



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JULY 9, 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 June 25, 2018*

Consider approval of the minutes of the June 25, 2018, Planning and Zoning Commission Regular Session.

2. *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. ***(This item is continued from the June 25, 2018, meeting.)***

3. *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. ***(This item is continued from the June 25, 2018, meeting.)***

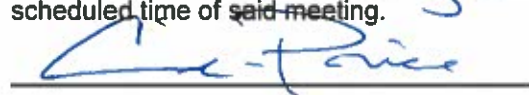
4. ZPD18-0003 – Goddard School at Orchard Flower

Public Hearing

Public Hearing to consider a request for rezoning to amend Planned Development District No.120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

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: July 5, 2018, at 2:20 pm, at least 72 hours prior to the scheduled time of ~~said meeting~~.



Cindi Price, Executive Assistant

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

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

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 25TH DAY OF JUNE, 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
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
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 May 14, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice Chair McCall moved to approve the May 14, 2018, minutes as written. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: Dillon, Picardi, McCall, Neal, Ruthrauff

NAYS: None

ABSTAIN: Johnson

ABSENT: None

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

2. 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.

Staff Presentation

Richard Brown, Senior Planner

Commission Deliberation

Commissioner Johnson moved to approve RC18-0003 - CNIK Addition as presented. 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.

3. 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.

Staff Presentation

Richard Brown, Senior Planner

In Favor – None

In Opposition - None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to approve RP18-0006 - Cross Timbers Addition 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.

4. 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.

Staff Presentation

Chuck Russell, Town Planner

In Favor – None

In Opposition - None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to approve RP17-0002 - Flower Mound Municipal Plaza Addition as presented. 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.

5. 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.
6. 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.

Staff Presentation

Chuck Russell, Town Planner

At this point, the meeting was adjourned suddenly due to a medical emergency. When reconvened, there was consensus among the P&Z commissioners to continue Items 5 and 6 to

the next meeting (July 9). The applicant agreed to the postponement (as documented in an email dated June 26, 2018).

E. ADJOURNMENT: 7:08 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: July 9, 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. (This item is continued from the June 25, 2018, meeting.)**

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 two e-mails 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

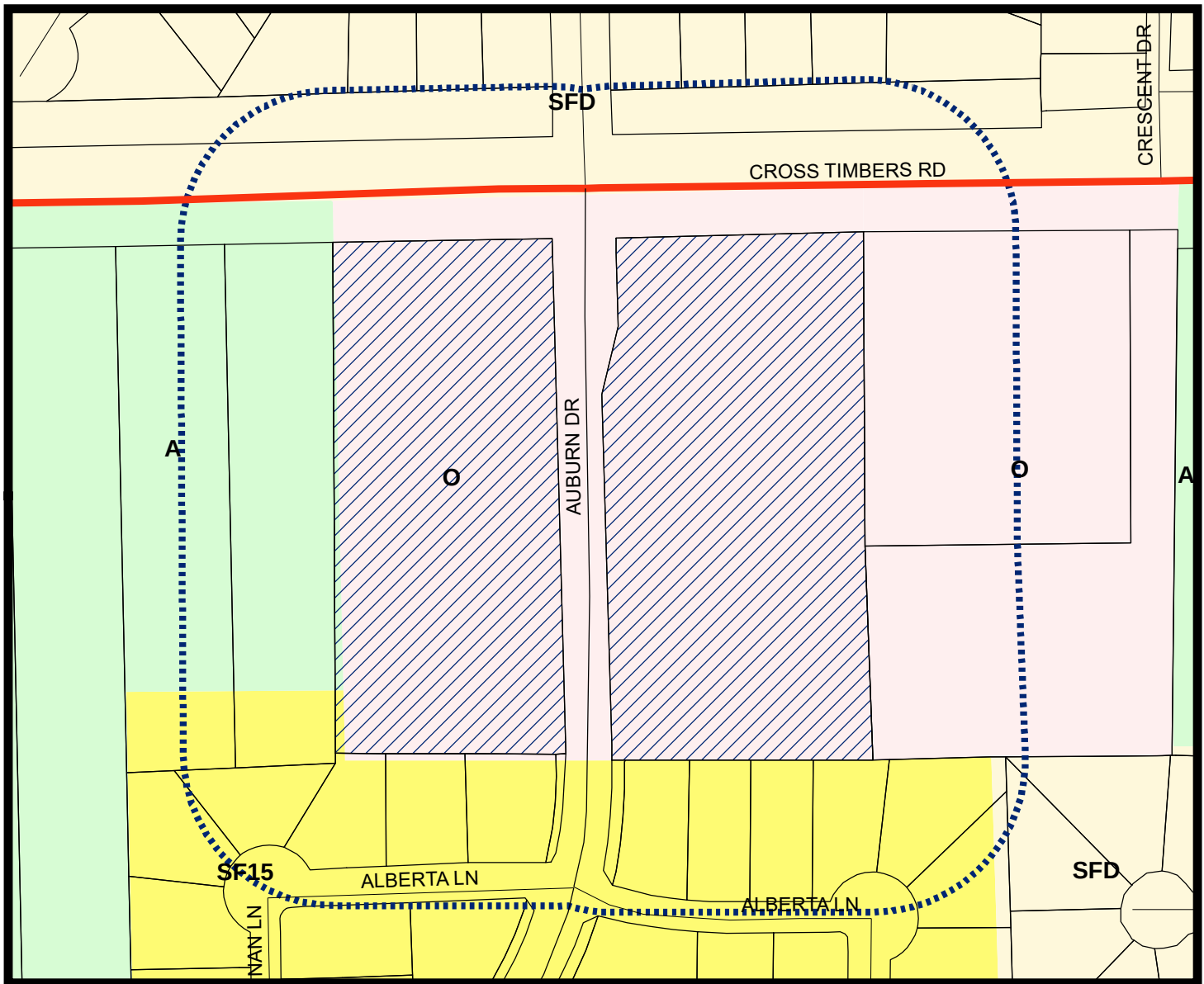
C. Correspondence

1. Correspondence in Opposition

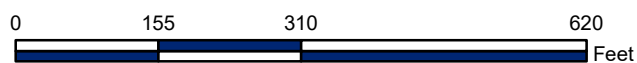
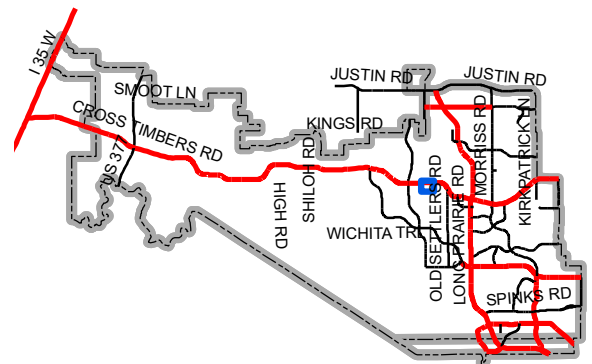
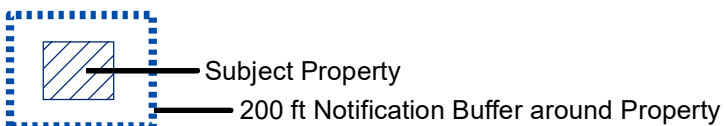


Vicinity Map

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.

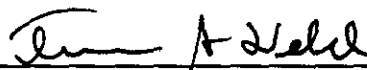
APPROVED:


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.

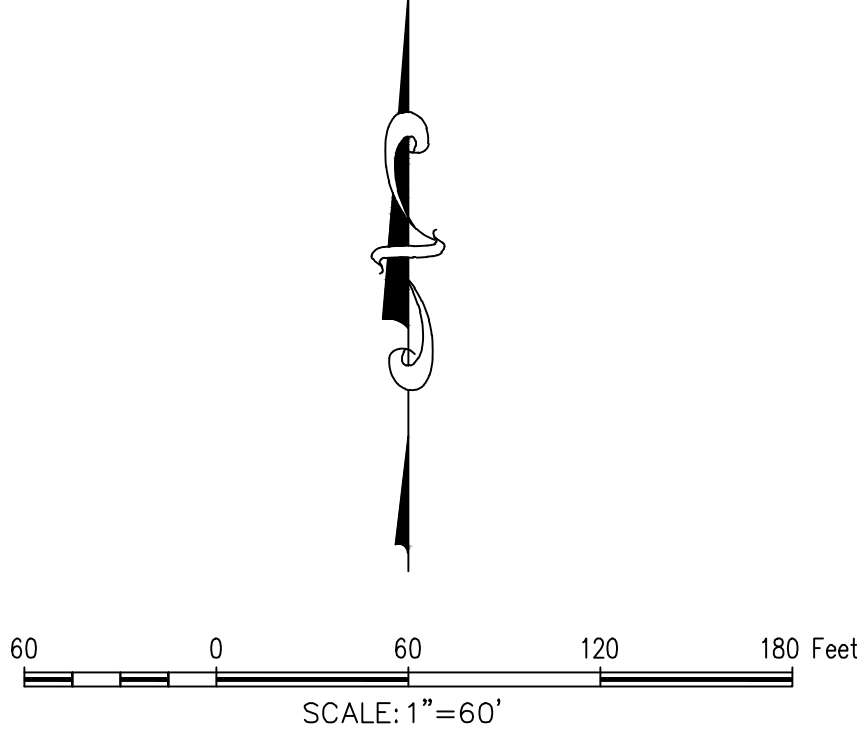
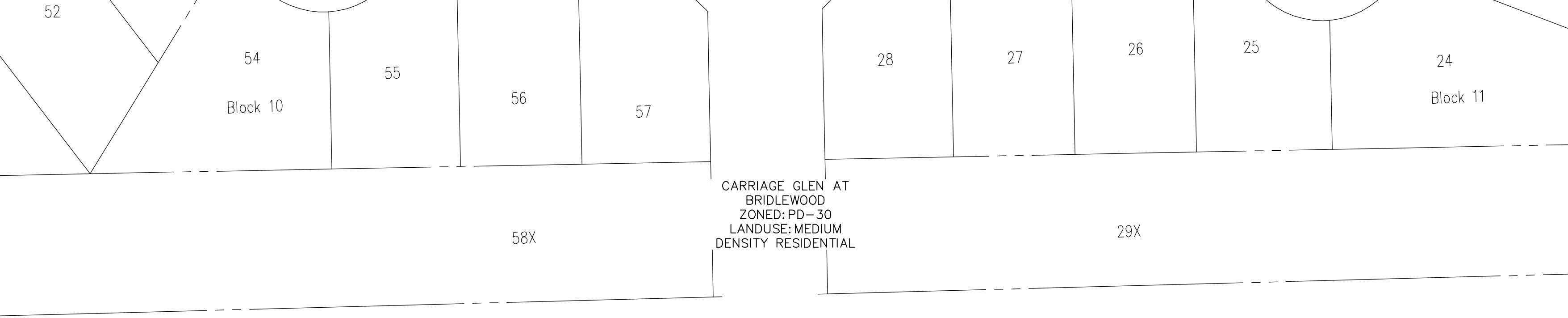
SAID CONVEYANCE IS SUBJECT TO THE FOLLOWING:

BOB MALONE

VOL. 1582, PG. 975

3707 CROSS TIMBERS

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

Johnson/Reddy Tract
9.871 Acres
in the
P. MALONE SURVEY, ABSTRACT NO. 836
FLOWER MOUND
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

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]

Dear Flower Mound Planning and Zoning Commissioners and Town Council Members:

Regarding zoning case ZPD17-0017, I am hereby opposed to this request.

I am a strong proponent of economic development and appreciate that the property is already zoned for commercial uses. However, while I have no issue with the additional land uses proposed as part of the applicant's request, I have strong concerns about weakening existing tree protection regulations in the Cross Timbers Protection Area (CTPA). That said, I understand the applicant's concerns about viability of future development on the property given the current tree preservation restrictions. Therefore, I would be willing to rescind my opposition subject to the following provisions, should they be added as a condition of approval:

1. Expand the compatibility buffers and the building setback to a minimum of 100 feet along the southern property line ONLY of both tracts;
2. Require that the expanded compatibility buffers also contain a conservation easement(s), however, additional tree planting and mitigation may occur in the buffer;
3. Given the above provisions, approve the applicant's amended tree preservation language for the remainder of the properties.

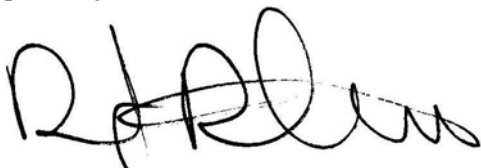
I understand that the Flower Mound land development codes require a minimum 25 foot compatibility buffer from adjacent residential uses on commercial properties. However, 25 feet is simply not large enough for the CTPA. Most large over story trees in the CTPA have a dripline diameter of 50 to 60 feet with larger trees approaching 100 feet. The common southern property line of the subject properties contains many large native tree stands within 100 feet of the southern property boundaries. Per the exhibit on the following page, moving in a due east direction approximately 1,000 feet from the southeast property corner of the subject property, there are many more similar tree stands just to the north of the back property lines of homes located along the northern portion of Pecan Park Estates. All of these trees should be protected.

The cross-timbers are rapidly disappearing. Where possible, new development should mix conservation with sustainability to promote and preserve the cross-timbers aesthetic that makes Flower Mound such a beautiful community. This can be done in complete balance with the economic development goals of the community.

The Commission and Council have the legislative discretion to require the above-proposed provisions as a condition of approval for the PD amendment. These conditions will serve to aid in protecting the CTPA, the quality of life and property values of homes in the surrounding neighborhoods – all while promoting quality, compatible economic development.

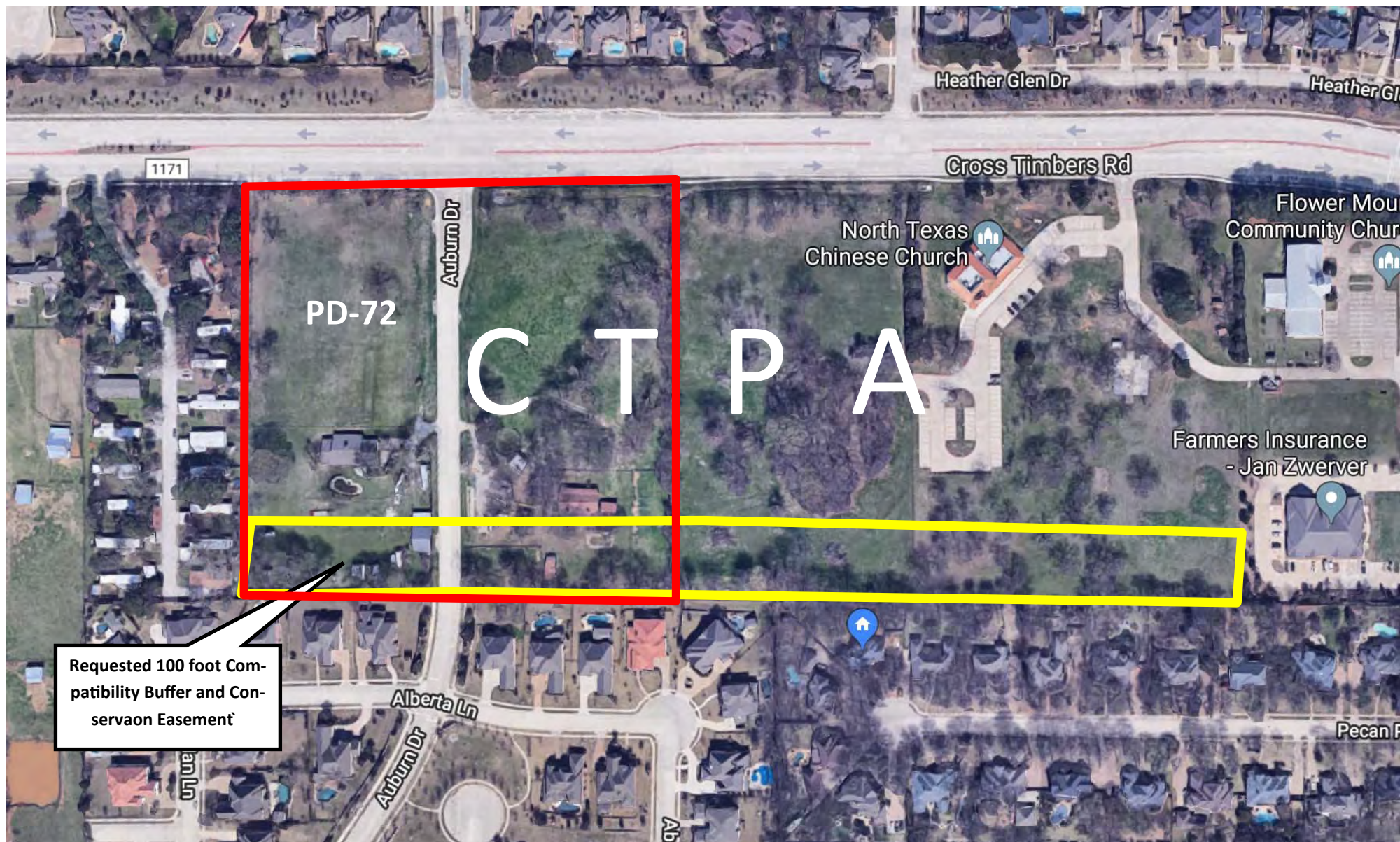
Therefore, I request that the Commission and Council raise the bar and consider my proposal. Otherwise, I remain in opposition to the request.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Ruthven', with a stylized, cursive script.

Robert Ruthven
3520 Pecan Park Drive
Flower Mound, TX 75022

Expanded Compatibility Buffer Exhibit





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: July 9, 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. *(This item is continued from the June 25, 2018, meeting.)***

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 two e-mails 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

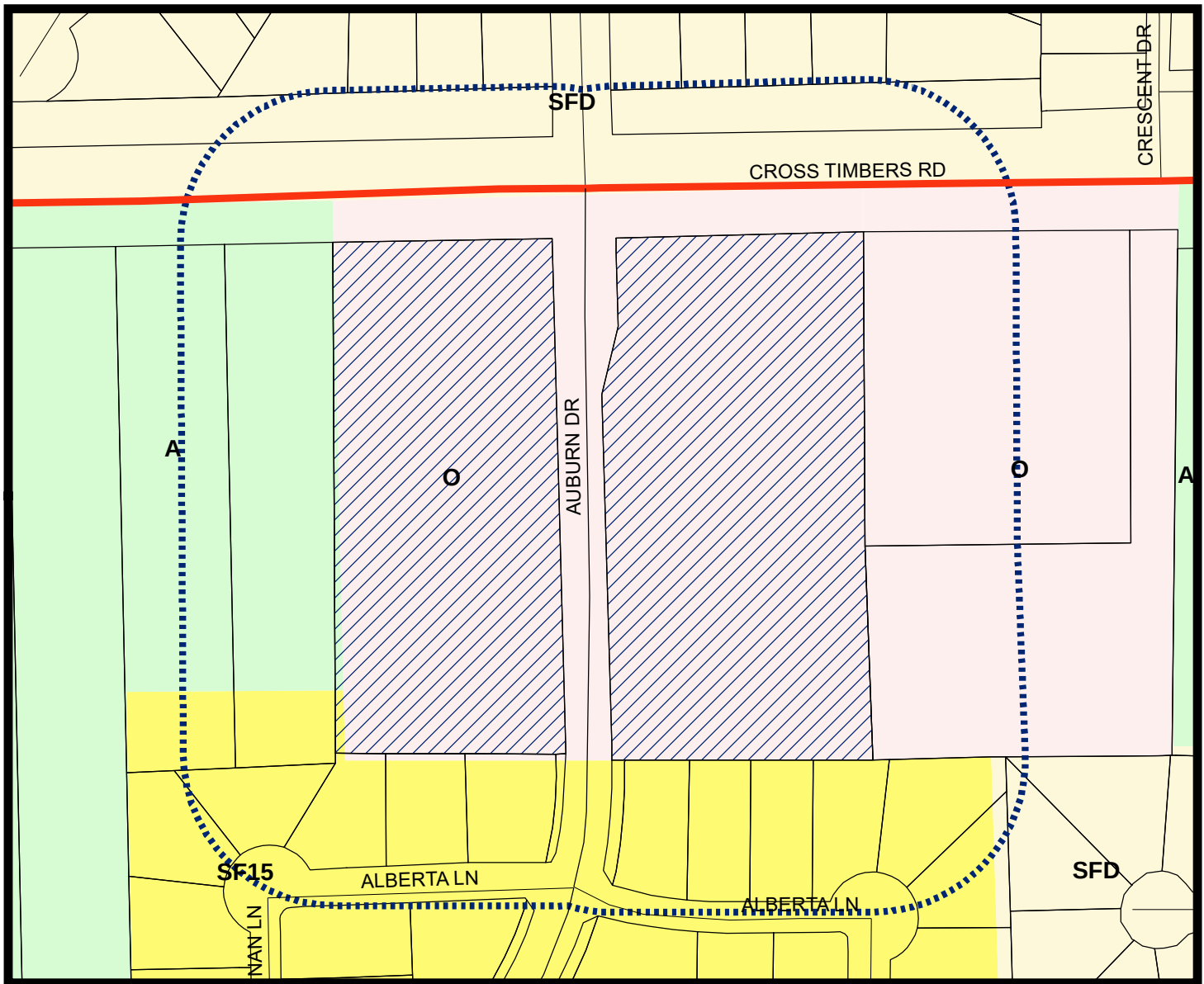
C. Correspondence

1. Correspondence in Opposition

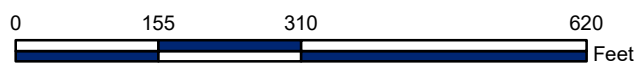
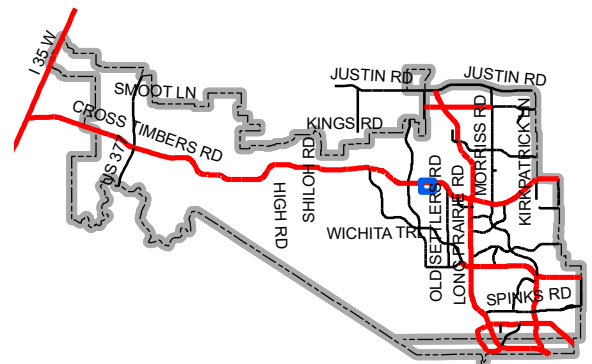
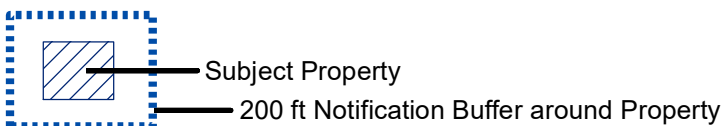


Vicinity Map

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

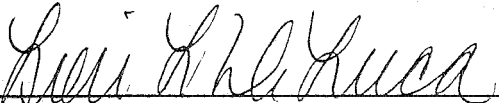
If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the remainder of the Ordinance shall continue in effect as if the invalid portion had never been included.

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:



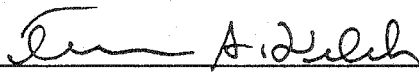
Lori L. DeLuca, MAYOR

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 $01^{\circ} 45' 33''$ E, 689.21 feet to a steel pin in the South right-of-way line of F.M. Road 1171;

THENCE S $89^{\circ} 22' 59''$ 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 $00^{\circ} 41' 29''$ 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 $88^{\circ} 15' 40''$ W, 334.77 feet to the POINT OF BEGINNING and containing in all 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.

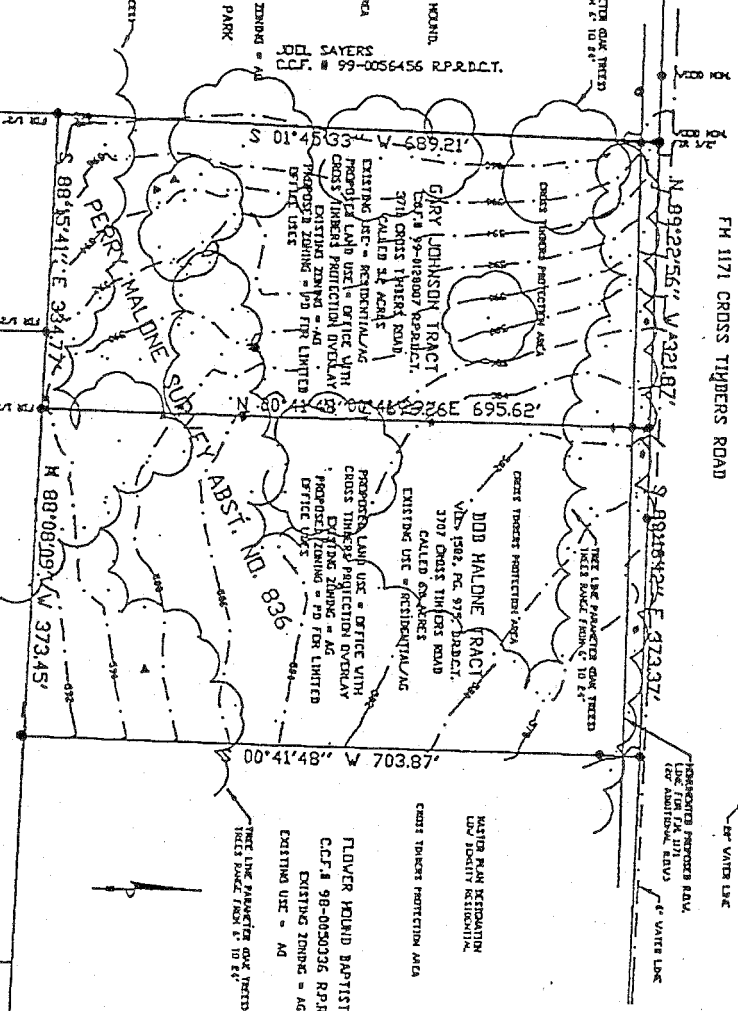
C. MISCELLANEOUS STANDARDS

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.

USES LIMITED TO:

1. MEDICAL OR DENTAL OFFICES.
2. GENERAL BUSINESS OR PROFESSIONAL OFFICES.
3. GENERAL RESTAURANT.
4. PRIVATE CLUB AS PART OF RESTAURANT ONLY WITH SPECIFIC USE PERMIT.



- EXISTING TRAIL, HOWE PARK
TO BE PRESERVED,
THE TOWN OF FLOWER MOUNT.
MAINTAIN ALIGNED
LOW ADJACENT TO HIGHWAY
GROSS TRAIL PROTECTION AREA
- JUD. SAYERS
CCF. # 99-0056456 RPD.PCT.



EXISTING ASSET EVIDENCE
STAYING ADVERSE IMPACTS
AND CIRCUMSTANCES TO FUTURE
CULTURAL BOARS

ROBERT BIBBY
VOL. 1E30, PG. 10
D.R.D.C.T,
EXISTING ZONING = AG
WATER PLAN RECONSTRUCTED
LIVE REALITY REALTY, INC.
GROVE STREET PROTECTION AREA

ROBERT MIBBY
 VOL. 3300, PAGE 603
 DR.DC.I,
 EXISTING JDNH = AG
 EXISTING UIC = RESIDENTIAL/AG

WATER PLANT REGULATION
LIVABILITY RESIDUAL

GARY JOHNSON, AND BOB MALONE
3707 & 3711 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS 75022
972-539-9401 & 972-539-5247

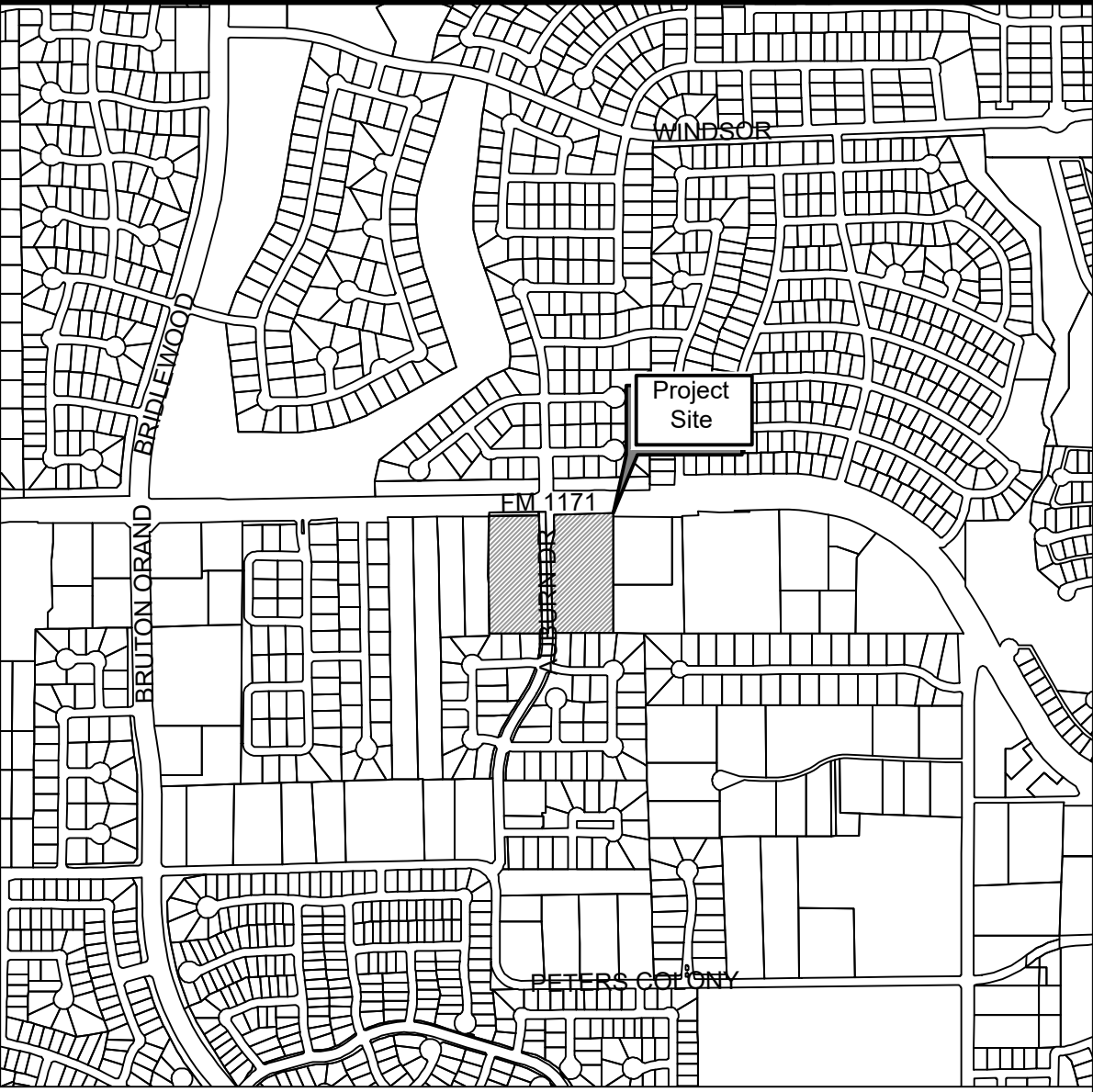
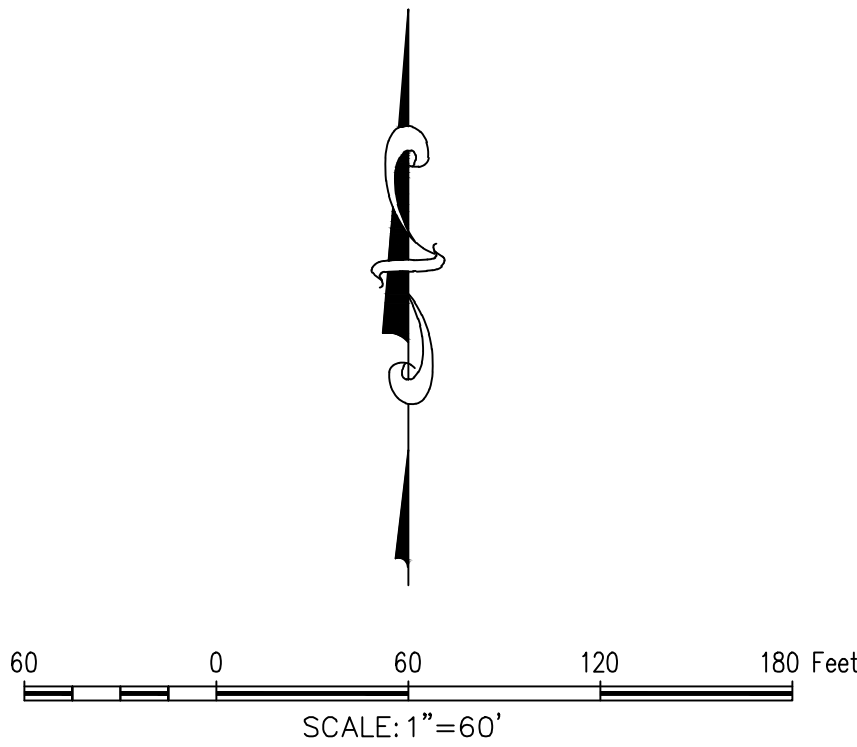
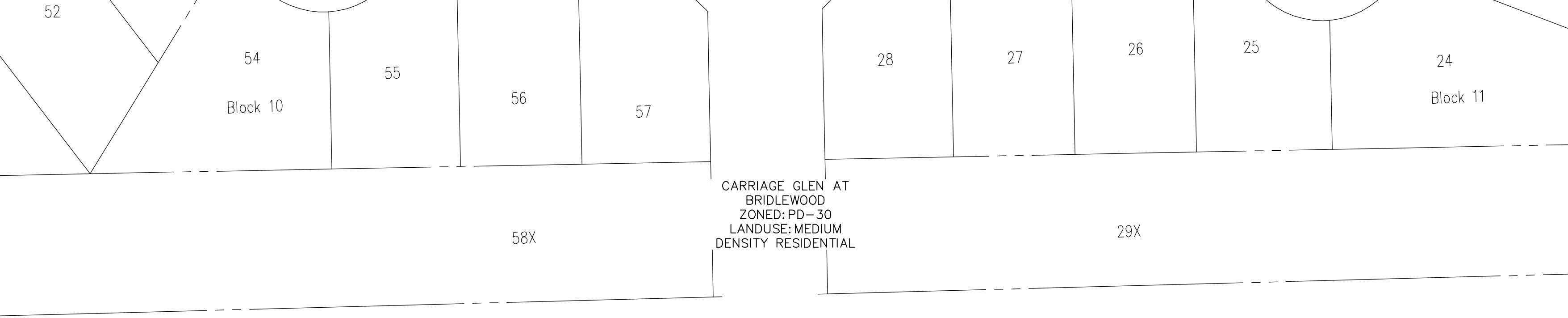
DINERS
ECCO, AND BOB MALONE
CROSS TIMBERS ROAD
QUIND, TEXAS 75022
401 E. 972-539-5247

APPLICANT
ARTHUR DEAN HODDE
TEXAS NATIONAL SURVEYING
3300 LONG PRAIRIE ROAD
FLOWER MOUND, TEXAS 75022
PH 972-724-1323

MASTER PLAN AMENDMENT
AND ZONING CHANGE EXHIBIT
FOR
JOHNSON & MALONE
5.2 ACRE, AND 6.0 ACRE TRACT
P. MALONE SURVEY, ABST. NO. 836
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS
MARCH 2002

[illegible]

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 78228
Ph. 214-797-5511
Contact: Jim Lang

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

MASTER PLAN AMENDMENT
AND ZONING EXHIBIT

PRELIMINARY PLANS

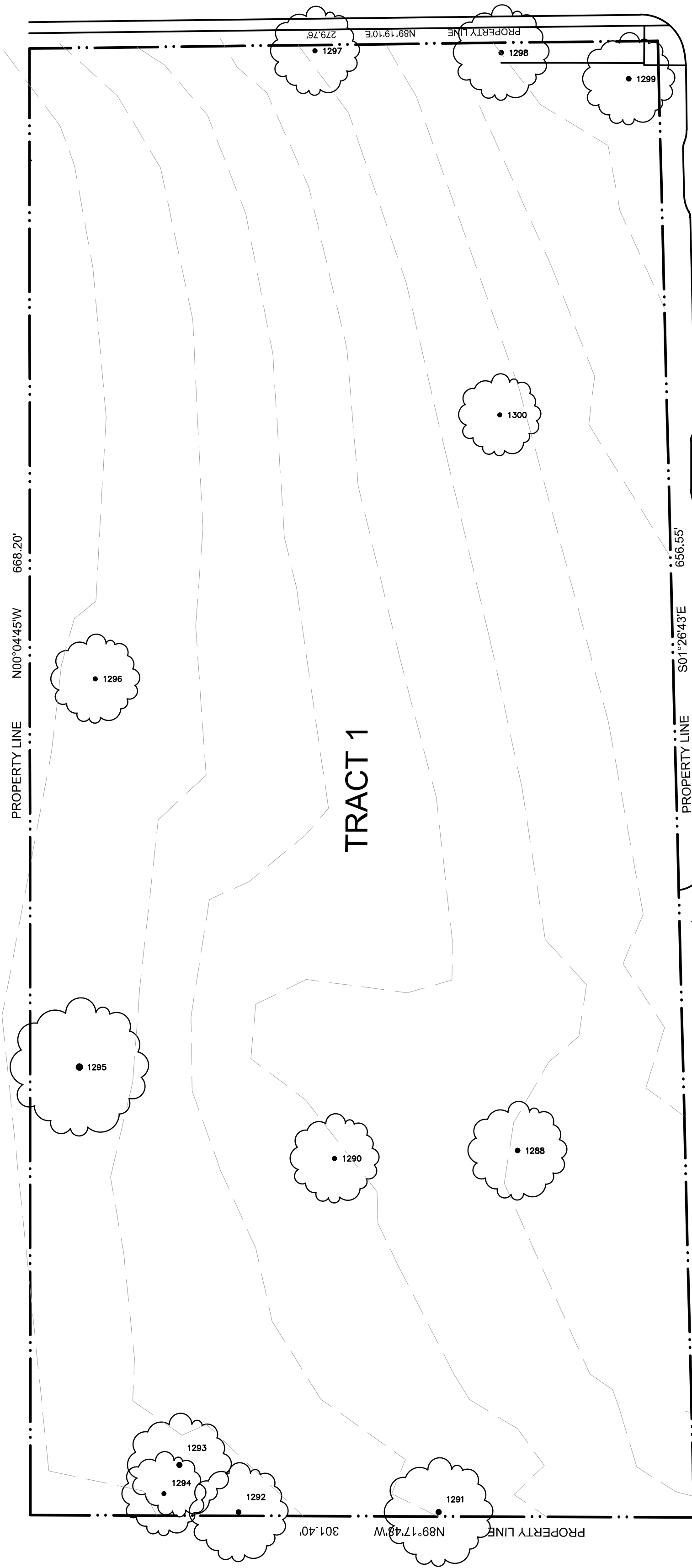
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A CONSULTANTS, F-1798 ROBERT JOHN DOLLAH, JR., P.E. #86898 DATE 5/4/2018

Drawn By: PF
Date: 11/15/17
Scale: 1"=60'
Revisions:
02/05/2018
05/04/2018

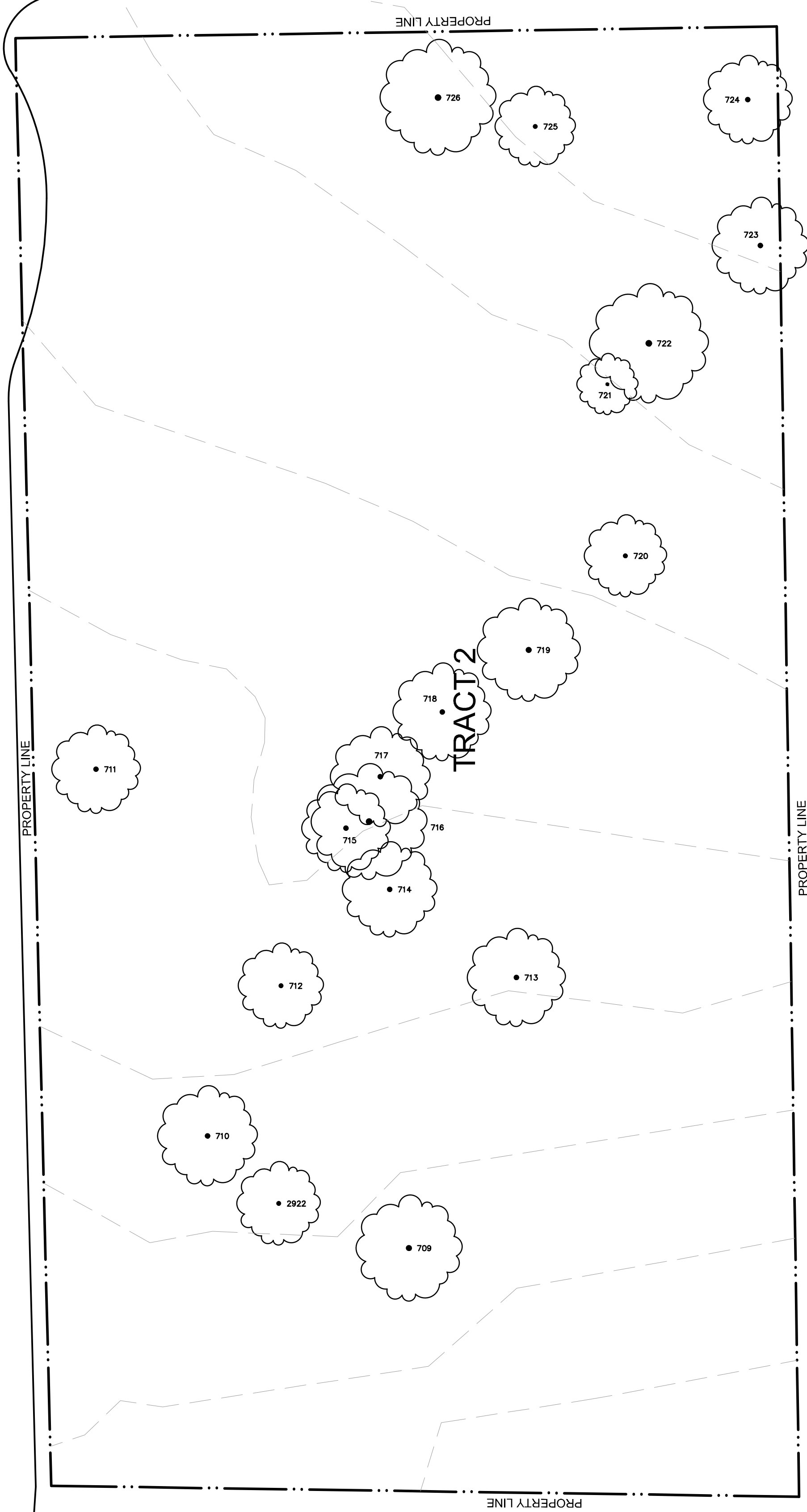
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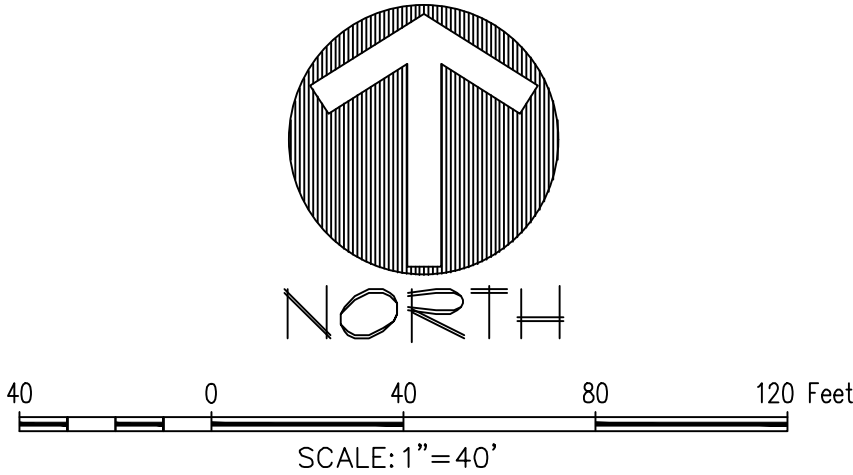
CROSS TIMBERS ROAD (FM 1171)



AUBURN DRIVE



LEGEND

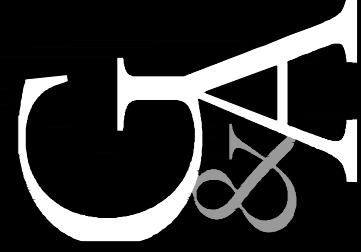


TREE CHART

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION
BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECTURE
DATED 5/4/2018

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. 200 • Angia, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 1047702



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

SPECIMEN TREE SURVEY



Drawn By: VC
Date: 05/04/2018
Scale: 1" = 40'
Revisions:

17353

ST1.0

OWNER/DEVELOPER
Gary Johnson/Vik Reddy
2650 FM 407E, #146-11
Bartonville, Texas 76228
Ph. 214-797-5511
Contact: Jim Lang

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]

Dear Flower Mound Planning and Zoning Commissioners and Town Council Members:

Regarding zoning case ZPD17-0017, I am hereby opposed to this request.

I am a strong proponent of economic development and appreciate that the property is already zoned for commercial uses. However, while I have no issue with the additional land uses proposed as part of the applicant's request, I have strong concerns about weakening existing tree protection regulations in the Cross Timbers Protection Area (CTPA). That said, I understand the applicant's concerns about viability of future development on the property given the current tree preservation restrictions. Therefore, I would be willing to rescind my opposition subject to the following provisions, should they be added as a condition of approval:

1. Expand the compatibility buffers and the building setback to a minimum of 100 feet along the southern property line ONLY of both tracts;
2. Require that the expanded compatibility buffers also contain a conservation easement(s), however, additional tree planting and mitigation may occur in the buffer;
3. Given the above provisions, approve the applicant's amended tree preservation language for the remainder of the properties.

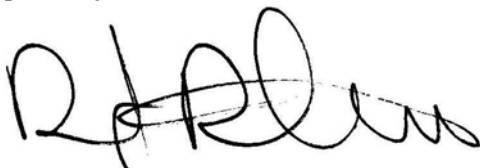
I understand that the Flower Mound land development codes require a minimum 25 foot compatibility buffer from adjacent residential uses on commercial properties. However, 25 feet is simply not large enough for the CTPA. Most large over story trees in the CTPA have a dripline diameter of 50 to 60 feet with larger trees approaching 100 feet. The common southern property line of the subject properties contains many large native tree stands within 100 feet of the southern property boundaries. Per the exhibit on the following page, moving in a due east direction approximately 1,000 feet from the southeast property corner of the subject property, there are many more similar tree stands just to the north of the back property lines of homes located along the northern portion of Pecan Park Estates. All of these trees should be protected.

The cross-timbers are rapidly disappearing. Where possible, new development should mix conservation with sustainability to promote and preserve the cross-timbers aesthetic that makes Flower Mound such a beautiful community. This can be done in complete balance with the economic development goals of the community.

The Commission and Council have the legislative discretion to require the above-proposed provisions as a condition of approval for the PD amendment. These conditions will serve to aid in protecting the CTPA, the quality of life and property values of homes in the surrounding neighborhoods – all while promoting quality, compatible economic development.

Therefore, I request that the Commission and Council raise the bar and consider my proposal. Otherwise, I remain in opposition to the request.

Respectfully,

A handwritten signature in black ink, appearing to read 'R. Ruthven', with a stylized, cursive script.

Robert Ruthven
3520 Pecan Park Drive
Flower Mound, TX 75022

Expanded Compatibility Buffer Exhibit





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: July 9, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD18-0003 – Goddard School at Orchard Flower) to amend Planned Development District No.120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion, modify the development standards, and request certain exceptions and modifications to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

Planned Development District No. 120 (PD-120) encompasses approximately 27.3 acres, out of which approximately 2.75 acres located at the northwest corner of Flower Mound Road and Old Orchard Lane is zoned for Retail District-2 (R-2) uses and the remaining 24.55 acres zoned for Single-Family District-5 (SF-5) uses. The purpose of this request is to amend the concept plans, elevations, and development standards associated with the R-2 zoning district in order to allow a day care center use by right.

The approved concept plan depicted two retail/restaurant buildings organized around an amenity area consisting of existing protected trees and seating area. The proposed concept plan also depicts two buildings to be located on separate lots, Area A and Area B, and separated by mutual access fire lane. The Goddard School, a proposed one-story, approximately 9,800-square-foot day care center will be located within Area A. The maximum occupant load is 210 which includes students and teachers. The Town Code requires one off-street parking space per four persons accommodated by the day care center, including students and staff. The project requires 53 parking spaces, and the applicant is proposing 42 parking spaces, which is within the 20% deviation allowed by the Town's Code. The proposed day care

center will not have a drop off lane; therefore, all people entering the site will have to park and walk to and from the building.

Area B will consist of a one-story, approximately 11,500-square-foot building to include retail, office, and restaurant uses. Required and provided parking for Area B is 80 spaces. The concept plan depicts a shared amenity area consisting of raised planter with seat wall, shade structure, benches, and decorative pots to be located within Area B. Installation of these amenities will be required with phase one development. Access to both lots will be from Flower Mound Road and Old Orchard Lane. PD standards stipulate for additional amenities for Area B prior to issuance of a certificate of occupancy for the building located within Area B.

The proposed elevations for both buildings closely match the approved elevations in terms of colors and building materials. The buildings comply with the Town's Urban Design Plan and PD-120 standards.

A. Modifications to the development standards:

The applicant is requesting certain amendments to the language in the PD-120 development standards to better accommodate the proposed use and building layout. The requested modifications are contained in Attachment B(2) and the amendments shown in red text. At the time PD-120 was approved, the developer received certain exceptions to the compatibility buffer standards which are being modified with this PD amendment request. The table below compares required, approved and proposed standards.

Compatibility Buffer	Required	Approved	Proposed
25' landscape buffer	25' buffer to be located on the non-residential side.	20' to be located on residential and 5' to be located on non-residential side.	No change
6' masonry wall	Continuous 6' wall on the property line	Existing - Approx. 546 linear feet of 6' wrought-iron fence + Approx. 90 linear feet of masonry wall.	Replace portion of wrought-iron fence with masonry wall. End result - Approx. 161 linear feet of wrought-iron fence + Approx. 475 linear feet of 6' masonry wall.
Trees	44 trees (1 tree per 400 square feet of buffer area)	30 trees (1 tree per 600 square feet of buffer area)	30 trees (1 tree per 600 square feet of buffer area) + 12 mitigation trees.
Understory	Continuous dense 6' understory trees	Small shrubs on non-residential side.	Continuous 6' evergreen shrubs within Area A and 3' shrubs within Area B.

B. Exception to Compatibility setback:

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. A 60-foot setback measured from the property line is required for a single story building. The applicant is requesting an exception for the compatibility setback along the western property line. The proposed day care center is located approximately 22 feet from the property line.

There are no amendments being proposed to the residential portion of PD-120. However, the applicant had approached the residential developer for feedback on the proposed plans. As recommended by the residential developer, the applicant has agreed to install masonry wall and plant evergreen tall shrubs along the north and the east property lines of Area A (day care site) to mitigate the noise from the day care center. Also, the masonry wall has been extended 20 feet east into Area B along the north property line to provide additional screening for the dumpster located in Area B. The correspondence between the applicant and the residential developer has been included as Attachment A (3).

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, staff had not received any correspondence regarding this request, apart from the correspondence from the residential developer.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Planned Development District-120

B. Application Details

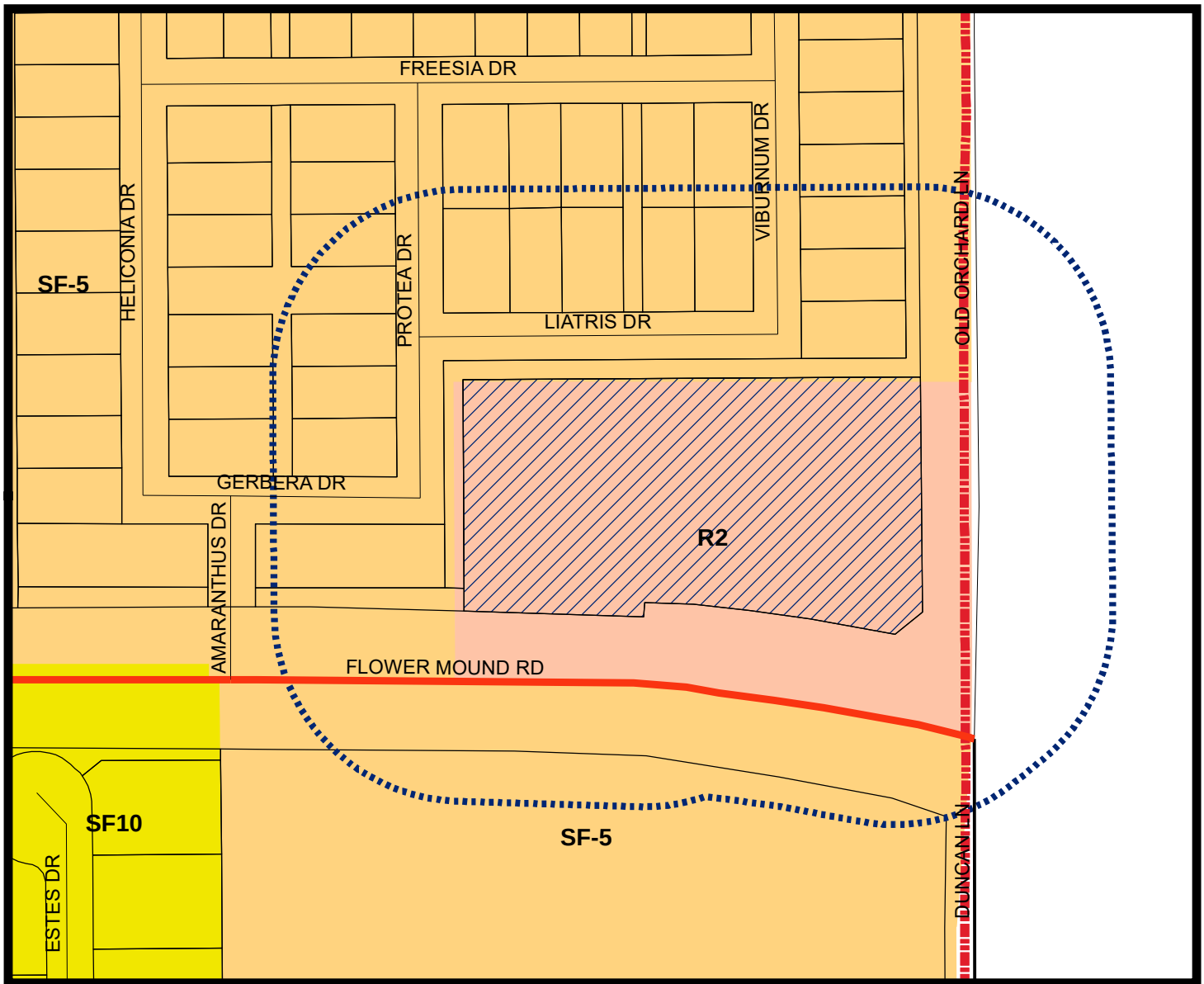
1. Zoning Planned Development Package
2. Draft Redline Development Standards

C. Correspondence

1. Correspondence from the Residential Developer

Vicinity Map

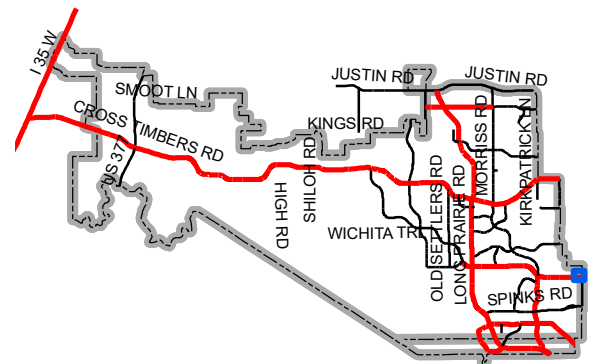
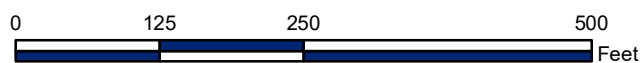
Reference Project: ZPD18-0003



LEGEND

- Retail 2
- Single Family 5
- Single Family 10

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

ATTN: Poornima Kashyap
Town of Flower Mound
2121 Cross Timber Road
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: May 30th, 2018

RE: Letter of Intent for PD Amendment Request of Orchard Flower at NWC of Flower Mound Road (F.M. 3040) & Old Orchard Lane, Flower Mound, Texas

Dear Madam,

This letter of intent is to inform the Town of Flower Mound about the requested PD amendment of Orchard Flower at NWC of Flower Mound Road (F.M. 3040) & Old Orchard Lane. The request to amend the Orchard Flower PD is for revisions to the current Concept Plans and Open Space/Amenity Area descriptions. The concept plan is being revised from a dual Retail Building Development to a Goddard School Daycare and Retail Building Development. The Open Space/Amenity Areas are being revised from a description stating plaza areas between the retail buildings shall preserve existing large trees and provide areas for outdoor seating to a plaza area with shade structure, outdoor seating and raised planter.

The Goddard School is a Daycare facility for children six weeks to six years old with over 450 schools across the United States. All schools have an on-site owner (franchisee) and an educational director. Goddard focuses on children's emotional, social, intellectual and physical development. The Goddard School Development is intended to provide high quality daycare facility for children's, where children's can learn while playing. The Goddard School approach is based on widely accepted childhood development and brain-based learning research that clearly indicates the deepest, most genuine learning occurs for children through play and fun activities. Goddard fosters the cognitive and social development of each child through fun activities that are lovingly guided by highly trained teachers. The Retail Building is planned for Retail, Office and Restaurant Uses.

We believe the Goddard School and Retail Development will be a great addition for the Town of Flower Mound.

Site Data:

Existing Zoning District: PD-120 (R-2)

Development Plan Acreage: 2.756 Acres

Proposed Use: Day Care / Retail / Office / Restaurant

Proposed Building Area: 9,760 SF Day Care / 13,493 SF (3,600 SF Retail / 6,940 SF Office / 3,335 SF Restaurant)

Proposed Parking Space Quantities: Day Care – 42 Spaces / Retail / Office / Restaurant Building - 66 Spaces

Phase Development: Yes – 1st Daycare / 2nd Retail

Exceptions: Requesting an exception for the compatibility setback to allow the day care building to be located approximately 20 feet from the west property line.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kartavya", with a stylized flourish at the end.

(Kartavya (Kevin) Patel, P.E.)

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 12-12

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING FROM INDUSTRIAL DISTRICT-1 (I-1), RETAIL DISTRICT-1 (R-1) AND RETAIL DISTRICT-2 (R-2) USES TO PLANNED DEVELOPMENT DISTRICT-120 (PD-120) WITH SINGLE-FAMILY DISTRICT-5 (SF-5) AND RETAIL DISTRICT-2 (R-2) USES, ON APPROXIMATELY 27.307 ACRES OF LAND SITUATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49, SAID LAND BEING ALL OF LOTS 1 AND 2, BLOCK A, WINBORN ADDITION, IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended a change in zoning classification of the property described herein and has recommended amending the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, regarding the rezoning of the property hereinafter described; and

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

WHEREAS, the Town Council of the Town of Flower Mound, after public notice and public hearing as required by law and upon due deliberation and consideration of the recommendation of the Planning and Zoning Commission of the Town of Flower Mound and of all testimony and information submitted during said public hearings, has determined that, in the public's best interest and in support of the health, safety, morals, and general welfare of the citizens of the Town, the zoning of the property described herein shall be changed and that the official zoning map, Exhibit "A" of Subpart B, Land Development Regulations, of the Code of Ordinances of the Town of Flower Mound, Texas, shall be amended to reflect the rezoning of the property herein described.

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

SECTION 1

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

SECTION 2

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

That certain tract of land being 27.307 acres of land situated in the Rosannah Baker Survey, Abstract No. 49, said land being all of Lots 1 and 2, Block A, Winborn Addition, and more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property"), presently zoned Industrial District-1 (I-1), Retail District-1 (R-1) and Retail District-2 (R-2) uses, is hereby rezoned Planned Development District No. 120 (PD-120) for Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, in accordance with specific requirements in the Town's Master Plan, and in accordance with Exhibit "B" (Development Standards), Exhibit "C" (Concept Site Plan), Exhibit "D" (Concept Landscape Plan), Exhibit "E" (Concept Elevations), and Exhibit "F" (Monument Sign), attached hereto and incorporated herein as if repeated verbatim.

SECTION 3

From and after the effective date of this Ordinance, an exception is hereby granted to Section 82-302(1) of the Flower Mound Code regarding the construction of a brick or masonry wall between the residential and non-residential portions of the proposed development to allow the construction of a six-foot tall wrought iron fence, together with a pedestrian wrought iron gate, between the residential and non-residential portions of the proposed development in conformity with the requirements set out in Exhibit "B."

SECTION 4

From and after the effective date of this Ordinance, an exception is hereby granted to Section 82-302(2) of the Flower Mound Code regarding the requirement for a

25-foot landscape buffer to be placed solely within the nonresidential portion of this development together with the requirements that said buffer provide a continuous dense six-foot tall screen of understory plants and the planting of native shade trees, a minimum of three-inch caliper, at a ratio of one tree per 400 square feet of the buffer area adjacent to and between the residential and nonresidential portions within this development to allow: (a) only five feet of the said landscape buffer to be placed on the nonresidential portion adjacent to the residential portion of this development with the remaining 20 feet of the landscape buffer to be placed on the residential portion of this development; (b) landscape plants to be installed in the landscape buffer in accordance with the requirements set out in Exhibit "B"; and (c) native shade trees to be installed in the landscape buffer in conformity with the requirements set out in Exhibit "B."

SECTION 5

From and after the effective date of this Ordinance, an exception is hereby granted to Section 90-311, Street design standards, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow for a reduced driveway spacing that permits the eastern-most drive into the development to be placed approximately two hundred eighty feet (280') away from the intersection of Old Orchard Road and Flower Mound Road, as depicted on Exhibit "C".

SECTION 6

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

SECTION 7

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

SECTION 8

Any person, firm or corporation who violates any provision of this Ordinance or of the final site plan as adopted by the Planning and Zoning Commission of the Town of

Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 9

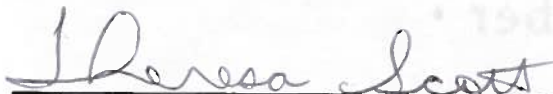
This Ordinance shall take effect and be in full force from and after its passage and publication, as provided by the Revised Civil Statutes of the State of Texas and the Home Rule Charter of the Town of Flower Mound, Texas.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 16 DAY OF April, 2012.

APPROVED:


Melissa D. Northern, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, TOWN ATTORNEY

EXHIBIT "A"
Property Description

LEGAL DESCRIPTION

BEING, a tract of land situated in the Rosannah Baker Survey, Abstract No. 49, in the Town of Flower Mound, Denton County, Texas, being part of a 19.662 acre tract, as described in Document No. 2007-92155 and a 7.645 acre tract, as described in Document No. 2007-92154, in the Deed Records of Denton County, Texas, and being more particularly described as follows:

BEGINNING, at a ½ inch iron rod found in the south line of Water Oak Estates Phase I, an addition to the City of Lewisville, as described in Cabinet I, Pages 294-295, in Plat Records of Denton County, Texas, also being in the west line of Old Orchard Lane (Variable R.O.W.);

THENCE, South 00°53'24" East, along the west line of said Old Orchard Lane, for a distance of 1251.94 feet, to a ¼ inch iron rod set at the most easterly southeast corner of said 19.662 acre tract;

THENCE, South 89°28'40" West, departing the west line of said Old Orchard Lane and along the south line of said 19.662 acre tract, for a distance of 37.45 feet, to a ½ inch iron rod set in the north line of F.M. 3040 (120' R.O.W.), being on a curve to the left, having a radius of 1999.88 feet, a central angle of 07°42'24", and a tangent of 134.70 feet;

THENCE, along said north line and with said curve to the left for an arc distance of 269.00 feet (Chord Bearing North 82°26'13" West - 268.79 feet), to a ½ inch iron rod set;

THENCE, South 89°20'56" West, continuing along said north and south lines, for a distance of 19.22 feet, to a ¼ inch iron rod set;

THENCE, North 85°49'38" West, continuing along said lines, for a distance of 43.38 feet, to a ¼ inch iron rod found;

THENCE, North 88°44'09" West, continuing along said lines, for a distance of 100.00 feet, to a ¼ inch iron rod found;

THENCE, South 89°48'50" West, continuing along said lines, for a distance of 260.18 feet, to a ¼ inch iron rod found at the southwest corner of said 19.662 acre tract and the southeast corner of said 7.645 acre;

THENCE, South 89°50'48" West, continuing along the north line of said F.M. 3040 and along the south line said 7.645 acre, for a distance of 255.01 feet, to a TXDOT Aluminum disk found at the southwest corner of said 7.645 acre tract, also being the southeast corner of Lot 1 Block 1 Lake Forest Baptist Church Addition, an addition to the Town of Flower Mound, as described in Cabinet I, Page 93 in said Plat Records;

THENCE, North 00°39'55" West, departing said north line and along the west line of said 7.645 acre tract and the east line of said Lot 1 Block 1, for a distance of 1246.18 feet, to a ¼ inch iron rod found at the northwest corner of said 7.645 acre tract being in the south line of said Water Oak Estates Phase I;

THENCE, North 89°25'38" East, along the north line of said 7.645 and the south line of said Water Oak Estates, for a distance of 948.62 feet, to the POINT OF BEGINNING and containing 27.307 acres of land.

EXHIBIT “B”
Development Standards

Planned Development District No. 120 (PD-120)
Single-Family Residential District-5 (SF-5) and
Retail District-2 (R-2) Uses

Orchard Flower

The Development depicted in Exhibit “C” shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. Single-Family Residential District-5 (SF-5) uses. Development of the area designated on the Concept Plan, attached hereto as Exhibit “C,” for Single-Family Residential District-5 uses, comprising approximately 24.55[±] acres, shall be in compliance with all regulations applicable to Single-Family Residential District-5 (SF-5) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. **Permitted Uses:** Only the following permitted uses may be allowed by right in areas designated on Exhibit “C” as Single-Family Residential District-5 (SF-5) uses:
 - a. Dwelling, single-family detached
 - b. Model home
 - c. Swimming pool, private, subject to section 98-996
 - d. Off-street parking, accessory
 - e. Accessory use, general, subject to section 98-972
2. **Specific Uses:** No specific uses requiring the issuance of a specific use permit shall be permitted in areas designated on Exhibit “C” as Single-Family Residential District-5 (SF-5) uses.
3. **Temporary Uses:** Only the following temporary uses may be permitted in areas designated on Exhibit “C” as Single-Family Residential District-5 (SF-5) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits”:
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974
 - b. Building material yard and construction office

- c. Field office, temporary

4. Minimum and maximum dimensions.

- a. **Minimum lot area per dwelling.** The minimum lot area per dwelling unit in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 5,000 square feet, subject to section 98-1023.
- b. **Minimum lot width.** The minimum lot width for residential uses in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 50 feet, subject to section 98-1024.
- c. **Minimum floor area per unit.** The minimum floor area per dwelling unit in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 1,500 square feet, subject to section 98-1025.
- d. **Minimum front yard.** The minimum front yard for all uses in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 20 feet, subject to section 98-1026.
- e. **Minimum side yard.** The minimum side yard for residential uses in the area designated for Single-Family Residential District-5 (SF-5) uses shall be five feet, subject to section 98-1027.
- f. **Minimum rear yard.** The minimum rear yard in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 20 feet, subject to section 98-1028.
- g. **Maximum lot coverage.** The maximum lot coverage in the area designated for Single-Family Residential District-5 (SF-5) uses shall be 55 percent, subject to section 98-1029, except that the 50 percent limitation set forth in section 98-1029(b) does not apply to single family detached dwellings.
- h. **Maximum floor area ratio.** There shall be no maximum floor area requirement in the area designated for Single-Family Residential District-5 (SF-5) uses.
- i. **Maximum height.** The maximum height of buildings and structures in the area designated for Single-Family Residential District-5 (SF-5) uses shall be three stories or 35 feet, subject to section 98-1031.

B. Retail District-2 (R-2) uses. Development of the Retail District-2 (R-2) area designated on the Concept Plan, attached hereto as Exhibit "C," for Retail District-2 (R-2) uses, comprising approximately 2.785 acres, shall be in compliance with all regulations applicable to Retail District-2 (R-2) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. **Permitted Uses:** Only the following permitted uses may be allowed by right in areas designated on Exhibit "C" as Retail District-2 (R-2) uses.

- Accessory retail/service uses
- Accessory use, general, subject to section 98-972
- Antique shop
- Art gallery or handicraft sales
- Art supply store
- Auto parts and accessory sales (indoors)
- Bait and sporting goods sales
- Bakery or confectionery shop, retail
- Bank or savings and loan
- Book or stationary store or newsstand
- Cleaning/laundry pickup station only
- Cleaning/laundry shop with pickup station
- Cleaning shop or laundry pickup station
- Convenience store
- Custom personal service
- Dancing, drama, or music school or studio
- Drugstore or pharmacy
- Florist
- Fraternal club or lodge
- Hardware store
- Health club or athletic club
- Laboratory, medical and dental
- Laboratory, scientific and research
- Local utility line
- Mortuary or funeral home
- Off-street parking, accessory
- Office, general business and professional
- Office, medical or dental
- Optical sales
- Parking lot, commercial
- Personal improvement services
- Pet store, subject to section 98-988
- Plant nursery or garden shop

Public building, shop or yard
Restaurant, fast food
Restaurant, general
Retail, general (indoors)
Retail, single tenant (less than 25,000 square feet)
Sewage pump station
Supermarket
Telephone equipment station
Theater
Travel bureau or consultant

2. **Specific Uses:** Only the following specific uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses subject to approval of a Specific Use Permit (SUP) by the Town Council:

Amusement and recreation (indoors), subject to section 98-973
Assembly hall
Communication tower, commercial, subject to 98-977
Convenience store with gasoline sales
Day care center
Lithographic or print shop
Museum, library or art gallery, public
Recreation center
Veterinary hospital (inside pens)
Veterinary hospital (inside pens), subject to section 98-998

3. **Temporary Uses:** Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974
- b. Building material yard and construction office
- c. Field office, temporary

4. **Minimum and maximum dimensions.**

- a. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- b. Minimum lot width. There shall be no minimum lot width requirement in the area designated for Retail District-2 (R-2) uses.

- c. Minimum floor area per unit. There shall be no minimum floor area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- d. Minimum front yard. There shall be no minimum front yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1026.
- e. Minimum side yard. There shall be no minimum side yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1027.
- f. Minimum rear yard. The minimum rear yard in the area designated for Retail District-2 (R-2) uses shall be 15 feet for all uses, subject to section 98-1028.
- g. Maximum lot coverage. The maximum lot coverage in the area designated for Retail District-2 (R-2) uses shall be 50 percent for all uses, subject to section 98-1029.
- h. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the area designated for Retail District-2 (R-2) uses.
- i. Maximum height. The maximum height of buildings and structures in the area designated for Retail District-2 (R-2) uses shall be two stories or 35 feet for all uses, subject to section 98-1031.

C. PROHIBITED USES: Any use not indicated within the lists of Permitted Uses, Specific Uses, or Temporary Uses identified in Paragraphs A and/or B, above, shall not be permitted within this Planned Development District.

D. Architectural Standards: Development of Planned Development District No. 120 (PD-120) is subject to the Town's Urban Design Plan and the following specific building component elements:

1. The Development's Architectural theme will be in conformance with the Town's Urban Design Plan, and will utilize natural stone, brick, rough cedar, stucco, finished concrete tilt-wall, sloped metal roof accents, and ornamental iron and steel accents which complement the abundant use of natural materials represented in Texas Hill Country Architecture.

2. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations (Exhibit “E”).
3. The unified design theme depicted on the Concept Elevations (Exhibit E) shall be required within the development.
4. Contrasting wall planes, architectural elements, and rooflines shall be used to create exemplary and enduring elevations. Building entries will be identified by various architectural features including arches, canopies, and portals.
5. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan. Buildings will reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from Arterial Roadways.
6. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Flower Mound Road.
7. Colors should be earth tones, bronze metal color, or members of the beige, brown, and yellow family of color.
8. Roof pitches shall conform to the Town’s Master Plan. Sloped roofing shall be required for structures 15,000 square feet in area and less. Buildings of one or two stories over 15,000 square feet in area may have a flat or low-slope roof, but shall use a parapet wall or mansard roof along the building perimeter, so that the flat or low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.
9. Specific Building Material Standards shall include:
 - a. A minimum of eighty percent (80%) of the building wall area (not including doors and windows) on any elevation shall be of a primary masonry identified within the Town’s Urban Design Plan. Up to twenty percent (20%) of any wall surface material on any

elevation may be stucco, fiber cement board, cementitious plaster, E.I.F.S., CMU, or a combination of all.

- b. The use of exposed standard concrete shall not be utilized for any elevation.
- c. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish, if available. Weathered steel will be permitted for signage.
- d. Outward facing mirrored glass shall not be used.
- e. Not more than fifteen percent (15%) of any elevation shall be comprised of a color that is not considered an earth or wood tone. White or shades of white shall be considered an earth tone color.

E. Landscape Standards

- 1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan.
- 2. Enhanced landscaping at the Gateway corner shall incorporate various elements of the Town's Median and Right of Way Design Guidelines.

F. Miscellaneous Standards:

- 1. Any use utilizing a drive-through facility shall be subject to Section 82-82 of the Town's Land Development Regulations as amended, at the time of the site plan submittal.
- 2. Open Space Amenity and Pedestrian connectivity requirements within Planned Development District No. 120 (PD-120) shall incorporate the standards for such space as described by the Town's Urban Design Plan and include the following specific elements:
 - a. Town required eight-foot wide trail shall be provided along FM 3040 and Old Orchard Lane.
 - b. Internal sidewalks shall be provided that establish connection from the trail to the internal sidewalks within both residential and non-residential portions of the property. There will be a direct connection point between the residential area and the retail area,

allowing residents the ability to walk directly to and from retailers and restaurants.

- c. There will be 4-foot wide concrete walking paths that run in the open space areas between the residential lots within the proposed residential development.
- d. Pedestrian open space shall be composed of hardscape and planting materials that offer visual and physical relief from the necessary parking and built environment. The pedestrian open space amenities will act as organizing elements around which structures and parking are placed.
 - Non-residential open space shall include public walkways that create definable open pedestrian space and provide connectivity from the eight-foot hike and bike trail to retail as well as residential areas. Plaza areas between the retail buildings shall preserve existing large trees and provide areas for outdoor seating. Landscaping, decorative paving, benches, and other site furnishings shall be provided within these plaza areas as well as along the public walkways
 - Residential open space identified amenities include a central amenity center adjacent to a pool, benches, a small linear pocket park, a water feature/detention pond with easy access to all residents, a small fruit orchard, and nice small open grassed areas for general recreational use.
- e. At least two canopy trees shall be provided on all residential lots adjacent to the internal open space areas with a third canopy tree provided in the open space area adjacent to each such residential lot.
- f. The open space area shall be maintained by the Homeowner's Association for the community.

3. Retention / Detention pond Requirements:

- a. Maintain a minimum of 4 feet of water depth
- b. Pond areas shall meet the minimum requirements of the Town's Design Criteria and Construction Standards.

- c. Retention pond area retaining walls shall utilize stacked stone, stone veneer, cut stone or engineered block walls that complement the material standards and colors for the development.
 - d. A private maintenance agreement for the retention pond(s) shall be provided upon submittal of a record plat for the development.
 - e. A fountain feature shall be provided in each retention pond.
 - f. Any pump equipment for the fountain features that is above ground shall be screened in accordance with section 82-272 "Outdoor storage areas". Such screening shall be designed and constructed of materials that complement the development.
4. Site retaining wall requirements:
- a. All site retaining walls shall utilize stacked stone, stone veneer, cut stone, or faux stone that complements the material standards and colors for the development.
5. Reciprocal Easement requirements:
- a. The development shall be subject to an overall reciprocal easement agreement granting cross-access to and from the property to the west. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the development.
6. Monument signage at Gateway corner:
- a. The Gateway signage at the northwest corner of the intersection of Old Orchard Lane and FM 3040 (Flower Mound Road) shall generally comply with the depiction contained in Exhibit "F".
7. Fencing standards:
- a. All residential lots adjacent to open space areas, excluding subdivision perimeter fencing, shall have a minimum four foot (4') tall wrought iron fence in accordance with the Town of Flower Mound's Land Development Regulations on the property line that is common to the open space. All other areas of residential lots, not adjacent to open

space areas, shall have typical wooden fencing that conforms to the Town's regulations.

- b. A six-foot tall wrought iron fence shall be constructed between the residential and retail areas, with a pedestrian wrought iron gate allowing access between the areas. Notwithstanding the foregoing, a six-foot tall masonry wall shall be constructed between the residential and retail areas from the southern terminus of the perimeter screening wall adjacent to Old Orchard Lane and the residential portion of this development extending in a westerly direction a distance of approximately ninety feet (90') as shown on Exhibit "C" (Concept Plan)

8. Compatibility buffer:

- a. A 25-foot compatibility landscape buffer shall be provided between the residential and retail developments. Five foot of the compatibility landscape buffer shall be provided within the retail portion of the development and the remaining 20 feet of the compatibility landscape buffer shall be provided within the residential portion of the development.
- b. Appropriate scaled landscape plants shall be installed on both sides of the six-foot tall wrought iron fence situated between the residential and retail areas of the development, but there shall not be continuous dense six-foot understory plants within this compatibility landscape buffer area as the goal is to create some visibility between the retail area and the residential area to create a comfortable and safe point of access between the retail area and the residential area of the development.
- c. One native shade tree, a minimum of three-inch caliper and of species included in section 94-242 of the Flower Mound Code, Approved tree lists, shall be provided at a ratio of one tree per 600 square feet within the required compatibility buffer area.

9. Phasing requirements:

- a. If the development of Planned Development District No. 120 (PD-120) includes phasing of any nature, such phasing shall be detailed in the subsequent development application, be it a Development Plan, Record Plat, or a Site Plan.

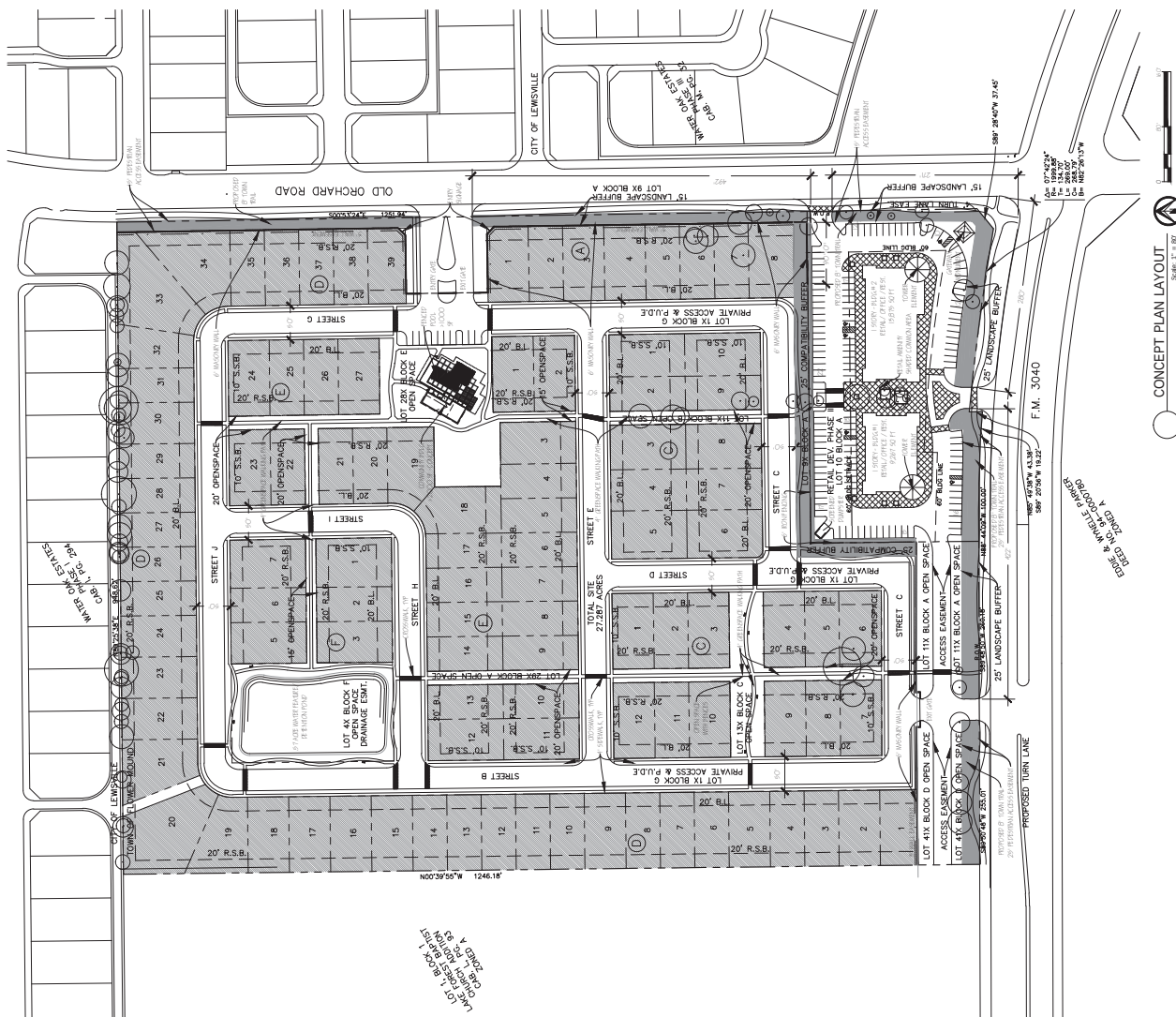
- b. Notwithstanding the foregoing, the first phase of development shall include the detention reservoirs, fire lanes and median cuts/turn lanes to support the first phase; curb cuts, utilities, amenity area within the first phase; eight-foot wide Town Trail along FM 3040 and Old Orchard for the entire length of the property; and the entry monument and perimeter landscaping for the residential portion. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

G. EXCEPTIONS AND VARIANCES :

The following exceptions shall be granted with the approval of Planned Development District No. 120 (PD-120):

1. An exception to Section 90-311, Street design standards, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow for a reduced driveway spacing that permits the eastern-most road into the development to be placed two hundred eighty feet (280') away from the intersection of Old Orchard Road and Flower Mound Road.
2. An exception to Section 82-302(1), requirement for a brick wall or masonry wall between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.
3. An exception to Sec 82-302(2), requirement for a 25-foot landscape buffer within the retail portion of this development to allow for the screening and fencing set forth herein-above.
4. An exception to Sec 82-302(2), requirement for a continuous dense six-foot understory plants, and native shade trees, a minimum of three-inch caliper, at a ratio of one tree per 400 square feet of the buffer area between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.

 EXISTING TREE
 5" IRON FENCING
 PROPERTY LINE
 RESIDENTIAL LOT
 PATTERNS CONCRETE



CONCEPT PLAN LAYOUT

OWNER:
Orchard Flower
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

DESIGNER:
Landscape Architecture
300 N. Main Street, Suite 100
Ave. 100, Suite 100
Ave. 100, Suite 100
(817) 271-1000

LANDSCAPE ARCHITECT:
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

ENGINEER:
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

ARCHITECT:
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

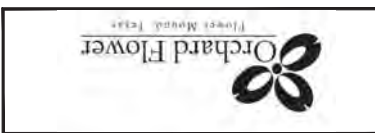
PROJECT:
Orchard Flower
Town of Flower Mound
Retail Center, Phase I
Abstract No. 49
27.287 Acres

REVISIONS

NO.	DATE

DRAWING ISSUED FOR:

DATE: 12/08/2011
SHEET NUMBER: S-1
RETAIL CONCEPT PLAN
Copyright © 2011



OWNER:
Orchard Flower
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

DESIGNER:
Landscape Architecture
300 N. Main Street, Suite 100
Ave. 100, Suite 100
Ave. 100, Suite 100
(817) 271-1000

LANDSCAPE ARCHITECT:
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

ENGINEER:
P.O. Box 1000
Columbia, Texas 76801
(817) 271-1000

ARCHITECT:
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Columbia, Texas 76801
(817) 271-1000

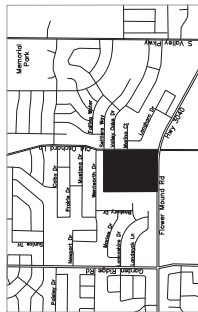
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REVISIONS

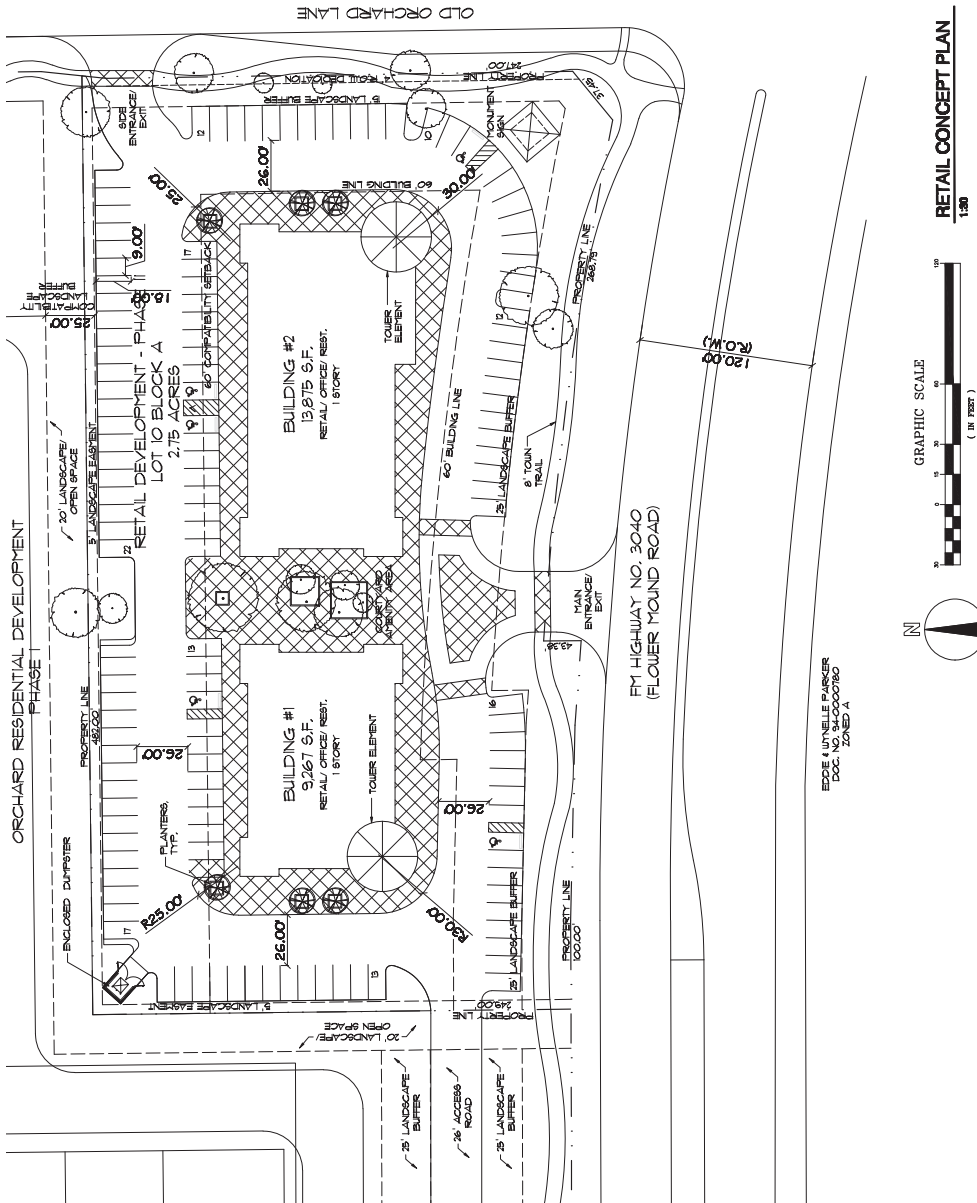
NO.	DATE

DRAWING ISSUED FOR:

DATE: 12/08/2011
SHEET NUMBER: S-1
RETAIL CONCEPT PLAN
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VICINITY MAP
1:1000



GRAPHIC SCALE
(IN FEET)
1" = 40' ft.

RETAIL CONCEPT PLAN
1:300

LAND USE PLAN	MASTER PLAN FEATURES
HIGH DENSITY RESIDENTIAL I	RETAIL
SPECIFIC PLAN AREA II	
URBAN DESIGN PLAN	LONG PHASE DISTRICT
PARKS AND TRAILS	8 FT. VILLAGE TRAIL ON ROAD AND OLD ORCHARD ROAD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	ROAD - TOLLER ARTERIAL ROAD
WATER PLAN	LONG PHASE SERVICE DISTRICT
WASTEWATER PLAN	LONG PHASE SERVICE DISTRICT

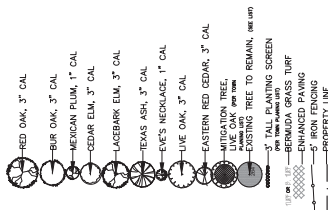
SITE DATA TABLE	
PROPERTY ADDRESS	FLOWER MOUND ROAD
GROSS SITE AREA	2.75 ACRES/119,648 S.F.
NET SITE AREA	2.75 ACRES/119,648 S.F.
ZONING	R-2
CURRENT USE	N/A
LOT COVERAGE DATA	
• BUILDING COVERAGE	18% 24,428 S.F.
• PAVEMENT AREA	46% 54,034 S.F.
• PAVEMENT AREA	20% 24,428 S.F.
PARKING REQUIREMENT	PROVIDED
• OFFICE - 1,000 S.F.	40
• RETAIL - 6,000 S.F.	24
• REST. - 3,000 S.F.	17
TOTAL PARKING	81
BUILDING DATA	
• BUILDING	1 STORY
• PEAK HEIGHT	22'-4"
• PEAK HEIGHT	28'-6" / 30'-0"
• TOTAL S.F.	12,428 S.F.

NOTES:

- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A FEMA 48002-100 WITH AN EFFECTIVE DATE OF APRIL 18, 2011.
- THE SITE DRAINAGE WILL CONSIST OF ON-SITE SURFACE DRAINAGE AS WELL AS BACKGROUND SURFACE DRAINAGE. A PROPOSED RETENTION FACILITY LOCATED IN THE BACKGROUND WILL BE USED TO STORE EXCESS WATER. THE STORAGE WATER WILL BE REGULATED VIA AN OUTLET CONTROL STRUCTURE.
- THERE ARE KNOWN OIL AND/OR GAS PIPELINES LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY.

PROJECT: Orchard Flower Town of Flower Mound Denton County, Texas Roanoke Survey, Section No. 49 27.287 Acres	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>NO.</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>12/14/2011</td> </tr> <tr> <td>2</td> <td>1/16/2012</td> </tr> <tr> <td>3</td> <td>2/1/2012</td> </tr> <tr> <td>4</td> <td>2/23/2012</td> </tr> <tr> <td>5</td> <td>3/30/2012</td> </tr> </tbody> </table>	REVISIONS		NO.	DATE	1	12/14/2011	2	1/16/2012	3	2/1/2012	4	2/23/2012	5	3/30/2012	DATE: 12/06/2011 SHEET NUMBER: L1.02
REVISIONS																
NO.	DATE															
1	12/14/2011															
2	1/16/2012															
3	2/1/2012															
4	2/23/2012															
5	3/30/2012															
DRAWINGS ISSUED FOR:		Copyright © 2011														

CONCEPT LANDSCAPE PLAN



Common Name	Botanical Name	Trans Native	Shrub	Tree	Size	Qty. Meter
AE	Abies balsamea (Mill.) (Mill.)	No	Yes	Yes	65 gal 10'	48
BE	Betula occidentalis (Mill.)	No	Yes	Yes	65 gal 10'	34
BO	Bor Oak	No	Yes	Yes	65 gal 10'	34
CE	Cedar	No	Yes	Yes	65 gal 10'	34
DE	Deer Ear	No	Yes	Yes	65 gal 10'	34
CV	Cedar Yaspoon Holly	No	Yes	Yes	65 gal 10'	34
DI	Dwarf Elm	No	Yes	Yes	65 gal 10'	34
EL	Elm	No	Yes	Yes	65 gal 10'	34
ER	Eve's Noddy	No	Yes	Yes	65 gal 10'	34
FR	Fern	No	Yes	Yes	65 gal 10'	34
FG	Fern	No	Yes	Yes	65 gal 10'	34
FL	Flax	No	Yes	Yes	65 gal 10'	34
LM	Linseed	No	Yes	Yes	65 gal 10'	34
LP	Liv Oak	No	Yes	Yes	65 gal 10'	34
MP	Mexican Palm	No	Yes	Yes	65 gal 10'	34
NH	Norfolk R. Stevens Holly	No	Yes	Yes	65 gal 10'	34
NPS	Not Oak	No	Yes	Yes	65 gal 10'	34
NS	Not Oak	No	Yes	Yes	65 gal 10'	34
NY	Not Oak	No	Yes	Yes	65 gal 10'	34
SA	Soldier Yucca	No	Yes	Yes	65 gal 10'	34
SV	Teas Ash	No	Yes	Yes	65 gal 10'	34
TA	Teas Ash	No	Yes	Yes	65 gal 10'	34

PLANT LIST



OWNER:
Orchard Flower Partners, L.P., LLC
1500 W. 15th Street, Suite 204
Dallas, Texas 75204
(972) 371-7672

ENGINEER:
COWI ENGINEERING INC.
1500 W. 15th Street, Suite E
Arlene, Texas 75012
(972) 396-1200

LANDSCAPE ARCHITECT:
Orchard Flower
P.O. Box 632646
Houston, Texas 77263
(972) 396-1200

HOME BUILDER:
Nec
9603 W. 15th Street, Suite 204
Dallas, Texas 75228
(214) 794-6366

RETAIL ARCHITECT:
Orchard Flower
1500 W. 15th Street, Suite 204
Dallas, Texas 75204
(972) 396-6644 x 202



PROJECT:
Orchard Flower
Town of Flower Mound
Denton County, Texas
Arlene, Texas 75012
27.287 Acres

REVISIONS	
NO.	DATE
1	12/14/2011
2	1/16/2012
3	2/6/2012

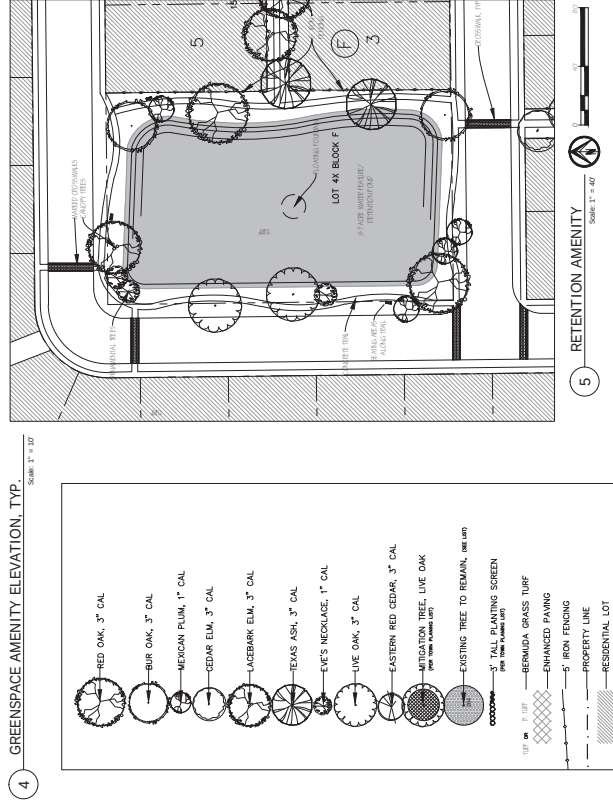
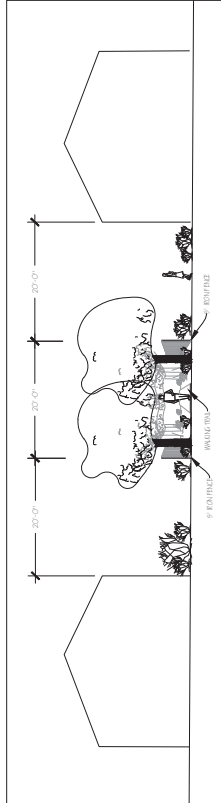
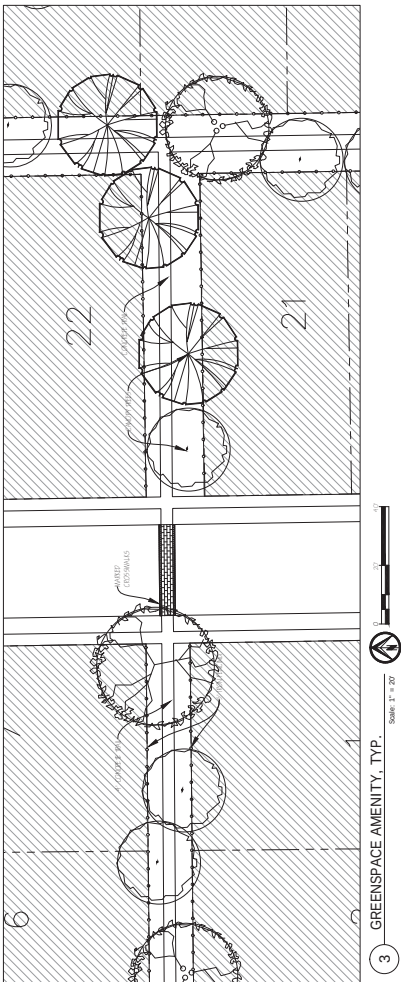
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DATE:
12/06/2011

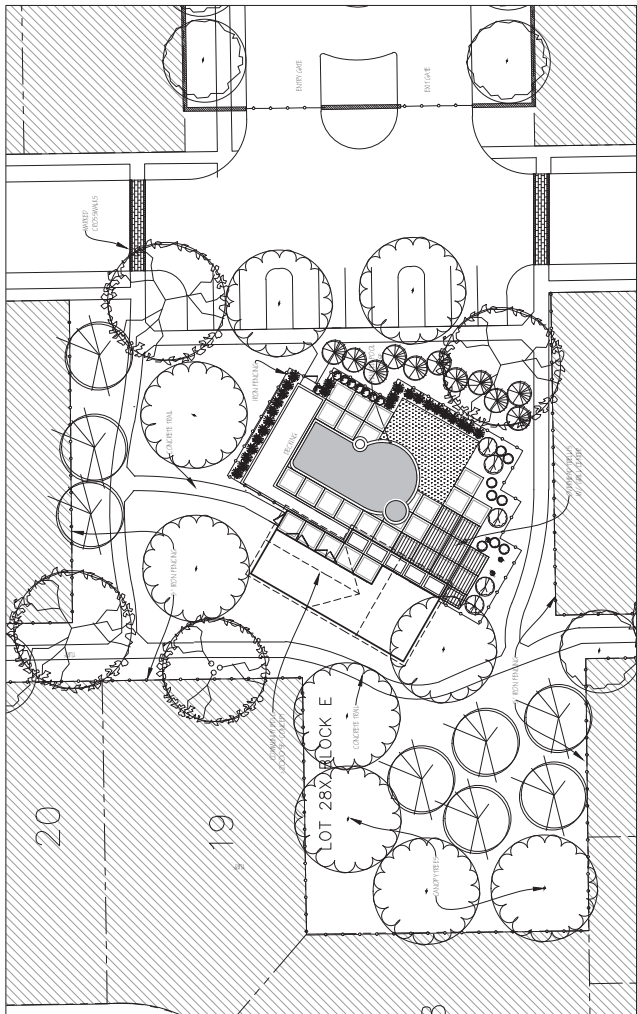
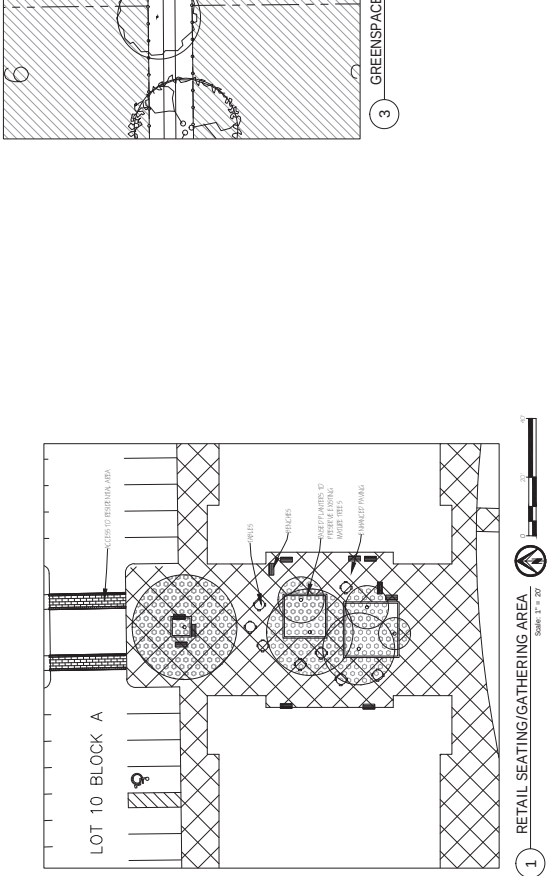
STREET NUMBER:

L1.04

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DRAWING KEY



CONCEPT LANDSCAPE AMENITIES PLAN

OWNER:
Orchard Flower Farms, L.P.
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000

ARCHITECT:
Orchard Flower Farms, L.P.
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000

LANDSCAPE ARCHITECT:
Landscape Architecture, Inc.
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000

ENGINEER:
Structural Engineering, Inc.
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000

POWELL BUILDING:
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000

RETAIL ARCHITECT:
Retail Architecture, Inc.
1235 W. 13th Street, Suite 100
Culberson, Texas 79834
Phone: 957-2737
(957)2737-1000



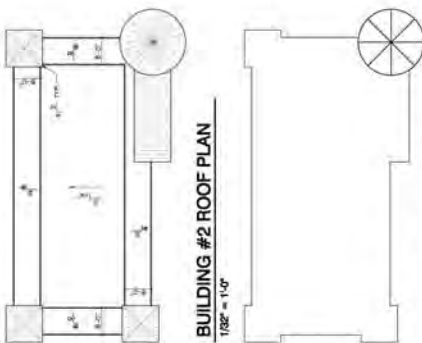
EXHIBIT "E"

PROJECT:
Orchard Flower
Town of Flower Mound
Denton County, Texas
Acres: 27.287
27.287 Acres

REVISIONS
NO. DATE

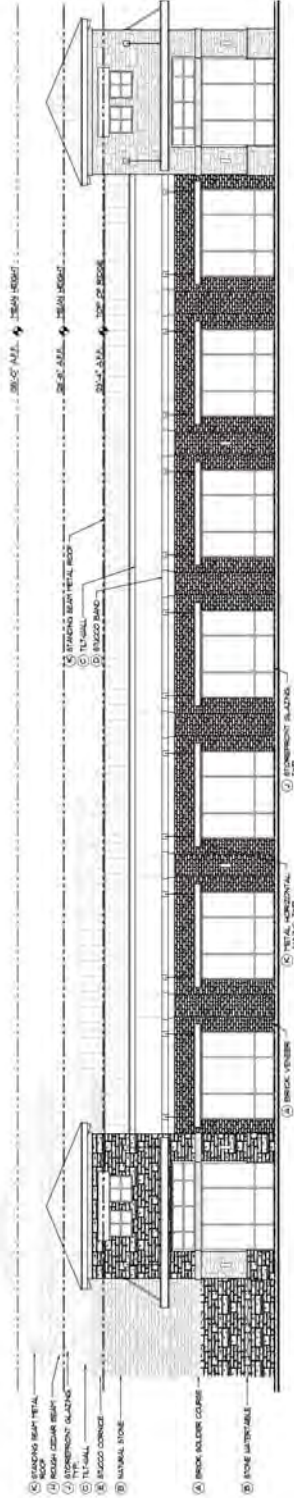
DATE:
12/06/2011
SHEET NUMBER:

E-2
RETAIL BLDG. #2
ELEVATIONS
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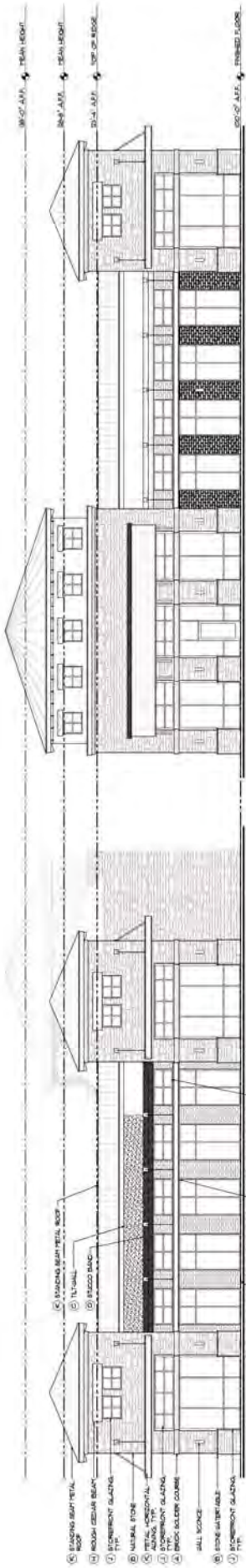


BUILDING #2 ROOF PLAN
1/8" = 1'-0"

BUILDING #2 13,875 S.F.
1/8" = 1'-0"



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

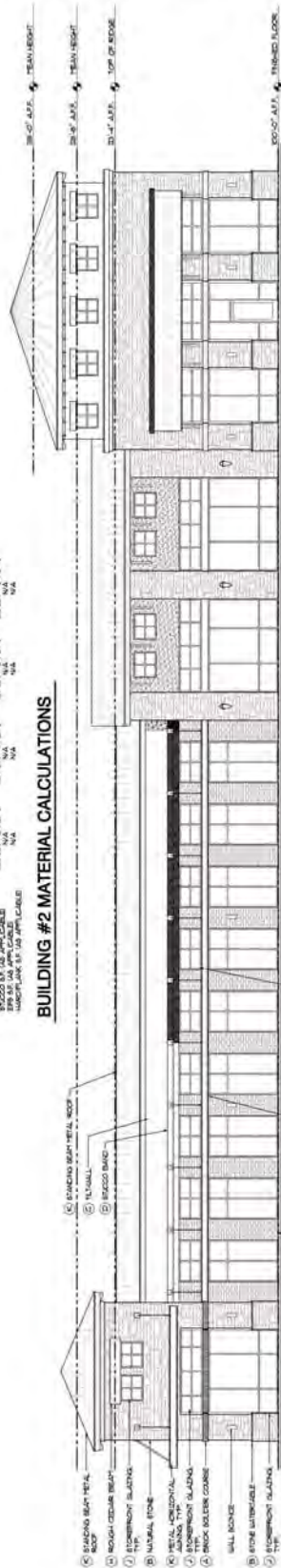


EAST ELEVATION
1/8" = 1'-0"

BUILDING #2 MATERIAL CALCULATIONS

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
2	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
3	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
4	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
5	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
6	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
7	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
8	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
9	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
10	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
11	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
12	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
13	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
14	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
15	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
16	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
17	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
18	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
19	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
20	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
21	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
22	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
23	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
24	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
25	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
26	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
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51	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
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54	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
55	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
56	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
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59	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
60	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
61	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
62	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
63	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
64	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
65	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
66	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
67	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
68	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
69	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
70	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
71	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
72	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
73	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
74	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
75	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
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82	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
83	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
84	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
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87	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
88	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
89	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
90	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
91	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
92	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
93	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
94	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
95	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
96	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
97	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
98	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
99	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00
100	ROUGH CEILING BRICK	1,200	SF	1.50	1,800.00

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



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

OWNER:
Orchard Flower Partners, LP, Ltd.
P.O. Box 1629
Collegeville, Texas 76034
Dean Edridge
(817)371-7672

ENGINEER:
Corwin Engineering Inc.
3000 144th Avenue, Suite 200
Burlington, Ontario L7R 4K1

INCREASE ADOPTION

HOME BUILDER:

RETAIL AGENTS:
Cross Architects, PLLC
1255 W. 15th Street, suite 125
Plano, Texas 75075
Samartha Dobbs
1372159-6644 x. 302

Orchard Flower
Flower Mound, Texas

EXHIBIT "F"

PROJECT:
Orchard Flower
Town of Flower Mound
Denton County, Texas
Roseannah Survey,
Abstract No. 49
27.267 Acres

REVISIONS

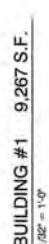
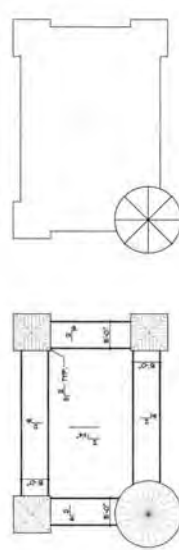
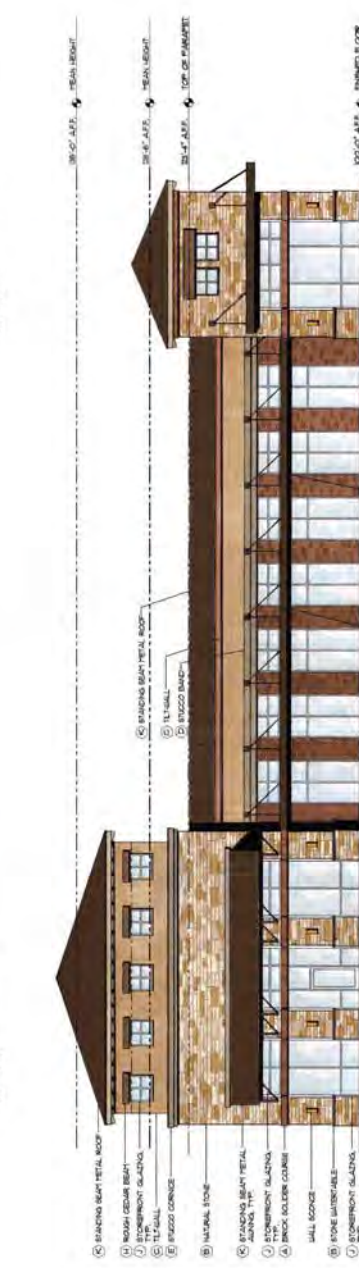
For a 400-cc engine, the maximum power is 10.5 kW (14.3 hp) at 5,500 rpm.

DATE: 12/06/2011

•

RETAIL BLDG. #1
ELEVATIONS

Downloaded At: 11:53 11 September 2009



- THE FACADE PLAN IS CONCEPTUAL PURPOSES ONLY. ALL BUILDING MATERIALS, FINISHES, AND APPROVAL OF THE BUILDING DEPARTMENT MUST BE OBTAINED PRIOR TO CONSTRUCTION.
- ALL MECHANICAL UNITS SHALL BE POSITIONED FROM PUBLIC VIEW.
- WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDENSATES SHALL BE PAINTED TO MATCH THE BUILDING.
- ALL STORAGE AREAS AND LOCATIONS ARE SUBJECTS TO REVIEW BY THE BUILDING INSPECTION DEPARTMENT.
- ANY EXTERIOR LIGHTING SHALL BE PAINTED TO MATCH THE BUILDING.
- BUILDINGS TO MATCH THE MATERIAL, COLOR AND COLOR OF THE BUILDING.

- A BRICK VENEER: METING BRICK, MONTANA
- B NATURAL STONE: METING BRICK, MONTANA
- C "L" WALL: BURNEN WALLPAPER, BARNES PORTABELLO
- D PIZZAZZ: BURNEN WALLPAPER, BARNES PORTABELLO
- E PIZZAZZ: BURNEN WALLPAPER, BARNES PORTABELLO
- F PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- G PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- H PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- I PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- J PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- K PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- L PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- M PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- N PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- O PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- P PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- Q PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- R PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- S PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- T PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- U PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- V PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- W PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- X PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- Y PAINT: BURNEN WALLPAPER, BARNES PORTABELLO
- Z PAINT: BURNEN WALLPAPER, BARNES PORTABELLO

MATERIAL KEY & NOTES

[illegible]



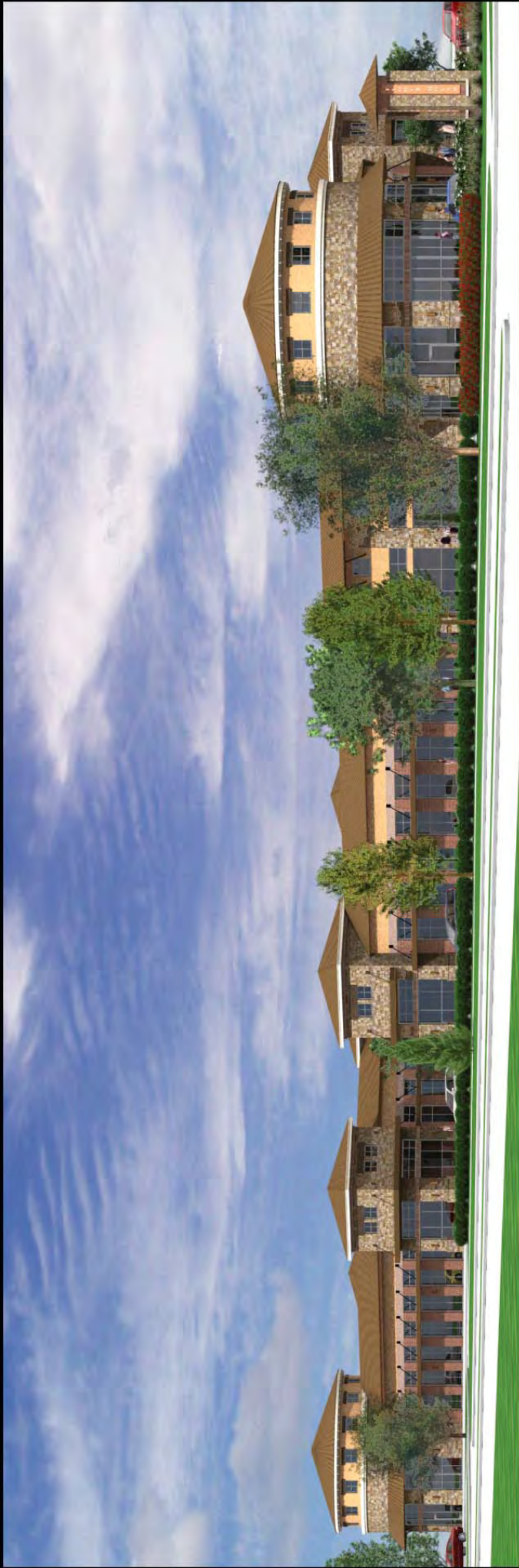


EXHIBIT "E"

Orchard Flower
Flower Mound, Texas





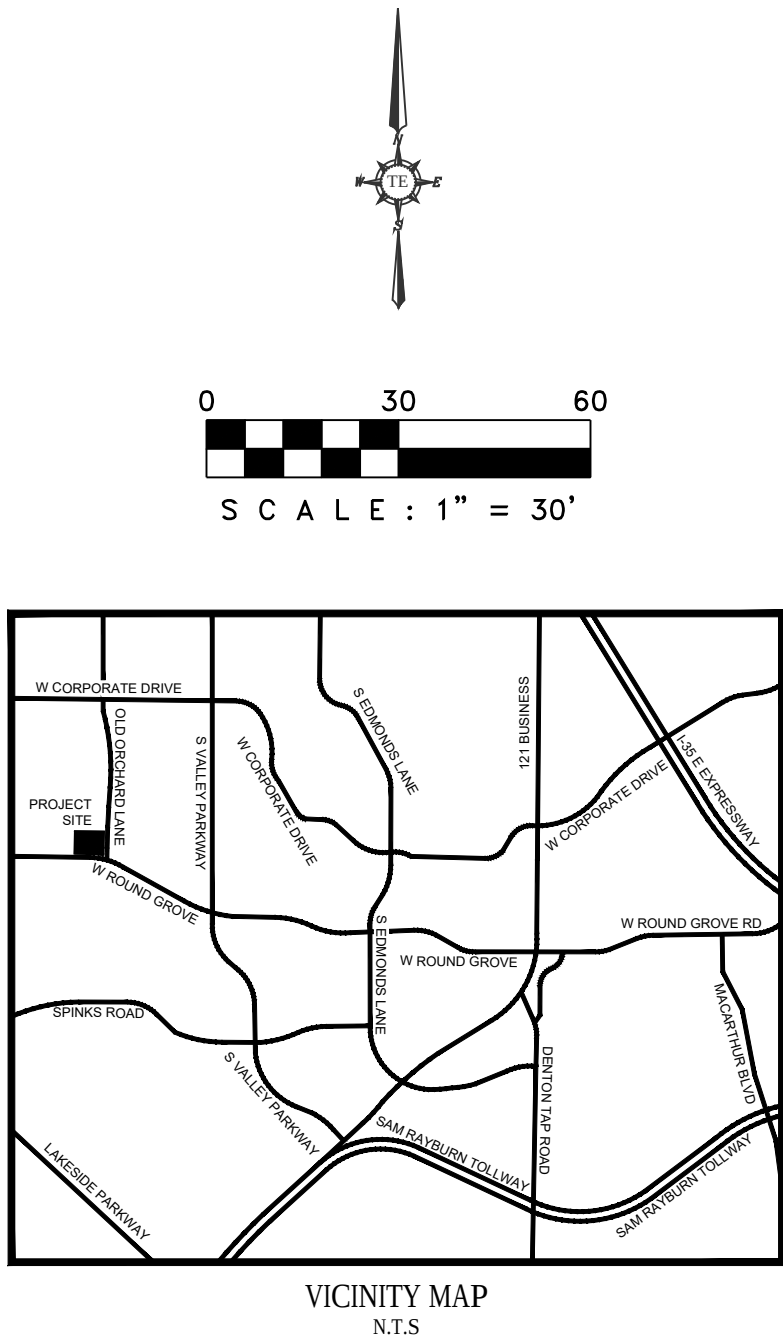
Pin Mounted Powder
Coated Steel

Laser Cut
Corten Steel

Cast Stone

ORCHARD FLOWER

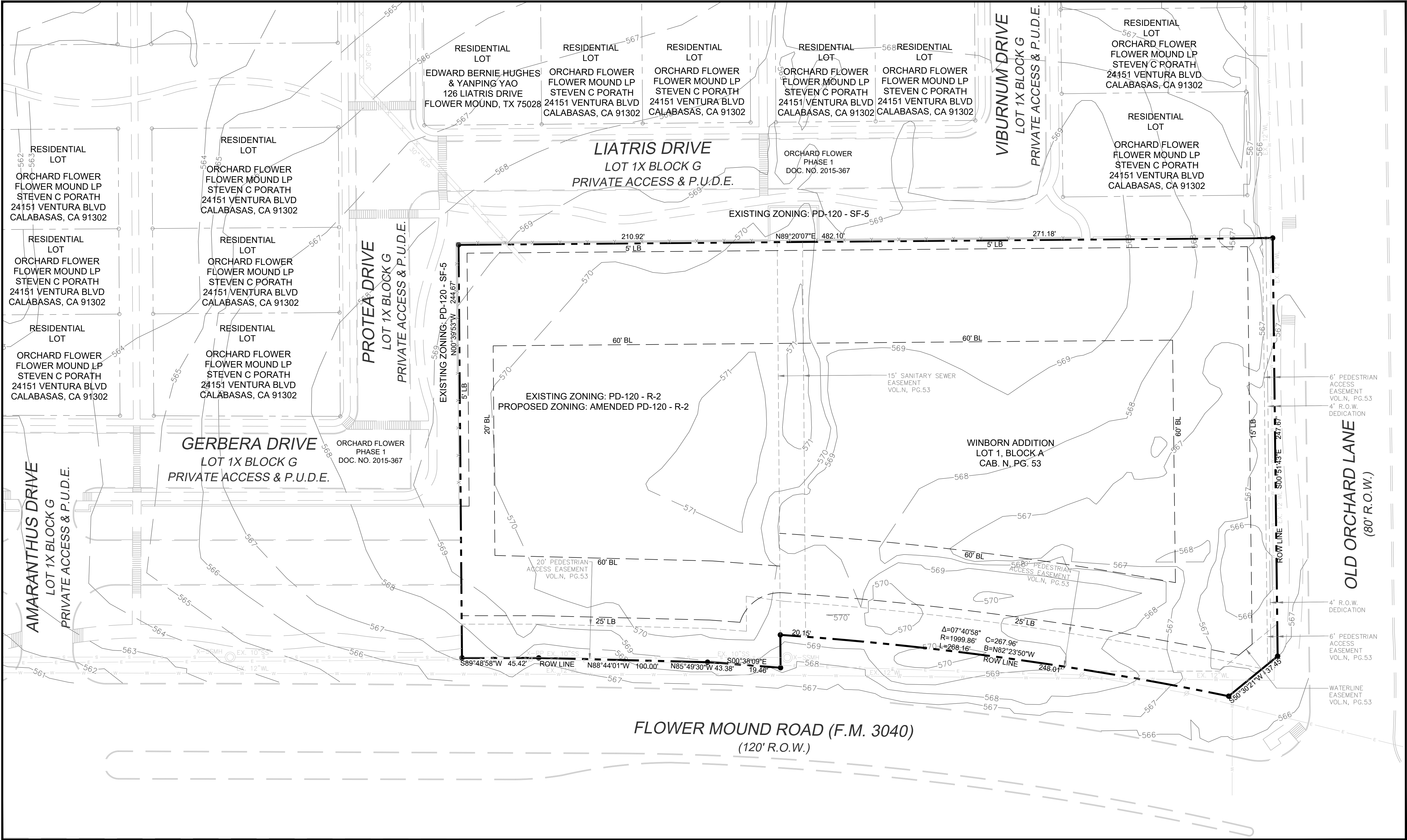
2.756 ACRES BEING A TACT OF LAND SITUATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



LEGEND	
EXISTING BOUNDARY	---
EXISTING CURB	---
EXISTING WATER MAIN	W 8" WTR
EXISTING SANITARY SEWER	S 12" SEWER
EXISTING SEWER MANHOLE	SSMH
EXISTING ELECTRIC	E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	EX 24" RCP
EXISTING FIRE HYDRANT	FH
EXISTING STORM INLET	SI
EXISTING SCREEN WALL	SW
BOUNDARY LINE	---

LEGEND	
EXISTING POWER POLE	X-PP
EXISTING SANITARY SEWER MANHOLE	X-SSMH
EXISTING STORM SEWER MANHOLE	X-STMH
BUILDING SETBACK	BS
EXISTING WATER LINE	WL
EXISTING SANITARY SEWER LINE	SS
LANDSCAPE BUFFER	LB
BUILDING SETBACK	BS

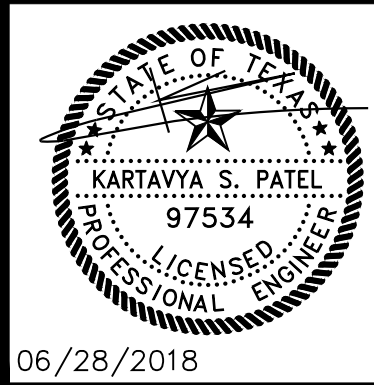
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DEVELOPMENT STANDARD	REQUIRED	PROVIDED
MIN. LOT SIZE	NO MIN.	NO MIN.
MIN. LOT WIDTH	NO MIN.	NO MIN.
MIN. AREA/UNIT	NO MIN.	NO MIN.
MIN. FRONT YARD	60' MIN.	60' MIN.
MIN. SIDE YARD	NO MIN.	NO MIN.
MIN. REAR YARD	60' MIN.	60' MIN.
MAX. LOT COVERAGE	50% MAX.	50% MAX.
MAX. FLOOR AREA RATIO	NO MAX.	NO MAX.
MAX. HEIGHT (STORIES/FT)	2 ST. / 35'	2 ST. / 35'



MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF FLOWER MOUND ROAD AND CONNECTED TO EXISTING 8' MULTI-PURPOSE TRAIL ON THE WEST SIDE OF OLD ORCHARD LANE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW OLD ORCHARD LANE - URBAN COLLECTOR WITH 80 FEET OF ROW INGRESS/EGRESS DRIVEWAY OFF FLOWER MOUND ROAD INGRESS/EGRESS DRIVEWAY OFF OLD ORCHARD LANE CROSS ACCESS PROVIDED TO NEIGHBORING PROPERTY TO WEST
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINES ALONG NORTH SIDE FLOWER MOUND ROAD AND WEST SIDE OF OLD ORCHARD LANE
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 10 INCH SANITARY SEWER LINES ALONG NORTH SIDE OF FLOWER MOUND ROAD AND 10 LINE EXTENDED THROUGH PROPERTY A PORTION OF LINE EXTENDED THROUGH PROPERTY TO ABANDONED AS PART OF THIS DEVELOPMENT

OWNER	ENGINEER	ARCHITECT
GREENSTONE SCHOOLS LLC 8870 BUSINESS PARK DRIVE SUITE 100 AUSTIN, TX 78758 CONTACT: SHAHAN BHADANI TEL: 512-293-4801	TRIANGLE ENGINEERING LLC 1333 MCDERMOTT DRIVE SUITE 200 ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATEL TEL: 214-609-9271	LEVEL-5 DESIGNS, LLC 6400 WESTPARK DRIVE SUITE 490 HOUSTON, TEXAS 77057 CONTACT: SWAPNIL PATEL TEL: 936-828-0370

NO.	DATE	DESCRIPTION	BY
1	03/26/18	1ST CITY SUBMITTAL	KP
2	04/25/18	2ND CITY SUBMITTAL	KP
3	05/30/18	3RD CITY SUBMITTAL	KP
4	06/15/18	4TH CITY SUBMITTAL	KP
5	06/28/18	5TH CITY SUBMITTAL	KP



ZONING EXHIBIT

TRIANGLE ENGINEERING LLC

T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

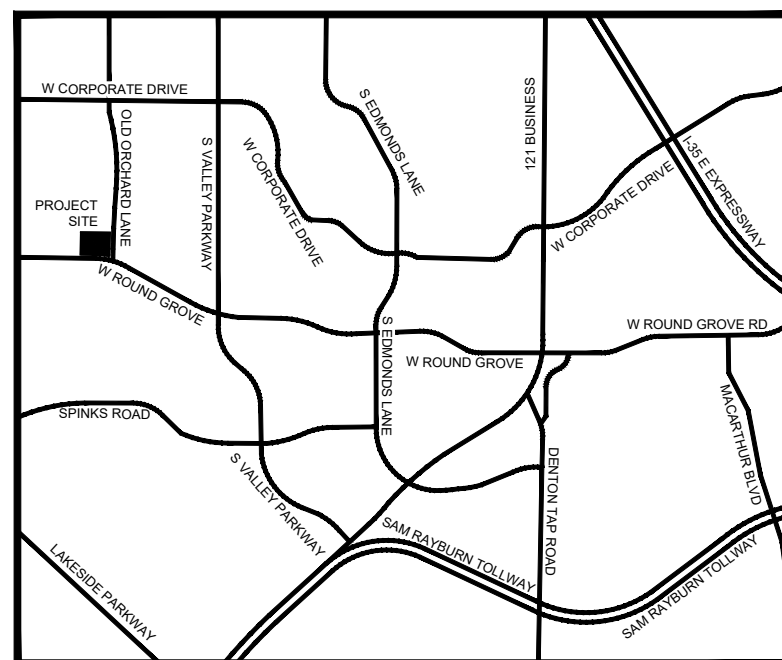
Planning | Civil Engineering | Construction Management

DESIGN DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	06/28/18	1"=30'	015-18

TX PE FIRM #11525

ZE

2.756 ACRES BEING A TACT OF LAND SITUATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



EXISTING BOUNDARY	_____
EXISTING CURB	_____
EXISTING WATER MAIN	_____ W 8" WTR
EXISTING SANITARY SEWER	_____ S 12" SEWER
EXISTING SEWER MANHOLE	⊙ SSMH
EXISTING ELECTRIC	_____ E
EXISTING POWER POLE	PP
EXISTING STORM SEWER	_____ EX. 24" RCP
EXISTING FIRE HYDRANT	⊙ FH
EXISTING STORM INLET	⊙
EXISTING SCREEN WALL	_____
BOUNDARY LINE	_____
PROPOSED CURB	=====
PROPOSED HANDICAP SIGN	▲
PROPOSED HANDICAP LOGO	⊙
PROPOSED FIRE HYDRANT	⊙
PROPOSED WATER METER	⊗
PROPOSED BACK FLOW PREVENTER	⊗
PROP. CONCRETE WHEEL STOP	_____
PROP. GAS METER	⊙ GM
PROP. 18" DIA. BOLLARD	○
PROP. STORM INLET	⊙
PROP. FIRE DEPARTMENT CONNECTION	∞ F.D.C.
PROP. MONUMENT SIGN	_____
PROP. 6' HIGH FENCE	— — — — —
PROP. 4' HIGH SEPARATOR FENCE	— — — — —
PROP. SITE LIGHT POLE	⊙
PROP. STM INLETS BY DEVELOPER	⊙
PROP. SEWER MH BY DEVELOPER	⊙ SSMH
PROPOSED FIRE LANE	_____

NUMBER OF LOTS	2
EXISTING ZONING	PD-120 / R-2
EXISTING USE	VACANT
PROPOSED ZONING	AMENDED PD-120 / R-2
PROPOSED USE (AREA A)	DAYCARE
PROPOSED USE (AREA B)	RETAIL
GROSS ACREAGE	2,756 ACRES OR 120,055 S.F.
ACREAGE (AREA A)	1,828 ACRES 51,550 S.F.
ACREAGE (AREA B)	1,573 ACRES 68,504 S.F.
PROPOSED BLDG. HEIGHT (AREA A)	30'-0"
PROPOSED BLDG. HEIGHT (AREA B)	34'-11 3/4"
PROPOSED BLDG. AREA (AREA A)	9,829 S.F. (19.07%)
PROPOSED BLDG. AREA (AREA B)	11,552 S.F. (16.86%)
FLOOR AREA RATIO (AREA A)	1.5
FLOOR AREA RATIO (AREA B)	1:6
REQUIRED PARKING (AREA A)	53 SPACES (3 ADA SPACES)
DAY CARE (1 SPACE PER 4 PERSONS ACCOMMODATED (190 STUDENTS & 20 TEACHERS)	42 SPACES (W/ 20% DEVIATION)
PROVIDED PARKING (AREA A)	42 SPACES (2 ADA SPACES)
REQUIRED PARKING (AREA B)	80 SPACES (4 ADA SPACES)
RETAIL (1 SPACE PER 250 SF) (4,000 SF / 250 SF = 16 SPACES)	
OFFICE (1 SPACE PER 300 SF) (3,827 SF / 300 SF = 12.75 SPACES)	
RESTAURANT (1 SPACE PER 75 SF) (3,925 SF / 75 SF = 52 SPACES)	
PROVIDED PARKING (AREA B)	80 SPACES (4 ADA SPACES)
IMPERVIOUS COVERAGE (AREA A)	32.983 S.F. (63.98%)
IMPERVIOUS COVERAGE (AREA B)	52.796 S.F. (77.07%)
OPEN SPACE/LANDSCAPE AREA (AREA A)	18.567 S.F. (36.02%)
OPEN SPACE/LANDSCAPE AREA (AREA B)	15.708 S.F. (22.93%)

LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE NORTH SIDE OF FLOWER MOUND ROAD AND CONNECTED TO EXISTING 8' MULTI-PURPOSE TRAIL ON THE WEST SIDE OF OLD ORCHARD LANE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL WITH 120 FEET OF ROW OLD ORCHARD LANE - URBAN COLLECTOR WITH 60 FEET OF ROW INGRESS/EGRESS DRIVEWAY OFF FLOWER MOUND ROAD INGRESS/EGRESS DRIVEWAY OFF OLD ORCHARD LANE CROSS ACCESS PROVIDED TO NEIGHBORING PROPERTY TO WEST
WATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH WATER LINES ALONG NORTH SIDE FLOWER MOUND ROAD AND WEST SIDE OF OLD ORCHARD LANE
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 10 INCH SANITARY SEWER LINES ALONG NORTH SIDE OF FLOWER MOUND ROAD AND 10 INCH EXTENDED THROUGH PROPERTY A PORTION OF LINE EXTENDED THROUGH PROPERTY TO ABANDONED AS PART OF THIS DEVELOPMENT

DEVELOPMENT STANDARD	REQUIRED	PROVIDED
MIN. LOT SIZE	NO MIN.	NO MIN.
MIN. LOT WIDTH	NO MIN.	NO MIN.
MIN. AREA/UNIT	NO MIN.	NO MIN.
MIN. FRONT YARD	60' MIN.	60' MIN.
MIN. SIDE YARD	NO MIN.	NO MIN.
MIN. REAR YARD	60' MIN.	60' MIN.
MAX. LOT COVERAGE	50% MAX.	50% MAX.
MAX. FLOOR AREA RATIO	NO MAX.	NO MAX.
MAX. HEIGHT (STORIES/FT)	2 ST. / 35'	2 ST. / 35'

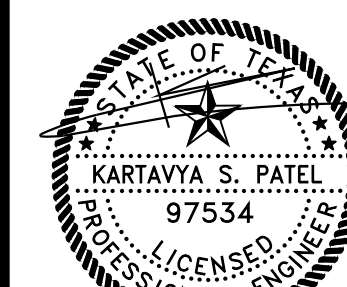
DRAINAGE EASEMENT	DE
WATERLINE EASEMENT	WE
FIRE HYDRANT	FH
CLEAN OUT	CO
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMH
BUILDING SETBACK	BS
LANDSCAPE BUFFER	LB
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	FDC
POST INDICATOR VALVE	PIV
DOMESTIC WATER METER	D
IRRIGATION WATER METER	I

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL FOUND BASE/HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. ALL ACCESSIBLE WALKWAYS SHALL HAVE CROSS SLOPES NO GREATER THAN 2% AND RUNNING SLOPES NOT GREATER THAN 5%. ANY GAPS IN THE SIDEWALK NO GREATER THAN 1/2 INCH OR ELEVATION CHANGE GREATER THAN 1/4 INCH.

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06/28/2018



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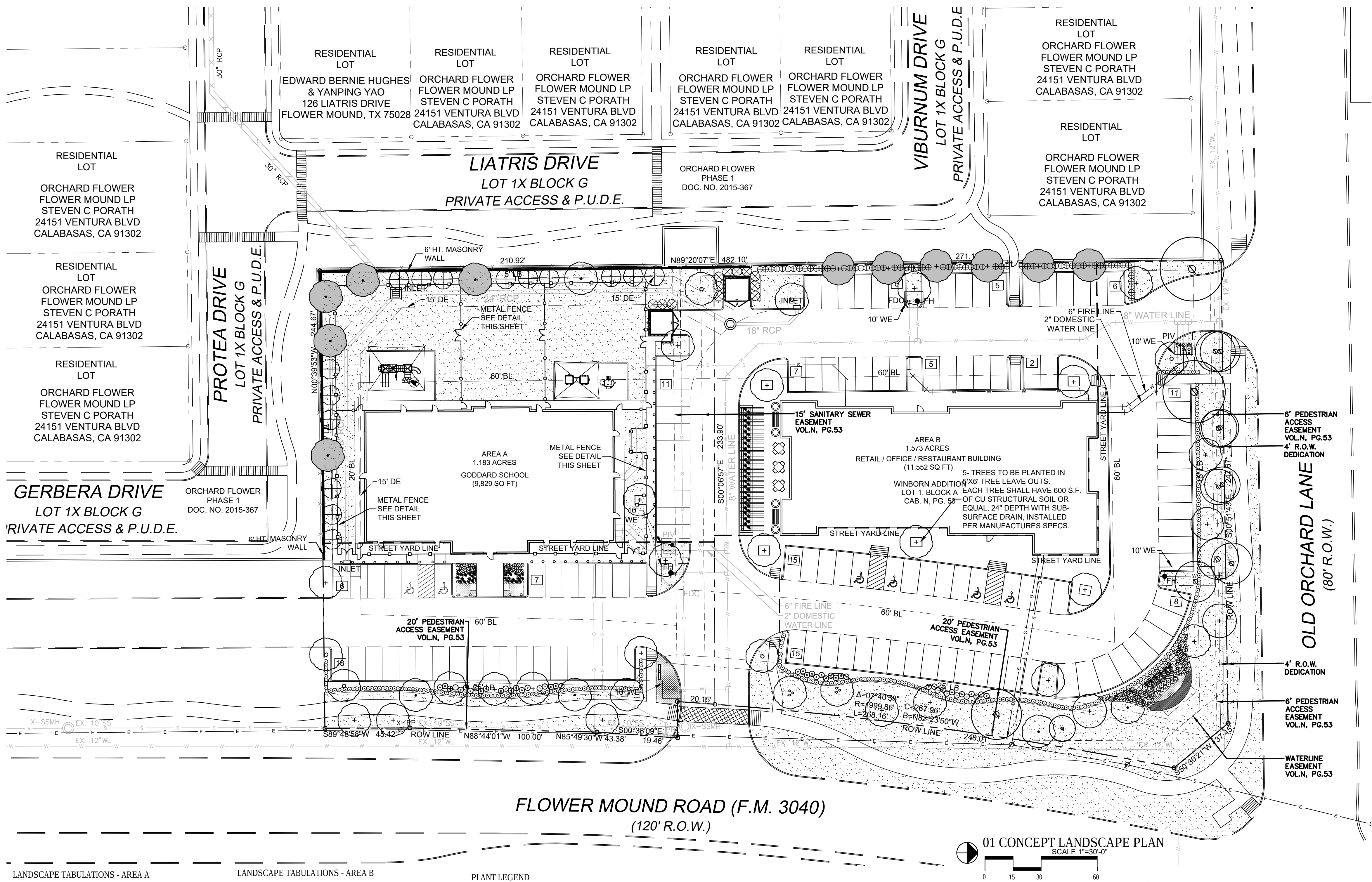
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
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KP	TT	06/28/18	1": 30'	015-18	25
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TX DE FIRM #11525	CP
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TX PE FIRM #11525	5
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CP



LANDSCAPE TABULATIONS - AREA A

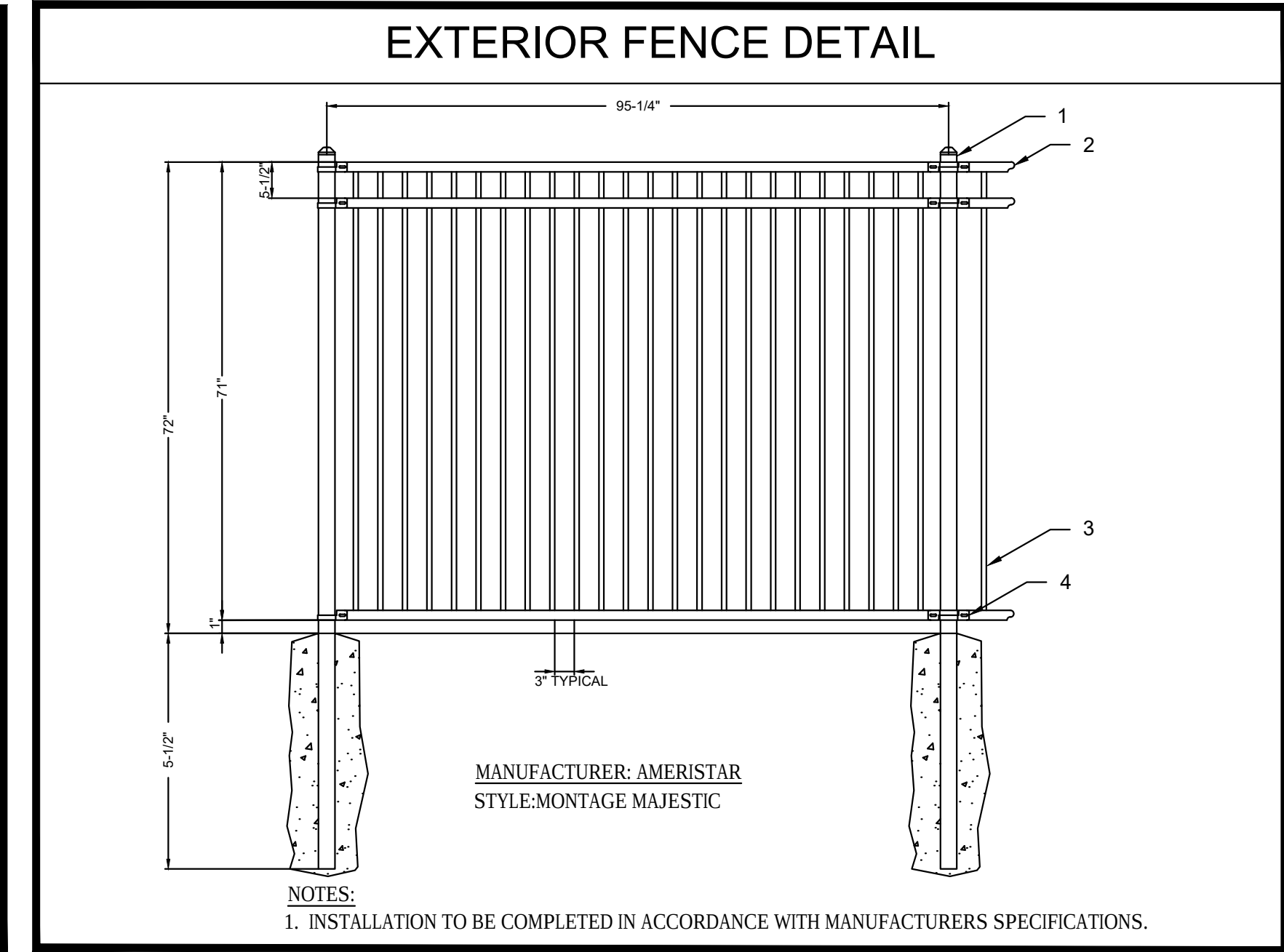
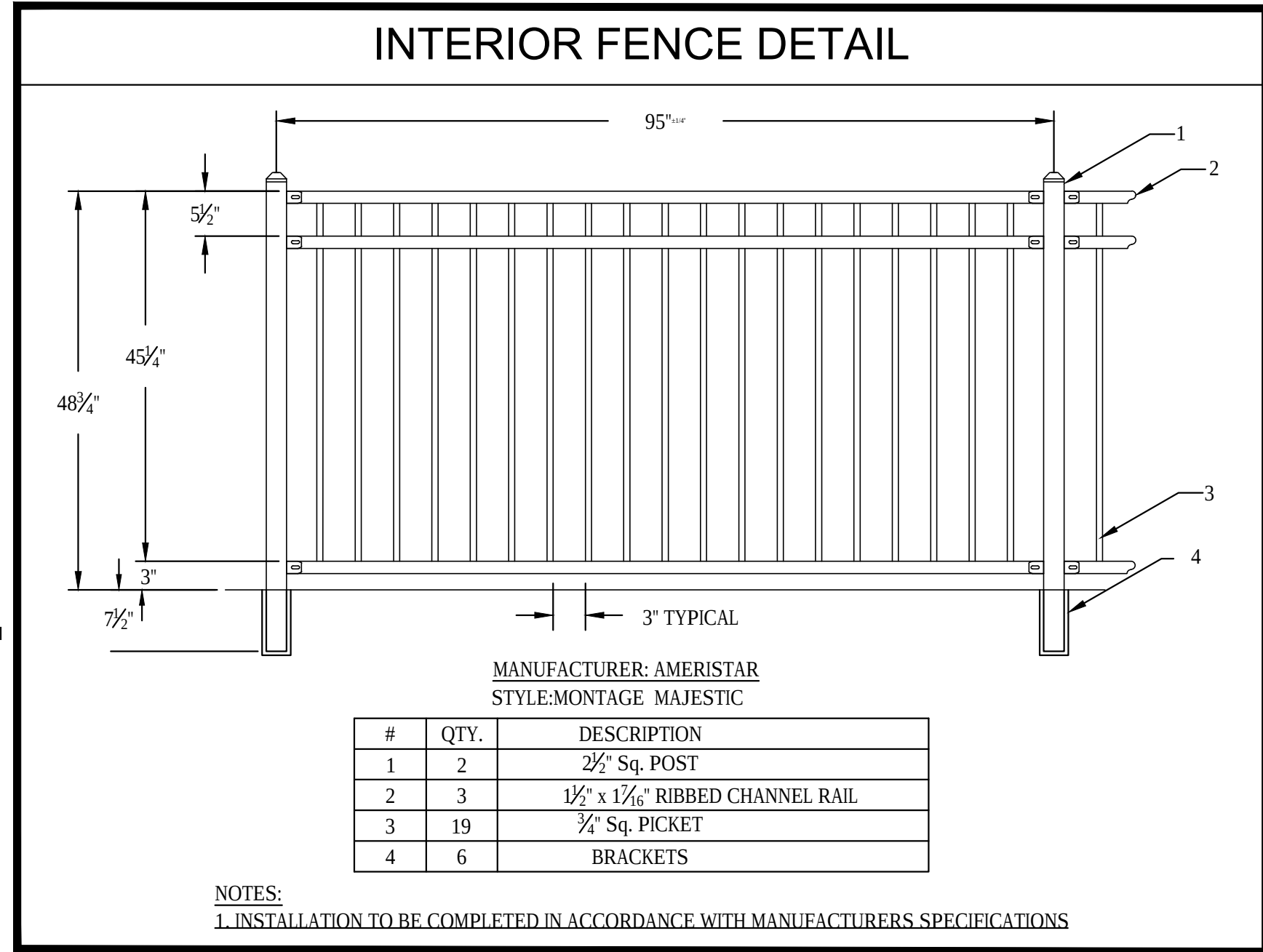
Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	20,328	4,066	4,687
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road 20,328 s.f.	14	14-3' Cal. Trees
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Flower Mound Road 188.78 l.f.	7	10-3' Cal. Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	40	300 s.f.	800 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	40	4	4

LANDSCAPE TABULATIONS - AREA B

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	40,486	8,097	13,443
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 110,000 10 trees for first 10,000 plus (1) per 2,500 in excess of 10,000 s.f.	Flower Mound Road & Old Orchard Ln. 40,486 s.f.	23	18-3' Cal. Trees 5- Existing Trees
Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Flower Mound Road 248.01 l.f.	8	7-3' Cal. Trees 1 Existing Trees
1 per 30 l.f.	Old Orchard Lane 247.67 l.f.	8	4-3' Cal. Trees 4 Existing Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	90	450 s.f.	2,005 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	60	6	6

PLANT LEGEND

- + CEDAR ELM, 3" CAL
- + LACEBARK ELM, 3" CAL
- LIVE OAK, 3" CAL
- o RED OAK, 3" CAL
- TEXAS ASH, 3" CAL
- TREE COUNTED TOWARDS MITIGATION
- ⊕ SAVANNAH HOLLY- TREE FORM 6'-8" HEIGHT
- ⊗ 6'-8" EVERGREEN SHRUBS
- ⊕ 36" HT. PLANTING SCREEN PER TOWN PLANTING LIST
- ORNAMENTAL SHRUBS PER TOWN PLANTING LIST
- BERMUDA GRASS
- TURF



GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



GODDARD SCHOOL / RETAIL

FLOWER MOUND ROAD
FLOWER MOUND, TEXAS

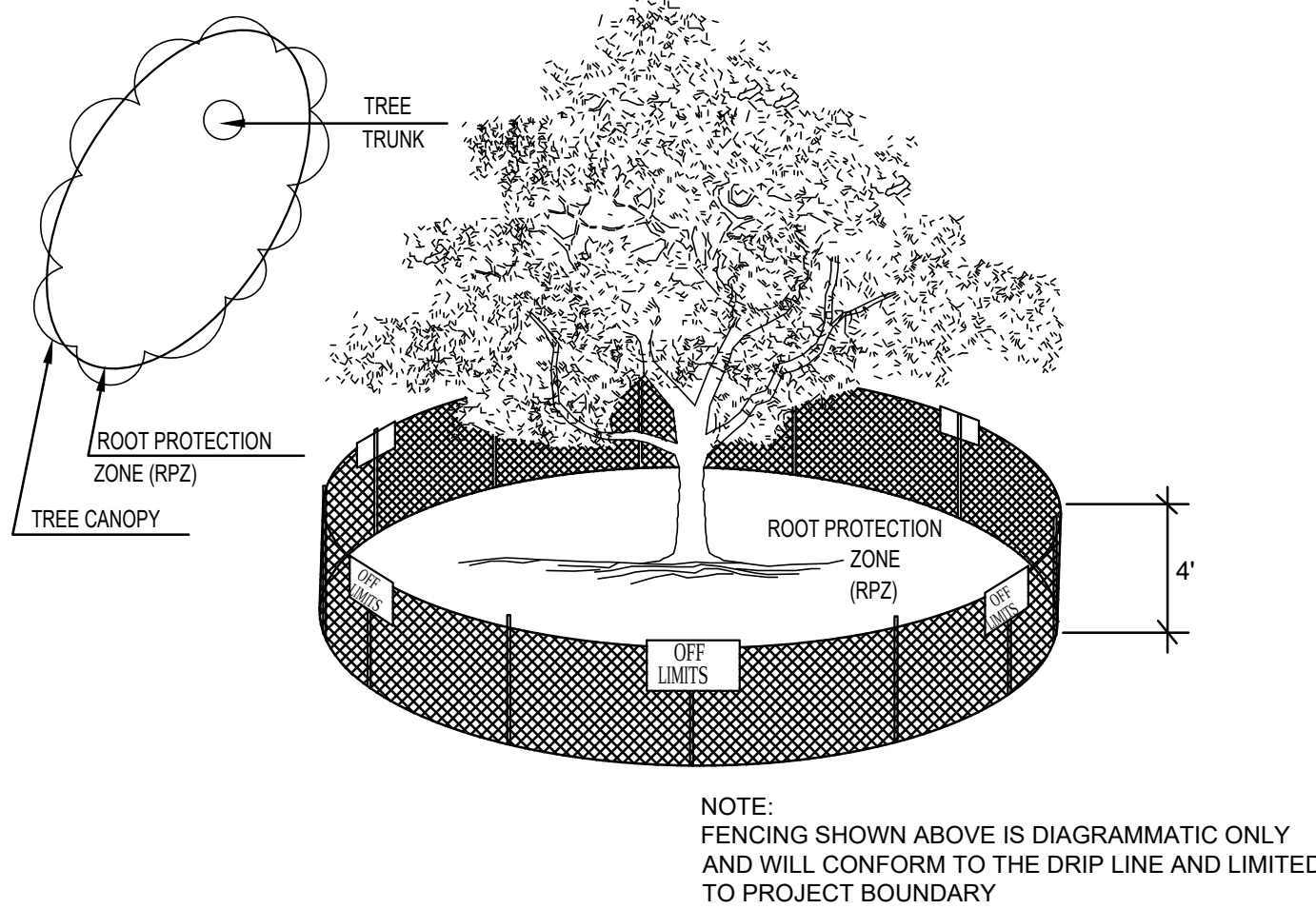
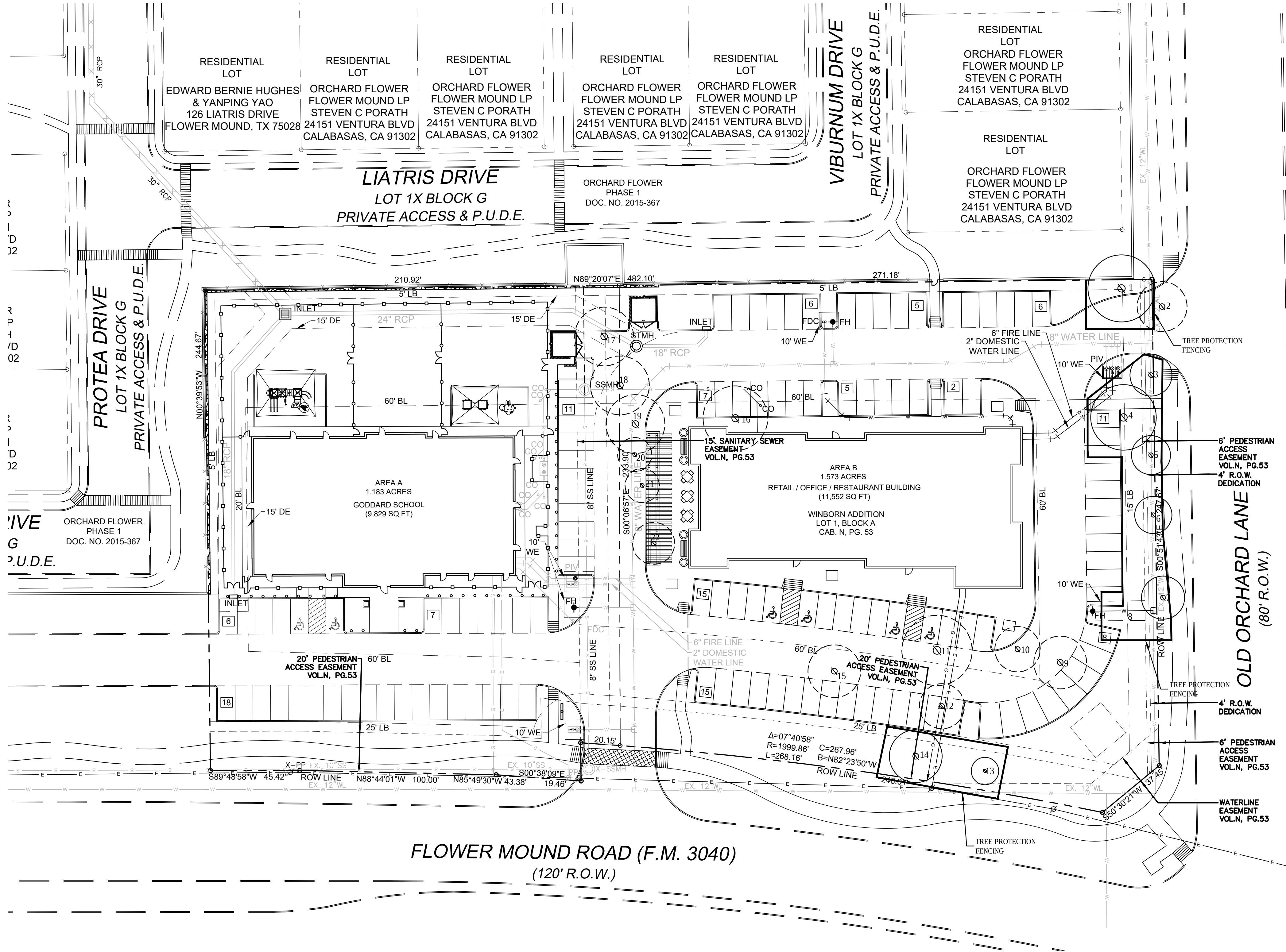
ISSUE:
FOR APPROVAL 03.26.2018
CITY COMMENTS 04.25.2018
CITY COMMENTS 05.30.2018
CITY COMMENTS 06.15.2018
CITY COMMENTS 07.03.2018

DATE:
07.03.2018

SHEET NAME:
CONCEPT LANDSCAPE PLAN

SHEET NUMBER:

L.2



01 TREE PROTECTION FENCE A
NOT TO SCALE

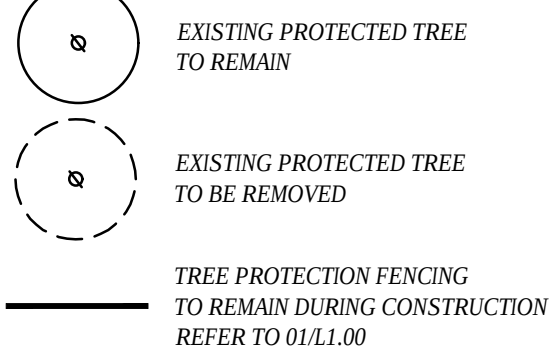
EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Landscape Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- Any fine grading done within the critical root zones of the protected trees must be done by hand. No earth moving equipment is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner. Structural roots shall be initially exposed through the use of an air spade within the root protection zone.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4') feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing must be installed before any construction related activities commence on the site. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval and under the supervision of the Landscape Architect.
- Mitigation for the removal of a each protected tree is (1) 3" caliper mitigation tree or \$375

TREE SURVEY FIELD DATA

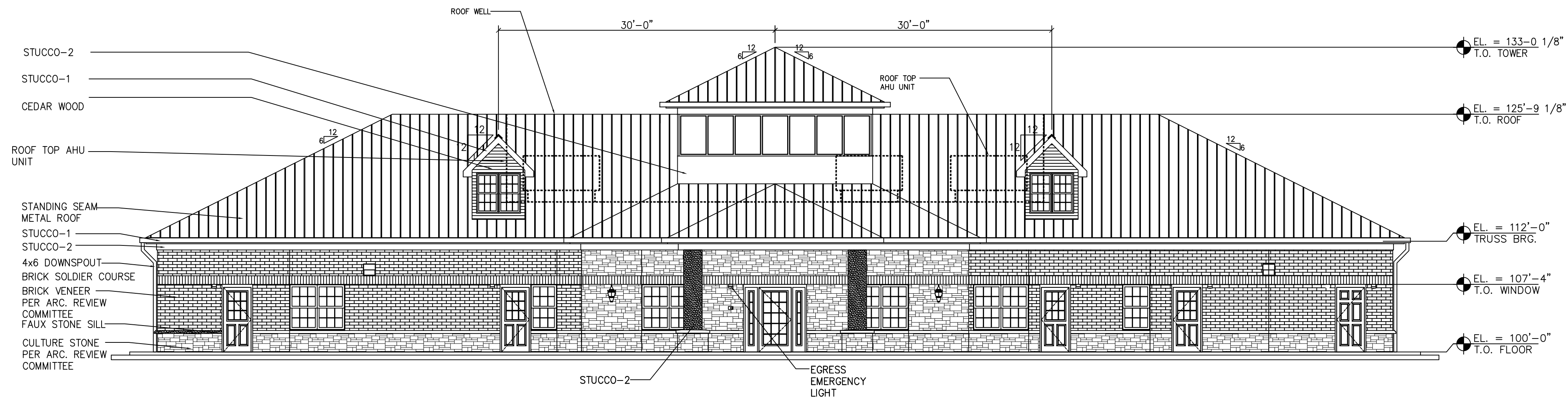
NO.	DIA. INCHES	SPECIES (COMMON NAME)	SPECIES (BOTANICAL NAME)	CONDITION	REMARKS	CREDITS	MITIGATION REQUIRED
1	10.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO REMAIN	3	1-3" CAL. TREE
2	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
3	14	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO REMAIN		
4	11.5	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO REMAIN	3	1-3" CAL. TREE
5	9.75	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
6	11.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
7	14	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN	3	1-3" CAL. TREE
8	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
9	13.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
10	13	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED	3	1-3" CAL. TREE
11	11	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED		
12	13.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
13	2	CREPE MYRTLE	LAGERSTROEMIA INDICA	GOOD	UNPROTECTED TREE TO REMAIN	3	1-3" CAL. TREE
14	14.5	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO REMAIN		
15	15	AUSTRIAN PINE	PINUS NIGRA	GOOD	PROTECTED TREE TO BE REMOVED		
16	10	LACEBARK ELM	ULMUS PARVIFOLIA	GOOD	UNPROTECTED TREE TO BE REMOVED	3	1-3" CAL. TREE
17	12.5	AMERICAN ELM	ULMUS AMERICANA	FAIR	PROTECTED TREE TO BE REMOVED		
18	10.25	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
19	16	AMERICAN ELM	ULMUS AMERICANA	DECLASSIFIED	UNPROTECTED TREE TO BE REMOVED	3	1-3" CAL. TREE
20	10	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
21	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED		
23	6	LIVE OAK	QUERCUS VIRGINIANA	GOOD	PROTECTED TREE TO BE REMOVED	3	1-3" CAL. TREE

EXISTING TREE LEGEND

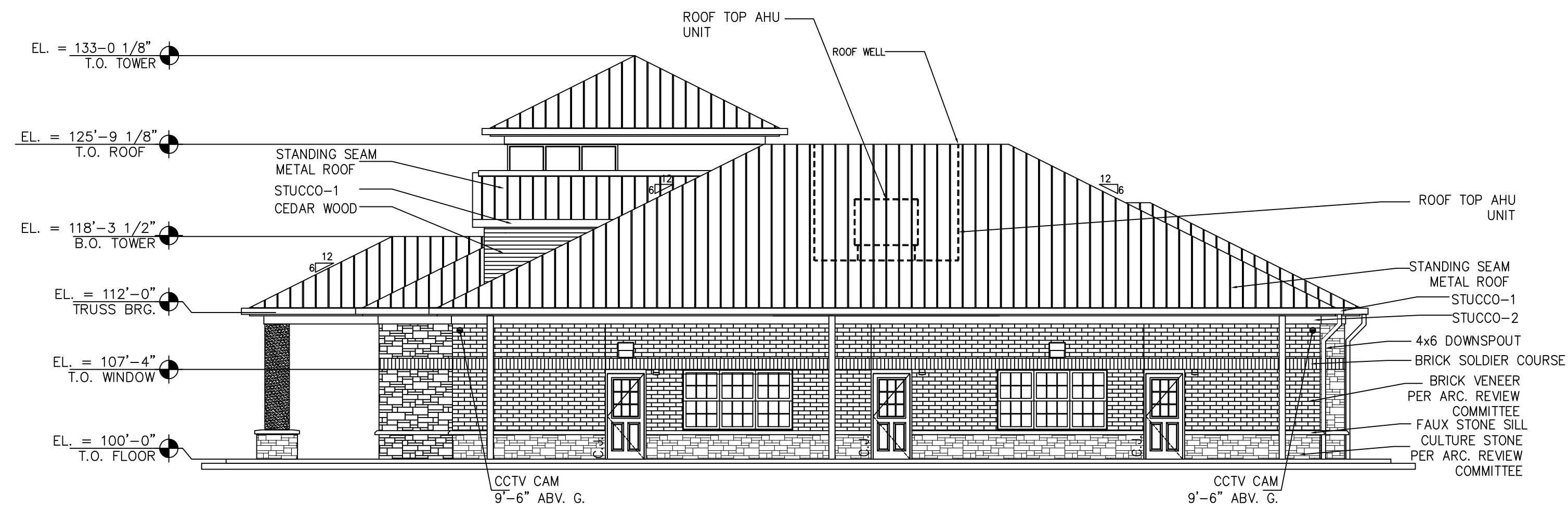


10 TREES REQUIRED TO BE MITIGATED- (1) 3" CALIPER TREE PER TREE
L.2 FOR REPLACEMENT TREES.

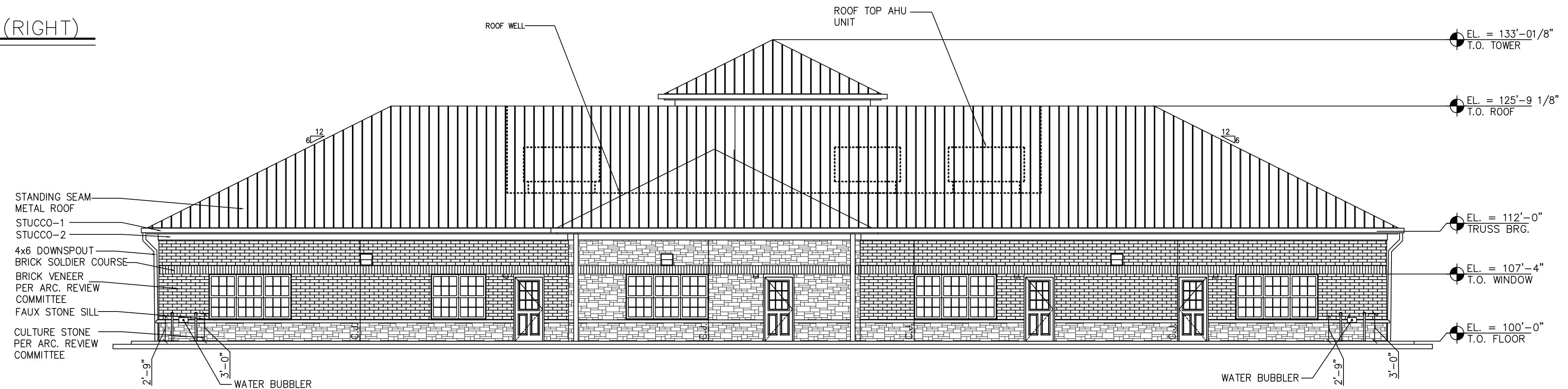




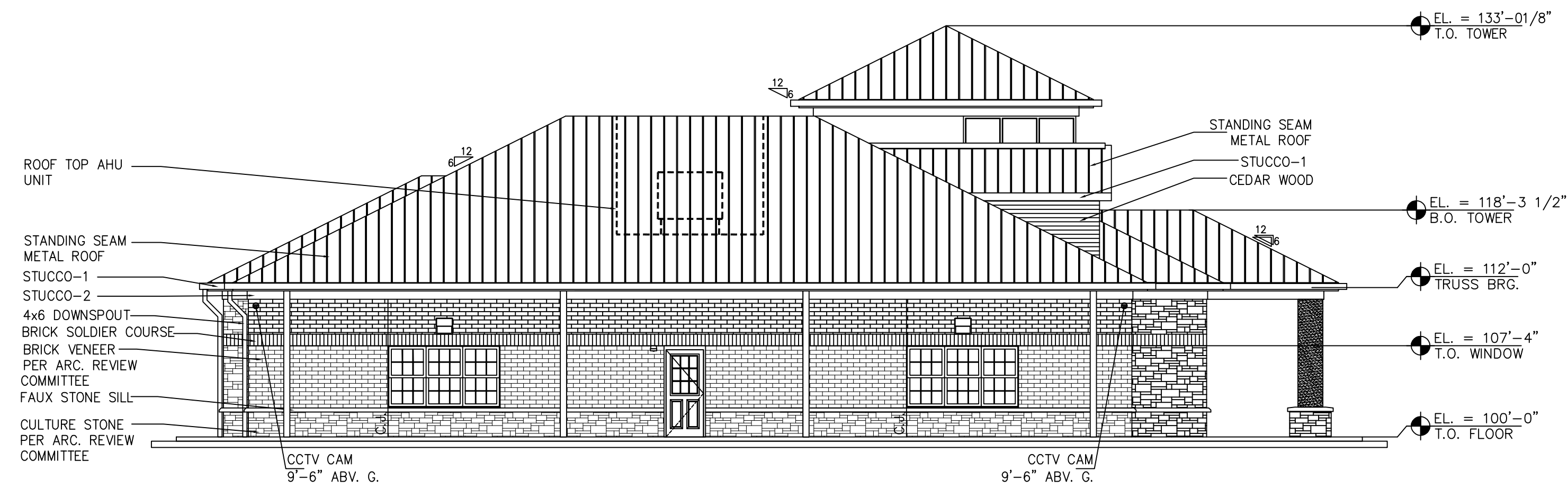
1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (RIGHT)
A2.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"



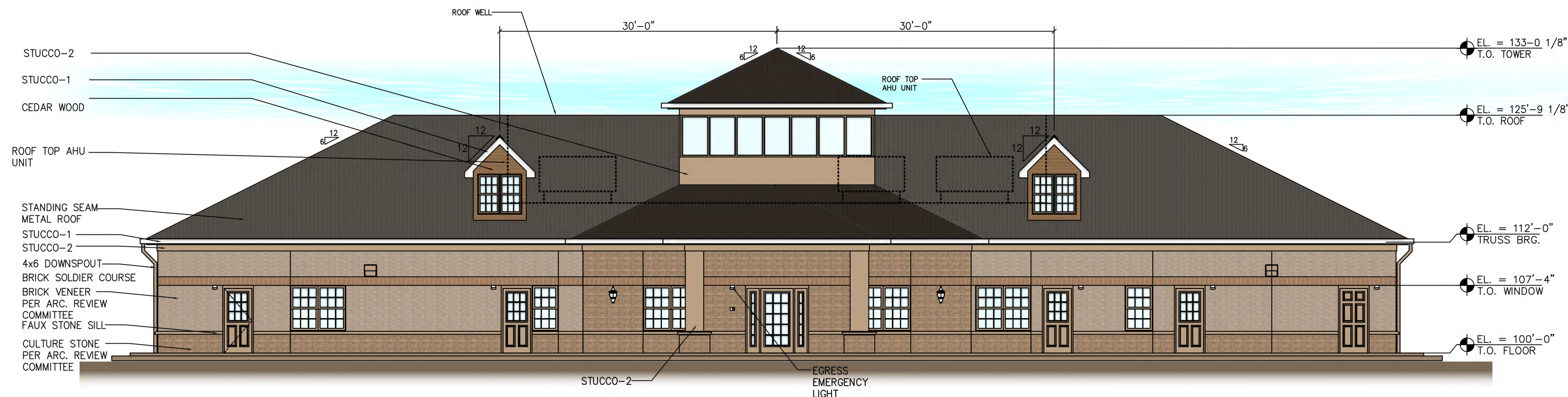
4 WEST ELEVATION (LEFT)
A2.1 SCALE: 1/8" = 1'-0"

MATERIAL SPECIFICATION		
NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK—OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE —SW 6108 SHERWIN WILLIAMS

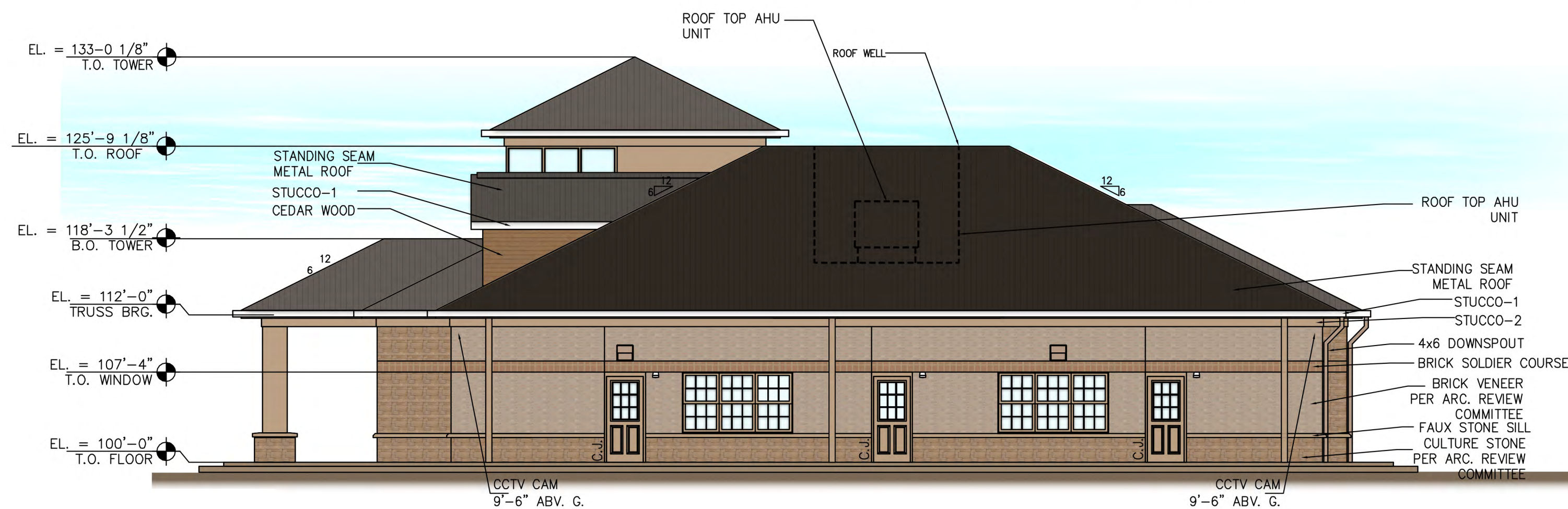
	SOUTH	%	EAST	%	NORTH	%	WEST	%
TOTAL FACADE AREA (SF)	1991.67	—	1146.37 SF	—	1672.32 SF	—	1141.10 SF	—
DOORS/WINDOWS	463.69 SF	—	187.60 SF	—	307.79 SF	—	138.69 SF	—
FACADE AREA (SF)	1491.93 SF	100.00	1012.04 SF	100.00	1358.79SF	100.00	1053.26SF	100.00
MINUS DOORS/WINDOWS								
PRIMARY MASONRY		98.79		95.73		100.00		97.15
BRICK VENEER	545.52 SF	36.5	434.01 SF	42.88	582.36 SF	42.86	466.70 SF	44.31
STONE	508.57 SF	34.08	231.58 SF	22.88	468.52 SF	34.48	242.56 SF	23.02
STUCO0-1 LIGHT	95.45 SF	6.39	65.43 SF	6.46	81.44 SF	6.00	62.85 SF	5.96
STUCO0-2 DARK	201.56 SF	13.51	165.65 SF	16.34	103.65 SF	7.63	165.65 SF	15.72
BRICK SOLDIER COURSE	122.82 SF	8.23	72.39 SF	7.15	122.82 SF	9.04	72.39 SF	6.86
ACCENT MATERIAL								
CEDAR WOOD	18.01 SF	1.20	43.20 SF	4.26	00.00 SF	0.00	43.2 SF	2.85

NO.	DATE	REVISION	BY

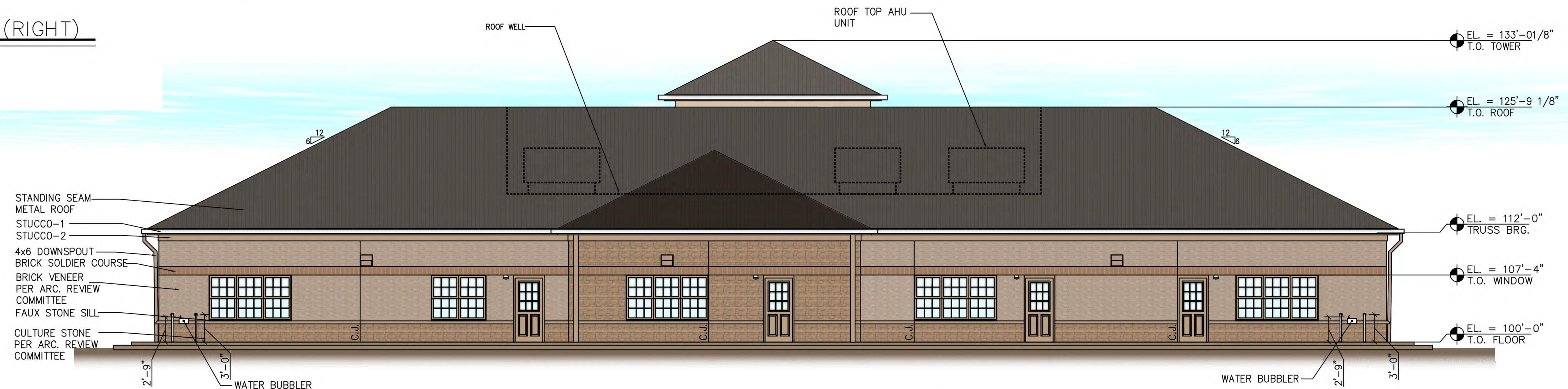
EXTERIOR ELEVATIONS		PROJECT NO.	DATE	DRAWN BY	CHECKED BY
A2.1		06/26/2018			
SHEET #		REVISION #			



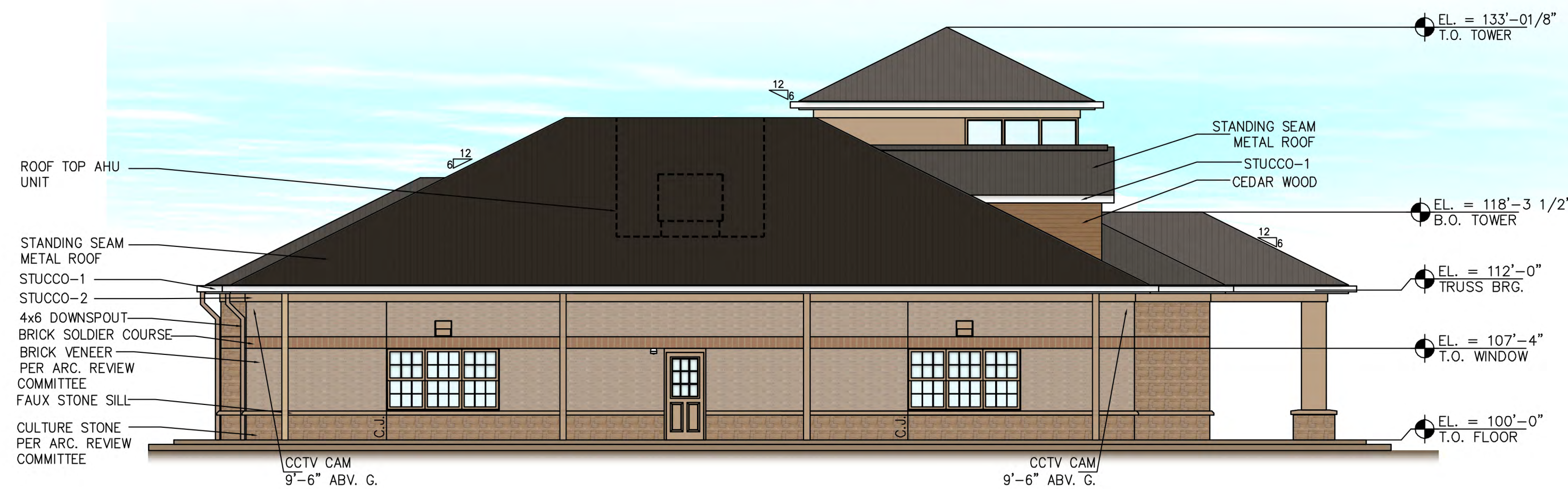
1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (RIGHT)
A2.1 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (LEFT)
A2.1 SCALE: 1/8" = 1'-0"

MATERIAL SPECIFICATION		
NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK-OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE -SW 6108 SHERWIN WILLIAMS

	SOUTH	%	EAST	%	NORTH	%	WEST	%
TOTAL FACADE AREA (SF)	1991.67	—	1146.37 SF	—	1672.32 SF	—	1141.10 SF	—
DOORS/WINDOWS	463.69 SF	—	187.60 SF	—	307.79 SF	—	138.69 SF	—
FACADE AREA (SF) MINUS DOORS/WINDOWS	1491.93 SF	100.00	1012.04 SF	100.00	1358.79SF	100.00	1053.26SF	100.00
PRIMARY MASONRY		98.79		95.73		100.00		97.15
BRICK VENEER	545.52 SF	36.5	434.01 SF	42.88	582.36 SF	42.86	466.70 SF	44.31
STONE	508.57 SF	34.08	231.58 SF	22.88	468.52 SF	34.48	242.56 SF	23.02
STUCCO-1 LIGHT	95.45 SF	6.39	65.43 SF	6.46	81.44 SF	6.00	62.85 SF	5.96
STUCCO-2 DARK	201.56 SF	13.51	165.65 SF	16.34	103.65 SF	7.63	165.65 SF	15.72
BRICK SOLDIER COURSE	122.82 SF	8.23	72.39 SF	7.15	122.82 SF	9.04	72.39 SF	6.86
ACCENT MATERIAL								
CEDAR WOOD	18.01 SF	1.20	43.20 SF	4.26	00.00 SF	0.00	43.2 SF	2.85

NO.	DATE	REVISION	BY

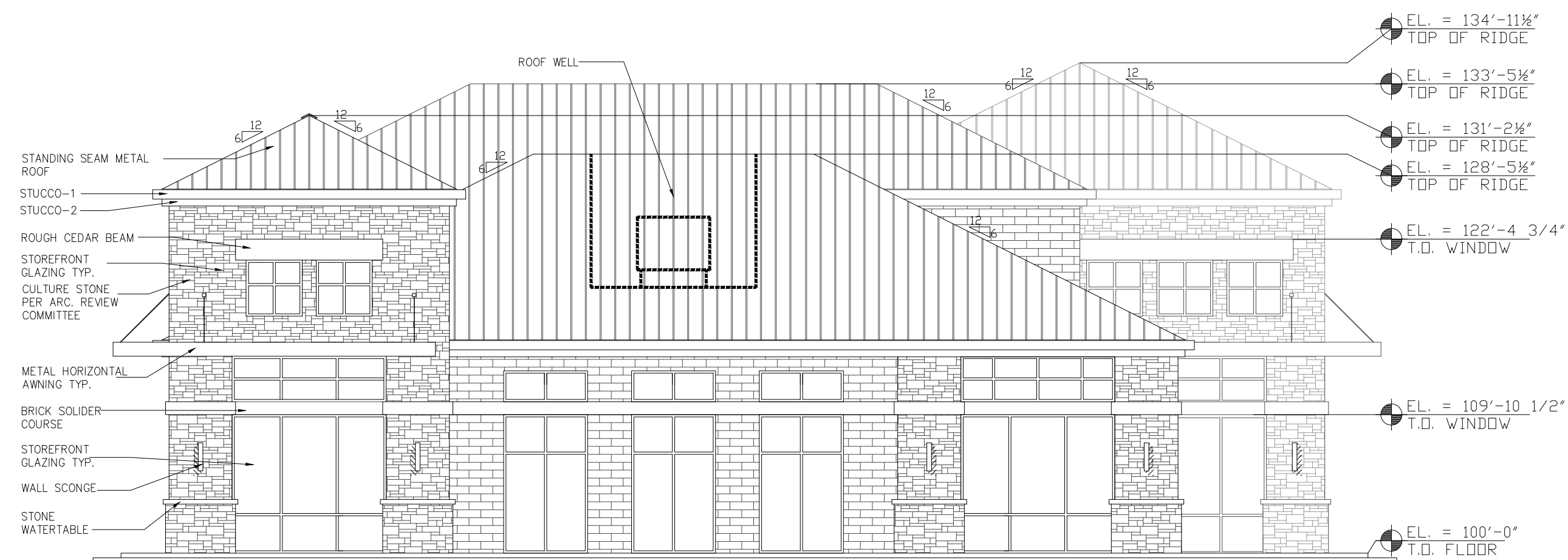
EXTERIOR ELEVATIONS		PROJECT No:	DATE:	DRAWN BY:	CHECKED BY:
5'-FEET		06/26/2018			
A2.1					



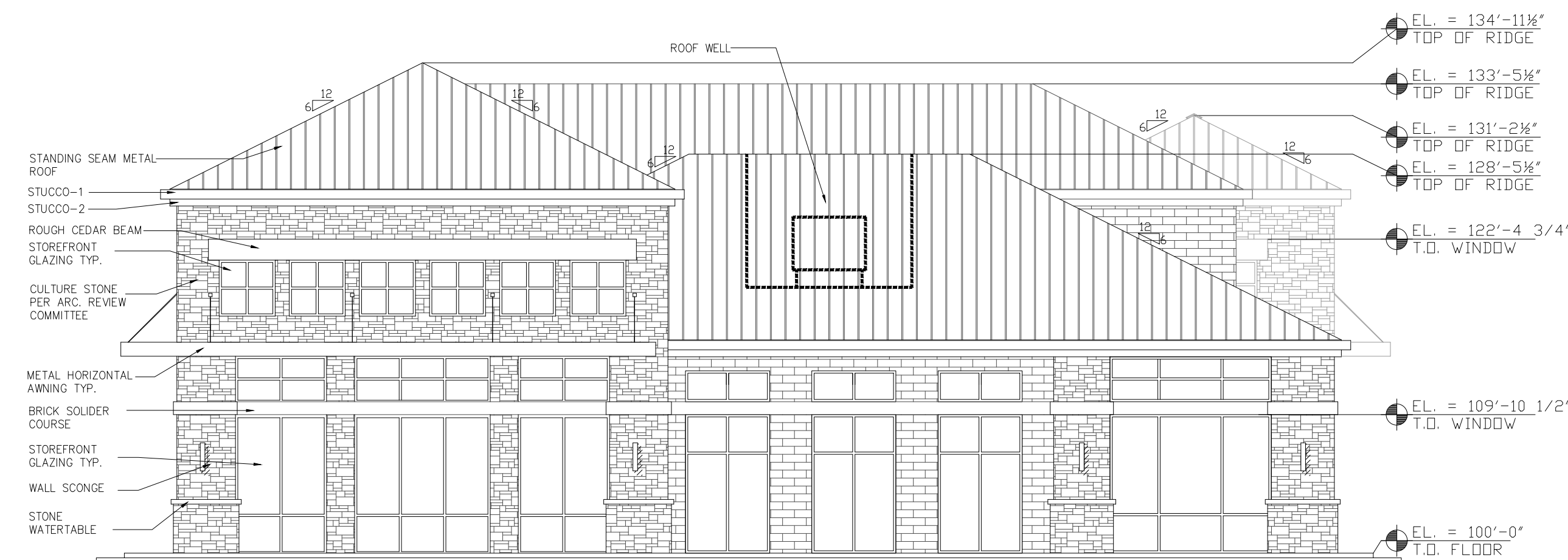
1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (LEFT)
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (RIGHT)
A2.1 SCALE: 1/8" = 1'-0"

MATERIAL SPECIFICATION		
NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK-OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE -SW 6108 SHERWIN WILLIAMS

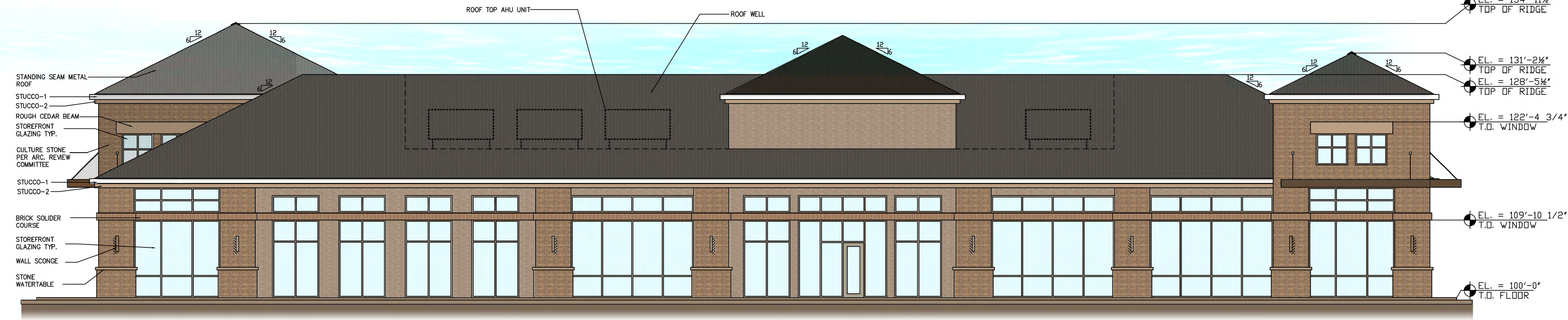
	SOUTH	%	NORTH	%	EAST	%	WEST	%
TOTAL FACADE AREA (SF)	3249.46 SF	-	3072.92 SF	-	1668.06 SF	-	1711.11 SF	-
DOORS/WINDOWS	1444.61 SF	-	1466.84 SF	-	659.25 SF	-	760.13 SF	-
FACADE AREA (SF) MINUS DOORS/WINDOWS	2230.11 SF	100.00	2153.44 SF	100.00	1008.81 SF	100.00	950.97 SF	100.00
PRIMARY MASONRY		97.24		97.06		93.90		93.53
BRICK VENEER	516.37 SF	23.15	472.23 SF	22.57	232.66 SF	23.06	226.29 SF	23.79
STONE	788.37 SF	35.35	676.10 SF	32.31	525.82 SF	52.12	466.42 SF	49.04
STUCCO-1 LIGHT	160.16 SF	7.18	158.18 SF	7.56	75.08 SF	7.44	74.55 SF	7.83
STUCCO-2 DARK	547.42 SF	24.54	567.64 SF	27.13	37.68 SF	3.73	46.13 SF	4.85
BRICK SOLDIER COURSE	156.29 SF	7.00	156.29 SF	7.47	76.07 SF	7.54	76.08 SF	8.00
ACCENT MATERIAL								
CEDAR WOOD	61.5 SF	2.76	61.5 SF	2.94	61.5 SF	6.10	61.5 SF	6.47

NO.	DATE	REVISION	BY

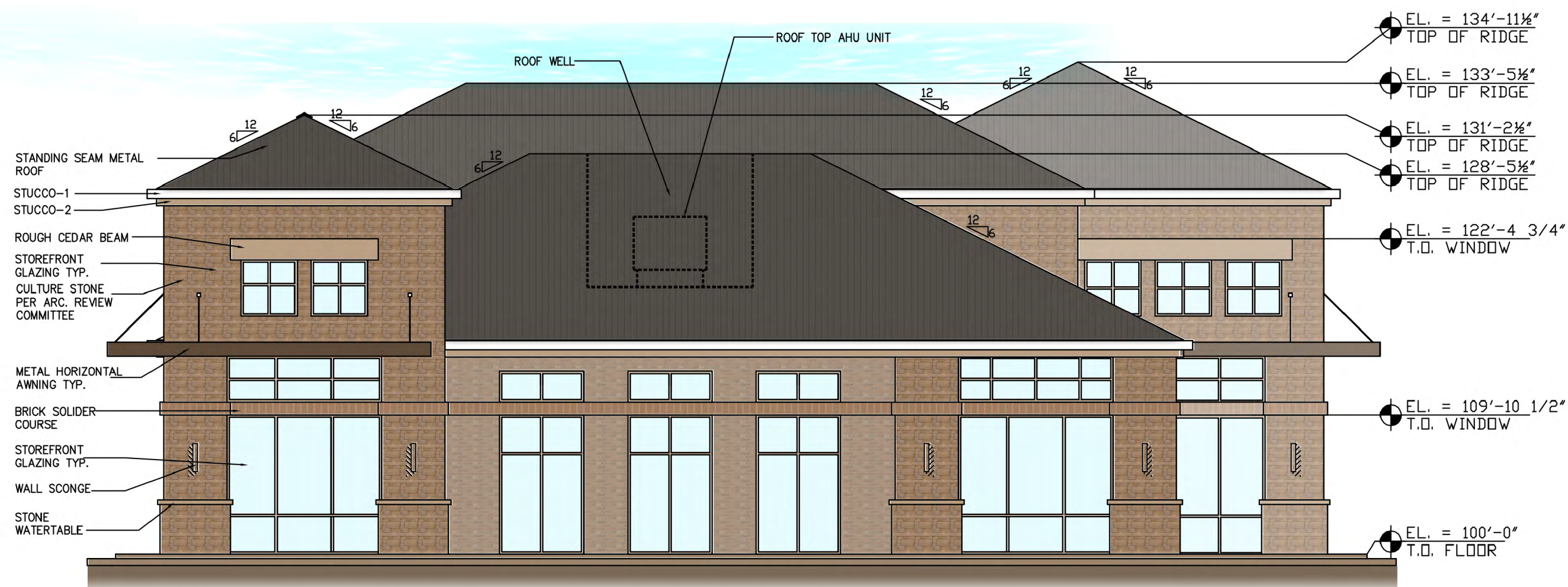
EXTERIOR ELEVATIONS	PROJECT NO:	DATE:	DRAWN BY:	CHECKED BY:
		06/27/2018		
SHEET #	REVISION #			
A2.2				



1 SOUTH ELEVATION (FRONT)
A2.1 SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION (BACK)
A2.1 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION (LEFT)
A2.1 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION (RIGHT)
A2.1 SCALE: 1/8" = 1'-0"

MATERIAL SPECIFICATION		
NO.	MATERIAL NAME	SPECIFICATION
1	BRICK VENEER	METRO BRICK-OLD SOUTH BRICK
2	CULTURE STONE	METRO BRICK MOCHA LEDGE STONE
3	ROOFING	STANDING SEAM METAL ROOF BERRIDGE MEDIUM BRONZE
4	STUCCO-1	PT-1 WHITE
5	STUCCO-2	LATTE -SW 6108 SHERWIN WILLIAMS

	SOUTH	%	NORTH	%	EAST	%	WEST	%
TOTAL FACADE AREA (SF)	3249.46 SF	—	3072.92 SF	—	1668.06 SF	—	1711.11 SF	—
DOORS/WINDOWS	1444.61 SF	—	1466.84 SF	—	659.25 SF	—	760.13 SF	—
FACADE AREA (SF)	2230.11 SF	100.00	2153.44 SF	100.00	1008.81 SF	100.00	950.97 SF	100.00
MINUS DOORS/WINDOWS								
PRIMARY MASONRY		97.24		97.06		93.90		93.53
BRICK VENEER	516.37 SF	23.15	472.23 SF	22.57	232.66 SF	23.06	226.29 SF	23.79
STONE	788.37 SF	35.35	676.10 SF	32.31	525.82 SF	52.12	466.42 SF	49.04
STUCCO-1 LIGHT	160.16 SF	7.18	158.18 SF	7.56	75.08 SF	7.44	74.55 SF	7.83
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BRICK SOLDIER COURSE	156.29 SF	7.00	156.29 SF	7.47	76.07 SF	7.54	76.08 SF	8.00
ACCENT MATERIAL								
CEDAR WOOD	61.5 SF	2.76	61.5 SF	2.94	61.5 SF	6.10	61.5 SF	6.47

NO.	DATE	REV.	BY

EXTERIOR ELEVATIONS	PROJECT NO.	DATE	DRAWN BY	CHECKED BY
		06/27/2018		

SHEET #	REVISION #
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B. Retail District-2 (R-2) uses. Development of the Retail District-2 (R-2) area designated on the Concept Plan, attached hereto as Exhibit "C," for Retail District-2 (R-2) uses, comprising approximately ~~2.785~~ 2.756 acres, shall be in compliance with all regulations applicable to Retail District-2 (R-2) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- a. **Permitted Uses:** Only the following permitted uses may be allowed by right in areas designated on Exhibit "C" as Retail District-2 (R-2) uses.

Accessory retail/service uses
Accessory use, general, subject to section 98-972
Antique shop
Art gallery or handicraft sales
Art supply store
Auto parts and accessory sales (indoors)
Bait and sporting goods sales
Bakery or confectionery shop, retail
Bank or savings and loan
Book or stationary store or newsstand
Cleaning/laundry pickup station only
Cleaning/laundry shop with pickup station
Cleaning shop or laundry pickup station
Convenience store
Custom personal service
Dancing, drama, or music school or studio
Day care center
Drugstore or pharmacy
Florist
Fraternal club or lodge
Hardware store
Health club or athletic club
Laboratory, medical and dental
Laboratory, scientific and research
Local utility line
Mortuary or funeral home
Off-street parking, accessory
Office, general business and professional
Office, medical or dental
Optical sales
Parking lot, commercial
Personal improvement services
Pet store, subject to section 98-988
Plant nursery or garden shop
Public building, shop or yard
Restaurant, fast food
Restaurant, general
Retail, general (indoors)
Retail, single tenant (less than 25,000 square feet)
Sewage pump station
Supermarket
Telephone equipment station

Theater
Travel bureau or consultant

- b. **Specific Uses:** Only the following specific uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses subject to approval of a Specific Use Permit (SUP) by the Town Council:

Amusement and recreation (indoors), subject to section 98-973
Assembly hall
Communication tower, commercial, subject to 98-977
Convenience store with gasoline sales
~~Day care center~~
Lithographic or print shop
Museum, library or art gallery, public
Recreation center
Veterinary hospital (inside pens)
Veterinary hospital (inside pens), subject to section 98-998

- c. **Temporary Uses:** Only the following temporary uses may be permitted in areas designated on Exhibit "C" as Retail District-2 (R-2) uses subject to approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":

Asphalt/concrete batch plant, temporary, subject to section 98-974
Building material yard and construction office
Field office, temporary

d. **Minimum and maximum dimensions.**

- i. Minimum lot area per dwelling. There shall be no minimum lot area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- ii. Minimum lot width. There shall be no minimum lot width requirement in the area designated for Retail District-2 (R-2) uses.
- iii. Minimum floor area per unit. There shall be no minimum floor area per dwelling unit requirement in the area designated for Retail District-2 (R-2) uses.
- iv. Minimum front yard. There shall be no minimum front yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1026.
- v. Minimum side yard. There shall be no minimum side yard requirement in the area designated for Retail District-2 (R-2) uses, subject to section 98-1027.
- vi. Minimum rear yard. The minimum rear yard in the area designated for Retail District-2 (R-2) uses shall be 15 feet for all uses, subject to section 98-1028.
- vii. Maximum lot coverage. The maximum lot coverage in the area designated for Retail District-2 (R-2) uses shall be 50 percent for all uses, subject to section 98-1029.

- viii. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the area designated for Retail District-2 (R-2) uses.
- ix. Maximum height. The maximum height of buildings and structures in the area designated for Retail District-2 (R-2) uses shall be two stories or 35 feet for all uses, subject to section 98-1031.

C. Prohibited Uses: Any use not indicated within the lists of Permitted Uses, Specific Uses, or Temporary Uses identified in Paragraphs A and/or B, above, shall not be permitted within this Planned Development District.

D. Architectural Standards: Development of Planned Development District No. 120 (PD-120) is subject to the Town's Urban Design Plan and the following specific building component elements:

1. The Development's Architectural theme will be in conformance with the Town's Urban Design Plan, and will utilize ~~natural~~ stone, brick, rough cedar, stucco, finished concrete tilt-wall, sloped metal roof accents, and ornamental iron and steel accents ~~which complement the abundant use of natural materials represented in Texas Hill Country Architecture.~~
2. Building Component Standards; Building Elevation Profiles and Roof Form shall substantially conform to the approved Concept Elevations (Exhibit "E").
3. The unified design theme depicted on the Concept Elevations (Exhibit E) shall be required within the development.
4. Contrasting wall planes, architectural elements, and rooflines shall be used to create exemplary and enduring elevations. Building entries will be identified by various architectural features including ~~arches~~, canopies, and portals.
5. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan. Buildings will reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from Arterial Roadways.
6. Franchise utility panels and connection points shall be painted to match the color and texture of the building and located so that they are not visible from public roadways, except that Franchise utility panels and connection points facing Arterial Roadways will be kept at a minimum and adequately screened, with additional landscaping or other approved material during the Site Plan approval process, to obstruct visibility from Flower Mound Road.
7. Colors should be earth tones, bronze metal color, or members of the beige, brown, and yellow family of color.
8. Roof pitches shall conform to the Town's Master Plan. Sloped roofing shall be required for structures 15,000 square feet in area and less. Buildings of one or two stories over 15,000 square feet in area may have a flat or low-slope roof, but shall use a parapet wall or mansard roof along the building perimeter, so that the flat or

low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.

9. Specific Building Material Standards shall include:

- a. A minimum of eighty percent (80%) of the building wall area (not including doors and windows) on any elevation shall be of a primary masonry identified within the Town's Urban Design Plan. Up to twenty percent (20%) of any wall surface material on any elevation may be ~~stucco~~, fiber cement board, cementitious plaster, E.I.F.S., CMU, or a combination of all.
- b. The use of exposed standard concrete shall not be utilized for any elevation.
- c. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish, if available. Weathered steel will be permitted for signage.
- d. Outward facing mirrored glass shall not be used.
- e. Not more than fifteen percent (15%) of any elevation shall be comprised of a color that is not considered an earth or wood tone. White or shades of white shall be considered an earth tone color.

E. Landscape Standards:

1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan.
2. Enhanced landscaping at the Gateway corner shall incorporate various elements of the Town's Median and Right of Way Design Guidelines.

F. Miscellaneous Standards:

1. Any use utilizing a drive-through facility shall be subject to Section 82-82 of the Town's Land Development Regulations as amended, at the time of the site plan submittal.
2. Open Space Amenity and Pedestrian connectivity requirements within Planned Development District No. 120 (PD-120) shall incorporate the standards for such space as described by the Town's Urban Design Plan and include the following specific elements:
 - a. Town required eight-foot wide trail shall be provided along FM 3040 and Old Orchard Lane.
 - b. Internal sidewalks shall be provided that establish connection from the trail to the internal sidewalks within both residential and non-residential portions of the property. There will be a direct connection point between the residential area and the retail area, allowing residents the ability to walk directly to and from retailers and restaurants.

c. There will be 4-foot wide concrete walking paths that run in the open space areas between the residential lots within the proposed residential development.

d. Pedestrian open space shall be composed of hardscape and planting materials that offer visual and physical relief from the necessary parking and built environment. ~~The pedestrian open space amenities will act as organizing elements around which structures and parking are placed.~~

~~• Non residential open space shall include public walkways that create definable open pedestrian space and provide connectivity from the eight-foot hike and bike trail to retail as well as residential areas. Plaza areas between the retail buildings shall preserve existing large trees and provide areas for outdoor seating. Landscaping, decorative paving, benches, and other site furnishings shall be provided within these plaza areas as well as along the public walkways~~

i. Non-residential open space shall include walkways that provides connectivity to and from the eight-foot hike and bike trail as well as to and from the residential area.

Phase 1: 'Amenity Area' as shown on the Exhibit "C" (Concept Plan) and Exhibit "D" (Concept Landscape Plan) shall include the following and shall be installed prior to the issuance of a certificate of occupancy for the first building.

- Minimum of three seating items that may include a combination of any of the following: benches, seat walls, or large stones.
- Minimum of one raised planter having a minimum size of 400 square feet and minimum 20 inches tall with a seat wall.
- Minimum 800 square feet shade structure consisting of a material that complements the building.
- Minimum four decorative planter pots of 25 gallons each.
- Minimum of 1,500 square feet of outdoor seating/dining area.
- Enhanced pavement consisting of patterned colored concrete, brick pavers, or combination thereof within the 'Amenity Area.'
- Maintenance agreement for landscaping and 'Amenity Area' shall be provided at the time of record plat application.

Phase 2: In addition to the above amenities within 'Amenity Area,' Area B shall include the following amenities and shall be installed prior to the issuance of a certificate of occupancy for the second building.

- Minimum of one seating item that may include a combination of any of the following: benches, seat walls, or large stones.
- Minimum of five tree wells having a size of 5' x 6' minimum with a minimum of 600 cubic yards of CU-Structural Soil surrounding the outside of the 5'x 6' tree well. Tree well shall be clad in a material to complement the main building.
- Minimum three decorative planter pots of 25 gallons each.
- Enhanced pavement consisting of patterned colored concrete, brick pavers, or combination thereof, around the building located in Area B.

ii. Residential open space identified amenities include a central amenity center adjacent to a pool, benches, a small linear pocket park, a water feature/detention pond with easy access to all residents, a small fruit orchard, and nice small open grassed areas for general recreational use.

- At least two canopy trees shall be provided on all residential lots adjacent to the internal open space areas with a third canopy tree provided in the open space area adjacent to each such residential lot.
- The open space area shall be maintained by the Homeowner's Association for the community.

3. Retention / Detention pond Requirements:

- a. Maintain a minimum of 4 feet of water depth
- b. Pond areas shall meet the minimum requirements of the Town's Design Criteria and Construction Standards.
- c. Retention pond area retaining walls shall utilize stacked stone, stone veneer, cut stone or engineered block walls that complement the material standards and colors for the development.
- d. A private maintenance agreement for the retention pond(s) shall be provided upon submittal of a record plat for the development.
- e. A fountain feature shall be provided in each retention pond.
- f. Any pump equipment for the fountain features that is above ground shall be screened in accordance with section 82-272 "Outdoor storage areas". Such screening shall be designed and constructed of materials that complement the development.

4. Site retaining wall requirements:

- a. All site retaining walls shall utilize stacked stone, stone veneer, cut stone, or faux stone that complements the material standards and colors for the development.

5. Reciprocal Easement requirements:

- a. The development shall be subject to an overall reciprocal easement agreement granting cross-access to and from the property to the west. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the development.

6. Monument signage at Gateway corner:

- ~~a. The Gateway signage at the northwest corner of the intersection of Old Orchard Lane and FM 3040 (Flower Mound Road) shall generally comply with the depiction contained in Exhibit "F".~~

- a. At the time of record plat for the non-residential portion, an easement measuring 20 feet by 20 feet (20' x 20') shall be provided at the southeast corner of the site as depicted on Exhibit "C" (Concept Plan) for a future Town Gateway Monument sign.

7. Fencing standards:

- a. All residential lots adjacent to open space areas, excluding subdivision perimeter fencing, shall have a minimum four foot (4') tall wrought iron fence in accordance with the Town of Flower Mound's Land Development Regulations on the property line that is common to the open space. All other areas of residential lots, not adjacent to open space areas, shall have typical wooden fencing that conforms to the Town's regulations.
- b. A six-foot tall wrought iron fence shall be constructed between the residential and retail areas, with a pedestrian wrought iron gate allowing access between the areas.
 - i. Notwithstanding the foregoing, a six-foot tall masonry wall shall be constructed between the residential and retail areas from the southern terminus of the perimeter screening wall adjacent to Old Orchard Lane and the residential portion of this development extending in a westerly direction a distance of approximately ninety feet (90') as shown on Exhibit "C" (Concept Plan).
 - ii. Notwithstanding the foregoing, existing wrought-iron fence between the residential and non-residential portions shall be partially replaced by a six-foot tall masonry wall beginning at the eastern terminus of the perimeter screening wall adjacent to Gerbera Drive and extending north to the northwest corner of the non-residential portion and then extending in an eastwardly direction along north property line of Area A and extending at least 20 feet into Area B to screen the dumpster located within Area B, for a total length of approximately 230 (230') linear feet of masonry wall as shown on Exhibit "C" (Concept Plan).

8. Compatibility buffer:

- a. A 25-foot compatibility landscape buffer shall be provided between the residential and retail developments. Five foot of the compatibility landscape buffer shall be provided within the retail portion of the development and the remaining 20 feet of the compatibility landscape buffer shall be provided within the residential portion of the development.
- b. Appropriate scaled landscape plants shall be installed on both sides of the six-foot tall wrought iron fence and masonry wall situated between the residential and retail areas of the development, ~~but there shall not be continuous dense six-foot understory plants within this compatibility landscape buffer area as the goal is to create some visibility between the retail area and the residential area to create a comfortable and safe point of access between the retail area and the residential area of the development.~~

- c. A minimum of 11 three-inch caliper mitigation trees shall be planted within the five-foot landscape buffer on the non-residential portion. A minimum of five mitigation trees planted within Area A shall be live oak trees (*Quercus virginiana*) or similar evergreen trees in order to provide year round screening. Area A shall also include a continuous dense six-foot tall evergreen shrubs planted within the five-foot landscape buffer.
- d. In addition to meeting the requirements of Sec. 82-272. - Outdoor storage areas of the Town's code of ordinance, any dumpster located in close proximity to the northern property line of the non-residential area shall be screened with minimum six-foot tall evergreen shrubs.
- e. One native shade tree, a minimum of three-inch caliper and of species included in section 94-242 of the Flower Mound Code, Approved tree lists, shall be provided at a ratio of one tree per 600 square feet within the required compatibility buffer area.

9. Phasing requirements:

- a. If the development of Planned Development District No. 120 (PD-120) includes phasing of any nature, such phasing shall be detailed in the subsequent development application, be it a Development Plan, Record Plat, or a Site Plan.
- b. Notwithstanding the foregoing, the first phase of development shall include the detention reservoirs, fire lanes and median cuts/turn lanes to support the first phase; curb cuts, utilities, amenity area within the first phase; eight-foot wide Town Trail along FM 3040 and Old Orchard for the entire length of the property; ~~and the entry monument~~ and perimeter landscaping for the residential portion. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.
- c. The first phase of non-residential shall include fire lanes required for phase one construction as depicted on Exhibit 'C', perimeter landscaping along entire length of FM 3040, Old Orchard, and within the five foot landscape buffer along the western and northern property lines, masonry wall along the western and northern property lines as set forth herein-above, and amenities located within the 'Amenity Area.' A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

G. Exceptions and Variances:

The following exceptions shall be granted with the approval of Planned Development District No. 120 (PD-120):

- 1. An exception to Section 90-311, Street design standards, as authorized by Section 90-301, Exception to street standards, of the Code of Ordinances to allow for a reduced driveway spacing that permits the eastern-most road into the development to be placed two hundred eighty feet (280') away from the intersection of Old Orchard Road and Flower Mound Road.

2. An exception to Section 82-302(1), requirement for a brick wall or masonry wall between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.
3. An exception to Sec 82-302(2), requirement for a 25-foot landscape buffer within the retail portion of this development to allow for the screening and fencing set forth herein-above.
4. An exception to Sec 82-302(2), requirement for a continuous dense six-foot understory plants, and native shade trees, a minimum of three-inch caliper, at a ratio of one tree per 400 square feet of the buffer area between the residential and retail portion within this development to allow for the screening and fencing set forth herein-above.
5. An exception to Sec 82-303 (1), requirement for a 60-foot building setback for a single-story building to allow the proposed day care facility to be located at 20 feet from the western property line of Area A.

From: Shahan Bhaidani [mailto:]
Sent: Thursday, June 28, 2018 11:03 AM
To: Poornima Kashyap <poornima.kashyap@flower-mound.com>
Cc: Anthony Natale <>
Subject: Goddard School Project Update

Poornima,

I wanted to share an update on the most recent discussion that Anthony and I had.

I shared the most recent version of the plans with him, and Anthony highlighted some potential concerns with: (1) operating days and hours; (2) operating a commercial kitchen; (3) school bells; and (4) landscaping. I shared our plans on these topics, which are as follows:

(1) Operating Days and Hours

- We anticipate that we will be open Monday - Friday, likely from 6:30am to 7:00pm
- We will not be open on Saturday or Sunday, but we may hold school related events on these days. We do not anticipate holding more than 8 such events throughout the course of a year

(2) Operating a Commercial Kitchen

- We will not have a commercial kitchen in the building. We may have some light meal and snack preparation, but we are not planning to do any commercial grade cooking on-site

(3) School Bells

- We are not planning to use any school bells

(4) Landscaping

- Anthony suggested that we use Savannah Holly trees to better screen the dumpster area and Live Oak trees on the north and west side of the property. We are updating our landscape plan to incorporate these suggestions (Tom/Kevin mentioned they will provide this to you by EOD tomorrow)

Anthony mentioned the above plans address his outstanding concerns. We're also happy to document these plans if helpful.

Anthony -- please let me know if you think I missed anything from our conversation or if you had any outstanding questions or concerns.

Thanks,
Shahan

From: Anthony Natale [mailto:]

Sent: Saturday, June 9, 2018 3:22 PM

To: Poornima Kashyap <poornima.kashyap@flower-mound.com>

Cc: Sheryl Green <>; Shahan Bhaidani <>

Subject: RE: Introducing Anthony Natale (Grenadier Homes) and Shahan Bhaidani (Goddard Schools)

Poornima, thanks for the update.

Both Sheryl Green (our sales counselor at Orchard Flower) and I met with Shahan Bhaidani and his wife about 2 weeks ago to discuss their proposed project. Here are our general thoughts, and they can be shared with staff and P&Z and Town Council (not sure if you need an official letter from me or you can use this email to provide feedback to them):

- We think the Goddard School would generally be a good addition to this retail/commercial area that is adjacent to our Orchard Flower community
 - o would be quiet in the evenings M-F after 6:00PM when the school is closed
 - o Would be quiet on the weekends Sat/Sun as the school is closed during this time
 - o No food smells from a restaurant kitchen and no late night activity
 - o Building elevation and scale are very nice
 - o The quality of this school is top-notch and should attract nice families
- One of our few concerns was the potential for noise coming from the outdoor playgrounds during the day when they are in use. What we had requested from Shahan was the following:
 - o Addition of solid 6ft tall masonry fencing around the property perimeter wherever playgrounds are located and the addition of evergreen plantings that would be 10-20 ft tall... so that we could have better sound control, and visual barrier from Orchard Flower to the playground... we believe that would be better for both our residents and the kids playing in the playground area
 - o We did not discuss this at our meeting, but location of trash dumpsters adjacent to Orchard Flower could create odors drifting into Orchard Flower (especially on hot summer days and with diapers as one of the trash components of a pre-school) and affecting the quality of living for our adjacent homeowners... not sure how this can be best addressed, but should be looked at carefully by staff with this in mind

Taking the comments above, we would like to support the zoning modification requested by Shahan.

Let me know your thoughts please.

Thanks,

ANTHONY NATALE
President

5000 Quorum Drive, Suite 555
Dallas, TX 75254-1408