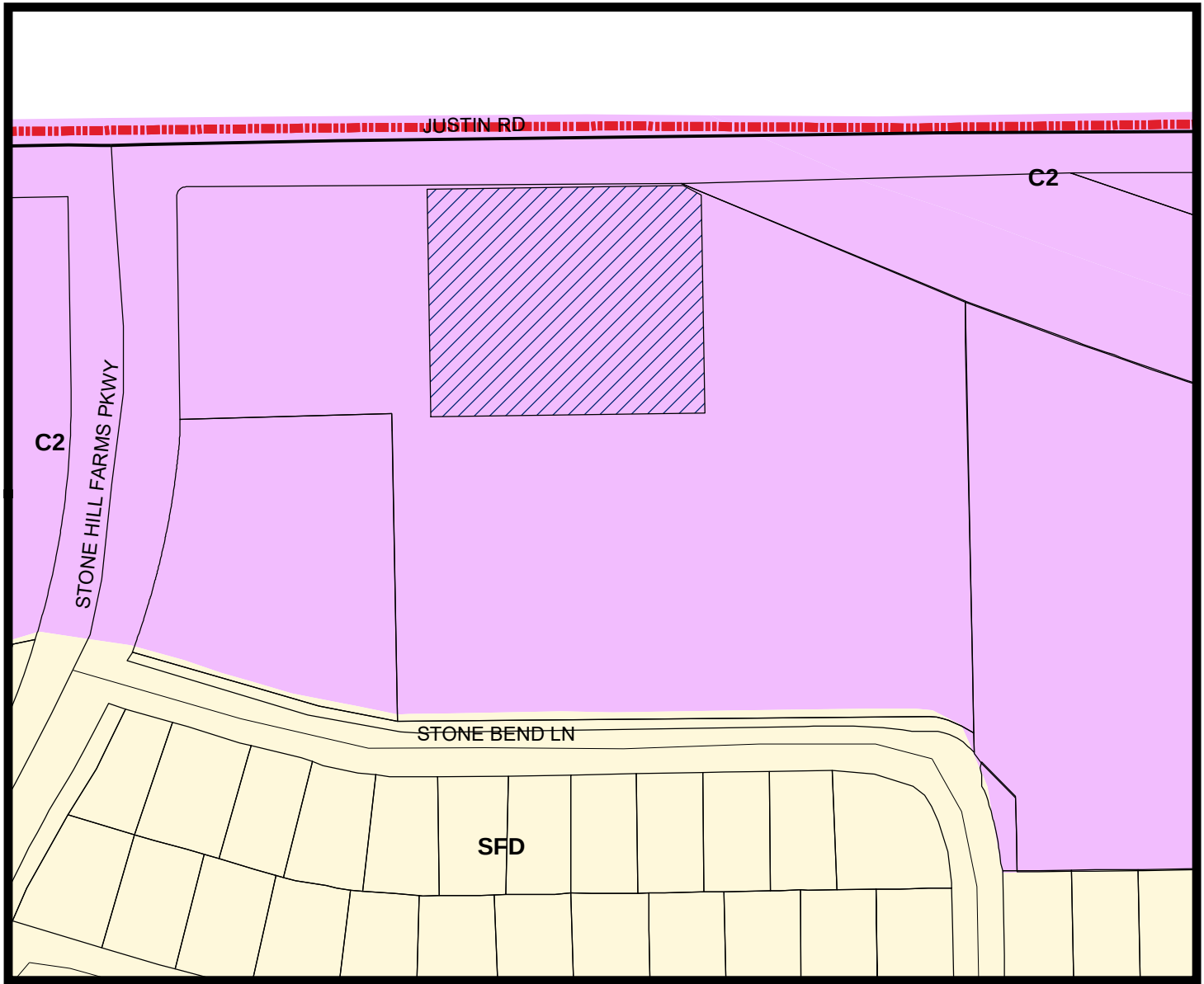
B. Application Details

1. Site Plan Package



Vicinity Map

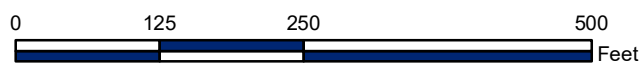
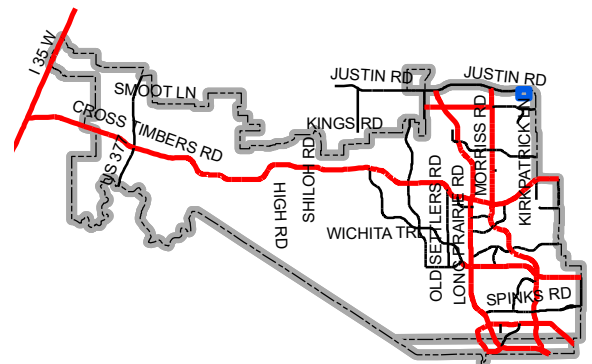
Reference Project: SP18-0004



LEGEND

Commercial 2 Single Family Density

— Subject Property



Map Location



1430 West Peachtree Street, NW
Suite 200
Atlanta, GA 30309
404.601.4000
www.greenbergfarrow.com
We Are Global

May 2, 2018

Re: Letter of Intent

Dear Sir/Madam:

We are submitting the Site Plan Application on behalf of the Owner, STONE HILL FM LLC, for the property located at the southwest corner of FM 407 (Justin Rd.) and Stone Hills Farms Parkway, Flower Mound, TX. The purpose of this Letter is to formally introduce the proposed Tenant of the site – Service First Automotive.

Service First Automotive (SFA) is an automotive repair shop dedicated to change the perception of a standard repair center by providing excellent customer service, state of the art technology and being dedicated to the community by holding sponsorships, mentorship programs and other community services.

Please see below required information about the subject property and intended use:

Current Zoning: PD-43 with Commercial C2 uses

Current Use: PD-43 with Commercial C2 uses

Proposed Use: minor auto repair facility

Gross Site Area: 77,530 S.F. (1.7798 AC.)

Net Site Area: 77,530 S.F. (1.7798 AC.)

Total Building Area: 11,155 S.F.

Required parking: 45 spaces; Provided parking: 52 spaces

Special Considerations: roof pitch waiver is required to allow 3 1/2 slope.

Service First Auto is home of the 10-minute oil change that does not even require you to get out of your vehicle. An attendant is able to guide you into one of many service bays in which they will service your vehicle while they pump fresh air conditioning in your car while you wait. If waiting in your car is not for you, you may wait in the upscale lobby equipped with a free iPad bar that can be used for games or browsing the internet, children's playroom and even a Starbucks coffee bar.

Service First Auto's meet and greet philosophy provides services within 15 seconds of entering the facility and their innovative team concept ensures that you won't have to suffer long waits. SFA is employed with expert certified mechanics trained to provide legendary customer service. They are able to diagnose your vehicle and provide expert recommendations for repairs and are committed to do this at a fair, reasonable price and in a timely manner. They are able to provide light automotive services that include oil changes, AC repair, inspections, brake services, maintenance, check engine light checks, and many others.

SFA even has on-site rental vehicles for longer repairs and provide a free car wash for each vehicle serviced. Our hours of operation are Monday thru Saturday 7 a.m. to 6:30 p.m.

Service First Auto is not only committed to customer service, but also to veterans in need and the community. Service First Auto created their very own "Wheels For Warriors" program in which they team up with high school students, Service First teammates, and their customer family to donate a vehicle to a Veteran in need every year. Service First also provides scholarship opportunities to high school students in the community that can range from \$1,000 - \$5,000.

Service First Automotive refuses to be a common automotive repair shop and is striving to set a higher quality standard, provide excellent customer service, and have a positive impact on the community they serve.

If you need any additional information, you can contact me at yfiester@greenbergfarrow.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'Yelena Fiester', with a stylized flourish at the end.

Yelena Fiester
Site Development Coordinator
5500 Democracy Dr., Ste #125
Plano, TX 75024

PROJECT TEAM

ISSUE/REVISION RECORD

DATE	DESCRIPTION
2-05-18	1ST CITY SUBMITTAL
3-16-18	2ND CITY SUBMITTAL
4-23-18	3RD CITY SUBMITTAL



PROFESSIONAL IN CHARGE
MATT CLARK
PROFESSIONAL ENGINEER
LICENSE NO. 123349

PROJECT MANAGER
ROBERT FIESTER

QUALITY CONTROL
MATT CLARK

DRAWN BY
GERARDO MONSIVAIS

PROJECT NAME _____

SERVICE FIRST

FLOWER MOUND, TEXAS

**F.M. 407 & STONE
HILL FARMS RD.**

PROJECT NUMBER	20171037.0
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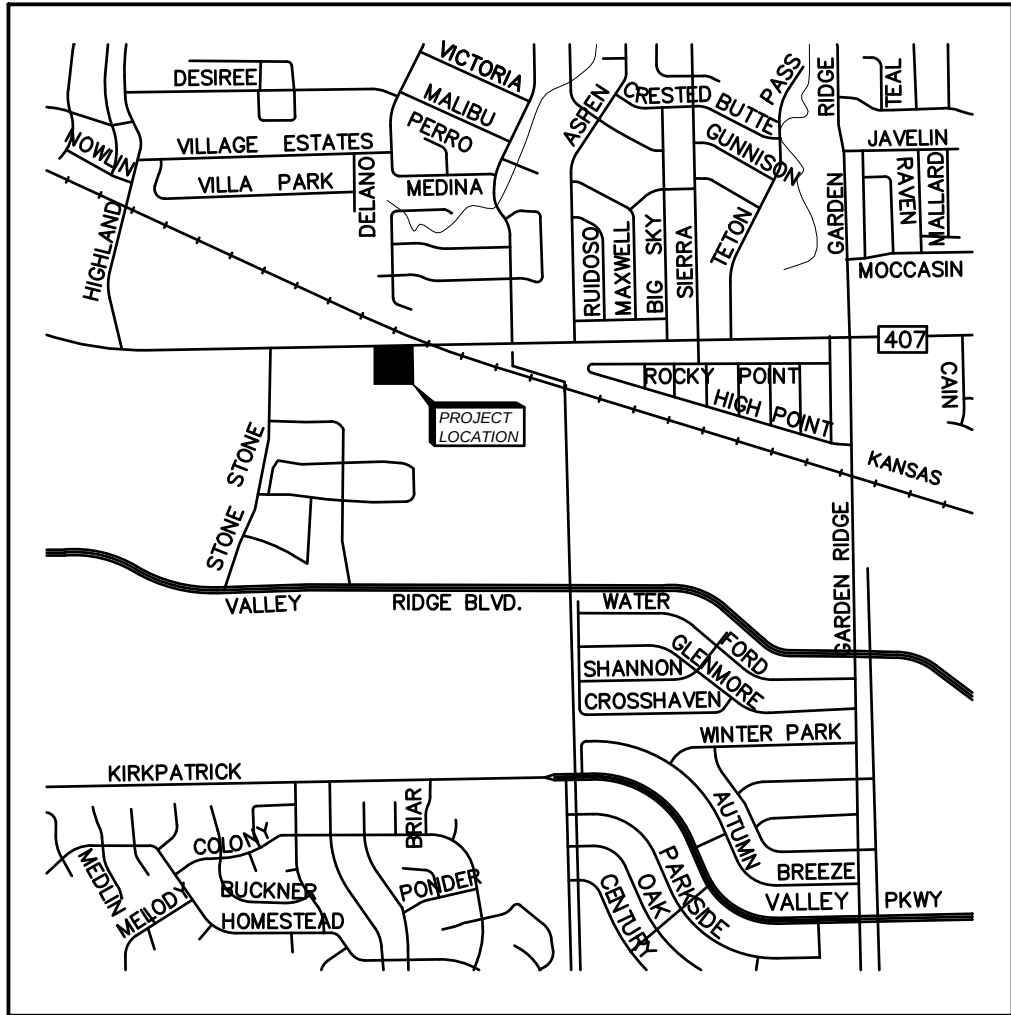
SHEET TITLE

SITE PLAN

SHEET NUMBER

C-2.0

ISSUED FOR CONSTRUCTION



GENERAL SITE NOTES

1. CONTRACTOR MUST SECURE ALL NECESSARY PERMITS PRIOR TO STARTING WORK.
2. IF THE CONTRACTOR, IN THE COURSE OF THE WORK, FINDS ANY DISCREPANCIES BETWEEN THE PLANS AND THE PHYSICAL CONDITIONS OF THE LOCALITY, OR ANY ERRORS OR OMISSIONS IN THE PLANS OR IN THE LAYOUT AS GIVEN BY THE ENGINEER, IT SHALL BE HIS DUTY TO IMMEDIATELY INFORM THE ENGINEER. IN WRITING, AND THE ENGINEER WILL PROMPTLY VERIFY THE SAME. ANY WORK DONE AFTER SUCH A DISCOVERY, UNTIL AUTHORIZED, WILL BE AT THE CONTRACTOR'S RISK.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS, EASEMENTS, AND DIMENSIONS SHOWN HEREON BEFORE BEGINNING CONSTRUCTION.
4. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE TO THE STATE AND LOCAL GOVERNMENT AGENCY LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
5. ALL ACCESSIBLE SITE FEATURES MUST BE CONSTRUCTED TO MEET ALL FEDERAL, STATE AND LOCAL CODE.
6. NOTIFY THE CITY INSPECTOR TWENTY-FOUR (24) HOURS BEFORE BEGINNING EACH PHASE OF CONSTRUCTION.
7. THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, REFERENCE POINTS, AND STAKES.
8. ARCHITECTURAL PLANS ARE TO BE USED FOR BUILDING STAKE OUT.
9. ALL DIMENSIONS ARE FROM FACE OF BUILDING, FACE OF CURB, AND WALL UNLESS OTHERWISE SPECIFIED ON PLANS.
10. CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
11. CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATION.
12. ALL STREET SURFACES, DRIVEWAYS, CULVERTS, CURB AND GUTTERS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED OR REPAIRED IN ACCORDANCE WITH THE SPECIFICATIONS.
13. ALL ROAD WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE AND LOCAL GOVERNMENT AGENCY SPECIFICATIONS.
14. LIGHT/HEAVY DUTY PAVEMENT AND CONCRETE SECTIONS SHALL FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED BY XXX, DATED XXXXX, 201X.
15. ALL CURB RADII SHALL BE 3' UNLESS OTHERWISE NOTED ON THE PLANS.
16. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THE DEVELOPMENT.
17. 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.
18. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
19. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL ON THE MAIN BUILDING.
20. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
21. 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.
22. MAINTAIN 24 HOURS ALL WEATHER ACCESS TO INGRESS, EGRESS AND REGRESS IN, ALONG, UPON AND ACROSS THE EASEMENT FOR MAINTAINING CURRENT AND FUTURE FACILITIES.
23. BLOW OFF CONCRETE PAD MUST BE BETWEEN 6-INCHES TO 18-INCHES ABOVE GRADE.

Site Data Table		
Physical Address	FM 407 & Stone Hill	
Gross Site Area	1.7798 ac	77,530 sf
Net Site Area	1.7798 ac	77,530 sf
Zoning	PD 43/C2	
Current Use	PD 43/C2	
Lot Coverage Data		
Building Coverage		
Impervious Area		67,347 sf
Pervious Area		10,186 sf
Parking Summary	Required	Provided
Surface Parking	45	52
Total Parking		52
Building Data		
Building	1 Story	
Peak Height	30'-10"	
Mean Height	16'-0"	
Total Square Footage	13,262 sf	
*NOTE: EXCESS PARKING PERCENTAGE IS 15.5%.		



PROPOSED LEGEND

- | | |
|---|-------------------------|
|  | PROPERTY LINE |
|  | PROPOSED CURB |
| | PROPOSED FIRELANE |
|  | PROPOSED PARKING SPACES |

 SITE NOTES

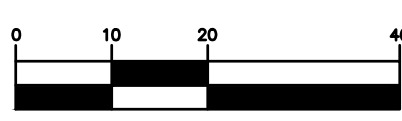
- 1A SEEDED GREEN AREA. (REF. LANDSCAPE PLANS)
- 7E RAMP IN SIDEWALK. (PER DETAIL C-2.2/1-4)
- 12A 4" TRAFFIC YELLOW LANE STRIPE. (SEE LENGTH INDICATED AT SYMBOL)
- 12C 4" REFLECTIVE WHITE PARKING STRIPES.
- 12D 4" WIDE PAINTED STRIPES 2.0' O.C. @ 45°.
- 12E PEDESTRIAN CROSSING-4" WIDE PAINTED WHITE STRIPES. 2.0' O.C. @ 45°. (SEE SIZE INDICATED AT SYMBOL)
- 21A TAPER CURB TO MATCH EXISTING CURB.
- 21B TAPER CURB FROM 6" TO 0" OVER 2'.
- 22A LIMITS OF SAWCUT AND PAVEMENT REMOVAL.
- 22B MATCH EXISTING PAVEMENT ELEVATION.
- 22C MONUMENT/PYLON SIGN. SIGNAGE REQUIRES SEPARATE PERMITS.
- 22D DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
- 22E "STOP" SIGN.
- 22F EXISTING FIRE HYDRANT.
- 22G PROPOSED BACKFLOW AND FDC, REF. UTILITY PLANS

☐ SITE DETAILS – SEE DETAIL SHEETS

- 1B CONCRETE CURB.
3D CONCRETE SIDEWALK.
5A BOLLARD (SINGLE)
9S ACCESSIBLE/VAN ACCESSIBLE PARKING SIGN. (TYP.)
9U ACCESSIBLE PARKING SYMBOL.
10A TRAFFIC FLOW ARROW.
10B STOP BAR.



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



Know what's **below**.
Call before you dig.

REVIEWED

TOWN OF FLOWER MOUND

Released for Construc

Date _____

Town of Flower Mound

*NOTE: THE TOWN OF FLOWER MOUND
CONSTRUCTIONS STANDARDS APPLY WHETHER
INDICATED ON THESES PLANS OR NOT.

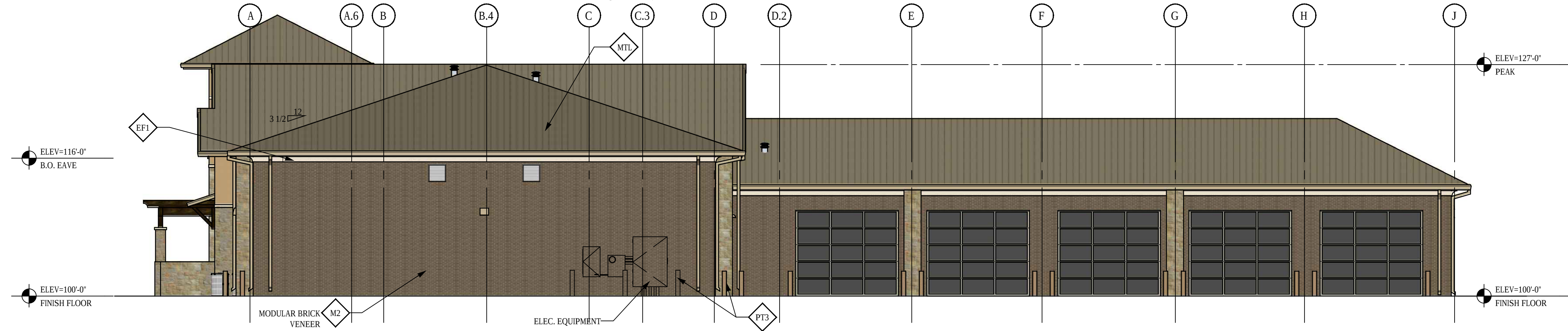
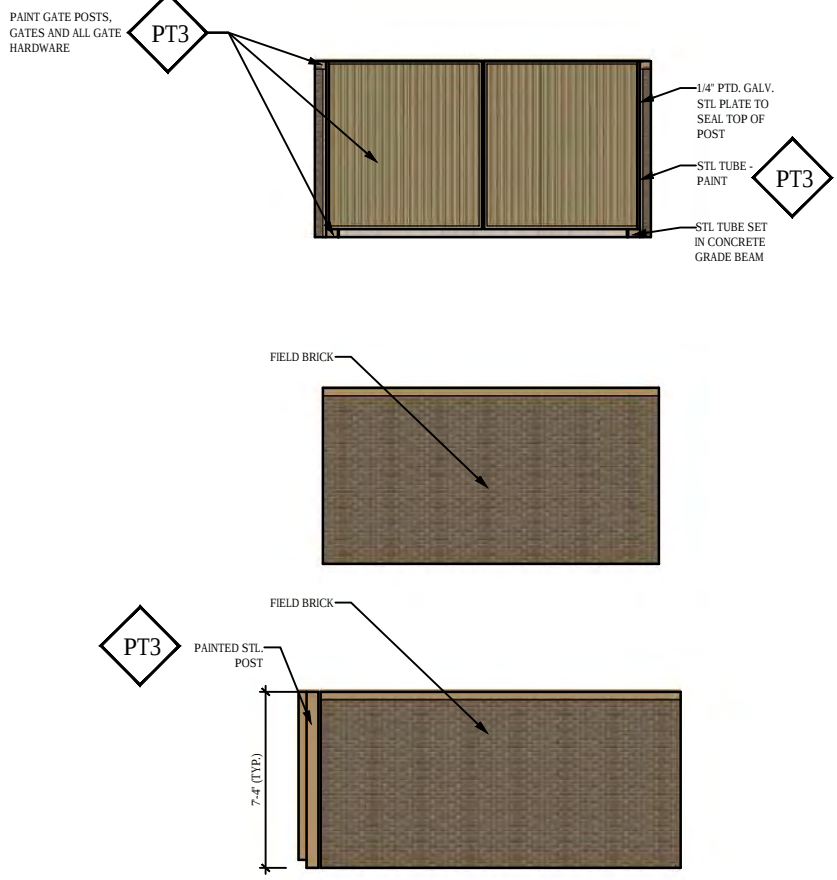
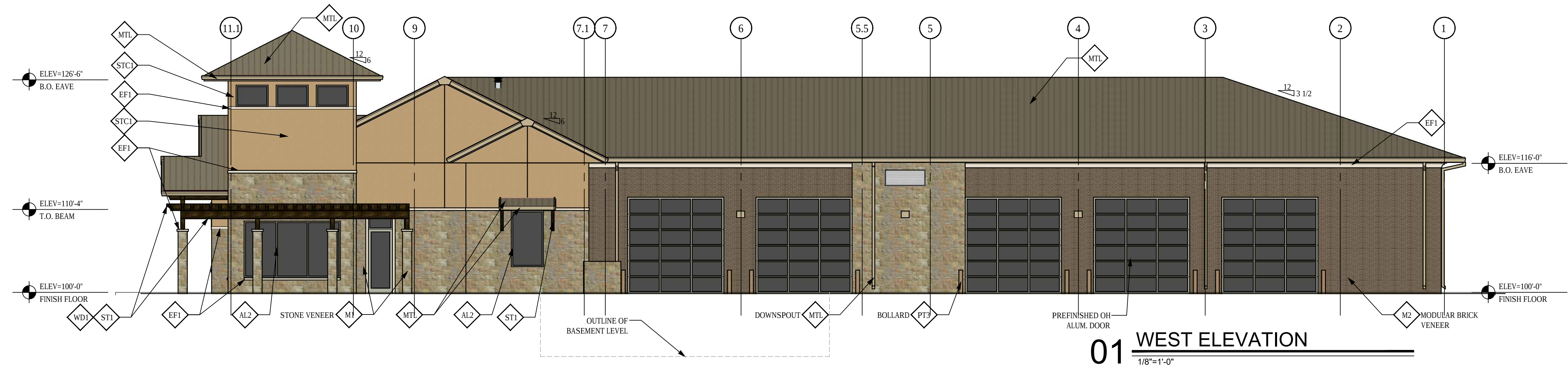
DATE	DESCRIPTION
04-19-2018	PLANNING REVIEW

PRELIMINARY
THIS DOCUMENT SHALL NOT BE
USED FOR REGULATORY
APPROVAL, PERMIT, OR
CONSTRUCTION. RELEASED
UNDER THE AUTHORITY OF
NICHOLAS K. CADE, TBAE
LICENSE #9301

NCA JOB #: 17098

COLOR
ELEVATIONS

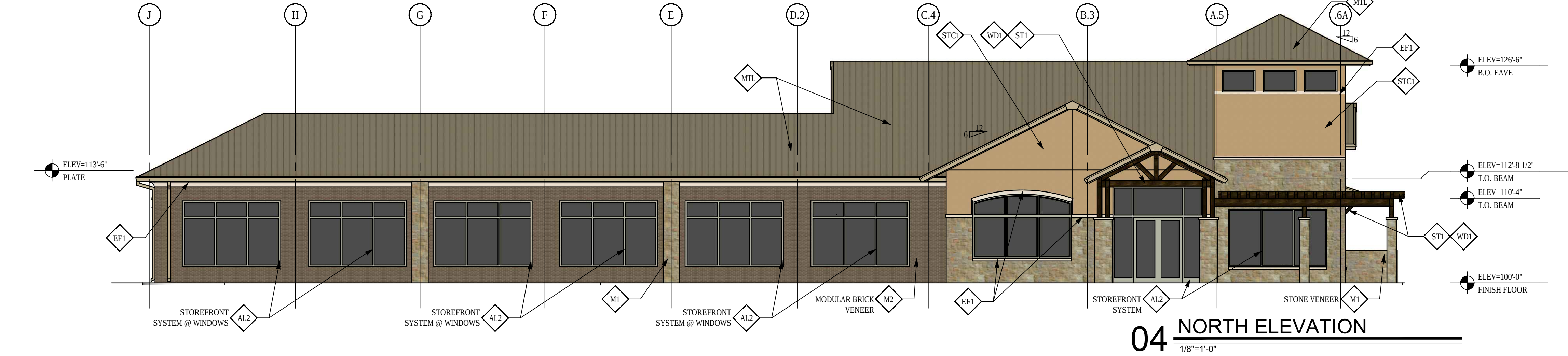
A2.1



GENERAL NOTES:	
1.	ANY ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
2.	PAINT STEEL GATE POSTS, METAL GATES, AND ALL METAL GATE HARDWARE

FINISH LEGEND		
FINISH KEY	DESCRIPTION/ LOCATION	COLOR
AL2	ALUMINUM STOREFRONT SYSTEM	CLEAR ANODIZED
EF1	EIFS (BANDING)	MATCH SW6091 "RELIABLE WHITE"
M1	STONE VENEER	APACHE CHALK
M2	BRICK VENEER	DRIFTWOOD
MTL	GALVALUME R PANEL	BROWNSTONE
PT3	PAINT	SW9114 "FALLEN LEAVES"
ST1	WOOD STAIN	BEHR SC-103 "COFFEE"
STC1	STUCCO	MATCH VALSPAR "BAMBOO REED"
WD1	WOOD TIMBER	SEE ST1 ABOVE

MATERIAL SCHEDULE										
WALL AREA (ALL IN SF)		NORTH		SOUTH		EAST		WEST		
TOTAL FACADE AREA		2190		1961		2497		2778		
FACADE SF EXCLUDING DOORS & WINDOWS		1262		1361		1675		1876		
DOORS & WINDOWS		928		600		822		902		
FACADE CALCULATIONS										
PRIMARY MASONRY	STONE (M1)	314	25%	50	4%	670	40%	620	33%	
	BRICK (M2)	429	34%	1129	83%	615	37%	637	34%	
	STUCCO (STC1)	373	30%	0	0%	230	14%	491	26%	
SECONDARY MASONRY	EIFS (EF1)	146	12%	182	13%	158	9%	128	7%	
	TOTAL SF / % OF FACADE	1262	100%	1361	100%	1673	100%	1876	100%	





Know what's below.
Call before you dig.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CP=1/2"

N=7

E=2

FARM TO MARKET HIGHWAY NO. 407
(VARIABLE WIDTH R.O.W. A.K.A. JUSTIN ROAD - CABINET U, PG. 182, P.R.D.C.T.)

TOWN OF FLOWER MOUND/UTRW
UTILITY EASEMENT

R=9,242.00'
L=18.81'
CB=S67°35'04"E
CL=18.81'

SERVICE FIRST
11,155 SF
F.F.E.=613.25

Street Yard Landscaping			
Standard	Total Street Yard (SF)	Required	Provided
Min. 20% of Street Yard	26,201 SF	5,240 SF	7,342 SF

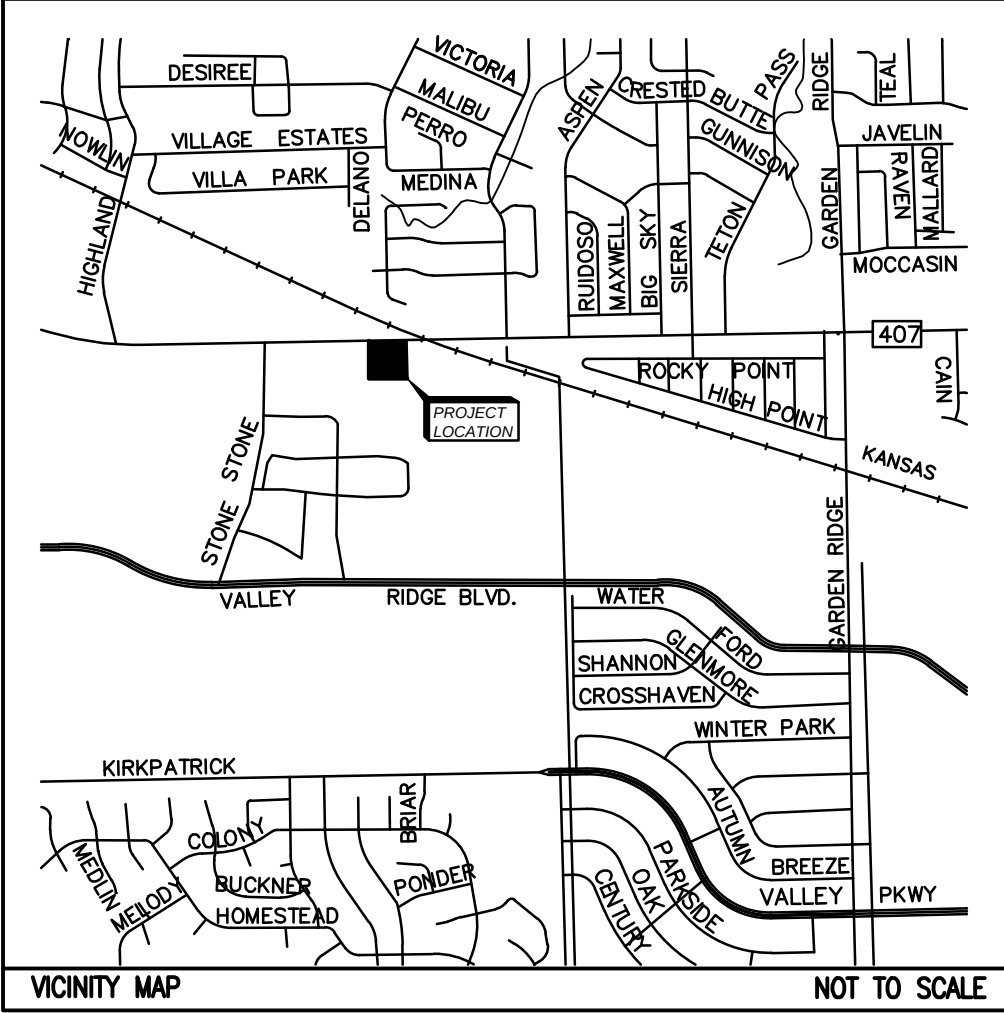
Street Yard Trees			
Standard	Total Street Yard (SF)	Required	Provided
10,000 To 100,000; 1 Tree per 2,500 SF, First 10,000 is 10 trees	26,201 SF	17 Trees	17 Trees

Street Buffer Landscaping			
		Required	Provided
	Buffer Width		
Farm To Market		25 FT	25 FT

Street Buffer Trees			
Standard	Total Street Yard (LF)	Required	Provided
1 Per 30 LF	292 LF	10 Trees	11 Trees

Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 SF Per 12 Spaces	52	390 SF	4,695 SF

Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 Per 10 Parking Spaces	52	6 Trees	7 Trees



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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02-05-18	SITE PLAN SUBMITTAL
03-12-18	2ND CITY SUBMITTAL
04-17-18	3RD CITY SUBMITTAL

GENERAL LANDSCAPE NOTES:

- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE LANDSCAPE ARCHITECT MUST APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL PLANTING AREAS, AND UNPAVED AREAS ON SITE NOT SPECIFIED FOR BED AREAS, MUST BE COMPLETELY SODDED, SEEDDED, OR HYDROSEEDDED. ANY PERMEABLE AREAS (ON SITE, OFF SITE, OR IN RIGHT-OF-WAY, DAMAGED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND SEEDDED OR HYDROSEEDDED.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING. ALL LANDSCAPE PARKING ISLANDS. FINISHED GRADE IN ISLANDS IS TO BE CROWNED APPROXIMATELY 6"-12" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND DEBRIS I.E. GRAVEL OR ASPHALT.
- IF CONTRACTOR IS UNABLE TO DIG PLANT PITS TO A DEPTH THAT WILL PROVIDE THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROCK, CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- ALL SLOPES THAT EXCEED 3:1 TO BE TREATED WITH SOD. ALL OTHER UNTREATED DISTURBED AREA TO BE TREATED WITH HYDROSEED.
- THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 5" BELOW FINISHED FLOOR ELEVATION.
- THE LANDSCAPE CONTRACTOR SHALL DESIGN AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT
	CT	2	Cercis canadensis texensis / Texas Redbud	30 gal	3" Cal	10'-12'H
	FT	4	Fraxinus texensis / Texas Ash	30 gal	3" Cal	10'-12'H
	JE	2	Juniperus virginiana / Eastern Red Cedar	30 gal	3" Cal	10'-12'H
	QM	5	Quercus muehlenbergii / Chinkapin Oak	30 gal	3" Cal	10'-12'H
	QS	5	Quercus shumardii / Shumard Red Oak	30 gal	3" Cal	10'-12'H
	TD	3	Taxodium distichum / Bald Cypress	30 gal	3" Cal	10'-12'H
	UC	4	Ulmus crassifolia / Cedar Elm	30 gal	3" Cal	10'-12'H
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	
	IB2	131	Ilex cornuta "Burfordii Nano" / Dwarf Burford Holly 48" on Center	5 gal	18"-24" Ht. Min.	
	MR	39	Muhlenbergia reverchonii / Seep Muhly	1 gal	18"-24" Ht. Min.	
	MC	10	Myrica cerifera / Wax Myrtle 6' on center	5 gal	8' Ht. Min.	
	RI	39	Rhaphiolepis indica / Indian Hawthorn	5 gal	18"-24" Ht. Min.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING	
	CD	5,165 sf	Cynodon dactylon / Bermuda Grass	Sod		
	DG	883 sf	Decomposed Granite	-		

NOTE: ALL TURF AND LANDSCAPE AREAS SHALL BE IRRIGATED.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
[1]	INSTALL ORGANIC MULCH, MINIMUM 2" DEPTH, INSTALL MULCH BARRIER FABRIC.		
[2]	4" STEEL EDGING, GREEN OR BLACK DETERMINED BY ARCHITECT. REFERENCE DETAIL ON C-11.1.		

NO TREE SURVEY IS PROVIDED, THERE ARE NO EXISTING TREES ON SITE. REFERENCE C-1.0 DEMOLITION PLAN.

FLOWER MOUND TEXAS

F.M. 407 & STONE HILL FARMS RD.

PROJECT NUMBER
20171037

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L-1.0

NOT ISSUED FOR CONSTRUCTION

PROJECT TEAM

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
02-05-18	SITE PLAN SUBMITTAL
03-12-18	2ND CITY SUBMITTAL
04-17-18	3RD CITY SUBMITTAL



PROFESSIONAL IN CHARGE
ROBERT FIESTER
REGISTERED LANDSCAPE ARCHITECT
LICENSE NO. 2632

PROJECT MANAGER
ROBERT FIESTER

QUALITY CONTROL

DRAWN BY
NICOLE NOVACK

PROJECT NAME

SERVICE FIRST

**FLOWER MOUND
TEXAS**

**F.M. 407 & STONE
HILL FARMS RD.**

PROJECT NUMBER
20171037

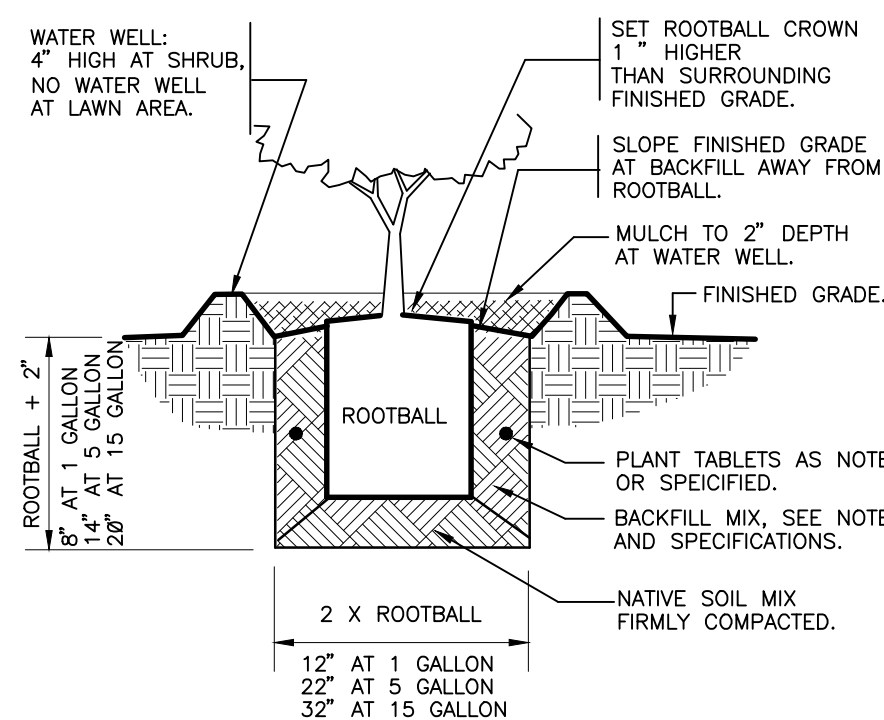
SHEET TITLE

LANDSCAPE DETAILS

SHEET NUMBER

L-1.1

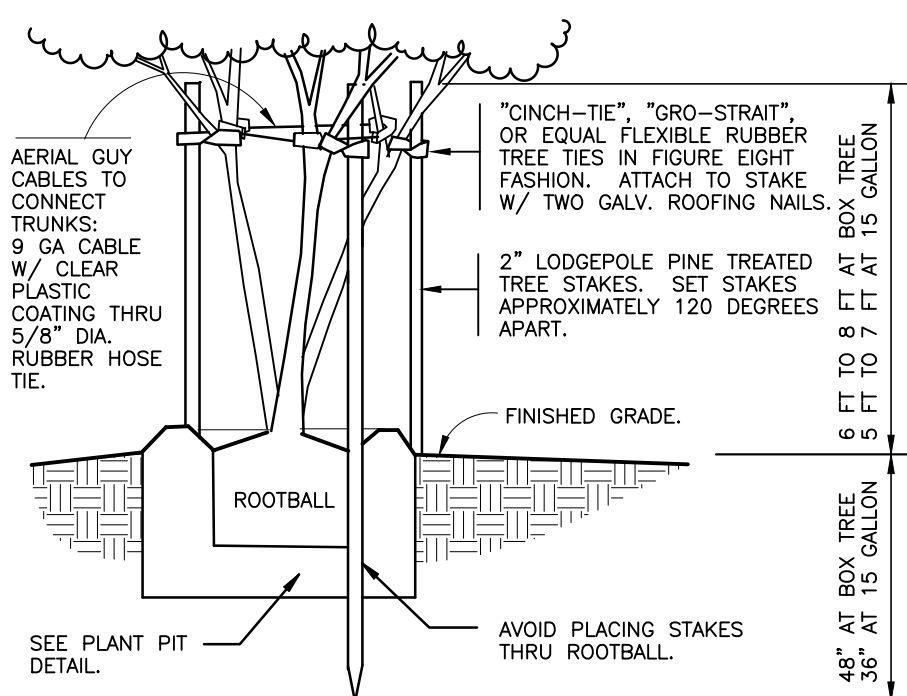
NOT ISSUED FOR CONSTRUCTION



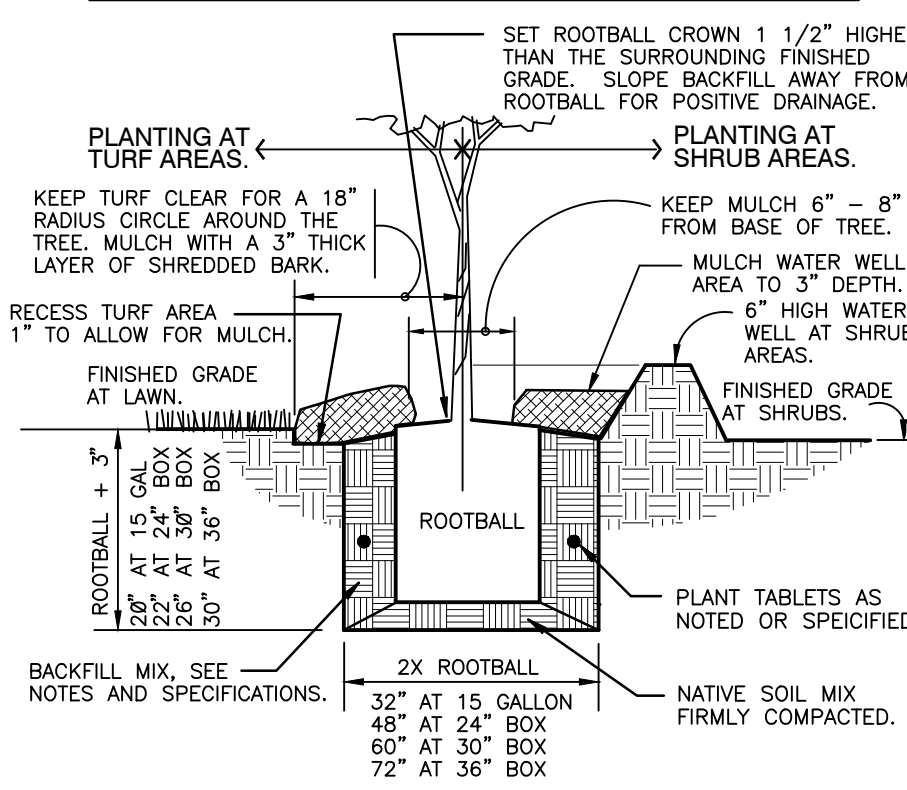
1 SHRUB PLANTING
1" = 1'-0"

$$1'' = 1' - 0'$$

FX-PL-FX-SHRB-07



STAKING DETAIL

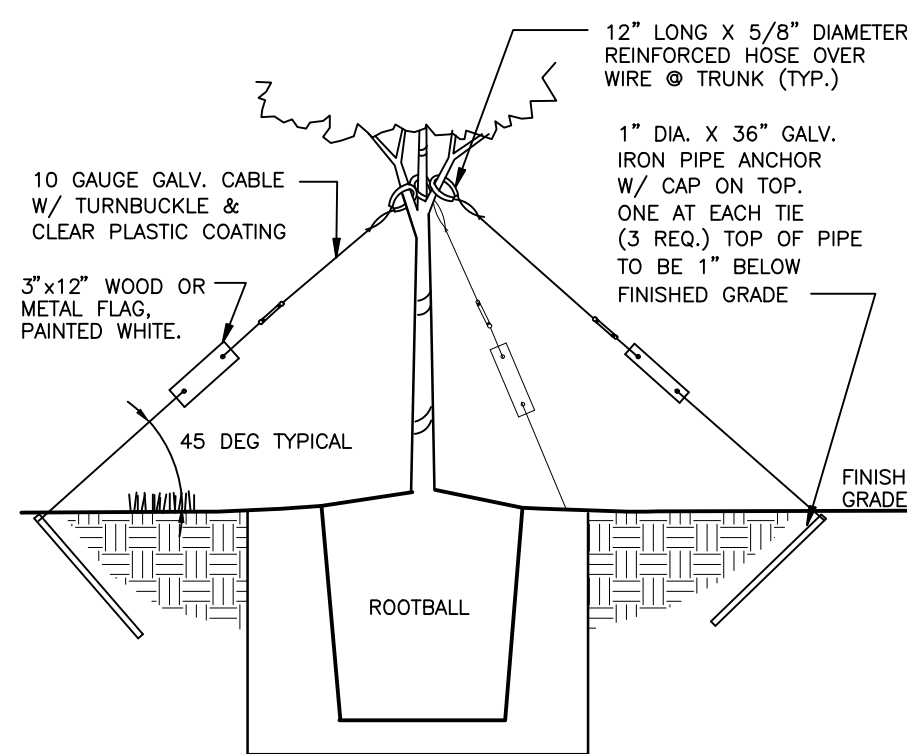


PLANT PIT DETAIL

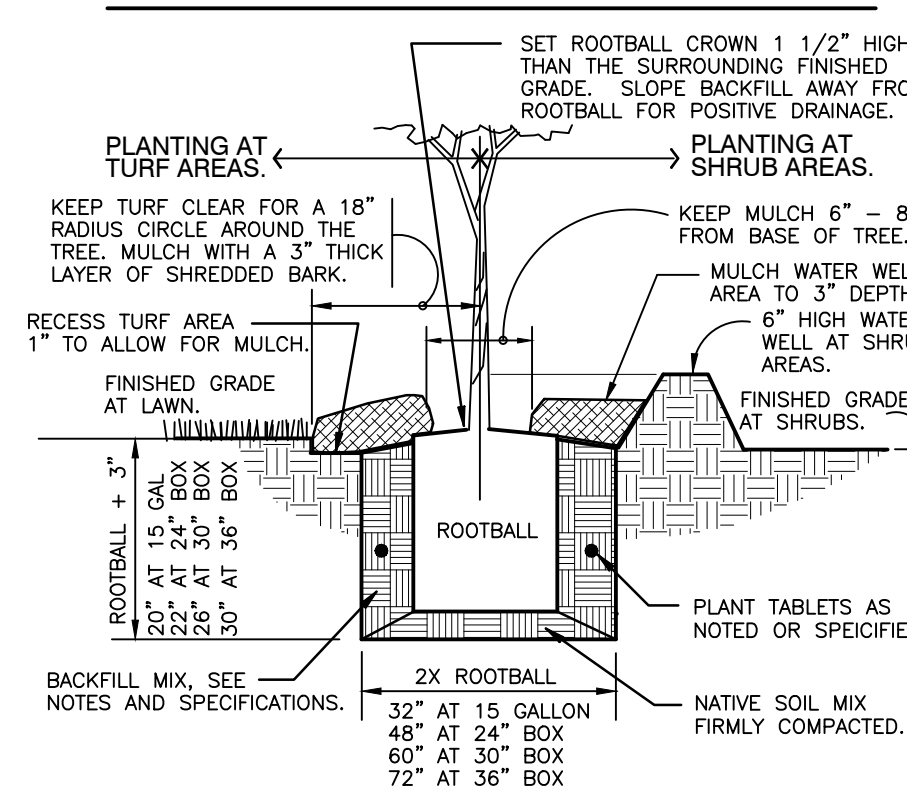
2 TREE PLANTING MULTI-STAKE

1" = 1'-0"

FX-PL-FX-TREE-15



STAKING DETAIL

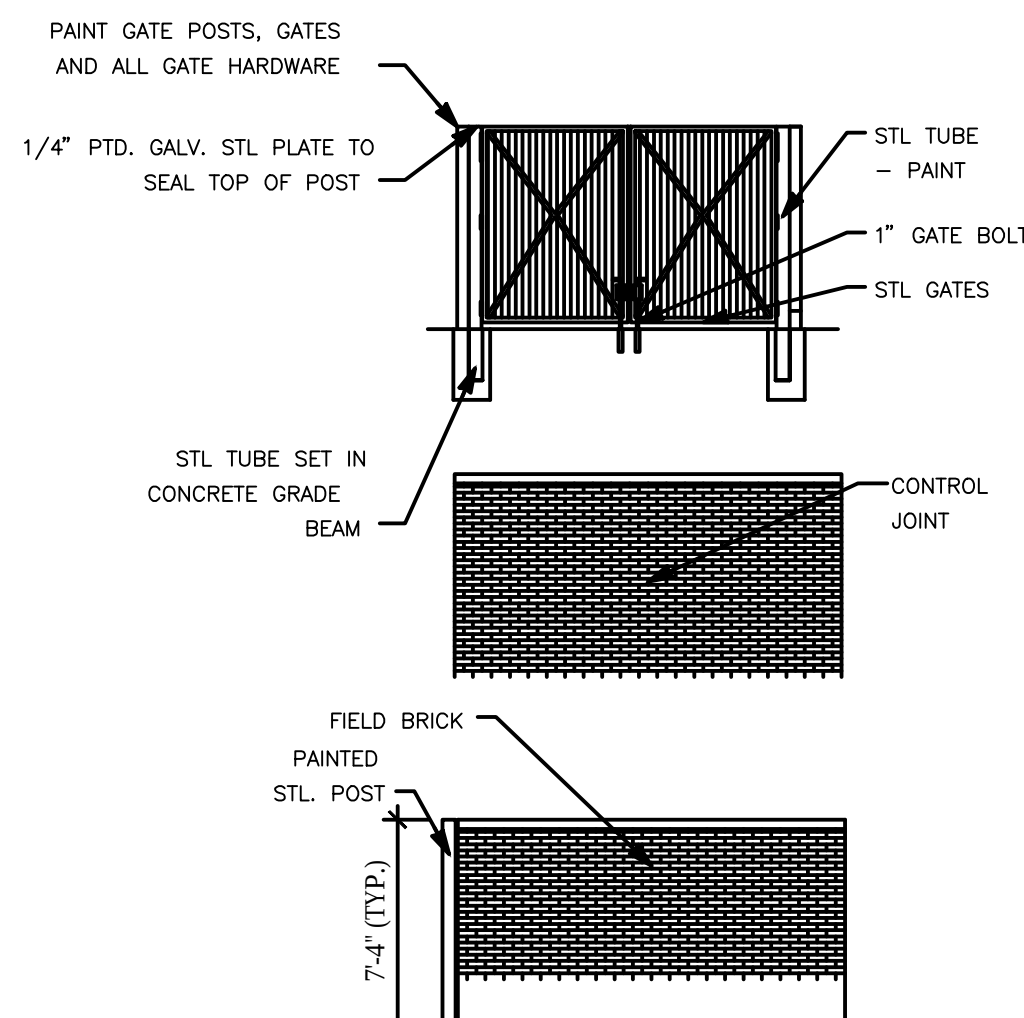


PLANT PIT DETAIL

2 TREE GUY WIRE PLANTING

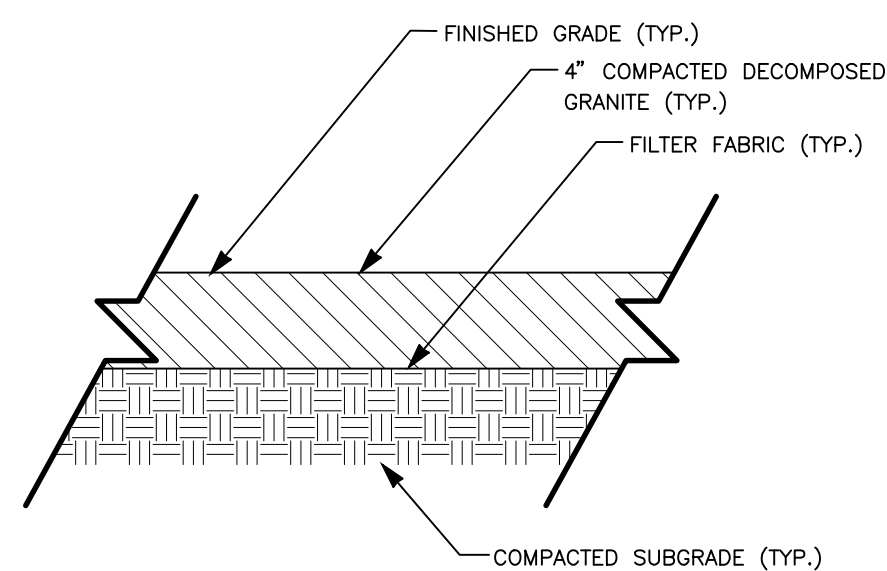
TREE C
 $1'' = 1' - 0''$

FX-PL-FX-TREE-17



④ DUMPSTER

NTS



DECOMPOSED GRANITE DETAIL

NTS



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: May 14, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP17-0015 – Victory at FM 3040, Lot 3) to develop a retail building. The property is generally located north of Flower Mound Road and east of Morriss 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 this request is to obtain site plan approval to develop a 5,430-square-foot, single-story retail building on Lot 3 within the Victory Retail at FM 3040 & Morris Addition. The property is zoned Planned Development District-51 (PD-51) for Retail District-2 (R-2) uses. The proposed uses are permitted by right.

The overall development consists of three lots. On December 15, 2014, the Town Council approved a site plan (SP14-0023) to develop a 37,600-square-foot retail building on Lot 1 and a companion record plat (RC14-0022) to create the three above referenced lots. The first phase of development included the retail building, the required infrastructure and landscaping for the entire development, and the amenity at the north end of the site which includes a gazebo, seating area, and additional landscaping. On April 25, 2016, the Planning and Zoning Commission approved a site plan for a 5,900-square-foot medical office building on Lot 2.

It should be noted this application represents the last undeveloped parcel within the nonresidential portion of PD-51.

Access to the property will continue to be provided by existing ingress/egress points along both Flower Mound Road and Morriss Road (one each) as well as platted mutual access easements that serve all three lots. The proposed mix of uses (retail and restaurant) will require 40 off-street parking spaces. The attached site plan provides for 32 spaces, which is a reduction of 20 percent of required parking, but still within the Town's allowable deviation. Proposed landscaping is in compliance with the Town's landscape regulations. Proposed elevations are in compliance with the Town's Urban Design Plan, as well as adhering to the unified design theme that has been established by the two previous buildings within the nonresidential subdivision.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

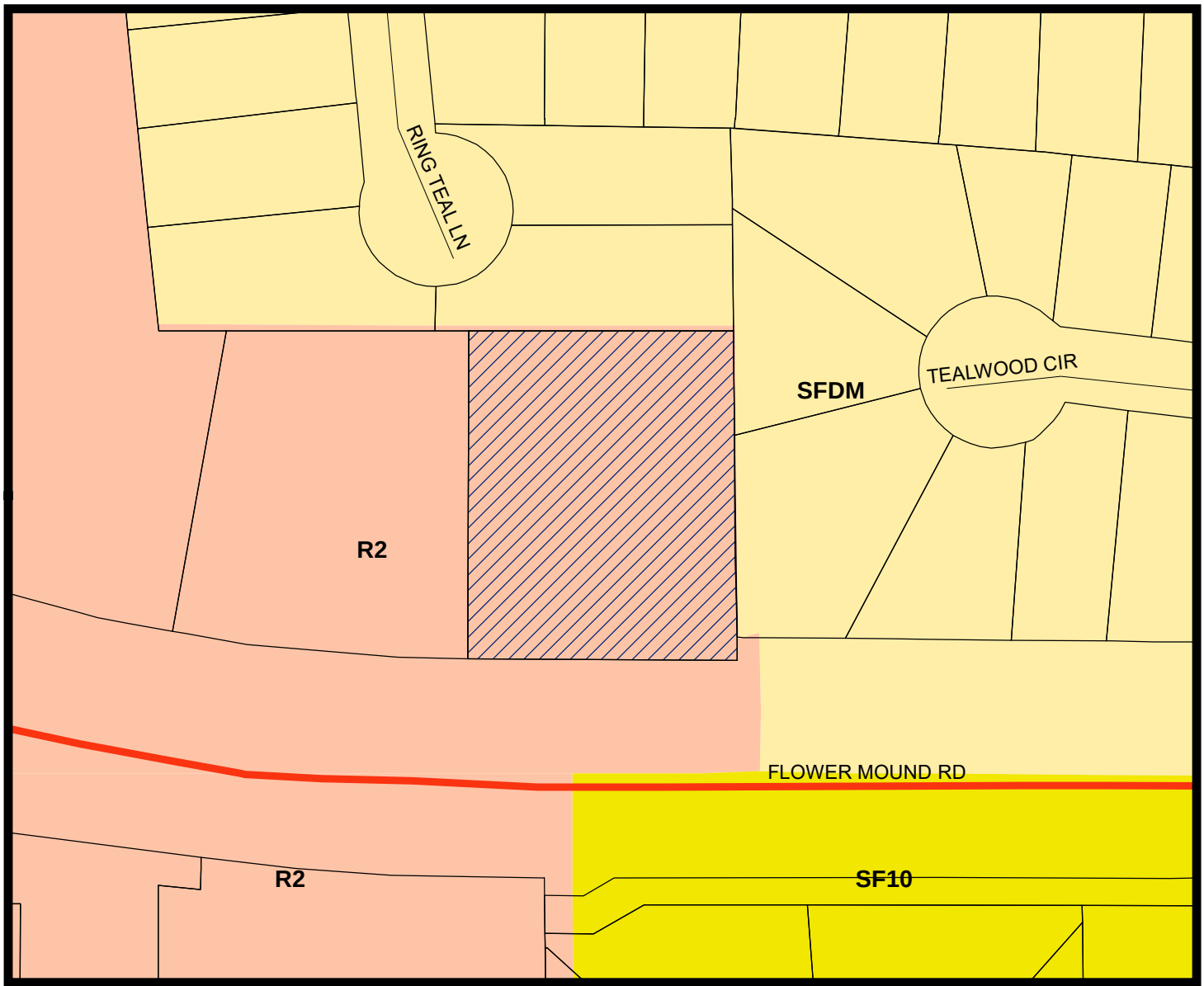
B. Application Details

1. Site Plan Package



Vicinity Map

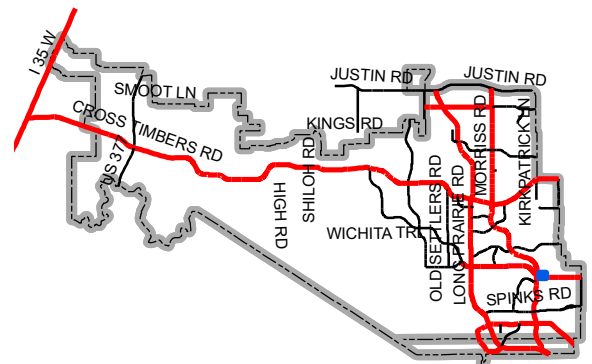
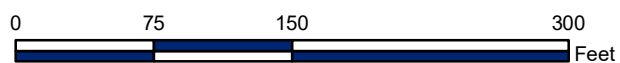
Reference Project: SP17-0015



LEGEND

- Retail 2
- Single Family 10
- Single Family Density Medium

Subject Property



Map Location

April 5, 2018

Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: Victory @ FM 3040 Phase 2 - Site Plan Application Letter of Intent
Lot 3, Block 1, Victory Retail at FM 3040 & Morris Addition**

To Whom It May Concern:

On behalf of the owner and developer of 0.87 acres along FM 3040 in Flower Mound, Texas, I would like to submit a site plan that is consistent with the current Planned Development 51 with Retail 2 Use zoning. The proposed use of the 5,430-square foot building will be split between retail and restaurant tenants. This building will be constructed in one phase and will not require any variances from the current ordinances.

At the request of the Town, an agreement has been made between the owner/developer and the adjacent land owner (Lot 2, Block 1, Victory Retail at FM 3040 & Morris Addition) regarding the shared use of the existing dumpster. The existing dumpster is located on Lot 2 and will be used to serve both Lot 2 and Lot 3 tenants. This eliminates the need for a separate dumpster enclosure to be included with the proposed civil plans for Lot 3.

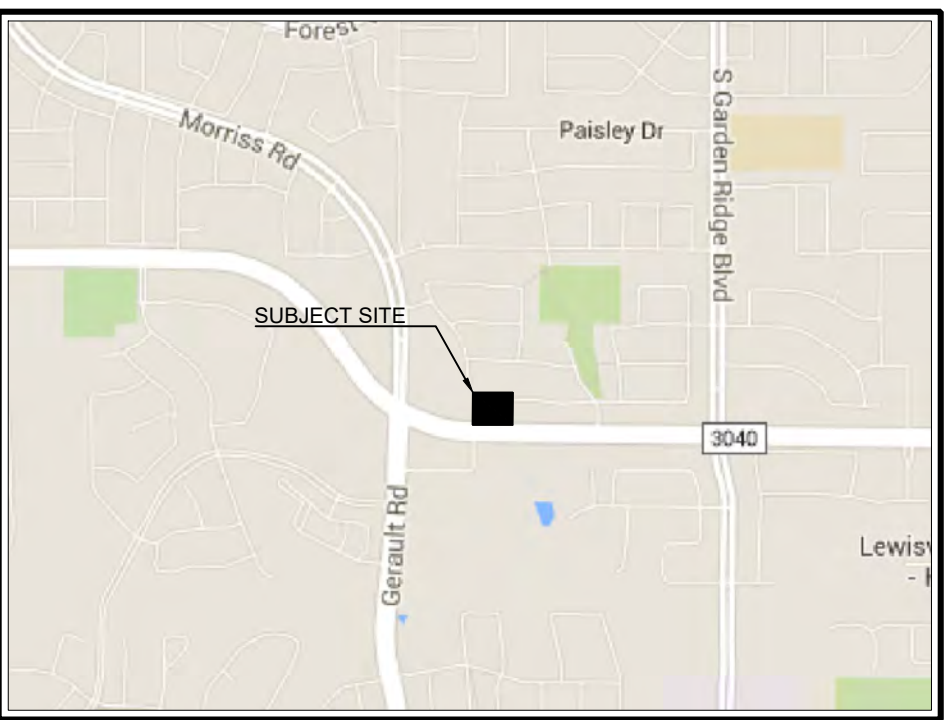
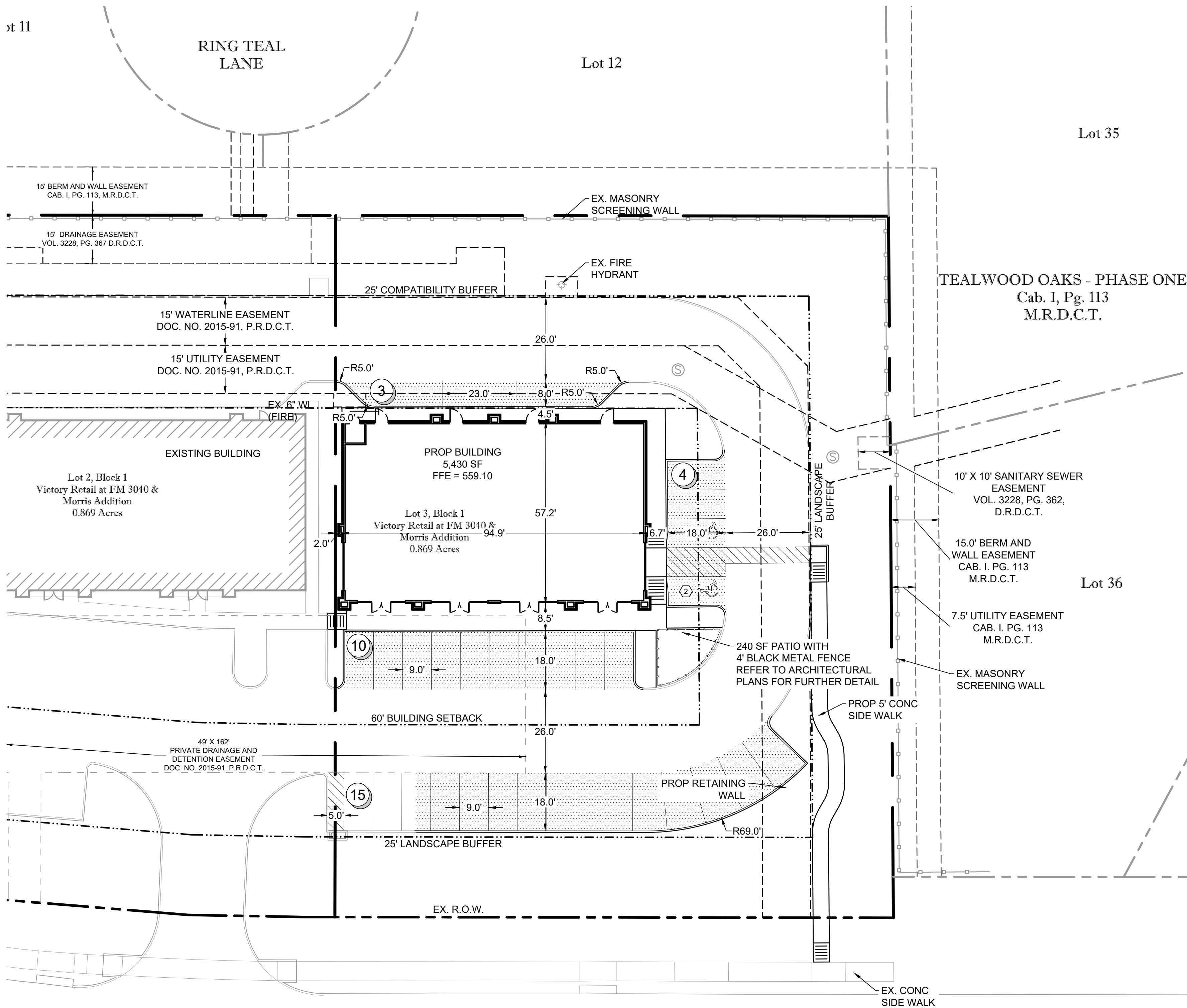
Please don't hesitate to contact me at 817-488-4960 if you have any questions.

Sincerely,

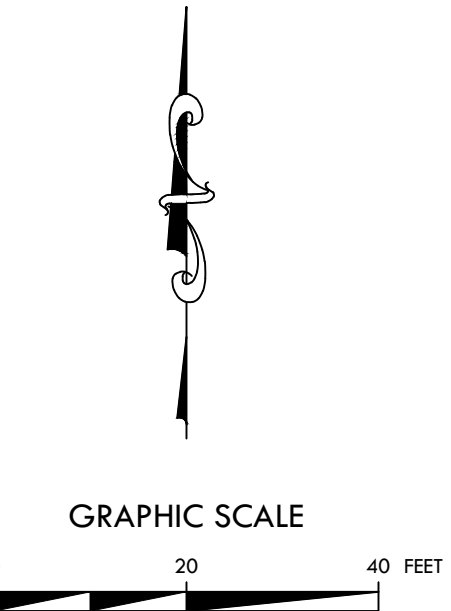


Jonathan Schindler, P.E.

FILE PATH: K:\Subarea\7006\In 3040 Phase 2\Drawings\03_ENGINE\03 - Preliminary\04 SITE PLAN
PLOT DATE: 1/26/2018
PLOTTER: C:\Users\Kirkman\OneDrive\Documents\03_ENGINE\03 - Preliminary\04 SITE PLAN
PLOTTER: Shawna Wicks
PLOTTER WITH: JWC 15 005.pcl



VICINITY MAP
N.T.S.



BENCHMARKS

BM #1 "X" CUT SET ON MEDIAN NOSE IN THE CENTER OF MORRIS ROAD, APPROXIMATELY 535' NORTH OF THE CENTERLINE OF F.M. 3040. ELEV = 565.89'

BM #2 "X" CUT SET ON MEDIAN NOSE IN THE CENTER OF MORRIS ROAD, APPROXIMATELY 82' NORTH OF THE CENTERLINE OF F.M. 3040. ELEV = 563.93'

BM #3 "X" CUT SET ON THE MOST WESTERLY NORTHWEST CORNER OF A CONCRETE STORM DRAIN INLET, IN THE NORTHERLY LINE OF F.M. 3040, APPROXIMATELY 267' WEST OF THE MOST SOUTHERLY EAST LINE OF SAID VICTORY RETAIL @ FM 3040 & MORRIS TRACT (DOCUMENT NO. 2013-148708). ELEV = 552.47'

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

OWNER/DEVELOPER:
VICTORY @ FM 3040, LLC
825 W. ROYAL LANE
SUITE 210
IRVING, TEXAS 75039
CONTACT: KRIS RAMJI
PHONE: 972-707-9555

ENGINEER:
KIRKMAN ENGINEERING
4821 MERLOT AVENUE
SUITE 210
GRAPEVINE, TEXAS 76051
CONTACT: SHEA KIRKMAN, P.E.
PHONE: 817-488-4960

SITE DATA TABLE		
PHYSICAL ADDRESS	NORTHEAST CORNER OF MORRIS ROAD AND F.M. 3040: 1020 FLOWER MOUND ROAD	
GROSS SITE AREA	0.87 AC. / 37,860.76 S.F.	
NET SITE AREA	SAME AS ABOVE	
ZONING	PLANNED DEVELOPMENT DISTRICT 51 (PD-51)	
CURRENT USE	UNDEVELOPED	
LOT COVERAGE DATA		
BUILDING COVERAGE	5,430 S.F.	
IMPERVIOUS AREA (EXISTING)	24.6% / 9,318.97 SF	
IMPERVIOUS AREA (PROPOSED)	56.7% / 21,450.02 SF	
PERVIOUS AREA (EXISTING)	75.4% / 28,534.67 SF	
PERVIOUS AREA (PROPOSED)	43.3 % / 16403.62 SF	
PARKING SUMMARY	REQUIRED	PROVIDED
RESTAURANT (1 PER 75 SF) - 1,650 SF	22	18
RETAIL (1 PER 250 SF) - 3,780 SF	15	12
PATIO (1 PER 75 SF) - 220 SF	3	2
TOTAL PARKING	40 (2 ADA) *	32 (2 ADA) *
* 20% PARKING REDUCTION USED		
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	31' 9-1/2"	
MEAN HEIGHT	20' 3"	
TOTAL SQUARE FOOTAGE	5,430 SF	

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division



Know what's below.
Call before you dig.

- GENERAL NOTES**
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANS/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - PROPOSED PATIO TO BE UNCOVERED, ENCLOSED WITH METAL RAILING (36" TO 40" IN HEIGHT)

- SYMBOL KEY**
- CROSSWALK / PED. CROSSING TYPICAL
 - TYPICAL ACCESSIBLE PARKING SPACE AND SIGNAGE (TYP)
 - LANDSCAPE AREA

- DIMENSION NOTE**
- ALL DIMENSIONS FROM THE FACE OF CURB UNLESS NOTED OTHERWISE
 - ALL CURB RADII ARE 3' UNLESS NOTED OTHERWISE.

LEGEND

PROPOSED FACE AND BACK OF CURB

PROPOSED LIGHT DUTY PAVEMENT 5.5" PORTLAND CEMENT CONCRETE

PARKING COUNT

FIRE LANE STRIPING

PROPERTY LINE

4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

Victory Real Estate Group
Victory Real Estate Group
825 W. Royal Lane, Suite 250
Irving, Texas 75039

JOB NUMBER: VIC17006_FM3040PHASE 2
DESIGNED BY: JDG
DRAWN BY: JDG
CHECKED BY: JES
ISSUE DATE: 01/24/2018
REV:

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
JONATHAN E. SCHINDLER
P.E.# 108864
DATE: April 10, 2018
Kirkman Engineering, LLC
Texas Firm No: 15874

VICTORY AT
F.M. 3040 LOT 3

FLOWER MOUND,
TEXAS

SITE
PLAN

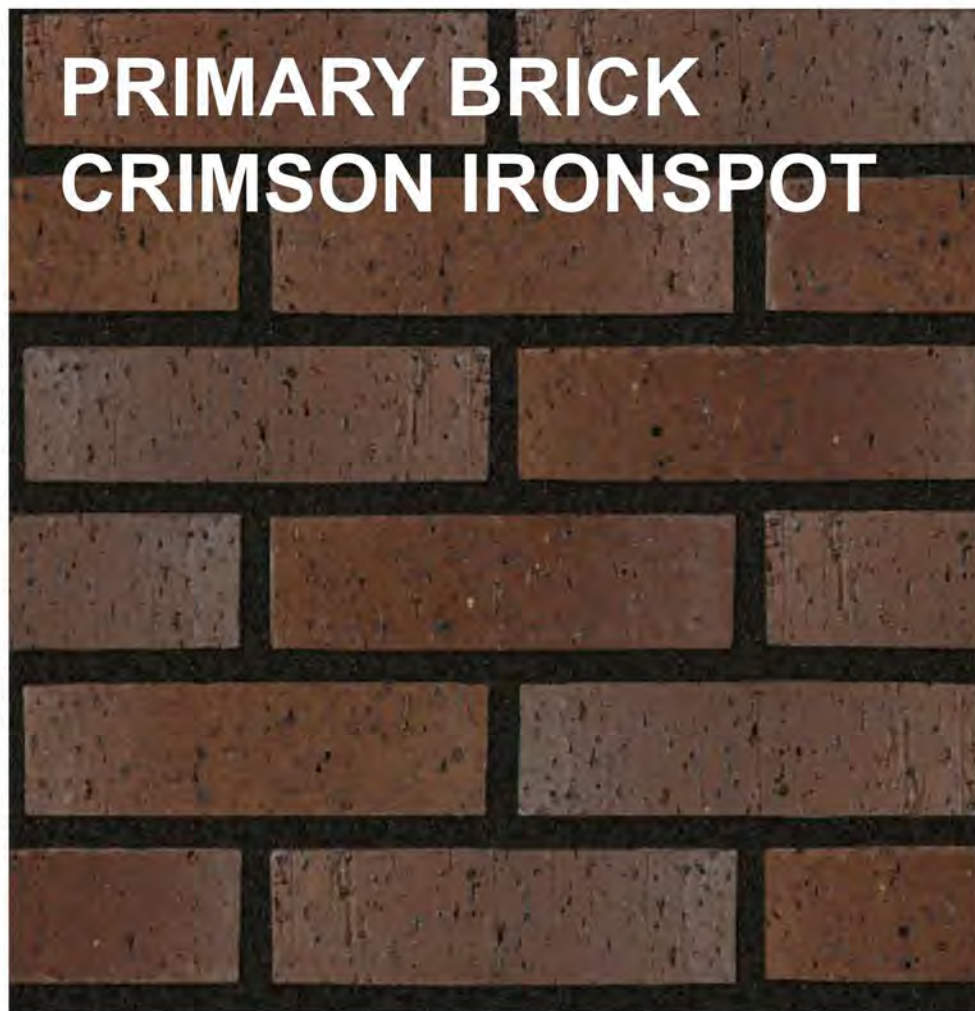
SHEET:
SP1.0

SW 6077
Everyday White
Interior / Exterior
Locator Number: 260-C5

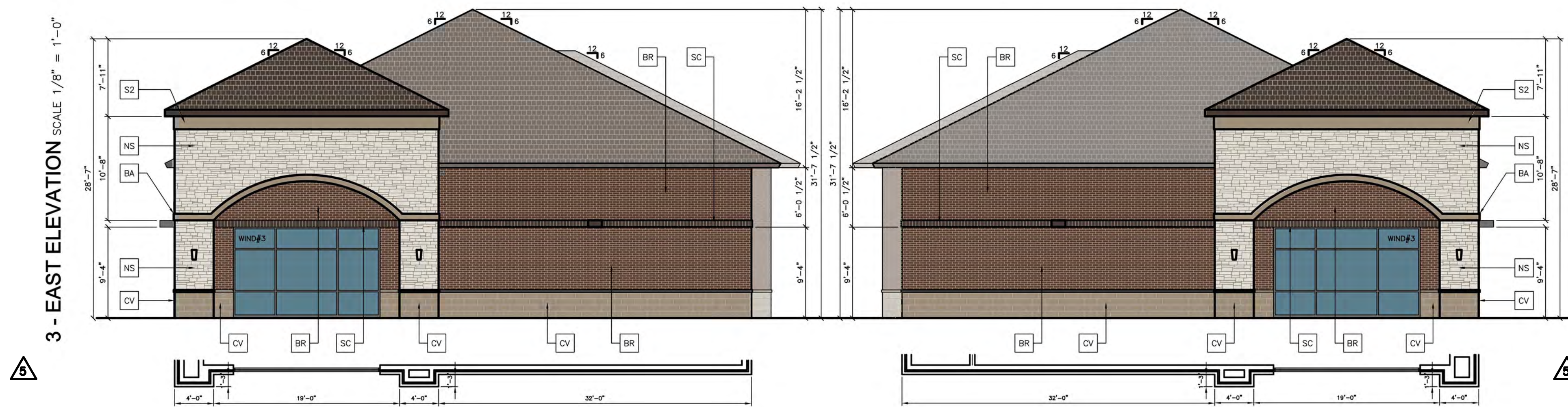
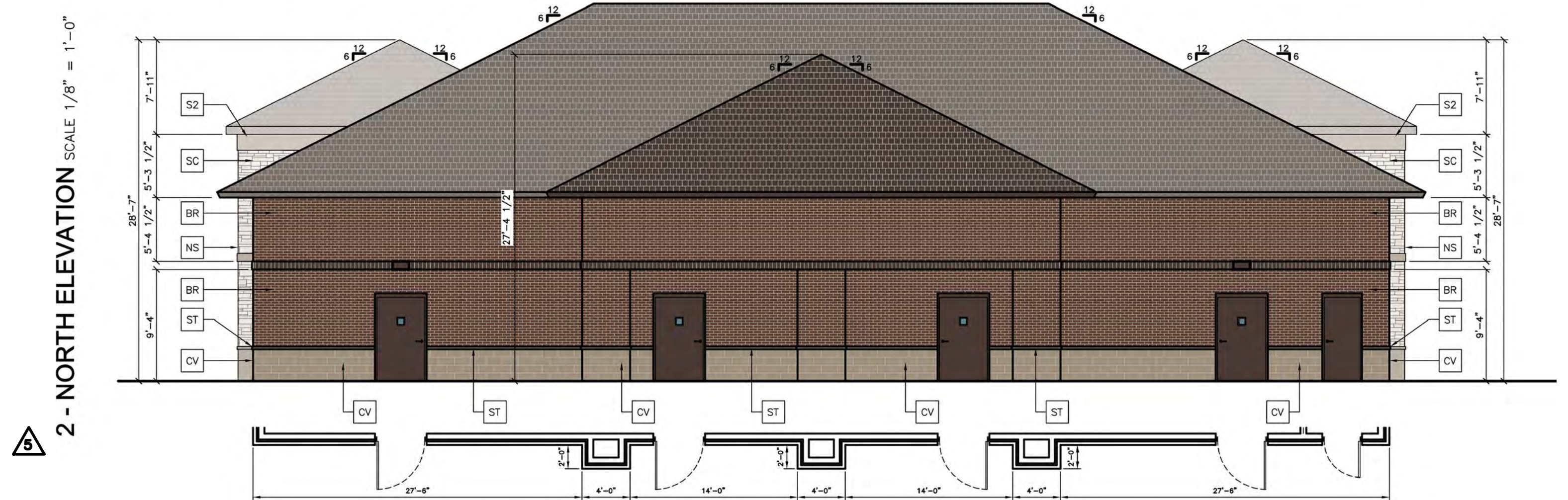
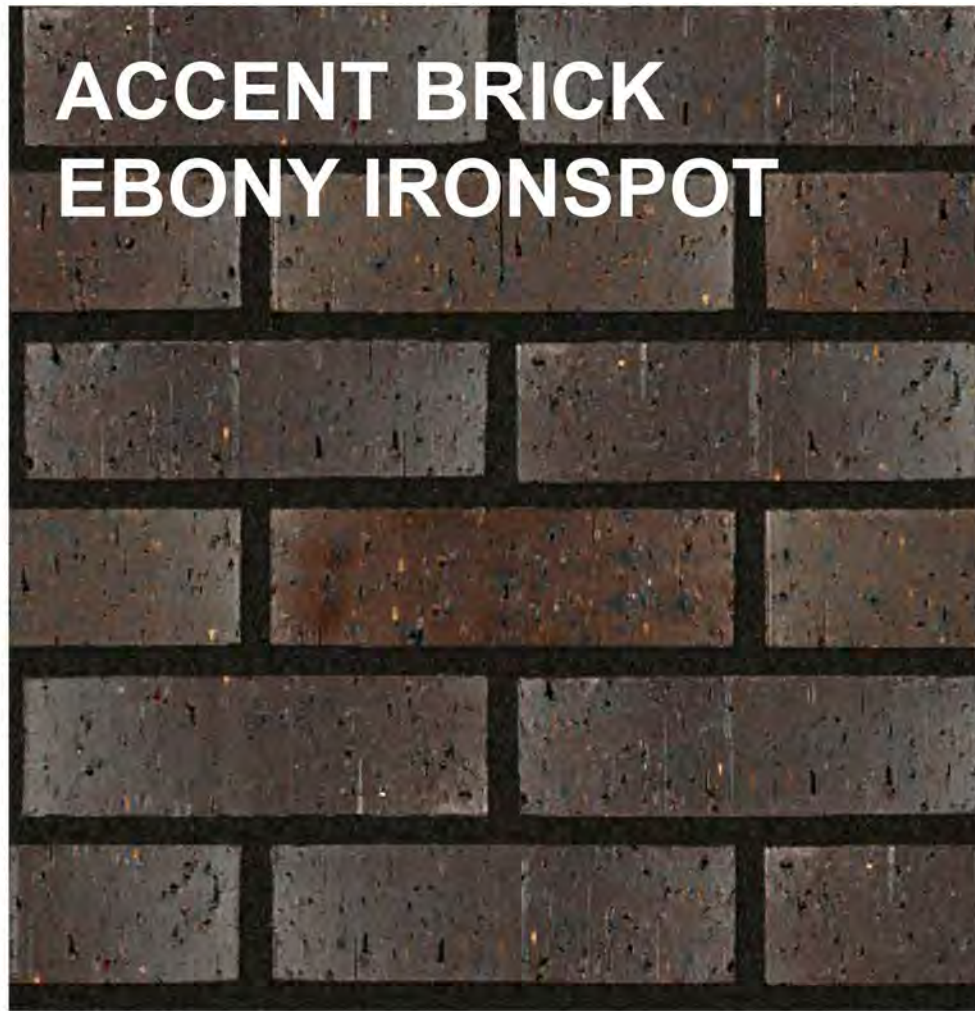
PAINT COLOR
STUCCO - CMU



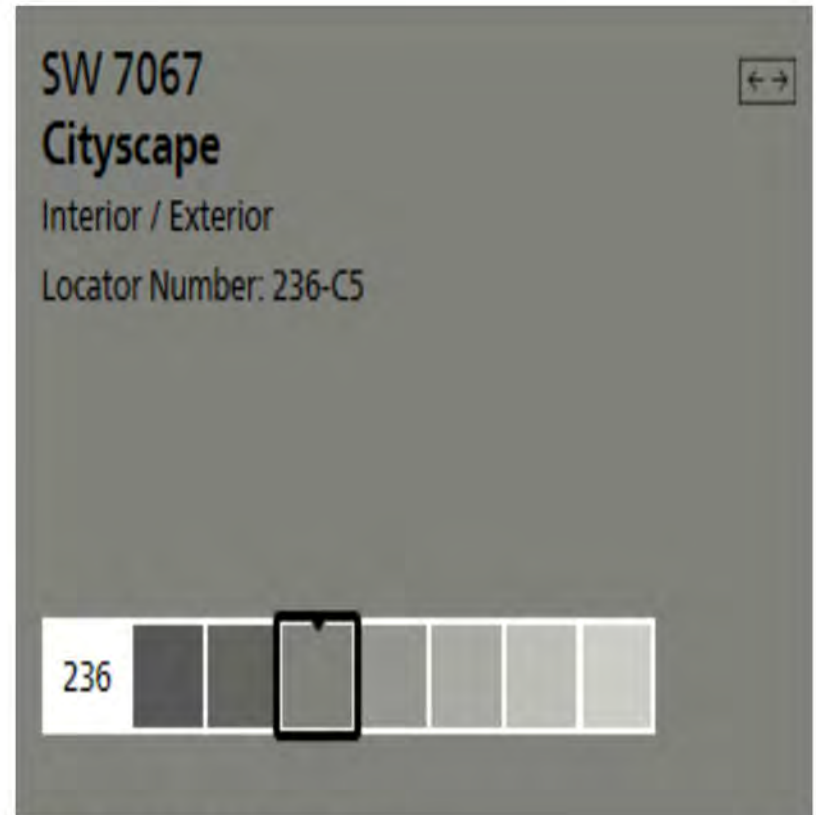
PRIMARY BRICK
CRIMSON IRONSPOT



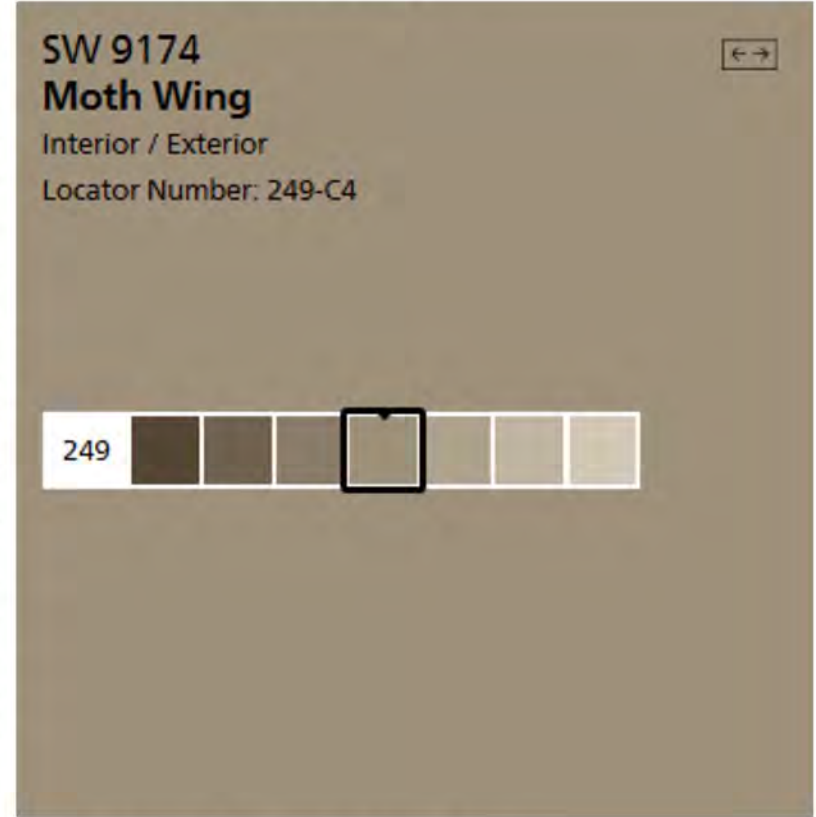
ACCENT BRICK
EBONY IRONSPOT



4 INCH AUSTIN WHITE
STONE



METAL FASCIA &
METAL CANOPIES



STUCCO ACCENT
PAINT COLOR

MATERIAL DETAIL TABLE

	SOUTH	NORTH	EAST	WEST
Total Faade SF	2,207	1,924	1,213	1,213
Doors/Windows SF	612	152	93	93
Faade SF (Minus Doors/Windows)	1,595	1,772	1,120	1,120
Primary Masonry Totals (SF)	1,344	1,772	1,120	1,120
Primary Masonry Totals (%)	84.26%	100.00%	100.00%	100.00%
Brick Square Footages	570	1,557	898	898
Stone Square Footages	547	0	68	68
CMU Square Footages	85	215	142	142
Stucco Square Footages	142	0	12	12
Secondary Masonry Totals (SF)	0	0	0	0
Secondary Masonry Totals (%)	0.00%	0.00%	0.00%	0.00%
EIFS Square Footages	0	0	0	0
Hardiplank Square Footages	0	0	0	0

EXTERIOR FINISH MATERIAL SCHEDULE

SYB	MANF.	COLOR	DESCRIPTION
BA	OMEGA OR EQUAL	MOTH WING	DECORATIVE STUCCO BANDING
BR	CLOUD CERAMICS OR EQUAL	CRIMSON IRONSPOT	BRICK VENEER - PRIMARY
CA	AWNEX OR EQUAL	CITYSCAPE	ALUMINUM CANOPY SYSTEM
CV	OLDCASTLE OR EQUAL	MOTH WING	PAINTED CMU BLOCK
MF	METAL-ERA OR EQUAL	CITYSCAPE	PRE-FAB METAL FASCIA
ST	CLOUD CERAMICS OR EQUAL	EBONY IRONSPOT	ROWLOCK BRICK WATERTABLE
SC	CLOUD CERAMICS OR EQUAL	EBONY IRONSPOT	SOLIDER COURSE BRICK - ACCENT
NS	LOCALLY SOURCED	AUSTIN WHITE	4" NATURAL STONE
S2	OMEGA OR EQUAL	MOTH WING	DECORATIVE STUCCO CORNICE & BANDING

GENERAL NOTES

ALL RETAINING/DETAING WALLS, TURN-DOWN CURB, TREE RETAINING WALLS SHALL BE CLAD TO MATCH MAIN BUILDING MATERIALS. ALL GROUND BASED HVAC SHALL BE SCREENED BY LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD TO MATCH MAIN BUILDING.

ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH BUILDING COLOR.

DUMPSTER SCREENING WALL UNDER SEPARATE PERMIT.

SIGNS UNDER SEPARATE PERMIT AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

MATERIAL MARKERS

BA	STUCCO BANDING, COLOR TO MATCH SW9174 MOTH WING
BR	BRICK VENEER BY CLOUD CERAMICS; COLOR: CRIMSON IRONSPOT VELOUR WITH BLACK TINTED MORTAR
CA	ALUMINUM CANOPY SYSTEM (COLOR: SW6067 CITYSCAPE) WITH TIE-BACKS, SEE ASSEMBLY NOTES
CV	CMU BLOCK PAINTED SW9174 MOTH WING
MF	PRE-FAB METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH CITYSCAPE SW7067
ST	BRICK ROWLOCK WATERTABLE BY CLOUD CERAMICS; COLOR: EBONY IRONSPOT SMOOTH WITH BLACK TINTED MORTAR
SC	BRICK SOLDIER COURSE BY CLOUD CERAMICS; COLOR: EBONY IRONSPOT SMOOTH WITH BLACK TINTED MORTAR
S	OMEGA 3 COAT STUCCO SYSTEM PAINTED
S1	S1 = NOT USED
S2	S2 = SW9174 MOTH WING
NS	4" NATURAL AUSTIN WHITE STONE, SOURCED LOCALLY

REV	DATE	BY	DESCRIPTION
REV 02	09/20/17	JAW	CITY COMMENTS
REV 03	10/02/17	JAW	CITY COMMENTS
REV 04	11/10/17	JAW	CITY COMMENTS
REV 05	01/23/18	JAW	CITY COMMENTS
REV 06	03/16/18	JAW	CITY COMMENTS



VICTORY GROUP
513 MAIN STREET, SUITE 300
FORT WORTH, TEXAS 76102
817.820.0433 o 817.705.3387 c

VICTORY GROUP

PROJECT NAME	PROJECT TYPE	ISSUE DATE
VICTORY @ F.M. 3040	PROTOTYPE	2017
DESCRIPTION	REVIEWED	JAW
5,452 SF RETAIL SHELL BUILDING	FIRST ISSUE DATE	06/23/17
JOB NAME	SITE ADDRESS	
VICTORY	F.M. 3040 AND MORRIS RD, FLOWER MOUND, TEXAS	

A2.2



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: May 14, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0003 – Lake Forest Plaza, Lot 10) to develop an office/retail building, with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located north of Flower Mound Road and west of Long Prairie 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 is a waiver request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a two-story office and retail building (multi-tenant) encompassing 23,067 square feet of floor area within the Phase 3 portion of the Lake Forest Plaza nonresidential subdivision. The property is located within Planned Development District No. 29 (PD-29) for Retail District-2 (R-2) uses. The proposed development provides for one and two story elevations within the single structure's design, the latter's setback complying with the more restrictive compatibility setback from existing residential uses for buildings in excess of one story.

On January 11, 2016, a Phase 3 record plat for this nonresidential subdivision was approved by the Planning and Zoning Commission that provides for four buildable lots (Lots 8-11). A mutual access easement provides for cross access, with ingress/egress options connecting to Flower Mound Road and Long Prairie Road. This application represents the second lot to be developed; two buildable lots remain undeveloped within this phase.

The site plan depicts necessary setbacks, landscape buffer and easements. The applicant's proposed mix of uses requires 109 spaces, with 87 being provided. The reduction of 22 spaces equates to a 20 percent reduction of required parking which is within the Town's allowable deviation. Proposed landscaping is in compliance with the Town's requirements. The elevations are in compliance with the Town's Urban

Design Plan, as well as possessing similar design and material detail found on existing buildings within the nonresidential subdivision.

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 Flower Mound Road a minimum 250 feet between drive approaches. Engineering staff has worked with the applicant to relocate a proposed second access point along the southern property line (mutual access easement) which will eliminate possible safety concerns. The new location along Flower Mound Road is situated approximately 195.8 feet from the referenced access easement. Engineering staff has no objections to the location for this relocated drive approach.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

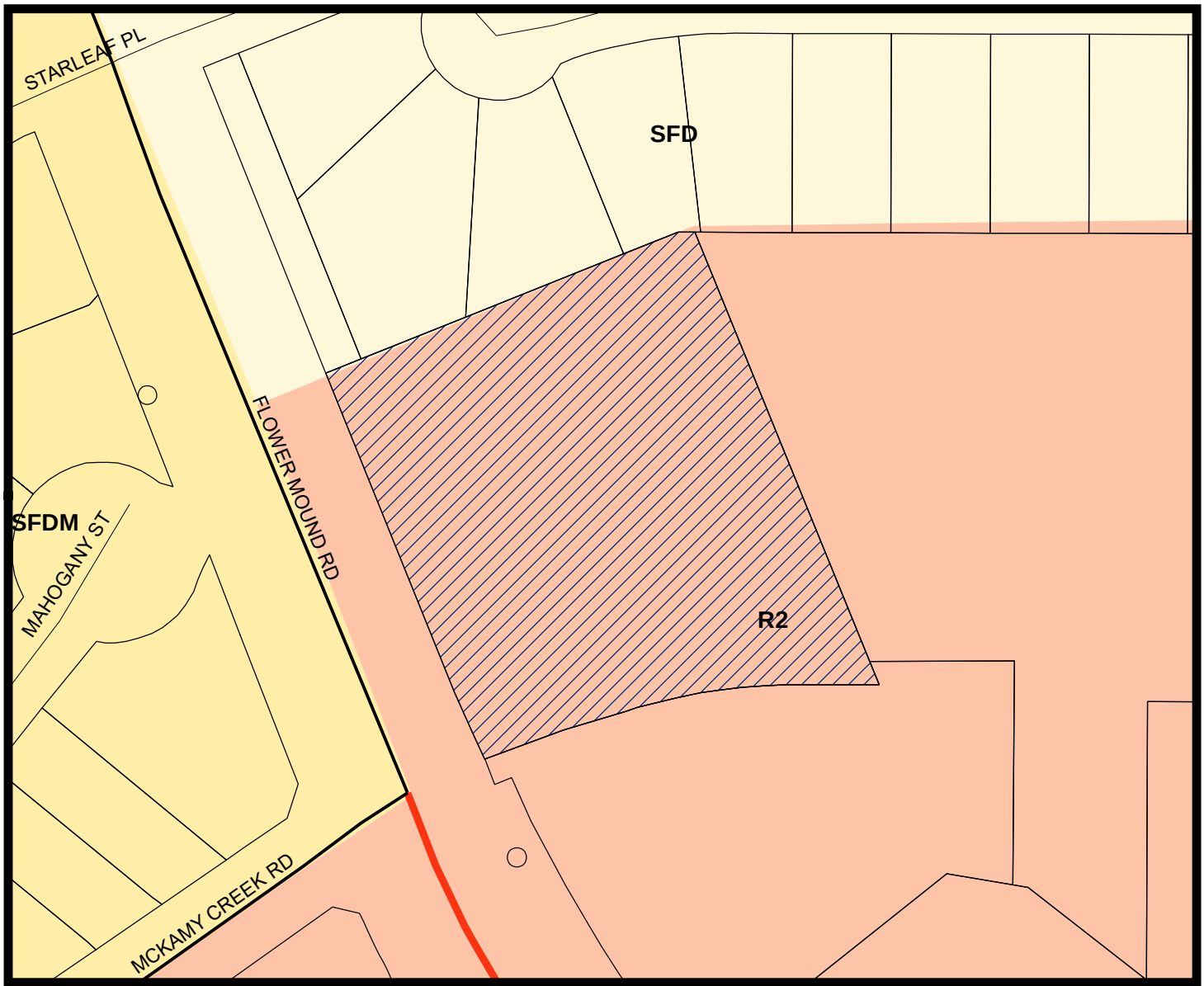
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP18-0003



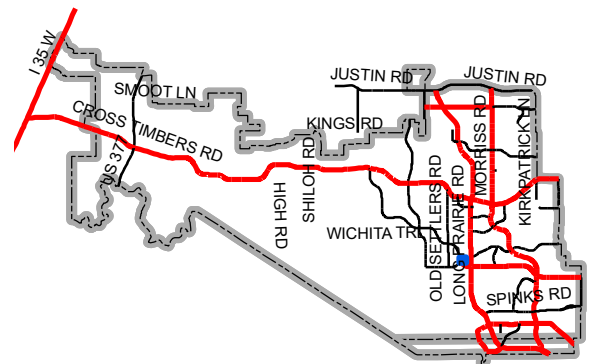
LEGEND

Retail 2
 Single Family Density
 Single Family Density Medium

Subject Property



0 75 150 300 Feet



Map Location



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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

May 9, 2018

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

**RE: Lake Forest Plaza Site Plan
Letter of Intent
G&A Job No. 17328**

Mr. Brown:

Please accept this letter, on behalf of Dr. Greg Anderson, of the Site Plan for Lot 10, Block 1, Lake Forest Plaza Phase 3 of the John Wizwell Survey, Abstract No. 1346. This application includes an approximate 1.754 acre tract of land that is currently zoned **PD-29 for Retail District-2 (R-2) uses**. Our client intends to build a building with office, retail and restaurant space. The building will be 23,067 sq. ft. gross area with 12,900 sf of retail space, 2,307 sf of restaurant space, 7,860 sf of office space and the associated parking lot improvements per Town of Flower Mound requirements. This project will be built as a single phase. Dr. Anderson will maintain ownership of the building and lease the space to various tenants. We are also requesting a variance to the driveway spacing from the Walmart entrance to our entrance on Flower Mound Road which is proposed to be 195.8 feet.

Concurrently, with the Site Plan application, we are also submitting the necessary construction plans for the required paving and utilities to support the proposed development.

Thank you in advance for your time and consideration of this project. Please don't hesitate to contact me with any further questions and/or comments.

Sincerely,

A handwritten signature in blue ink that reads "Douglas W. Weaver".

Douglas W. Weaver, P.E.

cc: Dr. Greg Anderson

Z:\2017\17328\PDFs & Submittals\FP & Const. Plans\SITE PLAN\2018.05.09_6th Submittal\2018.05.07 LOI.doc



20 0 20 40 60 Feet
SCALE: 1"=20'

LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(CM) Crape Myrtle <i>Lagerstroemia indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(IH) INDIAN HAWTHORN <i>Raphiolepis indica</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(BAJ) BLUE ARROW JUNIPER <i>Juniperus scopulorum 'Blue Arrow'</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(TS) TEXAS SAGE <i>Leucophyllum frutescens</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>		(GM) GULF MUHLY <i>Muhlenbergia capillaris</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(DIH) DWARF INDIAN HAWTHORN <i>Raphiolepis indica</i>
			(KA) KALEIDOSCOPE ABELIA <i>Abelia x grandiflora 'Kaleidoscope'</i>
			(AS) AUTUMN SAGE <i>Salvia greggii</i>
			(MS) MEADOW SAGE <i>Salvia nemorosa 'East Friesland'</i>
			BERMUDA SOD
			DECOMPOSED GRANITE
			BARK MULCH

PLANT LIST

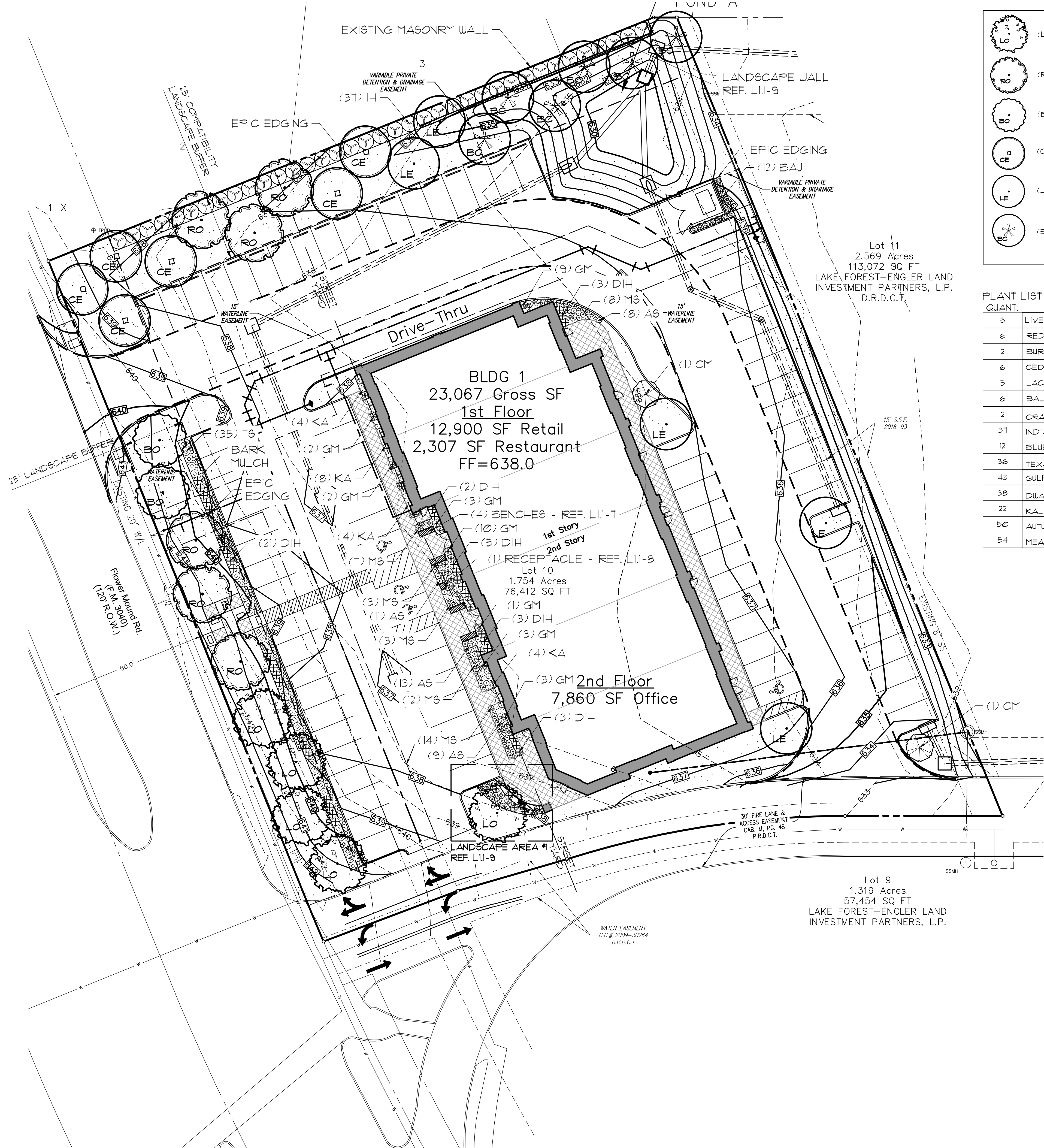
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
5	LIVE OAK	<i>Quercus virginiana</i>	3" cal.	10'-12'	Per Plan	Single Trunk
6	RED OAK	<i>Quercus shumardii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
2	BUR OAK	<i>Quercus muhlenbergii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
6	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	Per Plan	Single Trunk
5	LACEBARK ELM	<i>Ulmus parvifolia</i>	3" cal.	10'-12'	Per Plan	Single Trunk
6	BALD CYPRESS	<i>Taxodium distichum</i>	3" cal.	10'-12'	Per Plan	Single Trunk
2	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	30gal.	7'-8'	Per Plan	Full
37	INDIAN HAWTHORN	<i>Raphiolepis indica</i>	15gal.	3'-5'	Per Plan	Full
12	BLUE ARROW JUNIPER	<i>Juniperus scopulorum 'Blue Arrow'</i>	15gal.	3'-5'	Per Plan	Full
36	TEXAS SAGE	<i>Leucophyllum frutescens</i>	5gal.	30"	2'-0"	Full
43	GULF MUHLY	<i>Muhlenbergia capillaris</i>	5gal.	30"	2'-0"	Full
38	DWARF INDIAN HAWTHORN	<i>Raphiolepis indica</i>	3gal.	24"	2'-0"	Full
22	KALEIDOSCOPE ABELIA	<i>Abelia x grandiflora 'Kaleidoscope'</i>	3gal.	24"	2'-0"	Full
50	AUTUMN SAGE	<i>Salvia greggii</i>	1 gal.	12"	12"	Full
54	MEADOW SAGE	<i>Salvia pratensis</i>	1 gal.	12"	12"	Full

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Yucca Commercial

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	26,658 S.F. OF Street Yard	5,332 s.f. of Street Yard	8,860 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Below 10,000 s.f. = 1 Tree for every 1,000 sf.	9,520 s.f. of Street Yard	10 (3" cal.) trees	12 (3" cal.) trees
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Flower Mound Rd. - FM 3040		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F.	FM 3040 - 262 L.F.	9 (3" cal.) trees	9 (3" cal.) trees
COMPATIBILITY BUFFER LANDSCAPING			
STANDARD		REQUIRED	PROVIDED
		25 ft. landscape buffer	25 ft. landscape buffer
1 (3" cal.) tree per 400 s.f.	5,816 s.f.	15 (3" cal.) trees	15 (3" cal.) trees
6' ht. Screen		6' ht. Screen	Screening shrubs (6' ht.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	87 Parking Spaces	720 s.f.	1,819 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	87 Parking Spaces	9 (3" cal.) trees	9 (3" cal.) trees + 1 ornamental tree
**All parking spaces to be located within 50 ft. of Parking lot tree.			
PARKING AREA SCREENING			
STANDARD		Landscaping berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)

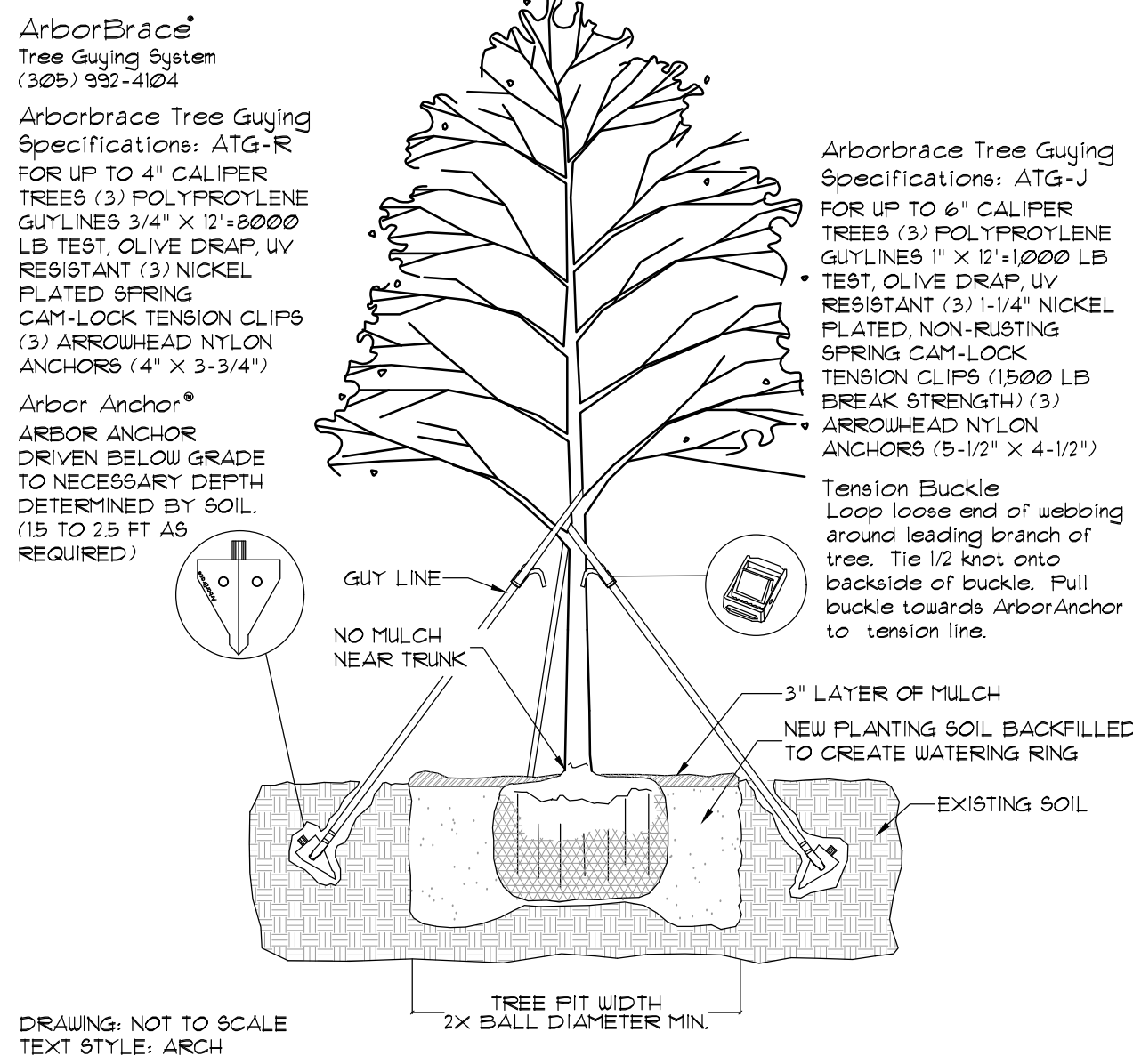
***NOTE: No protected trees on site.

OWNER/DEVELOPER
FAB 5 MANAGEMENT LLC.
9040 HAWLEY DR.
FORT WORTH, TEXAS, 76244
Ph: (438) 228-4200
Contact: GREG ANDERSON

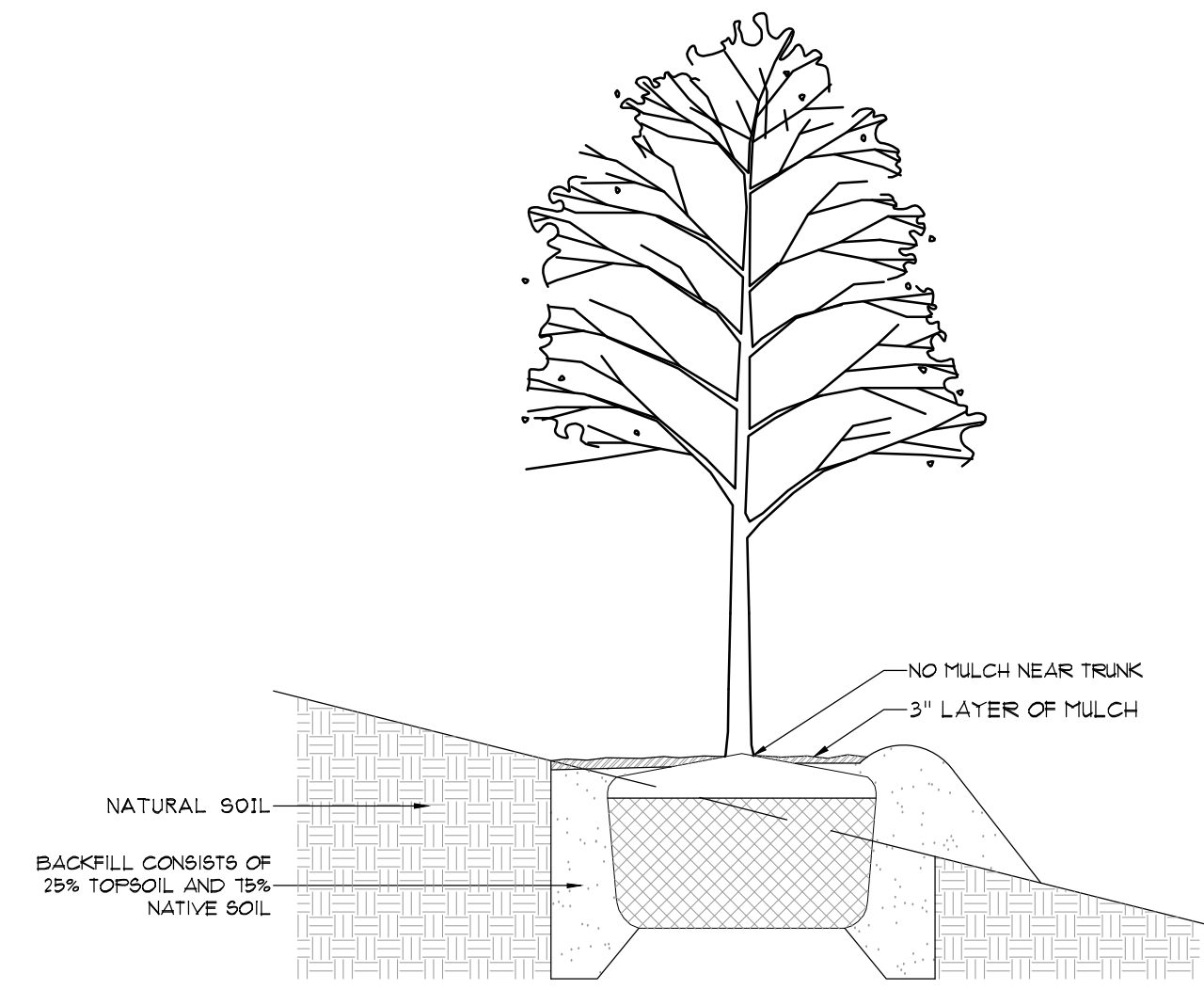


LANDSCAPE NOTES:
Town of Flower Mound

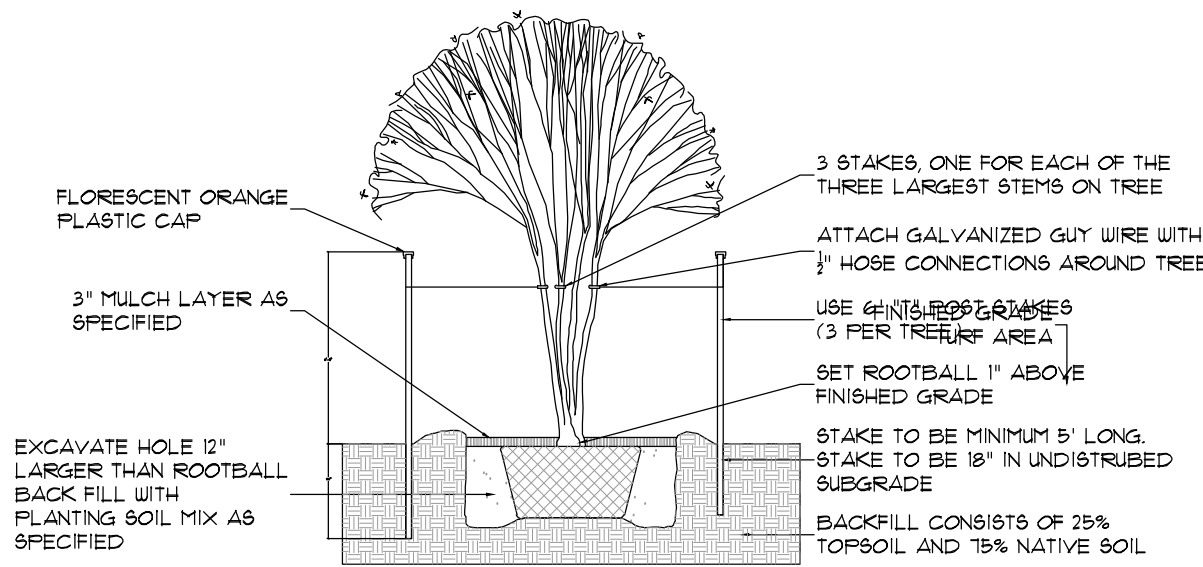
1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility 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.



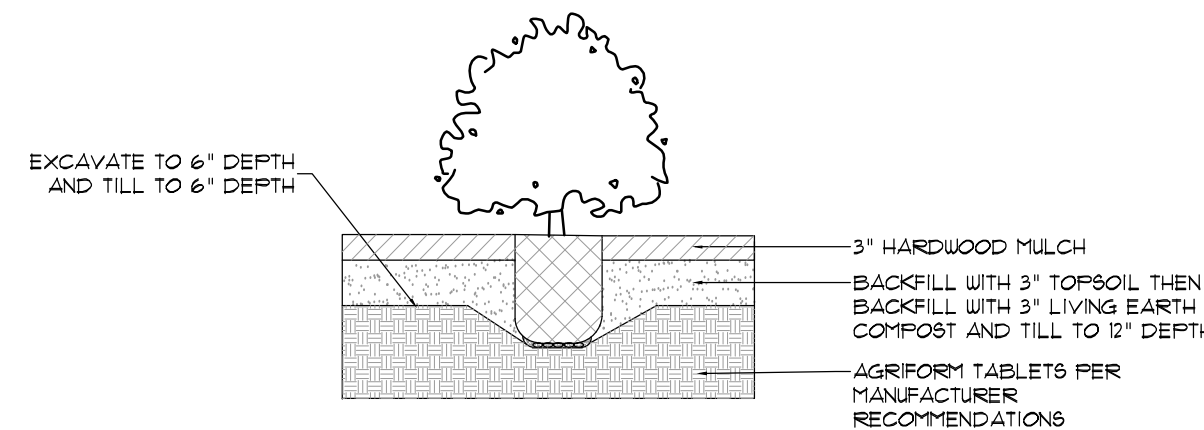
1. ARBOR BRACE DETAIL
1/4"=1'



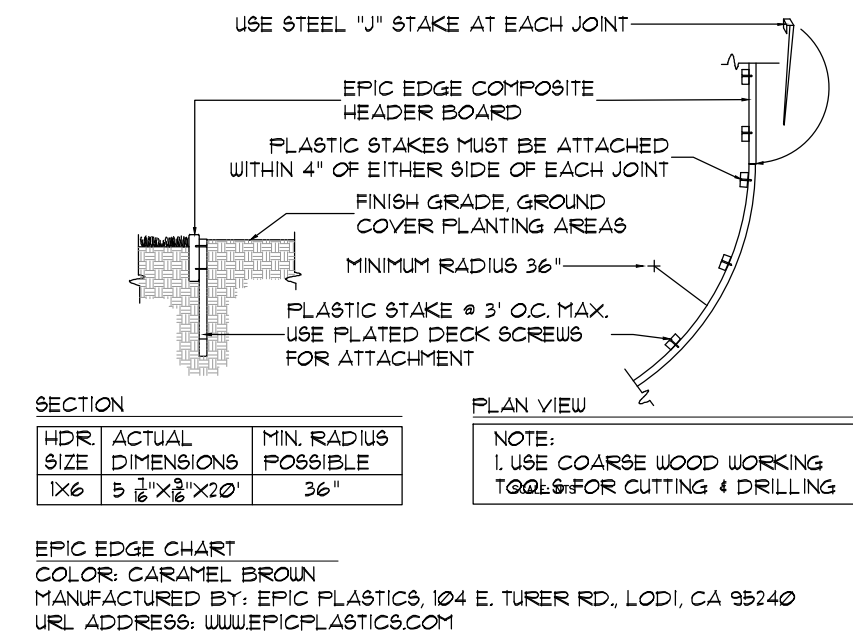
2. TREE PLANTING ON A SLOPE
1/4"=1'



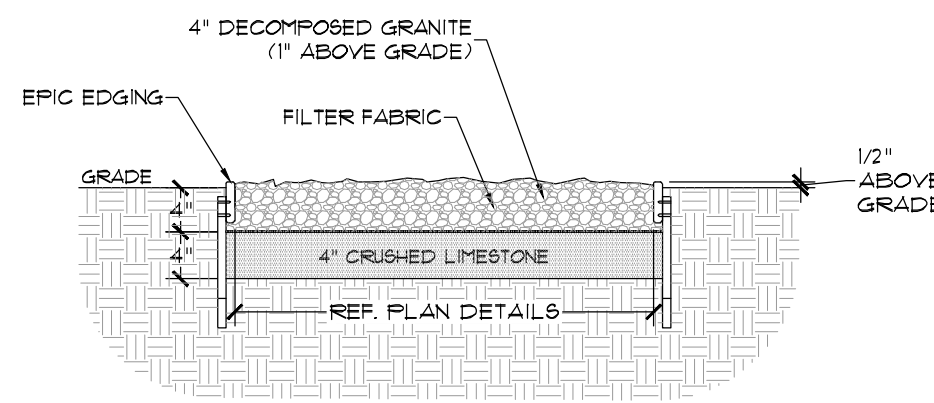
3. MULTI TRUNK TREE STAKING
1/4"=1'



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



5. EPIC EDGE COMPOSITE HEADER BOARD
NTS



6. DECOMP. GRANITE PATHWAY
3/4"=1'

ANOVA

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

CH2760R — Coronado Recycled Plastic 6' Contour Bench
6' contour bench with recycled plastic planks with aluminum accents and cast aluminum armrests and legs

Material
The 6' contour bench is composed of 1" x 3.5" (1" x 4" nominal dimensions) recycled plastic vertical planks with aluminum accents and cast aluminum armrests and legs. The armrests have individual right end and left end orientations. The bench is 75.54" long and will support 200 lbs per linear foot.
The bench is designed to be portable for flexibility in placement or surface mounted using pre-drilled .50" diameter holes in feet to prevent movement. Optional mounting hardware is available.
The planks are made of 100% recycled content by weight and are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.

Finish
Fade-resistant, powder coated aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices. **COLOR: MAHOGANY**

Assembly
The bench ships fully assembled and ready for use. Assembly includes stainless steel hardware.

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

Warranty
20-year limited structural warranty on recycled plastic from the date of purchase. See full details on multi-year warranties for components at www.anovafurniture.com/warranty.aspx.

SHIPPING INFORMATION

Unit Weight	Unit Shipping Wt. (LBS)	Unit Shipping Wt. (LBS)	Unit Ship Size (LxWxH)	Max Units Per Pallet	Pallet Size/Wt. (LxWxH)	Total No. Pkgs.	Shipping Class
120 lbs.	N/A	138 lbs./Unit	66.63 cu. ft.	1	100 lbs.	1	150

Copyright 2016 ANOVA®
Made in U.S.A.

7. ANOVA CORONADO 6' BENCH
NTS

ANOVA

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

BH1845R — Beacon Hill Recycled Plastic Reception with Open Top
45-gallon receptacle with recycled plastic planks, open top, plastic liner and rubber feet

Material
The receptacle is 35.01" tall and is composed of nominal 1" x 4" recycled plastic planks with choice of horizontal or vertical plastic plank placement and an extruded aluminum frame. Flexible modular design allows for customization call for information.
The recycled plastic planks are impervious to moisture and corrosion, do not require the application of sealants or preservatives, and will never need painting or staining throughout the product's life.
The top is made from 11-gauge steel with 12.63" square waste opening and lift off for easy waste disposal.
The receptacle is designed to be portable for flexibility in placement or surface mounted using 5" predrilled holes in the base to prevent movement. The rubber feet are adjustable to assist in leveling the receptacle. The reusable plastic liner is made of high-density polyethylene. The mounting hardware is not included.

Finish
Fade-resistant, powder coated steel and aluminum components feature a state-of-the-art primer proven to prevent rusting. Treated components exceed the industry standard by 34% in testing by independent sources.

Color
See website or sales representative for color choices. **COLOR: MAHOGANY, VERTICAL SLATS**

Assembly
The receptacle ships fully assembled and ready for use.

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

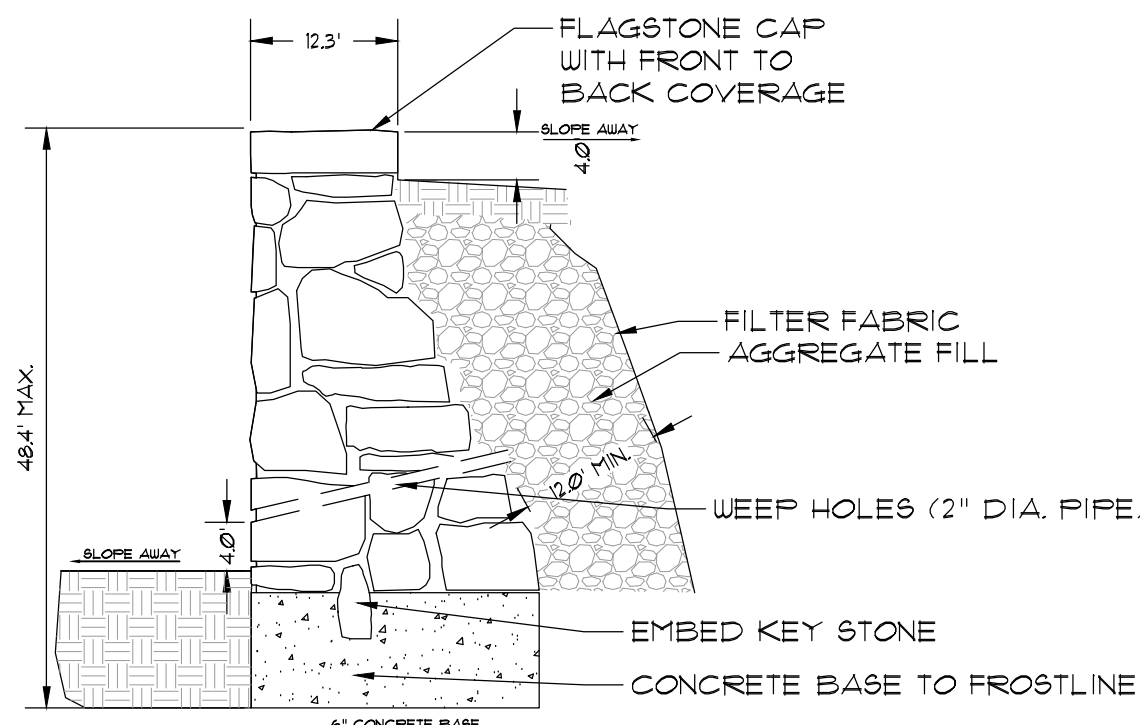
Warranty
20-year limited structural warranty with 7-year finish warranty from the date of purchase.

SHIPPING INFORMATION

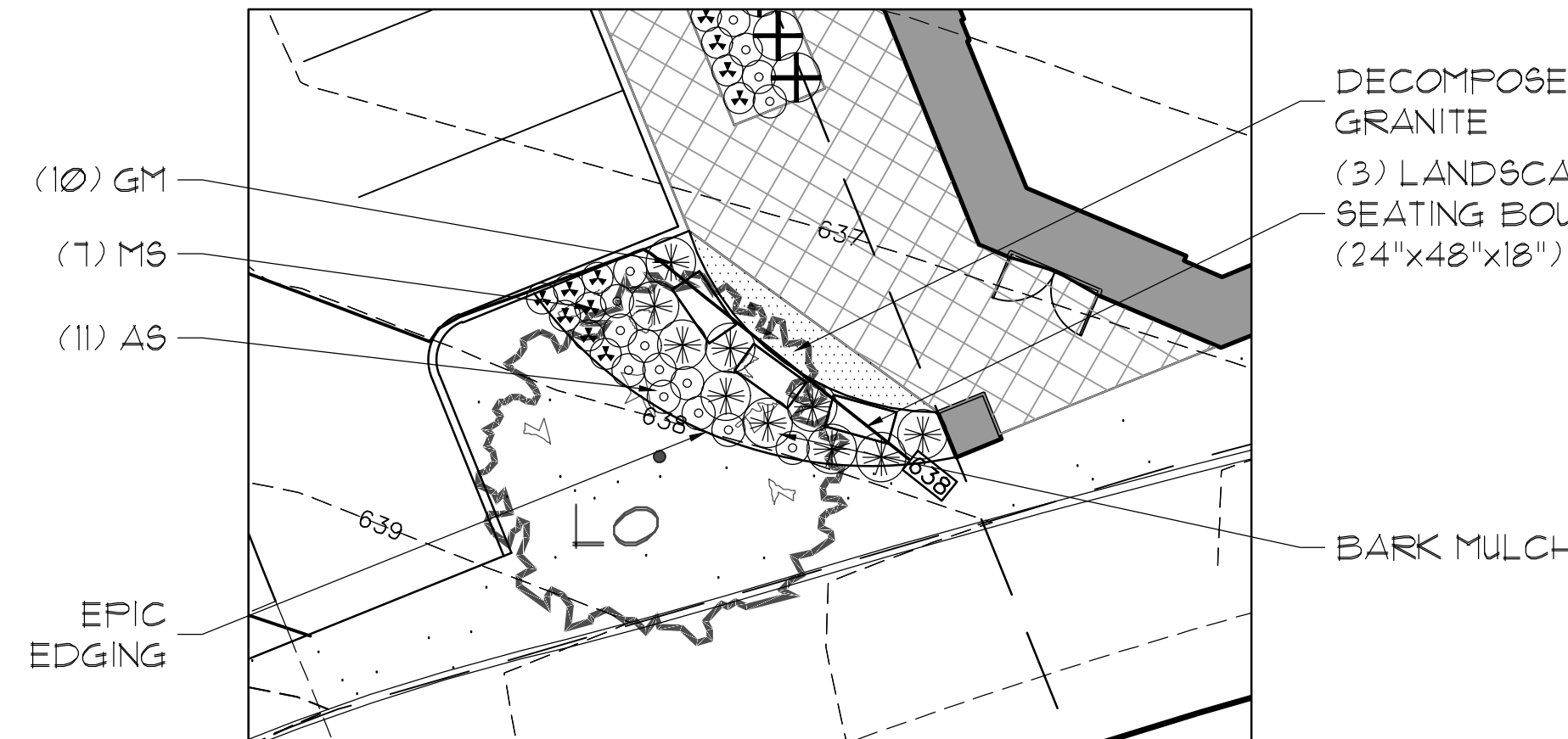
Unit Weight	Unit Shipping Wt. (LBS)	Unit Shipping Wt. (LBS)	Unit Ship Size (LxWxH)	Max Units Per Pallet	Pallet Size/Wt. (LxWxH)	Total No. Pkgs.	Shipping Class
120 lbs.	N/A	150 lbs./Unit	38 cu. ft.	2	50 lbs.	1	150

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Made in U.S.A.

8. ANOVA CORONADO 6' BENCH
NTS



9. STONE LANDSCAPE WALL
NTS



10. LANDSCAPE AREA #1
1"=10'

OWNER/DEVELOPER
FAB 5 MANAGEMENT LLC.
9040 HAWLEY DR.
FORT WORTH, TEXAS, 76244
Ph. (436) 229-4200
Contact: GREG ANDERSON

LAKE FOREST PLAZA, LOT 10

LAKE FOREST PLAZA, PHASE 3

Lot 10, Block 1

1754 Acres

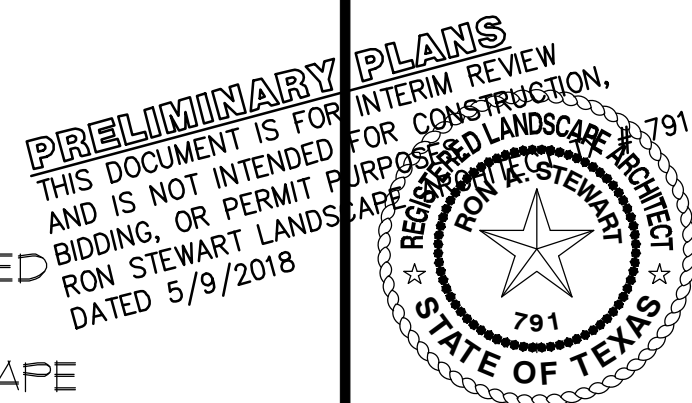
in the

JOHN WITZWELL SURVEY, ABSTRACT NO. 1346

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



Drawn By: MH
Date: 05/10/2018
Scale: #####
Revisions:

17328

L1.1



NOTES:

1. Any discrepancies must be brought to the architects' attention for revision prior to the start of construction.
2. Refer to all local codes for plumbing, mechanical, & electrical requirements.
3. Builder to verify all notes & dimensions prior to construction.

MATERIALS

- **ROOFING**
FLAT ROOF: TPO MEMBRANE
WHITE (NOT SHOWN)
- **STONE VENER**
ELIZABETH CLIFFSTONE: BANFF SPRINGS
- **STUCCO & STUCCO ACCENTS**
SNOWBOUND (SHERWIN WILLIAMS 7004)
ACCESSIBLE BEIGE (SHERWIN WILLIAMS 7036)
BALANCED BEIGE (SHERWIN WILLIAMS 7037)
SMOKEHOUSE (SHERWIN WILLIAMS 7040)
- **CAST STONE**
BUFF STONE (1104)
- **DECORATIVE METAL FEATURES**
POWDER COAT WHITE
- **WINDOWS**
MILGARD R1 5-S SERIES: DARK BRONZE FRAME
STOREFRONT: DARK BRONZE FRAME
- **ENTRY DOORS**
STOREFRONT: DARK BRONZE FRAME

CONSTRUCTION

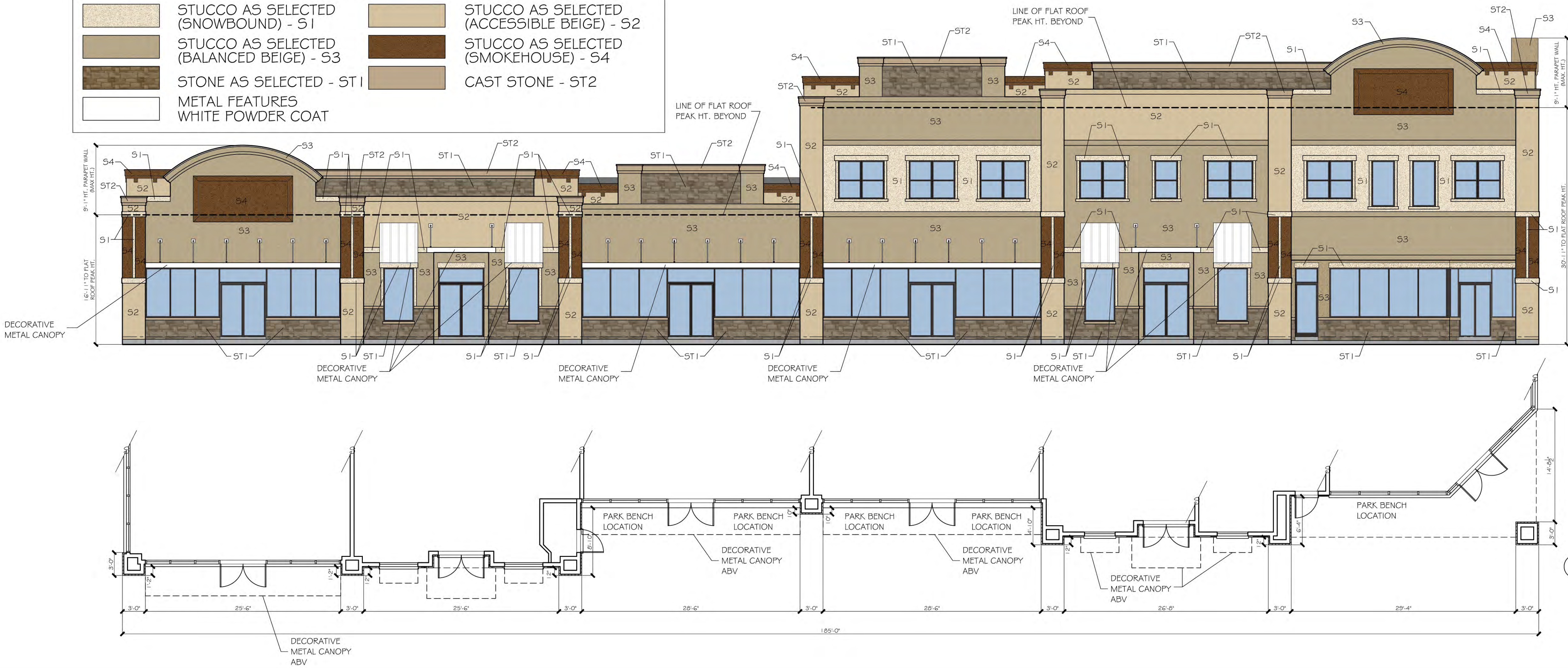
II-B SPRINKLERED

OCCUPANCY / USE

R2-RETAIL / O-OFFICE

(REAR ELEVATION)
NORTH-EAST ELEVATION
1/8" = 1' - 0" scale

EXTERIOR MATERIALS LEGEND			
	STUCCO AS SELECTED (SNOWBOUND) - S1		STUCCO AS SELECTED (ACCESSIBLE BEIGE) - S2
	STUCCO AS SELECTED (BALANCED BEIGE) - S3		STUCCO AS SELECTED (SMOKEHOUSE) - S4
	STONE AS SELECTED - ST1		CAST STONE - ST2
	METAL FEATURES WHITE POWDER COAT		



NOTES

- ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/ TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

(FRONT ELEVATION)
SOUTH-WEST ELEVATION
1/8" = 1' - 0" scale

REVISED FACADE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
LAKE FOREST PLAZA
LOT 10
1.754 ACRES
FLOWER MOUND, TEXAS

JOB #
17-139

SHEET
1
OF 4

CLAUSE

DATE: APRIL 17, 2018

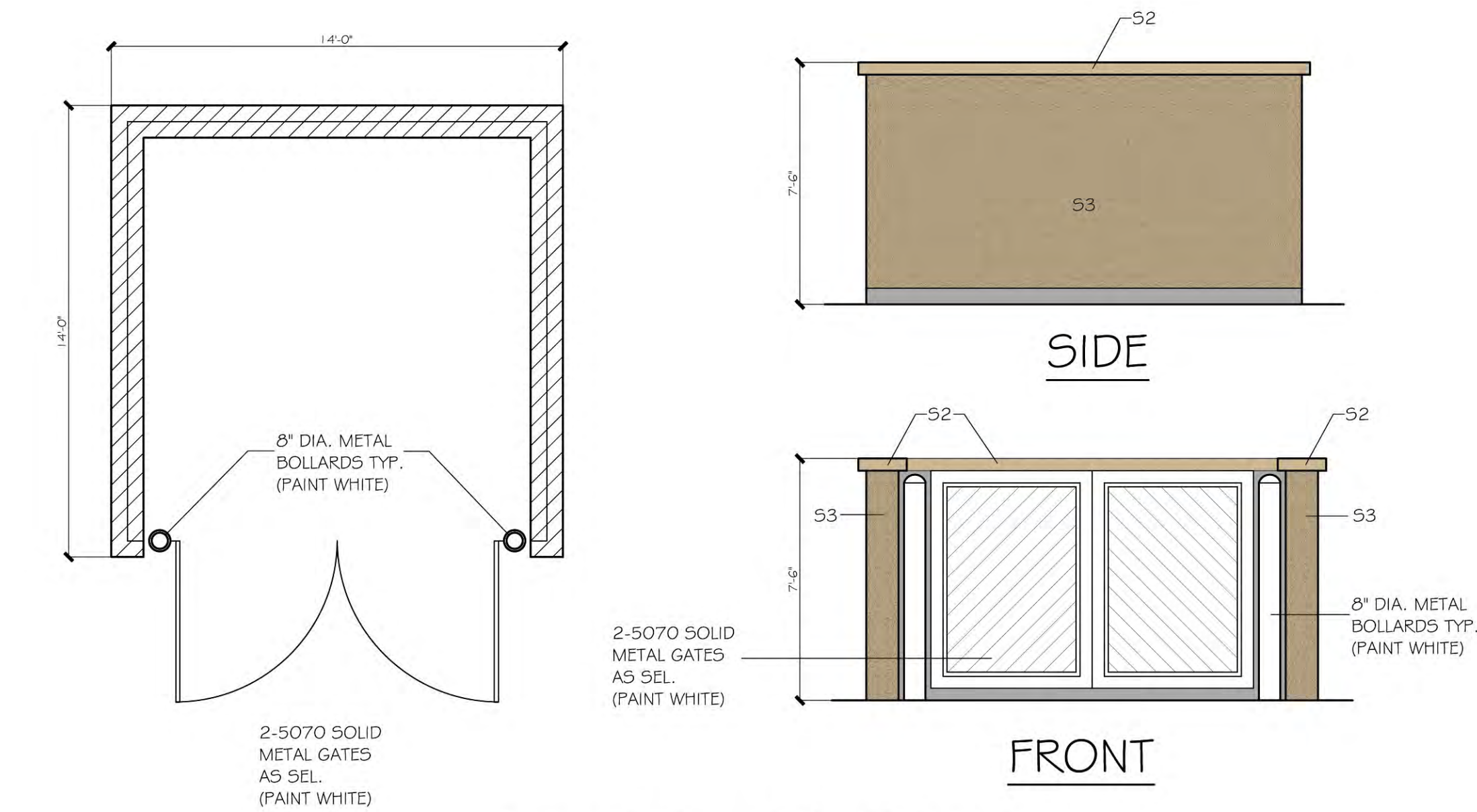
DRAWN BY: C.R.

REVISIONS:

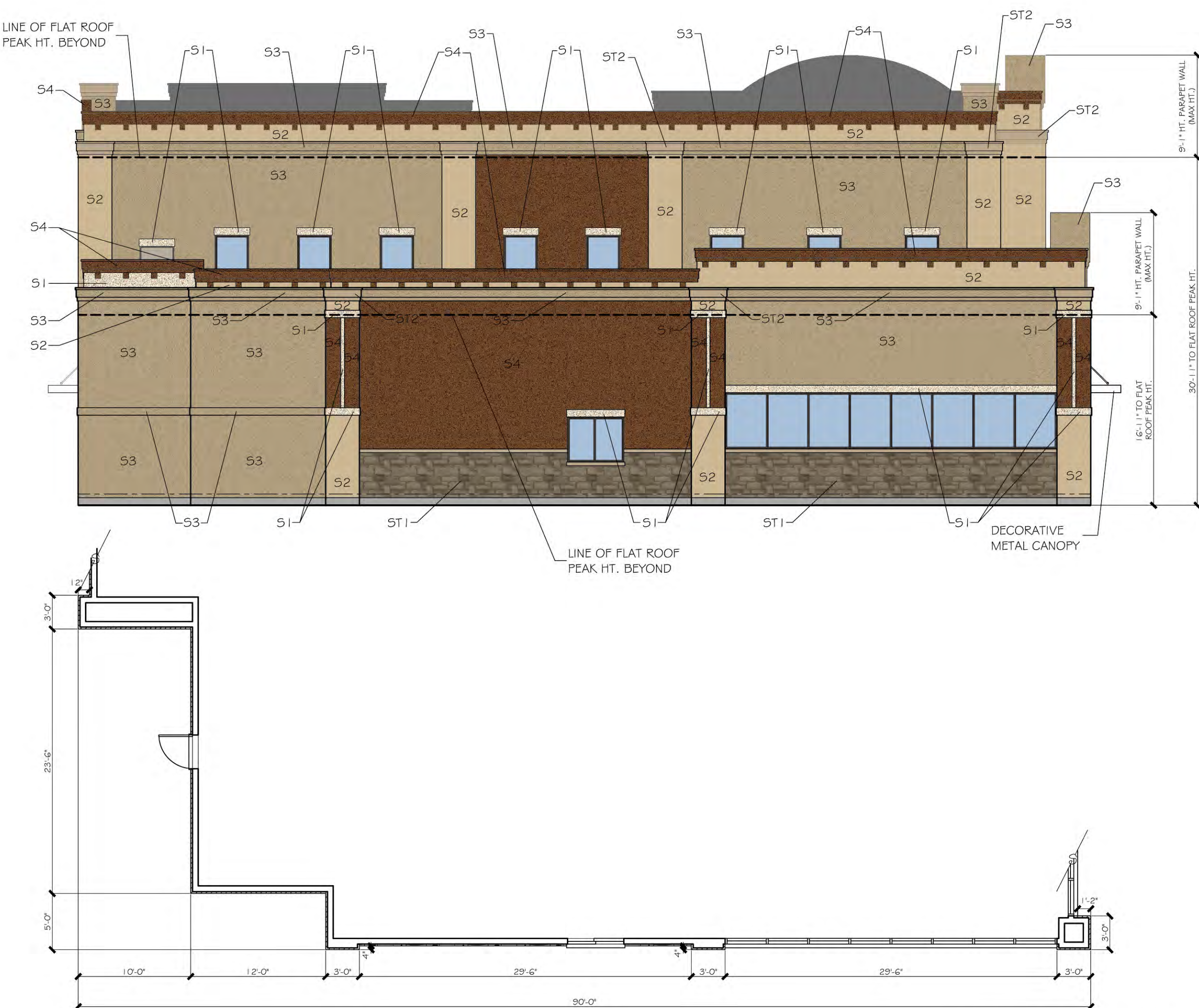
Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with applicable codes, and any required permits. Only a qualified professional engineer or architect is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects and may be reproduced without written permission.



DUMPSTER ENCLOSURE
1/4" = 1' - 0" scale



(LEFT ELEVATION)
NORTH-WEST ELEVATION
1/8" = 1' - 0" scale

MATERIAL TABULATION CHART

	South-West (Front)	South-East (Right)	North-East (Rear)	North-West (Left)
1. Total Facade S.F.	5521 s.f.	3226 s.f.	5235 s.f.	3071 s.f.
2. Facade S.F. (exclusive of doors and windows)	4263 s.f.	2666 s.f.	4674 s.f.	2738 s.f.
3. Doors and Windows S.F.	1258 s.f.	560 s.f.	561 s.f.	333 s.f.
4. Primary Masonry Totals (Min. 80%)	4263 s.f. and 100% of 2	2666 s.f. and 100% of 2	4674 s.f. and 100% of 2	2738 s.f. and 100% of 2
Stucco s.f. (as applicable)	3548 s.f. and 83% of 2	2365 s.f. and 88% of 2	4122 s.f. and 88% of 2	2476 s.f. and 91% of 2
- Cast Stone s.f. (as applicable)	141 s.f. and 3% of 2	47 s.f. and 2% of 2	72 s.f. and 2% of 2	32 s.f. and 1% of 2
- Stone s.f. (as applicable)	574 s.f. and 14% of 2	254 s.f. and 10% of 2	480 s.f. and 10% of 2	230 s.f. and 8% of 2
5. Secondary Masonry Totals (Max. 20%)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2

EXTERIOR MATERIALS LEGEND

- STUCCO AS SELECTED (SNOWBOUND) - S1
- STUCCO AS SELECTED (ACCESSIBLE BEIGE) - S2
- STUCCO AS SELECTED (BALANCED BEIGE) - S3
- STUCCO AS SELECTED (SMOKEHOUSE) - S4
- STONE AS SELECTED - ST1
- CAST STONE - ST2
- METAL FEATURE WHITE POWDER COAT

NOTES:

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(RIGHT ELEVATION)
SOUTH-EAST ELEVATION
1/8" = 1' - 0" scale

MATERIALS

- ROOFING
FLAT ROOF: TPO MEMBRANE
WHITE (NOT SHOWN)
- STONE VENEER
FLORADO CLIFFSTONE, BANFF SPRINGS
- STUCCO & STUCCO ACCENTS
SNOWBOUND (SHERWIN WILLIAMS 7004)
ACCESSIBLE BEIGE (SHERWIN WILLIAMS 7036)
BALANCED BEIGE (SHERWIN WILLIAMS 7037)
SMOKEHOUSE (SHERWIN WILLIAMS 7040)
- CAST STONE
BUFF STONE (1104)
- DECORATIVE METAL FEATURES
POWDER COAT WHITE
- WINDOWS
MILGARD R15-S SERIES- DARK BRONZE FRAME
STOREFRONT: DARK BRONZE FRAME
- ENTRY DOORS
STOREFRONT: DARK BRONZE FRAME

CONSTRUCTION

II-B SPRINKLERED

OCCUPANCY / USE

R2-RETAIL / O-OFFICE

CLAUSE

DATE: APRIL 17, 2018

DRAWN BY: C.R.

REVISIONS:

Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
LAKE FOREST PLAZA
LOT 10
1.754 ACRES
FLOWER MOUND, TEXAS

JOB #
17-139

SHEET
2 OF 4

REVISED FACADE PLAN



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: May 14, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0002 –Pepper Creek Ranch) from Agricultural District (A) and Interim Holding District (IH) to Planned Development District No. 162 (PD-162) for a cluster development with certain modifications and exceptions to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Montalcino 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 exceptions/modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This project has a companion Development Plan application (DP18-0002) for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 94.61 acres of land in order to develop 50 residential lots in accordance with the cluster development option outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan in the Town's Master Plan (see below). The cluster development standards allow for lots that are smaller than the minimum two acres required by the existing Agricultural District (A) and Interim Holding District (IH) zoning.

The subject property is mostly undeveloped. Primary access to the site will be from a gated entrance on Cross Timbers Road. Emergency access is provided via the Montalcino Conservation development to the east and a final future access point has been provided to the undeveloped property west of the site.

The accompanying concept plan (Attachment B(1)) depicts the subdivision design including the proposed lot layout and designated open space areas. The applicant is proposing a maximum of 50 developable single-family lots with a minimum lot size of 32,000 square feet each. A total of four open space X lots are being provided and will be maintained by the Homeowner's Association. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems.

On December 16, 2013, the Town Council approved Ordinance No. 64-13 which amended the CTCDD. The CTCDD is described in the Master Plan as:

"Predominantly residential development, typically being single family residential development at net densities no greater than one unit per two acres. Moderate increases in densities may be appropriate in combination with cluster developments, conservation easements and/or other conservation techniques that preserve the Cross Timbers ecosystem, other natural systems, and Scenic Corridors and Vistas. Commercial recreation uses, such as equestrian facilities, golf courses and other uses compatible with the conservation goals of the district are also suitable.

The Cross Timbers Conservation Development District Area Plan preserves the integrity of the largely intact Cross Timbers ecological area in central Flower Mound, which provides the Town with its unique country atmosphere and natural environment, while allowing environmentally sensitive development to occur. The area plan establishes development options within the district and identifies specific elements needing consideration."

The Area Plan contains several development options for land within the CTCDD; a cluster development is one of the options. Other options include:

- *Retain all or part of the property for personal use.*
- *Develop all or part of the property at lot sizes larger than two acres, as permitted under the existing Agricultural zoning.*
- *Develop all or part of the property in Rural Development (lot sizes five acres or larger) that reflects the country atmosphere and natural environment of Flower Mound, as permitted under the existing Agricultural zoning.*
- *Develop the property as a conservation development (minimum lot size of one acre and minimum 50% open space).*
- *Develop all or part of the property as appropriate non-residential development.*

The cluster development option is as follows:

*"8. Develop the property as a cluster development. The intent of the clustering option is to **maximize open space conservation**, including preserving Scenic Corridors and Vistas, on a site by site basis to realize a community benefit that provides the Town with its unique country atmosphere and natural environment. **The continuation and/or connection of open space areas between adjacent developments are important** in protecting the ecological value in the District. Cluster developments may be allowed in the District and must demonstrate the following:*

- a. **Density shall be commensurate with the quality and character of the open or natural lands conserved** and the extent to which the conserved land contributes to the preservation of the Cross Timbers Conservation Development District's country character, including its open, natural, scenic and ecological values. Density will be evaluated on a project-by-project basis. The maximum density that can be granted for a cluster development can be no more than 1 unit per 1.6 acres ($100/1.6 = 62$ units or a 24% increase above the base density). For example, on a 100 acre development, the 100 acres is divided by 1.6 to produce 62 units or a 24% (12 unit) increase in density above the base density of 1:2 or 50 units.*

- b. Minimum lot size is one-half acre or 21,780 square feet; however, any development shall contain a mixture of lot sizes and any development shall be cognizant of external adjacent lot sizes.*
- c. Open space may be managed by a land trust, Homeowners Association, and/or the Town. Any development proposal must detail the perpetual maintenance and funding for the open space areas, which must be feasible and appropriate for the areas preserved. Recreational uses may be allowed which may be appropriate given the type, location, intensity, and adjacency. Any recreational use should be characteristic of the District, compatible with adjacent land uses and should be open to the public. Floodplain may be counted as open space.*
- d. Cluster development shall demonstrate how the development provides an appropriate transition to existing land uses. Factors to be considered include lot sizes, intervening roadways, and use of open space, among other factors."*

The gross land area for the proposed development is 94.61 acres. The applicant is proposing a density of 0.53 units per acre which is less than the maximum 1 unit per 1.6 acres allowed under the cluster development option. The applicant's Open Space plan indicates approximately 47.323 acres of land is being dedicated as open space (50%). The applicant has made a relatively good effort at locating the proposed lots in a way that preserves and protects some of the environmentally significant features on the site (e.g. trees, slopes) and has accounted for preservation of some of these quality areas via their open space plan. The proposed buffer along Cross Timbers Road is also in compliance with the 50 feet in width required by the Town's regulations.

The applicant has provided landscaping, Town trails, and split rail fence along Cross Timbers Road in accordance with the Town's Urban Design standards. The applicant has also arranged lots and open space within the development to provide view corridors on Cross Timbers Road so the open space areas are visible at the perimeter of the development. A total of 16 specimen trees have been identified on the site, and the applicant is proposing to preserve all 16 trees at this time.

As a part of the cluster development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. The first informational meeting was held on March 9, 2018, and the second informational meeting was held on March 23, 2018. Certain issues and questions were discussed at these meetings, a summary of these with the applicant's responses can be found in Attachment A(3).

A. Exception to Topographical Slope Protection

An exception to Section 98-147 of the Town Code is being requested for approximately 3.84 acres of land with slopes between 5% and 12% (total on site is 9.98 acres). An exception is also being requested for the impacts to 2.33 acres of land with slopes greater than 12% (total on site is 8.19 acres). According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the

footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

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

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

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

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

B. Exception to Cul-de-sac Length

Section 90-310 of the Town Code states "Cul-de-sacs may be permitted and are encouraged where the subdivision design or the shape of the property makes such street design appropriate. Cul-de-sacs shall provide proper access to all lots and shall not exceed 600 feet in length, provided that a cul-de-sac shall not exceed 1,200 feet in the A and SF-E districts. A turnaround shall be provided at the closed end that has a minimum right-of-way radius of 60 feet and a minimum paved surface radius of 50 feet (measured from face of curbs), unless an equally safe and convenient form of paved space is approved by the town council in place of a turning circle." An exception is being requested to allow a cul-de-sac to exceed 600 feet in length (approximately 1,000 feet in length is proposed). Town staff does not have any objections to this request.

On April 5, 2018, the Parks Board recommended approval to Town Council that cash, in the amount of \$55,020.00 be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$69,400.00 for the subject project. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the April 5, 2018, Parks Board meeting is:

<http://flowermoundtx.swagit.com/play/04052018-852/5/>

On May 1, 2018, the Environmental Conservation Commission (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the May 1, 2018, ECC meeting is:

<http://flowermoundtx.swagit.com/play/05012018-1075/6/>

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 zoning change requests. At the time this report was written, staff had not received any correspondence regarding the project.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Summary of Community Meeting Issues and Applicant's Responses

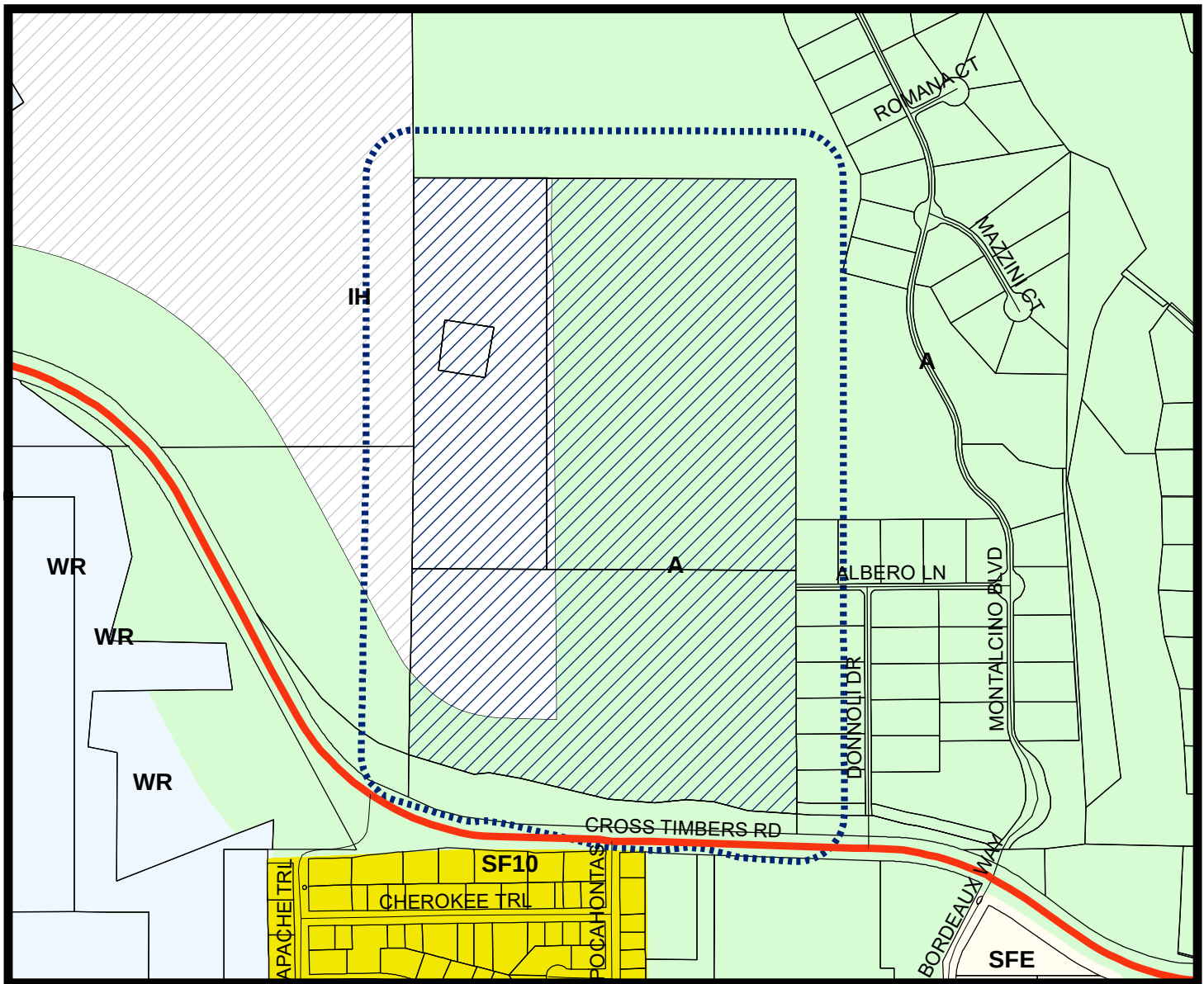
B. Application Details

1. Zoning Package
2. Draft Development Standards
3. Draft Open Space Management Plan
4. Environmental Protection Plan

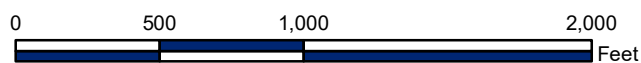
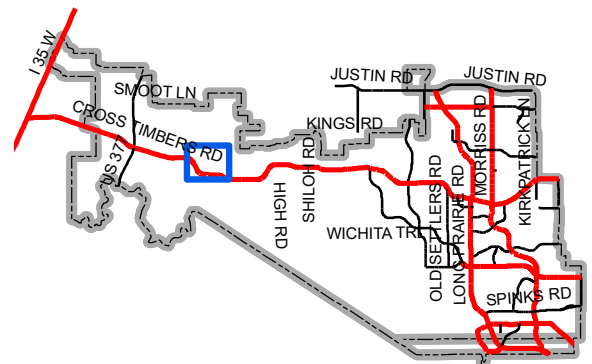
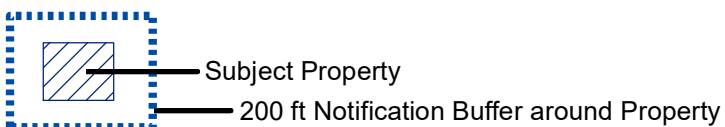


Vicinity Map

Reference Project: ZPD18-0002



LEGEND



Map Location



February 23, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Zoning Change Request – Pepper Creek Ranch (ZPD18-0002)
Letter of Intent
G&A Job No. 17286

Mr. Russell:

Please accept this letter, on behalf of Dr. Anderson, as an explanation of the proposed Zoning Change Request application for approximately 94 acres of land located along FM 1171 and west of Montalcino. The property is located in the Cross Timbers Conservation Development District (CTCDD) with an existing zoning of Agriculture (AG). We are proposing a zoning change to be a Planned Development (PD) with Single Family-30 (SF-30) uses.

Pepper Creek Ranch is a cluster development consisting of 50 residential lots with a minimum lot area of 32,000 square feet. The proposed density is .5 units per acre. The lots will have a minimum lot width of 120'. The PD development standards include dimensional regulations for the project as well as standards for the open space areas and amenities. Additionally, the standards propose accessory structures, such as barns, to be located within the open space areas. A very important feature of this project is that every lot is directly contiguous to open space.

We are providing a minimum of 50% open space dispersed throughout the development and in key areas to preserve unique environmental features. An amenity lot is also being proposed, which is not counted toward the open space minimum area requirement. This amenity lot will allow for residents to enjoy certain activities and will act as a gathering spot for neighborhood events. There will be a 6' trail meandering the property to allow for connectivity to the amenity lot and to provide a sense of unity to the neighborhood. Pepper Creek Ranch will be developed in one phase.

The 50' landscape buffer will be consistent with the neighboring development along FM 1171. The 15' Equestrian trail and split rail fence will also continue from Montalcino across the entire frontage of the property. The Conceptual Landscape Plan illustrates the design intent for the

gated entrance which will include a covered-bridge feature, waterfalls, and enhanced landscaping. The look and feel is a rural and rustic design that we are referring to as Country Colonial.

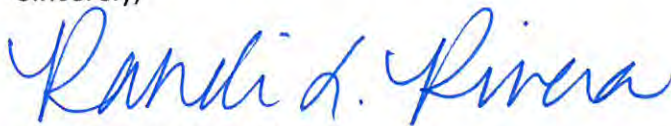
The Open Space Management Plan defines the different types of open space areas within Pepper Creek Ranch as well as guidelines for how those areas are to be maintained. There are significant environmental features that we have designed around in order that these features be preserved. A substantial ridge line, known as an escarpment, extends across the western portion of this property. This areas consists of steep slopes and is also heavily treed. The preservation of these features was the starting point of the design process for this project. It is vital to preserve them and minimize impact to maintain the environmental integrity of the property. Therefore, we situated the back of the residential lots along portions of the escarpment in order to preserve the steep slopes since most of the grading and earthwork occurs in the middle to the front of the lot. The lots that are located along the ridge are the largest lots of the development and have a minimum lot area of just under one acre.

While our design was very intentional in preserving the escarpment and the majority of the steep slopes on the property, there are some areas where steep slopes, in excess of 12%, will be impacted. The terrain on the property varies and some areas simply cannot be avoided of impact. We have made our best effort to minimize this impact and we feel our design illustrates this intent. However, we would like to seek an exception to the Slope Protection Requirement of SMARTGrowth in certain areas on the plan.

Another exception that we would like to request is to minimum cul-de-sac length requirement of the Town's Subdivision Ordinance. The design of Pepper Creek Ranch includes several cul-de-sacs in order to preserve environmental features and create exclusive residential lots. There is one cul-de-sac that exceeds the minimum 600 feet requirement. This cul-de-sac is slightly over 1,000 feet in length.

We are excited to be working with the Town on this new cluster development. Thank you for your consideration in the presented request. Please contact us with any questions or if more information is desired.

Sincerely,



Randi L. Rivera, AICP

cc: Dr. Greg Anderson

2. New Comments Neighborhood Meeting Concerns:

Many of these 'concerns' were no longer concerns after we had explained the project in detail as well as the facts regarding Montalcino - which is where most of the neighbors who were in attendance lived.

1. Lack of trees buffering the two developments of Montalcino & Pepper Creek.

The neighbors appreciated the 50' buffer we are proposing on the Pepper Creek property. We assured them that the trees in this area would be preserved in accordance with the Open Space Mgmt Plan. We also talked about how the lots within Pepper Creek would not be benched until the homeowner was ready to build his custom home – unlike several of the lots in Montalcino, especially along Donnoli Drive. Each homeowner will have to submit a lot grading plan and tree survey. Another neighbor who lives north of the gas pad site would like to have more trees in the open space areas of Montalcino. We told that might be possible but would require the approval of Connemara. Many of the neighbors did not know Connemara so we went into a detailed account of the creation and design of Montalcino and its 3 phases and conservation lots. We also shared with them what they could or could not do in the open space areas.

2. Preference for one acre lots over 3/4 size lots.

I do not believe this was the preference of the majority. Many of them were under the assumption that the minimum lot size was going to be 1/4 acre since it is designated as a 'cluster' development. Many of the neighbors have a different opinion as to what 'cluster' development means because they have moved here from different parts of the country where cluster developments had much smaller lot sizes.

Dr. Anderson explained that the minimum house size for homes in Pepper Creek will be larger than several of the homes in Montalcino and that the home values would be similar to or exceed those of Montalcino.

Additionally, we could request a total of 58 lots on this development and we are only requesting 50.

3. Buffer area is too small between the two developments.

We explained that a buffer area is not required but we are providing for a 50' wide buffer in order to provide more separation from the Montalcino homes. The distance between the back of the homes will be greater than 200 feet.

4. Concerns regarding losing tree density.

This concern was specific to the 50-foot buffer. We are preserving all the trees within this buffer and the OSMP calls for the removal of the invasive growth so that the integrity of those trees is not compromised.

5. Concerns about non-connectivity of trails to adjoining neighborhoods and a closed gated community.

We are proposing a community that is similar to the other gated neighborhoods in the area. This is the desire of the type of residents that will move here. In regards to the trails, we are connecting to the required public trail along FM 1171.

LEGEND

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

LEGAL DESCRIPTION
94.609 ACRES

Being all that certain lot, tract or parcel of land situated in the J. C. McGowan and C. G. Pitcock Survey, Abstract Number 959, Town of Flower Mound, Denton County, Texas, and being part of that certain called 97.930 acre tract of land described in Trustees Deed to George D. Baylock and wife, Martha S. Baylock recorded in Volume 788, Page 319 of the Deed Records of Denton County, Texas, being all of that certain called 130 acre tract of land described in Deed to Briarbrook Properties, LLC, (undivided one-half interest), recorded in Document Number 2003-18956 of the Real Property Records of Denton County, Texas, being all of that certain called 59.49 acre tract of land described in Deed to Williamsconchohar Ranch, LLC (undivided one-half interest), recorded in Document Number 2013-18956 of the Real Property Records of Denton County, Texas being more particularly described as follows:

BEGINNING at a 1/2" capped rebar set (G&A) on the east line of said 97.930 acre tract at the southwest corner of Lot 7X, Block D of Montcalmo Estates, Phase 1, an addition to the Town of Flower Mound, Denton County, Texas, according to the Amended Record Plat thereof recorded in Document Number 2013-37 of the Plat Records of Denton County, Texas, being the northwest corner of that certain called 1.816 acre tract of land described as Parcel 15 in deed to Denton County recorded in Document Number 2009-118504 of the Real Property Records of Denton County, Texas, and being on the north line of that certain called 5.352 acre tract of land described as Parcel 14 in deed to Denton County recorded in Document Number 2009-44893 of the Real Property Records of Denton County, Texas, and being on the north line of F. M. 1171 (Cross Timbers Road) as evidenced by said deeds to Denton County;

THENCE with the north line of said F. M. 1171 and the north line of said Parcel 14 the following:

N 85°26'35" W, 205.55 feet (called 205.00 feet) to a 1/2" capped rebar set (G&A);
 N 75°45'50" W, 149.04 feet to an aluminum Texas Department of Transportation (TXDOT) disc found;
 N 85°30'25" W, 114.79 feet (called 115.00 feet) to an aluminum TXDOT disc found;
 S 84°00'30" W, 134.33 feet to an aluminum TXDOT disc found;
 N 85°30'30" W, 196.18 feet to a "X" set in concrete;
 N 75°54'00" W, 333.77 feet (called 332.66 feet) to an aluminum TXDOT disc found;
 N 80°45'00" W, 180.69 feet (called 180.97 feet) to an aluminum TXDOT disc found;
 S 85°28'00" W, 62.97 feet (called 63.61 feet) to a 1/2" capped rebar set (G&A);
 N 72°53'20" W, 121.63 feet to a 1/2" capped rebar set (G&A);

N 73°32'10" W, 133.93 feet (called 134.07 feet) to a 1/2" capped rebar set (G&A) at the northwest corner of said Parcel 14, being on the west line of said 97.930 acre tract and the east line of that certain called 1,129.061 acre tract described as Tract "A" in deed to Old WR Ranch I, L. P., recorded in Volume 4583, Page 569 of the Real Property Records of Denton County, Texas, and being the northeast corner of that certain called 3.8816 acre tract of land described as Parcel 7, Part 2 in deed to Denton County, Texas, recorded in Document Number 2182-58191 of the Real Property Records of Denton County, Texas, from said point a disturbed aluminum TXDOT disc found bears S 48° E, 1.7 feet;

THENCE N 80°42'40" W, with the west line of said 97.930 acre tract and east line of said 1,129.616 acre tract passing at 813.21 feet to a 1/2" capped rebar set (G&A) at the southwest corner of said 59.276 acre tract, continuing with the west line thereof a total distance of 2421.33 feet to a 1/2" capped rebar set (G&A) at the northwest corner of said 59.49 acre tract and being the westerly southwest corner of Lot 19X of said Block E, of said Montalcino Estates, Phase 1, from which a 5/8" capped rebar found (1640) bears N 86°39' E, 8.5 feet; THENCE S 89°45'40" E, 1,614.98 feet with the north line of said 97.930 acre tract and the north line of said 59.49 acre tract and a south line of said Lot 19X to a 1/2" capped rebar set (G&A) at the northeast corner of said 59.49 acre tract, being the northeast corner of said 97.930 acre tract and being an inner ell in the west line of said Lot 19X from which a 5/8" capped rebar found (1640) bears N 08°07' E, 11.5 feet and a 5/8" capped rebar found (1640) bears S 76°23' E, 10.3 feet;

THENCE S 00°22'45" E, with the east line of said 97.930 acre tract, the east line of said 59.49 acre tract, the west line of Lot 19X, and being the west line of said Montcalino Estates, Phase 1 passing at 1,430.07 feet the southerly southwest corner of said Lot 19X and the northwest corner of Lot 1, Block E of said Montcalino Estates, Phase 1 continuing with the west line thereof passing at 1,614.07 feet to the southeast corner of said 59.276 acre tract from which a 600 nail found bears S 89°32'40" E, 0.7 feet, and continuing with the east line of said 97.930 acre tract and the west line of said Montcalino Estates, Phase 1 a total distance of 2656.91 feet to the POINT OF BEGINNING and containing approximately 94.609 acres of land.

Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	32,000 sq. ft
Minimum Lot Width	200 ft	120 ft.
Minimum Floor Area	1,800 sq. ft.	2,100 sq. ft.
Minimum Front Yard	40 ft.	47 ft.
Minimum Side Yard	25 ft.	15 ft.
Minimum Rear Yard	20 ft	20 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	8' multi-use trail along F.M. 1171, 15' equestrian easement along F.M. 1171
Open Space Plan	Cross Timbers Conservation Development District
Thoroughfare Plan	F.M. 1171 – Major (Principal) Arterial : 120' ROW
Water Plan	20" Master planned water line along north side of F.M. 1171
Wastewater Plan	Cross Timbers Conservation Development District Town sewer not available.

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

**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

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

TRPE Firm No. 1798 TRPI S. Firm No. 10047700

PE Firm No. 1798 TBPLS Firm No. 10047700

PEPPER CREEK RANCH
94.61 Acres

McGOWAN & JAMES SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Zoning Concept Plan

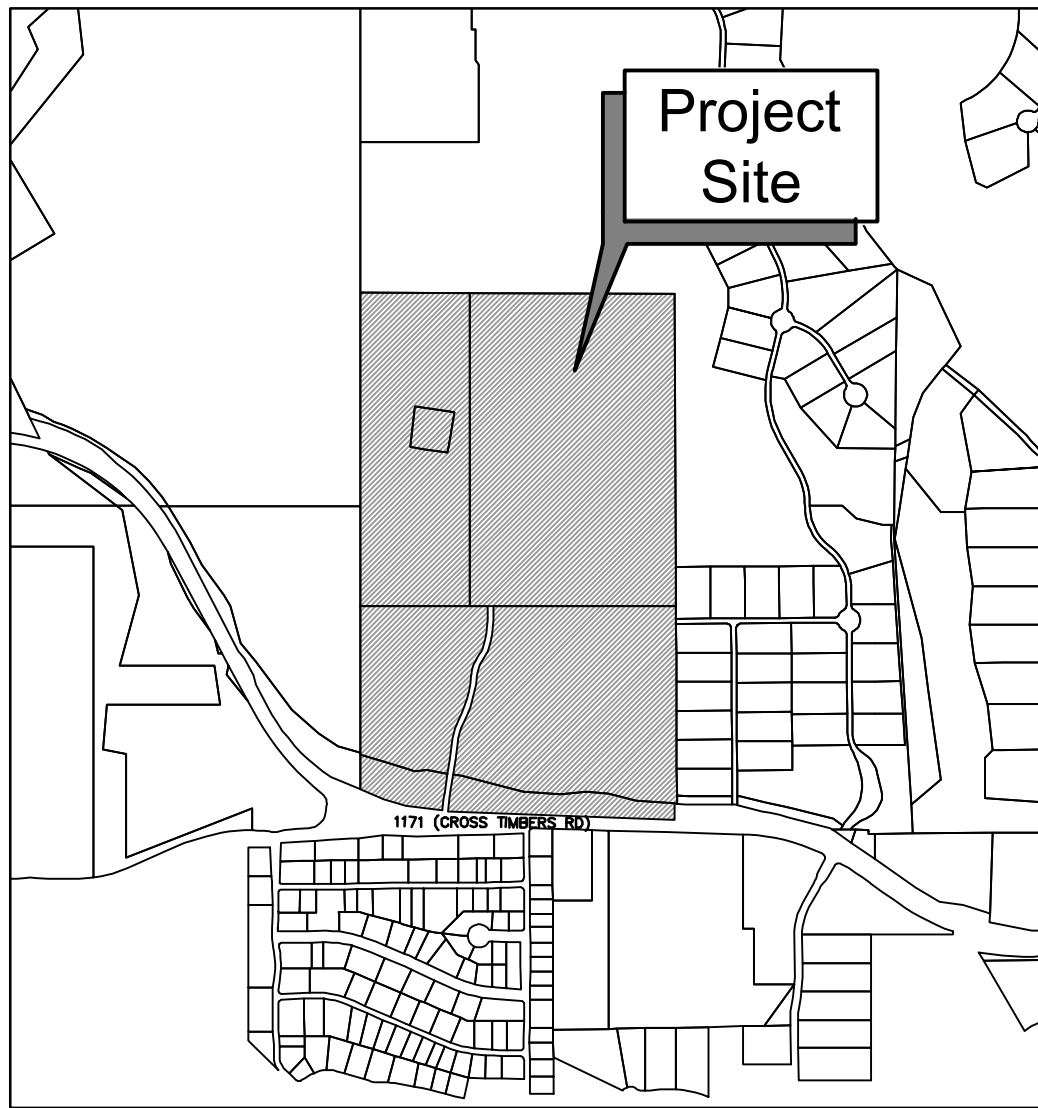
PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 4/20/2018

Drawn By: PF
Date: 01/10/18
Scale: 1"=80'
Revisions:
2/19/18

17286

ZCP



80 0 80 160 240 Feet

SCALE: 1"=80'



GA

Zoning Concept Plan

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 4/20/2018

Drawn By: PF
Date: 1/11/18
Scale: 1"=80'
Revisions:
2/19/18
3/22/18

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ZCP

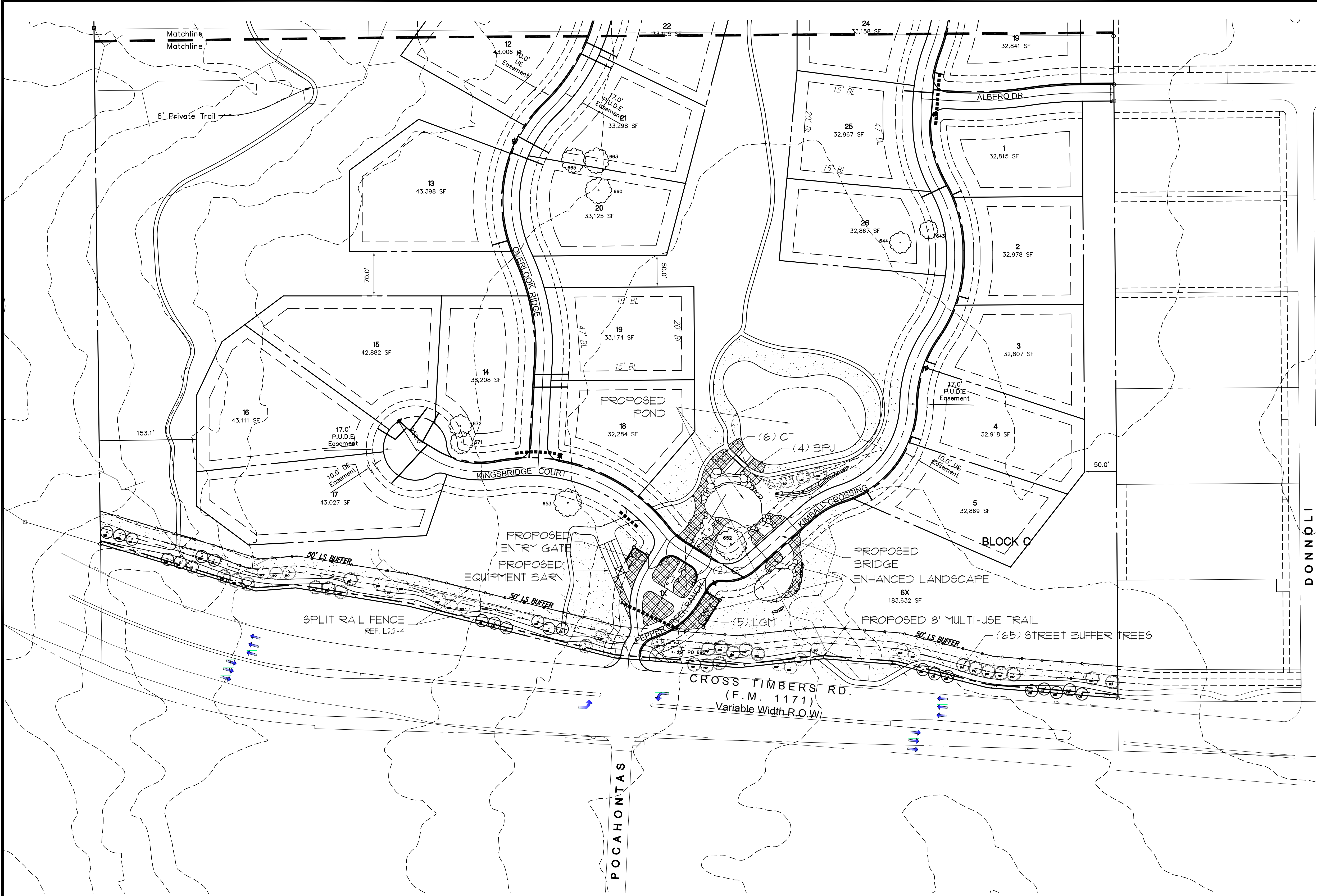
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	43,167	0.991
2	BLOCK A	44,147	1.013
3	BLOCK A	43,840	1.006
4	BLOCK A	45,915	1.054
5	BLOCK A	43,211	0.992
6	BLOCK A	43,190	0.992
7	BLOCK A	43,037	0.988
8	BLOCK A	43,127	0.990
9	BLOCK A	32,906	0.755
10	BLOCK A	42,828	0.983
11	BLOCK A	43,092	0.989
12	BLOCK A	43,006	0.987
13	BLOCK A	43,398	0.996
14	BLOCK A	38,208	0.877
15	BLOCK A	42,882	0.984
16	BLOCK A	43,111	0.990
17	BLOCK A	43,027	0.988
18	BLOCK A	32,284	0.741
19	BLOCK A	33,174	0.762
20	BLOCK A	33,125	0.760

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13	BLOCK B	32,692	0.751
14	BLOCK B	32,974	0.757
15	BLOCK B	32,855	0.754
16	BLOCK B	33,202	0.762
17	BLOCK B	32,686	0.750
18	BLOCK B	32,729	0.751
19	BLOCK B	32,841	0.754
20X	BLOCK B	440,820	10.120
1	BLOCK C	32,815	0.753
2	BLOCK C	32,978	0.757
3	BLOCK C	32,807	0.753
4	BLOCK C	32,918	0.756
5	BLOCK C	32,869	0.755
6X	BLOCK C	183,632	4.216

1. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
2. ALL "X" LOTS ARE OPEN SPACE LOTS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.
4. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
5. AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

FILE: 17286_Plan_Landscaping.dwg (1/28/2018) 17286_Plan_Landscaping.dwg
Plotted: 4/20/2018 3:41 PM by: JAMESON PINSON, DENTON, TX 76226
Scale: 1"=80'



NORTH

SCALE: 1"=80'

0 80 160 240 Feet

LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (RO) RED OAK
Quercus shumardii
- (CE) CEDAR ELM
Ulmus crassifolia
- (BO) BUR OAK
Quercus macrocarpa
- (RB) RED BUD
Cercis canadensis
- (LGM) LITTLE GEM MAGNOLIA
Magnolia grandiflora
- (CT) CHASTE TREE
Vitex agnus-castus
- (CM) CRAFTMYRTLE
Lagerstroemia indica
- (BPJ) BLUE POINT JUNIPER
Juniperus chinensis 'Blue Point'
- ENHANCED LANDSCAPE
- BERMUDA SOD
- SPLIT RAIL FENCE

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Pepper Creek Ranch

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 1171 - Cross Timbers Rd		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 25 Lf.	FM 1171 - 1,625 Lf.	65 (3" cal.) trees	65 (3" cal.) trees
PERIMETER FENCING			
STANDARD	REQUIRED	PROVIDED	
FM 1171 - Cross Timbers Rd	Perimeter fences required adjacent to ROW of arterial and collector streets.	6' masonry wall and split rail fence	

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
9	LIVE OAK	<i>Quercus virginiana</i>	3" cal.	10'-12'	Per Plan	Single Trunk
22	RED OAK	<i>Quercus shumardii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
22	CEDAR ELM	<i>Ulmus crassifolia</i>	3" cal.	10'-12'	Per Plan	Single Trunk
16	BUR OAK	<i>Quercus muhlenbergii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
5	RED BUD	<i>Cercis canadensis</i>	30gal.	7'-8'	Per Plan	Full
8	CHASTE TREE	<i>Vitex agnus-castus</i>	30gal.	7'-8'	Per Plan	Full
10	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i>	30gal.	7'-8'	Per Plan	Full
3	CRAFTMYRTLE	<i>Lagerstroemia indica</i>	30gal.	7'-8'	Per Plan	Full
4	BLUE POINT JUNIPER	<i>Juniperus chinensis 'Blue Point'</i>	30gal.	6'-8'	Per Plan	Full

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTURE
DATED 4/20/2018

REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
STATE OF TEXAS
2826

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

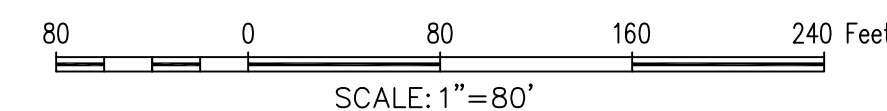
SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Louisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBP&S Firm No. 1798 TBP&S Firm No. 0047700

PEPPER CREEK RANCH
94.61 Acres
In the
McGOWAN & JAMES SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Concept Landscape Plan

17286

CLP1



 (LO) LIVE OAK
Quercus virginiana

 (RO) RED OAK
Quercus shumardii

 (CE) CEDAR ELM
Ulmus crassifolia

 (BO) BUR OAK
Quercus macrocarpa

 (RB) RED BUD
Cercis canadensis

 (LM) LITTLE GEM MAGNOLIA
Magnolia grandiflora

 (CT) CHASTE TREE
Vitex agnus-castus

 (CM) CRAPPEMYRTLE
Lagerstromia indica

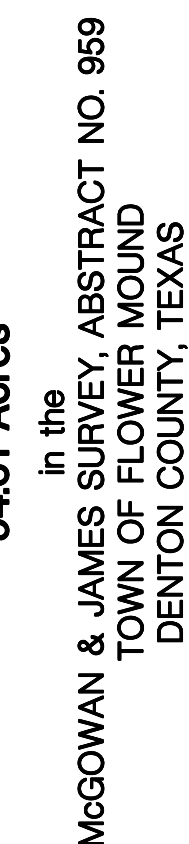
 (BPJ) BLUE POINT JUNIPER
Juniperus chinensis 'Blue Point'

 ENHANCED LANDSCAPE

 BERMUDA SOD

 SPLIT RAIL FENCE

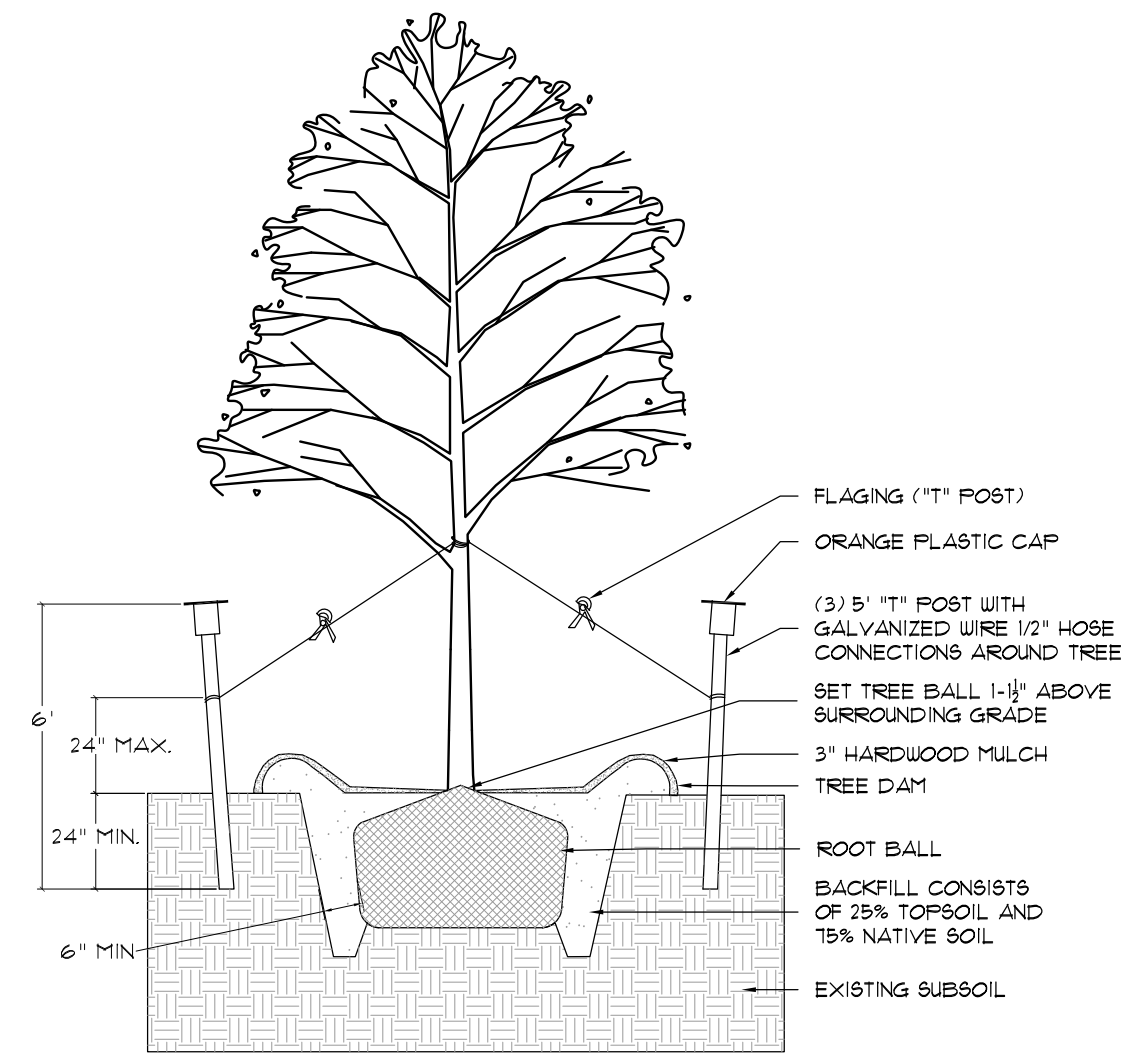
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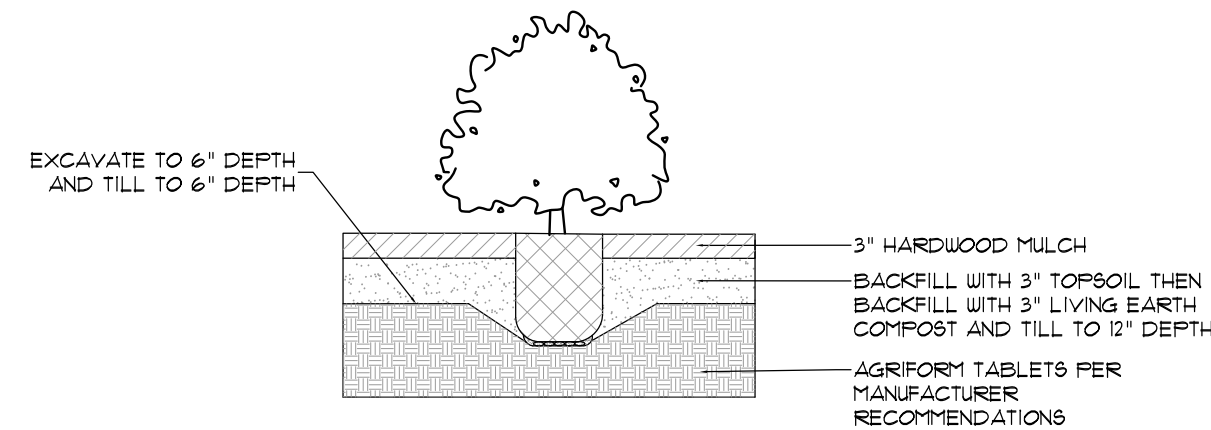
Concept Landscape Plan

CLP2

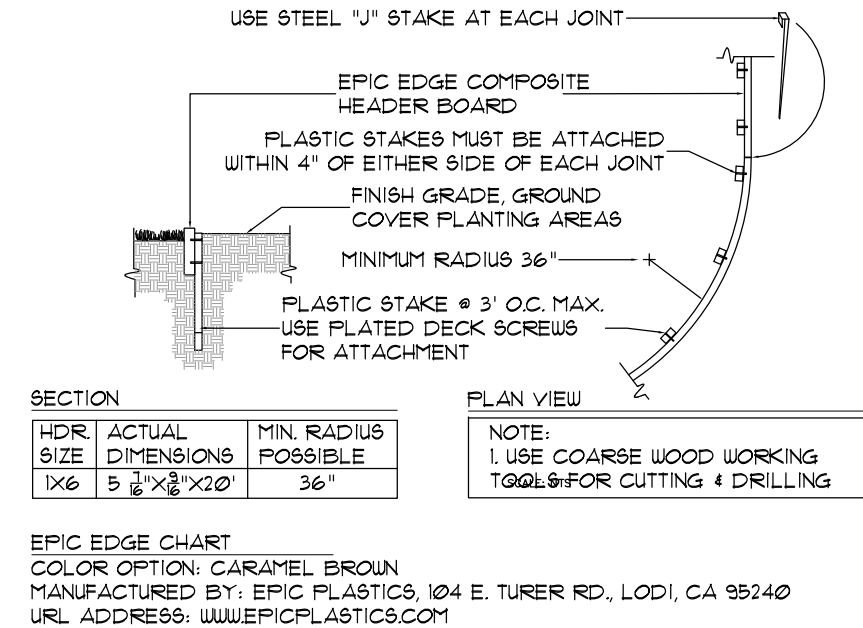
OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson



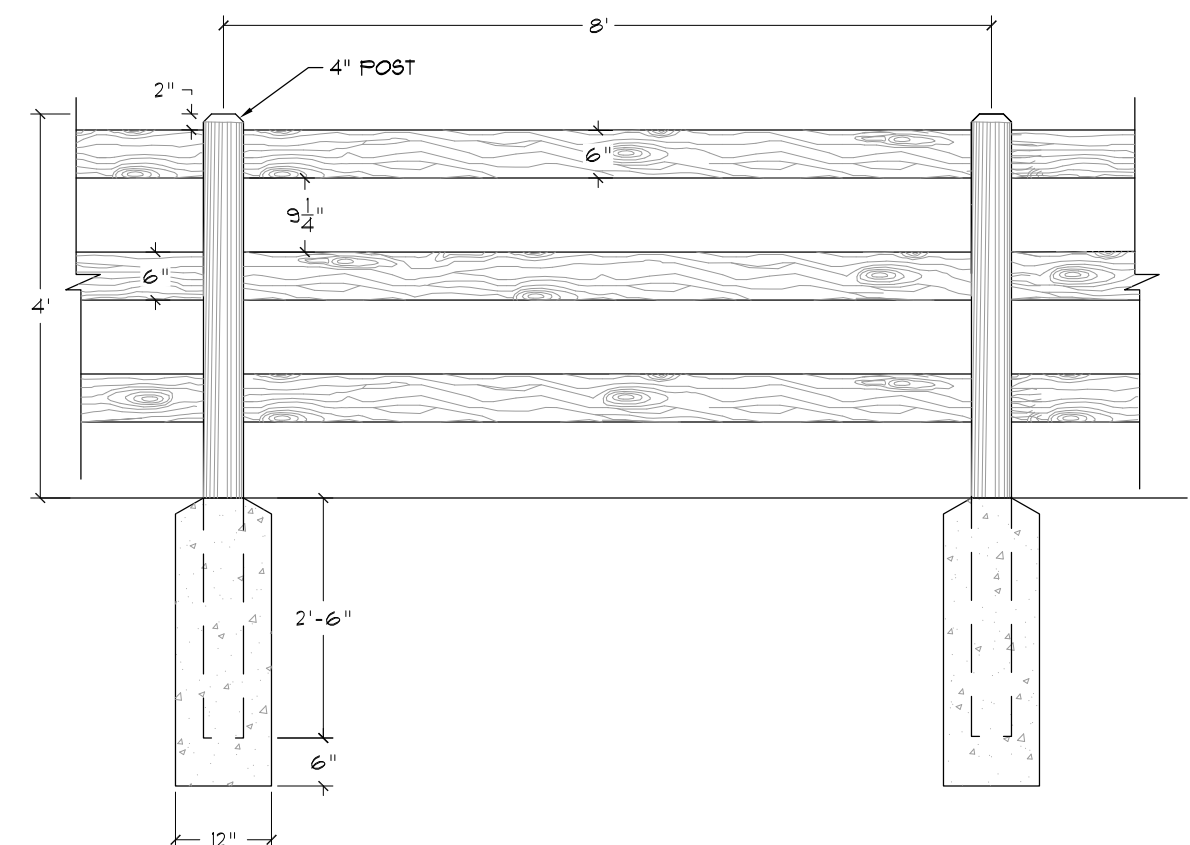
1. TREE STAKING DETAIL
1/4\"=1'



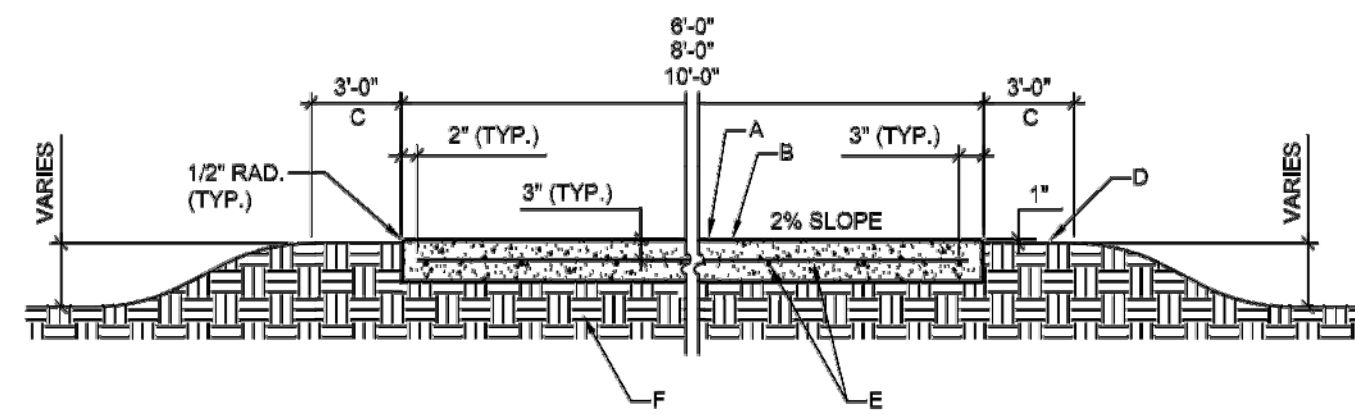
2. SHRUB PLANTING DETAIL
1/2\"=1'



3. EPIC EDGE COMPOSITE HEADER BOARD
NTS



4. CEDAR SPLIT RAIL FENCE DETAIL
1/2\"=1'



CONCRETE TRAIL SECTION

GENERAL NOTES:

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

CONSTRUCTION NOTES:

- A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
- B. HEAVY BROOM FINISH
- C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
- D. FINISH GRADE
- E. #3 BARS 1'-8" O.C. (MAX.) BOTH WAYS
- F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

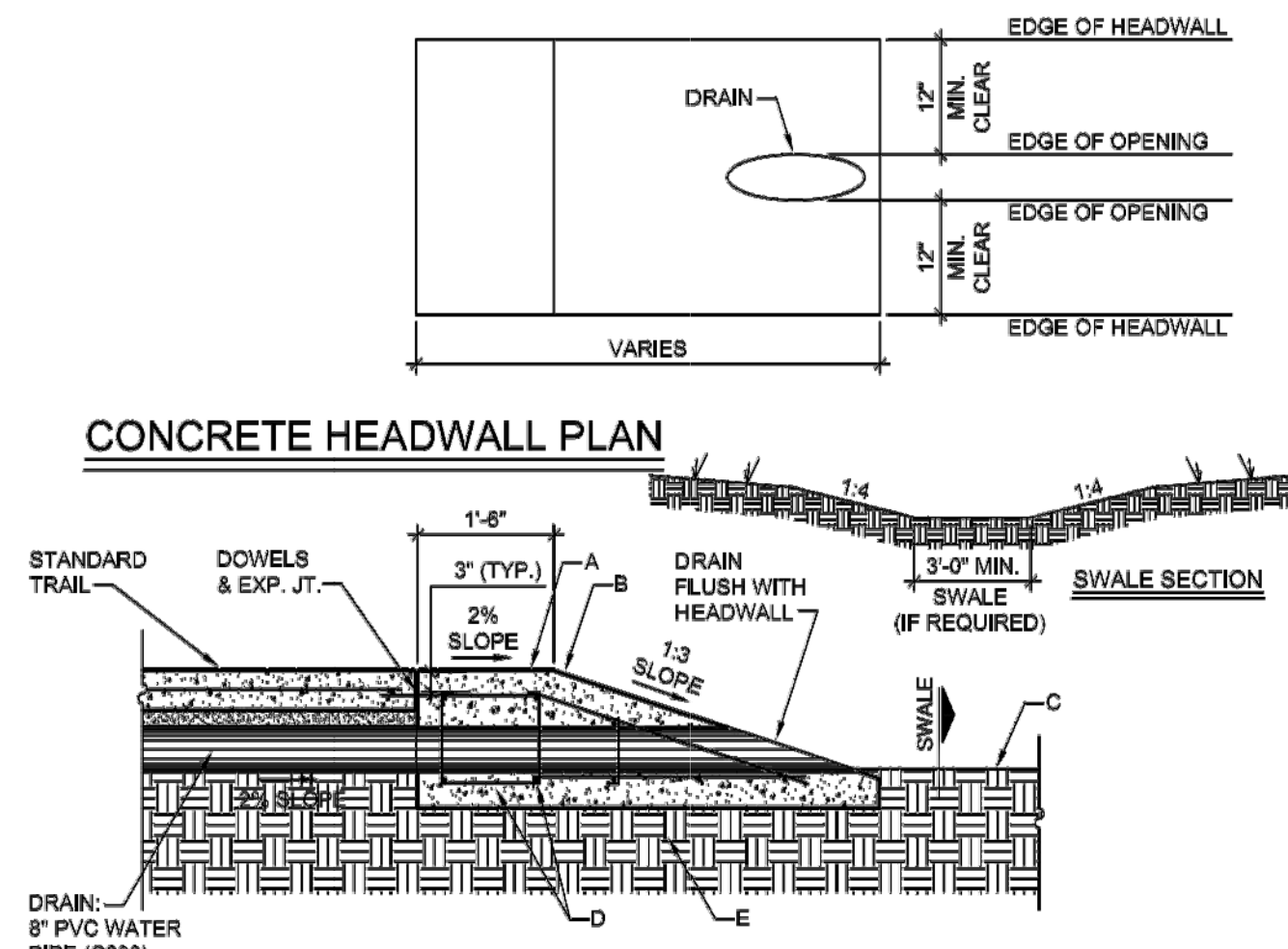
1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
6'-0", 8'-0", 10'-0" WIDE
MULTI-USE CONCRETE TRAIL
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-1

5. MULTI-USE CONCRETE TRAIL
NTS



CONCRETE HEADWALL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

CONSTRUCTION NOTES:

- A. 3600 PSI CONCRETE
- B. HEAVY BROOM FINISH
- C. FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
- D. #3 BARS 1'-8" O.C. (MAX.) BOTH WAYS
- E. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

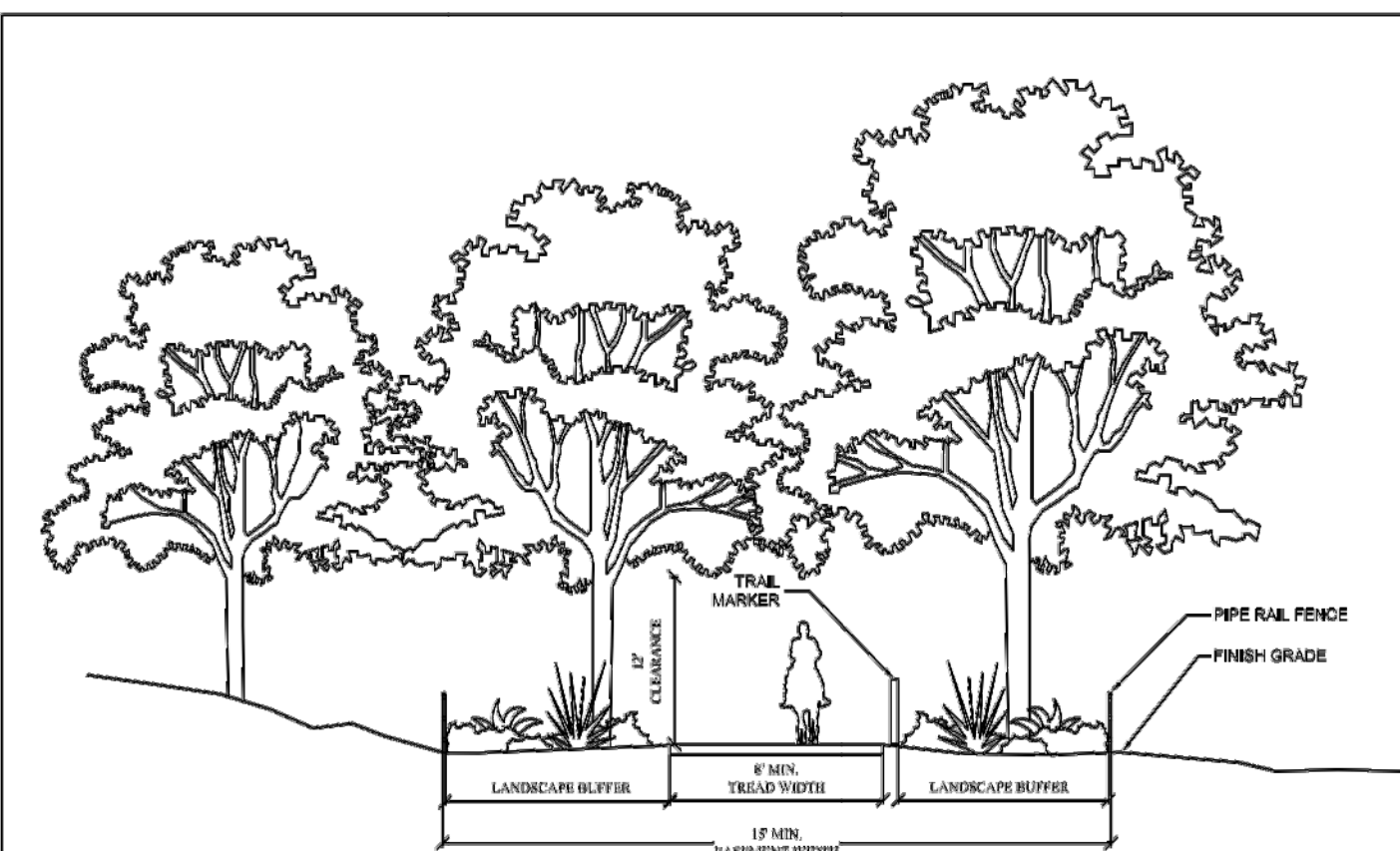
1. LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 880 SL, OR APPROVED EQUAL, GREY IN COLOR.



PARKS & RECREATION CONSTRUCTION DETAILS
MULTI-USE TRAIL CONCRETE HEADWALL
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-2

6. MULTI-USE TRAIL CONCRETE HEADWALL
NTS



EQUESTRIAN TRAIL SECTION

GENERAL NOTES:

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



PARKS & TRAILS CONSTRUCTION DETAILS
15' WIDE EQUESTRIAN TRAIL EASEMENT
NOT TO SCALE

DATE: MAY 2015
SHEET: 1 OF 1
SHEET: P-5

7. 15' WIDE EQUESTRIAN TRAIL EASEMENT
NTS



PEPPER CREEK RANCH
94.61 Acres

In the
McGOWAN & JAMES SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Concept Landscape Plan

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
2816
DATED 4/20/2018

Drawn By: MH
Date: ####
Scale: #####
Revisions:
####
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17286

CLP3

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

TREE CHART

	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	NOTES	HEALTH	PROTECTED	SPECIMEN	REMOVED
1	610	26.5	BLACKJACK OAK	Quercus marlandica		Good	Yes	Yes	No
2	617	25.5	POST OAK	Quercus stellata		Good	Yes	Yes	No
3	618	21	BLACKJACK OAK	Quercus marlandica		Good	Yes	Yes	No
4	623	22	POST OAK	Quercus stellata		Good	Yes	Yes	No
5	632	26	POST OAK	Quercus stellata		Good	Yes	Yes	No
6	643	19.5	BLACKJACK OAK	Quercus marlandica	X2	Good	Yes	Yes	No
7	645	19	HICKORY	Carya texana	X2	Good	Yes	Yes	No
8	652	33	POST OAK	Quercus stellata	MT	Good	Yes	Yes	No
9	653	29.5	POST OAK	Quercus stellata		Good	Yes	Yes	No
10	660	28	POST OAK	Quercus stellata	MT	Good	Yes	Yes	No
11	663	27	BLACKJACK OAK	Quercus marlandica	MT	Good	Yes	Yes	No
12	665	26	POST OAK	Quercus stellata	MT	Good	Yes	Yes	No
13	671	24	POST OAK	Quercus stellata		Good	Yes	Yes	No
14	672	24	POST OAK	Quercus stellata		Good	Yes	Yes	No
15	690	21.5, 14	BLACKJACK OAK	Quercus marlandica	MT	Good	Yes	Yes	No
16	695	22	POST OAK	Quercus stellata		Good	Yes	Yes	No

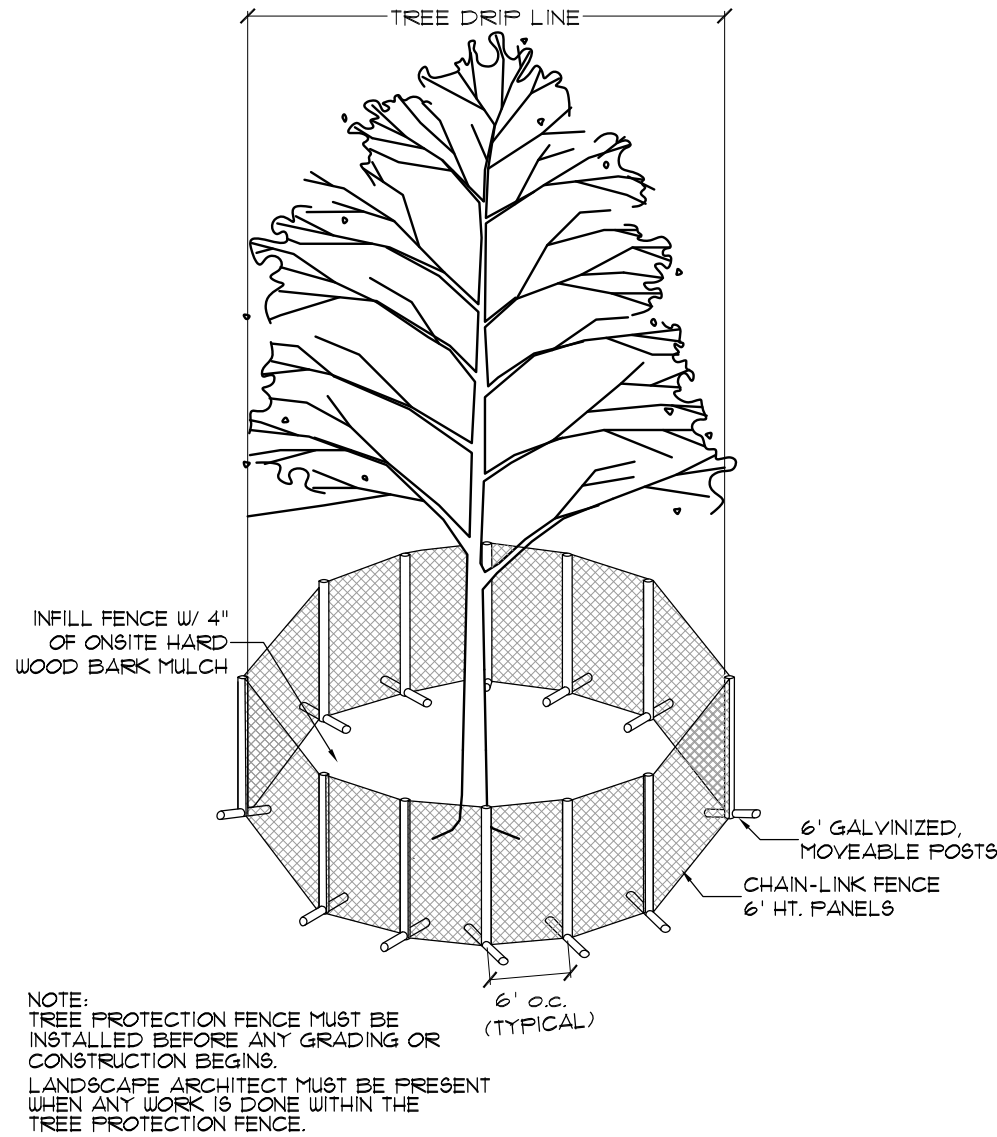
NOTES:

SPECIMEN TREES WITHIN (50) FEET OF THE CENTERLINE OF THE PROPOSED ROADS HAVE BEEN INCLUDED ON THIS TREE SURVEY.

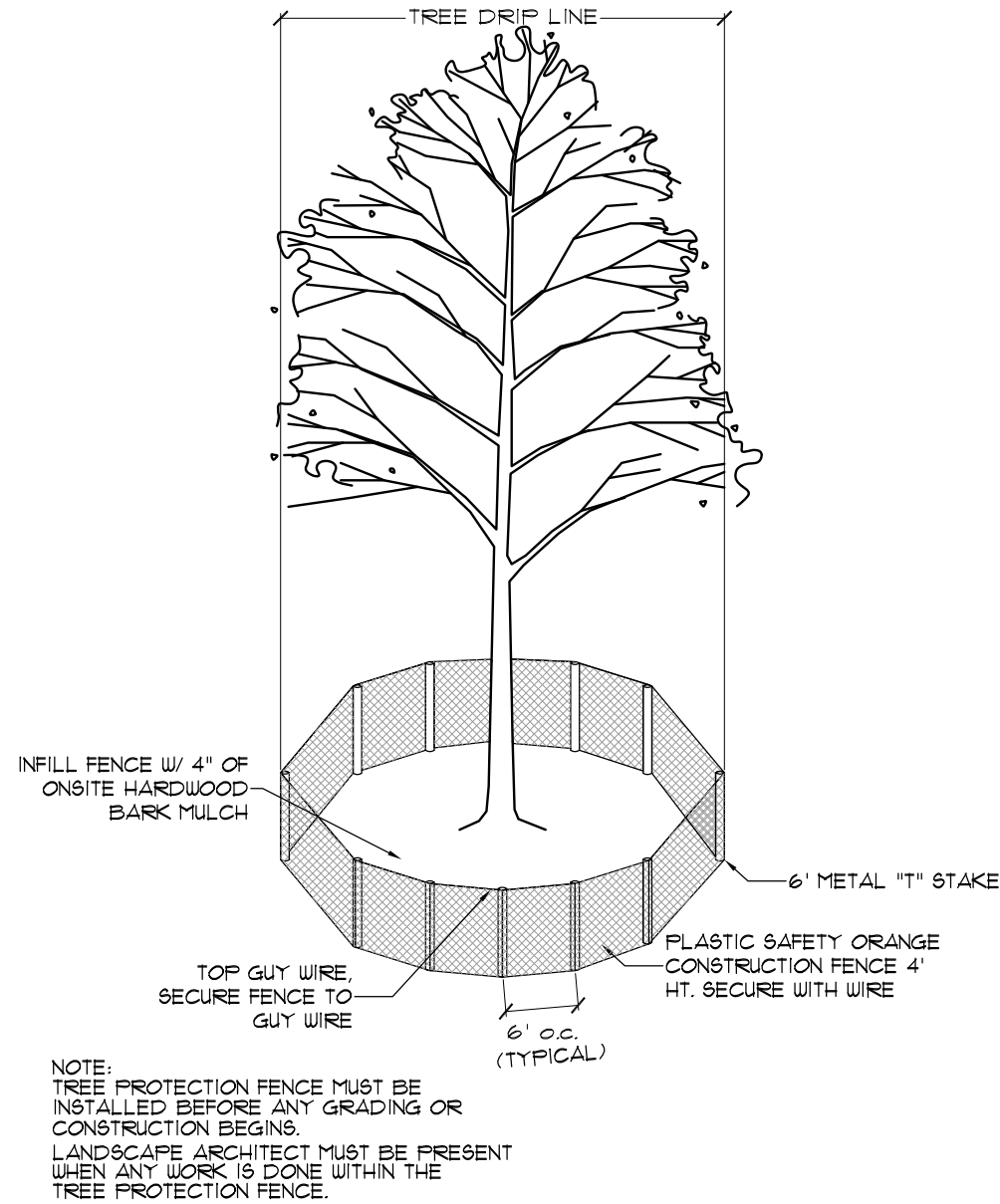
THERE ARE (10) PROTECTED TREES WITHIN (50) FEET OF THE CENTERLINE OF THE PROPOSED ROADS.

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

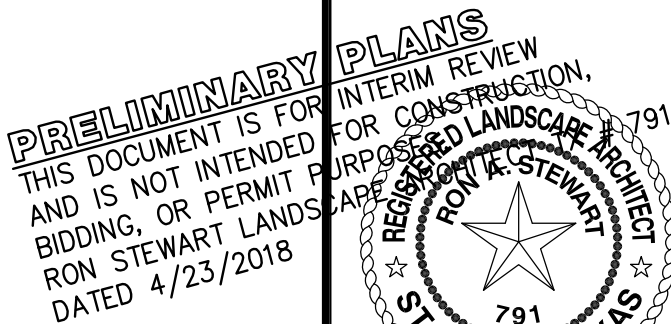
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors 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 soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use 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 ro 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 perission 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 "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCE
1/4"=1'



1. PROTECTED TREE PROTECTION FENCE
NTS



Drawn By: MH
Date: 01/15/2018
Scale: #####
Revisions:
02/23/2018
03/23/2018

17286

TS3

OWNER/DEVELOPER
GREG ANDERSON
9040 HAWLEY
FORT WORTH, TX 76244
Ph. 435-228-4200
Contact: Greg Anderson

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75067
P: 972.436.9712 • F: 972.436.9715
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P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPE Firm No. 00047700



PEPPER CREEK RANCH
94.610 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PEPPER CREEK RANCH

DEVELOPMENT STANDARDS

Planned Development District - 162 (PD-162) Pepper Creek Ranch

The development on the property comprising approximately 94.61 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit XX to this Zoning Ordinance adopting PD-162 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES:

The following uses shall be the only uses permitted in the Planned Development District (PD-162).

1. Permitted Uses. The following uses shall be permitted in PD-162, 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;
 - f. Swimming pool, private; subject to Section 98-996;
 - g. Tennis Courts;
2. Specific Uses: The following uses shall be permitted in PD-162 only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits.
 - a. Accessory Dwelling, subject to section 98-983 on lots greater than 32,000 square feet.
3. Temporary Uses. Only the following temporary uses may be permitted in PD-162 subject to the 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. Building material yard; and
 - c. Field office, temporary
4. Accessory Uses Permitted in Lots Owned by HOA ("X" Lots). The following uses are permitted in PD-162 within lots owned by the Homeowner's Association as shown on the attached Zoning Concept Plan (Exhibit "XX")
 - a. Barn;
 - i. Size: 3,200 sq. ft. maximum (each)
 - ii. Number: Maximum of 3.

- iii. Construction: Stone and board and baton wood siding with barn door, in compliance with the Town's regulations.
- iv. Appearance: Traditional Scenic Barn
- v. Purpose: Storage of Equipment and Supplies for husbandry and maintenance of the trails, open spaces, and amenity features.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. PD-162 Residential Lot Standards:

- a. Minimum lot area per dwelling. The minimum lot area shall be thirty-two thousand (32,000 square feet), subject to section 98-1023;
 - b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be one hundred feet (120'), subject to section 98-1024;
 - c. Minimum front yard. The minimum front yard shall be thirty feet (30'), subject to section 98-1026;
 - d. Minimum side yard. The minimum side yard shall be fifteen feet (15'), subject to section 98-1027;
 - e. Minimum rear yard. The minimum rear yard shall be twenty feet (20'), subject to section 98-335;
 - f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be three thousand square feet (3,000 SF), subject to section 98-1025;
 - g. Maximum lot coverage. The maximum lot coverage shall be thirty-five percent (35%) for all uses, subject to section, 98-1029;
 - h. Maximum height. The maximum height of all buildings and structures shall be three (3) stories or thirty-five feet (35') for all uses, subject to section 98-1031
2. The dimensional and area regulations shall not apply to common areas or lots owned by the homeowner's association for Pepper Creek Ranch at Flower Mound ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within The Pepper Creek Ranch Estates.

- 1. There shall be a maximum density of 0.53 dwelling units per gross acres of the entire Pepper Creek Ranch Estates property which equates to 50 total residential lots.

D. SUPPLEMENTAL STANDARDS

- 1. The development of PD-162 is subject to the approved Environmental Protection Plan.
- 2. The development of PD-162 is subject to an Open Space Management Plan.
- 3. There shall be an X lot owned and maintained by the HOA as an amenity lot and shall not be counted toward the minimum 50% open space requirement. The amenity lot is number 27X, Block A, as shown on the attached Zoning Concept Plan (Exhibit "XX").

4. The home owner or home builder may choose to install an ornamental metal fence on the residential lot that is adjacent to open space, or may choose to leave their property unfenced. If a pool is installed, a fence must be constructed either by the homebuilder or homeowner, in accordance with Town requirements.
5. As a Cluster Development, PD-162 shall have a minimum of fifty percent (50%) of the gross land area preserved as open space for the development as depicted in Exhibit "XX" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "XX" shall be managed. Open Space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, HOA or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. The final Open Space Management Plan (OSMP) shall conform with the following:
 - a. The OSMP shall be in accordance with Ordinance No. 64-13; Section 5/Cross Timbers Conservation District Area Plan (CTCDD)
 - b. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - c. Be recorded in the deed records of Denton County Texas as a restriction running with the land simultaneously with recording of the first record plat.
 - d. Substantially conform to the draft OSMP submitted to the Environmental Conservation Commission and Planning and Zoning Commission for consideration of the Zoning application (ZPD18-0002) and identified as Attachment XX of the agenda item.
6. A multi-use trail with a minimum width of eight feet (8') shall be provided along FM 1171.
7. An equestrian trail with a minimum width of fifteen feet (15') shall be provided along FM 1171.
8. Prior to approval of a record plat, a tree survey shall be submitted and accepted by staff for all areas of the subject property outside of Environmentally Sensitive Areas (ESA's) that are impacted by public improvements including but not limited to roads. Furthermore, a tree survey shall be required for each residential lot at the time a building permit application is sought prior to the construction of any structure. This allows the custom home-builder to have flexibility in the design and placement of buildings in order to optimize the preservation of existing natural features, such as trees, that are unique to each lot.
9. Individual lot grading design shall not be required for all residential lots during the Record Plat/Construction Plan phase; however, for those lots not graded on the Grading Plan included in the set of Construction Plans shall require a separate grading plan at the time of building permit submittal and must be completed by an engineer.
10. House Pad Benching. Developer shall prepare and submit a complete subdivision design including general grading, drainage and pad elevation plans in accordance with

the Engineering Design Criteria and Construction Standards. The grading and drainage within Pepper Creek Ranch and along the perimeter of all lots within each phase of the development shall be complete prior to final acceptance of that phase of the development by the Town. The general pad elevations for the lots within the development shall be included in the subdivision design plans but are not required to be "benched" prior to the Town's final acceptance of each phase of the development. Developer agrees that for each pad site that is not being benched, as identified herein-above, prior to final acceptance of that particular phase the following will occur:

- a. Developer shall retain a professional licensed engineer to design plans for the review and approval of any modification in the benching data for each and every pad site identified herein as well as any design modifications required to address changes in drainage flows, velocities and direction that deviate from the original approved plans and prepare and submit any proposed revisions to the Town for approval and acceptance before each such pad site or group of pad sites within a particular phase is benched;
- b. Erosion control measures shall be maintained in compliance with an approved Stormwater Pollution Prevention Plan (SWPPP) including silt fencing, check dam, bar ditch and storm water pipe system cleaning shall be performed on a routine basis as needed and no less frequently than at least one time every six months or more frequently as may be required and directed by the Town Manager or his designee;
- c. Developer shall be responsible for weekly monitoring, clean-up and removal of construction debris, waste and litter that is dumped, accumulates or is otherwise stockpiled within the development;
- d. Developer shall remove check dams and silt fencing as appropriate and in accordance with best management practices after all pad sites within the phase have been benched and stabilized and a final phase inspection of the newly benched pad sites has been performed and approved by the Town.

11. All amenity ponds shall have aeration by recirculating pumps or by fountains.

12. All landscaping shall be in conformance with Exhibit "XX", the Conceptual Landscape Plan.

E. EXCEPTIONS

1. Topographical Slope Protection – Section 98-147
Impact to slopes that are 12% or greater may be allowed in areas as shown in Exhibit "XX", the approved Environmental Protection Plan.
2. Minimum Cul-de-Sac Length – Section 90-310
Cul-de-Sac lengths may exceed 600 feet as shown on the attached Zoning Concept Plan (Exhibit "XX").

OPEN SPACE MANAGEMENT PLAN
Planned Development District 162 (PD-162)
Pepper Creek Ranch

Maintenance of Common Areas:

The Pepper Creek Ranch has dedicated **47.323** acres as open space, which is equivalent to 50.02% of the land. This exceeds the suggested 50% requirement by 796 sq. ft. A total combined footprint for accessory buildings will not exceed 6,400 sq. ft.

The Open Space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (HOA) by the Developer. The HOA will be established by the Developer as a Nonprofit Corporation. The members will be the Pepper Creek Ranch Lot owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the HOA, including the conservation requirements of the Town.

The structure and guidelines for the HOA will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the HOA Board of Directors. The Common Areas and their care will be as follows:

1. Bar Ditch Open Space

a. Bar Ditches

i. Description:

1. Located along streets in open space areas, compromising approximately 2.0 acres
2. Bar ditches to be seeded or sodded with Bermuda grass

ii. Maintenance:

1. Regular mowing as needed per seasonal grass growth
2. Edge between Bermuda grass and native grasses to be maintained by herbicidal or mechanical means
3. Supervision and maintenance of culverts
4. Maintained by the HOA

iii. Uses:

1. Pedestrian access throughout the open space for the residents and guest
2. Drainage and utilities

2. Private Park Area and Entry Open Space

a. Entrance Facilities and Barns

i. Description:

1. All buildings, bridges, water features, signs, masonry walls, gates and operating equipment, fences, and all accessories and equipment. The buildings will include two maintenance building.
 - a. Located on Lot 28X, the barns are for storage of equipment and supplies for husbandry by and maintenance of the trails, open spaces and amenity features.
- ii. Maintenance:
 1. Service and repairs of all the above items
- iii. Uses:
 1. Location for the entrance-exit by the estate owners and guests. The barns may be used for site maintenance and as a small meeting area.
- b. Private Park Areas with Ponds
 - i. Description:
 1. There are three (3) small ponds with gardens. Located on lots 28X, and 6X. Proposed pond locations have been carefully selected – they will replace existing fields and a pond in the open areas where no trees are present.
 - a. Ponds will be maintained by capturing storm water runoff (surface drainage) and possibly a water well.
 - b. Ponds will serve as water reservoirs for irrigation.
 - c. Ponds will have re-circulating pumps, waterfalls, and spillovers to aerate the water and create continuous flow of the waterfalls and spillovers.
 - d. Pump houses may be constructed within private park areas, subject to the conditions specified in the Development Standards.
 - ii. Maintenance:
 1. The park areas and ponds will be maintained by the developer initially, then by the HOA, as provided in the dedications and restrictions.
 2. Ponds comprise a portion of the acreage allocated as private park areas. The remainder will be maintained by mowing, landscaping, etc.
 - iii. Uses:
 1. These private park areas will be landscaped and maintained with flowers, shrubs, trees and seasonal color. They will be the focal points of the subdivision with beautiful views from the interior roads and from the homes clustered around the parks and small ponds. They will also be enjoyed by the residents as places for passive recreation and interaction with the outdoors.
 2. The ponds at the entrance will be a scenic feature for all vehicular passengers to enjoy as they drive past Pepper Creek Farm along Cross Timbers Road.
 3. Water conservation, irrigation, and detention for surface drainage

c. Private Open Green Space

- i. Description:

1. Located on Lot 28X and surrounding Lot 27X, the open green space will be planted in a turf grass for passive recreational use and interaction with the outdoors.
- ii. Maintenance:
 1. Initially the open green space areas may be lightly graded (+/- 12") while maintaining existing topography. There shall be no grading under existing trees.
 2. The areas will have regular & normal turf grass maintenance by the HOA.
- iii. Uses:
 1. The private open space will serve as a "Neighborhood Green" for community gathering and interaction.
 2. The area can be used for passive recreation and play.
- d. Community Trails
 - i. Description:
 1. A series and network of pedestrian trails for community connectivity and access to personal health & physical fitness enrichment
 2. The trails will follow the natural terrain and may be constructed with decomposed crushed granite, bark mulch or concrete. Trails may have P.V.C. drainage pipes, stone slabs or custom built wood bridges as needed to accommodate natural terrain and drainage. Final trail layout to be determined in the field and approved by the Landscape Architect and Town of Flower Mound Environmental Services.
 3. Trails can vary from 4-6' wide
 - ii. Maintenance:
 1. Trails will be maintained by the HOA.
 - iii. Uses:
 1. Trails will be used by and open to residents of Pepper Creek Ranch for running, walking and hiking.
 2. Trails may have environmental interpretive signs or QR codes to guide residents through the various eco-zones on the property.

3. Private Meadows Open Space

- a. Meadows
 - i. Description:
 1. Open space within the development that lacks significant tree cover. They are not a part of the ancient Cross Timbers habitat, and therefore do not need to be maintained as they are. The plan is to over-seed and maintain the meadows with native grasses and wildflowers, which will be part of the scenic country vistas along FM 1171 and some of the interior open spaces.
 2. Meadows are comprised of approximately 11.2 acres.
 - ii. Maintenance:

1. Bramble sprouts and under growth may be controlled by cultivation or herbicide.
2. Meadows will be mowed each fall.
3. Meadows will over-seeded with native grasses in the spring and wildflowers in the spring or fall depending on species until such time that the wildflowers and native grasses will replace existing Bermuda grass.

iii. Uses:

1. Scenic views are a significant function for the meadows, and may be used for passive recreation

4. Native Prairie Habitat

a. Native Prairie Habitat

i. Description:

1. These meadows presently have little bluestem and a mixture of natural grasses. This will be expanded to include adjacent savannahs and wildflower meadows, in order to facilitate a conservation concept.
2. Native prairie habitat areas comprise approximately 13 acres.

ii. Maintenance:

1. Native wildflowers will be over-seeded to provide seasonal colors. Various wildflowers are seeded in spring, others in the fall.
2. The HOA too work with natural and seasonal timing.

iii. Uses:

1. The rural pastoral meadow vistas will be significant. The homeowners and their guests may enjoy these areas for picnics, parties and passive recreation

5. Woodland Open Space

a. Wooded Open Space

i. Description:

1. Wooded areas with tree coverage ranging from 25-100%.
2. Wooded open space areas are comprised of approximately 13.5 acres.

ii. Maintenance:

1. This open space will remain in its natural state with all wildlife habitats undisturbed.
2. Heavily treed areas will be under the supervision of a licensed landscape architect, arborist or forester, retained by the Developer and/or the HOA

iii. Uses:

1. In coordination with the Meadows, the wooded open space areas will contribute to the rural vistas and may be used for hiking, wildlife observation, and other passive recreation.

b. Wooded Open Space Eco-fringe

i. Description:

1. Wooded areas with tree coverage ranging from 25-100%. Eco-fringe is considered within 10 feet off a residential lot property line or trail system and within 25 feet of native prairie habitat, private meadow open space, private park and entry open space, bar ditch open space and street buffer open space. Currently, the vines and undergrowth have been left to take over the trees which is causing damage by invading the tree canopy and covering up the leaves. The vines and undergrowth are predominantly poison ivy, poison oak, greenbrier, and mustang grape vines, most of which are undesirable, very aggressive, and must be managed or removed in order to save the existing trees.
2. All of the wooded areas have been left unmanaged for many years, resulting in an overabundance of undergrowth, which dries out and is considered a fire hazard. This may be selectively removed and maintained. There can be a 10'-0" wide vegetative break between the wooded open space and adjacent property lines.
3. Wooded open space eco-fringe areas are comprised of approximately 6.0 acres.

ii. Maintenance:

1. Invasive and non-native brush, vines and undergrowth may be cleared and removed. Mistletoe and dead wood may be cleared and trees may be pruned to let light in to the forest floor. Non-native trees may be removed to allow more room for native species to thrive.
2. These areas, particularly eco-fringe areas, may be seeded with shade tolerant native grasses, wildflowers, and/or native ("slow-growth") ground cover to prevent topsoil erosion and to provide visual interest and a welcoming habitat for native creatures. Prior to any planting operations, there shall be no grading or removal of topsoil or leaf litter.
3. Initial restoration may be done by the developer. The conservation husbandry will be overseen by the HOA.
4. Heavily treed areas will be under the supervision of a licensed landscape architect, arborist or forester, retained by the Developer and/or the HOA. Contact the Town of Flower Mound Environmental Services before any work is done within the Upland Wooded Habitat or native Prairie Habitat.

iii. Uses:

1. In coordination with the Meadows, the wooded open space areas will contribute to the rural vistas and may be used for hiking, wildlife observation, and other passive recreation.

6. Street Buffer Open Space

a. Meandering Street Buffer

i. Description:

1. A meandering linear pedestrian and equestrian buffer along FM 1171.

2. Street buffer land shall include an 8' trail and a 15' equestrian trail easement.
 3. Open space may include enhanced landscape, understory trees, irrigation, a split rail fence, benches, and sidewalks.
 4. Street buffer open space areas are comprised of approximately 1.8 acres
- ii. Maintenance:
 1. By the HOA. Maintenance will be similar to that of Private Park areas and may include the use of drought-resistant grass.
 - iii. Uses:
 1. Street Buffer land open to the public for use of the hike-and-bike trail and the equestrian trail

The objective for all areas is to establish a program - which will be embraced by the members of the HOA - to restore the native settings of the meadows, and woodlands, and maintenance of grasslands and then be subject to an ongoing Conservation Program.

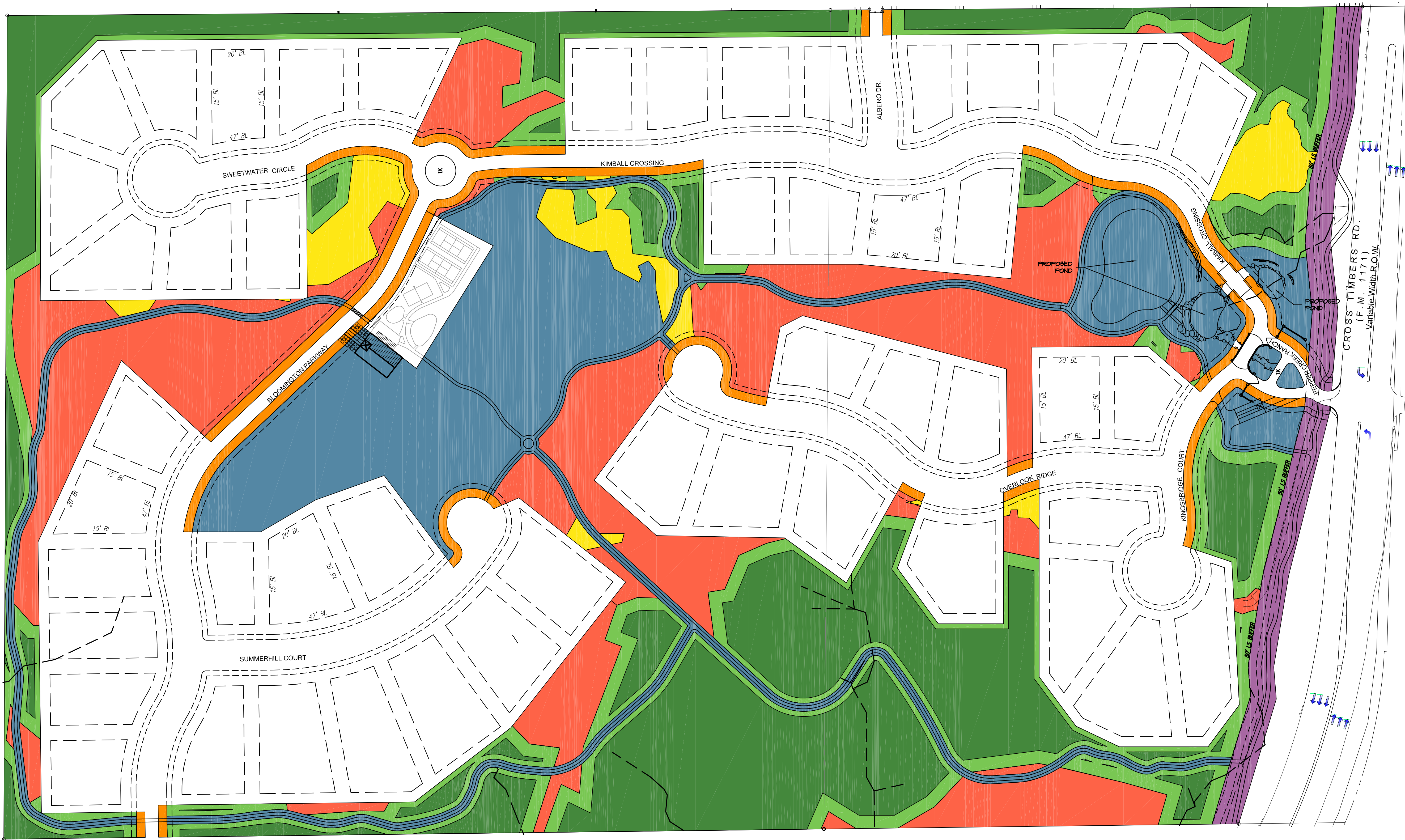
The husbandry by the HOA will provide an environment which will be much more than isolated and forgotten woodlands, and meadows, but rather a natural habitat to be preserved, protected and enjoyed by all. Native grasses and wildflowers shall come from species within the Native American Seed company mixes – “Blackland Prairie Mix”, “Shade-Friendly Grass Mix”, and “Native Texas Mix” are all potential options. Grasslands are the enjoyment of use by residents.

Prohibited activities include, but are not limited to the removal of protected trees within the open space unless otherwise allowed by town ordinance, burning, dumping or illegal activities as listed in the Town of Flower Mound Code of Ordinances.

All open space areas shall be supervised by the Conservation Committee appointed by the HOA Board of Directors. The Conservation Committee will be under the supervision of a licensed Landscape Architect, Arborist, or Forester, or by a Certified Conservationist to be retained by the HOA. The Conservation Committee will fulfill the conservation covenants as provided in the deed restrictions.

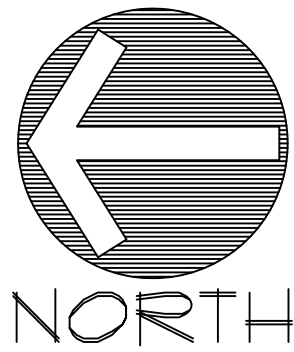
Please refer to the open space plan, the environmental protection plan (EPP), and the Planned Development – 162 for additional clarification.

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Printed: 4/20/2018 3:13 PM, by: JAG, Plotter: HP DesignJet T1100, Scale: 1"=100'



LEGEND

	PRIVATE WOODLAND OPEN SPACE (13.5) ACRES		PRIVATE PARK AREA / ENTRY OPEN (10.8) ACRES
	PRIVATE WOODLAND ECO-FRIDGE (6.0) ACRES		STREET BUFFER OPEN SPACE (1.8) ACRES
	NATIVE PRAIRIE HABITAT (1.9) ACRES		BAR DITCH OPEN SPACE (2.0) ACRES
	PRIVATE MEADOW OPEN SPACE (11.3) ACRES	TOTAL OPEN SPACE = 47.3 ACRES	



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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING.
JAMESON PINSON LANDSCAPE ARCHITECTURE
STATE OF TEXAS
DATED 4/20/2018

Drawn By: MH
Date: ###
Scale: 1"=100'
Revisions:
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OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

PEPPER CREEK RANCH
94.61 Acres
In the
McGOWAN & JAMES SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

OPEN SPACE PLAN

17286

OSP

SITE PLANNING CIVIL ENGINEERING PLANNING
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ENVIRONMENTAL PROTECTION PLAN

Pepper Creek Ranch

Northwest of Donnoli Drive and Cross Timbers Road, Flower Mound, Texas

April 19, 2018

Apex Job No: 725050942001

Prepared for:

G&A Consultants, LLC

111 Hillside Drive

Lewisville, TX 75057

Apex Companies, LLC

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Texas Professional Geoscience Firm Registration No. 50296 Texas Professional Engineering Firm Registration No. 14073

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TABLES

Table Ex-1	ESA Summary
Table 2-1	State- and Federally-Listed Threatened and Endangered, and State-Listed Rare Species Potentially Present in Denton County, Texas

APPENDICES

Appendix 1	Figures
	Figure 1 Site Location Map
	Figure 2 Environmentally Sensitive Areas
	Figure 3 Site Plan
	Figure 4 Topographic Slope Protection Map
	By Others Preliminary Open Space Plan by G&A dated March 15, 2018
Appendix 2	Environmentally Sensitive Area Survey from Town of Flower Mound
Appendix 3	TPWD Species of Greatest Conservation Concern, Denton County, Texas
Appendix 4	Photograph Log
Appendix 5	FEMA FIRM, Wetland Data Forms

EXECUTIVE SUMMARY

Apex Companies, LLC (Apex) developed this Environmental Protection Plan (EPP) for the proposed Pepper Creek Ranch residential subdivision located on approximately 94.61-acres northwest of the intersection of Donnoli Drive and Cross Timbers Road in the Town of Flower Mound (Town), Denton County, Texas (Site). The regional location of the Site is shown in **Figure 1 (Appendix 1)**.

Environmentally Sensitive Areas (ESAs) are defined in the Town's SMARTGrowth Program. ESAs present at the Site include Upland Habitat, Prairie Habitat, waters of the state, waters of the United States (WOTUS), and topographic slope protection. The Town requires preparation of an EPP prior to certain approvals of residential and non-residential developments at properties where ESAs are identified. The purpose of the EPP is to describe the ecological setting and condition of the property, identify and map ESAs, and present best management practices (BMPs) to "protect, conserve and/or restore" ESAs at the Site. The EPP commonly also addresses other elements of the SMARTGrowth Program that include the identification of jurisdictional wetlands or WOTUS, topographic slope protection (varying degrees of protection for slopes greater than 5 and 12 percent), and water impoundment protection (protection for impoundments with surface area capacity equal or greater than 0.5 acre). The EPP also commonly addresses potential impacts to rare, threatened, and endangered species.

An ESA Survey was conducted by Mr. Aaron Brewer of Apex at the Site on January 11 and 12, 2018. Mr. Brewer identified waters of the state, possible WOTUS, Upland Habitat, Prairie Habitat and topographical slope protection ESAs at the Site. The Town of Flower Mound completed their ESA Survey on February 28, 2018, and it is attached in **Appendix 2**. ESA boundaries are presented in **Figure 2**, which also shows the Site boundaries. The current Site plan is represented in **Figure 3**. Apex's topographic slope protection map is presented in **Figure 4** and is based on a site specific topographic survey. The ESA areas are summarized in **Table Ex-1** on the next page along with the ESA mitigation strategy.

Table Ex-1: ESA Summary Table:

ESA	ESA Details	ESA Mitigation
Waters of the State	Six drainages on the Site have features consistent with ephemeral streams. They have been divided into segments numbered ES-1 through ES-11 on the map. Some of the drainages have adjacent swales lacking ordinary high water marks (OHWM). A 0.24-acre pond (Pond-1) and a 0.30-acre pond (Pond-2) have been identified as waters of the state.	Based on preliminary site plans, varying levels of impacts to some of the waters of the state are anticipated; however, Pond-1 and several of the streams (or segments) will be left undisturbed or enhanced as a feature of the proposed development. Impacts to waters of the state are mitigated by incorporating their flow within the on-Site drainage plan. Waters that do not meet criteria of WOTUS do not require a Section 404 permit.
Waters of the U.S.	Six drainages have been identified at the Site, each with potential to be WOTUS. They have indications of OHWM, but off-Site connections to other waters are only presumed to be present. Two of the streams (ES-1 and ES-2) are unnamed tributaries of Grapevine Lake and the others are unnamed tributaries of Whites Branch.	Most of the streams (or segments) will be left undisturbed as a feature of the proposed development. As much as 245 feet of ephemeral stream ES-11 will be filled during development and 55 feet of stream is located in the utility easement and drainage easement south of proposed Kimball Crossing road. Impacts to WOTUS will likely require a U.S. Army Corps of Engineers (USACE) Section 404 Clean Water Act (CWA) permit. Mitigation would be in accordance with the applicable Nationwide Permit General Conditions.
Upland Habitat	Identified along and within the perimeter of the Site, concentrated within the northeast, southeast, and southwest corners totaling 44.29 acres.	Approximately 21.46 acres of Upland Habitat is anticipated to be impacted and impacts to Upland Habitat will be mitigated by preserving an equal area of Upland Habitat within the development. Due to the preservation of at least as many acres of Upland Habitat as will be impacted, no additional tree mitigation will be required.
Prairie Habitat	Identified as elongated and irregular bands located primarily throughout the central portion of the Site totaling 4.46 acres.	Impact to approximately 2.38 acres Prairie Habitat is anticipated. Impacts to Prairie Habitat will be mitigated by preservation, restoration, and establishment of 11.2 acres prairie habitat within areas identified as Private Meadow Open Space on the March 15, 2018, Preliminary Open Space Plan provided by G&A Consultants, LLC.
Topographic Slope Protection	Areas of the slope between 5% and less than 12% meeting SMARTGrowth criteria (slopes extending for over 50 feet and/or greater than 6 feet elevation change) have been mapped at the Site (Figure 4) and cover an area totaling 9.98 acre. Areas of slope greater than 12% meeting SMARTGrowth criteria have been mapped at the Site (Figure 4) and cover an area totaling 8.19 acres.	Construction activities in areas with a slope between 5% and less than 12% and greater may proceed with limitations per the Topographic Slope Protection in the SMARTGrowth Analysis to the extent practicable. A lot specific grading plan has not been developed yet; however, mass grading of these areas is not being proposed. Individual lot designs will be developed based on the home designs of each new home. The proposed impacts to these slopes, assuming 100% impact from each residential lot, are estimated at 3.84 acres of

ESA	ESA Details	ESA Mitigation
		impact to slopes 5% to less than 12% (approximately 38%, including areas under structures and within 5 feet of structures), and 2.33 acres of impact to slopes 12% and greater (approximately 28% impact to 12%+ slopes). However, the actual impact to protected slopes is anticipated to be less.

The overall ecological health of the Site is mixed depending on the location within the Site. The central portion of the Site is characterized by degraded grassland that has been affected by historical agricultural practices that is visible in historical aerial imagery and by the predominance of non-native vegetative species. Two man-made ponds are located within the degraded grassland. Wooded vegetation located at the western portion and northeastern corner of the Site is dominated by trees considered native and listed within the Town's protected tree ordinance. The majority of the wooded areas located on the Site meet the Town's definition of Upland Habitat. The wooded habitat is intersected by a mosaic of swales and the upstream extent of numerous ephemeral tributaries; however, infrequent water presence and flow are characteristics of these swales and ephemeral tributaries. Grassland areas that met the Town's definition of Prairie Habitat were identified as elongated and irregular bands of prairie areas interspersed with Upland Habitat.

The proposed Pepper Creek Ranch will result in impacts to Upland Habitat, Prairie Habitat, WOTUS, and waters of the state. Upland Habitat and Prairie Habitat is present at the Site and approximately 44.29 acres and 4.46 acres, respectively, will be impacted by construction of the residences, roads, and attendant features. Impacts to Upland Habitat will be mitigated by preserving an equal area of Upland Habitat. Impacts to Prairie Habitat will be mitigated by preserving, restoring, and establishing prairie in areas designated as Private Open Meadow in the Open Space Plan prepared by G&A Consultants, LLC, dated March 15, 2018 (**Appendix 1**).

Based on the wetland delineation, preliminary jurisdictional determination, and the preliminary proposed project plan, impacts are anticipated to a segment of an unnamed tributary of Grapevine Lake (ES-2) and a segment of unnamed tributary of Whites Branch (ES-11). Several other streams and segments are present and will be left undisturbed as a feature of the proposed development. Impacts to WOTUS will likely require a United States Army Corps of Engineers (USACE) Section 404 CWA permit.

Two ponds at the Site are individually smaller than the 0.5-acre threshold for regulation under the SMARTGrowth ordinance for impoundments. Impacts to waters of the state will be absorbed into the planned stormwater system.

Portions of the Site have moderately steep slopes ranging between 5 and less than 12 percent and greater. The identification of slope degrees was completed based on information obtained from the site specific

topographic survey and analyzed by Apex. The current Town development standards limit mass grading in areas of greater than 5% slopes with a rise greater than 5 feet or slope length greater than 50 feet. The development plan will impact some of the slopes, after receiving a waiver from the Town Council for impacts to protected slopes, but the development will avoid mass grading of those protected areas that are greater than 5 feet from the proposed structures.

G&A identified specimen trees within 50 feet of the proposed road centerline. The road design was adjusted to avoid those trees. The remainder of the tree survey will be addressed when the grading plan is submitted for the specific lots.

The potential for the proposed development to impact the habitat of state and federally-listed threatened and endangered species, as well as other species of greatest conservation concern (SGCC) identified by the U.S. Fish and Wildlife Service (USFWS) and Texas Parks and Wildlife Department (TPWD), was assessed during the preparation of this EPP. No threatened or endangered species are anticipated to inhabit the Site, and the proposed development plan is anticipated to have no effect on state or federally listed species and no impact to populations of state-listed species of greatest conservation concern.

1.0 INTRODUCTION

1.1 Introduction and Site Location

Apex Companies, LLC (Apex) developed this Environmental Protection Plan (EPP) for the proposed Pepper Creek Ranch residential subdivision located on approximately 94.61-acres northwest of the intersection of Donnoli Drive and Cross Timbers Road in the Town of Flower Mound (Town), Denton County, Texas (Site). The regional location of the Site is shown in **Figure 1 (Appendix 1)**.

1.2 EPP Summary

ESAs were identified and mapped at the Site in compliance with the Town's SMARTGrowth requirements. Aquatic features and habitat (as defined by the Town) are represented in **Figure 2** as identified in a waters of the U.S (WOTUS) delineation field survey performed on January 11 and 12, 2018, by an author of this report, Mr. Aaron Brewer. Slope analysis was completed by Apex utilizing information obtained from the site-specific topographic survey.

The ESAs were delineated and mapped by use of Geographic Information System (GIS) mapping and field verification by use of global positioning system (GPS). State and federally-listed threatened, endangered, and candidate species and state-defined species of greatest conservation concern (SGCC) were assessed for their likelihood to occur at the Site and for the potential effects of the proposed project on listed species that may occur at the Site.

This EPP identifies the principal flora and fauna species present at the Site and indicates the overall ecological integrity/health of the Site. This EPP also describes ESAs and describes possible best management practices (BMPs) to "protect, conserve, and/or restore" ESAs for consideration during the development of the Site. Possible plans to educate future occupants of the development about the conservation efforts at the Site also are proposed.

2.0 SUBJECT PROPERTY DESCRIPTION

2.1 Site Description

The Site is comprised of approximately 94.61 acres of primarily vacant, undeveloped land bordered to the south by Cross Timbers Drive and to the west and north by unnamed tributaries to Whites Branch, two unnamed tributaries of Grapevine Lake to the south, and residential areas to the east and north. Expansive undeveloped areas are located to the north and west. A partially paved access road from Cross Timbers Drive bisects the central portion of the Site. A dilapidated residence and a pole barn are located along the access road on the central portion of the Site. Six drainages originate on the Site and discharge to neighboring properties across the southern, western and northern boundaries of the Site. In addition, two ponds are located on the northern and southern portions of the Site. The Site is relatively level on the central and eastern side of the property with a hill situated in the northeast corner and a dramatic downward slope in the west-central and southwest corners of the Site.

2.2 Ecological Health

The overall ecological health of the Site is mixed depending on the location within the Site. The central portion of the Site is characterized by degraded grassland that has been affected by historical agricultural practices that are visible in historical aerial imagery and by the predominance of non-native vegetative species. Two man-made ponds are located within the degraded grassland. Wooded vegetation located at the western portion and northeastern corner of the Site is dominated by trees considered native and listed within the Town's protected tree list. The majority of the wooded areas located on the Site meet the Town's definition of Upland Habitat. The wooded habitat is intersected by a mosaic of swales and the upstream extent of numerous ephemeral tributaries; however, infrequent water presence and flow are characteristics of these swales and ephemeral tributaries. Grassland areas that meet the Town's definition of Prairie Habitat were identified as elongated and irregular bands of prairie areas located primarily throughout the central portion of the Site and adjoining Upland Habitat.

2.3 Site Topography

The United States Geological Survey (USGS) Topographic Map Argyle Quadrangle (1960, updated 1974), shows the Site as depicted in **Figure 1**. The overall Site topography is sloping from the northeast corner downward to the west-southwest of the Site. Elevation varies from approximately 600 to 700 feet above mean sea level (AMSL). The lowest elevation on the Site is depicted at the western boundary of the Site within the convergence of two streams (ES-3 and ES-7) at about 600 feet AMSL. Localized declines in elevation are observed at the two man-made ponds and the numerous unnamed tributaries to Whites Branch (ES-3 through ES-11) and unnamed tributaries to Grapevine Lake (ES-1 and ES-2). Apex prepared **Figure 1** from the Argyle Quadrangle topographic map and **Figure 4** from site-specific topographic survey information showing the detailed topography of protected slope areas present at the Site.

2.4 NWI Map

The National Wetland Inventory (NWI) map identifies the two freshwater ponds located at the northern and southern portions of the Site.

2.5 Soil Survey

According to the U.S. Department of Agriculture Web Soil Survey, the soils mapped at the Site include Wilson clay loam, 1 to 3 percent slopes on the central portion of the Site, Silstid loamy fine sand, 1 to 5 percent slopes on the eastern and northwestern portion of the Site, Birome-Rayex-Aubrey complex, 2 to 15 percent slopes on the northeastern corner and western portion of the Site, Gasil fine sandy loam, 1 to 3 and 3 to 8 percent slopes on the northwestern corner and central portion of the Site, and Medlin Sanger Clay, 5 to 15 percent slopes on the southwestern portion of the Site.

According to the Natural Resource Conservation Service (NRCS) Official Soil Series Descriptions, the Wilson series consists of very deep, moderately well drained, very slowly permeable soils. These nearly level to gently sloping soils are on stream terraces. Slopes are mainly less than 1 percent but range from 0 to 5 percent. The Gasil series consists of very deep, well drained, moderately permeable soils formed in deeply weathered loamy residuum derived from sandstones. These soils are on nearly level to strongly sloping uplands with slopes ranging from 0 to 12 percent. The Silstid series consists of very deep, well drained, moderately permeable soils that formed in residuum weathered from beds of sandy or loamy materials and interbedded sandstones. These nearly level to sloping soils are on uplands with slopes ranging from 0 to 8 percent. Aubrey-Birome-Rayex complex consists of shallow to moderately deep, well drained, slowly to moderately permeable soils. These gently sloping to moderately steep soils are on ridges, low hills and erosional uplands with slopes range from 1 to 20 percent. The Medlin Sanger series consists of deep to very deep, well drained, very slowly permeable soils that formed in clayey marine sediments. These soils are on narrow stream divides and slopes along drainageways

2.6 Floodplain Data

A review of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) map panel 48121C0520G dated April 18, 2011 (**Appendix 5**), identifies the entire Site as a Zone X designation. Zone X is defined as a 0.2-percent chance flood event.

2.7 Historic Records

The U.S. Geological Survey (USGS) 7.5-Minute Topographic Map for the Argyle, Texas Quadrangle (1960, updated 1974) and aerial photographs available through Google Earth date back to 1995 and first show the on-Site residence and agricultural buildings in January 1995 imagery. In addition, animal pens are observed within the central portion of the Site. No other structures were identified at the Site during the reconnaissance on January 11 and 12, 2018. The results of multiple vegetation clearing events primarily within the central and eastern portions of the Site are observed in aerial imagery up to December 2002.

From December 2002 to the present, minimal human disturbance is observed and vegetation appears to be reclaiming the Site.

2.8 Principal Flora and Fauna Observed at the Site

Principal Fauna

During the Site reconnaissance on January 11 and 12, 2018, Mr. Brewer observed and identified the following principal fauna species and/or signs of these species: feral hog (*Sus scrofa*), nine-banded armadillo (*Dasypus novemcinctus*), white-tail deer (*Odocoileus virginianus*), rabbit (*Sylvilagus* spp.), American crow (*Corvus brachyrhynchos*), blue jay (*Cyanocitta cristata*), cedar waxwing (*Bombycilla cedrorum*), eastern bluebird (*Sialia sialis*), red-tailed hawk (*Buteo jamaicensis*), song sparrow (*Melospiza melodia*), Carolina chickadee (*Poecile carolinensis*), a barn owl (*Tyto alba*), and red imported fire ants (*Solenopsis invicta*). Abundant animal burrows were noted throughout the Site, but none presented as burrowing owl habitat.

Principal Flora

The principal plant communities identified on the Site can be divided into four basic types categorized as disturbed grassland, wooded, scrub/shrub, and prairie. Descriptions of the plant communities are presented below, and photographs of the Site are presented in **Appendix 3**.

DISTURBED GRASSLAND

The majority of the central portion of the Site is characterized as disturbed grassland heavily dominated by western ragweed (*Ambrosia psilostachya*), Bermudagrass (*Cynodon dactylon*), johnson grass (*Sorghum halepense*), king ranch bluestem (*Bothriochloa ischaemum* var. *songarica*), *Opuntia* spp., greenbriar (*Smilax bona-nox*), southern dewberry (*Rubus trivialis*), *Rubus* spp. *Rhus glabra*, eastern red cedar (*Juniperus virginiana*), and mesquite (*Prosopis glandulosa*). *Juncus validis* and *Cyperus* spp. were identified in association with the two ponds.

PRAIRIE AREAS

Elongated and irregular bands of prairie areas are located primarily throughout the central portion of the Site. The principal species include the following: little bluestem (*Schizachyrium scoparium*), broom panicgrass (*Dichanthelium scoparium*), side oats grama (*Bouteloua curtipendula*), *Opuntia* spp., broom sedge (*Andropogon virginicus*), indiagrass (*Sorghastrum nutans*), bearded bluestem (*Andropogon ternarius*), Texas winter grass (*Nassella leucotricha*), and yarrow (*Achillea millefolium*).

SCRUB/SHRUB AREAS

Transitional, early-successional habitat (scrub/shrub) areas were identified adjacent to the wooded areas and encroaching in the disturbed grassland and prairie areas. The principal species include the following:

mesquite, greenbriar, southern dewberry, *Rubus* spp. *Rhus glabra*, yaupon (*Ilex vomitoria*), prairie sumac (*Rhus lanceolata*), eastern red cedar, and mesquite.

WOODED AREAS

Wooded areas are located along and within the perimeter of the Site, concentrated within the northeast and southwest corners. The principal species include the following: Post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), black hickory (*Carya texana*), cedar elm (*Ulmus crassifolia*), eastern red cedar, mesquite, pecan (*Carya illinoensis*), Cherokee plum (*Prunus angustifolia*), Mexican plum (*Prunus Mexicana*), sugarberry (*Celtis laevigata*), and greenbriar.

3.0 HABITAT EVALUATION

The “taking” of state and federally-listed threatened and endangered (T&E) species is regulated by state and federal law. A habitat evaluation was conducted to assess the presence, or likely presence, of federally and state-listed threatened or endangered species potentially occurring at the Site. The evaluation considered the habitat provided by the Site compared to critical habitat and habitat preferences of the listed species during either reproductive, foraging or migratory stages to identify the likelihood of protected species to inhabit the Site or be affected by the proposed activity.

An annotated list of species of concern for Denton County was obtained from the Texas Parks and Wildlife Department (TPWD) prior to the Site visit and is enclosed in **Appendix 3**. The TPWD Annotated County Lists of Rare Species for Denton County created in coordination with the USFWS threatened and endangered species list was last updated on December 30, 2016. Species habitat descriptions are included with the TPWD list. Apex also checked the USFWS threatened and endangered species list for Denton County through the USFWS Initial Planning and Consultation (IPaC) website¹ the results of which are included in **Table 2-1** below.

3.1 Listed Species of Concern

The bird, mammal, mollusk, reptile, and plant species identified by the USFWS and/or the TPWD as threatened or endangered species potentially occurring in Denton County are listed in **Table 2-1**. The table also includes species of greatest conservation concern identified by TPWD that do not have specific statutory protections.

Table 2-1: State- and Federally-Listed Threatened and Endangered, and State-Listed Rare Species Potentially Present in Denton County, Texas

Common Name	Scientific Name	Federal Status	State Status
Birds			
American peregrine falcon	<i>Falco peregrinus anatum</i>	DL	T
Arctic peregrine falcon	<i>Falco peregrinus tundrius</i>	DL	SGCC
Bald eagle	<i>Haliaeetus leucocephalus</i>	DL	T
Henslow's sparrow	<i>Ammodramus henslowii</i>	NL	SGCC
Least tern	<i>Sterna antillarum</i>	LE	E
Red knot	<i>Calidris canutus rufa</i>	T	SGCC
Sprague's pipit	<i>Anthus spragueii</i>	NL	SGCC
Western burrowing owl	<i>Athene cunicularia hypugaea</i>	NL	SGCC
White-faced Ibis	<i>Plegadis chihi</i>	NL	T
Whooping crane	<i>Grus americana</i>	LE	E

¹ <https://ecos.fws.gov/ipac/>

Common Name	Scientific Name	Federal Status	State Status
Wood stork	<i>Mycteria americana</i>	NL	T
Mollusks			
Louisiana pigtoe	<i>Pleurobema riddellii</i>	NL	T
Sandbank pocketbook	<i>Lampsilis satura</i>	NL	T
Texas heelsplitter	<i>Potamilus amphichaenus</i>	NL	T
Texas pigtoe	<i>Fusconaia askewi</i>	NL	T
Flowering Plants			
Glen Rose yucca	<i>Yucca necopina</i>	NL	SGCC
Topeka purple-coneflower	<i>Echinacea atrorubens</i>	NL	SGCC
Reptiles			
Texas garter snake	<i>Thamnophis sirtalis annectens</i>	NL	SGCC
Texas horned lizard	<i>Phrynosoma cornutum</i>	NL	T
Timber rattlesnake	<i>Crotalus horridus</i>	NL	T
Mammals			
Plains spotted skunk	<i>Spilogale putorius interrupta</i>	NL	SGCC
Red wolf	<i>Canis rufus</i>	LE	E

Notes: NL = Not Listed; LE = Listed Endangered; E = Endangered; T = Threatened; DL = Delisted; SGCC = species of greatest conservation concern.

3.2 Listed Species Evaluation

No rare, threatened, or endangered species were observed on the Site during the January 2018 reconnaissance. After review of the species descriptions and conducting the Site reconnaissance, Mr. Brewer concluded that the Site does not contain habitat for federally-listed threatened or endangered species; therefore, the proposed activity would have no effect on these species. Additionally, no critical habitat was identified on the Site in the IPaC inquiry. The Site generally is not habitat for state-listed species or identified as SGCC except for some species with very broad habitat requirements (i.e., plains spotted skunk, Texas garter snake and timber rattlesnake). The proposed activity is not anticipated to impact those populations as the Site does not contain critical habitat for these species.

4.0 ENVIRONMENTALLY SENSITIVE AREAS

Apex evaluated the ESAs at the Site using the definitions established by the Town of Flower Mound. The ESAs identified within the Site include upland habitat, waters of the state, and WOTUS. An additional feature evaluated during the survey included topographical slope protection, which is addressed in following section. The boundaries of the ESAs were identified during field work on January 11 and 12, 2018, as presented in **Figure 2**. Details about the various ESAs as defined by the Town are presented below along with notes from observations for these ESAs.

4.1 Upland Habitat

The Town defines Upland Habitat as "Areas, a minimum of 10 acres in size, equal to or exceeding 50 trees per acre, which contain a predominant matrix of tree species identified on the Town's protected tree list. Any tree species that makes up over 30 percent of the population within a complex is considered to be the predominant species."

Upland areas that meet the Town's definition of Upland Habitat exists along the margins of the property and extends into portions of the interior. The majority of the wooded vegetation located within the Upland Habitat is considered native and listed within the Town's protected tree ordinance (Blackjack oak, post oak, cedar elm, pecan); however, undesirable species such as mesquite and eastern red cedar was observed encroaching the area. Approximately 44.29 acres of Upland Habitat was identified within the Site boundaries and it anticipated that 21.46 acres of Upland Habitat will be impacted by the proposed development. Impacts to Upland Habitat will be mitigated by preserving an equal area of Upland Habitat within the development.

4.2 Prairie Habitat

The Town defines Prairie Habitat as "Areas designated as containing on-site predominant distributions of climax or mid-successional native grass species underlain by intact (non-eroded) prairie and savannah soil types."

Grassland areas that met the Town's definition of Prairie Habitat was identified as elongated and irregular bands of prairie areas located primarily throughout the central portion of the Site. Approximately 4.46 acres of Prairie Habitat was identified within the Site boundaries. Portions of the Site, such as the northwest corner, had grassland habitat that supported some native grasses including little bluestem, but were excluded from prairie habitat do to a predominance of woody shrubs (e.g., sumac), brambles (greenbrier and blackberry) and non-native or early successional grasses (King Ranch bluestem and purple threeawn) encroching in these areas. Approximately 2.38 acres of Prairie Habitat are anticipated to be impacted due to the proposed development. The principal species include the following: little bluestem (*Schizachyrium scoparium*), broom panicgrass, side oats grama, *Opuntia* spp., broom sedge, bearded bluestem, Texas

winter grass, and yarrow. Impacts to Prairie Habitat will be mitigated by preservation, restoration, and establishment of 11.2 acres prairie habitat within areas identified as Private Meadow Open Space on the March 15, 2018, Preliminary Open Space Plan provided by G&A Consultants, LLC.

4.3 Riparian Habitat

The Town defines Riparian Habitat as "Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominantly native water related habitat. These areas include wetlands."

No areas fitting the Town's definition of Riparian Habitat occurs on Site. The Site is not located within the FEMA 100-year floodplain (**Section 4.4**). The wooded vegetation located at the western portion and northeastern corner of the Site, previously identified as Upland Habitat (**Section 4.1**), is dominated by trees considered native and listed within the Town's protected tree list. The Upland Habitat is intersected by a mosaic of swales and the upstream extent of numerous ephemeral tributaries; however, infrequent water presence and flow are characteristics of these swales and ephemeral tributaries. As such, it is not anticipated that there is increased available soil moisture adjacent to the water features to support Riparian Habitat species composition. The predominant trees observed included blackjack oak, post oak, cedar elm, and eastern red cedar; which are primarily considered upland forest species.

4.4 Floodplain

The Town defines Floodplain as "determined from official FEMA Flood Insurance Rate maps."

The FEMA FIRM map panel 48121C0520G dated April 18, 2011 (**Appendix 5**), identifies the entire Site as a Zone X designation. Zone X is defined as a 0.2-percent chance flood event. A flood study was not part of the EPP survey; however, Mr. Brewer observed apparent floodplain indicators generally consistent with the FEMA FIRM designations.

4.5 Waters of the State

The Town defines waters of the state as "groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or coastal, fresh or salt, navigable or non-navigable, and including the beds and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state."

The Town's definition of a water of the state is more inclusive than the federal definition of jurisdictional waters of the U.S. Therefore, the three swales identified that do not have an OHWM are not considered waters of the U.S. but were identified as waters of the state. Similarly, two isolated ponds meet the definition

of waters of the state, but do not appear have a significant nexus to waters of the U.S. and is not in themselves considered WOTUS.

The waters of the state identified at the Site are shown on **Figure 2** and have the following dimensions:

- Ephemeral Stream 1 = 186 Linear Feet (LF)
- Ephemeral Stream 2 = 320 LF
- Ephemeral Stream 3a = 471 LF
- Ephemeral Stream 3b = 113 LF
- Ephemeral Stream 3c = 83 LF
- Ephemeral Stream 4 = 54 LF
- Ephemeral Stream 5a = 50 LF
- Ephemeral Stream 5b = 34 LF
- Ephemeral Stream 6 = 59 LF
- Ephemeral Stream 7 = 94 LF
- Ephemeral Stream 7a = 36 LF
- Ephemeral Stream 8 = 242 LF
- Ephemeral Stream 8a = 37 LF
- Ephemeral Stream 8b = 119 LF
- Ephemeral Stream 9 = 180 LF
- Ephemeral Stream 10 = 243 LF
- Ephemeral Stream 11 = 327 LF
- Swale 1 = 130 LF
- Swale 2 = 41 LF
- Swale 3 = 136 LF
- Pond 1 = 0.24 acre
- Pond-2 = 0.30 acre

4.6 Waters of the U.S.

The Town defines Wetlands as “jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the U.S. Army Corps of Engineers (USACE), including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.”

Mr. Brewer completed a wetland delineation and provided his jurisdictional determination opinion at the Site on January 11 and 12, 2018. Field data forms from the delineation work are enclosed in **Appendix 5** and photographs from the Site work are enclosed in **Appendix 4**. The results indicate that the two unnamed tributaries of Grapevine Lake (ES-1 and ES-2) and five tributaries of Whites Branch (ES-3 through ES-11) would likely be considered WOTUS. All of the tributaries were classified as ephemeral, with an OHWM ranging from 0.8 to 3.5 feet wide, 0.5 to 2 inches deep. No wetlands that meet the three diagnostic criteria

as defined by the USACE were identified in association with the creeks. The only wetland identified at the Site was a narrow fringe around Pond-2 in the northern portion of the Site which is isolated from area tributaries. Based on the proposed facility layout, impacts to two streams are anticipated in association with lot construction, bar ditch construction, and utility construction.

Table 1: Potential Waters of the U.S. Summary Table

ID	Lat/Long (dd)	Resource Type	Linear Footage	Average OHWM Width (ft)	OHWM Height (ft)	Acres	Jurisdictional Status
ES-1	33.045766°, -97.171969°	Ephemeral Stream	186	3.5	0.08	-	Potentially Jurisdictional
ES-2	33.045921°, -97.171904°	Ephemeral Stream	320	2.5	0.17	-	Potentially Jurisdictional
Pond-1	33.046632°, -97.172069°	Open Water	-	-	-	0.24	Non-Jurisdictional
ES-3	33.048209°, -97.175010°	Ephemeral Stream	471	2.3	0.1	-	Potentially Jurisdictional
ES-3a	33.048393°, -97.174173°	Ephemeral Stream	113	2.5	0.08	-	Potentially Jurisdictional
ES-3b	33.048369°, -97.174254°	Ephemeral Stream	83	1.7	0.17	-	Potentially Jurisdictional
ES-3c	33.048272°, -97.174149°	Ephemeral Stream	69	2.3	0.1	-	Potentially Jurisdictional
ES-4	33.048106°, -97.174523°	Ephemeral Stream	54	0.8	0.08	-	Potentially Jurisdictional
ES-5a	33.048253°, -97.174634°	Ephemeral Stream	50	1.5	0.04	-	Potentially Jurisdictional
ES-5b	33.048316°, -97.174697°	Ephemeral Stream	34	1.3	0.04	-	Potentially Jurisdictional
ES-6	33.048066°, -97.175370°	Ephemeral Stream	59	1	0.04	-	Potentially Jurisdictional
ES-7	33.048401°, -97.175533°	Ephemeral Stream	94	1.7	0.17	-	Potentially Jurisdictional
ES-7a	33.048411°, -97.175622°	Ephemeral Stream	36	1.7	0.17	-	Potentially Jurisdictional
ES-8	33.046238°, -97.175303°	Ephemeral Stream	242	2.5	0.08	-	Potentially Jurisdictional
ES-8a	33.046451°, -97.175456°	Ephemeral Stream	37	1.7	0.04	-	Potentially Jurisdictional
ES-8b	33.046043°, -97.174973°	Ephemeral Stream	119	2	0.04	-	Potentially Jurisdictional
ES-9	33.050103°, -97.175456°	Ephemeral Stream	180	2.3	0.08	-	Potentially Jurisdictional
ES-10	33.049342°, -97.175351°	Ephemeral Stream	243	1.7	0.08	-	Potentially Jurisdictional
ES-11	33.052554°, -97.174465°	Ephemeral Stream	327	3.3	0.08	-	Potentially Jurisdictional

ID	Lat/Long (dd)	Resource Type	Linear Footage	Average OHWM Width (ft)	OHWM Height (ft)	Acres	Jurisdictional Status
Pond-2	33.052512°, -97.174094°	Open Water	-	-	-	0.30	Non-Jurisdictional

Two isolated, man-made ponds (Pond 1 and Pond 2) were identified at the Site. These features were identified in both NWI data and the topographic map. No surface connection to a potential WOTUS from either Pond 1 or Pond 2 was identified during field survey. Therefore, a significant nexus to a WOTUS appears unlikely and Pond 1 and Pond 2 themselves are not considered WOTUS in our opinion.

Two swales (Swales 1 and 3) were identified associated with ephemeral streams ES-1 and ES-9; however, they are not WOTUS as they lack an OHWM. No wetlands that meet the three diagnostic criteria as defined by the USACE were identified in association with the swales. In addition, one swale (Swale 2) was identified as an isolated feature in the southeast portion of the Site. Swale 2 is not considered a WOTUS as it conveys water from uplands in an isolated system and lacks an OHWM.

Photographs of the features are included as **Appendix 4** and field data forms used for delineating wetlands are included in **Appendix 5**.

4.7 Impoundments

The Town's SMARTGrowth Program requires preservation and enhancement of impoundments greater than 0.5 acre identified at proposed developments. The two areas of ponded water (Pond 1 and Pond 2) at the Site are a result of natural pooling in man-made depressions rather than an impoundment on a drainage way; nevertheless, each of the areas are below the 0.5-acre threshold for regulation under SMARTGrowth ordinances (0.24 acre and 0.30 acre, respectively).

4.8 Specimen Trees

The Town has a definition for specimen trees based on species and trunk diameter. Specimen trees have been identified and road design was adjusted to avoid impacts. Other specimen trees are likely present and will be identified in the tree survey concurrent with development.

4.9 Topographic Slope Protection

The Town's SMARTGrowth requirements state the following: "No development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent (other than within five feet of the footprint of the proposed structure or structures). This criterion applies when the stated topographical slopes exist for a total horizontal distance over 50 feet or if

the total vertical rise is over 6 feet. The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate 'scrape and build.'"

Based on information obtained from a site specific topographic survey, several areas on the Site contain slopes between 5% and less than 12% and slopes greater than 12% slopes. A lot specific grading plan has not been developed yet; however, mass grading of these areas will be avoided as practicable. **Figure 4** depicts the topographic contours, protected slope areas, and proposed development subject to corresponding development criteria which assumes 100% of the residential lots will impact the slopes.

Based on the current development plan and site-specific topographic map, the Site has approximately 9.98 acres of area classified as 5% to less than 12% slopes, and 8.19 acres of slopes 12% and greater. The proposed impacts to these slopes, assuming 100% impact from each residential lot, are estimated at 3.84 acres of impact to slopes 5% to less than 12% (approximately 38% impact to 5 to <12% slopes), and 2.33 acres of impact to slopes 12% and greater (approximately 28% impact to 12%+ slopes).

The residential lots are not being mass graded. Each home will be custom designed to fit each lot providing opportunities to minimize extensive grading. The actual impact to protected slopes is not anticipated to be 100% of the slope areas within the residential lots. Some grading of protected slopes will be necessary to construct the roads, proposed bridge, and near some of the ponds. Retaining walls are not anticipated to exceed 8 feet in height. A waiver will be requested from the Town Council for the topographical slope impacts.

5.0 ***PROPOSED DEVELOPMENT PLAN***

The current development plan is depicted in **Figure 3**. The proposed project is the construction of a residential subdivision. The proposed structures include single-family residential structures, driveways, open space and other amenities, and an access road to Cross Timbers Road. The specific lot grading plan has not been proposed at this time. No specific opportunities for educating the residents about conservation efforts to the Site were apparent; however, the walking trails and scenic setting along access roads and at several lots will offer many ways for the residents to observe and enjoy the natural setting.

6.0 MITIGATION MEASURES

The construction of the residential subdivision will have some impact on Upland Habitat, Prairie Habitat, waters of the state, and WOTUS. The following BMPs are proposed to protect the ESAs and other Site resources:

- Structural controls designated by the civil engineer will be installed and maintained as described in the development plan's erosion control plan to reduce impacts to area water quality and protect surface waters from excessive sedimentation.
- Mitigation for impacts to WOTUS will be conducted in accordance with USACE requirements, if required.
- The proposed development plans to limit impact and incorporate the 0.24-acre man-made pond (Pond 1) and portions of Upland Habitat and Prairie Habitat into the facility layout.
- Grading of areas with slopes between 5% and 12% and greater than 5 feet from planned structures will be avoided to the extent practicable.
- Grading in areas exceeding 12% slopes will be required in some areas of roads, a bridge, for re-shaping the ponds, and in some of the residential lots. Impacts to slopes are estimated at 3.84 acres of impact to slopes 5% to less than 12% (approximately 38%, including slopes under structures and within 5 feet of structures), and 2.33 acres of impact to slopes 12% and greater (approximately 28%).
- A waiver for the impacts to protected slopes will be pursued through the Town Council.
- The lots will not be mass graded.
- Custom homes will be designed for each lot allowing for the opportunity for homes to fit the natural landscape and responsibly integrate the development into the natural topography.
- The use of retaining walls will be kept to a minimum and where required, retaining walls are anticipated to not exceed 8 feet in height.

The development of the residential subdivision at the Site provides a unique opportunity to utilize natural features such as protected trees and aquatic features as a serene living environment for ongoing enjoyment by residents and visitors.

7.0 PLAN SUMMARY

Based on the Site visits and the proposed development plan for the Site, the following conclusions have been developed:

- The Site does not contain suitable habitat for the federally-listed threatened or endangered species, and state-listed and protected species are not anticipated to be significantly affected by the proposed activities.
- Impacts to waters of the state will be mitigated by avoidance altogether and/or accommodating flow in the stormwater plan.
- Based on the wetland delineation, preliminary jurisdictional determination, and the preliminary proposed project plan, impacts are proposed to two streams related to construction of a road and a residential lot; however, several other streams (or segments) may be left undisturbed as a feature of the proposed development. Impacts to WOTUS will likely require a USACE Section 404 CWA permit.
- Upland Habitat and Prairie Habitat is present at the Site and approximately 21.49 acres of Upland Habitat and 2.38 acres of Prairie Habitat will be impacted by construction of the facility. Impacts to Upland Habitat will be mitigated by preserving an equal or greater area of Upland Habitat. Impacts to Prairie Habitat will be mitigated by preserving, restoring, and establishing prairie habitat at the Site at open meadow areas totaling 11.2 acres.
- BMPs will be implemented by the builder to protect surface water from excessive sedimentation.
- Grading in areas of the topographic slope between 5% and less than 12% and greater than 5 feet elevation difference will be avoided to the extent practicable as indicated in **Figure 4**.
- Grading of protected slopes is anticipated in some areas after pursuing a waiver from the Town Council.

8.0 GENERAL QUALIFICATIONS

This EPP has been prepared on behalf of G&A Consultants, LLC to provide information about ESAs and possible mitigation associated with future development of the Pepper Creek Ranch project. The standard of care exercised for this type of project is similar to that used by other professionals currently practicing in this field at this location. No warranty, express or implied, is made regarding the environmental condition of the Site.



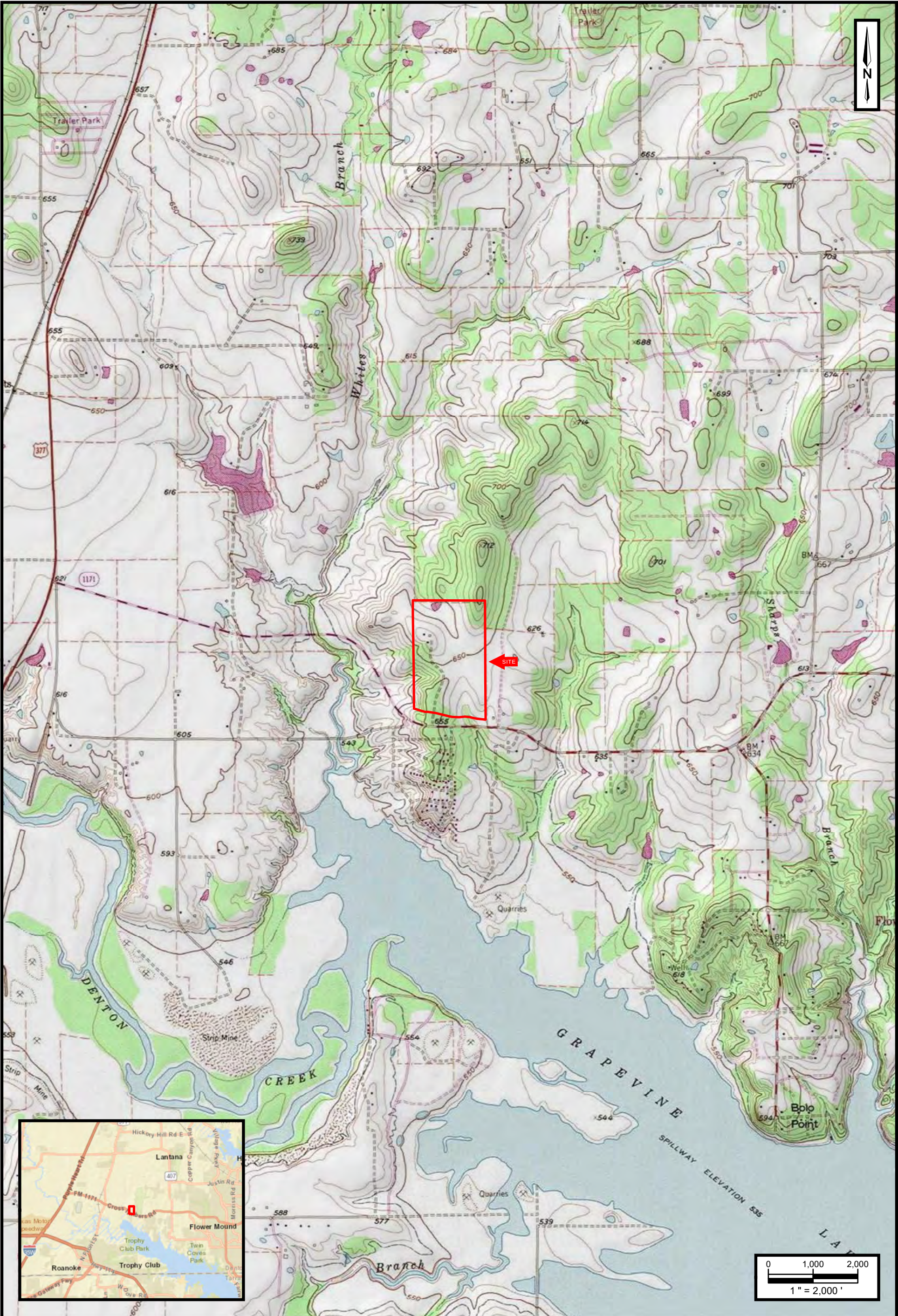
Kelley Bayne
Senior Scientist



Aaron Brewer, P.G.
Senior Project Manager

APPENDIX A

FIGURES



Pepper Creek Ranch EPP
94.61 Acres in NEC of FM 1171 and
Old Cross Timbers Road
Flower Mound, Texas

Project No. 725050942001

LEGEND:

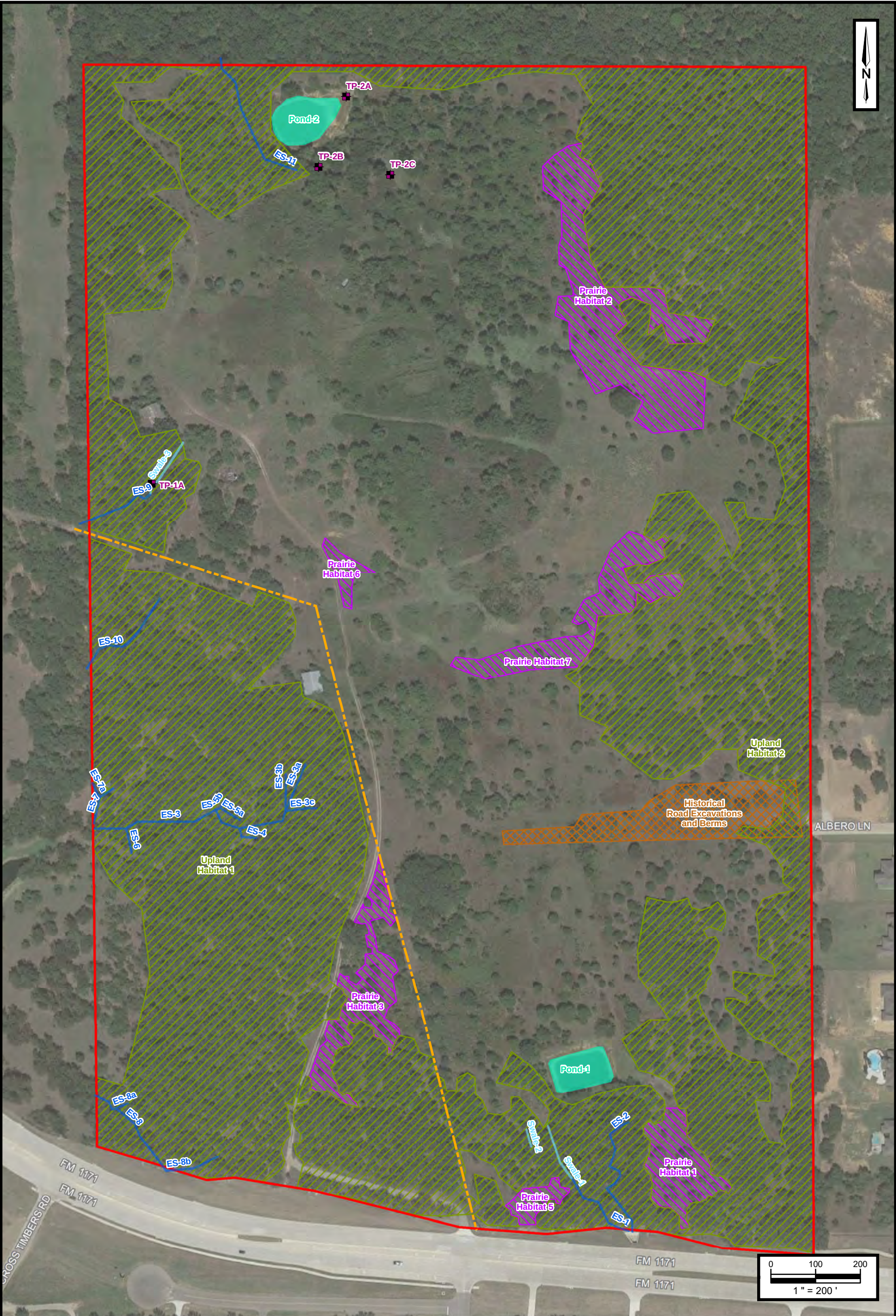
Site Boundary



Apex Companies, LLC
13640 Briarwick Dr., Suite 110
Austin, Texas 78726
Phone: (512) 250-2600
www.apexcos.com

FIGURE 1
Site Location Map

Service Layer Credits:
Copyright:© 2013 National Geographic Society, i-cubed
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P,



Pepper Creek Ranch EPP
94.61 Acres in NEC of FM 1171 and
Old Cross Timbers Road
Flower Mound, Texas

Project No. 725050942001

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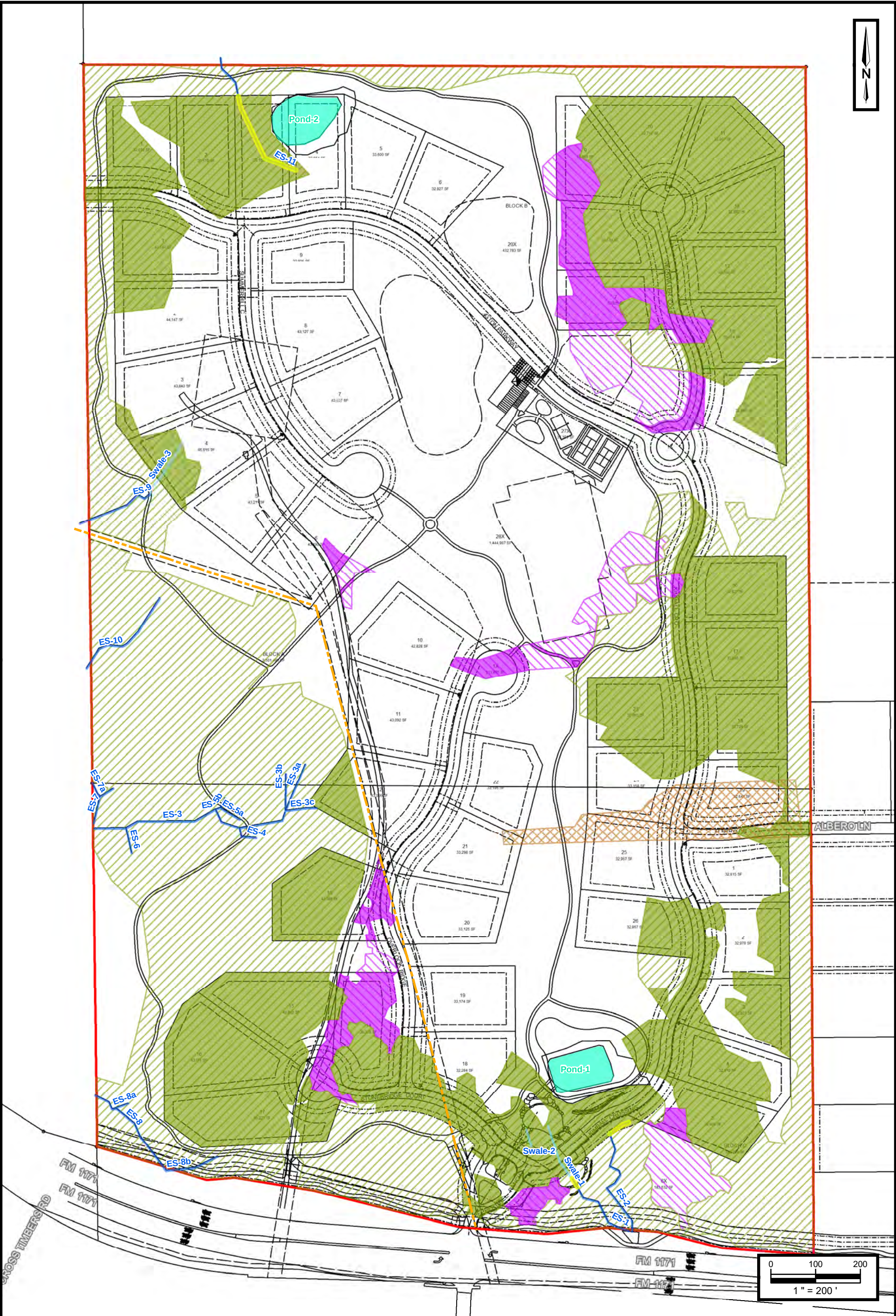
- Test Pit Location
- Overhead Electric Line Location
- Swale Location
- Ephemeral Stream Location
- Pond Location
- Site Boundary
- Historical Road Excavations and Berms
- Upland Habitat
- Prairie Habitat



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Austin, Texas 78726
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FIGURE 2
**Environmentally Sensitive
Areas Map**

Service Layer Credits:
Texas Department of Transportation 2017, Aerial Photograph
September 2017



Pepper Creek Ranch EPP
94.61 Acres in NEC of FM 1171 and
Old Cross Timbers Road
Flower Mound, Texas

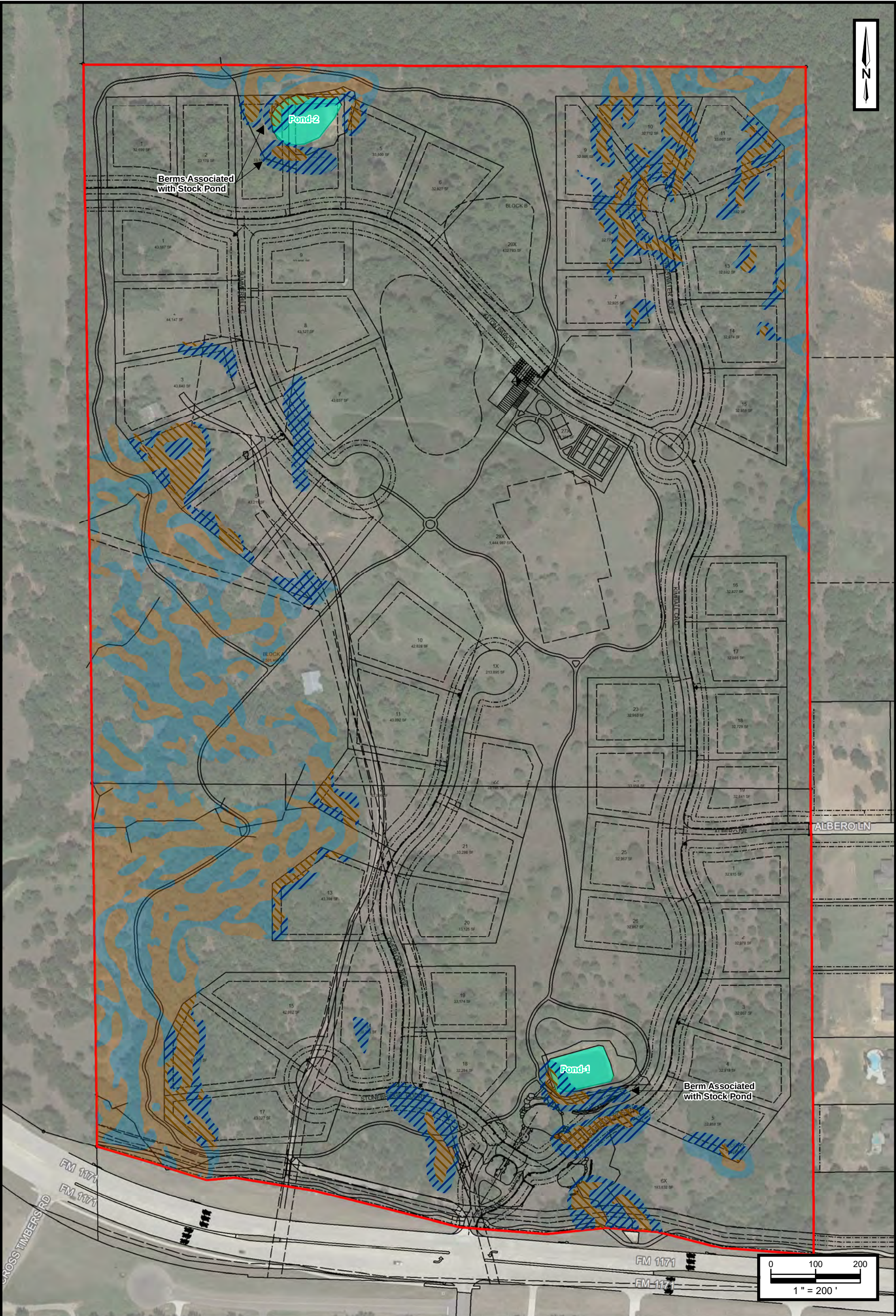
Project No. 725050942001

- LEGEND:**
- Overhead Electric Line Location
 - Impacted Ephemeral Stream Location
 - Swale Location
 - Ephemeral Stream Location
 - Pond Location
 - Historical Road Excavations and Berms
 - Upland Habitat
 - Prairie Habitat
 - Impacted Upland Habitat
 - Impacted Prairie Habitat
 - Site Boundary

Apex Companies, LLC
13640 Briarwick Dr., Suite 110
Austin, Texas 78726
Phone: (512) 250-2600
www.apexcos.com

FIGURE 3
Site Plan

Service Layer Credits:
Texas Department of Transportation 2017



Pepper Creek Ranch EPP
94.61 Acres in NEC of FM 1171 and
Old Cross Timbers Road
Flower Mound, Texas

Project No. 725050942001

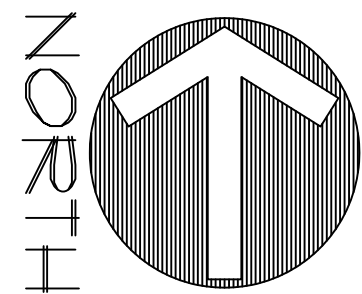
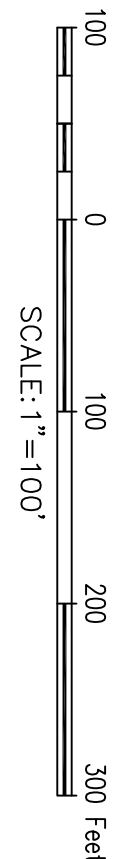
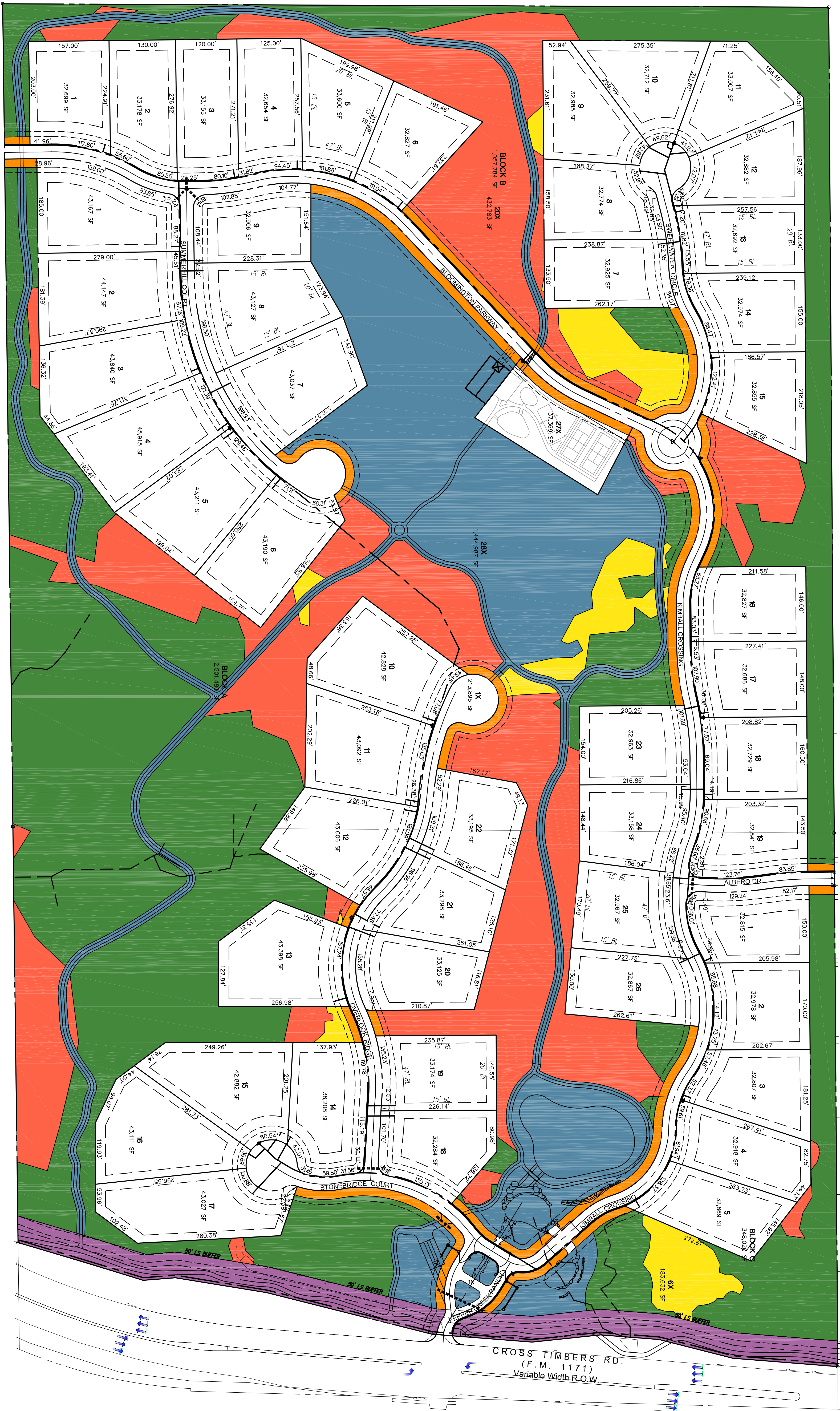
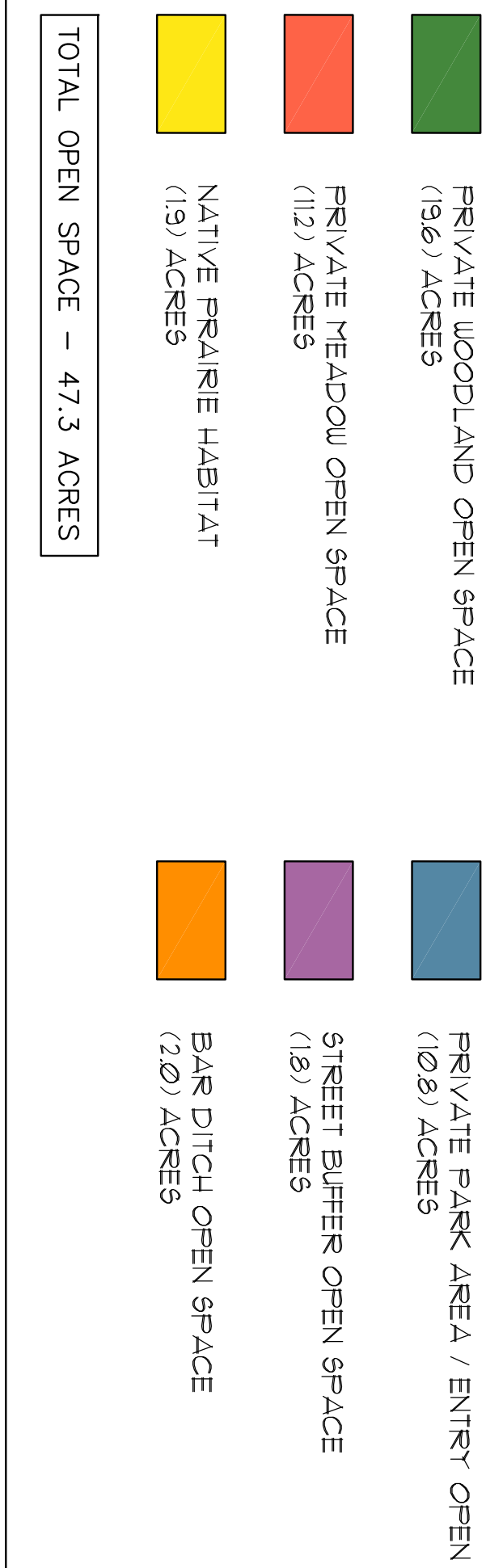
LEGEND:

- Impacted Area of Slope - 5% to <12%
- Impacted Area of Slope - 12% or Greater
- Area of Slope - 5% to <12%
- Area of Slope - 12% or Greater
- Pond Location
- Site Boundary

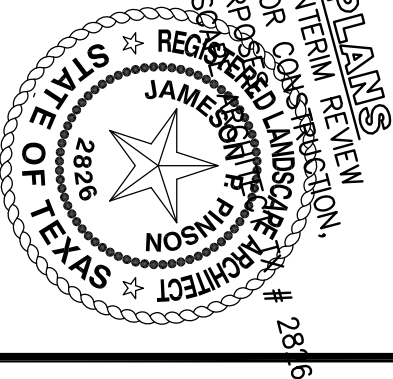
 **Apex Companies, LLC**
13640 Briarwick Dr., Suite 110
Austin, Texas 78726
Phone: (512) 250-2600
www.apexcos.com

FIGURE 4
Topographic Slope Protection Map

Service Layer Credits:
Texas Department of Transportation 2017, Aerial Photograph
September 2017



PRELIMINARY PLANS
FOR CONSTRUCTION
THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PURPOSES
AND IS NOT A FINAL PLAN
BUDWISER, PINSON LAND
DAIED 3/15/2018



OPEN SPACE PLAN

PEPPER CREEK RANCH
94.61 Acres

in the
McGOWAN & JAMES SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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

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

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-228-4200
Contact: Greg Anderson

17286

13.0

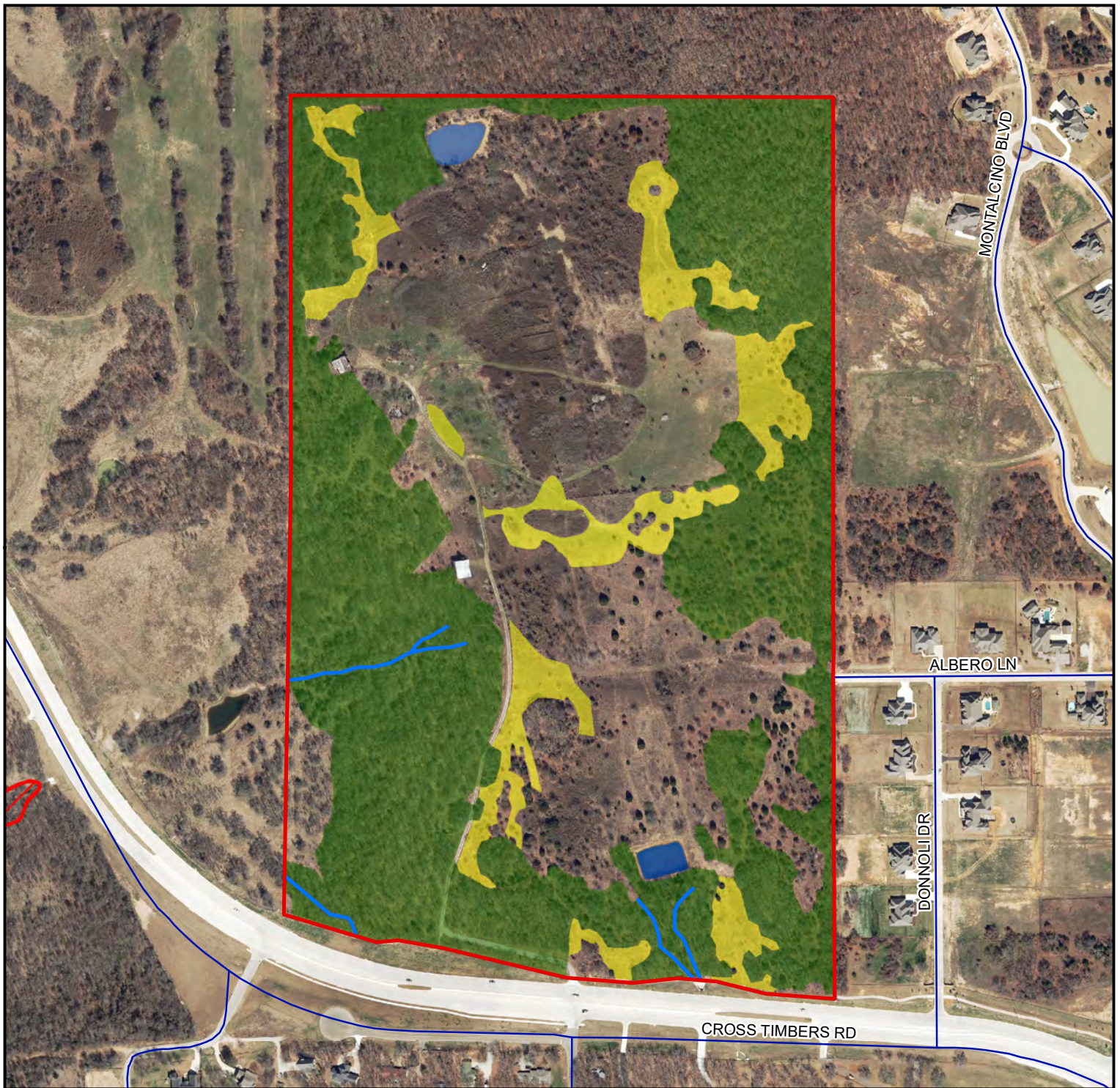
APPENDIX 2
ENVIRONMENTALLY SENSITIVE AREA SURVEY BY TOWN OF FLOWER MOUND



Environmentally Sensitive Area Survey

Property Name: Pepper Creek Ranch		Contact: Ron Stewart, with G&A Consultants, LLC
Property Address: Generally located north of Cross Timbers Road and west of Montalcino Boulevard		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☒ Yes ☐ No	There are a large portions of Upland Habitat situated along the perimeter of the proposed development site. The predominant matrix of species identified within these areas includes post oak, blackjack oak, black hickory, cedar elm and texas ash.	
<u>Riparian Habitat</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Prairie Habitat</u> Criteria Present? ☒ Yes ☐ No	The predominant grass identified within the Prairie Habitat was little bluestem, with some splitbeard bluestem also being observed in a few of the pockets. Liatris spp. and indian grass were both observed in an open area on the SW portion of the site, but that area is starting to get taken over by woody vegetation so I excluded it.	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	There were multiple ephemeral streams located on the property. None of streams were conveying any water a few days after a significant rain event.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Wetlands</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Water Impoundment Protection</u> Criteria Present? ☐ Yes ☒ No	The surface area capacity for both stock ponds appears to not be large enough to warrant water impoundment protection (min. ½ acre).	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No	There are multiple areas on the site with significant slope ($\geq 5\%$). The estimated location of these areas is shown on the slope map provided. This map shows areas where these slope conditions could exist. This data is not exact and is meant to be used as a guide. Based on Town staff's field observations, there appears to be areas on this property that exceed slopes of 12% where the streams have been identified, which might be significantly impacted by the proposed development, which includes the proposed installation of a 6' private trail. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. A thorough analysis to identify all areas on the site with slopes greater than or equal to 5% will need to be completed by the applicant's consultant and forwarded to Town staff for review.	
Action Steps/Additional Notes		
Multiple ESAs were identified on this site. Therefore, an EPP will be required. The construction plans will need to show that the developer is working with existing slopes on the site. The applicant needs to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section.		
EPP Required? ☒ Yes ☐ No		<u>Attachments</u> ☒ Site Orthographic Aerial Photograph ☐ Other:

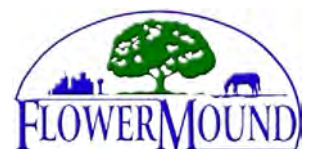
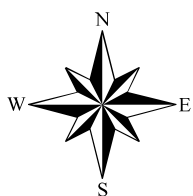
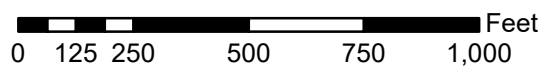
EPP Consultant: N/A			
Submitted by: (print) James Hoefert		Signature & Date: James Hoefert 2/28/2018	
Forwarded to EPP Consultant: N/A	Filed with Development Services & Environmental Services	Last Modified: 2/28/2018	



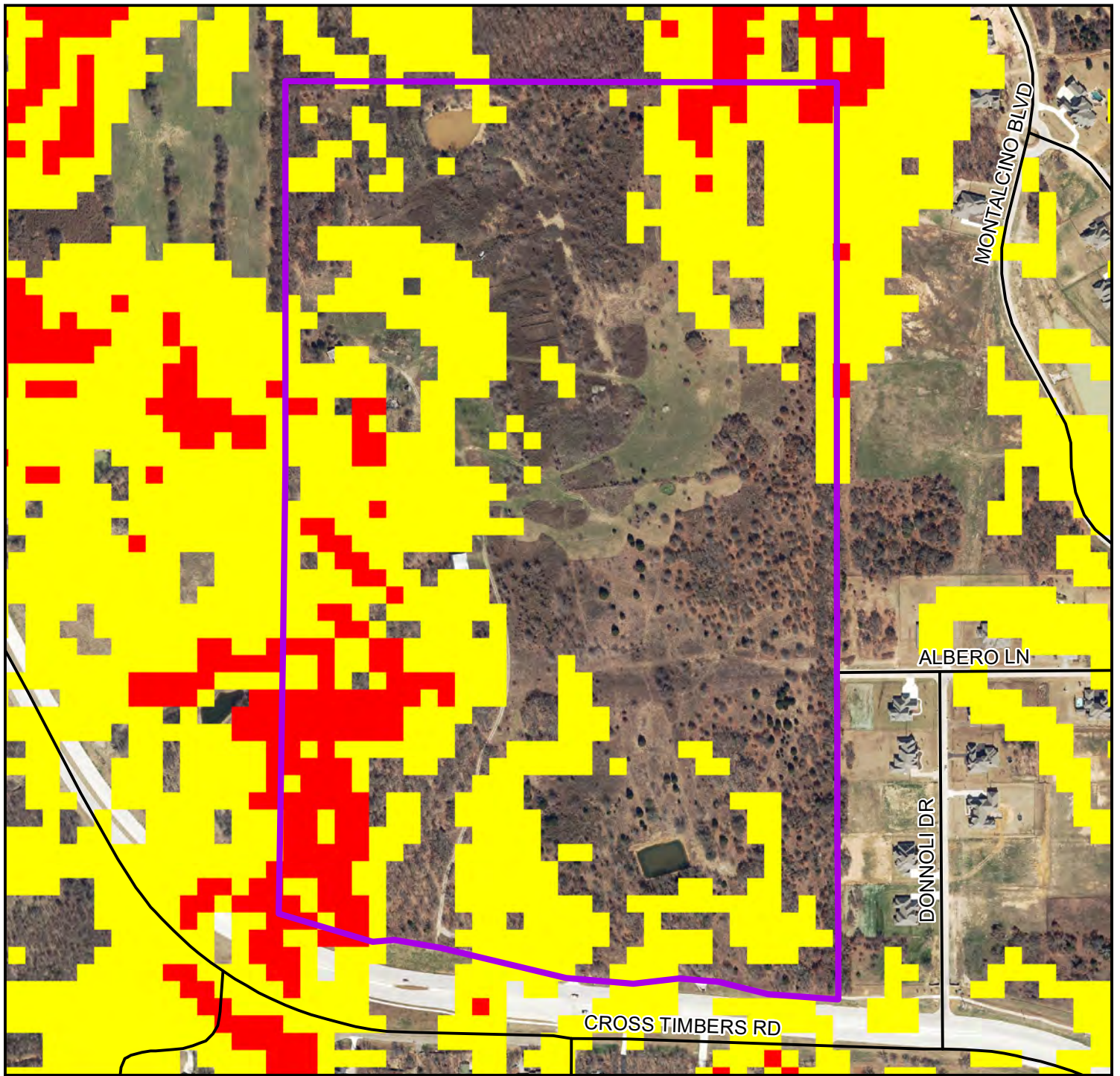
Environmentally Sensitive Area Survey Pepper Creek Ranch

Map Created: February 28, 2018
Environmental Services Department
Town of Flower Mound

1 inch = 417 feet



Property
 Streets — Streets — Streams
 Prairie
 Ponds
 Upland Habitat

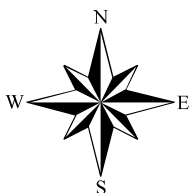


Pepper Creek Ranch - Slope Map

Map Created: February 28, 2018
Environmental Services Department
Town of Flower Mound

1 inch = 417 feet

0 162.5 325 650 975 1,300 Feet



 Property	 Streets	Slope Percent	 < 5.0	 > 5.0 - 12.0
				 > 12.0

APPENDIX 3
TPWD SPECIES OF GREATEST CONSERVATION CONCERN, DENTON COUNTY, TEXAS

DENTON COUNTY

BIRDS

		Federal Status	State Status
American Peregrine Falcon	<i>Falco peregrinus anatum</i>	DL	T
year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Arctic Peregrine Falcon	<i>Falco peregrinus tundrius</i>	DL	
migrant throughout state from subspecies' far northern breeding range, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	DL	T
found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds			
Henslow's Sparrow	<i>Ammodramus henslowii</i>		
wintering individuals (not flocks) found in weedy fields or cut-over areas where lots of bunch grasses occur along with vines and brambles; a key component is bare ground for running/walking			
Peregrine Falcon	<i>Falco peregrinus</i>	DL	T
both subspecies migrate across the state from more northern breeding areas in US and Canada to winter along coast and farther south; subspecies (F. p. anatum) is also a resident breeder in west Texas; the two subspecies' listing statuses differ, F.p. tundrius is no longer listed in Texas; but because the subspecies are not easily distinguishable at a distance, reference is generally made only to the species level; see subspecies for habitat.			
Red Knot	<i>Calidris canutus rufa</i>	T	
Red knots migrate long distances in flocks northward through the contiguous United States mainly April-June, southward July-October. A small plump-bodied, short-necked shorebird that in breeding plumage, typically held from May through August, is a distinctive and unique pottery orange color. Its bill is dark, straight and, relative to other shorebirds, short-to-medium in length. After molting in late summer, this species is in a drab gray-and-white non-breeding plumage, typically held from September through April. In the non-breeding plumage, the knot might be confused with the omnipresent Sanderling. During this plumage, look for the knot's prominent pale eyebrow and whitish flanks with dark barring. The Red Knot prefers the shoreline of coast and bays and also uses mudflats during rare inland encounters. Primary prey items include coquina clam (<i>Donax</i> spp.) on beaches and dwarf surf clam (<i>Mulinia lateralis</i>) in bays, at least in the Laguna Madre. Wintering Range includes- Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kennedy, Kleberg, Matagorda, Nueces, San Patricio, and Willacy. Habitat: Primarily seacoasts on tidal flats and beaches, herbaceous wetland, and Tidal flat/shore.			

DENTON COUNTY

BIRDS

		Federal Status	State Status
Sprague's Pipit	<i>Anthus spragueii</i>		
only in Texas during migration and winter, mid September to early April; short to medium distance, diurnal migrant; strongly tied to native upland prairie, can be locally common in coastal grasslands, uncommon to rare further west; sensitive to patch size and avoids edges.			
Western Burrowing Owl	<i>Athene cunicularia hypugaea</i>		
open grasslands, especially prairie, plains, and savanna, sometimes in open areas such as vacant lots near human habitation or airports; nests and roosts in abandoned burrows			
White-faced Ibis	<i>Plegadis chihi</i>		T
prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats			
Whooping Crane	<i>Grus americana</i>	LE	E
potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties			
Wood Stork	<i>Mycteria americana</i>		T
forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960			

MAMMALS

		Federal Status	State Status
Plains spotted skunk	<i>Spilogale putorius interrupta</i>		
catholic; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie			
Red wolf	<i>Canis rufus</i>	LE	E
extirpated; formerly known throughout eastern half of Texas in brushy and forested areas, as well as coastal prairies			

MOLLUSKS

		Federal Status	State Status
Louisiana pigtoe	<i>Pleurobema riddellii</i>		T
streams and moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity (historic) River basins			
Sandbank pocketbook	<i>Lampsilis satura</i>		T
small to large rivers with moderate flows and swift current on gravel, gravel-sand, and sand bottoms; east Texas, Sulfur south through San Jacinto River basins; Neches River			
Texas heelsplitter	<i>Potamilus amphichaenus</i>		T
quiet waters in mud or sand and also in reservoirs. Sabine, Neches, and Trinity River basins			

DENTON COUNTY

MOLLUSKS

Federal Status

State Status

Texas pigtoe

Fusconaia askewi

T

rivers with mixed mud, sand, and fine gravel in protected areas associated with fallen trees or other structures; east Texas River basins, Sulphur River, Cypress Creek, Sabine through Trinity rivers as well as San Jacinto River

REPTILES

Federal Status

State Status

Texas garter snake

Thamnophis sirtalis annectens

wet or moist microhabitats are conducive to the species occurrence, but is not necessarily restricted to them; hibernates underground or in or under surface cover; breeds March-August

Texas horned lizard

Phrynosoma cornutum

T

open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September

Timber rattlesnake

Crotalus horridus

T

swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland; limestone bluffs, sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto

PLANTS

Federal Status

State Status

Glen Rose yucca

Yucca necopina

Texas endemic; grasslands on sandy soils and limestone outcrops; flowering April-June

Topeka purple-coneflower

Echinacea atrorubens

GLOBAL RANK: G3; Occurring mostly in tallgrass prairie of the southern Great Plains, in blackland prairies but also in a variety of other sites like limestone hillsides; Perennial; Flowering Jan-June; Fruiting Jan-May

APPENDIX 4
PHOTOGRAPH LOG

Photograph 1

Upland habitat in southwest corner of Site looking west from access road.



Photograph 2

Swale-1 in south-central portion of Site facing south-southeast as swale enters wooded area.



Photograph 3

Ephemeral stream ES-1 in south-central portion of Site facing north from near south boundary.



Photograph 4

Pond-1 in south-central portion of Site as viewed from northeast corner facing southwest.



Photograph 5

Prairie habitat in southeast portion of Site facing south with FM 1171 visible in background.



Photograph 6

Ephemeral stream ES-3 in west-central portion of Site facing west from within the western half of stream.



Photograph 7 Prairie habitat in west-central portion of Site on east side of access road facing south-southeast.	
Photograph 8 Setting of test plot TP-1A in depression within small valley. View is facing south with low, breached berm in background.	
Photograph 9 Ephemeral stream ES-11 in northwest corner of site with Pond-2 embankment visible to the right. View is to the north-northeast from southwest of the pond.	

Photograph 10 Pond-2 as viewed from the northeast corner facing southwest.	
Photograph 11 Test Plot TP-2A in the northwest corner of Pond-2. View is to the east where animal trail descends from the east to the pond.	
Photograph 12 Broad swale in area south-southeast of Pond-2 in general vicinity of TP-2C. View is to the southeast.	

Photograph 13

Test plot TP-2B in lowest area outside Pond-2 between ponds lowest area and start of ephemeral stream ES-11. View is to the northwest.



Photograph 14

Edge of prairie as transitions to areas dominated by woody vines and shrubs as viewed to west from northeast portion of Site.



Photograph 15

Prairie habitat in linear area in central portion of Site. View is to the east.



APPENDIX 5
FEMA FIRM AND FIELD DATA FORMS

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

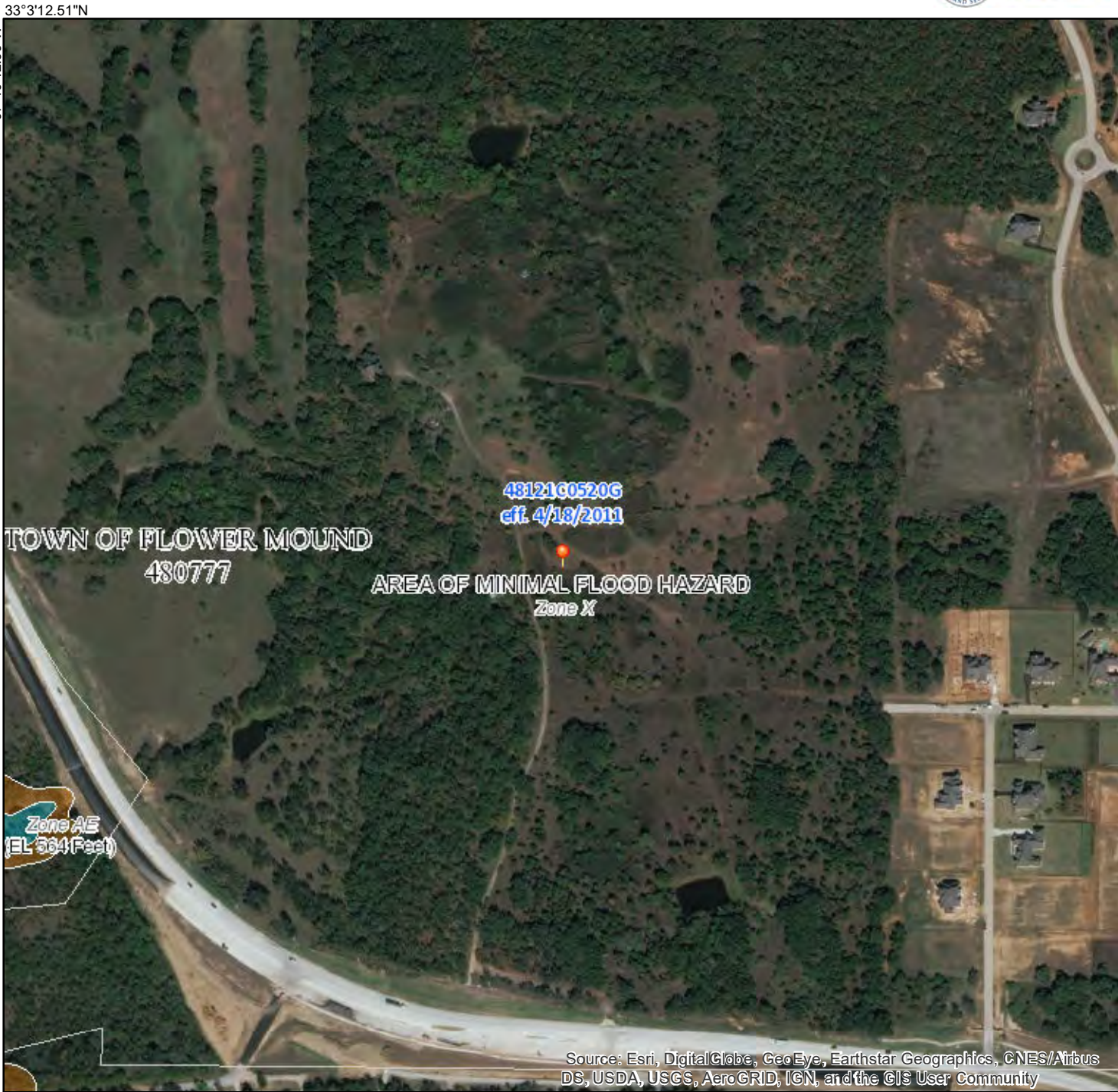
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth
		Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/21/2018 at 12:58:05 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Pepper Creek Ranch City/County: Denton Co. Sampling Date: 1-12-18
 Applicant/Owner: _____ State: TX Sampling Point: TP-1A
 Investigator(s): ABrewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 1-2
 Subregion (LRR): LRR-J Lat: 33.05027 Long: -97.17519 Datum: NAD83
 Soil Map Unit Name: Brown-Rayex-Ambrey complex 2-15% slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydric Soil Present?	Yes _____ No <u>X</u>	
Wetland Hydrology Present?	Yes _____ No <u>X</u>	
Remarks: <u>small excavation w/ breached dike interrupts stream on</u> <u>forming channel</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>50</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. <u>Celtis laevigata</u>	<u>50</u>	<u>X</u>	<u>FAC</u>	
2. <u>Quercus stellata</u>	<u>5</u>	<u>X</u>	<u>FACW</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>50</u>)				
1. <u>C. laevigata</u>	<u>40</u>	<u>X</u>	<u>FAC</u>	
2. <u>Q. stellata</u>	<u>5</u>	<u>X</u>	<u>FACW</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: ____ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% ____ 3 - Prevalence Index is ≤3.0 ¹ ____ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ____ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>5</u>)				
1. <u>Elymus virginicus</u>	<u>2</u>	<u>N</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Woody Vine Stratum (Plot size: <u>50</u>)				
1. <u>Smilax bona nox</u>	<u>2</u>	<u>N</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>96</u>				
Remarks: _____				

1-12-18

SOIL

Sampling Point: TP-14

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10YR 5/3	50					Silty	
	10YR 5/2	40						
	10YR 5/3	10						
5-12	10YR 6/6	100					to Silty	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16) (MLRA 72 & 73 of LRR H)

Indicators for Problematic Hydric Soils³:

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16) (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

 Type: _____
 Depth (inches): _____
Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3) (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3) (where tilled)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☒ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

 Surface Water Present? Yes _____ No ☒ Depth (inches): _____
 Water Table Present? Yes _____ No ☒ Depth (inches): _____
 Saturation Present? Yes _____ No ☒ Depth (inches): _____
 (includes capillary fringe)
Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

DE depression, Branch, impoundment.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Pepper Creek Ranch City/County: Denton Co. Sampling Date: 1-12-18
 Applicant/Owner: _____ State: TX Sampling Point: TP-24
 Investigator(s): A. Brewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Depression Local relief (concave, convex, none): Concave Slope (%): 2-3
 Subregion (LRR): LRR-J Lat: 33.05266 Long: 97.17372 Datum: NAD83
 Soil Map Unit Name: Gasil fine sandy loam 1-3% slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Hydric Soil Present?	Yes <u>X</u> No _____	
Wetland Hydrology Present?	Yes <u>X</u> No _____	
Remarks: <u>Upper edge of plot 2 in low area on East side, above stream.</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>3</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: <u>30</u>) 1. <u>Cephalanthus occidentalis</u> <u>20</u> <u>Y</u> <u>OBL</u>				
2. _____				
3. _____				
4. _____				
_____ = Total Cover				Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) Problematic Hydrophytic Vegetation ¹ (Explain)
Herb Stratum (Plot size: <u>5'</u>) 1. <u>Andropogon virginicus</u> <u>2</u> <u>N</u> <u>FACU</u>				
2. <u>Junco validus</u> <u>15</u> <u>Y</u> <u>FACW</u>				
3. <u>Dicentra sp</u> <u>10</u> <u>Y</u> <u>-</u>				
4. <u>Panicum sp.</u> <u>2</u> <u>N</u> <u>-</u>				
_____ = Total Cover				¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. Hydrophytic Vegetation Present? Yes <u>X</u> No _____
Woody Vine Stratum (Plot size: <u>30</u>) 1. _____				
2. _____				
_____ = Total Cover				
% Bare Ground in Herb Stratum <u>71</u> <u>0</u> = Total Cover				
Remarks: <u>Trees in separate community. No O² or F on Dicentra or Panicum. Assumed FAC to FACW</u>				

SOIL

Sampling Point: TP-2A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)									
Depth (inches)	Matrix		Redox Features				Texture	Remarks	
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²			
0-4	2.5Y 4/2	60	10YR 5/8	30	C	PL	intermediate loamy sand		
	10YR 7/3	10							
4-11	2.5Y 5/8	70					silty clay		
	2.5Y 6/4	30							
11-14	2.5Y 5/3	80	10YR 4/6	20			silty loam damp		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

☐ Histosol (A1)	☐ Sandy Gleyed Matrix (S4)
☐ Histic Epipedon (A2)	☐ Sandy Redox (S5)
☐ Black Histic (A3)	☐ Stripped Matrix (S6)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1)
☐ Stratified Layers (A5) (LRR F)	☐ Loamy Gleyed Matrix (F2)
☐ 1 cm Muck (A9) (LRR F, G, H)	☒ Depleted Matrix (F3)
☐ Depleted Below Dark Surface (A11)	☐ Redox Dark Surface (F6)
☐ Thick Dark Surface (A12)	☐ Depleted Dark Surface (F7)
☐ Sandy Mucky Mineral (S1)	☐ Redox Depressions (F8)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)	☐ High Plains Depressions (F16)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)	

Indicators for Problematic Hydric Soils³:

☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16)
☐ (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks: _____

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
☐ Surface Water (A1)	☐ Salt Crust (B11)	☐ Surface Soil Cracks (B6)
☐ High Water Table (A2)	☐ Aquatic Invertebrates (B13)	☐ Sparsely Vegetated Concave Surface (B8)
☐ Saturation (A3)	☐ Hydrogen Sulfide Odor (C1)	☐ Drainage Patterns (B10)
☐ Water Marks (B1)	☐ Dry-Season Water Table (C2)	☐ Oxidized Rhizospheres on Living Roots (C3)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☐ (where tilled)
☐ Drift Deposits (B3)	☐ (where not tilled)	☐ Crayfish Burrows (C8)
☐ Algal Mat or Crust (B4)	☐ Presence of Reduced Iron (C4)	☒ Saturation Visible on Aerial Imagery (C9)
☐ Iron Deposits (B5)	☐ Thin Muck Surface (C7)	☒ Geomorphic Position (D2)
☐ Inundation Visible on Aerial Imagery (B7)	☐ Other (Explain in Remarks)	☒ FAC-Neutral Test (D5)
☐ Water-Stained Leaves (B9)		☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

Surface Water Present? Yes ☐ No ☒	Depth (inches): _____
Water Table Present? Yes ☐ No ☒	Depth (inches): _____
Saturation Present? Yes ☐ No ☒	Depth (inches): _____

(includes capillary fringe)

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: 15' upslope Barnyardgrass, Andropogon virginicus + Q. stellata and Quercus macrocarpa dominant - hydrology missing.

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: pepper Creek Ranch City/County: Denton Co. Sampling Date: 1-18-18
 Applicant/Owner: _____ State: TX Sampling Point: TP-23
 Investigator(s): A. Brewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Broad Saddle Local relief (concave, convex, none): concave Slope (%): 1-2
 Subregion (LRR): LRR-J Lat: 33.05223 Long: 97.17393 Datum: NAD83
 Soil Map Unit Name: Garsil fine sandy loam 3-8% slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks: <u>upslope from ES-11 + between it and swale discharging to pond.</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. <u>Ulmus americana</u>	<u>70</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Sapling/Shrub Stratum (Plot size: <u>30</u>) <u>70</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
1. <u>Ulmus americana</u>	<u>20</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Cornus drummii</u>	<u>15</u>	<u>Y</u>	<u>FAC</u>	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Herb Stratum (Plot size: <u>5</u>) <u>35</u> = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Rubus sp.</u>	<u>2</u>	<u>N</u>	<u>—</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
Woody Vine Stratum (Plot size: <u>30</u>) <u>2</u> = Total Cover				Hydrophytic Vegetation Present? Yes <u>X</u> No _____
1. <u>Sarothamnos hirsutus</u>	<u>5</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
% Bare Ground in Herb Stratum <u>98</u> <u>5</u> = Total Cover				
Remarks: _____				

SOIL

Sampling Point: TP-2B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features		Type ¹	Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%				
0-4	10YR 4/3	50	10YR 4/6	20	C	PL	scallo	
	10YR 4/2	30						
4-12	10YR 4/3	60	10YR 4/6	2	C	pr	lo sand	
	10YR 5/3	38						

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- ☐ Histosol (A1)
☐ Histic Epipedon (A2)
☐ Black Histic (A3)
☐ Hydrogen Sulfide (A4)
☐ Stratified Layers (A5) (LRR F)
☐ 1 cm Muck (A9) (LRR F, G, H)
☐ Depleted Below Dark Surface (A11)
☐ Thick Dark Surface (A12)
☐ Sandy Mucky Mineral (S1)
☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H)
☐ 5 cm Mucky Peat or Peat (S3) (LRR F)
- ☐ Sandy Gleyed Matrix (S4)
☐ Sandy Redox (S5)
☐ Stripped Matrix (S6)
☐ Loamy Mucky Mineral (F1)
☐ Loamy Gleyed Matrix (F2)
☐ Depleted Matrix (F3)
☐ Redox Dark Surface (F6)
☐ Depleted Dark Surface (F7)
☐ Redox Depressions (F8)
☐ High Plains Depressions (F16)
- (MLRA 72 & 73 of LRR H)

- ☐ 1 cm Muck (A9) (LRR I, J)
☐ Coast Prairie Redox (A16) (LRR F, G, H)
☐ Dark Surface (S7) (LRR G)
☐ High Plains Depressions (F16)
 (LRR H outside of MLRA 72 & 73)
☐ Reduced Vertic (F18)
☐ Red Parent Material (TF2)
☐ Very Shallow Dark Surface (TF12)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- ☐ Surface Water (A1)
☐ High Water Table (A2)
☐ Saturation (A3)
☐ Water Marks (B1)
☐ Sediment Deposits (B2)
☐ Drift Deposits (B3)
☐ Algal Mat or Crust (B4)
☐ Iron Deposits (B5)
☐ Inundation Visible on Aerial Imagery (B7)
☐ Water-Stained Leaves (B9)
- ☐ Salt Crust (B11)
☐ Aquatic Invertebrates (B13)
☐ Hydrogen Sulfide Odor (C1)
☐ Dry-Season Water Table (C2)
☐ Oxidized Rhizospheres on Living Roots (C3)
 (where not tilled)
☐ Presence of Reduced Iron (C4)
☐ Thin Muck Surface (C7)
☐ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
☐ Sparsely Vegetated Concave Surface (B8)
☐ Drainage Patterns (B10)
☐ Oxidized Rhizospheres on Living Roots (C3)
 (where tilled)
☐ Crayfish Burrows (C8)
☐ Saturation Visible on Aerial Imagery (C9)
☐ Geomorphic Position (D2)
☐ FAC-Neutral Test (D5)
☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

Surface Water Present? Yes _____ No ☒ Depth (inches): _____Water Table Present? Yes _____ No ☒ Depth (inches): _____Saturation Present? Yes _____ No ☒ Depth (inches): _____
(includes capillary fringe)Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Great Plains Region

Project/Site: Pepper Creek Ranch City/County: Denton Co Sampling Date: 1-12-18
 Applicant/Owner: _____ State: TX Sampling Point: TP-2C
 Investigator(s): A. Brewer Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): Broad shale Local relief (concave, convex, none): Concave Slope (%): 2
 Subregion (LRR): LRR J Lat: 33.05219 Long: -97.17342 Datum: NAD 83
 Soil Map Unit Name: Basal fine sandy loam 1-3% slopes NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? N Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? N (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present? Yes _____ No <u>X</u>	
Wetland Hydrology Present? Yes _____ No <u>X</u>	
Remarks:	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC (excluding FAC-): _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. <u>H. americana</u>	<u>7</u>	<u>Y</u>	<u>FAC</u>	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>7</u> = Total Cover Sapling/Shrub Stratum (Plot size: <u>30</u>)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
1. <u>H. americana</u>	<u>1</u>	<u>N</u>	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
<u>1</u> = Total Cover Herb Stratum (Plot size: <u>5</u>)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Cynodon dactylon</u>	<u>60</u>	<u>Y</u>	<u>FACU</u>	
2. <u>Rubus sp.</u>	<u>40</u>	<u>Y</u>	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
<u>100</u> = Total Cover Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Present? Yes _____ No _____
2. _____	_____	_____	_____	
% Bare Ground in Herb Stratum _____ = Total Cover				

Remarks: Rubus sp. did not key to species in Texas Flora or Illustrated Flora of N. Cent. Texas. Cultivar assumed.

SOIL

Sampling Point: TP-2C

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-3	10YR 5/3	70	10YR 4/6	5	C	PL	10 Sa	
	10YR 5/4	25						
3-12	10YR 5/3	98	10YR 2 5/8	2	C	PL	11	
12-14	10YR 4/1	70	10YR 4/6	10	C	PL	5a Cl	
	10YR 5/3	15	10YR 3/1	5	C	PL		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | |
|--|--|
| ☐ Histosol (A1) | ☐ Sandy Gleyed Matrix (S4) |
| ☐ Histic Epipedon (A2) | ☐ Sandy Redox (S5) |
| ☐ Black Histic (A3) | ☐ Stripped Matrix (S6) |
| ☐ Hydrogen Sulfide (A4) | ☐ Loamy Mucky Mineral (F1) |
| ☐ Stratified Layers (A5) (LRR F) | ☐ Loamy Gleyed Matrix (F2) |
| ☐ 1 cm Muck (A9) (LRR F, G, H) | ☐ Depleted Matrix (F3) |
| ☐ Depleted Below Dark Surface (A11) | ☐ Redox Dark Surface (F6) |
| ☐ Thick Dark Surface (A12) | ☐ Depleted Dark Surface (F7) |
| ☐ Sandy Mucky Mineral (S1) | ☐ Redox Depressions (F8) |
| ☐ 2.5 cm Mucky Peat or Peat (S2) (LRR G, H) | ☐ High Plains Depressions (F16) |
| ☐ 5 cm Mucky Peat or Peat (S3) (LRR F) | (MLRA 72 & 73 of LRR H) |

- ☐ 1 cm Muck (A9) (LRR I, J)
- ☐ Coast Prairie Redox (A16) (LRR F, G, H)
- ☐ Dark Surface (S7) (LRR G)
- ☐ High Plains Depressions (F16)
- (LRR H outside of MLRA 72 & 73)**
- ☐ Reduced Vertic (F18)
- ☐ Red Parent Material (TF2)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes _____ No ☒

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- | | |
|--|---|
| ☐ Surface Water (A1) | ☐ Salt Crust (B11) |
| ☐ High Water Table (A2) | ☐ Aquatic Invertebrates (B13) |
| ☐ Saturation (A3) | ☐ Hydrogen Sulfide Odor (C1) |
| ☐ Water Marks (B1) | ☐ Dry-Season Water Table (C2) |
| ☐ Sediment Deposits (B2) | ☐ Oxidized Rhizospheres on Living Roots (C3) |
| ☐ Drift Deposits (B3) | (where not tilled) |
| ☐ Algal Mat or Crust (B4) | ☐ Presence of Reduced Iron (C4) |
| ☐ Iron Deposits (B5) | ☐ Thin Muck Surface (C7) |
| ☐ Inundation Visible on Aerial Imagery (B7) | ☐ Other (Explain in Remarks) |
| ☐ Water-Stained Leaves (B9) | |

Secondary Indicators (minimum of two required)

- ☐ Surface Soil Cracks (B6)
- ☐ Sparsely Vegetated Concave Surface (B8)
- ☐ Drainage Patterns (B10)
- ☐ Oxidized Rhizospheres on Living Roots (C3)
- (where tilled)**
- ☐ Crayfish Burrows (C8)
- ☐ Saturation Visible on Aerial Imagery (C9)
- ☐ Geomorphic Position (D2)
- ☐ FAC-Neutral Test (D5)
- ☐ Frost-Heave Hummocks (D7) (LRR F)

Field Observations:

- Surface Water Present? Yes _____ No ☒ Depth (inches): _____
- Water Table Present? Yes _____ No ☒ Depth (inches): _____
- Saturation Present? Yes _____ No ☒ Depth (inches): _____
- (includes capillary fringe)

Wetland Hydrology Present? Yes _____ No ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Figure 19-7 Rainfall documentation worksheet

Rainfall Documentation
(use with photographs)

Date: January 12, 2018

Weather station: WETS Roanoke; F6 DFW Landowner: _____ Tract no.: _____

County: Denton State: TX

Soil name: _____ Growing season: _____

Photo date: _____

		Long-term rainfall records							
	Month	3 yrs. in 10 less than	Normal	3 yrs. in 10 more than	Rain fall	Condition dry, wet, normal	Condition value	Month weight value	Product of previous two columns
1st prior month*	<u>Dec</u>	<u>1.57</u>	<u>2.96</u>	<u>3.61</u>	<u>4.56</u>	<u>Wet</u>	<u>3</u>	3	<u>9</u>
2nd prior month*	<u>Nov</u>	<u>1.69</u>	<u>3.01</u>	<u>3.60</u>	<u>0.81</u>	<u>Dry</u>	<u>1</u>	2	<u>2</u>
3rd prior month*	<u>Oct</u>	<u>1.85</u>	<u>3.80</u>	<u>4.64</u>	<u>2.12</u>	<u>Normal</u>	<u>2</u>	1	<u>2</u>
							Sum		<u>13</u>

* Compared to photo date

Note: If sum is

6 - 9 then prior period has been drier than normal	Condition value: Dry =1
10 - 14 then prior period has been normal	Normal =2
15 - 18 then prior period has been wetter than normal	Wet =3

Conclusions: Period before field work was normal with a single event on December 19 heavily influencing overall trend and 0.18-inch of rain reported on January 7, 2018 before site work.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: May 14, 2018

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Development Plan (DP18-0002 - Pepper Creek Ranch) to develop a residential subdivision. The property is generally located north of Cross Timbers Road and west of Montalcino 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.

This project has a companion Zoning Planned Development application (ZPD18-0002) for consideration on the same agenda. Approval of this application is contingent on Town Council's approval of the companion Zoning Planned Development application.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to obtain design approval for 50 buildable, single-family lots with a minimum lot size of 32,000 square feet. The site contains approximately 94.61 acres of land. Primary access to the site will be from a gated entrance on Cross Timbers Road. Emergency access is provided via the Montalcino Conservation development to the east and a final future access point has been provided to the undeveloped property west of the site. Since the property is located outside the Town's wastewater service area, all proposed residential lots will contain individual septic systems.

The subject property is zoned Agricultural District (A) and Interim Holding District (IH). In conjunction with the development plan, a request for rezoning (ZPD18-0002 – Pepper Creek Ranch) is being considered to change the zoning to Planned Development District No. 162 (PD-162) for a cluster development. The proposed Development Plan is in compliance with the PD-162 standards as proposed, as well as the cluster development standards outlined in the Cross Timbers Conservation Development District (CTCDD) Area Plan of the Master Plan.

On April 5, 2018, the Parks Board recommended approval to Town Council that cash, in the amount of \$55,020.00 be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$69,400.00 for the subject project. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the April 5, 2018, Parks Board meeting is:

<http://flowermoundtx.swagit.com/play/04052018-852/5/>

On May 1, 2018, the Environmental Conservation Commission (ECC) reviewed a proposed concept plan depicting open space areas and recommended approval. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

The link to the May 1, 2018, ECC meeting is:

<http://flowermoundtx.swagit.com/play/05012018-1075/6/>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

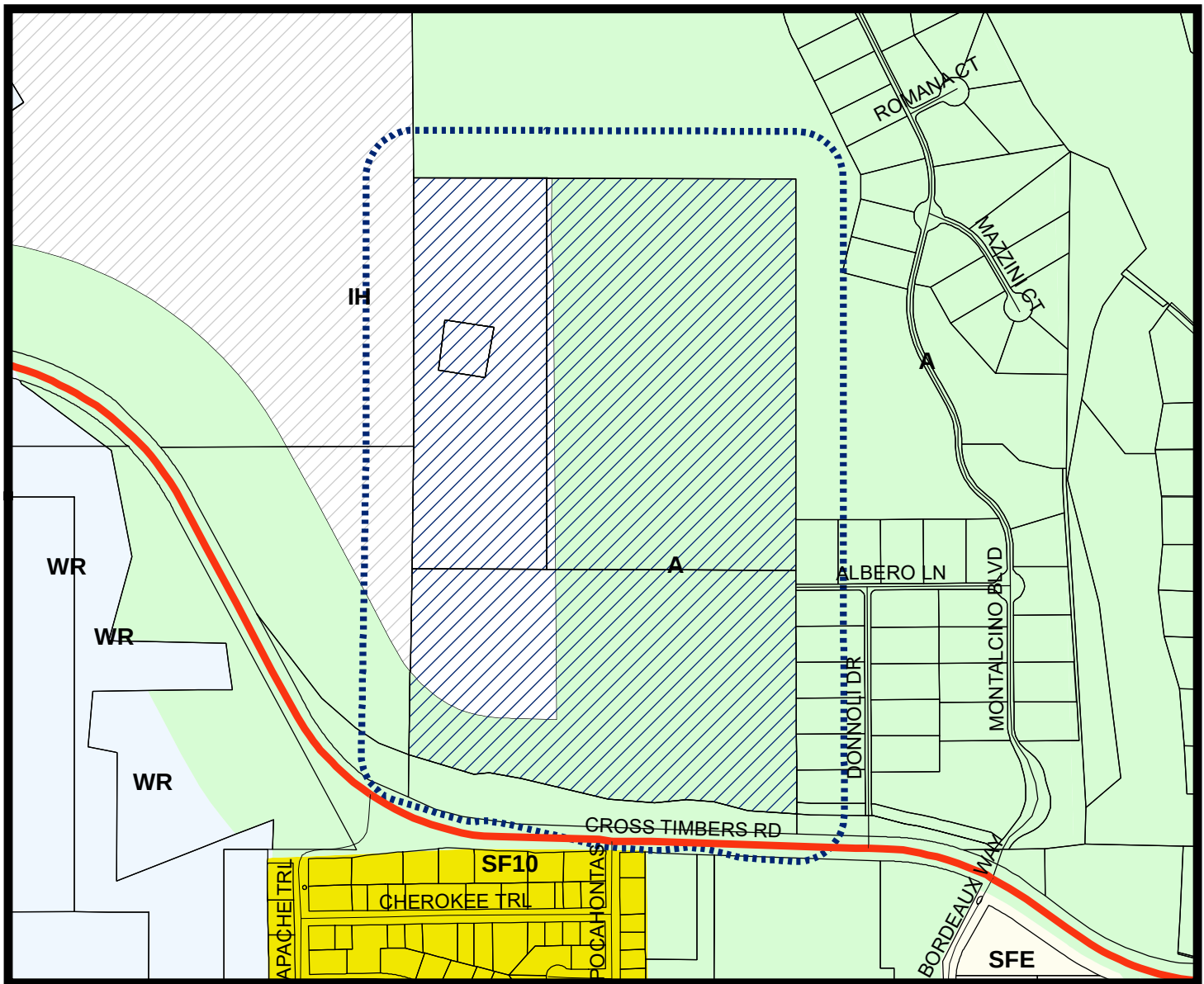
B. Application Details

1. Development Plan Package

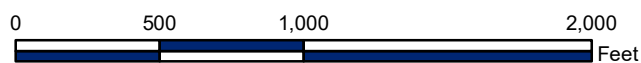
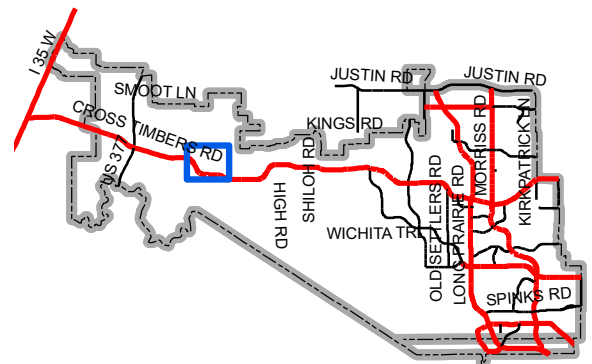
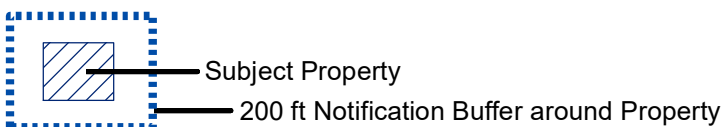


Vicinity Map

Reference Project: ZPD18-0002



LEGEND



Map Location



February 23, 2018

Mr. Chuck Russell
Town Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Zoning Change Request – Pepper Creek Ranch (ZPD18-0002)
Letter of Intent
G&A Job No. 17286

Mr. Russell:

Please accept this letter, on behalf of Dr. Anderson, as an explanation of the proposed Zoning Change Request application for approximately 94 acres of land located along FM 1171 and west of Montalcino. The property is located in the Cross Timbers Conservation Development District (CTCDD) with an existing zoning of Agriculture (AG). We are proposing a zoning change to be a Planned Development (PD) with Single Family-30 (SF-30) uses.

Pepper Creek Ranch is a cluster development consisting of 50 residential lots with a minimum lot area of 32,000 square feet. The proposed density is .5 units per acre. The lots will have a minimum lot width of 120'. The PD development standards include dimensional regulations for the project as well as standards for the open space areas and amenities. Additionally, the standards propose accessory structures, such as barns, to be located within the open space areas. A very important feature of this project is that every lot is directly contiguous to open space.

We are providing a minimum of 50% open space dispersed throughout the development and in key areas to preserve unique environmental features. An amenity lot is also being proposed, which is not counted toward the open space minimum area requirement. This amenity lot will allow for residents to enjoy certain activities and will act as a gathering spot for neighborhood events. There will be a 6' trail meandering the property to allow for connectivity to the amenity lot and to provide a sense of unity to the neighborhood. Pepper Creek Ranch will be developed in one phase.

The 50' landscape buffer will be consistent with the neighboring development along FM 1171. The 15' Equestrian trail and split rail fence will also continue from Montalcino across the entire frontage of the property. The Conceptual Landscape Plan illustrates the design intent for the

gated entrance which will include a covered-bridge feature, waterfalls, and enhanced landscaping. The look and feel is a rural and rustic design that we are referring to as Country Colonial.

The Open Space Management Plan defines the different types of open space areas within Pepper Creek Ranch as well as guidelines for how those areas are to be maintained. There are significant environmental features that we have designed around in order that these features be preserved. A substantial ridge line, known as an escarpment, extends across the western portion of this property. This area consists of steep slopes and is also heavily treed. The preservation of these features was the starting point of the design process for this project. It is vital to preserve them and minimize impact to maintain the environmental integrity of the property. Therefore, we situated the back of the residential lots along portions of the escarpment in order to preserve the steep slopes since most of the grading and earthwork occurs in the middle to the front of the lot. The lots that are located along the ridge are the largest lots of the development and have a minimum lot area of just under one acre.

While our design was very intentional in preserving the escarpment and the majority of the steep slopes on the property, there are some areas where steep slopes, in excess of 12%, will be impacted. The terrain on the property varies and some areas simply cannot be avoided of impact. We have made our best effort to minimize this impact and we feel our design illustrates this intent. However, we would like to seek an exception to the Slope Protection Requirement of SMARTGrowth in certain areas on the plan.

Another exception that we would like to request is to minimum cul-de-sac length requirement of the Town's Subdivision Ordinance. The design of Pepper Creek Ranch includes several cul-de-sacs in order to preserve environmental features and create exclusive residential lots. There is one cul-de-sac that exceeds the minimum 600 feet requirement. This cul-de-sac is slightly over 1,000 feet in length.

We are excited to be working with the Town on this new cluster development. Thank you for your consideration in the presented request. Please contact us with any questions or if more information is desired.

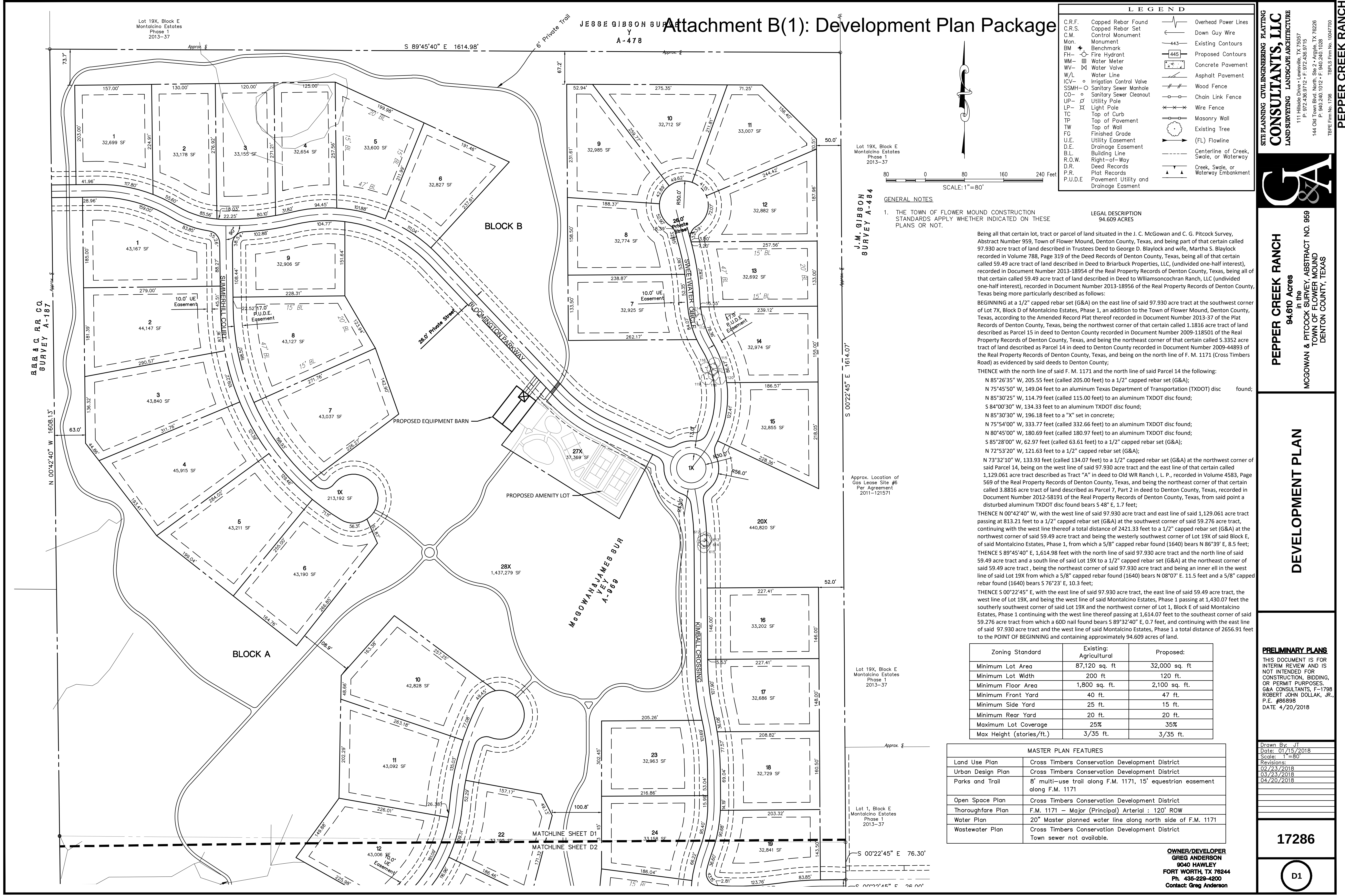
Sincerely,

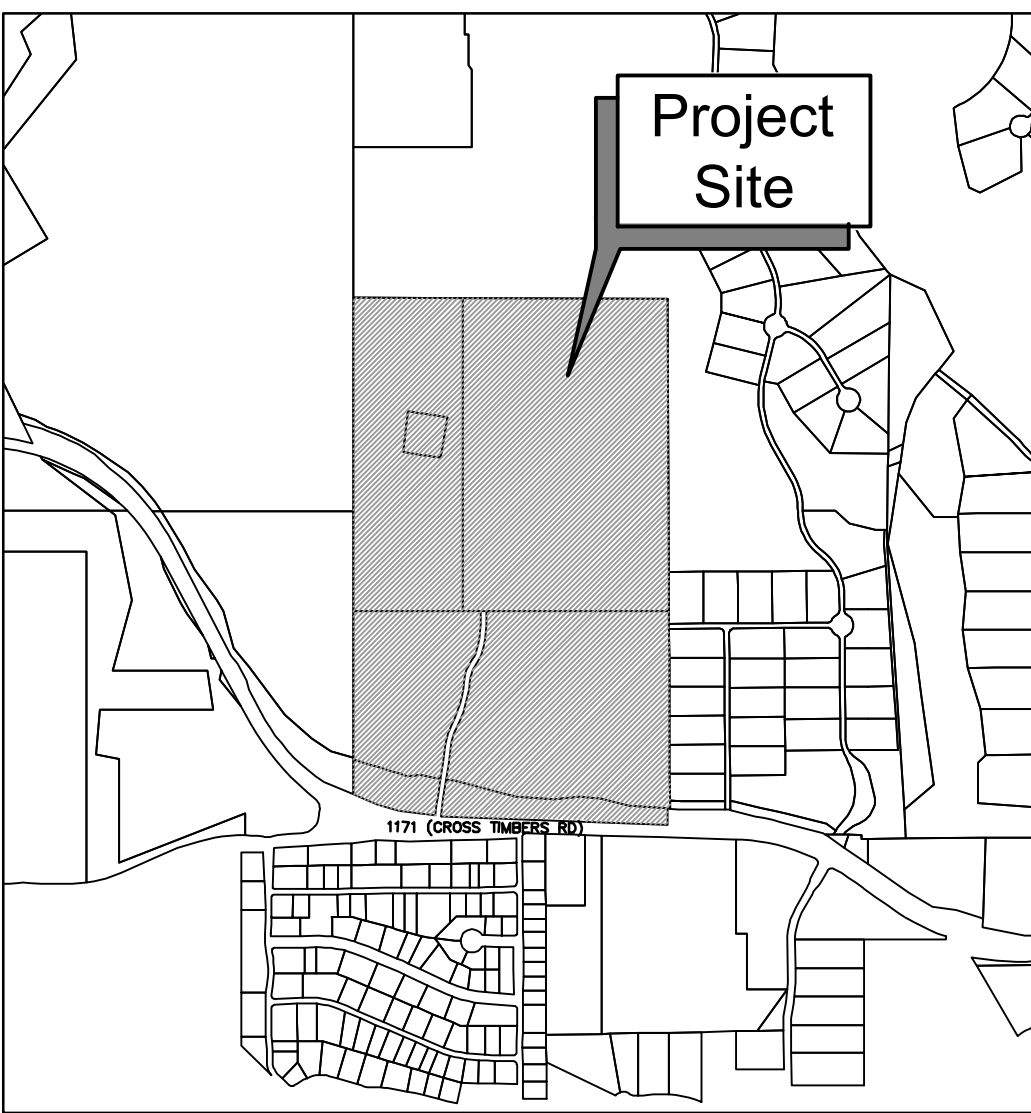


Randi L. Rivera, AICP

cc: Dr. Greg Anderson

Attachment B(1): Development Plan Package





A plan view of a road intersection. A vertical road runs through the center, with a horizontal road crossing it. The intersection is marked with a large 'X' shape. The horizontal road has a width of 80 feet. The vertical road has a width of 80 feet. A scale bar at the bottom indicates a scale of 1 inch = 80 feet. The scale bar has markings for 0, 80, 160, and 240 feet.

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
13	BLOCK B	32,692	0.751
14	BLOCK B	32,974	0.757
15	BLOCK B	32,855	0.754
16	BLOCK B	33,202	0.762
17	BLOCK B	32,686	0.750
18	BLOCK B	32,729	0.751
19	BLOCK B	32,841	0.754
20X	BLOCK B	440,820	10.120
1	BLOCK C	32,815	0.753
2	BLOCK C	32,978	0.757
3	BLOCK C	32,807	0.753
4	BLOCK C	32,918	0.756
5	BLOCK C	32,869	0.755
6X	BLOCK C	183,632	4.216

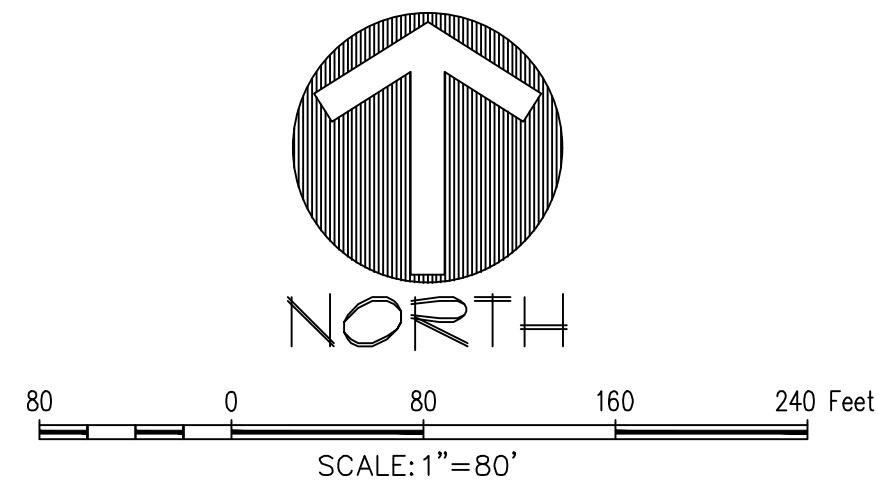
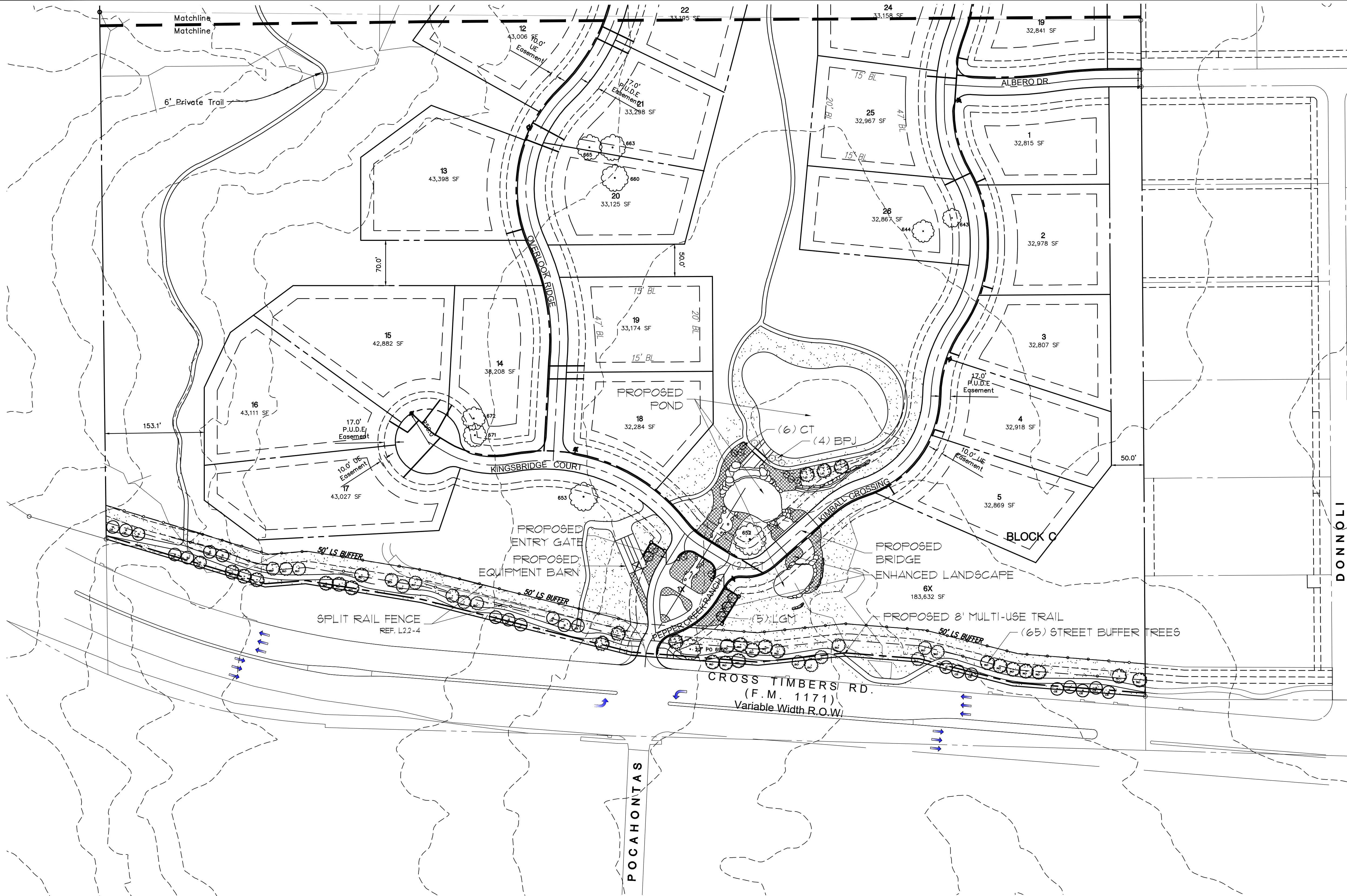
1. PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
2. ALL "X" LOTS ARE OPEN SPACE LOTS DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
3. ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.
4. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
5. AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.

D2

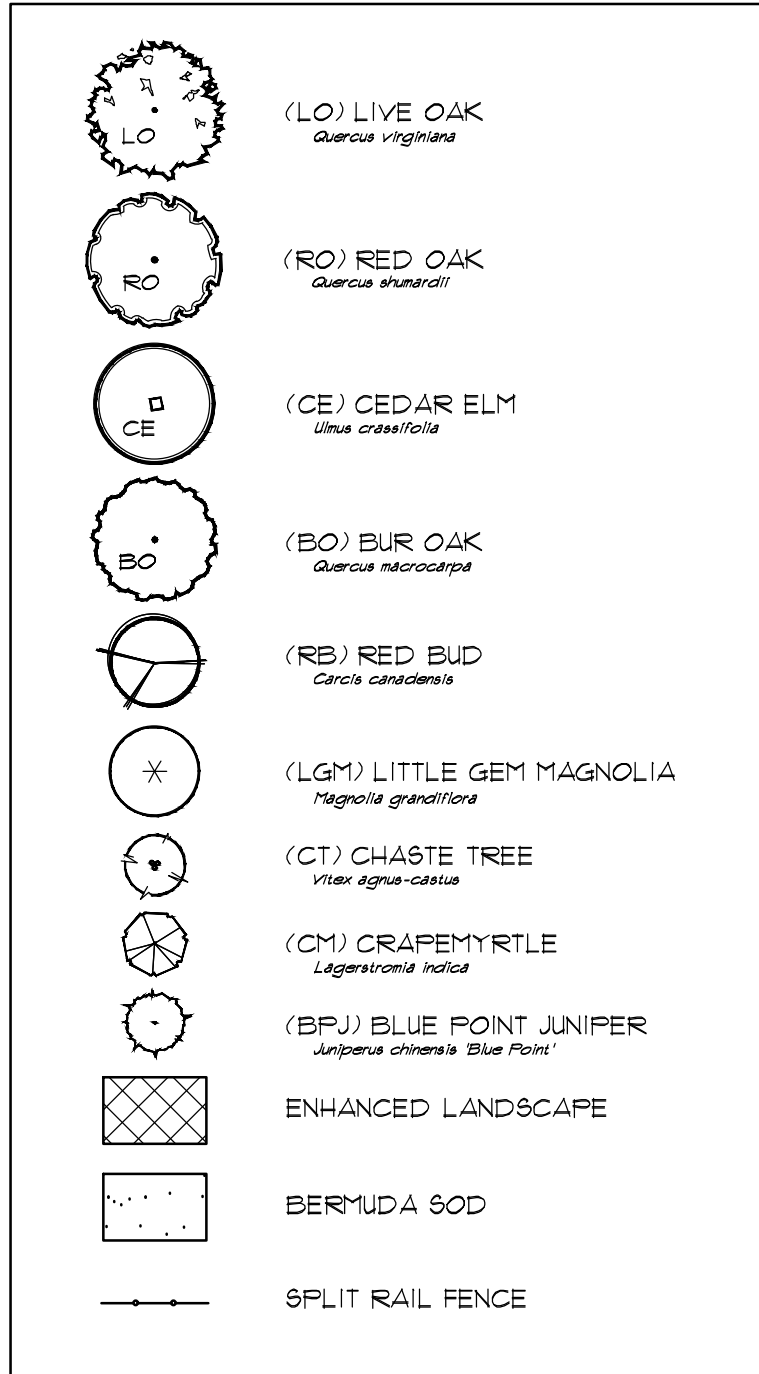
PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAH, JR.
P.E. #86898
DATE 4/20/2018

Drawn By: JT
Date: 01/15/2018
Scale: 1"=80'
Revisions:
02/23/2018
03/23/2018
04/20/2018

Fig. 2 1/2017 (1708) (Landscape) (Development) Plan (1708) (2017)
Revised: 4/20/2018 2:54 PM by Connor Murdick. Saved: 4/20/2018 8:39 AM by Megan



LEGEND



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Pepper Creek Ranch

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 1171 - Cross Timbers Rd		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 25 l.f.	FM 1171 - 1,625 l.f.	65 (3" cal.) trees	65 (3" cal.) trees
PERIMETER FENCING			
STANDARD	REQUIRED	PROVIDED	
FM 1171 - Cross Timbers Rd	Perimeter fences required adjacent to ROW of arterial and collector streets.	6' masonry wall and split rail fence	

PLANT LIST

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
9	LIVE OAK	Quercus virginiana	3" cal.	10'-12'	Per Plan	Single Trunk
22	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk
22	CEDAR ELM	Ulmus crassifolia	3" cal.	10'-12'	Per Plan	Single Trunk
16	BUR OAK	Quercus muehlenbergi	3" cal.	10'-12'	Per Plan	Single Trunk
5	RED BUD	Cercis canadensis	30 gal.	7'-8'	Per Plan	Full
8	CHASTE TREE	Vitex agnus-castus	30 gal.	7'-8'	Per Plan	Full
10	LITTLE GEM MAGNOLIA	Magnolia grandiflora	30 gal.	7'-8'	Per Plan	Full
3	GRAPEMYRTLE	Lagerstroemia indica	30 gal.	7'-8'	Per Plan	Full
4	BLUE POINT JUNIPER	Juniperus chinensis 'Blue Point'	30 gal.	6'-8'	Per Plan	Full

OWNER/DEVELOPER
Greg Anderson
9040 Hawley
Fort Worth, TX 76244
Ph. 435-229-4200
Contact: Greg Anderson

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
TBPES Firm No. 1798 TBPES Firm No. 10047700

GA

PEPPER CREEK RANCH
94.610 Acres
in the
MCGOWAN & PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE
PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 4/20/2018
2816

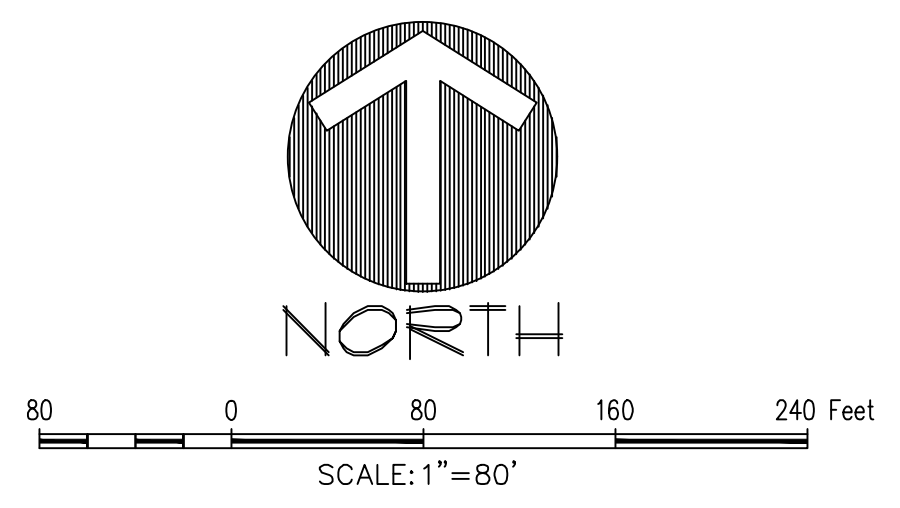
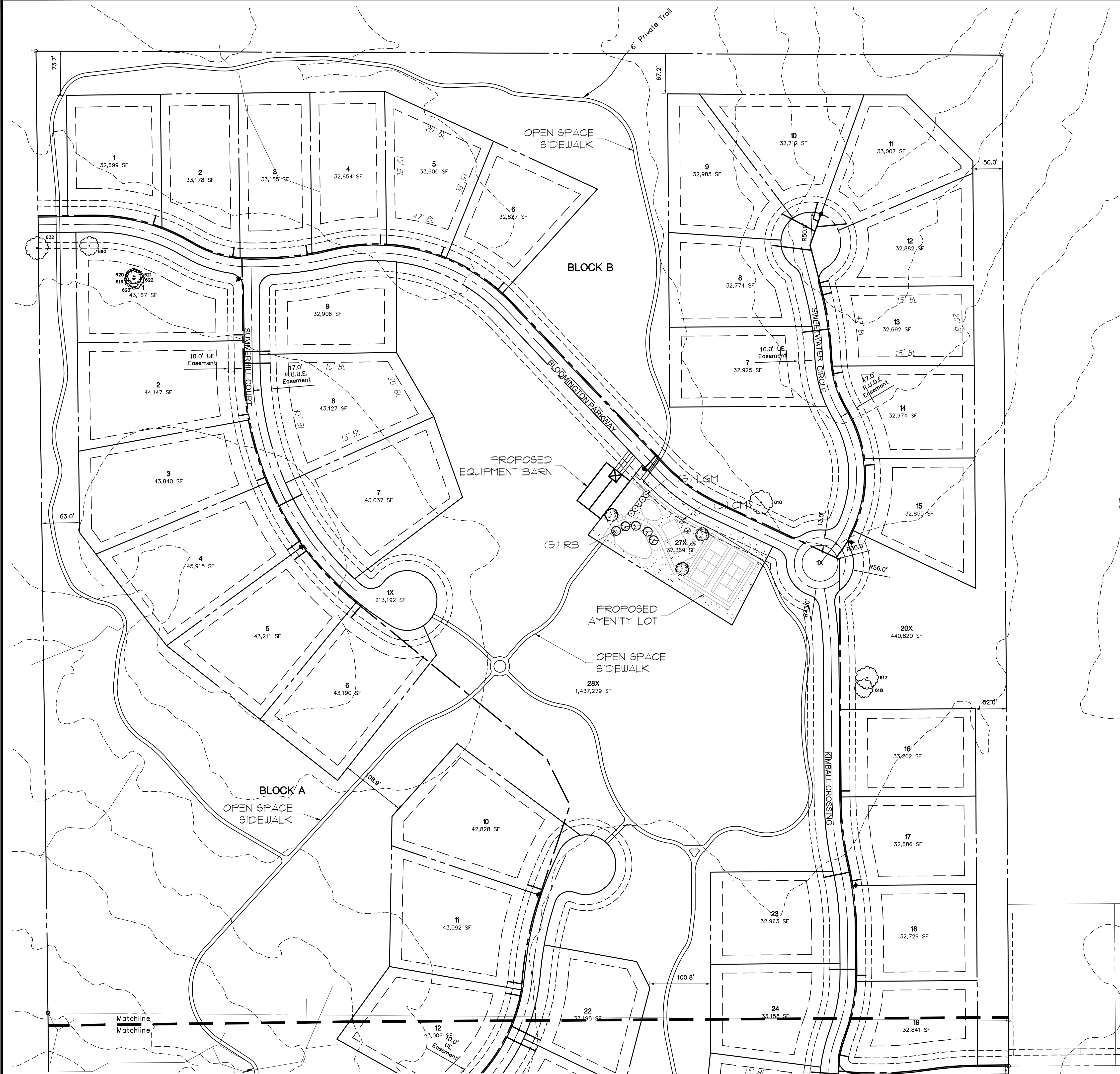
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03/23/2018
04/20/2018

17286

CLP1

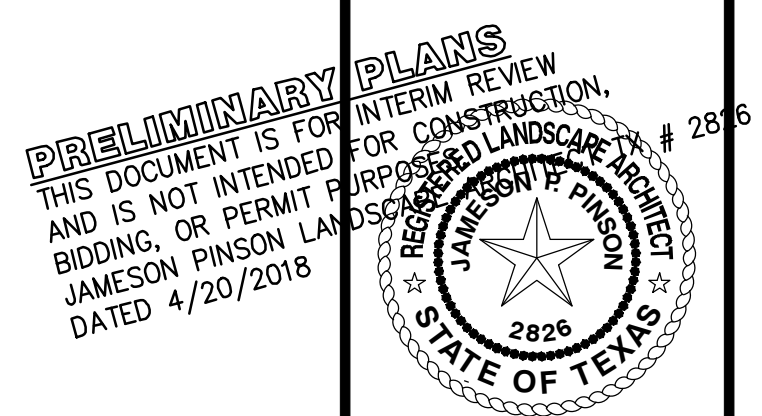
DEVELOPMENT PLAN

Fig. 2 1/2018 (1788) Concept Landscape Plan (1788) CDP
Revised: 4/20/2018 3:55 PM by Major Hutchins, "Save" 4/20/2018 8:29 AM by Major



LEGEND	
	(LO) LIVE OAK <i>Quercus virginiana</i>
	(RO) RED OAK <i>Quercus shumardii</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>
	(RB) RED BUD <i>Cercis canadensis</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>
	(CT) CHASTE TREE <i>Viburnum opulus</i>
	(CM) CRAPEMYRTLE <i>Lagerströmia indica</i>
	(BPJ) BLUE POINT JUNIPER <i>Juniperus chinensis Blue Point</i>
	ENHANCED LANDSCAPE
	BERMUDA SOD
	SPLIT RAIL FENCE

OWNER/DEVELOPER
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Contact: Greg Anderson



Drawn By: MH
Date: 01/15/2018
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03/23/2018
04/20/2018

17286

CLP2

SITE PLANNING CIVIL ENGINEERING PLATTING

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TBPE Firm No. 1798 TBLS Firm No. 10047700

PEPPER CREEK RANCH

in the

844th ACRES

MCGOWAN & PINSON SURVEY, ABSTRACT NO. 9899

TOWN OF FLOWER MOUND

DENTON COUNTY, TEXAS

