



AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

JULY 23, 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. ELECTION OF OFFICER

a. Vice Chair

**E. PRESENTATION AND DISCUSSION ON THE NEW PUBLIC COMMUNICATION
PROCESS FOR BOARDS AND COMMISSIONS**

F. REGULAR ITEMS

1. *Minutes of July 9, 2018*

Consider approval of the minutes of the July 9, 2018, Planning and Zoning Commission Regular Session.

2. *SP16-0019 – QuikTrip Store #0944*

Consider a request for a Site Plan to develop a convenience store with gasoline sales. The property is generally located west of Long Prairie Road and south of Waketon Road.

3. *DP18-0004 – Tinley Park*

Consider a request for a Development Plan to develop a residential subdivision. The property is generally located south of Flower Mound Road and west of Duncan Lane.

G. 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 19, 2018, at 2:10 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 9TH DAY OF JULY, 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
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:

Laile Neal	Commissioner, Place 2
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(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Cindi Price	Executive Assistant

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

Chair Solis announced he was moving public comment to after regular items.

D. REGULAR ITEMS

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

Commission Deliberation

Commissioner Johnson moved to approve the June 25, 2018, minutes as written. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 6-0.

2. 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 was continued from the June 25, 2018, meeting.)
3. 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 was continued from the June 25, 2018, meeting.)

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Randi Rivera, G & A Consultants

In Favor – None

In Opposition –

Robert Ruthven, 3520 Pecan Park, Flower Mound

Close Public Hearing

Commission Deliberation (MPA18-0005)

Commissioner Johnson moved to recommend approval of MPA18-0005 – Johnson-Reddy Property as presented. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (MPA18-0005)

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

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 6-0.

Commission Deliberation (ZPD17-0017)

Commissioner Johnson moved to recommend approval of ZPD17-0017 – Johnson-Reddy Property with the modification of changing the minimum 40% specimen trees to minimum 60% specimen trees [to be preserved]. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION (ZPD17-0017)

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

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 6-0.

4. 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.

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Kartavya Patel, Triangle Engineering
Tom Tronzano, Triangle Engineering

In Favor –

Anthony Natale, Grenadier Homes, Dallas

In Opposition - None

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0003 – Goddard School at Orchard Flower with one exception that we require shared parking between the two buildings. Vice Chair McCall seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

ABSENT: Neal

The motion passed with a vote of 6-0.

C. CITIZENS/VISITORS COMMENTS

Jay Estabrook, 4700 Hampshire, Flower Mound (CVS)

Vice Chair McCall announced his retirement from P&Z.

Commissioners Ruthrauff, Johnson, Picardi, Dillon, Kendrick, and Solis offered their thanks and best wishes.

E. ADJOURNMENT: 8:05 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

Cindi Price, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: July 23, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Site Plan (SP16-0019 - QuikTrip Store #0944) to develop a convenience store with gasoline sales. The property is generally located west of Long Prairie Road and south of Waketon Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a convenience store with gasoline sales encompassing 4,955 square feet of floor area within the first phase of the Hawks Hill subdivision. The property is located within the Hawks Hill Planned Development District No. 141 (PD-141) with Retail District-2 (R-2), Office District (O) and Agricultural District (A) uses. The site is currently undeveloped and is approximately 1.8 acres in size.

On October 5, 2015, the Town Council approved a request for a change in zoning from an Agricultural zoning district to PD-141 (See Attachment A(3)). On April 4, 2016, the Town Council approved a Specific Use Permit (SUP-443) for a 5,858-square-foot convenience store with gasoline sales per the requirements of PD-141 (See Attachment A(4)). On April 4, 2016, Council also approved a Master Plan Amendment (MPA16-0001 – Hawks Hill QT) to amend the roof and parapet standards that apply to the subject property, specifically to allow a flat roof on a building containing less than 15,000 square feet (See Attachment A(5)).

The proposed site plan depicts a one-story building and a fuel island canopy with 8 fuel pumps. Both the building size and the number of fuel pumps have been reduced compared to the approved SUP-443 plans. Access to the lot will be from Long Prairie Road and Waketon Road via mutual access drive easements that serve several lots within the development. The proposed store will have 41 parking spaces. The proposed dumpster location has been relocated as shown on the approved SUP-443 conceptual site plan away from Waketon Road to the southern

side of the site. The proposed site plan is consistent with the approved SUP-443 conceptual site plan.

The proposed landscape plan provides the required 30-foot-wide buffer along Long Prairie Road and continues to indicate the specimen pecan tree at the corner of Waketon Road and Long Prairie Road will be preserved. The plan also depicts the required 15-foot-wide buffer along Waketon Road. The proposed landscape plan is consistent with the approved SUP-443 conceptual landscape plan.

The proposed elevations are consistent with the approved SUP-443 conceptual elevations. The standards for PD-141 require a unified design theme. Future buildings within PD-141 will need to demonstrate consistent and compatible design with the proposed site plan elevations.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. PD-141 Ordinance
4. SUP-443 Ordinance
5. Master Plan Amendment Ordinance (MPA16-0001)

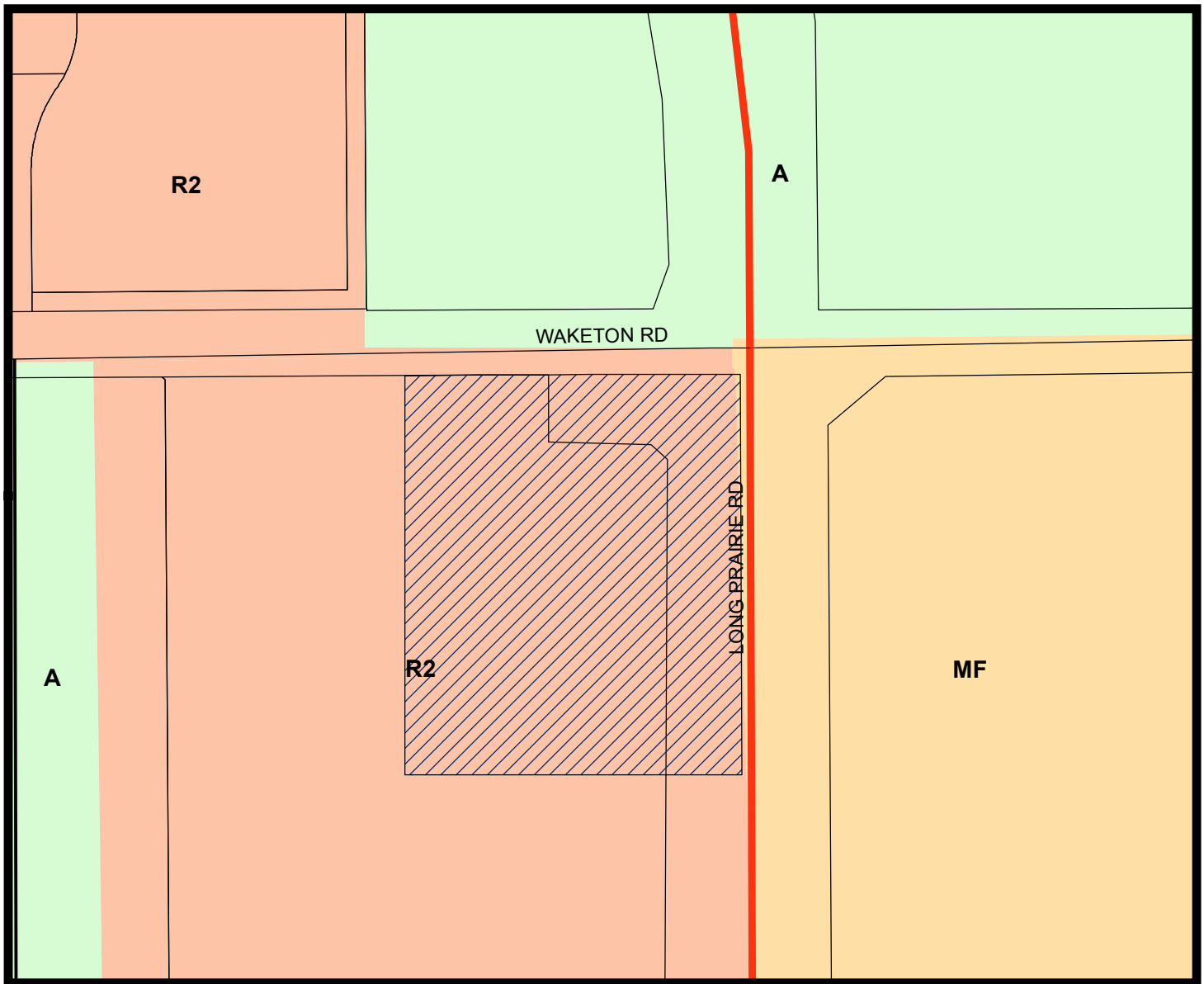
B. Application Details

1. Site Plan Package

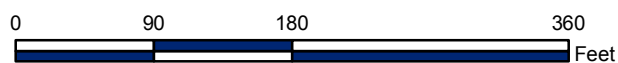
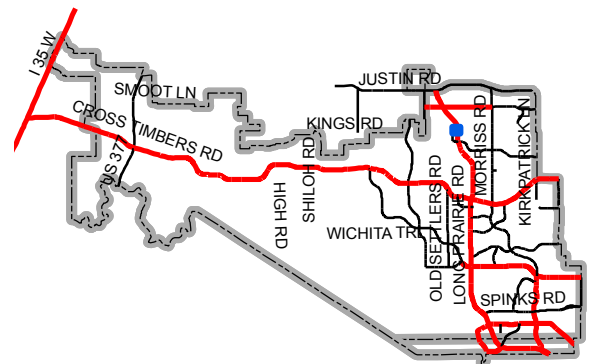
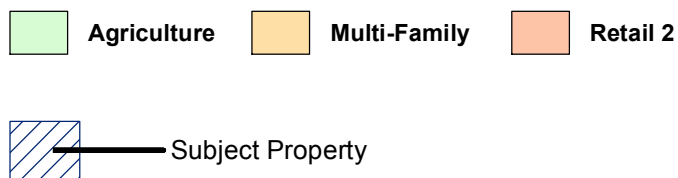


Vicinity Map

Reference Project: SP16-0019



LEGEND



Map Location



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

TBPE Firm No. 1798

TBPLS Firm No. 10047700

July 18, 2018

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

RE: QuikTrip Store #0944 Site Plan Application (SP16-0019)
Letter of Intent
G&A Job No. 17404

Mr. Russell:

Please accept this letter, on behalf of the (QuikTrip) QT Corporation, as an explanation of the proposed Record Plat and Site Plan for approximately 1.8 acres of land located at the southwest corner of the Waketon Road and F.M. 2499 intersection. This property is located within PD-141 with R-2 Uses. In 2016, a Master Plan Amendment and Special Use Permit were approved for this property known as Hawks Hill.

The QT team has been actively working towards a new gas station and convenience store at this location for over 6 years. There has been a significant amount of commercial growth in this area within the past decade and over two million square feet of retail is located just a half mile north of this site. However, with all the commercial growth, the available fuel options are limited and the area is severely underserved. QT is proposing to construct a new facility with 8 fuel pumps and 4,955 square feet of convenience sales with access from Waketon Road and two access points on F.M. 2499.

We believe this plan is favorable since there will be no negative impact to residential uses and is in keeping with the spirit and intent of the Master Plan. We respectfully request that the Town approve these plans based on the provided reasons. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A handwritten signature in blue ink that reads "R. J. Dollak Jr." with a stylized flourish at the end.

Robert J. Dollak Jr., P.E.

cc: Mike Talcott, Real Estate Project Manager

Z:\2017\17404\PDFs & Submittals\Site Plan\2018.7.18 QT 0944 LOI 17404.doc

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 57-15

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 18.578 ACRES OF LAND SITUATED IN THE JESSE WATKINS SURVEY, ABSTRACT NUMBER A-1341, DENTON COUNTY, TEXAS, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 141 (PD-141) WITH RETAIL DISTRICT-2 (R-2), OFFICE DISTRICT (O) AND AGRICULTURAL DISTRICT (A) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 18.578 acres of land situated in the Jesse Watkins Survey, Abstract Number A-1341, Denton County, Texas, have filed an application to change the zoning from Agricultural District (A) to Planned Development District No. 141 (PD-141) with Retail District-2 (R-2), Office District (O) and Agricultural District (A) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 28, 2015, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on October 5, 2015, with respect to the proposed planned development district as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a planned development district on the property; and

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area to establish a planned development district as shown below:

18.578 acres of land situated in the Jesse Watkins Survey, Abstract Number A-1341, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 141 (PD-141) with Retail District-2 (R-2), Office District (O) and Agricultural District (A) uses.

SECTION 2

The development standards, concept plan, concept landscape plan, and conceptual elevations of the proposed Planned Development District No. 141 (PD-141), attached hereto as Exhibits "B," "C," "D" and "E," each incorporated herein for all purposes, are hereby approved as the development standards, concept plan, concept landscape plan, and conceptual elevations for this Planned Development District No. 141 (PD-141).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 141 (PD-141), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," "D" and "E" attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

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

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

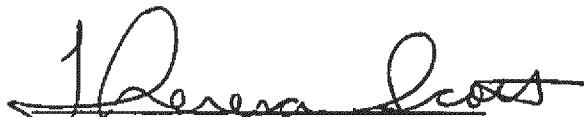
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 5 DAY OF OCTOBER, 2015.

APPROVED:


Thomas E. Hayden, MAYOR

ATTEST:


Theresa Scott, TOWN SECRETARY

ORDINANCE NO. 57-15

Page 4

APPROVED AS TO FORM AND LEGALITY:


Bryn Meredith, TOWN ATTORNEY

Exhibit "A"
Legal Description

Being all that certain lot, tract or parcel of land situated in the Jesse Watkins Survey, Abstract Number 1324 in the Town of Flower Mound, Denton County, Texas and being a part of a tract of land described in a deed to Hawks Ramsey, LLC., as recorded in County Clerk's File Number 2007-51767 of the Real Property Records, Denton County, Texas; the subject tract being more particularly described as follows:

BEGINNING at a point being the most Easterly Northeast corner of said Ramsey and being in the Westerly Right of Way of FM 2499 (a.k.a. Long Prairie Road);

Thence along the Westerly line of said FM 2499 and the East line of said Ramsey tract the following 12 calls;

Thence South 00 degrees 04 minutes 35 seconds East a distance of 143.54 feet to a point;

Thence South 89 degrees 51 minutes 25 seconds West a distance of 5.00 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 50.25 feet to a point for corner;

Thence South 02 degrees 40 minutes 25 seconds West a distance of 200.18 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 350.30 feet to a point for corner;

Thence North 89 degrees 52 minutes 00 seconds East a distance of 10.20 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 350.23 feet to a point for corner;

Thence South 02 degrees 11 minutes 20 seconds East a distance of 104.82 feet to a point for corner;

Thence North 85 degrees 45 minutes 25 seconds East a distance of 10.00 feet to a point for corner;

Thence South 06 degrees 19 minutes 30 seconds East a distance of 104.17 feet to a point for corner;

Thence South 10 degrees 18 minutes 20 seconds East a distance of 104.50 feet to a point for corner;

Thence South 15 degrees 09 minutes 55 seconds East a distance of 104.80 feet to a point for corner for the Southeast corner of said Ramsey tract and the northeast corner of Lot X, Block A of North Point Center, an addition to the Town of Flower Mound, Denton County, Texas as recorded in Cabinet X, Page 332 of the Plat Records of Denton County, Texas;

Thence North 88 degrees 31 minutes 05 seconds West with the common line thereof a distance of 290.13 feet to a point for corner in the South line of said Ramsey tract and being in a Northerly line of a tract of land described in a deed to Borchardt Partners, LTD., as recorded in County Clerk's File Number 1999-59183 of the Real Property Records, Denton County, Texas;

Thence North 02 degrees 47 minutes 40 seconds West with the common line thereof a distance of 117.13 feet to a point for corner;

Thence North 88 degrees 45 degrees 20 minutes West with the South line of said Ramsey tract and a Northerly line of said Borchardt tract a distance of 303.82 feet to a point for corner for the Southwest corner of the herein described tract;

Thence North 01 degrees 03 minutes 45 seconds West a distance of 819.64 feet to a point for said point being the beginning of a curve to the left with a radius of 20.00 feet and a arc length of 23.43 feet to a point, said point be the beginning of a reverse curve to the right with a radius of 70.00 feet and a arc length of 183.99 feet to a point, said point being the beginning of a reverse curve to the left with a radius of 20.00 feet and a arc length of 23.43 feet to a point.

THENCE North 01 degrees 03 minutes 45 seconds a distance of 837.89 feet to a point for the Northwest corner of herein described tract and being in North line of said Ramsey tract and the South line of Wakelon Road;

Thence with the common line thereof the following 4 calls;

Thence North 89 degrees 21 minutes 40 seconds East a distance of 459.21 feet to a point for corner;

Thence South 00 degrees 08 minutes 35 seconds East a distance of 28.75 feet to a point for corner;

Thence North 89 degrees 51 minutes 25 seconds East a distance of 80.00 feet to a point for corner;

Thence South 45 degrees 08 minutes 35 seconds East a distance of 35.38 feet to the PLACE OF BEGINNING and enclosing 18.578 acres of land more or less.

Exhibit "B"**DEVELOPMENT STANDARDS****Planned Development District No. 141 (PD-141)
Hawks Hill**

The development on the property comprising approximately 18.578 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-141 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

- A. **PERMITTED USES.** The following uses shall be permitted in Tracts A and B as depicted in Exhibit C "Concept Plan" except as stated in Section 2 below.

1. Tracts A and B:

- a. Accessory retail and service uses (Tracts A and B)
- b. Accessory use, general, subject to section 98-972 (Tracts A and B)
- c. Antique shop (Tract A)
- d. Art gallery or handicraft sales (Tract A)
- e. Arts supply store (Tracts A and B)
- f. Bait and sporting goods sales (Tract A)
- g. Bakery or confectionary shop, retail (Tract A)
- h. Bank or savings and loan (with or without drive-thru) (Tracts A and B)
- i. Book or stationary store or newsstand (Tracts A and B)
- j. Church or rectory (Tracts A and B)
- k. Custom personal service (Tracts A and B)
- l. Cleaning shop or laundry pickup station (Tract A)
- m. Cleaning/laundry shop with pickup station (Tract A)
- n. Cleaning/laundry shop, pickup station only (Tract B)
- o. Community Center (public) (Tracts A and B)
- p. Convenience store (Tract A)
- q. Drugstore or pharmacy (with or without drive thru) (Tract A)
- r. Dancing, drama, or music school or studio (Tract A)
- s. Fire Station (Tracts A and B)
- t. Florist (Tracts A and B)
- u. Hardware store (Tract A)
- v. Health club or athletic club (Tract A)
- w. Laboratory, medical or dental (Tract A)
- x. Off street parking, accessory (Tracts A and B)
- y. Office, general business and professional (Tracts A and B)
- z. Office, medical or dental (Tracts A and B)
- aa. Optical Sales (Tracts A and B)
- bb. Park or playground, public (Tracts A and B)
- cc. Parking lot, commercial (Tracts A and B)
- dd. Personal improvement services (Tracts A and B)
- ee. Pet store, subject to section 98-988 (Tract A)
- ff. Plant nursery or garden shop (Tract A)

- gg. Public building, shop or yard (Tracts A and B)
 - hh. Restaurant, single tenant or part of a multi-tenant building with drive thru (Tract A)
 - ii. Restaurant, general (Tracts A and B)
 - jj. Restaurant, fast food (with or without a drive thru) (Tract A)
 - kk. Retail, general (indoors)(R-2)
 - ll. Retail, single Tenant (less than 25,000 square feet) (Tract A)
 - mm. Travel bureau or consultant (Tract A)
2. Residential Low Density uses. The area 550 feet east of the eastern right-of-way line of Rippy Road is restricted to Low Density residential uses per the Town's Master Plan as of the date of passage of this ordinance and shall retain the base zoning district of Agricultural (A). The sole use of this area within the boundary of the subject property is to provide for landscape buffers and the right-of-way for the north-south Urban Collector and associated roundabouts per the Town's Thoroughfare Plan as shown on Exhibit C.

B. SPECIFIC USES

The following uses may be permitted in this Planned Development District with a Specific Use Permit (SUP):

- a. Assembly Hall (Tract A)
- b. Amusement and recreation (indoors) (Tract A and B)(subject to section 98-973)
- c. Auto parts and accessory sales (indoors) (Tract A)
- d. Car wash, full service (Tract A)
- e. Car wash, self service (Tract A)
- f. Car wash, automatic (Tract A)
- g. Cleaning/laundry shop with on-site plant (Tract A)
- h. College or university (Tract B)
- i. Convenience store with gasoline sales (Tract A)
- j. Communication tower, commercial, subject to 98-977 (Tracts A and B)
- k. Day care center (Tracts A and B)
- l. Drugstore or pharmacy (with or without drive thru) (Tract B)
- m. Electrical line/substation, high-voltage, subject to section 98-979 (Tracts A and B)
- n. Fraternal club or lodge (Tract B)
- o. Hospital (Tracts A and B)
- p. Hotel (Tract B)
- q. Institution, drug or psychiatric treatment (Tract B)
- r. Laboratory, scientific and research (Tract B)
- s. Lithographic, print shop (Tracts A and B)
- t. Local utility line (Tracts A and B)
- u. Mortuary or funeral home (Tract B)
- v. Motor vehicle fuel service station (Tract A)
- w. Museum, library or art gallery, public (Tracts A and B)
- x. Nursing or congregate care facility (Tract B)
- y. Private franchise utility, not listed (Tracts A and B)
- z. Recreation center (Tracts A and B)
- aa. Repair service, limited (Tract A)

- bb. Retail, single tenant (25,000 square feet but less than 50,000 square feet) (Tract A)
- cc. School, business (Tract B)
- dd. School, elementary or secondary (Tract B)
- ee. Studio, television or radio (Tract B)
- ff. Swimming pool, public (Tracts A and B)
- gg. Transmission Pipeline, subject to section 98-997 (Tracts A and B)
- hh. Theater (Tracts A and B)
- ii. Water well, storage or pump station (Tracts A and B)

C. PROHIBITED USES

The following uses shall not be permitted in this Planned Development District:

- a. Animal control facility
- b. Aviary
- c. Bus station, terminal
- d. Kennel, subject to section 98-986
- e. Kennel, enclosed in building only
- f. Railroad track
- g. Sewage pump station
- h. Telephone equipment station
- i. Veterinary hospital (inside pens)
- j. Veterinary hospital (inside pens) subject to section 98-998

D. TEMPORARY USES

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

- a. Asphalt/concrete batch plant, temporary, subject to section 98-974
- b. Building material yard and construction office
- c. Field office, temporary
- d. Sales, temporary, subject to section 98-992
- e. Temporary special event, subject to section 98-976

E. DIMENSIONAL REGULATIONS

The dimensional regulations for this Planned Development shall comply with Retail District (R-2) for Tract A and Office District for Tract B as depicted in exhibit C except as otherwise expressed herein:

1. There shall be a 30-foot building setback on Waketon Road and the proposed Lugo Drive and a 60-foot building setback on FM 2499 and College Parkway.
2. Fuel island canopies, if approved by an SUP, shall be a minimum of 50 feet from the existing right-of-way at the time of approval of this Planned Development.

F. ARCHITECTURAL STANDARDS

Building Elevation Profiles and Roof Form shall substantially conform with the approved Concept Elevations and have the following components:

1. All building elevations will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan and the requirements of Specific Plan Area 5. Buildings need to reflect an architectural prominence, with particular attention being paid to architectural quality on the facades, rooflines, and elevations visible from major arterials.
2. Buildings shall incorporate human-scale proportions at the entries and front facades through the use of arcades, porte-cocheres, and other shade producing elements.
3. The unified design theme depicted on the Concept Elevations shall be required within the development.
4. Franchise utility panels and connection points shall be painted and textured 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 Waketon Road or College Parkway 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 Waketon Road and College Parkway.
5. Colors shall be consistent with the surrounding development and should be earth tones, copper or bronze colors, or members of the brown, white, gold scale. Accent colors shall be used in accordance with the urban design guidelines
6. All retaining walls shall be decorative in nature and shall be constructed of stone or stone clad. Where practical walls over 4 feet should be incorporated in public open space. Retaining walls shall not exceed a maximum height of 8 feet.

G LANDSCAPE BUFFER AND SCREENING REQUIREMENTS

1. There shall be a minimum landscape buffer of 30 feet along FM 2499 and 15 feet along Waketon Road, from the existing right-of-way, and College Parkway.
2. A landscape buffer of at least 30 feet shall be provided along the east line of proposed Jacob Lugo Drive, exclusive of access drives and roundabouts, as shown on the approved Concept Plan.
3. All loading areas shall be completely screened from public right-of-ways by a screen wall, which is of adequate length and height to completely enclose a delivery vehicle parked in a loading area. Additionally, berms and landscaping may be used to enhance screening and soften screen walls.

H. MISCELLANEOUS STANDARDS

1. The development shall include multiple public open space amenities that are integrated into the development as depicted in Exhibit C.. At least 4 areas with seating, shade and landscaping will be incorporated into the public open space.
2. Pedestrian linkages shall be provided throughout the site to connect the future residential area to the west and may be comprised of crushed granite, brick pavers, concrete, or patterned concrete.
3. The required Town Trail along the north side of College Parkway will be a 8 foot concrete multi-use trail as required by 90-443(g).
4. Storm water storage facilities may include detention and/or retention ponds provided that retention ponds shall include aeration. Detention or retention ponds may include either sloped edges or hard edges comprised of stacked stone, stone veneer, cut stone or faux stone that complement the development.
5. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire development. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
6. The proposed buildings of this Planned Development shall be no closer than 550' to the existing eastern right-of-way line of Rippy Road, at the time of approval of this Planned Development.
7. Right decel lanes may be placed in 'Public Access Easements' where there is not sufficient right-of-way subject to approval of the Town Engineer.
8. 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 site plan submittal.
9. Signs depicted on Exhibit C are not deemed to be approved until a sign permit has been issued by the Town.

I. WAIVERS

The following waivers shall be granted with the approval of the Planned Development District:

1. Section 82-302 – Compatibility Buffer and Section 82-303 Compatibility Setback: A sixty foot (60') compatibility setback and twenty-five foot (25') landscape buffer shall not be required as shown on Exhibit C.
2. Driveway access along Waketon Road, College Parkway and Long Prairie Road is approved as shown in Exhibit C.

Exhibit "C" CONCEPT PLAN

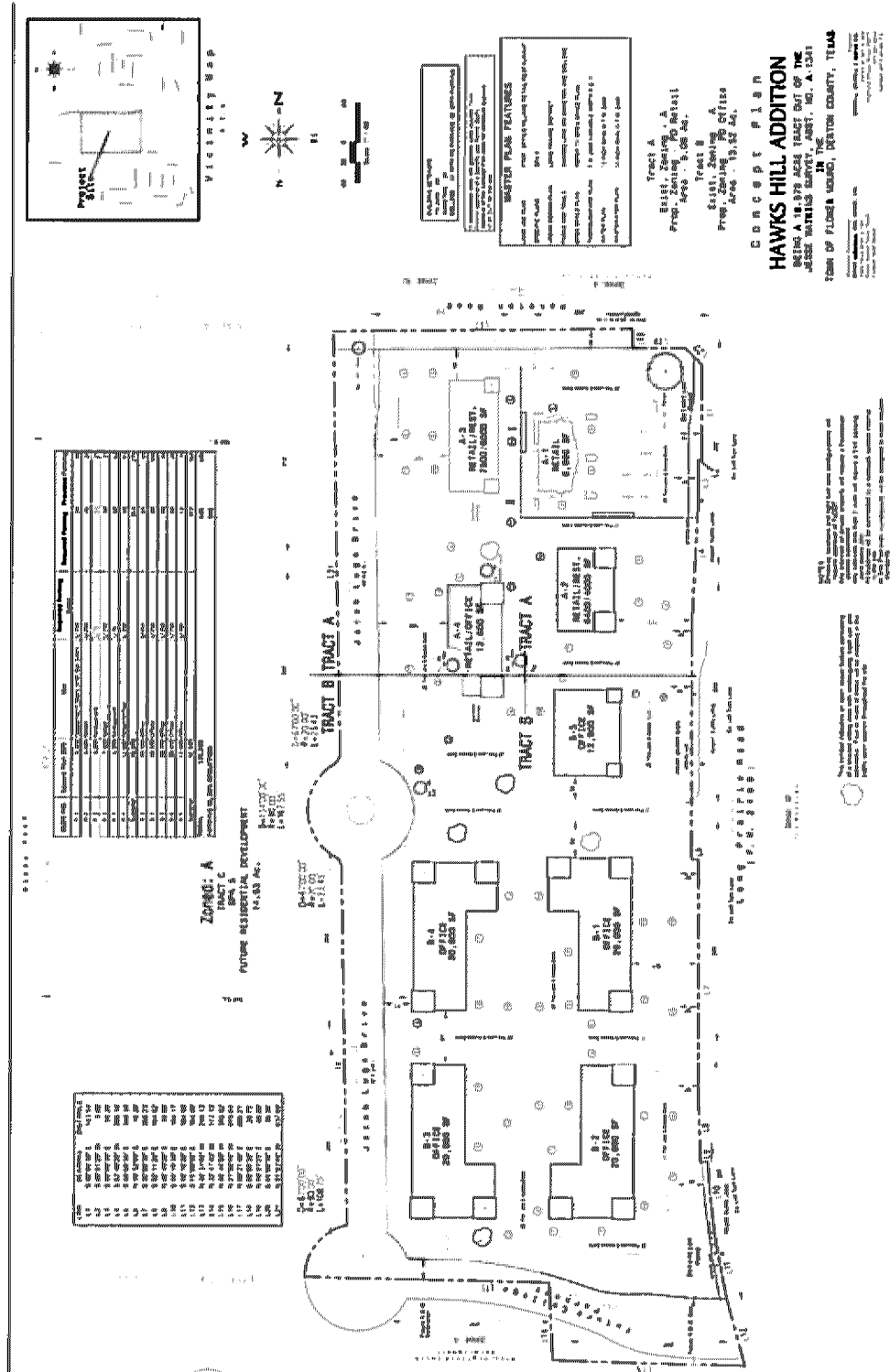


Exhibit "D"
CONCEPT LANDSCAPE PLAN

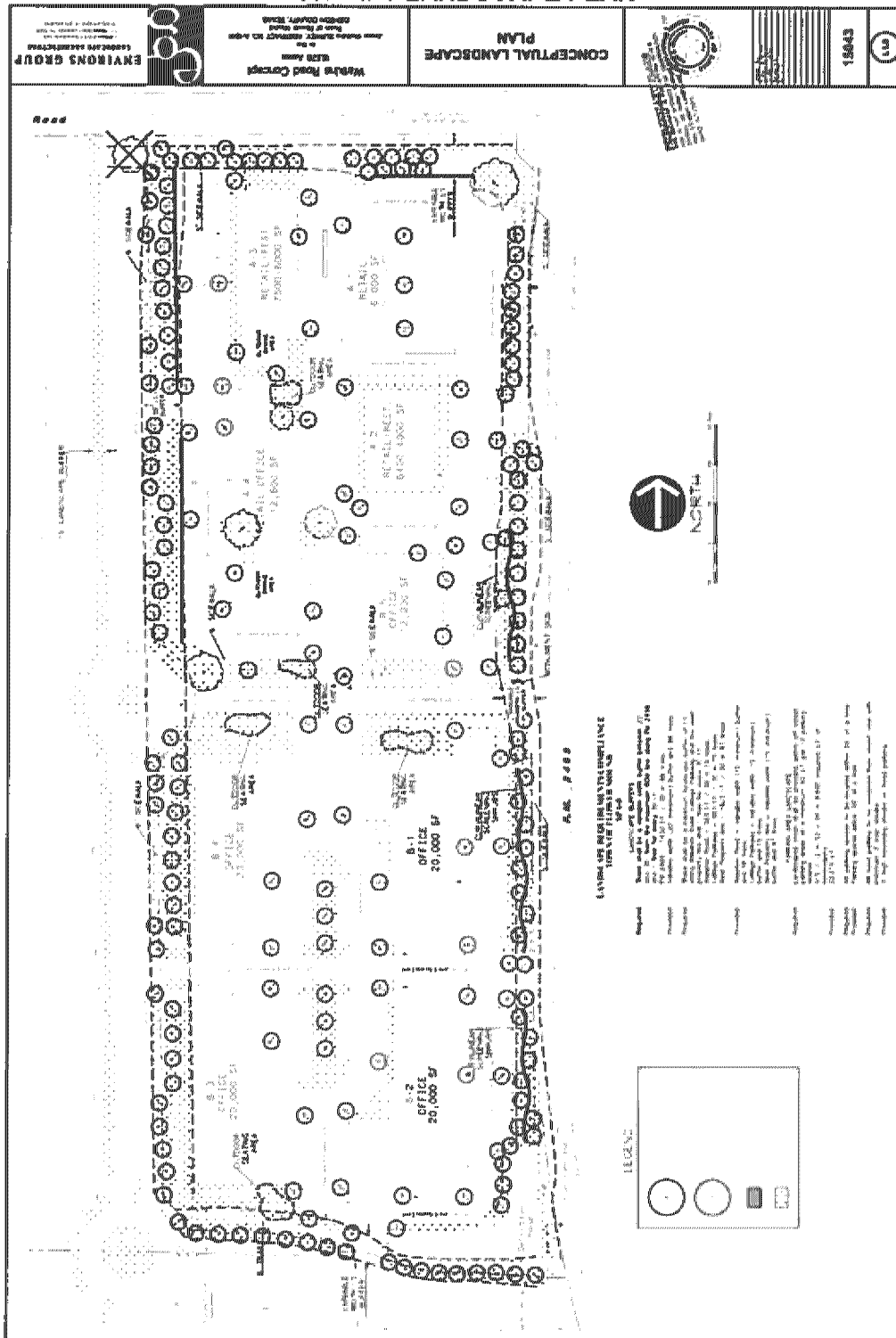
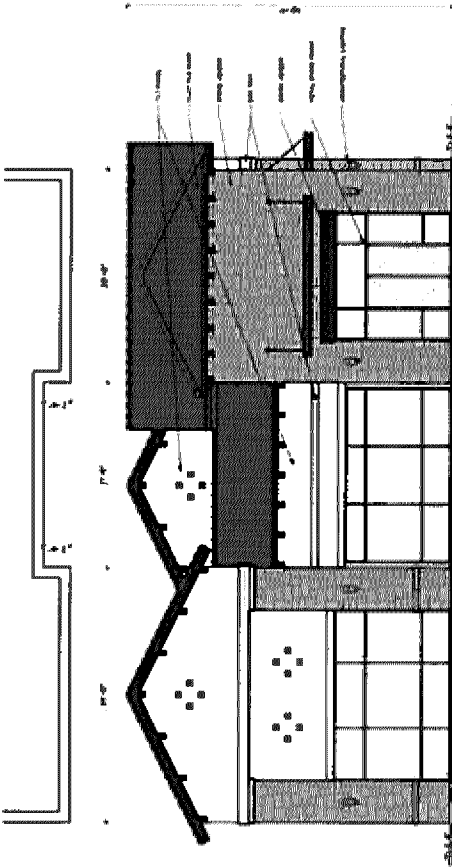
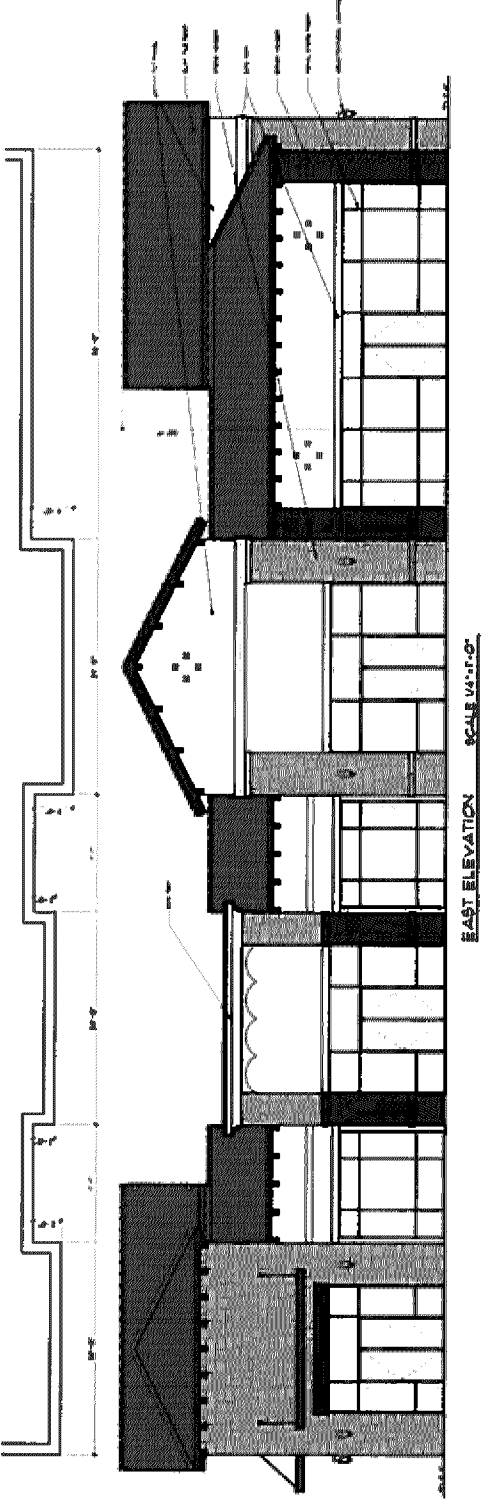
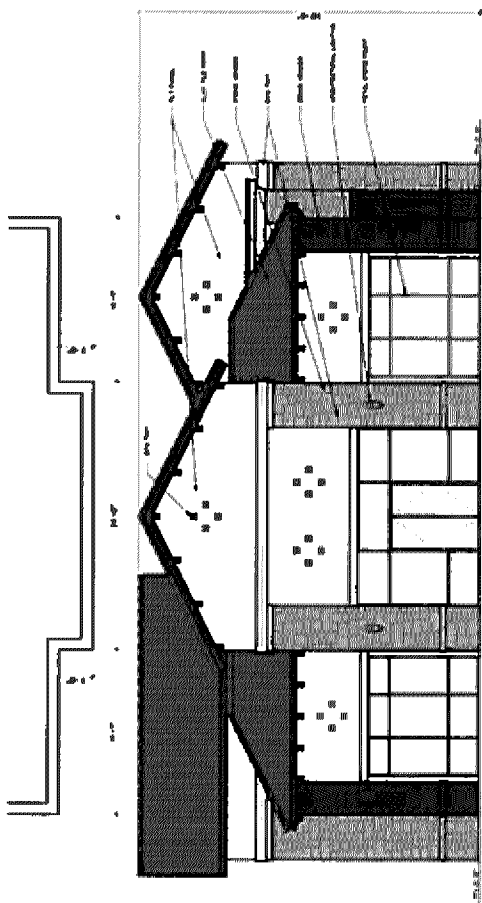


Exhibit "E"
CONCEPTUAL ELEVATIONS



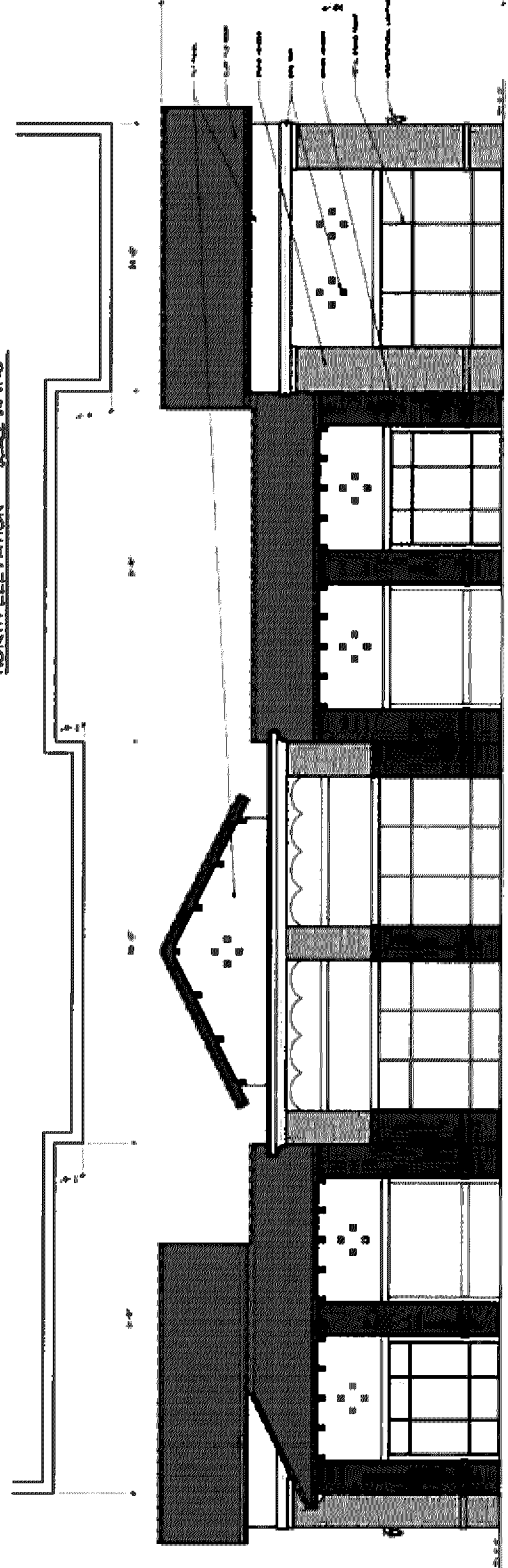
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	FOUNDATION	1	sq. ft.	1.00	1.00
2	WALLS	1	sq. ft.	1.00	1.00
3	ROOF	1	sq. ft.	1.00	1.00
4	FLOORING	1	sq. ft.	1.00	1.00
5	CEILING	1	sq. ft.	1.00	1.00
6	PAINT	1	sq. ft.	1.00	1.00
7	DOORS	1	sq. ft.	1.00	1.00
8	WINDOWS	1	sq. ft.	1.00	1.00
9	STAIRS	1	sq. ft.	1.00	1.00
10	MECHANICAL	1	sq. ft.	1.00	1.00
11	ELECTRICAL	1	sq. ft.	1.00	1.00
12	PLUMBING	1	sq. ft.	1.00	1.00
13	LANDSCAPING	1	sq. ft.	1.00	1.00
14	TOTAL				14.00





NORTH ELEVATION SCALE 1/4\"/>

Item	Quantity	Unit	Material	Notes
1. Concrete Foundation	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
2. Concrete Slab	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
3. Concrete Walls	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
4. Concrete Roof	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
5. Concrete Floor	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
6. Concrete Ceiling	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
7. Concrete Stairs	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
8. Concrete Columns	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
9. Concrete Beams	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
10. Concrete Joists	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
11. Concrete Trusses	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
12. Concrete Rafters	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
13. Concrete Siding	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
14. Concrete Trim	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
15. Concrete Windows	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
16. Concrete Doors	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
17. Concrete Gutters	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
18. Concrete Downspouts	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
19. Concrete Scaffolding	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.
20. Concrete Formwork	100.00	sq. ft.	4" concrete	10' x 10' x 10' ft.



WEST ELEVATION SCALE 1/4\"/>

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 21-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY APPROVING SPECIFIC USE PERMIT NO. 443 (SUP-443) FOR A CONVENIENCE STORE WITH GASOLINE SALES ON CERTAIN PROPERTY DESCRIBED AS 1.495 ACRES OF LAND IN THE JESSE WATKINS SURVEY, ABSTRACT NUMBER 1324, AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 141 (PD-141) WITH RETAIL DISTRICT-2 (R-2) USES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, has filed an application for a Specific Use Permit for a convenience store with gasoline sales; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on March 28, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 4, 2016, with respect to the Specific Use Permit described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Specific Use Permit on the property; and,

WHEREAS, the Town Council finds that the Specific Use Permit should be granted as outlined herein as it is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Specific Use Permit No. 443 for a convenience store with gasoline sales, as more fully described in the exhibits attached hereto and incorporated herein.

SECTION 2

The conceptual site plan, landscape plan, and elevations of the proposed convenience store with gasoline sales, attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes allowed by law, are hereby approved as the conceptual site plan, landscape plan, and elevations for this Specific Use Permit.

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Specific Use Permit, as set forth above.

SECTION 4

The use of the property described above shall be subject to all applicable regulations contained in PD-141, the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

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

SECTION 7

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

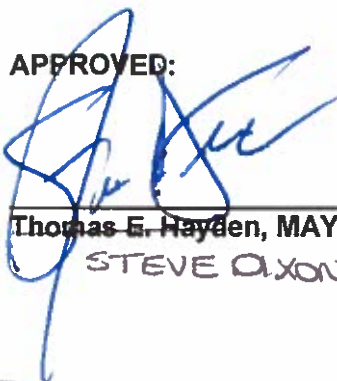
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

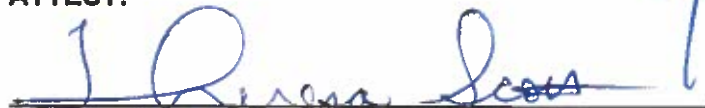
This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 4 DAY OF APRIL, 2016.

APPROVED:


Thomas E. Hayden, MAYOR *PRO TEM*
STEVE AXON

ATTEST:


Theresa Scott, TOWN SECRETARY

Ordinance No. 21-16

Page 4

APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, TOWN ATTORNEY

Exhibit "A"
Legal Description

BEING at tract of land located in the Town of Flower Mound, Denton County, Texas, part of the Jesse Watkins Survey, Abstract No. 1324, being part of a called 33.217 acre tract of land described in deed to Hawks Ramsey, LLC as recorded under County Clerk's File No. 2007-51767, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199" for the most easterly northeast corner of said 33.217 acre tract, being the southeast end of a right-of-way corner clip at the intersection of the south line of Waketon Road (variable width R.O.W. and the west line of Long Prairie Road (FM Highway 2499, a variable width R.O.W.), and being in the westerly line of a 2.4120 acre tract described in deed to the Town of Flower Mound for right-of-way as recorded as County Clerk's File No. 96-019608, Deed Records, Denton County, Texas;

THENCE, along the east line of said 33.217 acre tract, the westerly line of said 2.4120 acre tract and the west right-of-way line of Long Prairie Road (FM Highway 2499) as follows:

South 00 degrees 04 minutes 35 seconds East, a distance of 143.54 feet to a 1/2" iron rod found;

South 89 degrees 51 minutes 24 seconds West, a distance of 5.00 feet to a TXDOT monument found;

South 00 degrees 08 minutes 35 seconds East, a distance of 50.25 feet to a TXDOT monument found;

South 02 degrees 39 minutes 14 seconds West, a distance of 45.30 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199";

THENCE, departing the west right-of-way line of Long Prairie Road (FM Highway 2499), over and across said 33.217 acre tract as follows:

South 89 degrees 51 minutes 25 seconds West, a distance of 253.96 feet to a 5/8" iron rod set with red plastic cap stamped "R.P.L.S. 5199";

North 00 degrees 08 minutes 35 seconds West, a distance of 250.82 feet to a 5/8" iron rod with red plastic cap stamped "R.P.L.S. 5199" set;

North 89 degrees 29 minutes 55 seconds East, a distance of 247.87 feet to a 5/8" iron rod set in the northeast line of said 33.217 acre tract, being in the westerly line of said 2.4120 acre tract and being in the aforementioned right-of-way corner clip;

THENCE, along the northeast line of said 33.217 acre tract, the westerly line of said 2.4120 acre tract, and along said right-of-way corner clip, 45 degrees 08 minutes 35 seconds East, a distance of 19.05 feet to the **POINT OF BEGINNING** and containing 65,133 square feet or 1.4952 acres of land more or less.

Exhibit "B"
Conceptual Site Plan

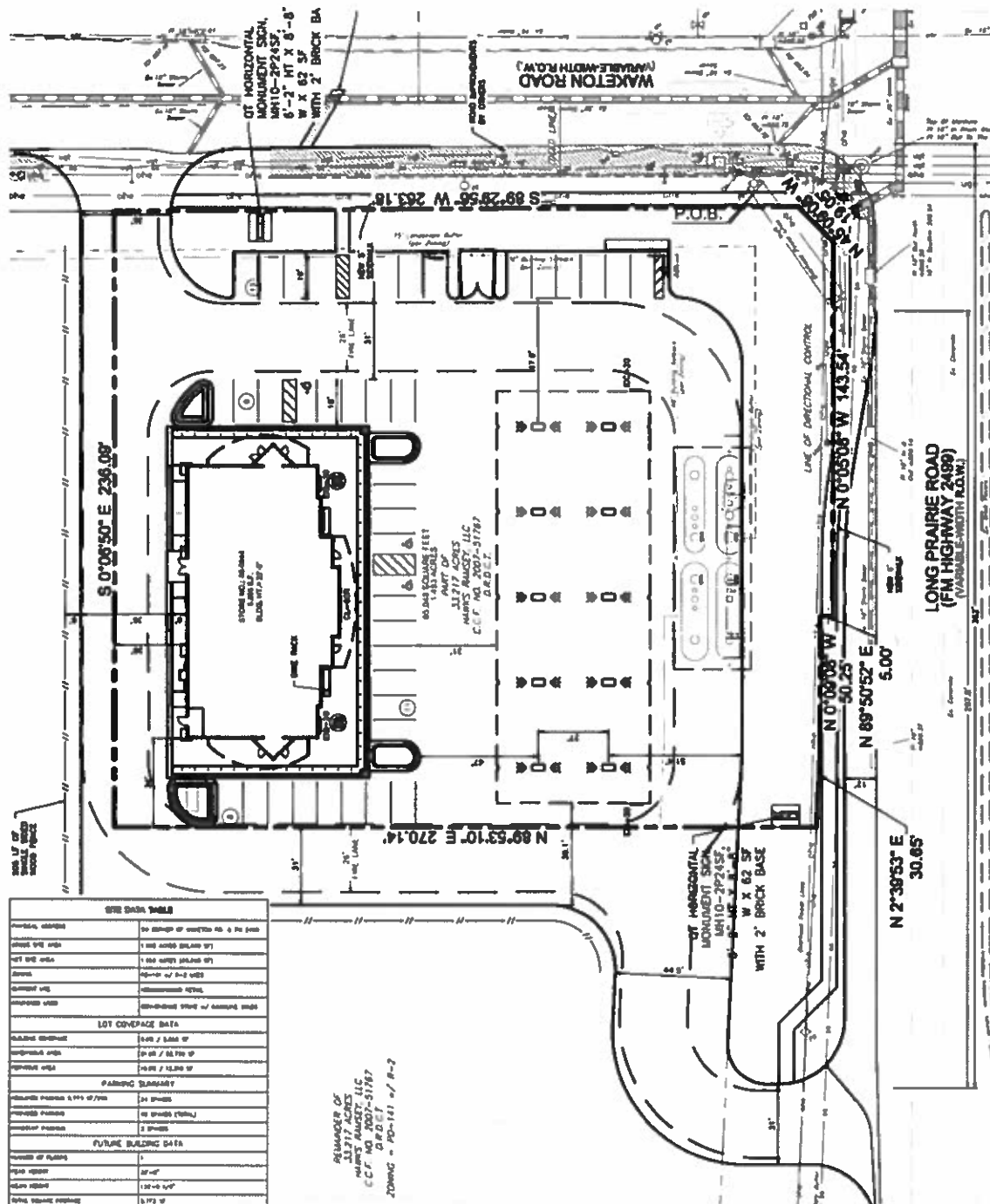
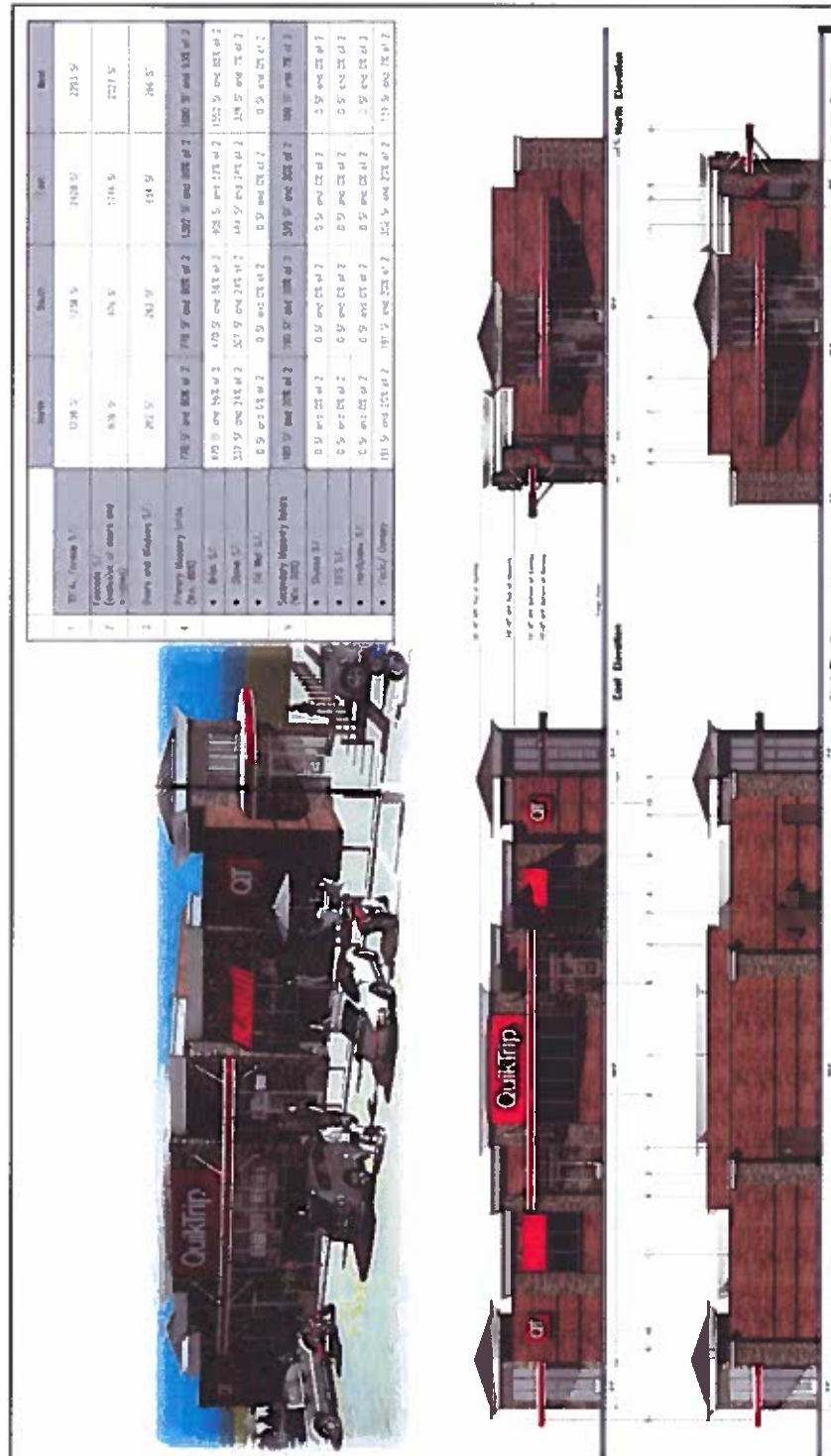
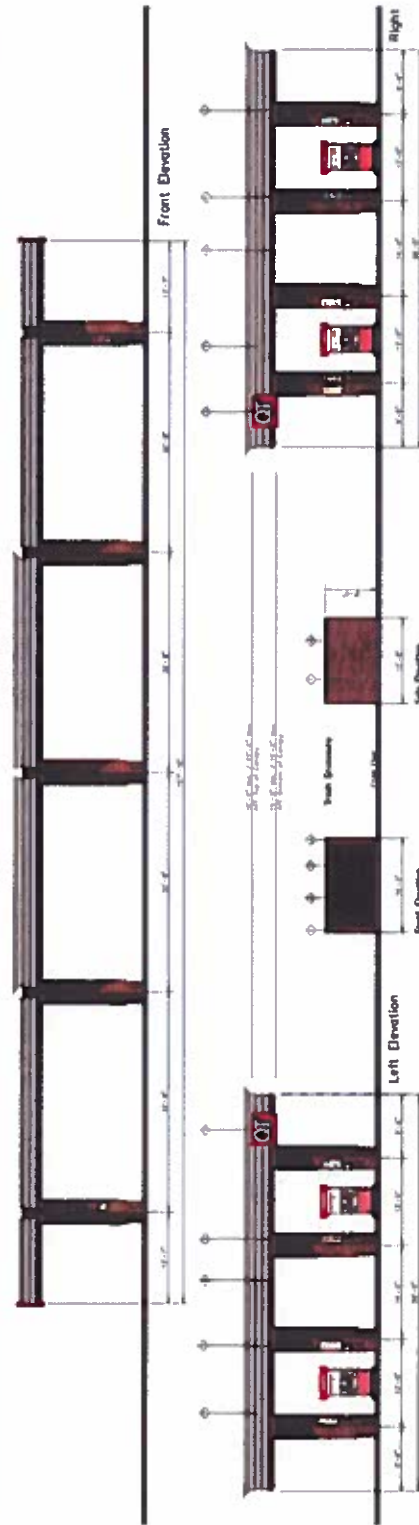


Exhibit "D"
Conceptual Elevations





TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 20-16

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 3.0, SPECIFIC PLANS, OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, BY AMENDING SPECIFIC PLAN AREA #5 (SPA 5), THROUGH THE AMENDMENT OF SUBPARAGRAPH (O) OF THE TEXTUAL PROVISIONS CONTROLLING THE DEVELOPMENT OF SAID SPECIFIC PLAN AREA BY ADDING AN EXCEPTION TO THE ROOF STANDARDS SPECIFIC TO CERTAIN PROPERTY DESCRIBED AS 1.495 ACRES OF LAND IN THE JESSE WATKINS SURVEY, ABSTRACT NUMBER 1324; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, on March 19, 2001, the Town Council of the Town of Flower Mound adopted all nineteen component plans, specifically including the Specific Plans, together with all amendments thereto, by Ordinance No. 24-01 as a component to the Flower Mound Master Plan; and

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, has filed an application for a Master Plan Amendment to add an exception to the roof standards for Specific Plan Area #5 (SPA 5); and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on March 28, 2016, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 4, 2016, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 of the Local Government Code, Chapter 78, of the Town's Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of the Master Plan Amendment described herein;

WHEREAS, the Town Council finds that amendment of the Master Plan as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety and general welfare of the citizens of the Town of Flower Mound and the general public;

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

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended as described below:

Section 3.0, Specific Plans, is hereby amended through the amendment of Specific Plan Area #5 (SPA 5) by adding an exception to the roof standards contained in Subparagraph (o) on page 3.23 of the Master Plan to read as follows:

"Roofs of commercial buildings 15,000 SF and under are to be hip, gable or a combination of the two. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver request to this requirement for buildings within this SPA 5 provided that: (1) any such building(s) being considered for a waiver shall be part of a large-scale multi-building development of 25 acres or larger; and, (2) possessing a meritorious Unified Design Theme; or provided that: such building is located at the southwest corner of the intersection of Waketon Road and Long Prairie Road on certain property described as 1.495 acres of land in the Jesse Watkins Survey, Abstract Number 1324, Denton County, Texas. Structures larger than 15,000 SF should have no visible area of flat roof from any adjacent properties. A mansard parapet structure, in a combination of vertical and sloping sections, will be required along 100% of the roof perimeter."

SECTION 2

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3

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

SECTION 4

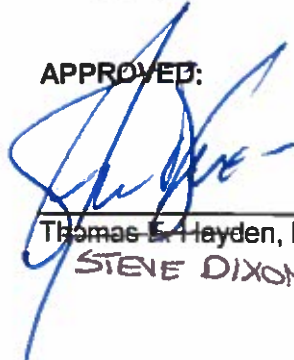
The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 5

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 1, ON THIS THE 4 DAY OF
APRIL, 2016.

APPROVED:



Thomas E. Hayden, MAYOR PRO TEM
STEVE DIXON

ATTEST:



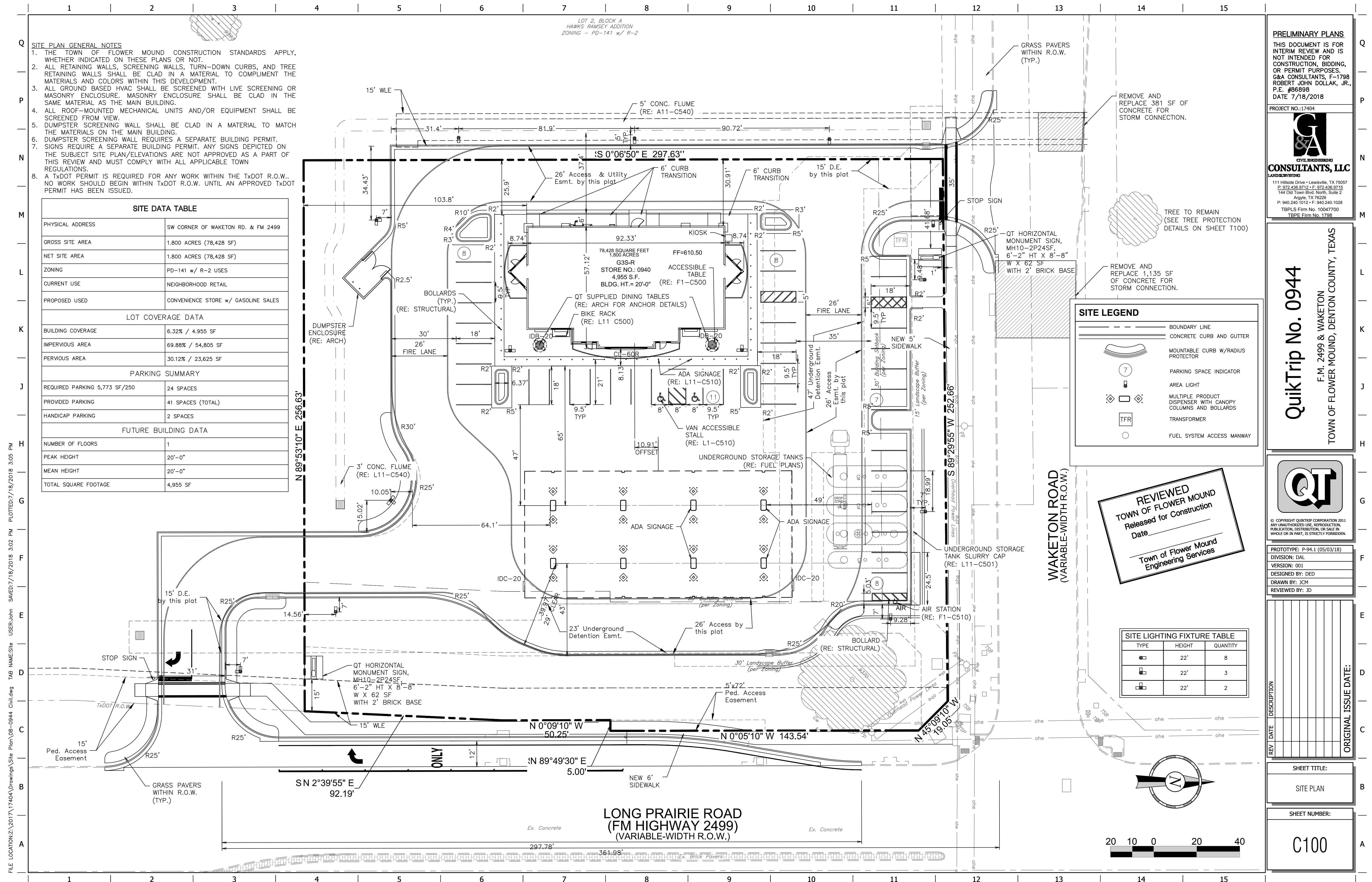
Theresa Scott, TOWN SECRETARY

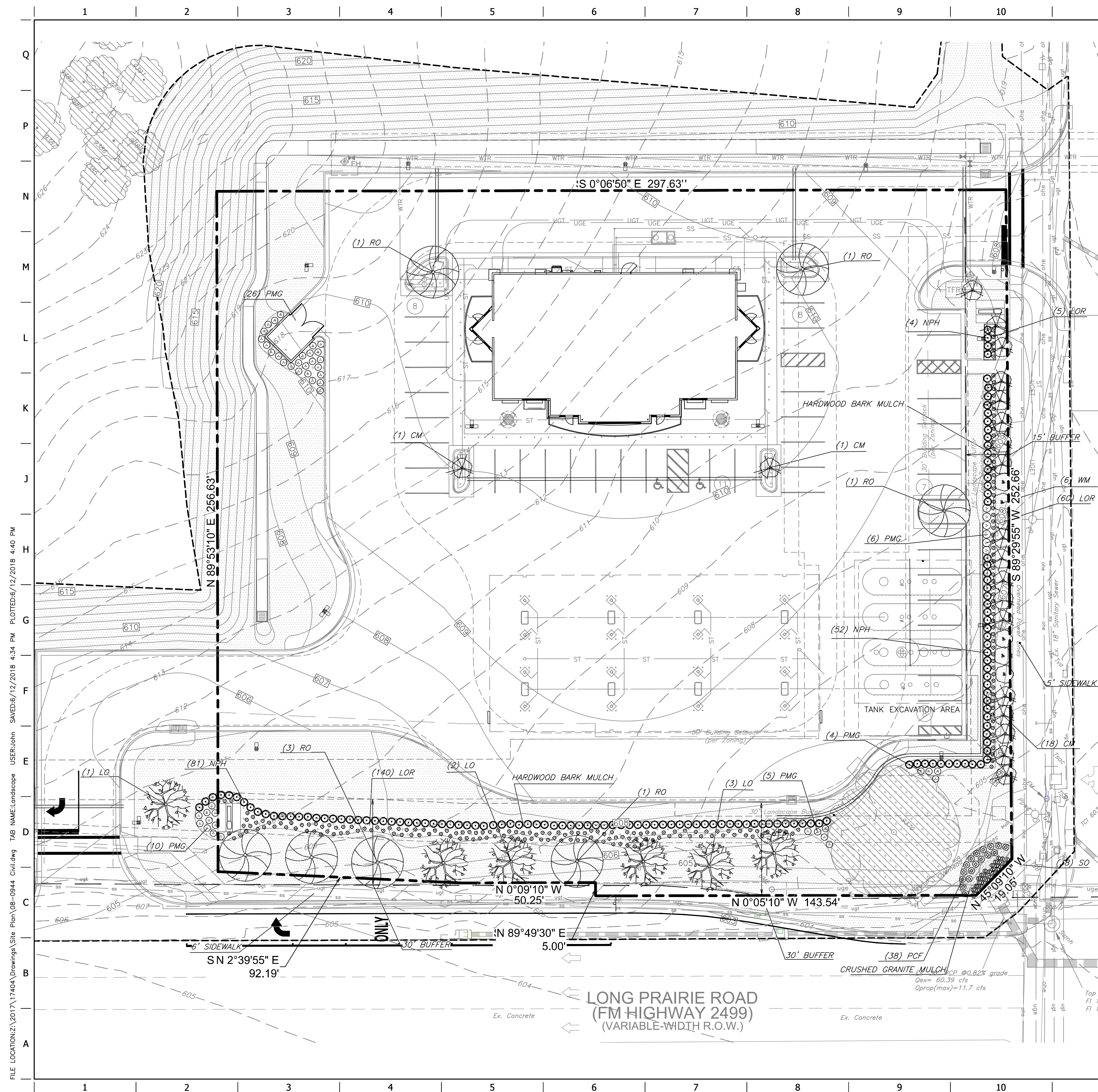
APPROVED AS TO FORM AND LEGALITY:



Bryn Meredith, TOWN ATTORNEY

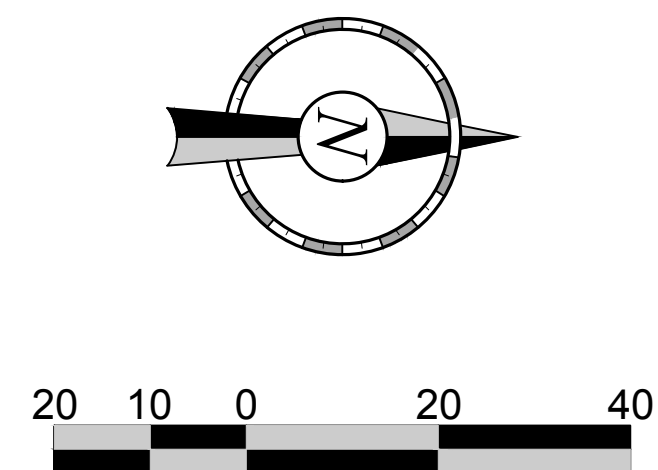
Attachment B(1): Site Plan Package





Landscape Schedule							
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	SPACING	COMMENTS	
SHRUBS		(LOR) LOROPETALUM (PURPLE PIXIE) <i>Loropetalum chinense peack</i>	HEIGHT/SPREAD RATIO = 3:2 15" HT MIN X 10"ø	204	30" o.c.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING	
		(NPH) NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 30" HT MIN X 16"ø	137	36" o.c.		
		(PCF) PURPLE CONE FLOWER <i>Echinacea angustifolia</i>	HEIGHT/SPREAD RATIO = 3:1 12" HT MIN X 12"ø	38	18" o.c.		
		(SO) SIDE OATS GRAMA <i>Bouteloua curtipendula</i>	HEIGHT/SPREAD RATIO = 1:1 12" HT MIN X 12"ø	38	18" o.c.		
		(PMG) PINK MUHLY GRASS <i>Muhlenbergia capillaris</i>	HEIGHT/SPREAD RATIO = 1:1 18" HT MIN X 24"ø	51	36" o.c.		
TREES		WAX MYRTLE <i>Myrica Cerifera</i>	3" CALIPER (TOTAL) 6' HT	6	PER PLAN	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS	
		(CM) CRAPE MYRTLE <i>Lagerstroemia indica</i>	3" CALIPER (TOTAL) 6' HT	18	PER PLAN		
		(RO) SHUMMARD RED OAK <i>Quercus shumardii</i> (SOUTHERN VARIETY)	3" CALIPER 12' HT	7	PER PLAN		
		(LO) LIVE OAK <i>Quercus Phellos</i>	3" CALIPER 12' HT	6	PER PLAN	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION	
		EXISTING TREE		1			
		BERMUDA SOD		40,713 S.F.			
		HARDWOOD BARK MULCH		6,121 S.F.			
		CRUSHED GRANITE MULCH		275 S.F.			

LANDSCAPE REQUIREMENTS		
	REQUIRED ORDINANCE	PROVIDED
PARKING AREA LANDSCAPE	Landscape areas shall be provided within off street parking areas at a minimum 90 s.f. per 12 parking spaces. 41 Parking spaces = 205 s.f.	1,264 s.f. of interior landscape area
	All parking spaces must be located within 50' of a tree.	All spaces located within 50' of tree
	All head in parking to be screened from street view with minimum 3' high shrubs.	3' high screening shrubs screening head in parking
	1 tree for ever 10 parking spaces 41 parking spaces = 5 trees	(5) 3" cal trees, (1) existing tree (#9370), (3) 3" cal canopy trees + (3) 3" ornamental trees
BUFFER REQUIREMENTS	LONG PRAIRIE ROAD (2499)	
	There shall be a minimum landscape buffer of 30' from the ROW line along FM 2499 and 1 tree for every 30 l.f. 286' = 10 trees	Minimum 30' width landscape buffer and 10 (3" cal.) trees provided
	WAKETON RD.	
	There shall be a minimum landscape buffer 15' along Waketon road and 1 tree for every 30 l.f. 225' = 8 trees	15' buffer and 24 (ornamental) trees



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. #68698 DATE 6/12/2018				
PROJECT NO.: 17404				
				
SITE PLANNING CIVIL/ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE 1111 Hillside Drive • Lewisville, TX 75057 P: 972.438.9712 • F: 972.438.9715 144 Old Town Blvd. North, Suite 2 Argyle, TX 76226 P: 940.240.1012 • F: 940.240.1028 TBPLS Firm No. 10047700 TBPE Firm No. 1798				
QuikTrip No. 0944 F.M. 2499 & WAKETON TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS				
				
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PROTOTYPE: P-94.1 (05/03/18)				
DIVISION: DAL				
VERSION: 001				
DESIGNED BY: DEB				
DRAWN BY: JCM				
REVIEWED BY: JD				
REV	DATE	DESCRIPTION	ORIGINAL	ISSUE DATE:
SHEET TITLE:				
LANDSCAPE PLAN				
SHEET NUMBER:				
L100				

Custom G3S
angled entry/brick and cornice mechanical screen,
custom stone, pilasters, and hipped roof.
RWS/KO 5.11.18



		North	South	East	West
1.	TOTAL Facade S.F.	1175 SF	1175 SF	1831 SF	1702 SF
2.	Facade S.F. (exclusive of doors and windows)	1084 SF	1084 SF	1439 SF	1674 SF
3.	Doors and Windows S.F.	91 SF	91 SF	351 SF	28 SF
4.	Primary Masonry totals (Min. 80%)	879 SF and 81% of 2	879 SF and 81% of 2	1026 SF and 71% of 2	1655 SF and 94% of 2
	• Brick S.F.	574 SF and 56% of 2	574 SF and 56% of 2	690 SF and 50% of 2	1392 SF and 83% of 2
	• Stone S.F.	305 SF and 26% of 2	305 SF and 26% of 2	336 SF and 21% of 2	189 SF and 11% of 2
	• Tilt Wall S.F.	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2
5.	Secondary Masonry totals (Min. 20%)	220 SF and 20% of 2	220 SF and 20% of 2	291 SF and 20% of 2	103 SF and 6% of 2
	• Stucco S.F.	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2
	• EIFS S.F.	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2
	• Hardiplank S.F.	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2
	• Fascia/ Canopy	220 SF and 20% of 2	220 SF and 20% of 2	291SF and 19% of 2	18 SF and 1% of 2



QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
0944 G3S Custom w/ 28" Deep Pilasters,
Sonoma Stone w/ Hip Roof and Cornices

Serial #
08-0944-G3S2 Scale:
1/16"=1'-0" Issue Date:
05.10.18

Address:
SWC FM 2499 & Waketon Road

Drawn By:
JK Rev/Notes:

City, State:
Flower Mound, TX

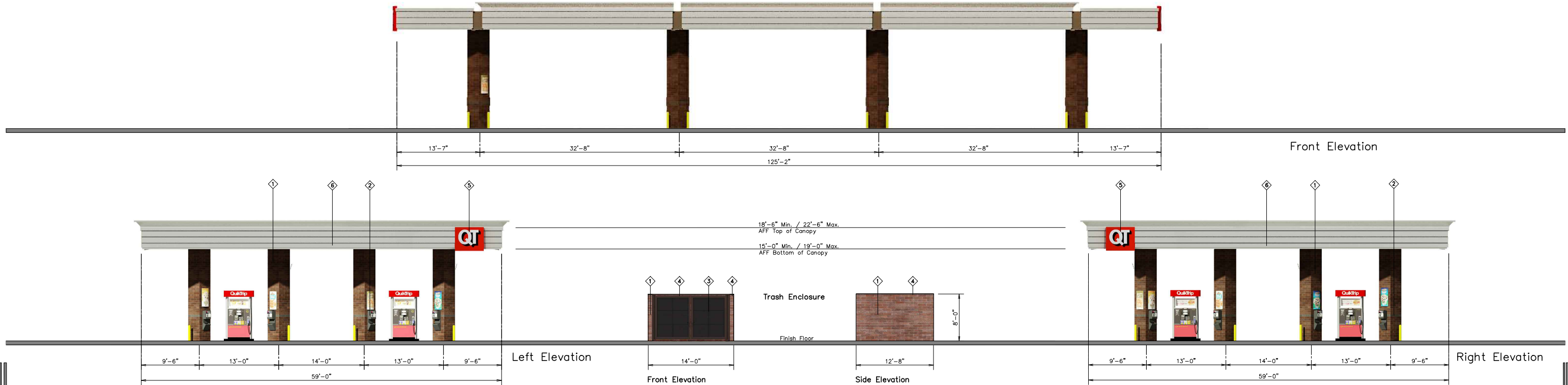
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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	HLZ-ALUMINUM	ALPOLIC	FASCIA
4	QT RED	LANE	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	DARK BRONZE	LANE	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	SONOMA	GLEN GERY	STACKED STONE
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE

Custom canopy / no red band/ added cornice.
Additional button requested by Marketing

Approved by CB, KO, RS
11/8/17

Material Percentage Table		
	FRONT/REAR FACADE:	SIDE FACADES:
TOTAL	653 SF	424 SF
ATLAS BRICK	33%	51%
CANOPY	67%	44%
SIGNAGE		5%





QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	0944	GD08 Gas Canopy Elevations	Address:	SWC FM 2499 & Waketon Road	City, State:	Flower Mound, TX			
Serial #	08-0944-GD08	Scale:	1/16"=1'-0"	Issue Date:	10.30.17	Drawn By:	JK	Rev/Notes:	

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT BLACK	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
4	DARK BRONZE	LANE	METAL/PAINT
5	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
6	HLZ-ALUMINUM	ALPOLIC	CANOPY



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: July 23, 2018

FROM: Richard Brown, Senior Planner

ITEM: Consider a request for a Development Plan (DP18-0004 - Tinley Park) to develop a residential subdivision. The property is generally located south of Flower Mound Road and west of Duncan Lane.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for a residential subdivision containing 35 residential lots, five x-lots (one of which to be dedicated to the Town for park purposes; see Town Council link, below), and two points of ingress/egress. The property is zoned Planned Development District-159 (PD-159) with Single-Family District-5 (SF-5) uses, with certain exceptions and modifications (see Attachment A3).

The development plan depicts required setbacks, buffers, and the detail related to the park land dedication of the bluebonnet area (approximately 1.15 acres) along the site's northern property line. Additionally, the plan is in compliance with the approved PD-159 ordinance.

On [April 16, 2018](#), the Town Council approved a request for a Master Plan Amendment (MPA17-0012) to amend Section 1.0, Land Use Plan of the Master Plan to change the land use designation from Retail to High Density Single Family Detached. At the same meeting, the Town Council approved a request for rezoning (ZPD17-0014 – Tinley Park) from Agricultural District (A) to Planned Development District No. 159 (PD-159) with Single-Family District-5 (SF-5) uses with certain exceptions and modifications to the Code of Ordinances and alternate park land dedication and fees.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map

2. Letter of Intent
3. PD-159 Ordinance

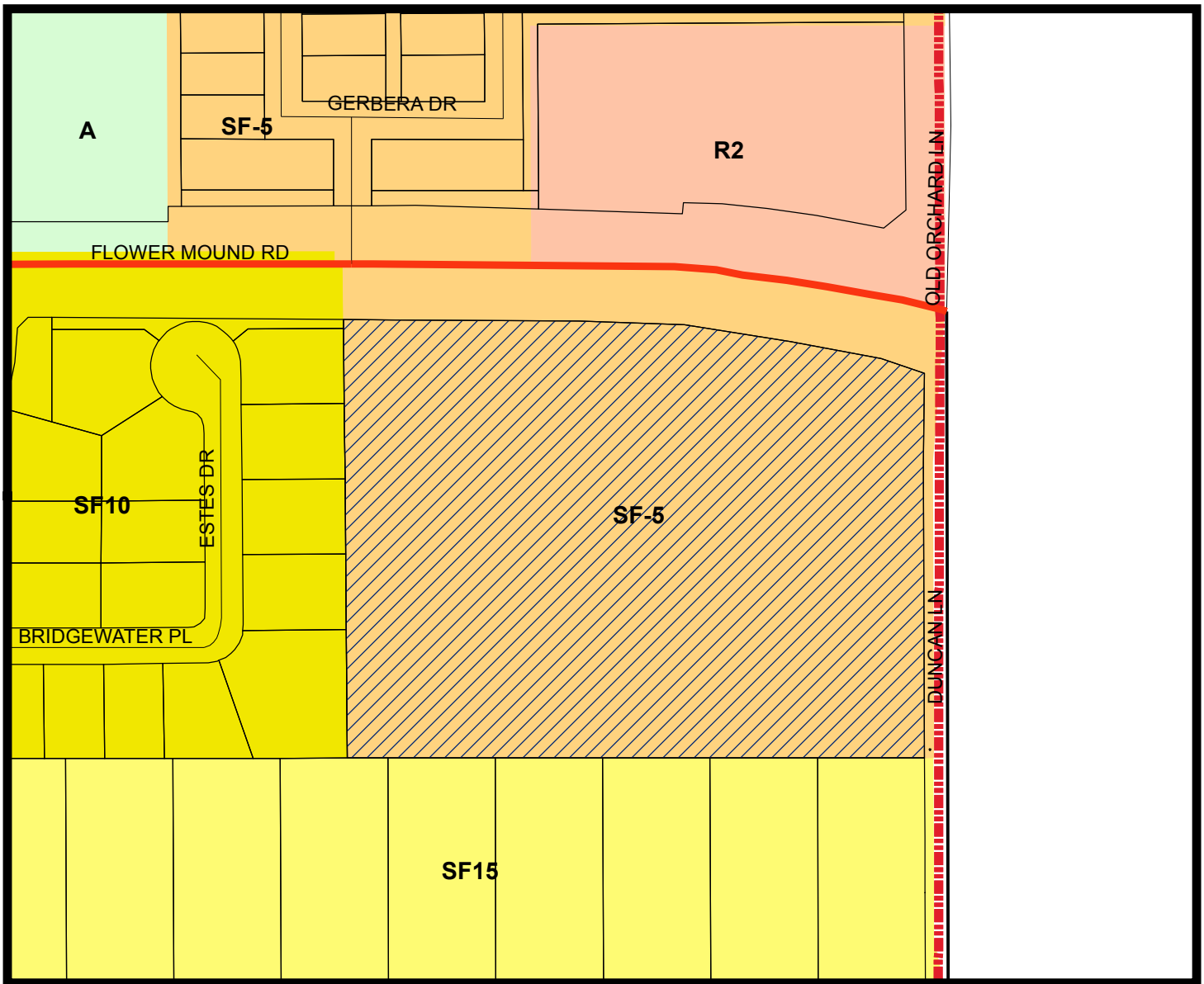
B. Application Details

1. Development Plan Package

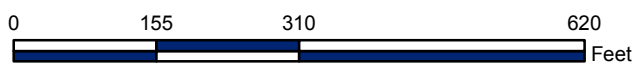
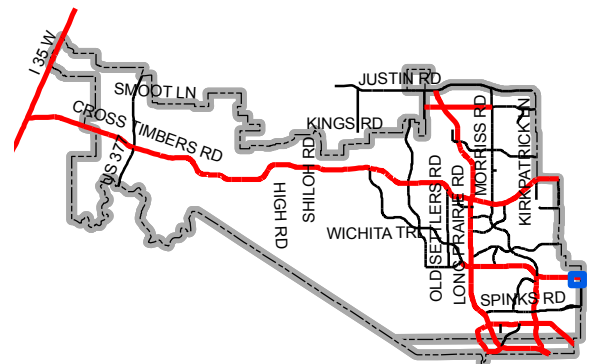
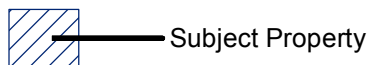


Vicinity Map

Reference Project: DP18-0004



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

May 02, 2018

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

RE: Tinley Park (Community)
Flower Mound, Texas

Dear Mr. Powell,

Please accept this as our formal Letter of Intent to describe the requested Development Plan.

On April 16, The Town Council approved PD-159 zoning for a single-family residential-5 subdivision (ZPD17-0012). Therefore, the project is in substantial conformity to the approved Conceptual Site Plan for the project. The subdivision will consist of 35 buildable lots, with five (5) X-lots-open space. We are preserving the natural gateway into our town by preserving a large portion of open space along Flower Mound Road (FM 3040). This Open Space has historically been used as a bluebonnet field entry into the town. We will attempt to preserve this historical view, by not interrupting the bluebonnet field and the beautiful entrance in the Town will remain. The subdivision is planned to be constructed in a single phase. On April 16, 2018 the Town Council approved a Master Plan Amendment (MPA17-0012) for the site. The proposed development is a uniquely developed community that is adjacent to existing adjoining residential uses. The adjacent neighborhoods, Creekside by Toll Brothers is zoned Medium Density Residential and the community to the south is zoned Low Density. Adequate public facilities are already in place to support the proposed development. The Zoning PD-159 provides a minimum lot size of 6,000 sf, which is comparable to the lot sizes across the street (Orchard Flowers). Lot sizes in the proposed community will be a minimum of 6,000 sf, with an average of 7,714 sf, with our largest lot being 15,891 sf. Proposed uses and development standards are consistent with the purposes of the base zoning district.

The Planned Development District – 159 is surrounded by residential on the south and west side and major Town roads on the north and east side. The eastern boundary of the property is adjacent to the City of Lewisville. The plans conform to all Town land development regulations. We are providing approximately 1.158 acres of open space along Flower Mound Road (F.M. 3040) as a community buffer. The buffer opens along FM 3040 and far exceeds the 25' required by the Towns' regulations. In some

Attachment A(2): Letter of Intent

cases, we exceed the required regulations by more than 100'. There are existing overhead power lines on the property that have been approved to remain on the property.

Should you have any questions, please feel free to contact us.

Sincerely,

Reginald Rembert

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO.12-18**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, LAND DEVELOPMENT REGULATIONS, OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 9.912 ACRES OF LAND SITUATED IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49, FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT DISTRICT NO. 159 (PD-159) WITH SINGLE-FAMILY DISTRICT-5 (SF-5) USES, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which Ordinance regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owner of the property described as approximately 9.912 acres of land in the Rosannah Baker Survey, Abstract Number 49, has filed an application for a Zoning Planned Development amendment to change the zoning from Agricultural District (A) to Planned Development District No. 159 (PD-159) with Single-Family District-5 (SF-5) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on April 9, 2018, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on April 16, 2018, with respect to the Zoning Planned Development; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication and procedural requirements for the approval of a Zoning Planned Development amendment on the property;

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

ORDINANCE NO. 12-18**Page 2****SECTION 1**

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

Approximately 9.912 acres of land situated in the Rosannah Baker Survey, Abstract No. 49, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District No. 159 (PD-159) with Single-Family District-5 (SF-5) uses.

SECTION 2

The development standards, conceptual site plan, and conceptual landscape plan of the proposed Planned Development District No. 159 (PD-159), attached hereto as Exhibits "B," "C," and "D," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, and conceptual landscape plan, for this Planned Development District No. 159 (PD-159).

SECTION 3

The official map of the Town of Flower Mound is amended and the Executive Director of Development Services is directed to revise the official zoning map to reflect the approved Planned Development District, as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms and conditions contained in Exhibits "B," "C," and "D," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 6

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

ORDINANCE NO. 12-18**Page 3****SECTION 7**

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 8

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 9

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 10

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 3 TO 2, ON THIS THE 16TH DAY OF APRIL, 2018.

APPROVED:*Thomas E. Hayden*

Thomas E. Hayden, MAYOR**ATTEST:***Theresa Scott*

Theresa Scott, TOWN SECRETARY

ORDINANCE NO. 12-18**Page 4****Exhibit "A"****PROPERTY
DESCRIPTION:**

Being a 9.912 acre tract of land situated in the Rosannah Baker Survey, Abstract No. 49, in Denton County, Texas, being a portion of that same tract conveyed to The Eddie & Wynelle Parker Family Limited Partnership by deed recorded in Document No. 1994-780 of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows; (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.000150630):

BEGINNING at a 1/2 inch rebar with a cap marked "DAA" found for the Southeast corner of Block A of Creekside at Heritage Park Phase Two A, an addition to the City of Flower Mound, Denton County, Texas, according to the Plat thereof recorded in Document No. 2016-129 of the Map Records of Denton County, Texas, said point lying in the North line of a tract of land conveyed to Samantha M. Murchek by deed recorded in Document No. 2012-7859 of the Deed Records of Denton County, Texas, and being the Southwest corner of the herein described tract;

THENCE North 00 Degrees 08 Minutes 40 Seconds West, departing the North line of said Murchek tract, with the East line of said Creekside at Heritage Park Phase Two A addition, over, across and through said Eddie & Wynelle Parker Family Limited Partnership tract, a distance of 590.84 feet to a point for corner in a concrete sidewalk for the Northeast corner of Lot 50X of said Creekside at Heritage Park Phase Two A addition and lying on the South right-of-way line of F.M. 3040 (Flower Mound Road) (variable width right-of-way), said point being the Northwest corner of the herein described tract, from which an "X" found for reference at the Northeast corner of Lot 8 of said Creekside at Heritage Park Phase Two A addition and the Southeast corner of said Lot 50X bears South 00 Degrees 08 Minutes 40 Seconds East, a distance of 20.00 feet;

THENCE North 89 Degrees 58 Minutes 11 Seconds East, with the South right-of-way line of said F.M. 3040, a distance of 297.06 feet to a 1/2 inch rebar with a cap marked "DAA" found for corner;

THENCE South 87 Degrees 45 Minutes 15 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 98.87 feet to a TXDOT monument found for corner;

THENCE South 85 Degrees 13 Minutes 59 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 100.18 feet to a TXDOT monument found for corner;

THENCE South 83 Degrees 02 Minutes 25 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 100.91 feet to a 1/2 inch rebar with a cap marked "DAA" found for corner;

THENCE South 79 Degrees 40 Minutes 55 Seconds East, continuing with the South right-of-way line of said F.M. 3040, a distance of 82.33 feet to a 60D nail found at the westernmost end of a corner clip at the intersection of the South right-of-way line of said F.M. 3040 with the West right-of-way line of Duncan Lane (variable width right-of-way), said point being the northernmost Northeast corner of the herein described tract;

THENCE South 45 Degrees 01 Minutes 41 Seconds East, with the Southwest line of said corner clip, a distance of 103.66 feet to a 60D nail found at the southernmost end of said corner clip on the West right-of-way line of said Duncan Lane, said point being the easternmost Northeast corner of the herein described tract;

THENCE South 00 Degrees 18 Minutes 44 Seconds East, with the West right-of-way line of said Duncan Lane, a distance of 476.48 feet to a 1/2 inch rebar found for corner, said point being the Southeast corner of the herein

ORDINANCE NO. 12-18**Page 5**

described tract;

THENCE South 89 Degrees 50 Minutes 29 Seconds West, departing the West right-of-way line of said Duncan Lane and with the North line of a tract of land described to Edward D. Rose by deed recorded in Volume 5033, Page 3663 of the Deed Records of Denton County, Texas, the North line of a tract of land described to J.D. Stallcup and wife, Vet Thi Stallcup by deed recorded in Volume 3449, Page 843 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Phillip Massengale by deed recorded in Document No. 2011-50655 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Richard Murchek and wife, Tamra Murchek by deed recorded in Document No. 2013-95364 of the Deed Records of Denton County, Texas, the North line of a tract of land described to Jack D. Ridinger and Sharon Ridinger by deed recorded in Volume 1011, Page 449 of the Deed Records of Denton County, Texas and the North line of said Samantha M. Murchek tract, a distance of 751.29 feet to the POINT OF BEGINNING and containing 431,771 square feet or 9.912 acres of land, more or less.

Exhibit "B"

Development Standards

Planned Development District No. 159 (PD-159)

Tinley Park

The development on the property comprising approximately 9.912 acres of land within the corporate limits of the Town of Flower Mound ("Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-159 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

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

B. Uses.

Development of Tinley Park, comprising approximately 9.912 acres of land, shall comply with all regulations applicable to the Single Family Residential District-5 (SF-5) contained in the Town's Land Development Regulations.

C. Minimum and maximum dimensions.

1. The maximum number of lots shall be 35.
2. Minimum lot area per dwelling. The minimum lot area shall be 6,000 square feet, subject to section 98-1023.

3. Minimum lot width. Except as provided in this subparagraph, the minimum lot width shall be 50 feet, subject to section 98-1024.
 - a. All side yard property lines shall align with the side yard property lines of the adjacent subdivision (Creekside at Heritage Park, Phase 2A) for the following lots as shown on Exhibit C:
 - i. Block A, Lots 2 through 5.
4. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 1,800 square feet, subject to section 98-1025.
5. Minimum front yard.
 - a. The minimum front yard setback shall be 20 feet, subject to section 98-1026.
 - b. A front entry garage shall be set back a minimum of 20 feet from the front property line.
 - c. Fences shall not extend into the front yard beyond the front façade of the residential dwelling.
6. Minimum side yard. Except as provided in this subparagraph, the minimum side yard shall be five feet, subject to section 98-1027.
 - a. Minimum side yard shall be 10 feet, subject to section 98-1027, for the following lots as shown on Exhibit C:
 - i. Block A, Lots 2 through 5.
7. Minimum rear yard. Except as provided in this subparagraph, the minimum rear yard shall be 10 feet, subject to section 98-1028.
 - a. Minimum rear yard shall be 25 feet, subject to section 98-1028, for the following lots as shown on Exhibit C:
 - i. Block A, Lots 2 through 5.

b. Minimum rear yard shall be 30 feet, subject to section 98-1028, for the following lot as shown on Exhibit C:

i. Block A, Lot 11.

c. Minimum rear yard shall be 35 feet, subject to section 98-1028, for the following lots as shown on Exhibit C:

i. Block A, Lots 10 and Lots 12 through 21.

8. Maximum lot coverage. The maximum lot coverage shall be 55 percent, subject to section 98-1029.

9. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet, subject to section 98-1031.

10. The minimum and maximum dimensions contained in subparagraph c of this paragraph shall not apply to the x-Lots owned by the Homeowners' Association for Tinley Park ("HOA"), and located as shown on Exhibit "D".

D. Landscape Standards.

1. Landscaping shall be in accordance with the Town's landscape ordinance as amended, and the Town's Urban Design Plan except as otherwise provided and/or limited herein.

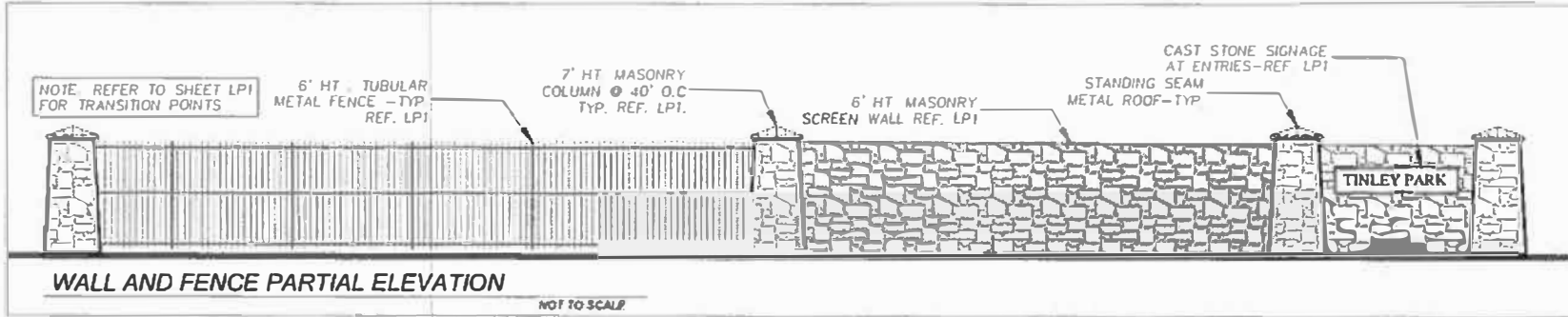
2. The minimum width of the landscaped street buffer from the street right-of-way line along Flower Mound Road shall be 25 feet.

3. A minimum of three trees, three caliper inch each, chosen from the Town's approved planting list, shall be provided in the rear yard for Block A, Lots 2 through 5. One of the required trees for each lot may be planted in an adjoining rear yard with the permission of the adjoining property owner.

F. Supplemental Standards.

1. A minimum of ten off-street parking spaces shall be provided in the location shown on Exhibit C.
 2. All landscaping, common areas, and open space shall be in general conformance with Exhibit "D".
 3. All landscaping and open space shall be in general conformance with the conceptual landscape plan with Exhibit "D".
 4. Sec. 90-272(a). - Lot depth. Residential lots shown on Exhibit C may provide for lot depth in excess of 2 ½ times lot width.
 5. For all lots abutting the southern property line, windows located on the south façade of a residential dwelling above a first floor are prohibited.
 6. For all lots abutting the southern property line, balconies located on the south façade of a residential dwelling above a first floor are prohibited.
 7. Development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.
- G. Exceptions. The following exception to the Town's Ordinances shall apply to this Planned Development.
1. Sec. 90-423. - Underground utilities. This exception shall be limited to approximately 333 feet along the northern property line and approximately 332 feet along the eastern property line, in the locations as shown on Exhibit C.
 2. Section 98-1027, Minimum side yard setback.
 - a. Except as provided in this section, the minimum side yard setback applies to this Planned Development.

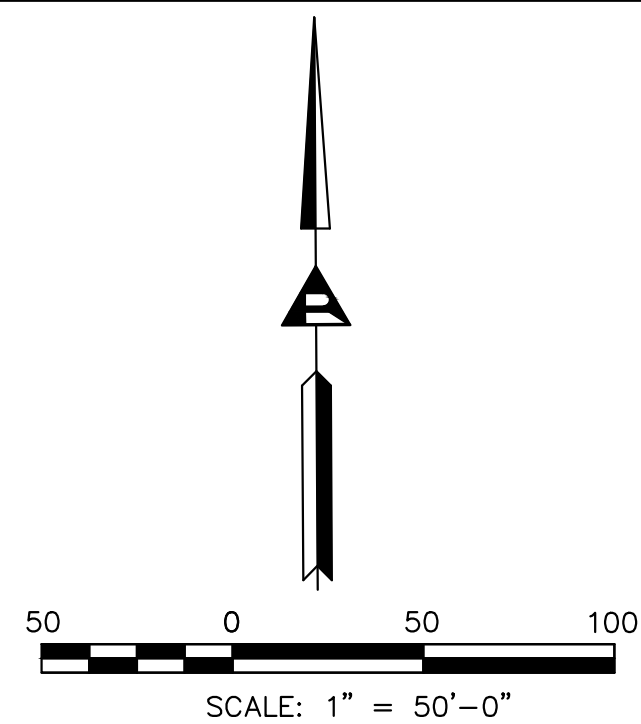
- b. Flower Mound Road. Minimum side yard setback for Block A, Lot 2 is 35 feet.



TINLEY PARK
RESIDENTIAL SUBDIVISION
9.912 acres Situated in the
Roxannah Baker Survey, Abstract No. 49
in the
Town of Flower Mound
Denton County, Texas

Scale: NOT TO SCALE Designed by: JES Drawn by: JES Checked by: JES Date: MARCH 28, 2018 Project No. 015-027	CONCEPTUAL LANDSCAPE PLAN DETAILS	TINLEY PARK RESIDENTIAL SUBDIVISION FLOWER MOUND, TEXAS	Ridinger Associates, Inc. Civil Engineers - Planners 1000 E. 11th St., Suite 101 Lawrence, Texas 76804 Tel: 817-721-1111 Fax: 817-721-1111
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SHEET
LP2



No.	Date	Revisions	App.

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

 Firm No. 1969
1550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

FLOWER MOUND, TEXAS

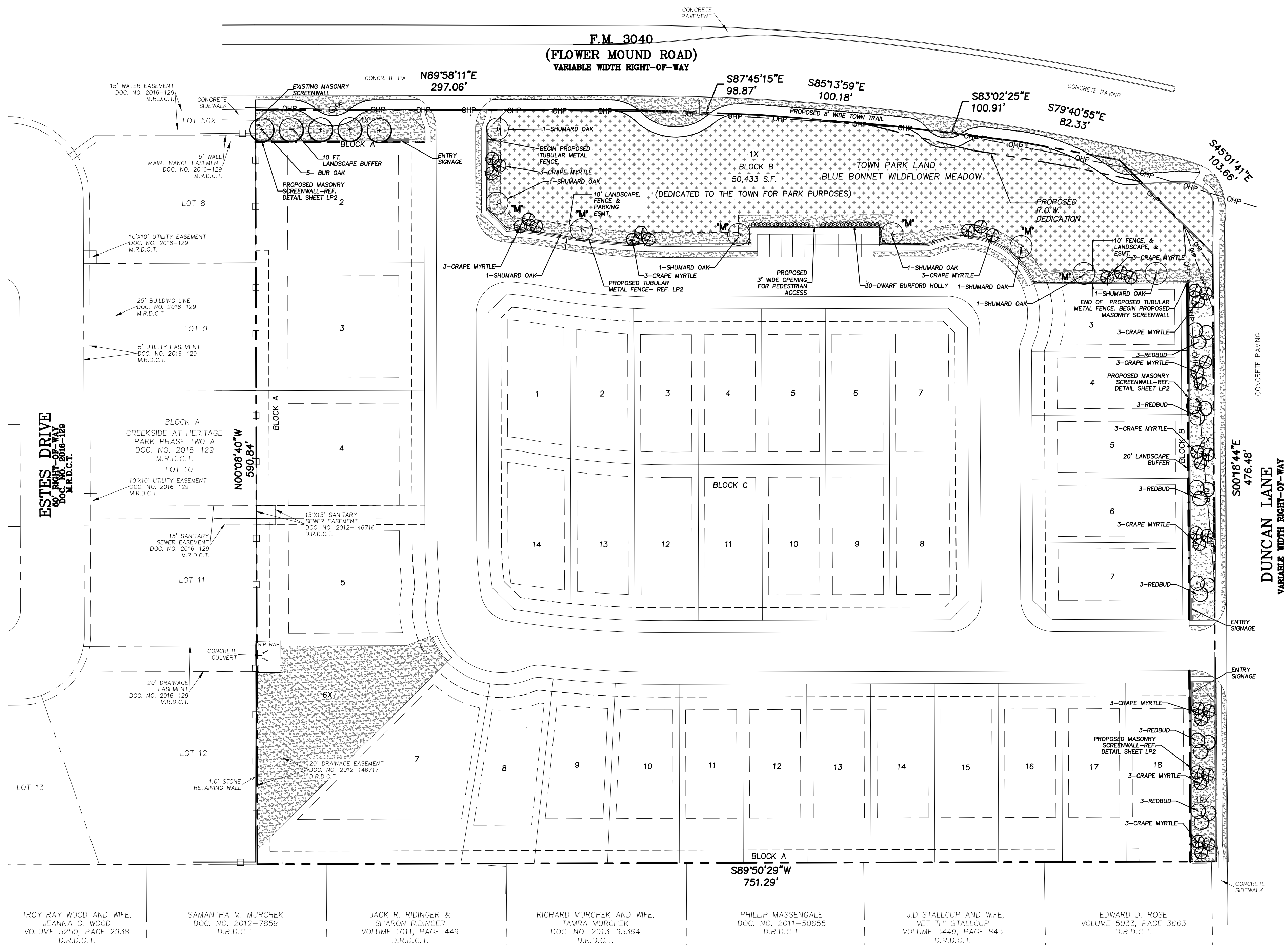
TINLEY PARK
RESIDENTIAL SUBDIVISION

DEVELOPMENT LANDSCAPE PLAN

Scale: 1" = 50'-0"

SHEET

LP1



- 5-BUR OAK / *Quercus macrocarpa* / 3" CAL. / 8' ht. min. / container grown
- 8-SHUMARD RED OAK / *Quercus shumardii* / 3" CAL. / 8' ht. min. / container grown
- ⊗ 36-NATCHEZ CRAPE MYRTLE / *Lagerstroemia indica* / 15 Gal. container / 8' ht. min. / 3 trunks min. / matched
- 18-REDBUD / *Cercis canadensis Texensis* / 15 Gal. / 8' ht. min.
- 30-DWF. BURFORD HOLLY / *Ilex cornuta burfordii nana* / 5 gal. container / 30" o.c.
- BLUE BONNET WILDFLOWER MEADOW - BY OTHERS
- BERMUDAGRASS HYDROMULCH

"M" DENOTES TREES TO BE COUNTED TOWARD TREE MITIGATION.

STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
FM 3040	25 FT.	25 FT.	
DUNCAN LANE	15 FT.	20 FT.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	FM 3040 = 132 L.F.	5 TREES	5 LARGE TREES
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	DUNCAN LANE = 373.42 L.F.	13 TREES	39—ORN. TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	10 SPACES	90 S.F.	1715 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	10	1 TREE	2—LARGE TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.			

TREE MITIGATION:
THERE ARE 2 EXISTING PROTECTED TREES ON THIS SITE.
THERE ARE 8 LARGE TREES AND 15 SMALL TREES THAT ARE NOT REQUIRED PLACED ALONG THE 10' LANDSCAPE, FENCE, AND PARKING EASEMENT TO SUFFICIENTLY SATISFY THE TREE MITIGATION REQUIREMENT FOR THE SITE.

NOTE:
THE 10' LANDSCAPE, PARKING AND FENCE EASEMENT ALONG
THE SOUTH AND WEST SIDE OF THE PARK LAND DEDICATION
PARK LAND DEDICATION IS TO BE MAINTAINED BY THE HOA.

ST. CLAIR DESIGN GROUP Landscape Architecture	P. O. Box 12519 Dallas, Texas 75225 T: 214-394-3641 F: 214-219-7005
	DATE SEALED: 6-25-18
DESIGN BY: JBG DRAWN BY: JBG CHECKED BY: BCDG DATE: June 25, 2018	

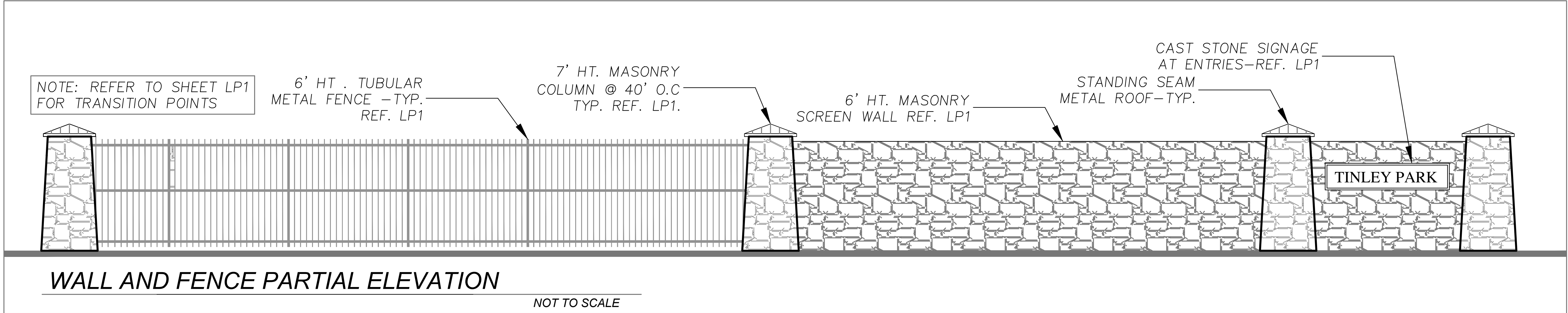
1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till to the top 3" of the existing soil. Install all trees and shrubs in finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" pointed green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.

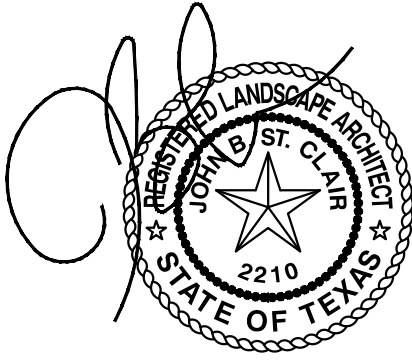
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.

11. All turf and planting beds to be zoned separately. All planting beds heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. No Irrigation in wildflower area.

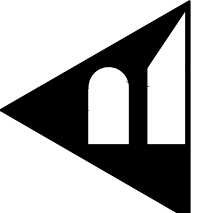
DEVELOPMENT PLAN
TINLEY PARK
RESIDENTIAL SUBDIVISION
9.912 acres Situated in the
Osannah Baker Survey, Abstract No. 4
in the
Town of Flower Mound
Denton County, Texas



ST. CLAIR DESIGN GROUP Landscape Architecture P. O. Box 12519 Dallas, Texas 75225 T: 214-394-3641 F: 214-219-7005

DATE SEALED: 6-25-18
DESIGN BY: JBS DRAWN BY: JBS CHECKED BY: SCDG DATE: JUNE 25, 2018

DEVELOPMENT
LANDSCAPE PLAN DETAILS
TINLEY PARK
RESIDENTIAL SUBDIVISION
9.912 acres Situated in the
Rosannah Baker Survey, Abstract No. 49
in the
Town of Flower Mound
Denton County, Texas

Scale: NOT TO SCALE	Designed by: JBS
	Drawn by: JBS
SHEET	Checked by: SCDG
	Date: JUNE 25, 2018
Project No. 035-027	

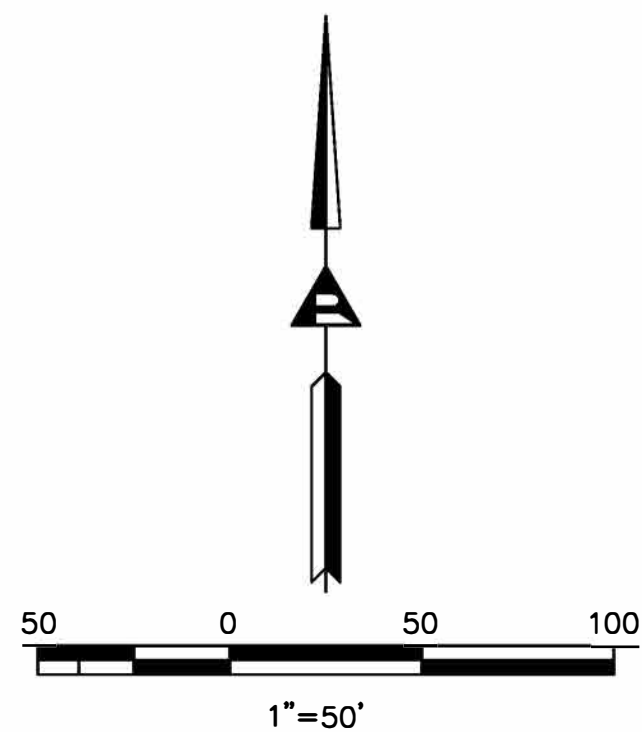
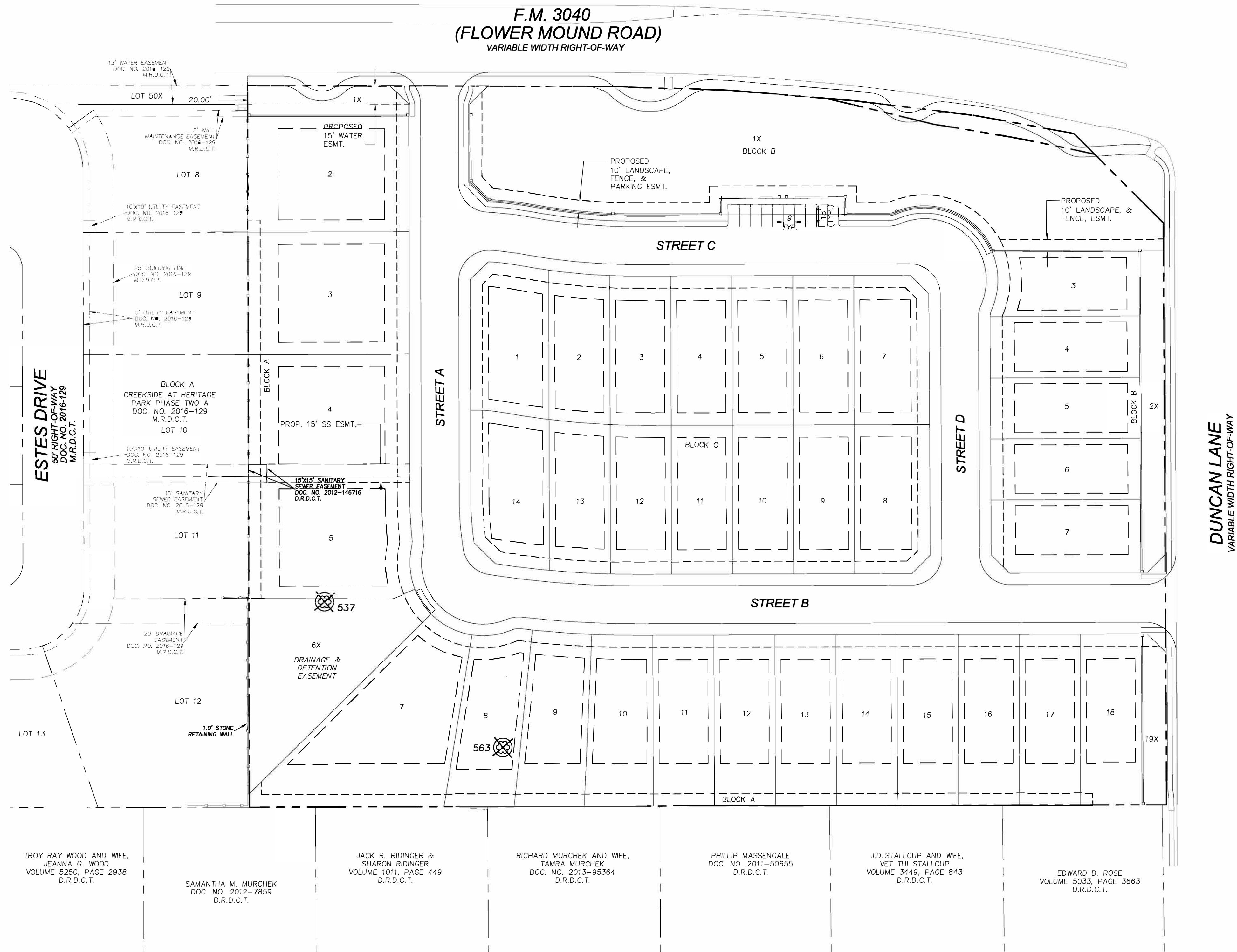
Ridinger Associates, Inc. Civil Engineers - Planners		Firm No. 1969 550 S. Edmonds Lane, Suite 101 Lewisville, Texas 75067 Tel. No. (972) 353-8000 Fax No. (972) 353-8011

No.	Date	Revisions	App.

TINLEY PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

DEVELOPMENT
LANDSCAPE PLAN
DETAILS

SHEET
LP2



TREE LEGEND

PROTECTED TREE TO BE REMOVED

NOTES:
TREE MITIGATION:
IN THE 10' LANDSCAPE, FENCE, & PARKING EASEMENT LOCATED ALONG THE SOUTH AND WEST SIDE OF THE PARK LAND DEDICATION, 8 LARGE & 15 SMALL ADDITIONAL TREES ARE TO BE PLANTED. THESE TREES ARE NOT REQUIRED TREES. THE PLANTING OF THESE TREES SHOULD SUFFICIENTLY SATISFY TREE MITIGATION REQUIREMENT FOR THE SITE.

TAG NO.	CALIPER (IN.)	COMMON NAME / SCIENTIFIC NAME	PROTECTED	LOCATION	STATUS	CONDITION	NOTES
537	7"	GREEN ASH / <i>Fraxinus</i> Species	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	
563	10" Two Trunk	CEDAR ELM / <i>Ulmus crassifolia</i>	PROTECTED	BUILDABLE AREA	REMOVE	GOOD	Two Limb Tree

2 - PROTECTED TREES ON-SITE.
2 - PROTECTED TREES TO BE REMOVED FROM A BUILDABLE AREA.

TINLEY PARK
RESIDENTIAL SUBDIVISION
Being 35 Buildable lots & 5 X-Lots
9.912 acres Situated in the
Rosannah Baker Survey, Abstract No. 49
in the
Town of Flower Mound
Denton County, Texas

No.

Date

Revisions

App.

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1989
550 S. Edwards
Lewisville, Texas 75067

Matthew Clement
American Society of Professional Surveyors
Professional Surveyor No. 423

06/25/18

TINLEY PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 50'

Designed by: LDR

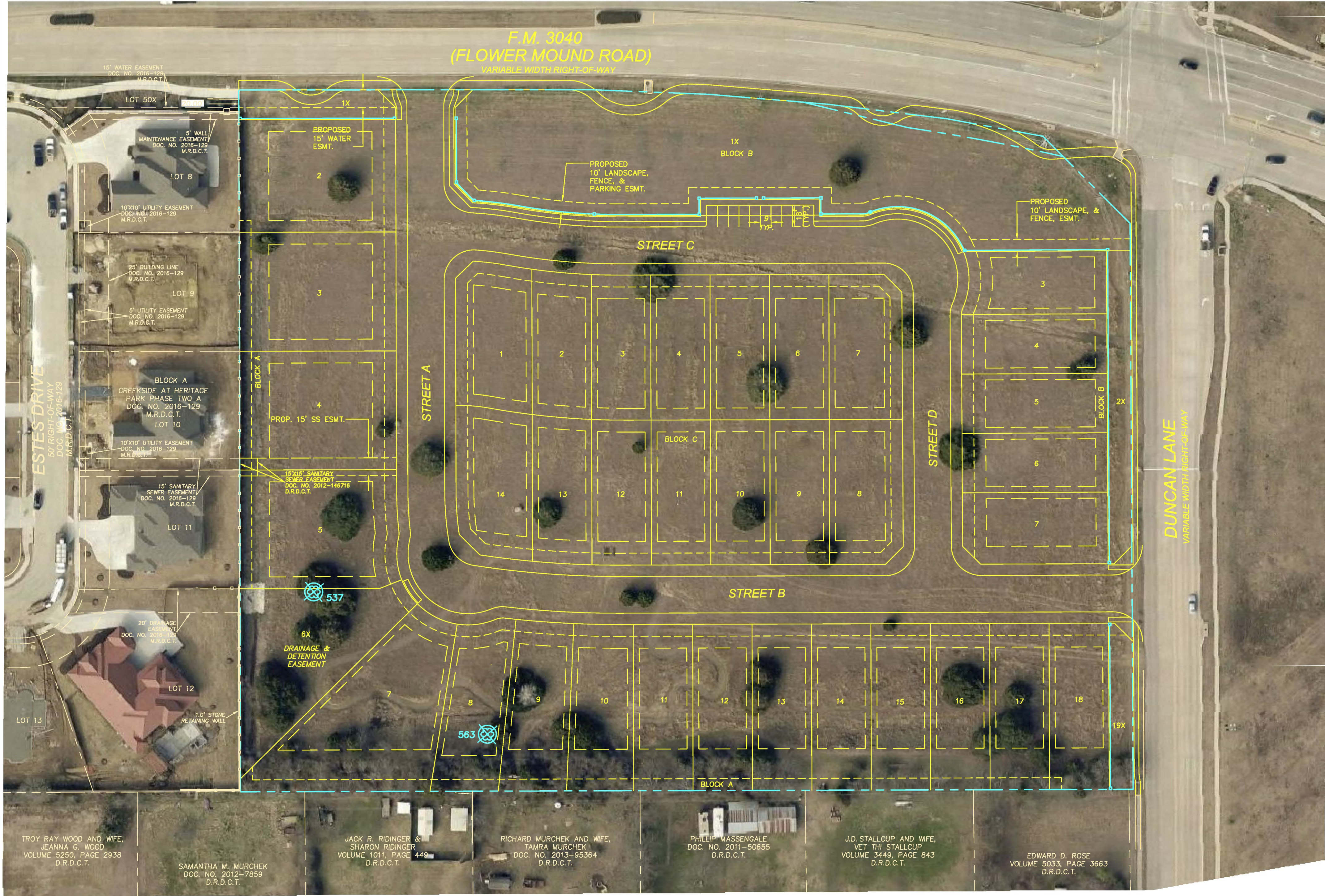
Drawn by: JWH

Checked by: LDR

Date: JUNE 25, 2018

Project No. 035-027

SHEET
TS-1



TROY RAY WOOD AND WIFE,
JEANNA G. WOOD
VOLUME 5250, PAGE 2938
D.R.D.C.T.

SAMANTHA M. MURCHEK
DOC. NO. 2012-7859
D.R.D.C.T.

JACK R. RIDINGER &
SHARON RIDINGER
VOLUME 1011, PAGE 449
D.R.D.C.T.

RICHARD MURCHEK AND WIFE,
TAMARA MURCHEK
DOC. NO. 2013-95364
D.R.D.C.T.

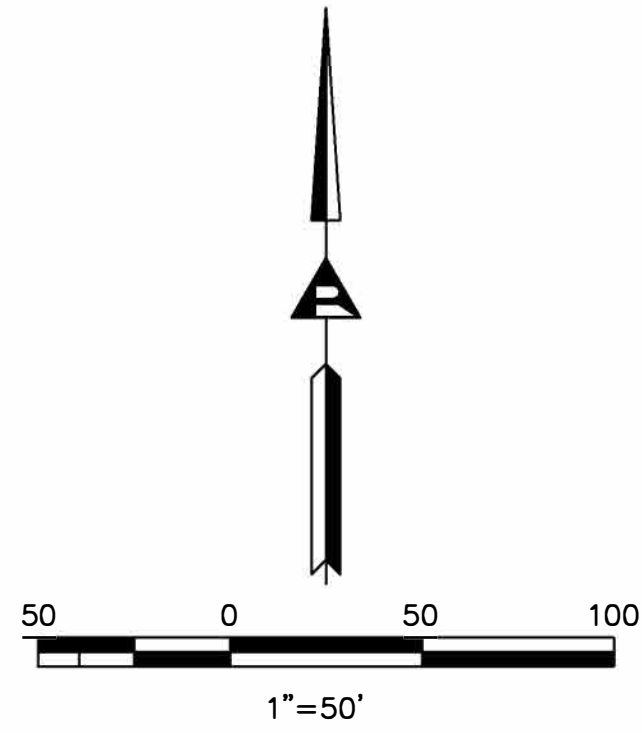
PHILLIP MASSENGALE
DOC. NO. 2011-50655
D.R.D.C.T.

J.D. STALLCUP AND WIFE,
VET THI STALLCUP
VOLUME 3449, PAGE 843
D.R.D.C.T.

EDWARD D. ROSE
VOLUME 5033, PAGE 3663
D.R.D.C.T.

TAG NO.	CALIPER (IN.)	COMMON NAME / SCIENTIFIC NAME	PROTECTED	LOCATION	STATUS	CONDITION	NOTES
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 PROTECTED TREE TO BE REMOVED

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TREES SHOULD SUFFICIENTLY SATISFY TREE MITIGATION
REQUIREMENT FOR THE SITE.

TINLEY PARK
RESIDENTIAL SUBDIVISION
Being 35 Buildable lots & 5 X-Lots
9.912 acres Situated in the
Rosannah Baker Survey, Abstract No. 49
in the
Town of Flower Mound
Denton County, Texas

SHEET
TS-1

TREE SURVEY

TINLEY PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS



06/25/18

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Lombard
Lewisville, Texas 75067
Tel. No. (972) 555-8000
Fax No. (972) 555-8001

No.	Date	Revisions	App.