



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JUNE 25, 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 May 14, 2018*

Consider approval of the minutes of the May 14, 2018, Planning and Zoning Commission Regular Session.

2. *RC18-0003 – CNIK Addition*

Consider a request for a Record Plat to create a one-lot residential subdivision. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.

3. *RP18-0006 – Cross Timbers Addition*

Public Hearing

Public Hearing to consider a request for a Replat to create two non-residential lots. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

4. *RP17-0002 – Flower Mound Municipal Plaza Addition* *Public Hearing*

Public Hearing to consider a request for a Replat to create one non-residential lot. The property is generally located south of Cross Timbers Road and east of Morriss Road.

5. *MPA18-0005 – Johnson-Reddy Property* *Public Hearing*

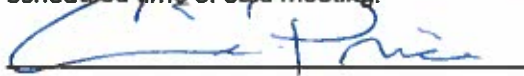
Public Hearing to consider a request for a Master Plan Amendment to remove conditions outlined in Section 4 of Ordinance No. 64-02, and depicted on Exhibit B thereto, which accompanied the change in land use designation. The property is generally located south of Cross Timbers Road and east and west of Auburn Drive.

6. *ZPD17-0017 – Johnson-Reddy Property* *Public Hearing*

Public Hearing to consider a request for rezoning to amend Planned Development District No. 72 (PD-72) by modifying the existing development standards and zoning/master plan exhibit located within Ordinance No. 65-02. The property is generally located south of Cross Timbers Road and east and west of Auburn Drive.

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: June 21, 2018, at 3:40 pm, at least 72 hours prior to the scheduled time of said meeting.



Cindi Price, Executive Assistant

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

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

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF MAY, 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
Albert Picardi	Commissioner, Place 5
Heth Kendrick	Commissioner, Place 8
Rob Rawson	Commissioner, Place 9

Constituting a quorum with the following members absent:

David Johnson	Commissioner, Place 4
Laura Dillon	Commissioner, Place 6

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
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**

Submitted a card In Opposition to Item 2, MISC18-0001, but did not wish to speak:

Sandy Fambrough, 4105 Spring Meadow, Flower Mound

D. REGULAR ITEMS

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

Commission Deliberation

Vice Chair McCall moved to approve the April 23, 2018, minutes as written. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

2. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bobby Dollak, G & A Consultants

Commission Deliberation

Vice Chair McCall moved to approve MISC18-0001 – Re-Application Waiver as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Rawson, McCall, Kendrick

NAYS: Picardi

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 5-1.

3. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Mason Orradre, Realty Capital Management

Commission Deliberation

Commissioner Neal moved to approve MISC18-0002 – Lakeside DFW Roundabout as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Picardi, Rawson, Neal, Ruthrauff

NAYS: McCall

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 5-1.

4. 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.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Walt McMennamy, Cross Development

Commission Deliberation

Commissioner Neal moved to recommend approval of SP18-0004 – Service First with waiver. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

5. 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.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jonathan Schindler, Kirkman Engineering

Commission Deliberation

Commissioner Ruthrauff moved to approve SP17-0015 – Victory at FM 3040, Lot 3, as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

6. 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.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Bobby Dollak, G & A Consultant

Commission Deliberation

Commissioner Ruthrauff moved to recommend approval of SP18-0003 – Lake Forest Plaza, Lot 10, with exception. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

7. 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.

8. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Randi Rivera, G & A Consultants
Dr. Greg Anderson, 9040 Hawley, Fort Worth

In Favor –

Dustin Burleson, 4505 Donnoli, Flower Mound

In Opposition - None

Close Public Hearing

Commission Deliberation (ZPD18-0002)

Vice Chair McCall moved to recommend approval of ZPD18-0002 – Pepper Creek Ranch as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION (ZPD18-0002)

AYES: Kendrick, Picardi, McCall, Rawson, Neal, Ruthrauff

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

Commission Deliberation (DP18-0002)

Vice Chair McCall moved to recommend approval of DP18-0002 – Pepper Creek Ranch as presented. Commissioner Neal seconded the motion.

VOTE ON THE MOTION (DP18-0002)

AYES: Ruthrauff, Neal, Rawson, McCall, Picardi, Kendrick

NAYS: None

ABSTAIN: None

ABSENT: Dillon, Johnson

The motion passed with a vote of 6-0.

E. ADJOURNMENT: 8:52 P.M.

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: June 25, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Record Plat (RC18-0003 - CNIK Addition) to create a one-lot residential subdivision. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.

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 property consists of an approximate 10-acre parcel of land located along the northwest line of Scenic Drive, east of Wichita Trail. The purpose of this record plat is to create a buildable lot in order to permit the property owner to submit a building permit for a barn to be utilized in conjunction with an agricultural use of the property. The property is zoned Agricultural District (A) which permits the use and proposed associated improvement by right.

Primary access to the property will occur from the property's frontage along Scenic Drive. As part of the requested plat, approximately 30,405 square feet of land area (of the ten acres) will be dedicated as right-of-way to accommodate the future buildout of Scenic Drive.

In addition to the above referenced dedication, the record plat provides for all required setbacks and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

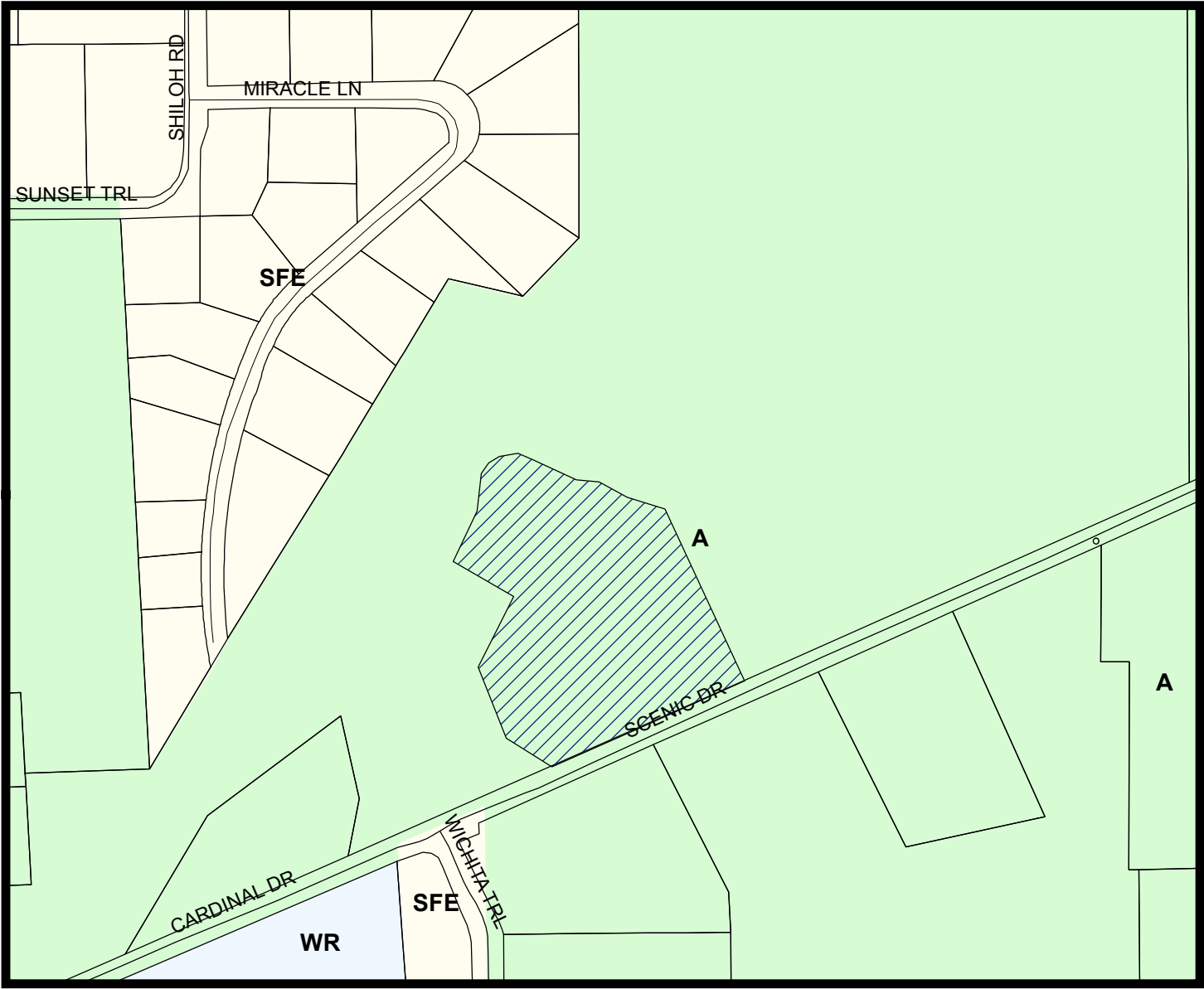
B. Application Details

1. Record Plat Package



Vicinity Map

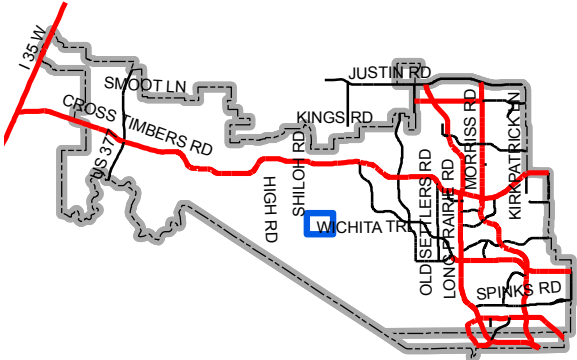
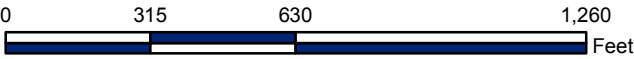
Reference Project: RC18-0003



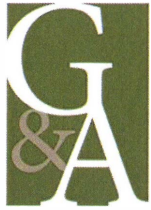
LEGEND

- Agriculture
- Single Family Estate
- Water Recreation

Subject Property



Map Location



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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

June 25, 2018

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

**RE: CNIK ADDITION – Record Plat Application
G&A Job Number 04300C**

Dear Richard:

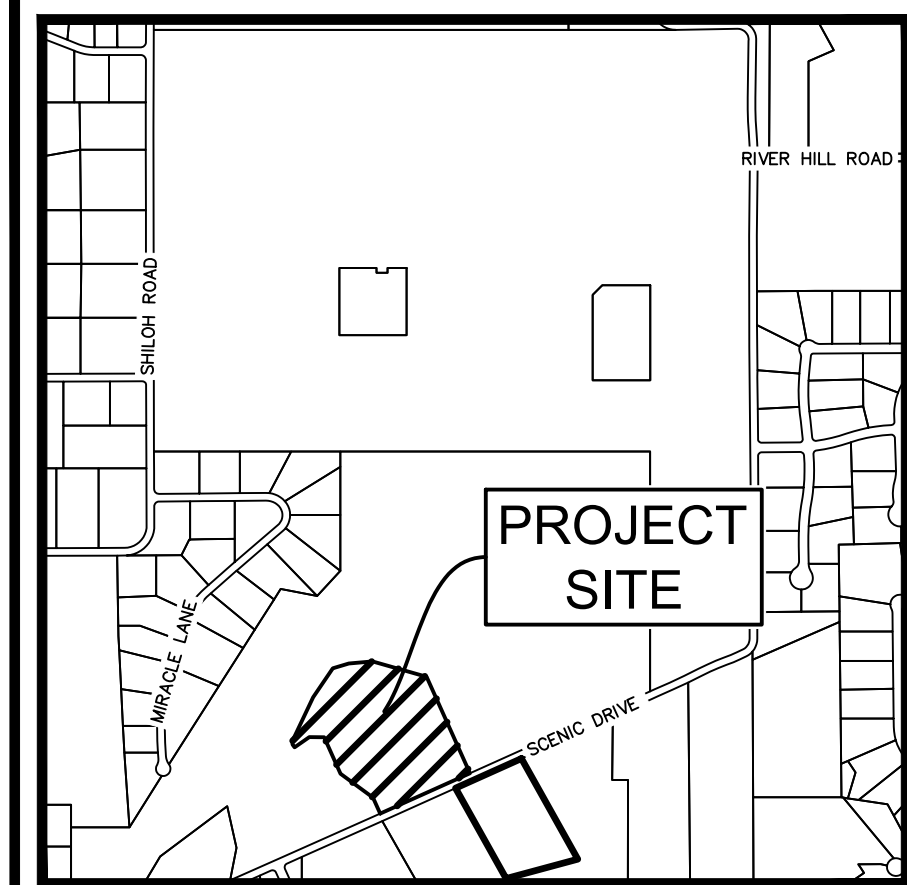
Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a Record Plat Application for CNIK Addition. The purpose of the Record Plat is to create one 10 acre agricultural lot out of an existing approximately 290 acre tract of land for the construction of a barn near the center of the property, said property being located on Scenic Drive, near the intersection of Wichita Trail. The nearest existing gas well head is located approximately 1,250 feet to the northeast of the subject property.

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

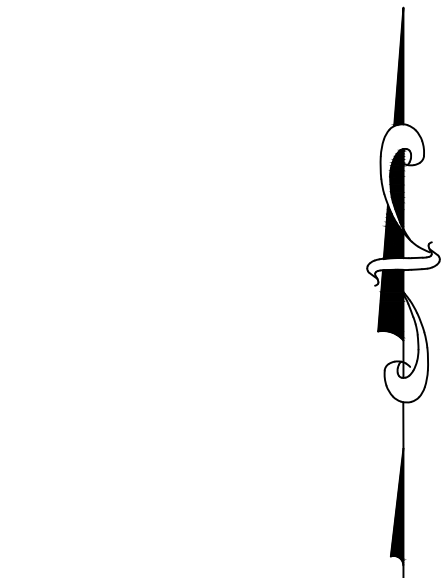
Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Stowell', followed by the date '5/25/18'.

James Stowell, R.P.L.S.

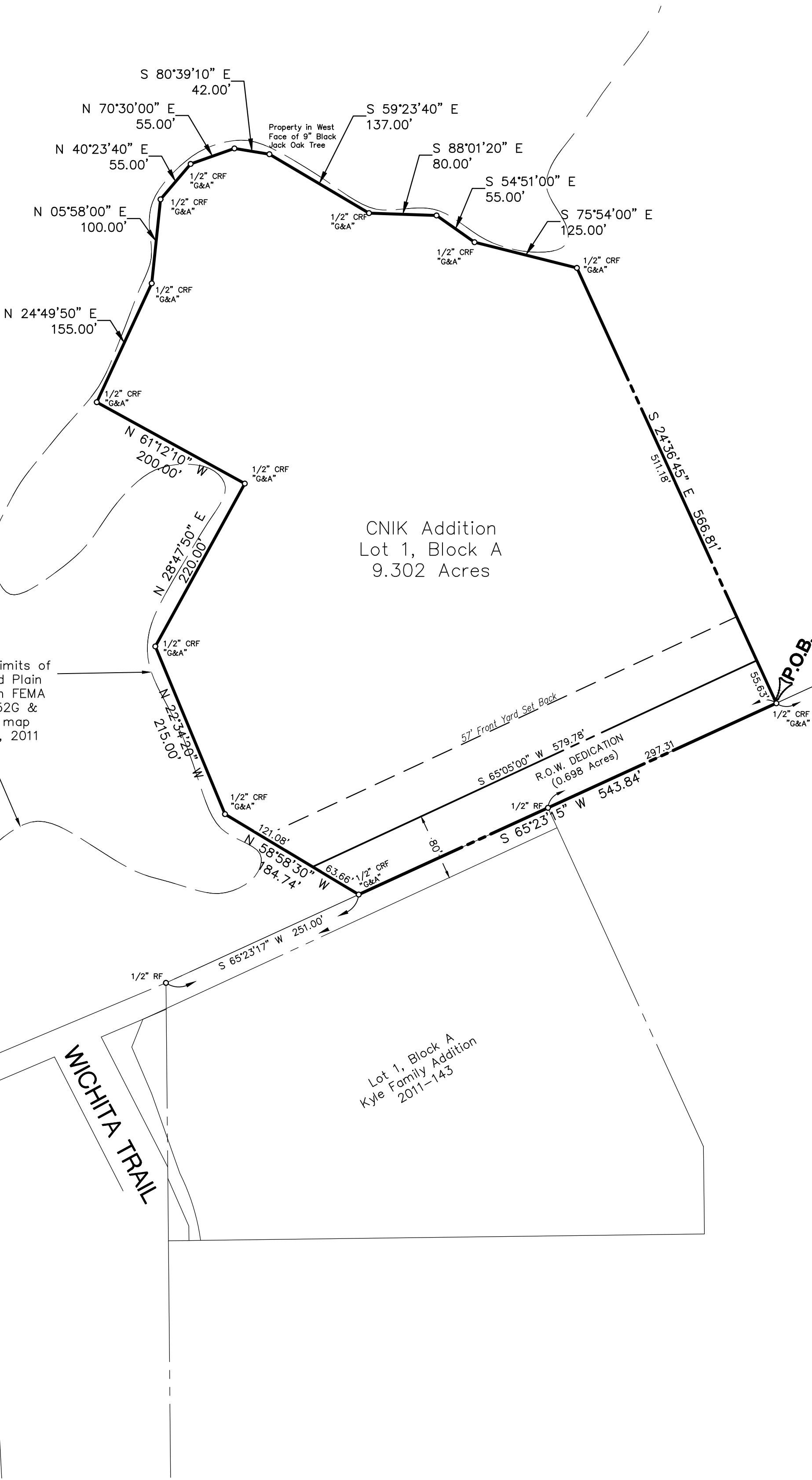


VICINITY MAP SCALE 1" = 1000'



SCALE: 1"=100' Feet

Approximate Limits of
100 Year Flood Plain
as scaled from FEMA
FIRM 48121C052G &
48121C0540G, map
dated April 18, 2011



Bob Smith Management Co., Ltd.
Tract 1
97-0089454

L. K. HEATH SURVEY
ABSTRACT NO. 1597

IRA DONLEY SURVEY
ABSTRACT NO. 382

SCENIC DRIVE

Lot 1, Block A
Gowitt Addition
W/258

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON :

WHEREAS WE, CNIK, LLC are the owners of all that certain lot, tract or parcel of land situated in the L.K. Heath Survey, Abstract No. 1597, Town of Flower Mound, Denton County, Texas, and being a portion of a called 290.32 acre tract of land described as Tract 1, in deed to Bob Smith Management Co. Ltd., recorded in Clerks File No. 97-R0089454, Real Property Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8" rebar found at the southeast corner of said 290.31 acre tract;

THENCE S 65°23'15" W, with the southerly line of said 290.31 acre tract a distance of 1804.17' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS 1/2" rebar set with cap stamped "G&A CONSULTANTS"; said point being the POINT OF BEGINNING;

THENCE S 65°23'15" W, a distance of 543.84' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 58°58'30" W, a distance of 184.74' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 22°34'20" W, a distance of 215.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 28°47'50" E, a distance of 220.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 61°12'10" W, a distance of 200.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 24°49'50" E, a distance of 155.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 05°58'00" E, a distance of 100.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 40°23'40" E, a distance of 55.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE N 70°30'00" E, a distance of 55.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 80°39'10" E, a distance of 42.00' to a point in the West Face of a 9" Black Jack Oak Tree;

THENCE S 59°23'40" E, a distance of 137.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 88°01'20" E, a distance of 80.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 54°51'00" E, a distance of 55.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 75°54'00" E, a distance of 125.00' to a 1/2" rebar set with cap stamped "G&A CONSULTANTS";

THENCE S 24°36'45" E, a distance of 566.81', which is the POINT OF BEGINNING, containing approximately 10.000 acres of land.

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

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

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

WITNESS MY HAND this _____ day of _____, 2018.

Jay Chamberlin
Authorized Representative
CNIK, LLC

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

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 6/26/18
W. Thad Murley III, RPLS
Texas Registration No. 5802

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

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

NOTES:

- Bearings based on Texas Coordinate System, North Central Zone, (4202), NAD '83.
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property G&A Consultants LLC.
- Subject property is currently zoned Agricultural District.
- Selling a portion of this addition by metes and bounds is a violation of State Law and is subject to fines and withholding of utilities and building permits.
- Any improvements to the site upon the approval of the record plat shall meet the Town's current standards.

LEGEND

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

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman Planning
and Zoning Commission

Date _____, 2018

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Teresa Scott, Town Secretary
Town of Flower Mound

Date _____, 2018

Chuck Russell, Town Planner
Development Services

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 6802 6/26/18

RECORD PLAT CNIK ADDITION Lot 1, Block A

10.000 Acres

in the

L.K. HEATH SURVEY, ABSTRACT NO. 1597
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

DRAWN BY: SW DATE: 02/28/2018 SCALE: 1"=100' JOB. No. 04300C

OWNER/DEVELOPER
CNIK, LLC
4906 N. CREEK CROSSING
FLOWER MOUND, TX
75022
Contact: Jay Chamberlin



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: June 25, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0006 - Cross Timbers Addition) to create two non-residential lots. The property is generally located south of Cross Timbers Road and west of Bruton Orand 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 application will require final action by the Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The property consists of an approximate 8.9-acre parcel of land (Lot 2) located within the Cross Timbers Addition. This nine-lot subdivision is situated within both the southwest and southeast quadrants of Cross Timbers Road and Bruton Orand Boulevard, with Lot 2 located within the southwest quadrant.

The property is zoned Planned Development District No. 103 (PD-103) with Retail District 2 (R-2) uses. Specific Use Permit 348 (SUP 348) for a single retail tenant between 50,000 square feet and 75,000 square feet provides for the supermarket and motor vehicle fuel service station. The applicant's request for the replat is to provide both the grocery store and the fueling area to be located on separate lots.

Primary access to the property occurs from two ingress/egress points along the south line of Cross Timbers Road and through platted mutual access easements to Bruton Orand Boulevard.

The replat provides for all required setbacks, buffers, and easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

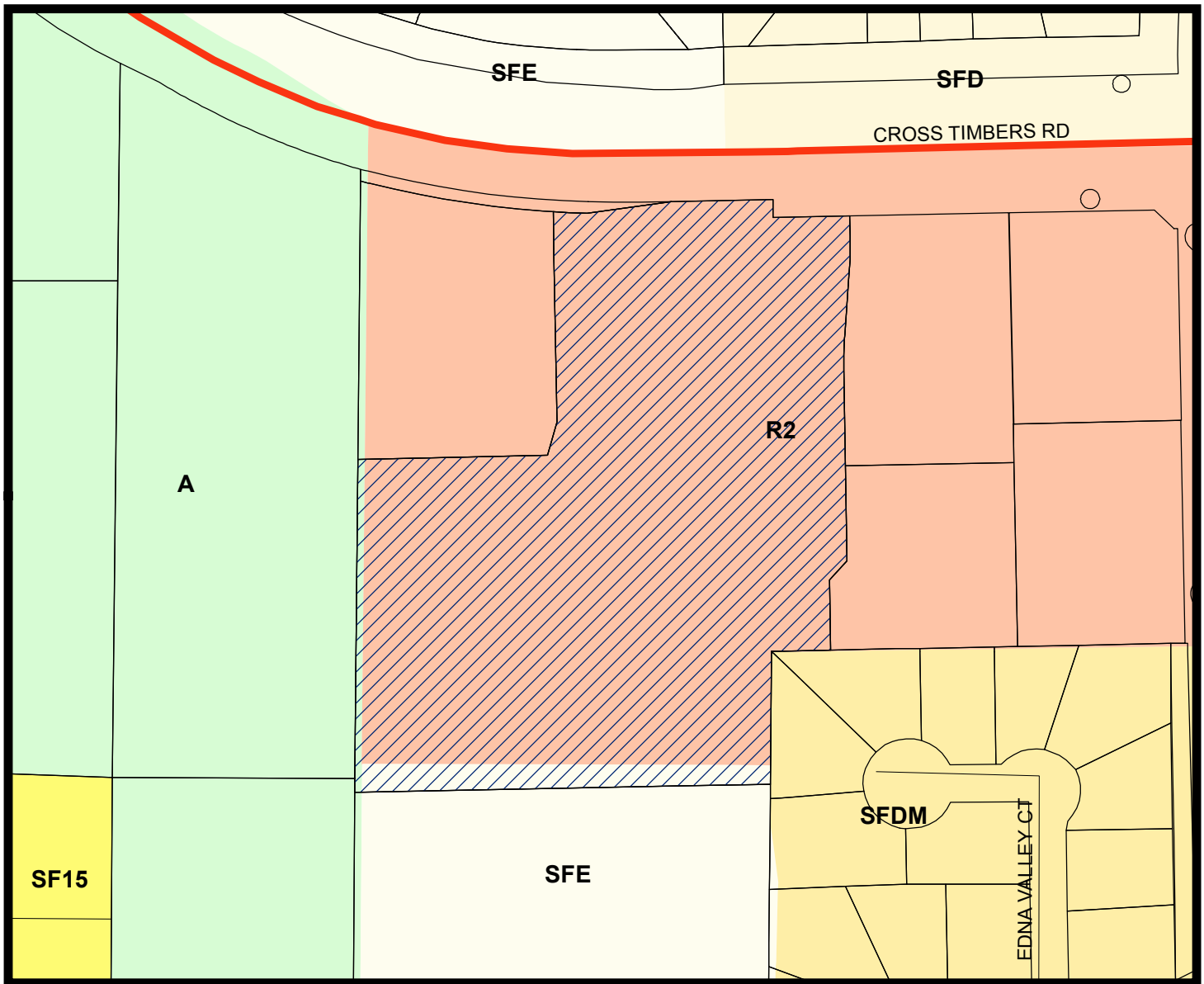
B. Application Details

1. Replat Plat Package

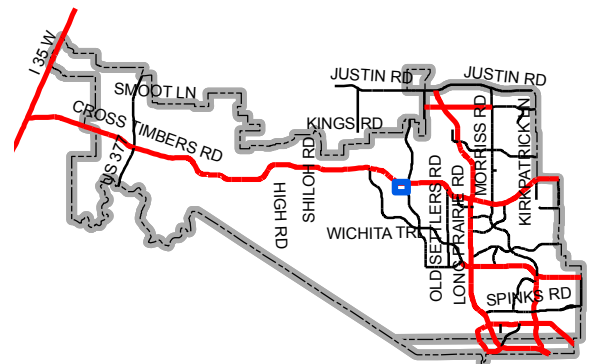
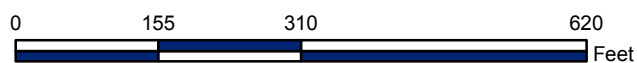
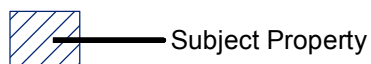
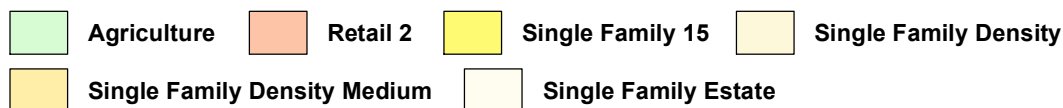


Vicinity Map

Reference Project: RP18-0006



LEGEND



Map Location

Flower Mound Planning Services Division

RePlat Application, Letter of Intent, 4301 Cross Timbers Road, Flower Mound, TX

Dear Planning Services Division:

As a part of the RePlat application process please accept this Letter of Intent.

Safeway, Inc., owner of Randall's Food & Drug, is requesting that the fuel center, which is located on the same parcel as the main grocery store be partitioned off onto its own legal lot. To achieve that end Safeway is filing a RePlat Application for the partition.

The separation is only for the establishment of new lot lines; no new development is being proposed and no re-development is being proposed. The existing businesses will continue to operate as they are; grocery and fuel. No new zoning is being requested.

The total acreage of the site is approximately 8.9 acres. The proposed replat will split the property, with the grocery store occupying approximately 8.34 acres and the fuel center approximately .56 acres.

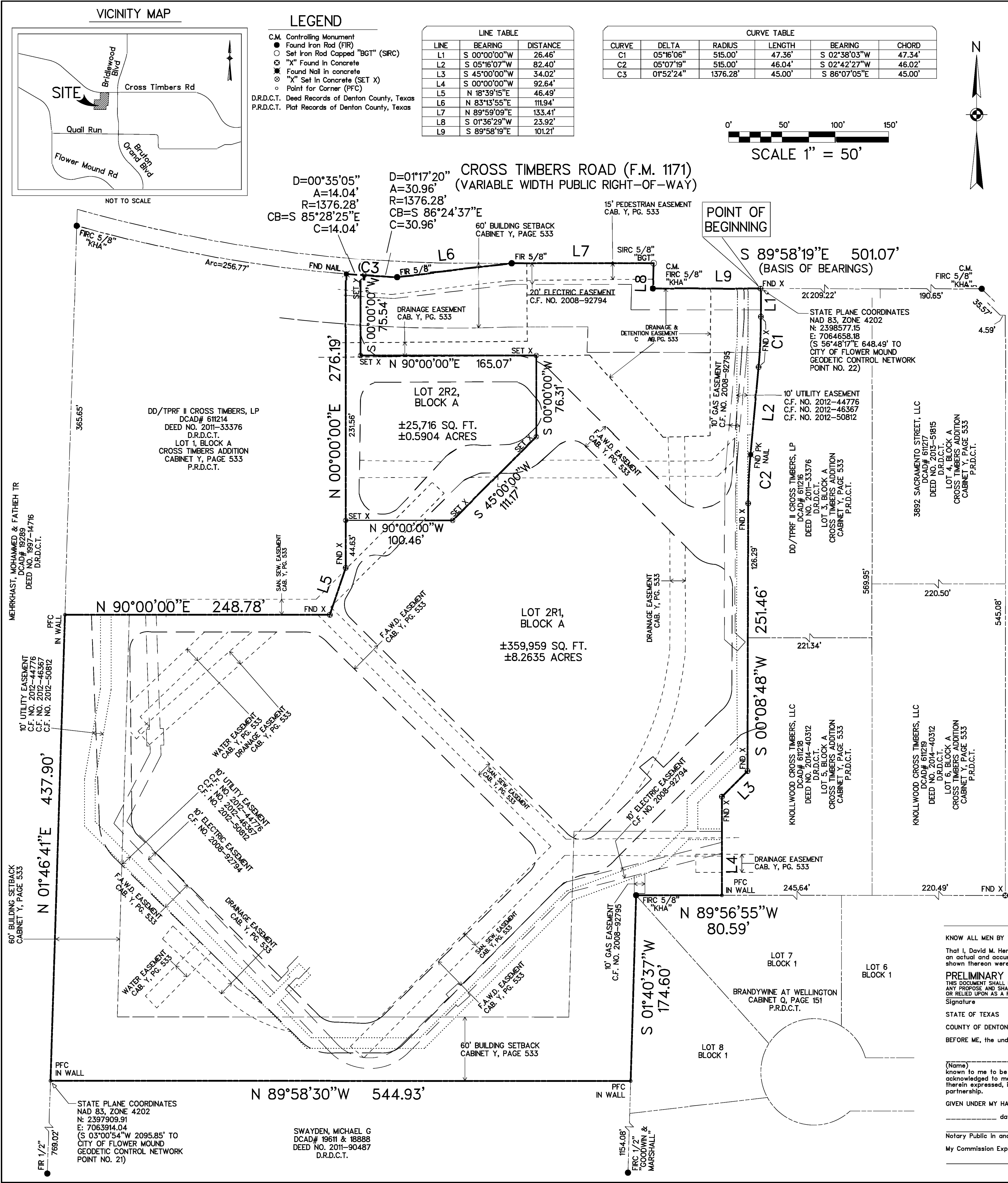
To the best of our knowledge there is an approved conceptual site plan on the property.

There are no special considerations for this replat. We have been careful to include access and parking for both parcels when deciding on the location of the new lot lines.

If further information is required, please let us know.

Sincerely,

Benchmark Group of Texas, Inc.



BRUTON ORAND BOULEVARD
(120' PUBLIC RIGHT-OF-WAY)

A Record Plat
of
Lots 2R1 and 2R2, Block A,
Cross Timbers Addition, an addition to the
Town of Flower Mound, Denton County, Texas,
being a replat of Lot 2, Block A,
Cross Timbers Addition, an addition to the
Town of Flower Mound, Denton County, Texas,
according to the Plat recorded in
Cabinet Y, Page 533, of the
Plat Records of Denton County, Texas.

OWNER
CF Albert Propco LLC
1345 Ave. of the Americas
New York, NY 10105
310-228-3030
Joshua Pack - VP

Date of Survey: 07/13/2017
Job Number: 1730009
Checked By: DH
Drawn By: CC/MC
Date of Revision: 01/31/2018
SHEET 1 OF 1
Benchmark Group
of Texas, Inc.
899 Presidential Drive, Suite 110, Richardson, Texas 75081
Phone (972) 680-3037 Fax (972) 680-3052
License No. 10120700



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: June 25, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for a Replat (RP17-0002 - Flower Mound Municipal Plaza Addition) to create one non-residential lot. The property is generally located south of Cross Timbers 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 replat is to combine a platted lot and an unplatted tract of land into one non-residential lot containing a total of 6.571 acres of land. The existing platted lot is improved with the existing Town Hall facility and the new Town Hall that is under construction. The abutting tract of land contains a drive aisle, parking and landscaping associated with the new Town Hall project.

The replat depicts necessary easements, right-of-way dedication and access from both Cross Timbers Road and Morriss Road. The replat is being brought forward at this time since the location of all required easements have been finalized. The replat meets all standards in the Town's Development Code.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

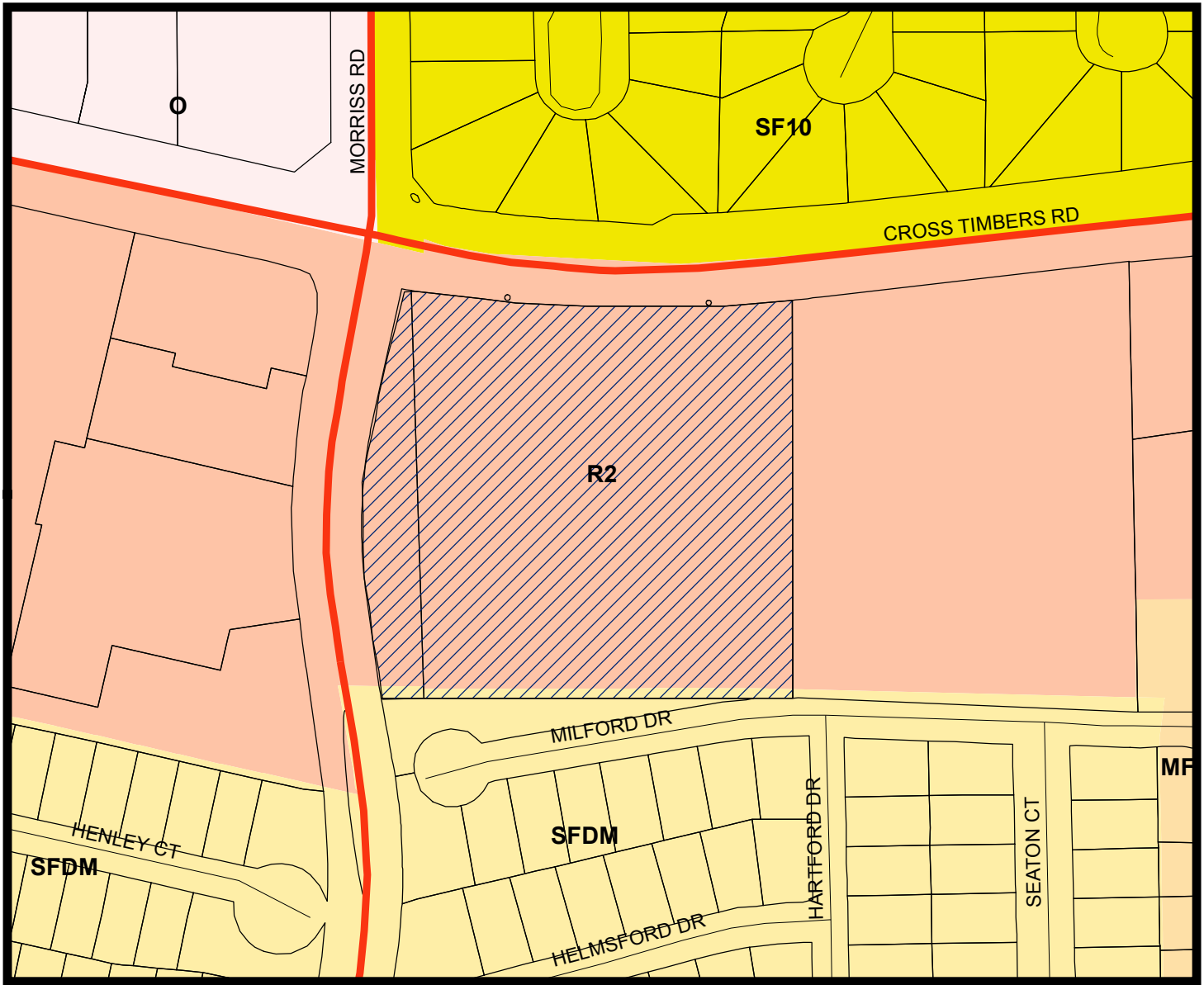
B. Application Details

1. Replat Package

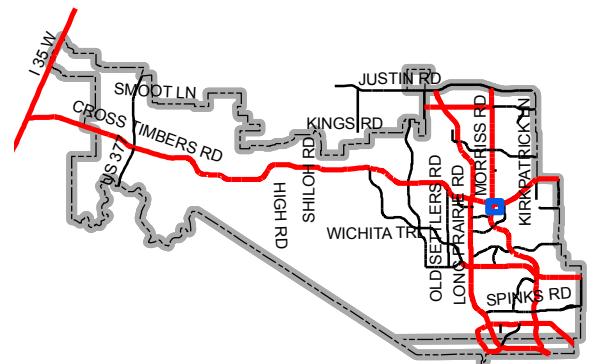
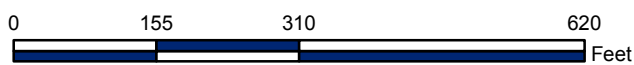
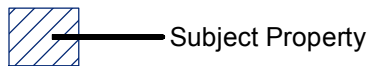


Vicinity Map

Reference Project: RP17-0002



LEGEND



Map Location

OWT ARCHITECTS

owtarchitects.com

March 10, 2017

The Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
(972) 874-6000

FLOWER MOUND TOWN HALL

LETTER OF INTENT

Below is the Letter of Intent requested by the *Flower Mound Town Hall (SP17-0004) First Submittal Review Planning Department Comments, General: Letter of Intent.*

Specify existing zoning district(s);

The existing zoning for the site is R-2, Retail District-2. The R-2 district is designed primarily to accommodate neighborhood and community oriented business uses. It is intended for application in areas designated "retail" on the land use map of the comprehensive master plan.

Define acreage of subject property;

A replat of the current site combines two lots into one 6.525 acre lot.

Specify proposed zoning and define specific operations;

There will be no new zoning proposed for the site. The existing zoning, R-2, Retail District-2, will remain. The permitted uses that apply to this project are: Community center, public; Office, general business and professional; Public building, shop or yard.

As a new Town Hall the project will function as the center of government for Flower Mound and provide a collective place where town staff and the public will interact.

Indicate if there is going to be more than one use and whether each use will be operated and maintained by one owner;

There are many uses that the new Town Hall will accommodate. The large council chambers will hold council meetings and other public forums. The Public Counters will serve as the interaction node between the Town and public. Town Staff will also office out of the Town Hall. The building also has the ability to function as an EOC.



The building will be owned and operated by one owner, the Town of Flower Mound.

Indicate the square footage of the proposed building;

The new Town Hall will be 45,734 square feet. The first floor being 26,847 SF and the second floor 18,887 SF.

Indicate whether the proposed development will be in phases;

Yes, the new Town Hall will be a phased development. The current Town Hall will remain operational until the new Town Hall is built.

Phase I - Demolition of the existing Senior Center site conditions and construction of the new Town Hall.

Phase II - Demolition of the existing Town Hall and finalization of site work construction for the new Town Hall.

State special considerations;

A variance has been requested for the site to reduce the required landscape buffer from 25' to 12' from the new R.O.W. proposed with the replat of the site.





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: June 25, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA18-0005 – Johnson-Reddy Property) to remove conditions outlined in Section 4 of Ordinance No. 64-02, and depicted on Exhibit B thereto, which accompanied the change in land use designation. The property is generally located south of Cross Timbers Road and east and west of Auburn Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD17-0017), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The property lies within the Cross Timbers Protection Area (CTPA) of the Town's Master Plan. The Master Plan recognizes the significance of the environmental character found throughout the boundaries of this area on property anticipated for development:

The Cross Timbers Protection Area consists of those areas within the Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.

The subject property is regulated by additional tree protection standards that were adopted via a Master Plan amendment by Town Council on October 7, 2002, as conditions to the change in land use designation (See below and Attachment A(3)). The applicant is proposing to remove the standards below and have them replaced by the requested accompanying PD-72 modified standards (note the similarity between both the existing Master Plan standards and the existing PD-72 standards).

1. *The tree stands noted on the Master Plan Amendment exhibit will be designated as tree preservation areas. **Only dead and diseased trees may be removed in these areas. No portion of the office development, including parking lots, will be allowed to intrude into the tree preservation or drainage areas.** The tree preservation areas may be contained within a conservation easement.*
2. *Specific tree surveys will be submitted with any site plan, and buildings will be oriented to save the trees and respect existing topography.*
3. *All drainage areas will be protected from encroachment of any development.*
4. *Stands of trees to be saved shall have a construction-free area equal to the drip line plus 10' on the side facing the construction zone.*
5. *Individual trees to be saved shall have a construction-free area equal to twice the drip line or the drip line plus 10', whichever is more.*

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan amendment requests. At the time this report was written, staff received no correspondence in favor and one e-mail in opposition to the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance 64-02

B. Application Details

1. Zoning Exhibit

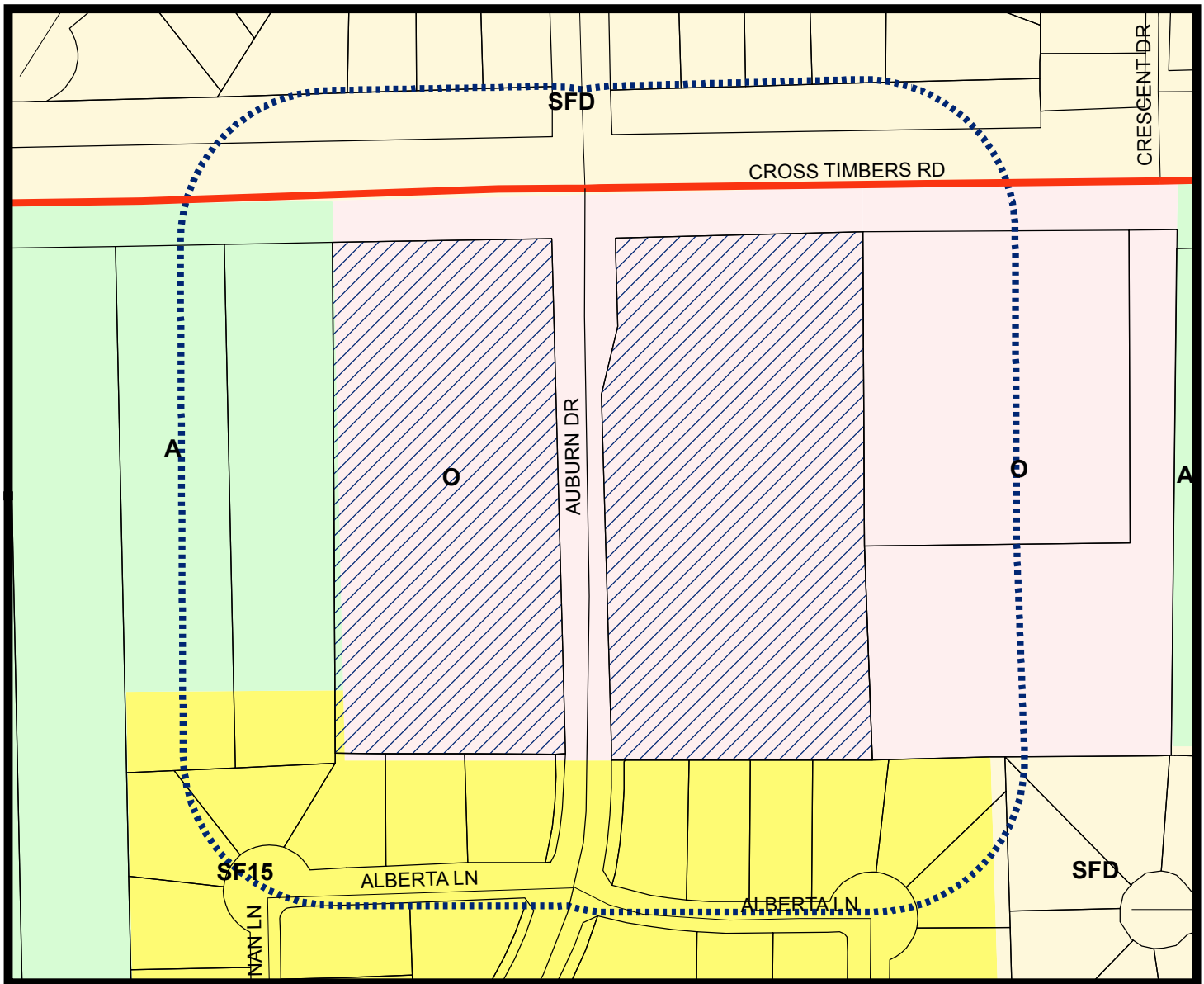
C. Correspondence

1. Correspondence in Opposition

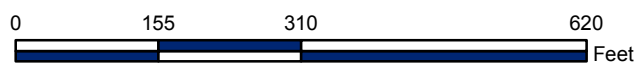
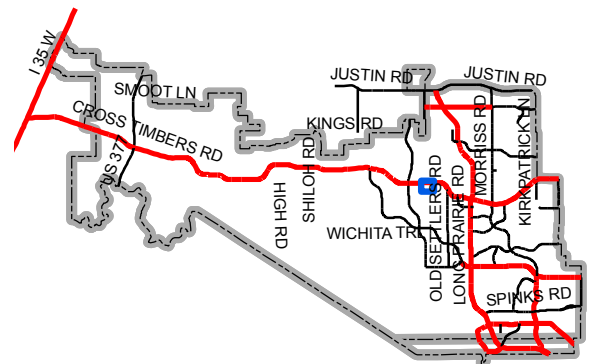
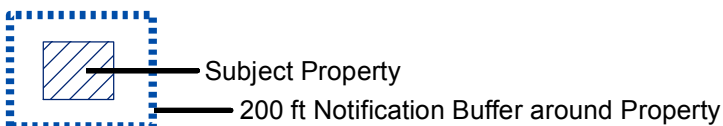


Vicinity Map

Reference Project: ZPD17-0017 & MPA18-0005



LEGEND



Map Location



May 4, 2018

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

RE: PD Zoning Change Request and Master Plan Amendment – Johnson/Reddy (PD-72)
Letter of Intent
G&A Job No. 17353

Mr. Russell:

Please accept this letter, on behalf of Gary Johnson and Vik Reddy, as an explanation of the proposed PD Zoning Change Request for approximately 9.871 acres of land located just south of FM at the intersection with Auburn Drive. The property has a current land use designation of Office. The land use is not proposed to be changed; however, we are requesting that the ordinance that was adopted on October 7, 2002 (Ord-64-02), in which certain stipulations were put into place in regards to preserve all the trees, be amended or abolished. This ordinance essentially acted as a mini Specific Plan Area (SPA) which were eradicated from the Town's Master Plan a few years ago. The tree preservation measures will be included in the proposed application. The existing zoning is PD-72 with Office uses and we respectfully request to amend the existing PD for clarification.

The Johnson/Reddy property will be developed in the future as a commercial development. Auburn Drive bisects through the middle of the site, creating two separate properties. The existing developments to the north and south are single family neighborhoods. The property to the west has a land use of Low Density and a zoning of Agriculture. The property to the East is zoned for Office.

PD-72 with Office uses is the current zoning, which was approved October 2002. Since the adoption of PD-72, several interested developers have approached Mr. Johnson and Mr. Reddy to discuss the development potential that their land could offer. Upon review of the current zoning, the developers believed the regulations were too restricted and severely diminished the viability of a successful project. Specifically, the regulations required the preservation of nearly the entire tree canopy on the properties. Both tracts have significant tree coverage and this requirement rendered the prospect of development very challenging.

Therefore, we are requesting to amend the existing PD to revise the tree requirement. The Town has a strong tree protection ordinance that has been recently revised in an effort to save more trees. We request that any developer which is proposing to develop either of these properties follow the Town's current Tree Preservation Ordinance in addition to protective measures provided in the proposed PD ordinance. Office uses will remain the base zoning of this proposed PD amendment.

A 25' landscape buffer is required along FM 1171. On the Johnson tract there is a 25' compatibility buffer along the western and southern property line. On the Reddy tract there is a 25' compatibility buffer along the southern property line. A 60' compatibility setback is also required along the property lines that have the 25' compatibility buffer. An 8' Multi-Use Trail is also required along FM 1171.

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

Sincerely,



Randi L. Rivera, AICP

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 64-02

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0 LAND USE PLAN OF MASTER PLAN - 2001, AND AMENDING ORDINANCE NUMBER 24-01 WHICH ADOPTED MASTER PLAN - 2001, BY CHANGING THE LAND USE ON APPROXIMATELY 11.2 ACRES, MORE FORMALLY KNOWN AS TRACTS 15 AND 16 OF THE P. MALONE SURVEY, ABSTRACT 836, FROM LOW DENSITY RESIDENTIAL TO OFFICE (MPA-03-01); REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Flower Mound adopted the Land Use Plan by Resolution as a component to the Comprehensive Master Plan in 1994; and

WHEREAS, on September 27, 1999, the Town Council of the Town of Flower Mound adopted the updated Land Use Plan by Resolution as a revision to the 1994 Comprehensive Master Plan; and

WHEREAS, on March 2001, the Town Council of the Town of Flower Mound adopted the Land Use Plan, including all amendments, by Ordinance 24-01 as a component to Master Plan - 2001; and

WHEREAS, Master Plan - 2001 establishes and articulates a community-based vision to: (1) preserve the country atmosphere and natural environment that makes Flower Mound a unique and desirable community; (2) mitigate the ill effects of rapid and intense urbanization; (3) create a balanced tax base to ensure the Town's long-term economic health and prosperity; and (4) ensure all development is of enduring and exemplary quality; and

WHEREAS, after public notice and public hearing as required by local ordinance, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment of Section 1.0 of Master Plan - 2001 and the amendment of Ordinance Number 24-01 which adopted Master Plan - 2001, by changing the land use on approximately 11.2 acres, more formally known as Tracts 15 and 16 of the P. Malone Survey, Abstract 836, from Low Density Residential to Offices (MPA-03-01); and

WHEREAS, after public notice and public hearing as required by local ordinance, and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission and of all testimony and information submitted during said public hearings, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town of Flower Mound that the Land Use Map, Section 1.0 of Master Plan - 2001 and Ordinance Number 24-01 which adopted Master Plan - 2001 of the Town of Flower Mound, Texas, be amended.

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

TOWN SECRETARY'S OFFICE
OFFICIAL FILE COPY

SECTION 1

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

SECTION 2

From and after the effective date of this ordinance, that the Land Use Map, Section 1.0 of Master Plan - 2001 and Ordinance Number 24-01 which adopted Master Plan - 2001, are hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Master Plan - 2001 are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The land uses allowed on certain tract of land comprised of Lots 15 and 16 in the P. Malone Survey, Abstract No. 836 being 11.2 acres, more fully described in Exhibit "A" presently designated for Low Density Residential, is changed to Office (MPA-03-01).

SECTION 3

A master plan exhibit for the Johnson and Malone properties, a copy of which is attached hereto as Exhibit "B" and incorporated herein, was submitted by the owners' representative, and reviewed and approved by the Town Council as the master plan exhibit.

SECTION 4

The change in the Land Use Map, Section 1.0 of Master Plan - 2001 and Ordinance Number 24-01 which adopted Master Plan - 2001 of the Town of Flower Mound, Texas, established and described in Section 2 herein, shall be and is hereby subject to the following terms and conditions:

1. The tree stands noted on the Master Plan Amendment exhibit will be designated as tree preservation areas. Only dead and diseased trees may be removed in these areas. No portion of the office development, including parking lots, will be allowed to intrude into the tree preservation or drainage areas. The tree preservation areas may be contained within a conservation easement.
2. Specific tree surveys will be submitted with any site plan, and buildings will be oriented to save the trees and respect existing topography.
3. All drainage areas will be protected from encroachment of any development.

4. Stands of trees to be saved shall have a construction-free area equal to the drip line plus 10' on the side facing the construction zone.
5. Individual trees to be saved shall have a construction-free area equal to twice the drip line or the drip line plus 10', whichever is more.
6. The proposed thoroughfare alignment be removed from the Master Plan Exhibit.

SECTION 5

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

SECTION 6

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the remainder of the Ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 7

This Ordinance shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 7th DAY OF October, 2002.

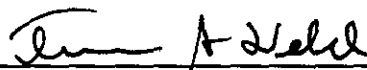
APPROVED:


LORI DELUCA, MAYOR

ATTEST:


Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM:


Terrence S. Welch, TOWN ATTORNEY

TOWN SECRETARY'S OFFICE
OFFICIAL FILE COPY

EXHIBIT "A"

LEGAL DESCRIPTIONS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND
SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT
NO. 836, TOWN OF FLOWER MOUND, DENTON COUNTY,
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS.

BEGINNING at a steel pin in the South line of a certain tract described in a deed from C.H. Malone et ux to E.B. Crosby, dated August 19, 1930, and recorded in Volume 231, at page 634 of the Deed Records of Denton County, Texas, also being the same property conveyed and described in Volume 1068, Page 74, of the deed records of Denton County, Texas, said point being the Southwest corner of said Crosby tract;

THENCE N 01° 45' 33" E, 689.21 feet to a steel pin in the South right-of-way line of F.M. Road 1171;

THENCE S 89° 22' 59" E, with said right-of-way line, 321.88 feet to a steel pin for the Northwest corner of the herein described tract;

THENCE S 00° 41' 29" W, 695.62 feet to a steel pin in the South line of said Crosby tract for the Southeast corner of herein described tract;

THENCE N 88° 15' 40" W, 334.77 feet to the POINT OF BEGINNING and containing in al 5.2185 acres or 227318 square feet of land.

GARY & BRENDA JOHNSON

C.C.F. # 99-0128887

3711 CROSS TIMBERS

TOWN SECRETARY'S OFFICE
OFFICIAL FILE COPY

All that certain lot, tract or parcel of land situated in the PERRY MALONE SURVEY, Abstract Number 836, Town of Flower Mound, Denton County, Texas, and being a part of a tract described in a deed from C. H. Moore, et ux to E. B. Crosby, dated August 19, 1930, as recorded in Volume 231, page 634, Deed Records of said County and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin near an East-West fence line and in the South line of said Crosby tract; said point being S. $88^{\circ} 08' 10''$ E., 334.92 feet from the Southwest corner thereof.

THENCE North $00^{\circ} 41' 48''$ East, 696.26 feet to an iron pin for corner in the South line of F.M. Road 1171

THENCE South $89^{\circ} 18' 12''$ East with the South line of said F.M. Road 1171, 373.37 feet to an iron pin for corner;

THENCE South $00^{\circ} 41' 48''$ West, 703.87 feet to an iron pin for corner near an East-West fence line and in the South line of said Crosby tract;

THENCE North $88^{\circ} 08' 10''$ West, with the South line of said Crosby tract and along or near a fence line, 373.44 feet to the POINT OF BEGINNING, and containing in all 6.00 acres of land.

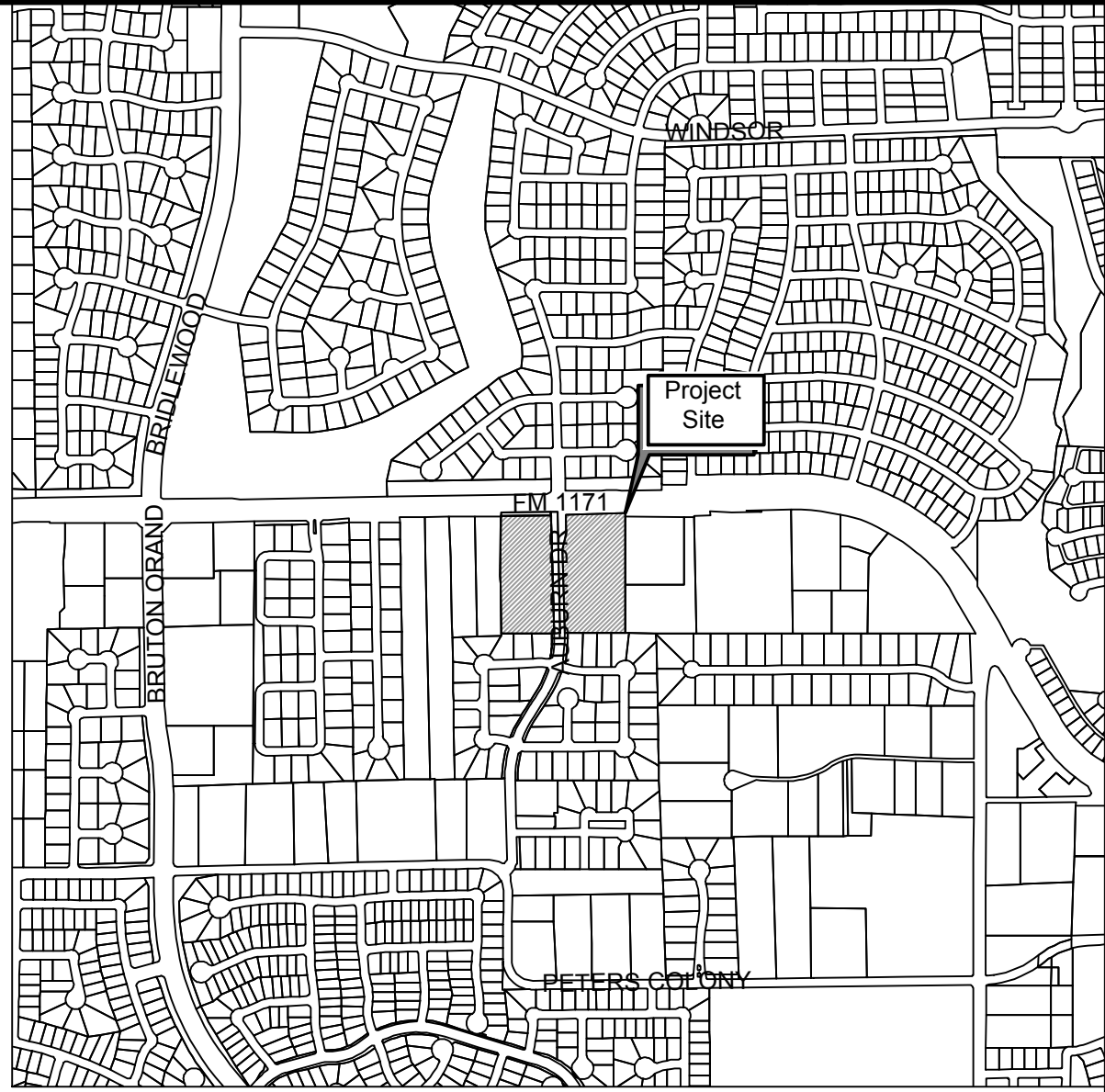
SAID CONVEYANCE IS SUBJECT TO THE FOLLOWING:

BOB MALONE

VOL. 1582, PG. 995

3707 CROSS TIMBERS

Attachment B(1) Zoning and Master Plan Exhibit



BEING all that certain lot, tract or parcel of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described in deed to Gary L. Johnson, recorded in Clerk's File No. 99-R00128887, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Johnson tract, same being in the north line of Flower Mound Woods, an addition to the Town of Flower Mound, according to the plat thereof recorded in Instrument No. 2010-94, Plat Records, Denton County, Texas;

THENCE N 00°03'00" W, with the west line of said Johnson tract, a distance of 668.28' to the south line of F.M. 1171;

THENCE N 84°30'47" E, with the south line of F.M. 1171, a distance of 8.97'

THENCE N 88°51'52" E, with the south line of F.M. 1171, a distance of 279.32;

THENCE S 01°26'43" E, with the west line of Auburn Drive, a distance of 658.88';

THENCE southeasterly with a curve to the right having a radius of 610.00', a central angle of 01°36'29", an arc length of 17.12', whose chord bears S 00°37'39" E, a distance of 17.12';

THENCE S 89°55'10" W, with the south line of said Johnson tract, a distance of 304.32' to the POINT OF BEGINNING, and containing approximately 4.571 acres of land.

Tract 2
5.300Acres
Perry Malone Survey, Abstract No. 836
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described in deed to Reddy Cross Timber LTD Partnership, recorded in Instrument No. 2004-138770, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Reddy Cross Timber tract, same being in the north line of Flower Mound Woods, an addition to the Town of Flower Mound, according to the plat thereof recorded in Instrument No. 2010-94, Plat Records, Denton County, Texas:

THENCE N 89°30'53" W, with the south line of said Reddy Cross Timber tract, a distance of 342.68';

THENCE northwesterly with the east line of Auburn Drive and being a curve to the left having a radius of 670.00', a central angle of 01°31'11", an arc length of 17.77', whose chord bears N 00°34'48" W, a distance of 17.77';

THENCE N 01°26'43" W, continuing with the east line of Auburn Drive, a distance of 460.59';

THENCE N 13°33'17" E, continuing with the east line of Auburn Drive, a distance of 92.73';

THENCE N 01°26'43" W, continuing with the east line of Auburn Drive, a distance of 108.26';

THENCE N 88°51'52" E, with the south line of F.M. 1171, a distance of 322.96';

THENCE S 01°02'47" E, with the east line of said Reddy Cross Timber tract, a distance of 685.43' to the **POINT OF BEGINNING**, and containing approximately 5.300 acres of land.

Zoning Standard	Existing PD-72	Proposed Office
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Floor Area	N/A	N/A
Minimum Front Yard	N/A	N/A
Minimum Side Yard	N/A	N/A
Minimum Rear Yard	15'	15'
Maximum Lot Coverage	50%	50%
Max Height (stories/ft.)	1/30'	3/35'

17353

ZE

File: Z:\2017\17353\Drawings\Zoning\17353 ZONING EXHIBIT
Plotted: 5/4/2018 2:41 PM, by Rand Rivers; Saved: 2/5/2018 12:43 PM, by rand

From: Jones, Blake
To: [planning](#)
Cc: [REDACTED]
Subject: RE: ZONING PLANNED DEVELOPMENT (ZPD17-0017) JOHNSON-REDDY PROPERTY PD-72
Date: Thursday, June 14, 2018 1:30:27 PM
Attachments: [REDACTED]

Mr. Russell,

I am writing in reference to the proposed re-zoning of the land on the southwest corner of Cross Timbers (1174) and Auburn Drive. It is our understanding the request is to increase the currently zoned commercial/office structure by adding additional levels. We would like to express our extreme disapproval of this proposal given the many factors, hazards and risks this would present.

We live on the Northeast corner of Cross Timbers and Auburn and are a family with young children. Currently the traffic has increased to a level of extreme noise pollution, it wakes my family up all through the night with construction vehicles, 18-wheelers and overall loud vehicles traveling through the area at all times of the night. We are to the point where we can no longer spend quality time in the backyard due to the noise. This approval would increase this noise from construction and through additional traffic after completion. It would also increase the headlights shining into our home as cars depart onto Cross Timbers and additionally create a privacy issue given the increase of levels/stories on the proposed rezone, as anyone on the second floor and higher would have direct view into our living spaces and bathrooms.

Additionally, our street and the blocks surrounding contain families with young drivers exiting this portion of our neighborhood. Exiting the neighborhood turning east is currently very treacherous given the speed limit and the blind hill to the west. This will inevitably create more traffic exiting the other side and result in a large increase of accidents. Putting a stoplight here what also create a safety hazard for our children who now have to play in the front yard due to the extreme noise levels in the backyard. Our house would constantly be surrounded by moving vehicles and not conducive for a young family or family of any age for that matter.

We love Flower Mound and more specifically Bridlewood. Since moving here, we feel we have found this area to be a great place to live, raise a family and be part of a caring community. It's clear this has been discovered by others due to the rising population of home sales in the area. We have benefited in this through an increase in the property values of a very healthy housing market. We have also invested in renovations to help increase the property value/equity in our home. I would also add that my job allows me and my family to live anywhere within the Southwest United States, as is the case with many of our neighbors. The last thing I want to do is leave our community, but if these types of decisions are made by the appointed representatives of our community without the concern of its residents and the values Flower Mound was built on, I will have no choice. I would also have no choice than to reduce my return on personal investment by lowering the asking price of my home (well below comparative values), to sell quickly and find another place to live. I would rather do that than have to invest in more soundproofing, privacy apparatus or much worse, see someone in our community injured... I don't think this is a trend you want as a community and I can't imagine the representatives of the Bridlewood HOA would be pleased with a de-valued market this creates. It

hurts us all in the long run.

I urge you to do the right thing for our community and reject this effort to rezone this property.

Regards,

Blake Jones

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: June 25, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD17-0017 - Johnson-Reddy Property) to amend Planned Development District No. 72 (PD-72) by modifying the existing development standards and zoning/master plan exhibit located within Ordinance No. 65-02. The property is generally located south of Cross Timbers Road and east and west of Auburn Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA18-0005), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On October 7, 2002, the Town Council approved Ordinance No. 65-02 changing the zoning on the subject property from Agricultural District (A) to Planned Development District-72 (PD-72) for "Limited Office" uses. The site contained approximately 11.2 acres at the time the ordinance was approved and has since been split into two tracts via the construction of Auburn Drive. In addition to limiting the permitted uses and establishing design standards for the site, PD-72 also established specific tree protection standards (See below and Attachment A(3)). The purpose of this request is to modify those tree standards, allow additional Office District uses and default to the Town's Urban Design standards for PD-72 (See Attachment A(2)).

The subject property is also regulated by tree protection standards that were adopted via a Master Plan amendment by Town Council on October 7, 2002. These standards mirror those in PD-72. The applicant is proposing to remove the Master Plan standards through the companion Master Plan Amendment request.

The property lies within the Cross Timbers Protection Area (CTPA). The CTPA within the Master Plan recognizes the significance of the environmental character found throughout the boundaries of this area on property anticipated for development:

The Cross Timbers Protection Area consists of those areas within the Long Prairie District where remnants of the Cross Timbers exist, but have been compromised due to the encroachment of rapid and intense urbanization. Development within the protection area may occur according to existing land use categories and densities; however, additional development standards will be enacted to preserve the remnants and the remaining Cross Timbers environmental character.

Use Modifications

A comparison of existing permitted uses and proposed permitted uses is as follows:

Land Use	Currently Permitted in PD-72	Permitted if Amendments are Approved
Offices, general business or professional	Yes	Yes
Offices, medical or dental	Yes	Yes
Restaurant, general	Yes	Yes
Private Club (subject to approval of an SUP)	Yes	No
Art supply store	No	Yes
Bank or savings and loan	No	Yes
Book or stationary store or newsstand	No	Yes
Church or rectory	No	Yes
Cleaning/laundry pick station only'	No	Yes
Community center, public	No	Yes
Custom personal service	No	Yes
Florist	No	Yes
Off-street parking, accessory	No	Yes
Optical sales	No	Yes
Park or playground, public	No	Yes
Parking lot, commercial	No	Yes
Personal improvement services	No	Yes

Swimming pool, public	No	Yes
Travel bureau or consultant	No	Yes

Tree Protection Modifications

The current tree protection standards for PD-72 are as follows (See Attachment A(3) for full ordinance):

1. *The tree stands noted on the Zoning exhibit will be designated as tree preservation areas. **Only dead and diseased trees may be removed in these areas. No portion of the development, including parking lots, will be allowed to intrude into the tree preservation or drainage areas.** The tree preservation areas may be contained within a conservation easement.*
2. *Specific tree surveys will be submitted with any site plan, and buildings will be oriented to save the trees and respect existing topography.*
3. *All drainage areas will be protected from encroachment of any development.*
4. *Stands of trees to be saved shall have a construction-free area equal to the drip line plus 10' on the side facing the construction zone.*
5. *Individual trees to be saved shall have a construction-free area equal to twice the drip line or the drip line plus 10', whichever is more.*

The proposed tree protection standards are as follows:

1. *In the attempt to reduce the impact of the development on the existing tree canopy, the following tree preservation standards shall be required:*
 - A. *Specimen and Protected Trees that are located within the limits of the required compatibility buffers shall remain.*
 - B. *A minimum of forty percent (40%) of the existing Specimen Trees of each tract shall be preserved.*
2. *A Tree Protection Plan shall be provided at the time of site plan and/or record plat for the tract on which the development is proposed. Said Plan shall ensure the required minimum percentage of specimen trees are being preserved as well as the preservation of specimen trees in the required compatibility buffers.*

While the applicant's proposal is less restrictive than the existing PD-72 tree protection language, it is also more restrictive than the Town's existing regulations.

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 amendment requests. At the time this report was written, staff received no correspondence in favor and one e-mail in opposition to the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance 65-02

B. Application Details

1. Zoning Exhibit
2. Tree Survey

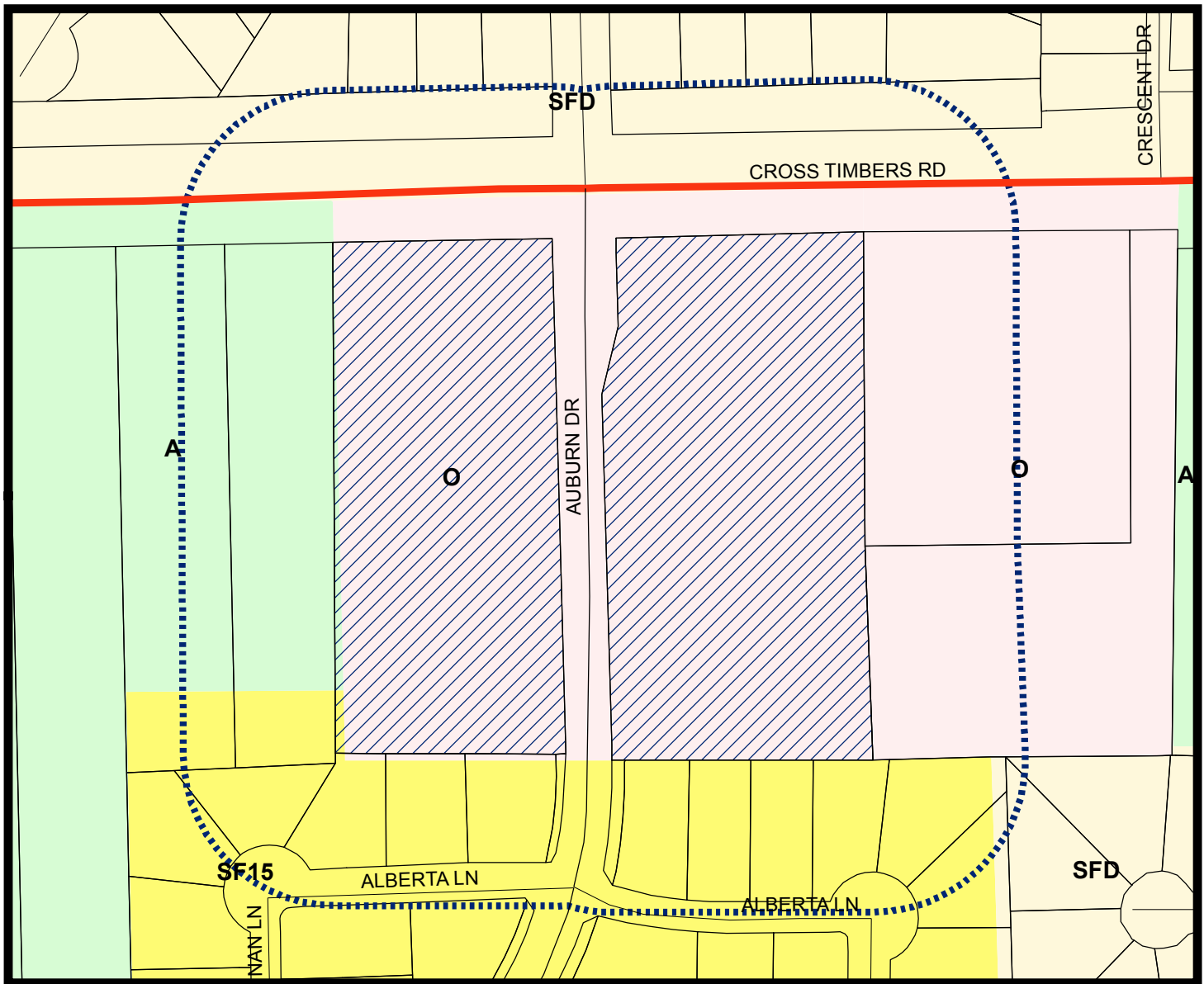
C. Correspondence

1. Correspondence in Opposition

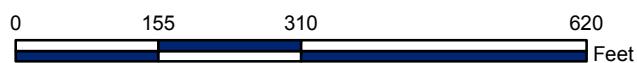
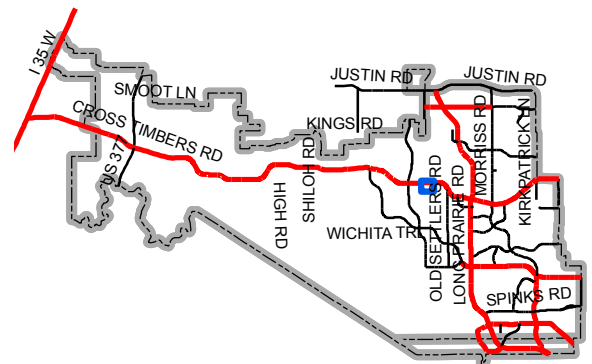
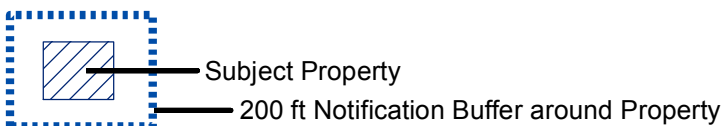


Vicinity Map

Reference Project: ZPD17-0017 & MPA18-0005



LEGEND



Map Location



May 4, 2018

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

RE: PD Zoning Change Request and Master Plan Amendment – Johnson/Reddy (PD-72)
Letter of Intent
G&A Job No. 17353

Mr. Russell:

Please accept this letter, on behalf of Gary Johnson and Vik Reddy, as an explanation of the proposed PD Zoning Change Request for approximately 9.871 acres of land located just south of FM at the intersection with Auburn Drive. The property has a current land use designation of Office. The land use is not proposed to be changed; however, we are requesting that the ordinance that was adopted on October 7, 2002 (Ord-64-02), in which certain stipulations were put into place in regards to preserve all the trees, be amended or abolished. This ordinance essentially acted as a mini Specific Plan Area (SPA) which were eradicated from the Town's Master Plan a few years ago. The tree preservation measures will be included in the proposed application. The existing zoning is PD-72 with Office uses and we respectfully request to amend the existing PD for clarification.

The Johnson/Reddy property will be developed in the future as a commercial development. Auburn Drive bisects through the middle of the site, creating two separate properties. The existing developments to the north and south are single family neighborhoods. The property to the west has a land use of Low Density and a zoning of Agriculture. The property to the East is zoned for Office.

PD-72 with Office uses is the current zoning, which was approved October 2002. Since the adoption of PD-72, several interested developers have approached Mr. Johnson and Mr. Reddy to discuss the development potential that their land could offer. Upon review of the current zoning, the developers believed the regulations were too restricted and severely diminished the viability of a successful project. Specifically, the regulations required the preservation of nearly the entire tree canopy on the properties. Both tracts have significant tree coverage and this requirement rendered the prospect of development very challenging.

Therefore, we are requesting to amend the existing PD to revise the tree requirement. The Town has a strong tree protection ordinance that has been recently revised in an effort to save more trees. We request that any developer which is proposing to develop either of these properties follow the Town's current Tree Preservation Ordinance in addition to protective measures provided in the proposed PD ordinance. Office uses will remain the base zoning of this proposed PD amendment.

A 25' landscape buffer is required along FM 1171. On the Johnson tract there is a 25' compatibility buffer along the western and southern property line. On the Reddy tract there is a 25' compatibility buffer along the southern property line. A 60' compatibility setback is also required along the property lines that have the 25' compatibility buffer. An 8' Multi-Use Trail is also required along FM 1171.

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

Sincerely,



Randi L. Rivera, AICP

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 65-02

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING EXHIBIT A "OFFICIAL ZONING MAP" OF CHAPTER 12 OF THE CODE OF ORDINANCES (LAND DEVELOPMENT CODE) BY CHANGING THE ZONING ON APPROXIMATELY 11.2 ACRES, MORE FORMALLY KNOWN AS TRACTS 15 AND 16 OF THE P. MALONE SURVEY, ABSTRACT 836, FROM AGRICULTURE (A) ZONED LAND TO PLANNED DEVELOPMENT 72 (PD-72) FOR LIMITED OFFICE USES (ZPD-03-02); REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment of Exhibit A, "Official Zoning Map," of Chapter 12 of the Code of Ordinances (Land Development Code) by changing the zoning on approximately 11.2 acres, more formally known as Tracts 15 and 16 of the P. Malone Survey, Abstract 836, from Agriculture (A) zoned land to Planned Development 72 (PD-72) for limited offices uses (ZPD-03-02); and,

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens that Exhibit A, "Official Zoning Map," of Chapter 12 of the Land Development Code be amended as described below.

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

SECTION 1

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

SECTION 2

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

- "A. The uses allowed on a certain tract of land being approximately 11.2 acres, more fully described in Exhibit "A" presently zoned Agriculture (A), is changed to Planned Development No. 72 (PD-72) with limited Office uses, in accordance with Exhibit "B" (Development Standards), and Exhibit "C" (Zoning Exhibit), attached hereto and incorporated herein (ZPD-03-02).

SECTION 3

A Zoning Exhibit for the Johnson and Malone properties, a copy of which is attached hereto as Exhibit "C" and incorporated herein, was submitted by the developer and owner, and reviewed and approved by the Town Council as the zoning concept plan.

SECTION 4

The change in zoning classification established and described in Section 2 herein shall be and is hereby made subject to the following conditions and requirements:

1. All Development Standards in Exhibit "B" must be met, with the condition that the Development Standards be amended to limit buildings to 30 feet in height and no more than one story.

SECTION 5

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

SECTION 6

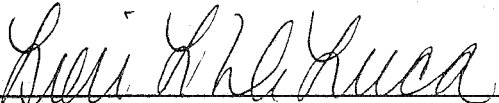
If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the remainder of the Ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 7

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 7th DAY OF OCTOBER, 2002.

APPROVED:



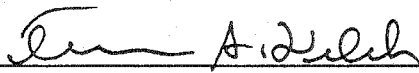
Lori L. DeLuca, MAYOR

ATTEST:



Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A"

LEGAL DESCRIPTIONS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND
SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT
NO. 836, TOWN OF FLOWER MOUND, DENTON COUNTY,
TEXAS, AND BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS.

BEGINNING at a steel pin in the South line of a certain tract described in a deed from C.H. Malone et ux to E.B. Crosby, dated August 19, 1930, and recorded in Volume 231, at page 634 of the Deed Records of Denton County, Texas, also being the same property conveyed and described in Volume 1068, Page 74, of the deed records of Denton County, Texas, said point being the Southwest corner of said Crosby tract;

THENCE N 01° 45' 33" E, 689.21 feet to a steel pin in the South right-of-way line of F.M. Road 1171;

THENCE S 89° 22' 59" E, with said right-of-way line, 321.88 feet to a steel pin for the Northwest corner of the herein described tract;

THENCE S 00° 41' 29" W, 695.62 feet to a steel pin in the South line of said Crosby tract for the Southeast corner of herein described tract;

THENCE N 88° 15' 40" W, 334.77 feet to the POINT OF BEGINNING and containing in al 5.2185 acres or 227318 square feet of land.

GARY & BRENDA JOHNSON

C.C. F. # 99-0128887

3711 CROSS TIMBERS

All that certain lot, tract or parcel of land situated in the PERRY MALONE SURVEY, Abstract Number 836, Town of Flower Mound, Denton County, Texas, and being a part of a tract described in a deed from C. H. Moore, et ux to E. B. Crosby, dated August 19, 1930, as recorded in Volume 231, page 634, Deed Records of said County and being more particularly described by metes and bounds as follows:

BEGINNING at an iron pin near an East-West fence line and in the South line of said Crosby tract; said point being S. $88^{\circ} 08' 10''$ E., 334.92 feet from the Southwest corner thereof.

THENCE North $00^{\circ} 41' 48''$ East, 696.26 feet to an iron pin for corner in the South line of F.M. Road 1171

THENCE South $89^{\circ} 18' 12''$ East with the South line of said F.M. Road 1171, 373.37 feet to an iron pin for corner;

THENCE South $00^{\circ} 41' 48''$ West, 703.87 feet to an iron pin for corner near an East-West fence line and in the South line of said Crosby tract;

THENCE North $88^{\circ} 08' 10''$ West, with the South line of said Crosby tract and along or near a fence line, 373.44 feet to the POINT OF BEGINNING, and containing in all 6.00 acres of land.

SAID CONVEYANCE IS SUBJECT TO THE FOLLOWING:

BOB MALONE

VOL. 1582, PG. 995

3707 CROSS TIMBERS

EXHIBIT "B"

DEVELOPMENT STANDARDS Planned Development Johnson/Malone properties

The development as described in Exhibit "A" shall be in accordance with the Town's Master Plan - 2001 and Land Development Code, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES

1. **Office District (O) uses.** Development of the Office District area designated as Tracts 15 and 16 of the P. Malone Survey, Abstract 835 on Exhibit "B", Concept Plan for Johnson/Malone, comprised of approximately 11.2 acres, shall be in compliance with all regulations applicable to Office District (O) contained in the Land Development Code, as amended, except as otherwise provided in said Ordinance.

B. PERMITTED USES

The following uses shall be the only uses permitted in this Planned Development District:

1. Offices, general business or professional,
2. Offices, medical or dental, or
3. Restaurant, general.

The following use, allowed with a Specific Use Permit, shall be the only additional use permitted in this Planned Development District:

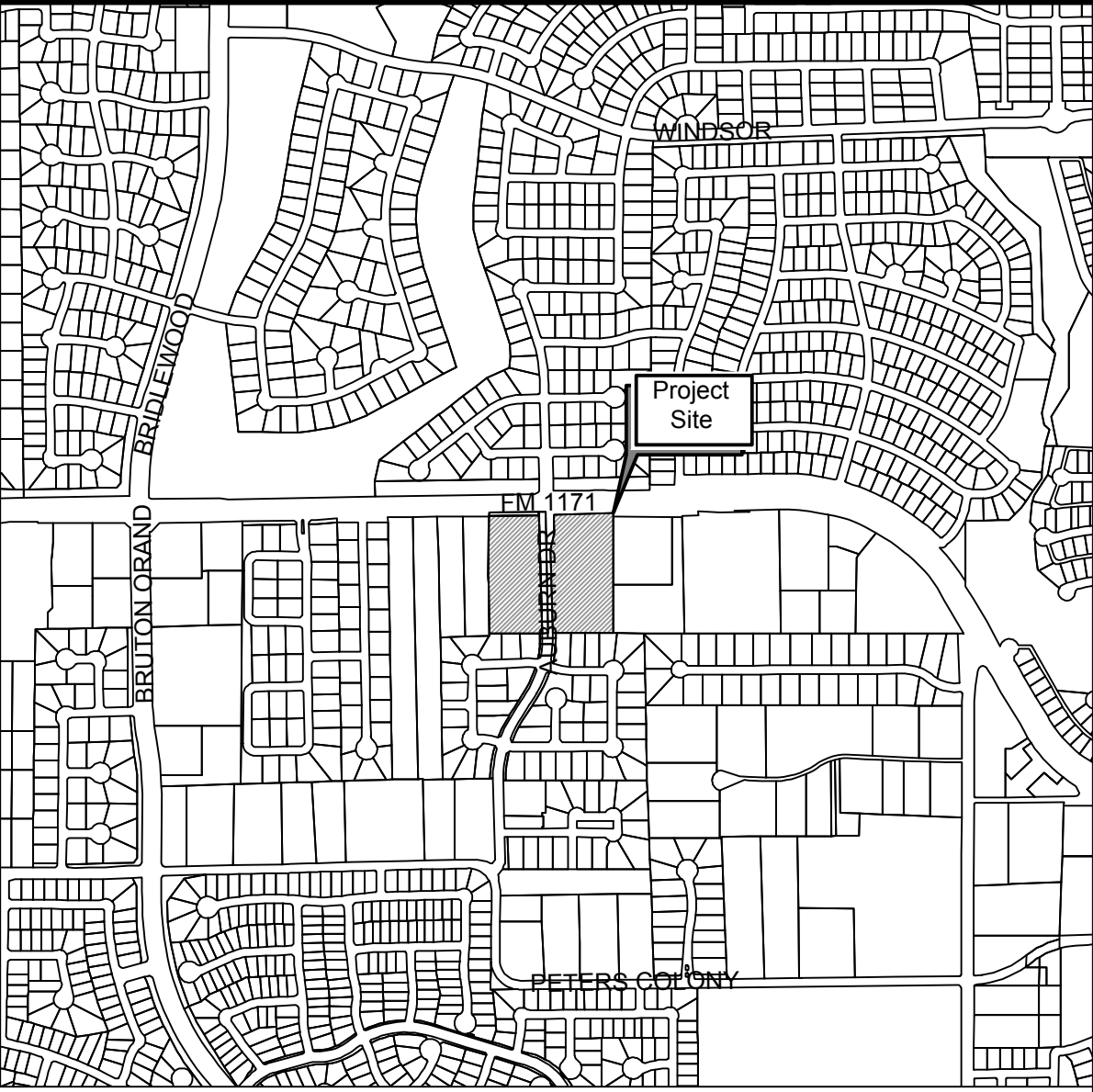
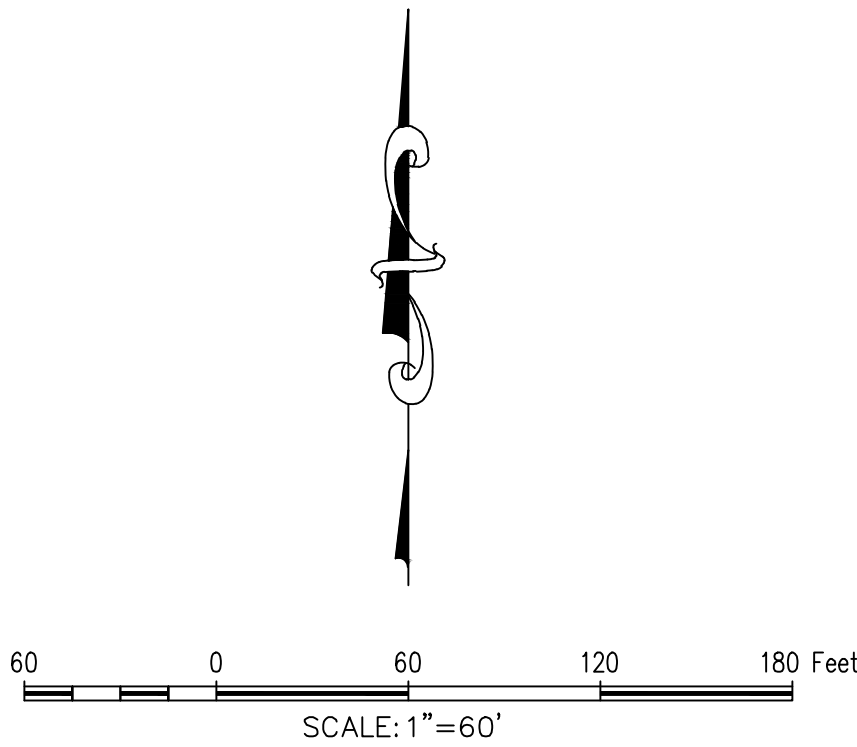
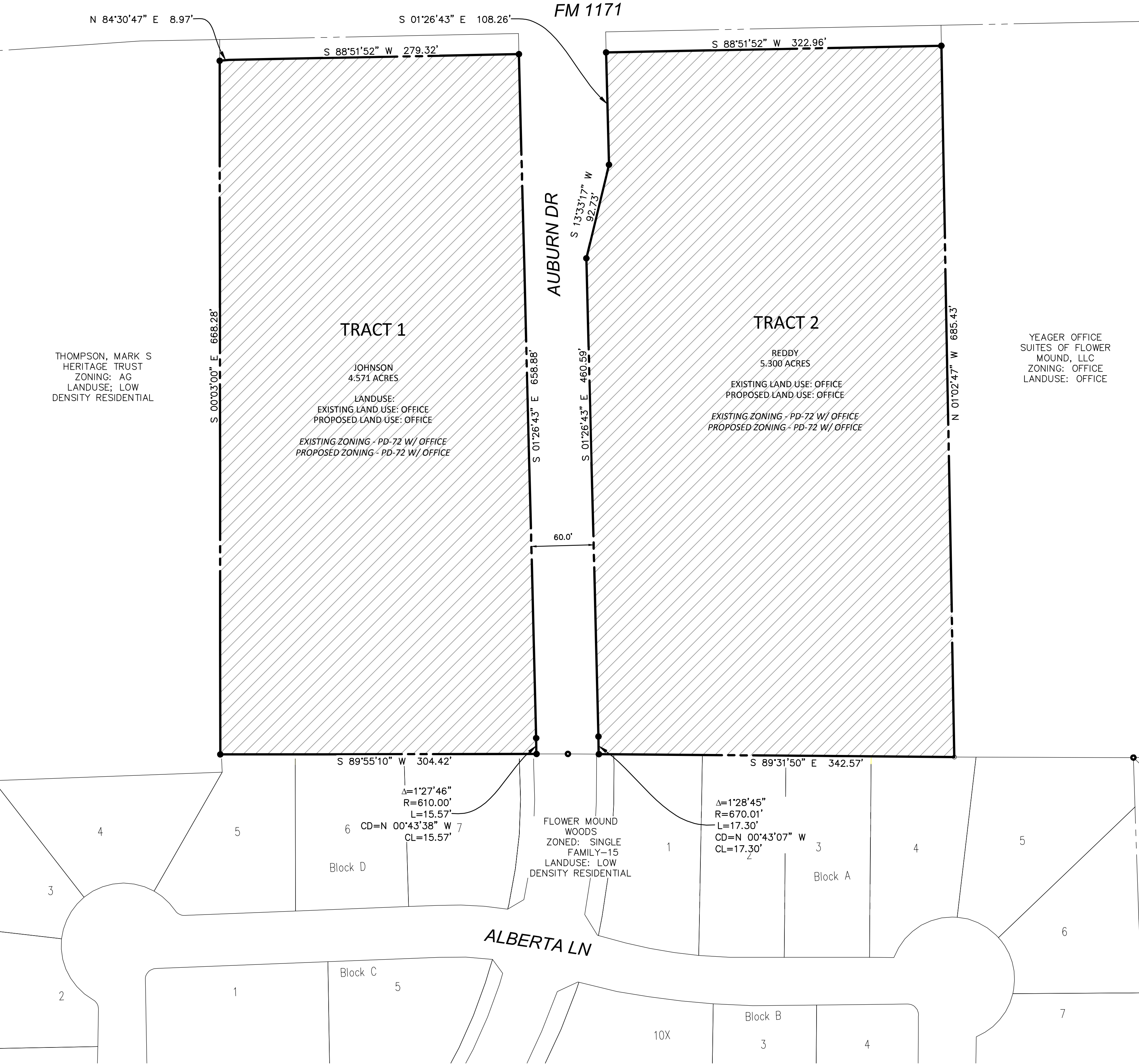
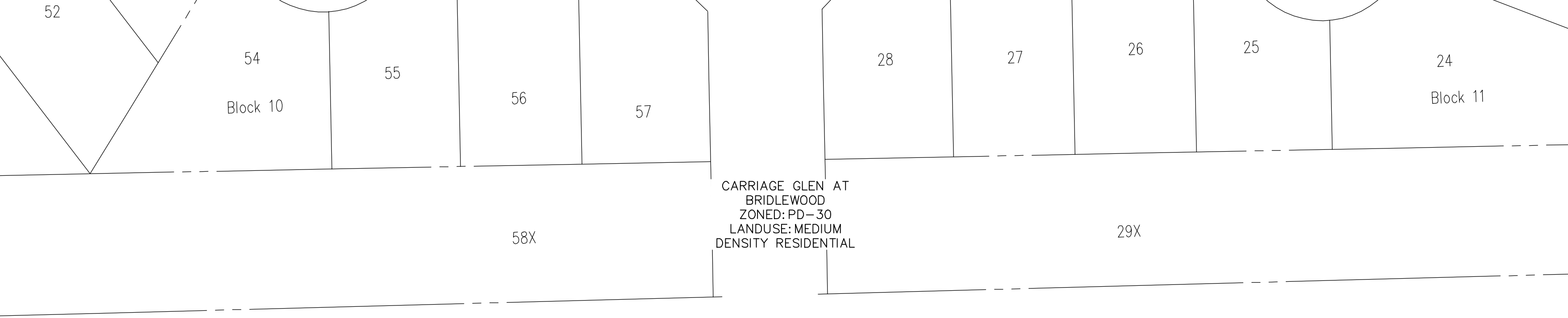
1. Private club.

C. MISCELLANEOUS STANDARDS

1. The tree stands noted on the Zoning exhibit will be designated as tree preservation areas. Only dead and diseased trees may be removed in these areas. No portion of the development, including parking lots, will be allowed to intrude into the tree preservation or drainage areas. The tree preservation areas may be contained within a conservation easement.
2. Specific tree surveys will be submitted with any site plan, and buildings will be oriented to save the trees and respect existing topography.
3. All drainage areas will be protected from encroachment of any development.
4. Stands of trees to be saved shall have a construction-free area equal to the drip line plus 10' on the side facing the construction zone.

5. Individual trees to be saved shall have a construction-free area equal to twice the drip line or the drip line plus 10', whichever is more.
6. Building Elevation Profiles and Roof Form shall have the following components:
 - a. Harmonious architecture of each structure is required.
 - b. Contrasting wall planes, architectural elements, and rooflines shall be used to create interesting and pleasing elevations. Decorative pilasters, cornices and/or moldings shall be incorporated into all elevations exposed to public view.
 - c. Any exposed roof slopes shall be composition shingle, clay tile and/or standing seam metal. Colors shall be earth tones, copper color, or elements of the brown scale.
 - d. Roof pitches shall conform to Master Plan 2001. Sloped roofing shall be required for structures under 15,000 square feet.
7. Building Materials shall have the following characteristics:
 - a. Not less than 60% and not more than 90% of any elevation facing a public street or platted access easement shall be constructed of unpainted/unstained material that meets the definition of masonry, as defined by the Land Development Code and Master Plan 2001. Masonry shall be earth and wood tone in color.
 - b. The use of exposed standard concrete shall not be utilized for any façade.
 - c. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory applied finish. Metal that develops an oxidized finish (copper) is appropriate.
 - d. Windows and glass shall be incorporated into the design of the building, but will not comprise more than 50% of the elevation. Maximum reflectance shall not exceed 15%.
 - e. E.F.I.S can be used for accents, not to exceed 10% of an individual tenant's exterior wall surface area.
 - f. Earth and wood tone colors are to be used (reddish brown, brown, tan, umber, gold, sand, green), as well as other colors that may be acceptable, if the applicant can demonstrate that they are appropriate for the design of the development and are harmonious within the site.
 - g. The primary exterior color shall be comprised of earth or wood tones for at least 60%, but not greater than 90%, of the façade. A secondary earth or wood tone accent color shall be used on at least 10% of the façade.
 - h. Not more than 15% of any elevation shall be comprised of a color that is not considered an earth or wood tone.
8. The roof surface height shall not exceed thirty (30) feet, and any building shall not be more than one (1) story in height.

Attachment B(1) Zoning and Master Plan Exhibit



Legal Description
Tract 1
4.571 acres
Perry Malone Survey, Abstract No. 836
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described in deed to Gary L. Johnson, recorded in Clerk's File No. 99-R00128887, Real Property Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southwest corner of said Johnson tract, same being in the north line of Flower Mound Woods, an addition to the Town of Flower Mound, according to the plat thereof recorded in instrument No. 2010-94, Plat Records, Denton County, Texas;

THENCE N 00°03'00" W, with the west line of said Johnson tract, a distance of 668.28' to the south line of F.M. 1171;

THENCE N 84°30'47" E, with the south line of F.M. 1171, a distance of 8.97'

THENCE N 88°51'52" E, with the south line of F.M. 1171, a distance of 279.32';

THENCE S 01°26'43" E, with the west line of Auburn Drive, a distance of 658.88';

THENCE southeasterly with a curve to the right having a radius of 610.00', a central angle of 01°36'29", an arc length of 17.12', whose chord bears S 00°37'39" E, a distance of 17.12';

THENCE S 89°55'10" W, with the south line of said Johnson tract, a distance of 304.32' to the POINT OF BEGINNING, and containing approximately 4.571 acres of land.

Tract 2
5.300 Acres
Perry Malone Survey, Abstract No. 836
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract or parcel of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being a portion of that certain tract of land described in deed to Reddy Cross Timber LTD Partnership, recorded in Instrument No. 2004-138770, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the southeast corner of said Reddy Cross Timber tract, same being in the north line of Flower Mound Woods, an addition to the Town of Flower Mound, according to the plat thereof recorded in instrument No. 2010-94, Plat Records, Denton County, Texas;

THENCE N 89°30'53" W, with the south line of said Reddy Cross Timber tract, a distance of 342.68';

THENCE northwesterly with the east line of Auburn Drive and being a curve to the left having a radius of 670.00', a central angle of 01°31'11", an arc length of 17.77', whose chord bears N 00°34'48" W, a distance of 17.77';

THENCE N 01°26'43" W, continuing with the east line of Auburn Drive, a distance of 460.59';

THENCE N 13°33'17" E, continuing with the east line of Auburn Drive, a distance of 92.73';

THENCE N 01°26'43" W, continuing with the east line of Auburn Drive, a distance of 108.26';

THENCE N 88°51'52" E, with the south line of F.M. 1171, a distance of 322.96';

THENCE S 01°02'47" E, with the east line of said Reddy Cross Timber tract, a distance of 685.43' to the POINT OF BEGINNING, and containing approximately 5.300 acres of land.

MASTER PLAN FEATURES	
Land Use Plan	Office – Cross Timbers Protection Area
Urban Design Plan	Long Prairie District
Parks and Trail	8' Multi-use Trail along FM 1171
Open Space Plan	Not a conservation development
Thoroughfare Plan	FM 1171– Major Arterial Auburn–Urban Collector
Water Plan	Long Prairie District– Cross Timbers Protection Area
Wastewater Plan	Long Prairie District– Cross Timbers Protection Area

Zoning Standard	Existing PD-72	Proposed Office
Minimum Lot Area	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Floor Area	N/A	N/A
Minimum Front Yard	N/A	N/A
Minimum Side Yard	N/A	N/A
Minimum Rear Yard	15'	15'
Maximum Lot Coverage	50%	50%
Max Height (stories/ft.)	1/30'	3/35'

OWNER/DEVELOPER
Gary Johnson/Vik Reddy
2850 FM 407E, #146-11
Bartonville, Texas 76226
Ph. 214-797-5511
Contact: Jim Lang

SITE PLANNING

CIVIL ENGINEERING

PLANNING

CONSULTANTS, LLC

LAND SURVEYING

LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057

P: 972.436.9712 • F: 972.436.9715

144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226

P: 940.240.1012 • F: 940.240.1028

TBPLS Firm No. 1798

TBPLS Firm No. 10047700

JOHNSON/REDDY

GA

Johnson/Reddy Tract
9.871 Acres
in the
P. MALONE SURVEY, ABSTRACT NO. 836
TOWN OF FLOWER MOUND
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

MASTER PLAN AMENDMENT
AND ZONING EXHIBIT

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. #66898
DATE 5/4/2018

Drawn By: PF

Date: 11/15/17

Scale: 1"=60'

Revisions:

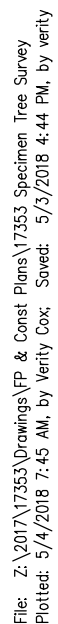
02/05/2018

05/04/2018

17353

ZE

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SPECIMEN TREE



	TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS
1	709	33	Pecan	<i>Carya illinoensis</i>	Yes	
2	710	31	Post Oak	<i>Quercus stellata</i>	Yes	
3	711	27.5	American Elm	<i>Ulmus americana</i>	Yes	
4	711	29.5	American Elm	<i>Ulmus americana</i>	Yes	
5	712	26.5	American Elm	<i>Ulmus americana</i>	Yes	
6	713	30.5	American Elm	<i>Ulmus americana</i>	Yes	
7	715	27.5	Post Oak	<i>Quercus stellata</i>	Yes	
8	716	36	Hickory	<i>Carya texana</i>	Yes	
9	717	31	Hickory	<i>Carya texana</i>	Yes	
10	718	30.5	Cedar Elm	<i>Ulmus crassifolia</i>	Yes	
11	719	32	Hickory	<i>Carya texana</i>	Yes	
12	720	25.5	Pecan	<i>Carya illinoensis</i>	Yes	
13	721	19	Cedar Elm	<i>Ulmus crassifolia</i>	Yes	
14	722	37	American Elm	<i>Ulmus americana</i>	Yes	
15	723	30	American Elm	<i>Ulmus americana</i>	Yes	
16	724	27.5	Pecan	<i>Carya illinoensis</i>	Yes	
17	725	25	Pecan	<i>Carya illinoensis</i>	Yes	
18	726	36	American Elm	<i>Ulmus americana</i>	Yes	
19	1288	30	American Elm	<i>Ulmus americana</i>	Yes	
20	1290	27	American Elm	<i>Ulmus americana</i>	Yes	
21	1291	33	American Elm	<i>Ulmus americana</i>	Yes	
22	1292	30	American Elm	<i>Ulmus americana</i>	Yes	
23	1293	31.5	American Elm	<i>Ulmus americana</i>	Yes	
24	1294	25.5	American Elm	<i>Ulmus americana</i>	Yes	
25	1295	42	American Elm	<i>Ulmus americana</i>	Yes	
26	1296	27	American Elm	<i>Ulmus americana</i>	Yes	
27	1297	27	American Elm	<i>Ulmus americana</i>	Yes	
28	1298	29	American Elm	<i>Ulmus americana</i>	Yes	
29	1299	28, 12	American Elm	<i>Ulmus americana</i>	Yes	Multitrunk
30	1300	25	Pecan	<i>Carya illinoensis</i>	Yes	
31	2922	26	Post Oak	<i>Quercus stellata</i>	Yes	

OWNER/DEVELOPER
Gary Johnson/Vlk Reddy
2650 FM 407E, #145-11
Bartonville, Texas 76226
Ph. 214-797-5511
Contact: Jim Lang

SPECIMEN TREE SURVEY

From: Jones, Blake
To: [planning](#)
Cc: [REDACTED]
Subject: RE: ZONING PLANNED DEVELOPMENT (ZPD17-0017) JOHNSON-REDDY PROPERTY PD-72
Date: Thursday, June 14, 2018 1:30:27 PM
Attachments: [REDACTED]

Mr. Russell,

I am writing in reference to the proposed re-zoning of the land on the southwest corner of Cross Timbers (1174) and Auburn Drive. It is our understanding the request is to increase the currently zoned commercial/office structure by adding additional levels. We would like to express our extreme disapproval of this proposal given the many factors, hazards and risks this would present.

We live on the Northeast corner of Cross Timbers and Auburn and are a family with young children. Currently the traffic has increased to a level of extreme noise pollution, it wakes my family up all through the night with construction vehicles, 18-wheelers and overall loud vehicles traveling through the area at all times of the night. We are to the point where we can no longer spend quality time in the backyard due to the noise. This approval would increase this noise from construction and through additional traffic after completion. It would also increase the headlights shining into our home as cars depart onto Cross Timbers and additionally create a privacy issue given the increase of levels/stories on the proposed rezone, as anyone on the second floor and higher would have direct view into our living spaces and bathrooms.

Additionally, our street and the blocks surrounding contain families with young drivers exiting this portion of our neighborhood. Exiting the neighborhood turning east is currently very treacherous given the speed limit and the blind hill to the west. This will inevitably create more traffic exiting the other side and result in a large increase of accidents. Putting a stoplight here what also create a safety hazard for our children who now have to play in the front yard due to the extreme noise levels in the backyard. Our house would constantly be surrounded by moving vehicles and not conducive for a young family or family of any age for that matter.

We love Flower Mound and more specifically Bridlewood. Since moving here, we feel we have found this area to be a great place to live, raise a family and be part of a caring community. It's clear this has been discovered by others due to the rising population of home sales in the area. We have benefited in this through an increase in the property values of a very healthy housing market. We have also invested in renovations to help increase the property value/equity in our home. I would also add that my job allows me and my family to live anywhere within the Southwest United States, as is the case with many of our neighbors. The last thing I want to do is leave our community, but if these types of decisions are made by the appointed representatives of our community without the concern of its residents and the values Flower Mound was built on, I will have no choice. I would also have no choice than to reduce my return on personal investment by lowering the asking price of my home (well below comparative values), to sell quickly and find another place to live. I would rather do that than have to invest in more soundproofing, privacy apparatus or much worse, see someone in our community injured... I don't think this is a trend you want as a community and I can't imagine the representatives of the Bridlewood HOA would be pleased with a de-valued market this creates. It

hurts us all in the long run.

I urge you to do the right thing for our community and reject this effort to rezone this property.

Regards,

Blake Jones

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]

[Redacted signature block]