

AGENDA

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION MEETING

DECEMBER 10, 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: 6:00 P.M.**

B. **INVOCATION AND PLEDGE OF ALLEGIANCE**

C. **DIRECTOR'S REPORT**

Update and discussion on:

1. Consent Agenda
2. Future Agenda Items

D. **PUBLIC COMMENT**

The purpose of this item is to allow the public 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.

E. **REGULAR ITEMS**

1. *Minutes of November 12, 2018*

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

2. *RP18-0013 – RES High School*

Public Hearing

Consider a request for a Replat to create three non-residential lots. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.

3. *SP18-0015 – RES High School*

Consider a request for a Site Plan to develop a high school. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road.

4. *RC18-0009 – Alpha Warehouse Park*

Consider a request for a Record Plat to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.

5. *SP18-0013 – Alpha Warehouse Park*

Consider a request for a Site Plan to develop three office/warehouse buildings. The property is generally located south of Justin Road and west of Meadow View.

6. *SP18-0021 – Vickery Elementary School*

Consider a request for a Site Plan to develop a 10-classroom building addition. The property is generally located west of Wager Road and south of Kirkpatrick Lane.

7. *SP18-0016 – Cross Timbers Addition Lot 1, Block A*

Consider a request for a Site Plan to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

8. *SUP18-0018 – Cross Timbers Addition Lot 3, Block A SUP-455 Public Hearing*

Public Hearing to consider a request for a Specific Use Permit No. 455 to permit a restaurant with drive-through window. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

9. *SP18-0017 – Cross Timbers Addition Lot 3, Block A*

Consider a request for a Site Plan to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

10. *Z18-0001 – Whyburn Medical Offices Public Hearing*

Public Hearing to consider a request for rezoning (Z18-0001-Whyburn Medical Offices) from Agricultural District (A) uses to Office District (O) uses. The property is generally located north of Waketon, west of Long Prairie Road.

E. ADJOURNMENT – REGULAR SESSION

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: December 6, 2018, at 2:30pm, at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, 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 .
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THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH DAY OF NOVEMBER, 2018, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:00 PM

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

Perfecto Solis	Chair
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8

Constituting a quorum with the following members absent:

Thomas Pickering	Commissioner, Place 9
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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
Tommy Dalton	Assistant Town Manager
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Poornima Kashyap	Senior Planner
Richard Brown	Senior Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:00 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. REGULAR ITEMS

1. Consider approval of the minutes of the October 22, 2018, Planning and Zoning Commission Regular Session.

Commission Deliberation

Comissioner Johnson moved to approve the October 22, 2018, minutes as written. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSENT:

The motion passed with a vote of 6-0.

2. Consider a request for a Record Plat (RC18-0010 – Fluffy Estates No. 2, Lot 1, Block A) to create a one-lot residential subdivision. This property is generally located north of College Parkway and west of Kirkpatrick Lane.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

None

Commission Deliberation

Vice-Chair Neal moved to approve RC18-0010 – Fluffy Estates No. 2, Lot 1, Block A, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

3. **Public Hearing to consider a request for a Replat (RP17-0012 – The River Walk Promenade) to create three non-residential lots and one X lot. The property is generally located south of Central Park Avenue between Esplanade Place and River Walk Drive.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

None

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Commissioner Ruthrauff moved to approve RP17-0012 – The River Walk Promenade as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to passed with a vote of 6-0.

4. **Consider a request for a Record Plat (RC18-0012 – Tinley Park) to create a residential subdivision. The property is generally located south of Flower Mound Road and west of Duncan Lane.**

Staff Presentation

Richard Brown, Senior Planner Planner

Applicant Presentation

None

Commission Deliberation

Commissioner Johnson moved to approve RC18-0012 – Tinley Park as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to passed with a vote of 6-0.

[Chair Solis called for a recess until 6:30pm since the public hearing for ZPD18-0008 was noticed to begin at 6:30pm]

Meeting resumed at 6:30pm

5. Public Hearing to consider a request for rezoning (ZPD18-0008 – Magnolia Court) from Agricultural District (A) to Planned Development District No. 168 (PD-168) with Single-Family District-10 (SF-10) and Agricultural District (A) uses, with certain exceptions and modifications to the Code of Ordinances. The property is generally located on the northwest corner of the intersection of Gerault Road and Spinks Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Heth Kendrick, LandDesign

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Vice-Chair Neal moved to recommend approval of ZPD18-0008 – Magnolia Court with the exception to not recommend waiving Park Land Dedication fees and Park Development fees. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to passed with a vote of 6-0.

F. ADJOURNMENT – REGULAR SESSION 7:29pm

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2

DATE: December 10, 2018

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for a Replat (RP18-0013 - RES High School) to create three non-residential lots. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound Road**

I. ITEM SUMMARY

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

The project has a companion site plan application (SP18-0015) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

On July 10, 2017, the Planning and Zoning Commission approved a request to plat the subject property into one lot (RC17-0002). The purpose of this request is to subdivide the existing lot into three lots containing a total of approximately 18.85 acres. Proposed Lot 1R will contain the RES elementary/middle school campus currently under construction. Proposed Lot 2 will contain the proposed RES high school campus (refer to SP18-0015 on this agenda). Proposed Lot 3 will contain a future practice field.

The replat depicts necessary utility easements and access to both Cross Timbers Road and Flower Mound Road. The replat meets all standards in the Town's Development Code.

III. CORRESPONDENCE

Since this property is located within a single-family residential zoning district, Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property that also live within the same subdivision. At the time this report was written, staff had not received any correspondence regarding this replat.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

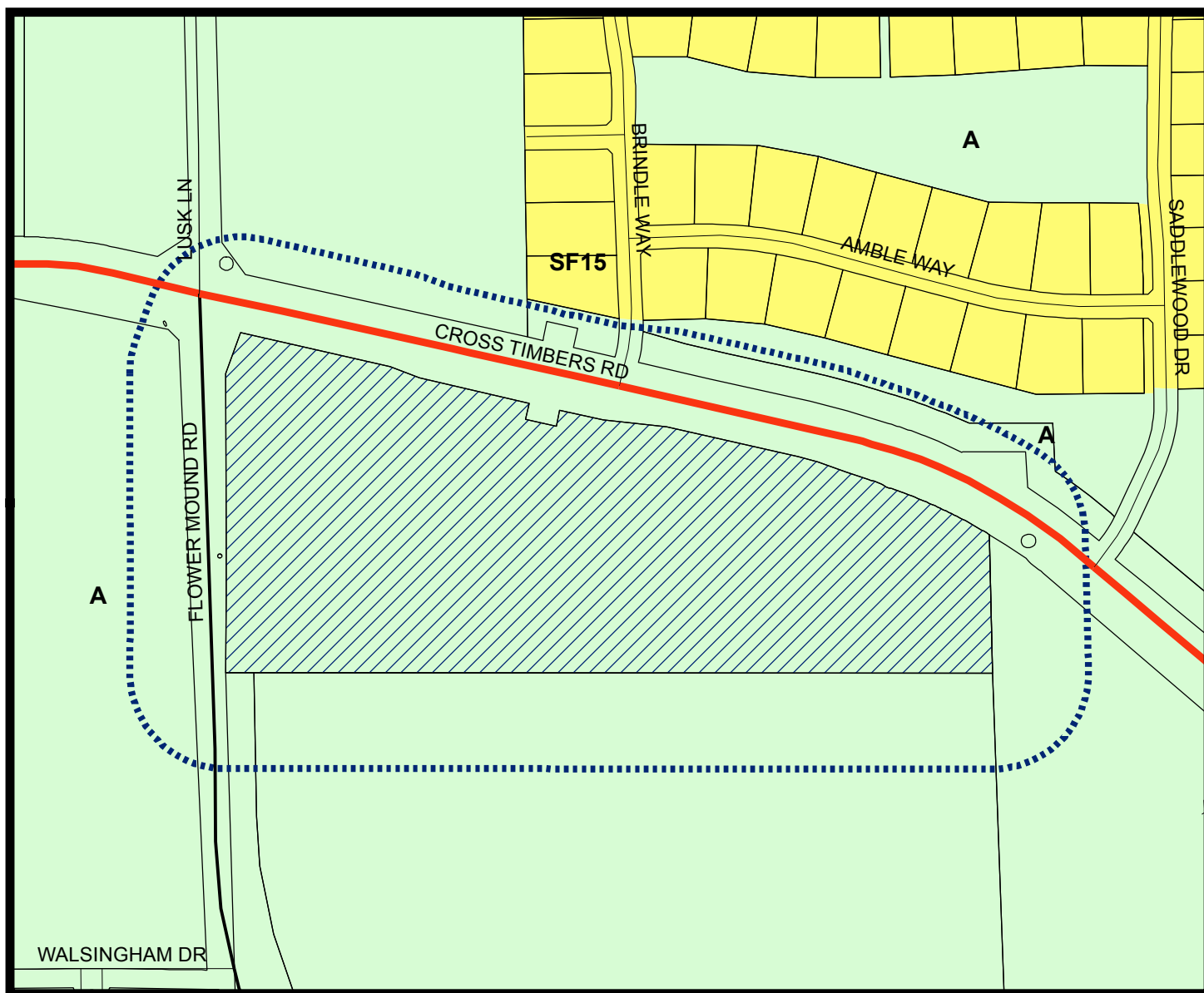
B. Application Details

1. Replat Package



Vicinity Map

Reference Project: RP18-0013 & SP18-0015

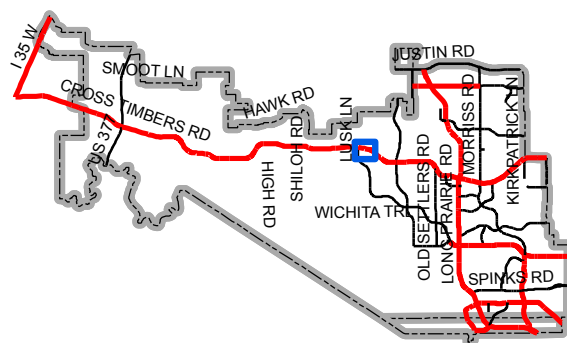
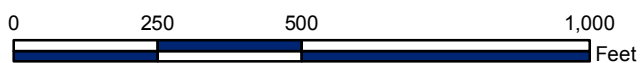


LEGEND

Agriculture

Single Family 15

Subject Property



Map Location



December 6, 2018,

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

**RE: RES Flower Mound – Replat and Site Plan Applications
G&A Job Number 16248B**

Dear Mr. Russell:

Please accept this letter, on behalf of Responsive Education Solutions, as an explanation of the proposed applications. We are submitting, for review and approval, a Replat and Site Plan Application for a high school building on the existing RES Flower Mound Campus. The property is approximately 18.852 acres and is located at the southeast corner of the intersection of FM 1171 and Flower Mound Road.

The second phase will consist of the high school building and the required infrastructure to support it. The third phase will be the addition of a practice field in the northwest corner of the property.

There are currently 105 parking spaces with the first phase. The second phase will add 144 parking spaces bringing the onsite parking total to 249 parking spaces. The required total for both phase I and phase II is 230 parking spaces therefore 249 is within the allowed deviation.

The purpose of the replat is to divide the property into three lots and to add the required easements for the infrastructure for the high school.

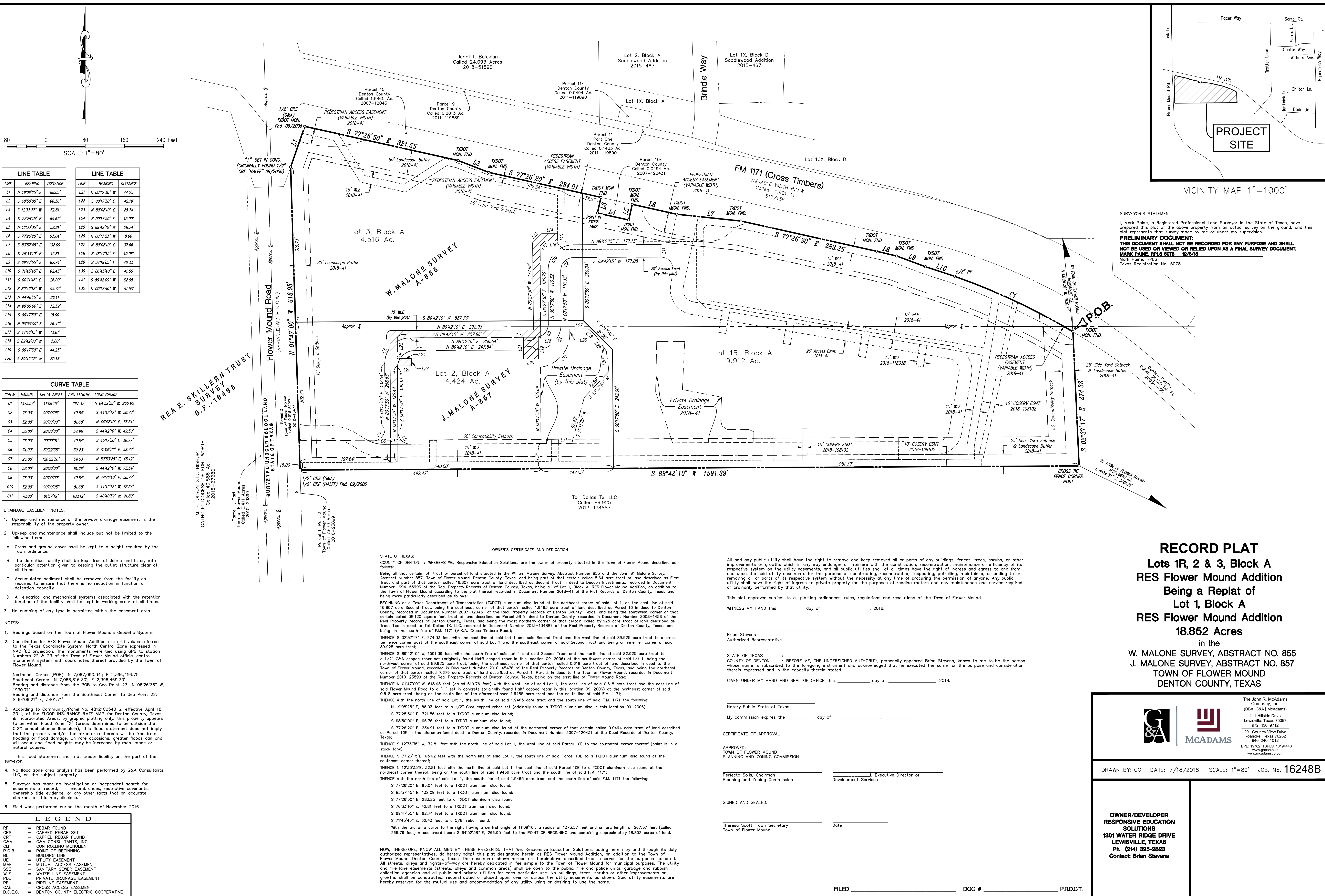
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Connor Murrell', is written over a light blue horizontal line.

Connor Murrell, E.I.T.

cc. Mr. Brian Stevens





PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3

DATE: December 10, 2018

FROM: Chuck Russell, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0015 - RES High School) to develop a high school. The property is generally located at the southeast corner of the intersection of Cross Timbers Road and Flower Mound 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 project has a companion replat application (RC18-0013) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop the second and third phases of the RES school campus on approximately 18.85 acres of land. The Phase II site plan includes a one-story, 33,944 square-foot high school building and surface parking. Phase III contains a practice field. The high school will have 20 classrooms and serve approximately 732 students. The property is currently zoned as Agricultural District (A), which allows the subject use by right.

Access to the site will be from one entrance on Cross Timbers Road and one entrance on Flower Mound Road. The proposed high school is required to provide 150 parking spaces and the Phase II site plan contains 144 parking spaces, which is within the 20% deviation allowed by the Town's Code. The landscape plan shows the areas planned for landscaping, which are in compliance with the Town's Land Development Regulations. The plan depicts a 25-foot compatibility buffer, six-foot screening fence with masonry columns, and 60-foot building setback along the entire southern property boundary and a 50-foot landscape buffer along Cross Timbers Road complete with a trail. The proposed building elevations and materials meet the intent of the Urban Design Plan and are consistent with elevations provided in the first phase of the campus.

The site plan for the first phase of the campus development was approved includes a one-story, 42,722-square-foot school building with 32 classrooms and a one-story, 15,001-square-foot gymnasium with 200 seats (see below). The elementary/middle school will have an estimated 590 students. This adds up to a maximum of 1,322 students including the proposed high school. The total campus parking space count will be 249 spaces with 230 spaces being required by the Town Code, which is within the allowed 20% deviation.

On August 7, 2017, the Town Council approved a Site Plan on the subject property (SP17-0001 - RES Flower Mound) to develop an elementary/secondary school with an exception to the access management policy and criteria regarding deceleration lanes as set forth in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

The link to the August 7, 2017, Town Council meeting is:

<http://flowermoundtx.swagit.com/play/08072017-1194/10/>

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

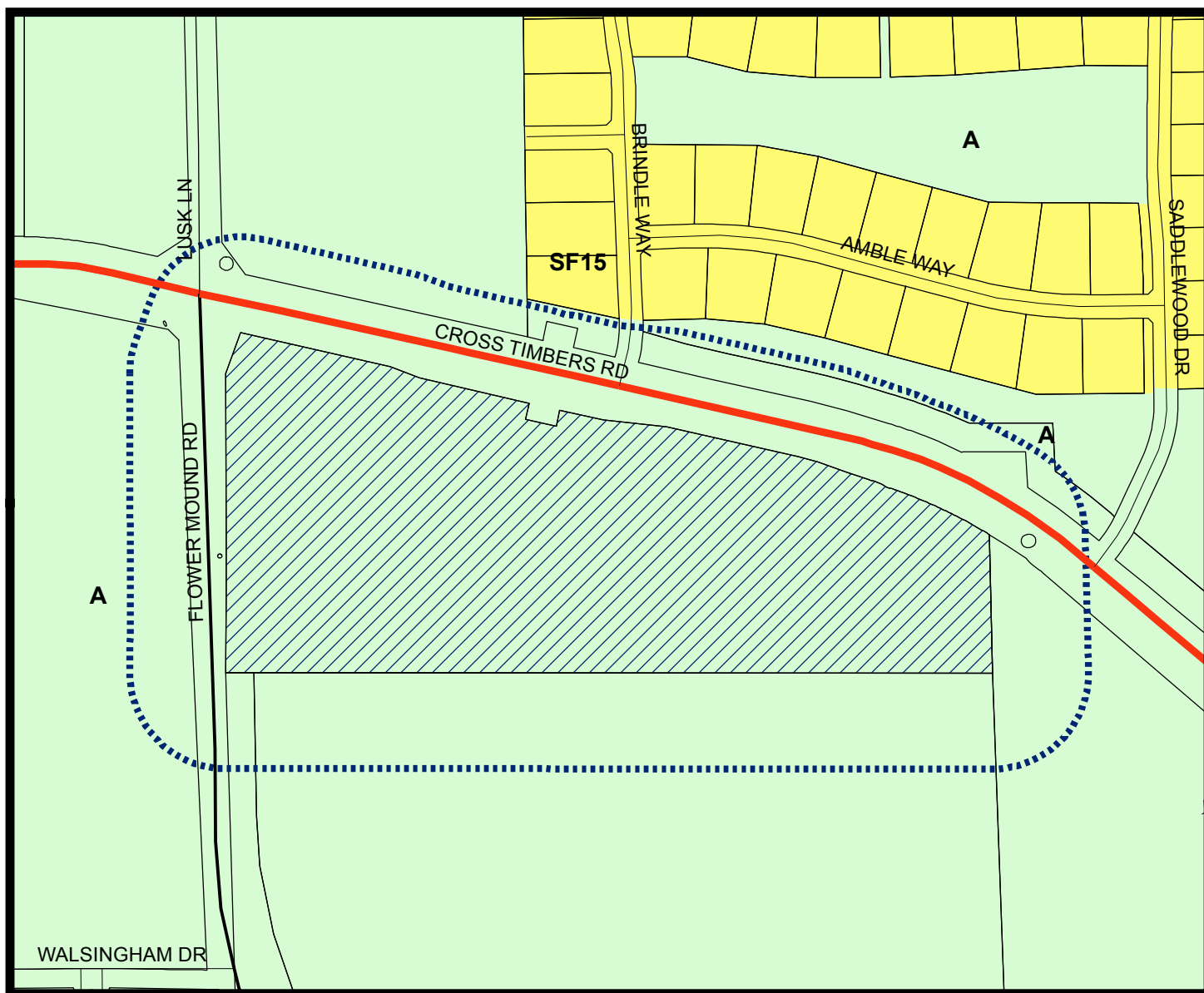
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: RP18-0013 & SP18-0015

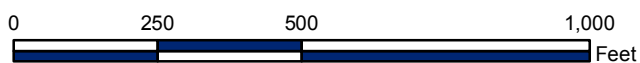
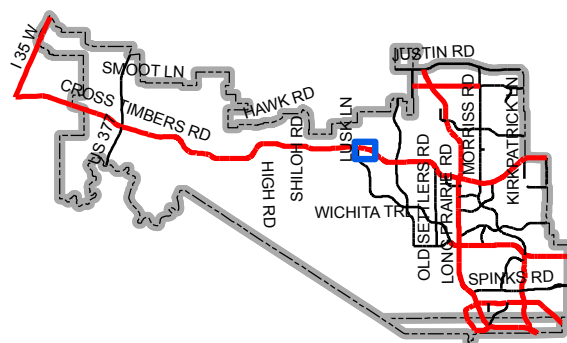


LEGEND

Agriculture

Single Family 15

Subject Property



Map Location



December 6, 2018,

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

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G&A Job Number 16248B**

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The second phase will consist of the high school building and the required infrastructure to support it. The third phase will be the addition of a practice field in the northwest corner of the property.

There are currently 105 parking spaces with the first phase. The second phase will add 144 parking spaces bringing the onsite parking total to 249 parking spaces. The required total for both phase I and phase II is 230 parking spaces therefore 249 is within the allowed deviation.

The purpose of the replat is to divide the property into three lots and to add the required easements for the infrastructure for the high school.

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

Sincerely,

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Connor Murrell, E.I.T.

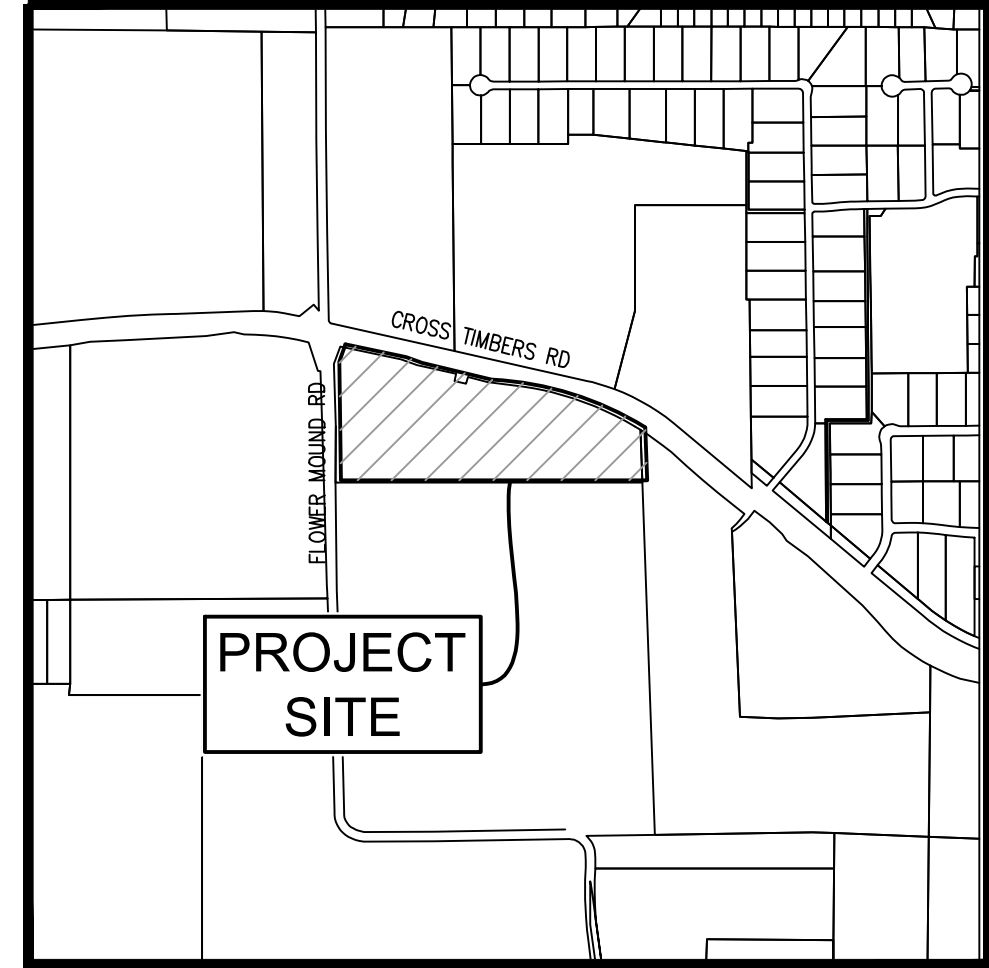
cc. Mr. Brian Stevens

GENERAL NOTE:

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB).
3. ALL RADII ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB).
4. ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, CONSTRUCTION DETAILS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
5. ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
6. ALL RETAINING/ DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. RETAINING WALL MAX HEIGHT DOES NOT INCLUDE FOOTER.
7. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. STOP LINES ARE TO BE 4-FOOT BEHIND THE CROSSWALKS.
10. A SEPARATE RETAINING WALL PERMIT THROUGH BUILDING INSPECTIONS IS REQUIRED PRIOR TO CONSTRUCTION FOR RETAINING WALLS THAT ARE OVER 4' IN HEIGHT MEASURED FROM TOP OF WALL TO BOTTOM OF FOOTING.
11. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
12. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
13. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
14. FUTURE PHASE WILL REQUIRE SITE PLAN APPROVAL.
15. TRUNCATED DOMES ARE TO BE NO FURTHER THAN 5' FROM THE TRAVEL WAY.
16. SOUTHWESTERN DRIVE AND MEDIAN OPENING SHALL BE ACCESSIBLE TO PROPERTY TO THE SOUTH IF IT SHOULD EVER BECOME NON-RESIDENTIAL AND A MUTUAL ACCESS AGREEMENT IS REACHED.

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

SITE DATA TABLE	
PHYSICAL ADDRESS	FM 1171 AND FLOWER MOUND ROAD
GROSS SITE AREA	18.852 AC
NET SITE AREA	18.852 AC
ZONING	AGRICULTURE
CURRENT USE	INSTITUTIONAL
PROPOSED USED	INSTITUTIONAL
LOT COVERAGE DATA	
BUILDING COVERAGE	2.10 AC 11%
IMPERVIOUS AREA	8.38 AC 45%
PERVIOUS AREA	10.47 AC 55%
PARKING SUMMARY	
PHASE I REQUIRED PARKING	80 SPACES
PHASE I PROVIDED PARKING	105 SPACES
PHASE II REQUIRED HIGH SCHOOL (16 CLASSROOMS) @ 1:1	16 SPACES
(400 STUDENTS) @ 1:3	134 SPACES
PHASE II REQUIRED TOTAL:	150 SPACES
PHASE I AND II REQUIRED TOTAL:	230 SPACES
PHASE II PROPOSED PARKING	144 SPACES
TOTAL PROVIDED PARKING:	249 SPACES
PHASE II PROPOSED ACCESSIBLE PARKING	6 SPACES
TOTAL PROVIDED ACCESSIBLE PARKING:	14 SPACES
BUILDING DATA	
PROPOSED HIGH SCHOOL	
NUMBER OF FLOORS	1
PEAK HEIGHT	28'-0"
MEAN HEIGHT	27'-1"
TOTAL SQUARE FOOTAGE	33,944 SF
MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
	FM 1171- MAJOR ARTERIAL
THOROUGHFARE PLAN	FLOWER MOUND ROAD-URBAN MINOR ARTERIAL



Vicinity Map 1"=1000'

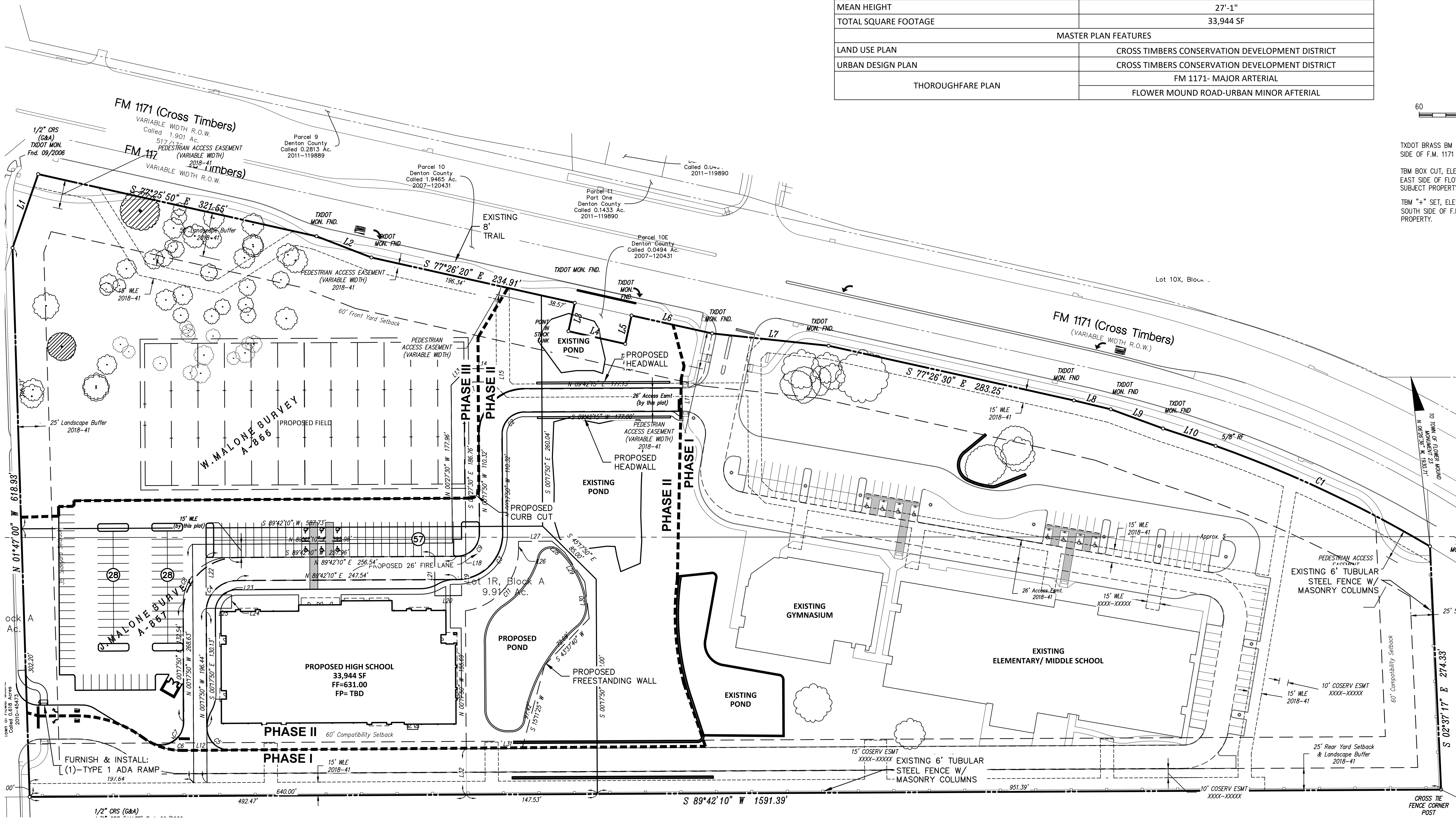


60 0 60 120 180 Feet
SCALE: 1"=60'

TXDOT BRASS BM DISK, ELEVATION OF 629.315 LOCATED ON THE CURB INLET ALONG SOUTH SIDE OF F.M. 1171 +/- 882' EAST OF THE NORTHWEST CORNER OF SUBJECT PROPERTY.

TBM BOX CUT, ELEVATION OF 640.43', IS LOCATED ON THE BACK OF CURB ALONG THE EAST SIDE OF FLOWER MOUND ROAD +/-691' NORTH OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY.

TBM "4" SET, ELEVATION OF 638.46', IS LOCATED ON THE BACK OF CURB ALONG THE SOUTH SIDE OF F.M. 1171 +/-23' NORTH OF THE NORTHEAST CORNER OF SUBJECT PROPERTY.



REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services
OWNER/DEVELOPER
RESPONSIVE EDUCATION SOLUTIONS
1301 WATER RIDGE DR.
CITY OF LEWISVILLE
Ph. 214-395-2823
Contact: Brian Stevens

RES FLOWER MOUND

HIGH SCHOOL

Lot 1-3, Block A

RES FLOWER MOUND

18.852 Acres

W. MALONE SURVEY, ABSTRACT NO. 855
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SITE PLAN

PRELIMINARY PLANS

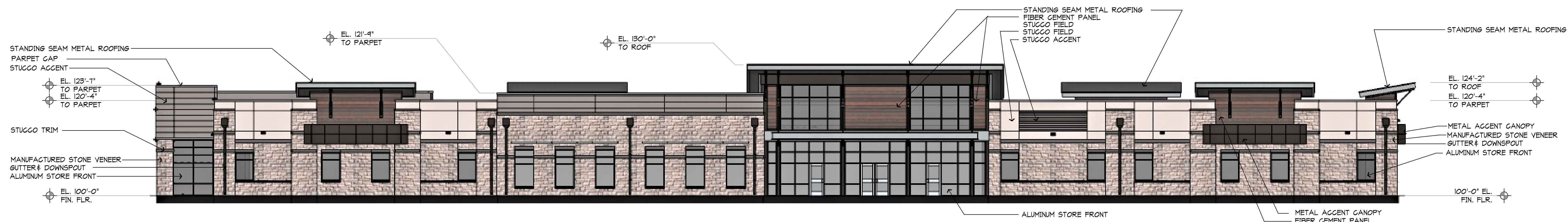
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. G&A | MCADAMS, TBPE: 19762 JOSHUA M. BARTON, P.E. #129227 DATE 11/19/2018

Drawn By: AM
Date: 07/30/2018
Scale: 1"=60'
Revisions:
10/02/2018
10/30/2018

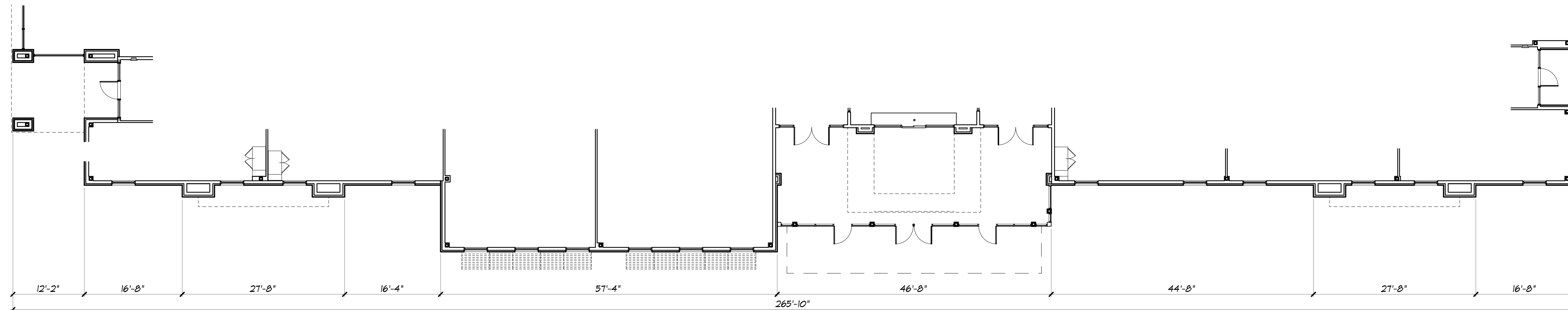
16248B

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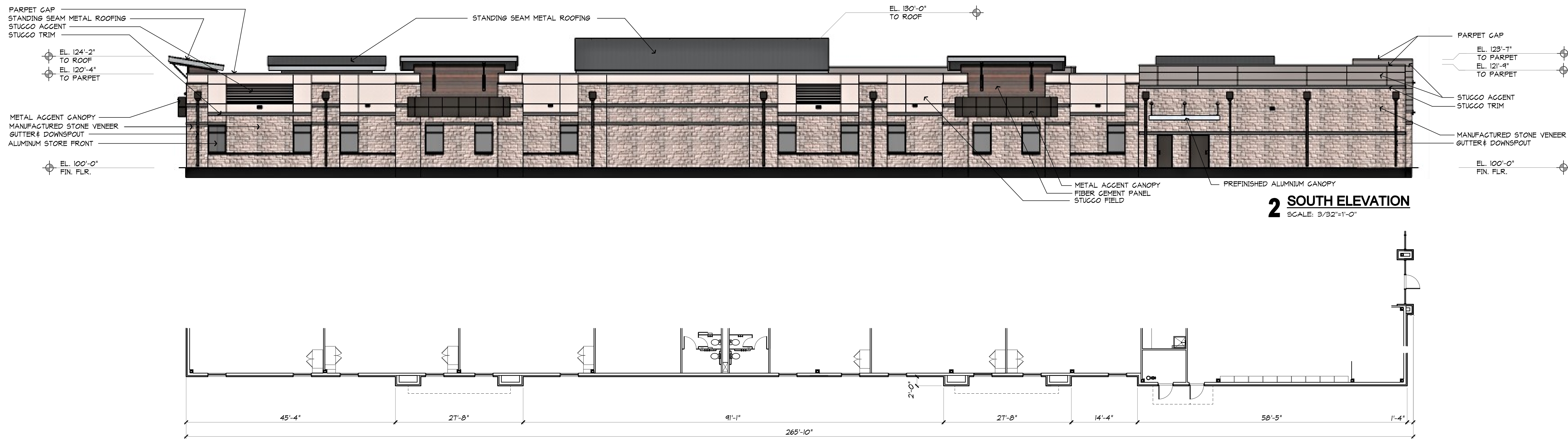
RES FLOWER MOUND HIGH SCHOOL Lot 1-3, Block A RES FLOWER MOUND 18.852 Acres in the W. MALONE SURVEY, ABSTRACT NO. 855 TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS	 MCADAMS  LANDSCAPE PLAN  Drawn By: VC Date: 07/30/2018 Scale: 1" = 40' Revisions: 10/02/2018 10/30/2018 11/09/2018 - ASI#4 11/13/2018 - ASI#6 16248B L1.0
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1 NORTH ELEVATION
SCALE: 3/32"=1'-0"

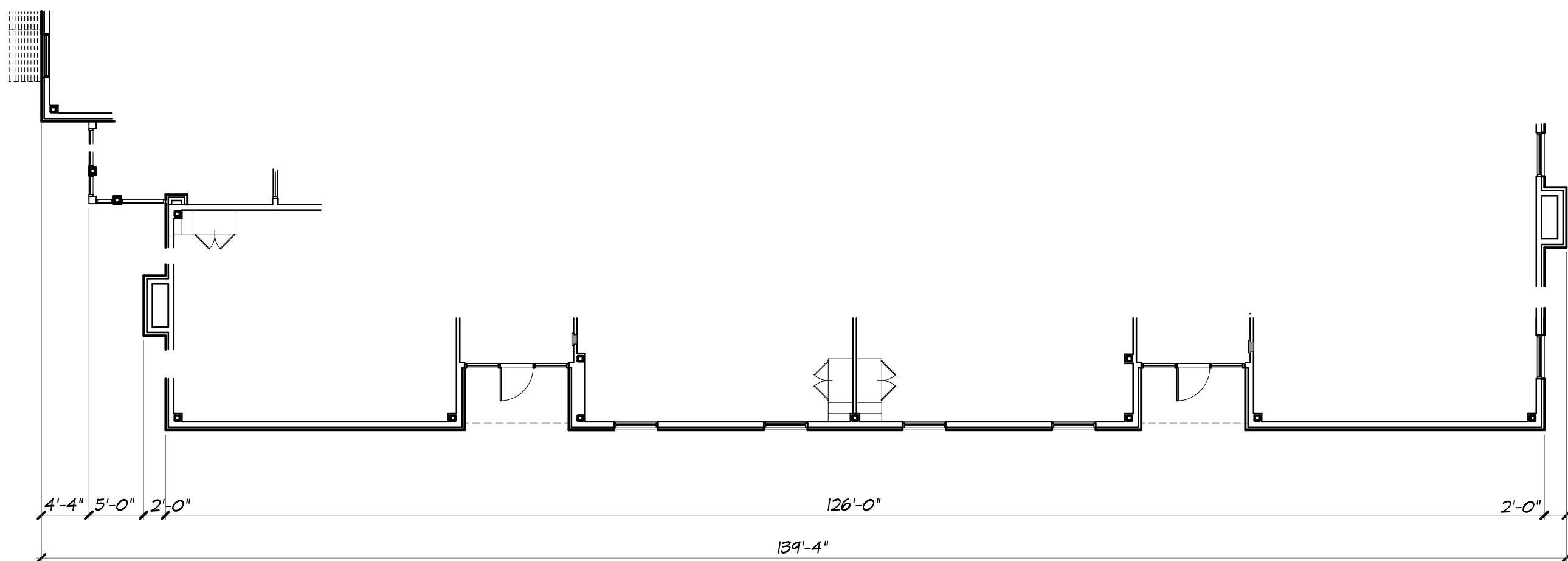
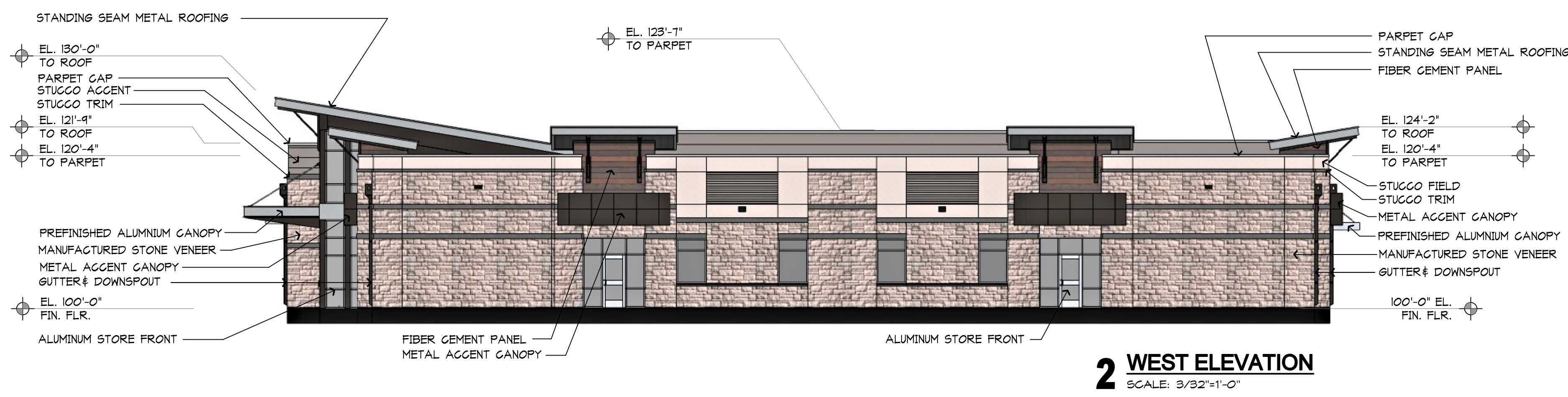
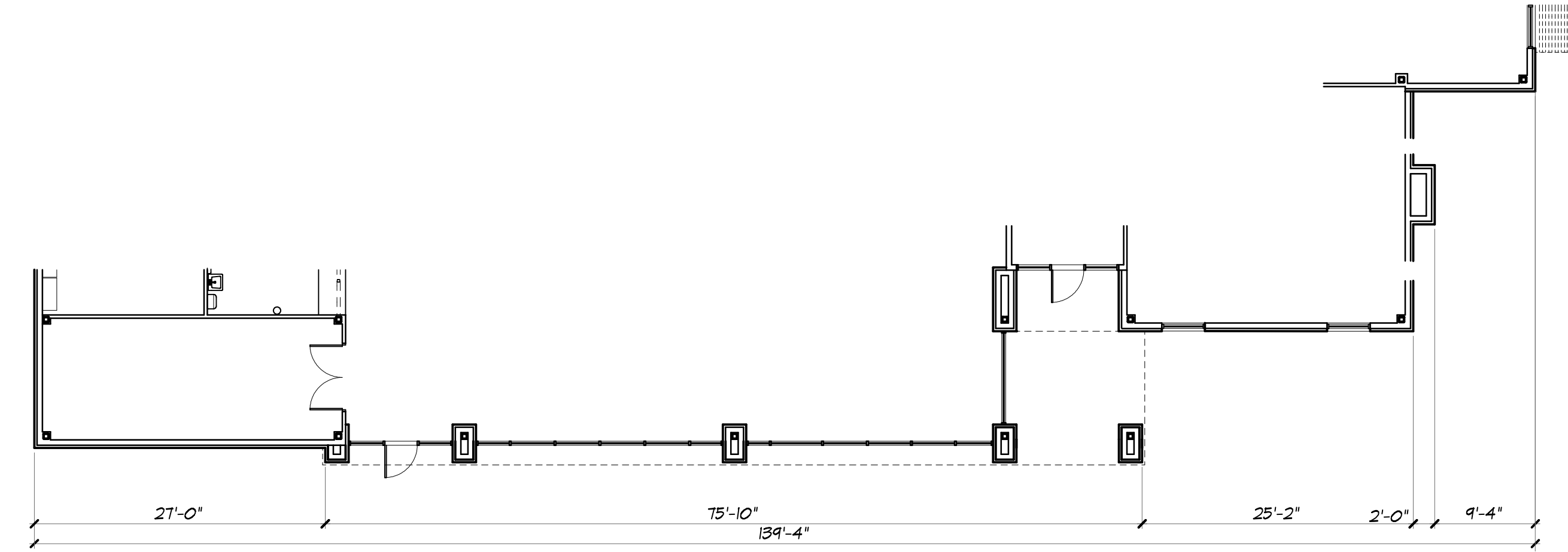
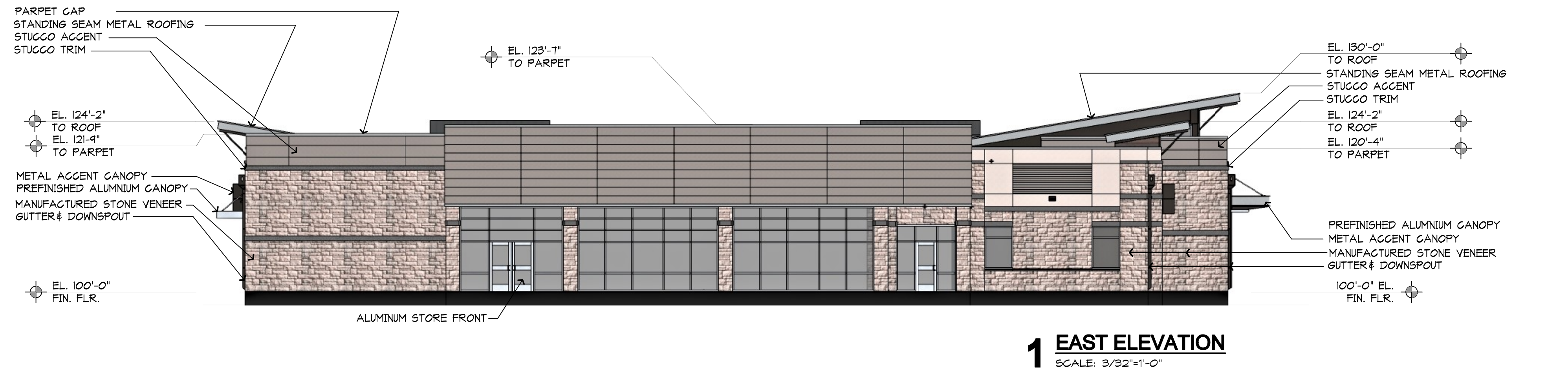
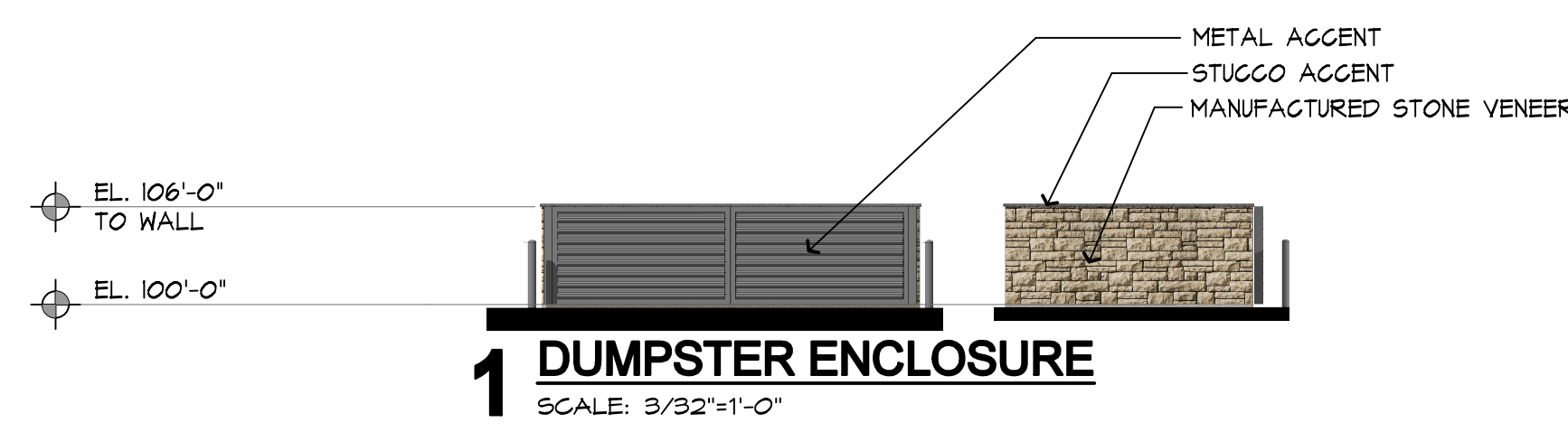


2 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



EXTERIOR COLOR SCHEDULE		
TAB	MATERIAL	DISCRIPTION
S1	STUGGO FIELD	STO 10611, MOONLIT SAND
S2	STUGGO ACCENT	STO 32132, SPECTRAL
S3	STUGGO TRIM	STO 11404, BRUSHED PEWTER
M1	MANUFACTURED STONE VENEER	LONE STAR STONE, HILL CONTRY CHALK
A1	FIBER CEMENT	NIGHHA, VINTAGEWOOD, REDWOOD, EPC165F
GD1	GUTTER, DOWNSPOUT, DOWNSPOUT BOOT	EXCEPTIONAL METALS, MIDNIGHT BRONZE
R1	STANDING SEAM METAL ROOFING AND SOFFIT PANELS	BERRIDGE, ZINK GRAY
P1	PARAPET GAP MAIN, FACIA, AND TRIM	EXCEPTIONAL METALS, SLATE GRAY
P2	METAL ACCENT	EXCEPTIONAL METALS MIDNIGHT BRONZE
C1	PREFINISHED ALUMINUM CANOPY	CLEAR ANODIZED

MATERIAL TABULATION CHART				
MATERIAL	NORTH	SOUTH	EAST	WEST
1.0 TOTAL FACADE S.F.	5414 SF	5531 SF	3113 SF	2882 SF
2.0 FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	4661 SF	5201 SF	2323 SF	2546 SF
3.0 DOOR AND WINDOW S.F.	1252 SF	336 SF	790 SF	336 SF
4.0 PRIMARY MASONRY (MIN 20%) TOTALS				
THIN VENEER STONE S.F. (M1)	3044 SF	3545 SF	1052 SF	1815 SF
% OF FACADE - (DR+WIN)	65 %	68 %	45 %	78 %
CEMENT PLASTER STUGGO S.F. (S1, S3)	1004 SF	1101 SF	1185 SF	413 SF
% OF FACADE - (DR+WIN)	23 %	21 %	51 %	18 %
5.0 SECONDARY MASONRY (MAX. 20%) TOTALS				
STUGGO ACCENT S.F. (S2, S4)	191 SF	306 SF	76 SF	174 SF
% OF PRIMARY MASONRY	4 %	6 %	3 %	7 %
FIBER CEMENT PANEL S.F. (A1)	422 SF	243 SF	10 SF	144 SF
% OF PRIMARY MASONRY	9 %	5 %	1 %	6 %



EXTERIOR COLOR SCHEDULE		
TAG	MATERIAL	DISCRIPTION
S1	STUCCO FIELD	STO 10611, MOONLIT SAND
S2	STUCCO ACCENT	STO 32132, SPECTRAL
S3	STUCCO TRIM	STO 11404, BRUSHED PEWTER
M1	MANUFACTURED STONE VENEER	LONE STAR STONE, HILL CONTRY CHALK
A1	FIBER CEMENT	NIGHIA, VINTAGEWOOD, REDWOOD, BPC165F
SD1	GUTTER, DOWNSPOUT, DOWNSPOUT BOOT	EXCEPTIONAL METALS, MIDNIGHT BRONZE
R1	STANDING SEAM METAL ROOFING AND SOFFIT PANELS	BERRIDGE, ZINK GRAY
P1	PARAPET GAP MAIN, FAGIA, AND TRIM	EXCEPTIONAL METALS, SLATE GRAY
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% OF FACADE - (DR+WIN)	23 %	21 %	51 %	18 %
5.0 SECONDARY MASONRY TOTALS (MAX 20%)				
STUCCO ACCENT S.F. (S2, S4)	141 SF	306 SF	76 SF	174 SF
% OF PRIMARY MASONRY	4 %	6 %	3 %	7 %
FIBER CEMENT PANEL S.F. (A1)	422 SF	243 SF	10 SF	144 SF
% OF PRIMARY MASONRY	9 %	5 %	1 %	6 %

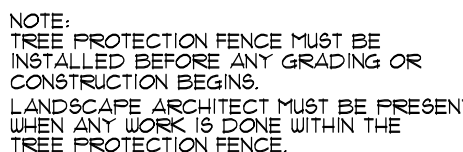
WRIGHT GROUP
ARCHITECTS - PLANNERS, PLLC
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5

Responsive Education Solutions
Flower Mound Founders Classical Academy
High School
FM 1171 & Flower Mound rd.
Flower Mound, TX. 75022

JOB NO. A1802-05
DATE: JULY 26, 2018
SHEET NO. **SK-2**

File: Z:\2016\162488\Drawings\fo & const plans\SHEETS\162488 TS
 Plotted: 11/19/2018 6:06 PM by Connor Murrell; Saved: 10/29/2018 3:58 PM, by werty

TOTAL MITIGATION TREES REQUIRED 49 TREES
TOTAL MITIGATION TREES PROPOSED 49 TREES



Professional Seal of Ron A. Stewart, Registered Landscape Architect, State of Texas, License No. 791.

16248B

T1.1

OWNER/DEVELOPER
RESPONSIVE EDUCATION SOLUTIONS
1301 WATER RIDGE DR.
CITY OF LEWISVILLE
Ph. 214-395-2823
Contact: Brian Stevens



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 4

DATE: December 10, 2018

FROM: Chuck Russell, Town Planner

ITEM: Consider a request for a Record Plat (RC18-0009 - Alpha Warehouse Park) to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.

I. ITEM SUMMARY

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

The project has a companion site plan application (SP18-0013) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request combine two unplatted tracts of land into one non-residential buildable lot containing approximately 0.77 acres. The proposed lot will be developed with three office/warehouse buildings as noted in the above referenced site plan application.

The record plat depicts necessary utility easements and access via a mutual access easement from Justin Road. The record plat meets all standards in the Town's Development Code.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

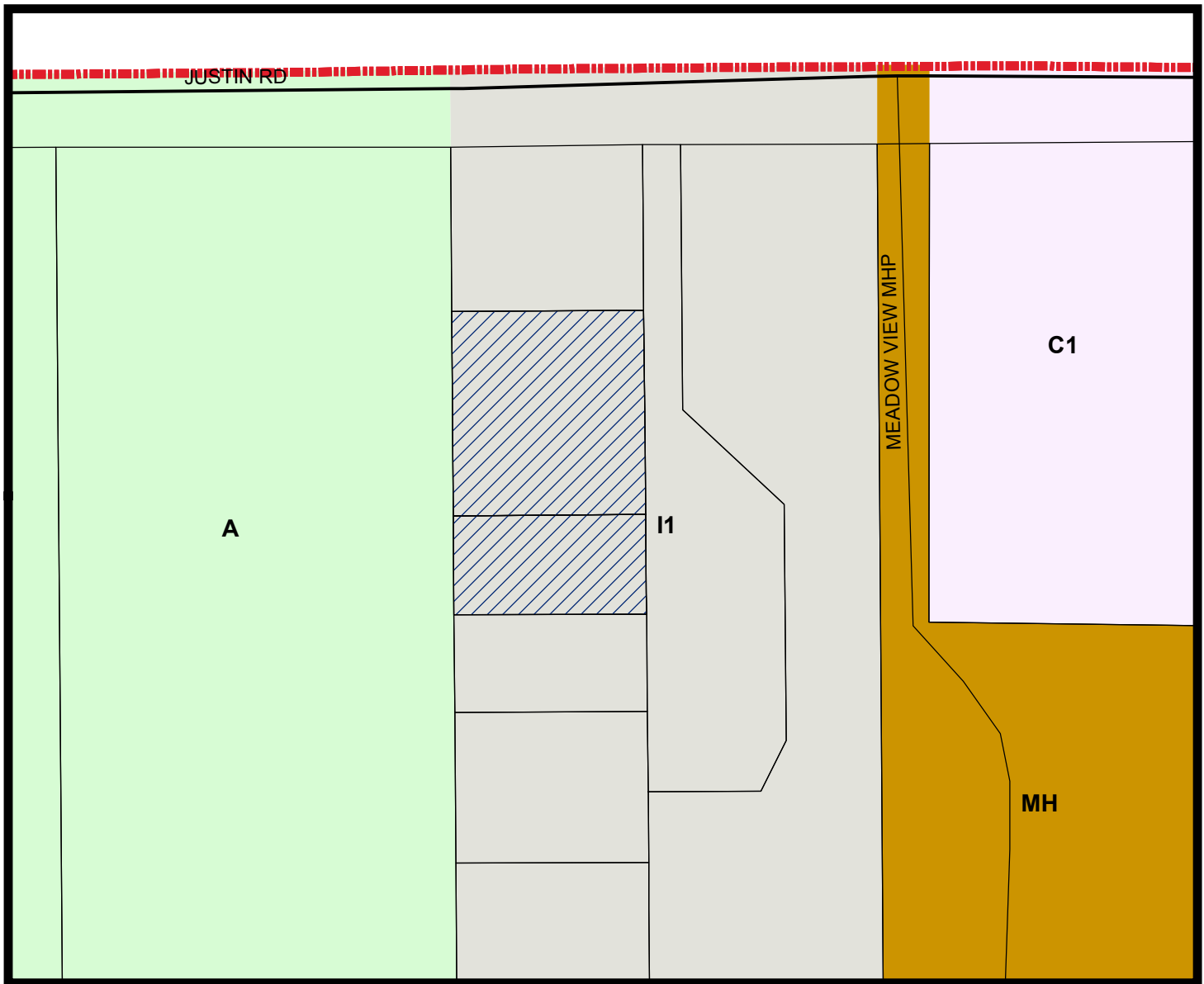
B. Application Details

1. Record Plat Package

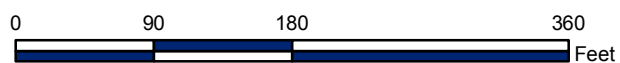
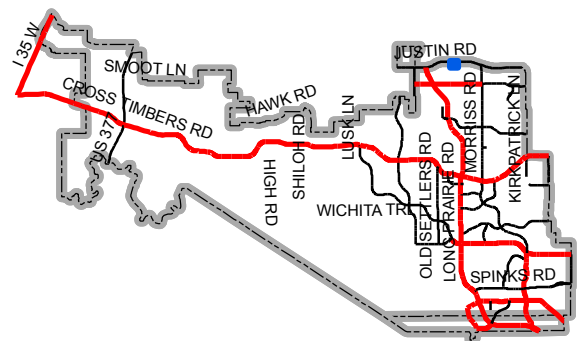
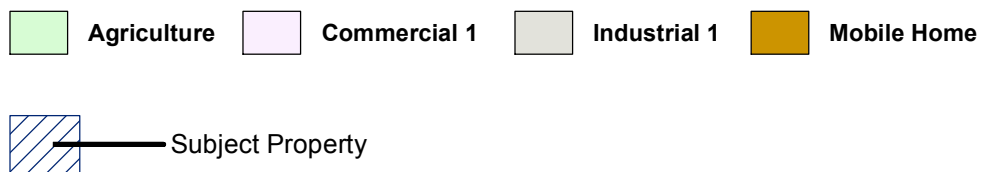


Vicinity Map

Reference Project: RC18-0009 & SP18-0013



LEGEND



Map Location



December 6, 2018

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

**RE: Alpha Warehouse Park – Site Plan and Record Plat Application
G&A Job Number 18042**

Dear Mr. Russell:

Please accept this letter, on behalf of Joe Krupovage, as an explanation of the proposed applications. We are submitting, for review and approval, a Site Plan and Record Plat Application for three office and warehouse buildings. The property is approximately 0.770 acres and is located south of FM 407 behind the existing VP Racing Fuels.

The project will consist of three 3,960 square foot buildings. Each building will contain two-271.5 square foot offices and two-1,723.5 square foot warehouse spaces. Each building will be set up to house two tenants. There are 18 parking spaces proposed with this site plan application.

The property is currently zoned I-1 and the current zoning allows for the proposed use. Currently, Mr. Krupovage plans to construct the infrastructure for all three buildings and at least one of the three buildings. The remaining buildings will be constructed as demand requires.

A meritorious design exception is being requested for split face block. This project is located in an industrial zoning district and is 148' away from Justin Road, behind another retail building. Flower Mound has several other Split Face buildings in this area of town and the proposed buildings are more aesthetically pleasing than the existing adjacent buildings. We believe that the pre-colored, Split Face Block is more in keeping with the other materials found in Flower Mound and less industrial looking than Tilt Wall construction which is an approved material.

The property consists of two tracts of land that will be platted into one lot with the record plat application. The northern lot is currently 0.515 acres while the southern lot is 0.255 acres.

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

Sincerely,

Josh Barton, P.E.

cc. Mr. Joe Krupovage

Z:\2018\18042\PDFs & Submittals\FP & Const. Plans\2018.04.09 1st Submittal\Site Plan\2018.04.30 LOI - Site Plan.docx

NOTES:

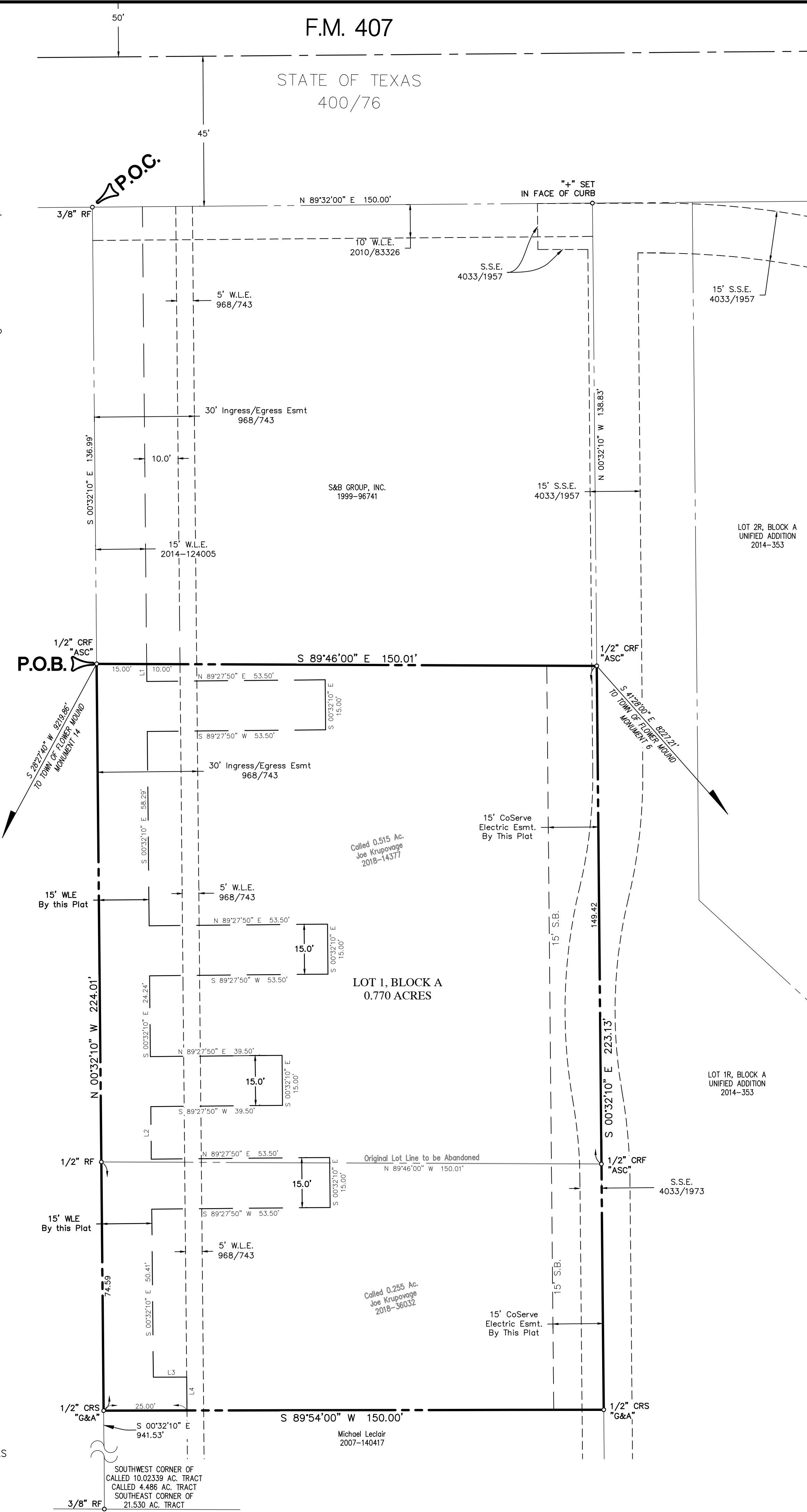
- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed by John McAdams Company, Inc., on the subject property.
- Coordinates for South Texas Parts Addition are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 14 & 6 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.

Northwest Corner (POB): N 7077437.8'; E 2405961.3'
Bearing and distance from the Northwest corner (POB) to Geo Point 14: S 28°27'40" W, 9219.86'

Northeast Corner: N 7077437.2'; E 2406111.3'
Bearing and distance from the Northeast corner to Geo Point 6: S 41°28'00" E, 8227.21'

LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°32'10" E	5.22'
L2	S 00°32'10" E	15.78'
L3	N 89°54'00" E	10.00'
L4	S 00°32'10" E	10.00'

JUSTIN/DIXON PROPERTIES, LTD.
CALLED 21.530 AC.
2005-114905



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS :
COUNTY OF DENTON : WHEREAS I, Joseph Krupovage, is the owner of property situated in the Town of Flower Mound described as follows:

Being all that certain lot, tract or parcel of land situated in the Shelton Luttrell Survey, Abstract Number 744, Town of Flower Mound, Denton County, Texas, and being part of that certain called 10.02339 acre tract described in deed to Roy L. McGaugh and wife, Ruth Evelyn McGaugh, recorded in Volume 504, Page 695 of the Deed Records of Denton County, Texas, and being part of that certain called 4.486 acre tract of land described in deed to Jack Dyer and Don Pointer, recorded in Volume 883, Page 595 of the Deed Records of Denton County, Texas, and being part of that certain called 1.243 acre tract of land described in deed to D. D. Isom, recorded in Volume 1041, Page 301 of the Deed Records of Denton County, Texas, and being all of that certain called 0.515 acre tract of land, described in deed to Joseph Krupovage, recorded in Document Number 2017-14377 and that certain called 0.255 acre tract of land, described in deed to Joseph Krupovage, recorded in Document Number 2018-36032, Official Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 3/8" rebar found on the south line of F. M. 407 as evidenced by that certain called 0.62 acre tract of land described in right-of-way deed in favor of the State of Texas, recorded in Volume 400, Page 76 of the Deed Records of Denton County, Texas, being the northeast corner of that certain called 21.530 acre tract of land described in deed to Justin/Dixon Properties, LTD., recorded in Document Number 2005-114905 of the Real Property Records of Denton County, Texas, and being the northwest corner of said 10.02339 acre tract, the northwest corner of said 4.486 acre tract, the northwest corner of said 1.243 acre tract, the northwest corner of said 0.988 acre tract and the northwest corner of that certain called 0.472 acre tract of land described in deed to New S & B Group, Inc., recorded in Document Number 1999-96741 of the Real Property Records of Denton County, Texas;

THENCE S 00°32'10" E, 136.99 feet with the east line of that certain called 21.530 acre tract described in deed to Justin/Dixon Properties, LTD., recorded in Document Number 2005-114905 of the Real Property Records of Denton County, Texas, and the west line of said 10.02339 acre tract, the west line of said 4.486 acre tract, the west line of said 1.243 acre tract and the west line of said 0.988 acre tract, to a 1/2" capped rebar found (Arthur Survey Company) at the southwest corner of said 0.472 acre tract at POINT OF BEGINNING;

THENCE S 89°46'00" E, 150.01 feet with the south line of said 0.472 acre tract to a 1/2" capped rebar found (Arthur Survey Company) at the southeast corner thereof, being the west line of Lot 1R, Block A, Unified Addition, an addition to the Town of Flower Mound, according to the plat thereof recorded Document Number 2014-353, Plat Records Denton County, Texas, and the east line of said 4.486 acre tract, the east line of said 1.243 acre tract, the east line of said 0.988 acre tract;

THENCE S 00°32'10" E, with the west line of said Lot 1R, the east line of said 4.486 acre tract, the east line of said 1.243 acre tract, the east line of said 0.988 acre tract, and the east line of said 0.515 acre tract, passing at 149.42 feet a 1/2" capped rebar found (Arthur Survey Company) at the southeast corner thereof, and said 0.988 acre tract, being the northeast corner of said 0.255 acre tract of land, continuing with the east line thereof, a total distance of 223.13 feet to a 1/2" capped rebar set (G&A Consultants) at the southeast corner thereof, and being the northeast corner of that certain tract of land, described in deed to Michael Leclair, recorded in Document Number 2007-140417, Real Property Records, Denton County, Texas;

THENCE S 89°54'00" W, 150.00 feet with the south line of said 0.255 acre tract and the north line of said Leclair acre tract to a 1/2" capped rebar set (G&A Consultants) at the northwest corner thereof, being the southwest corner of said 0.255 acre tract, the west line of said 21.530 acre tract, the west line of said 10.02339 acre tract, from which a 3/8" rebar found at the on the east line of said 21.530 acre tract, from which the southwest corner of said 10.02339 acre tract, and said 4.486 acre tract, bears S 00°32'10" E, 941.53 feet;

THENCE N 00°32'10" W, with the east line of said 21.530 acre tract and the west line of said 10.02339 acre tract, the west line of said 4.486 acre tract, the west line of said 1.243 acre tract and the west line of said 0.255 acre tract, passing at 74.59 feet the northwest corner thereof, being the southwest corner of said 0.515 acre tract, continuing with the west line thereof, a total distance of 224.01 feet to the POINT OF BEGINNING and containing approximately 0.770 acre of land.

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

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

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

WITNESS MY HAND this _____ day of _____, 2018.

Joseph Krupovage

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

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

Notary Public State of Texas

My commission expires the _____ day of _____, _____.

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

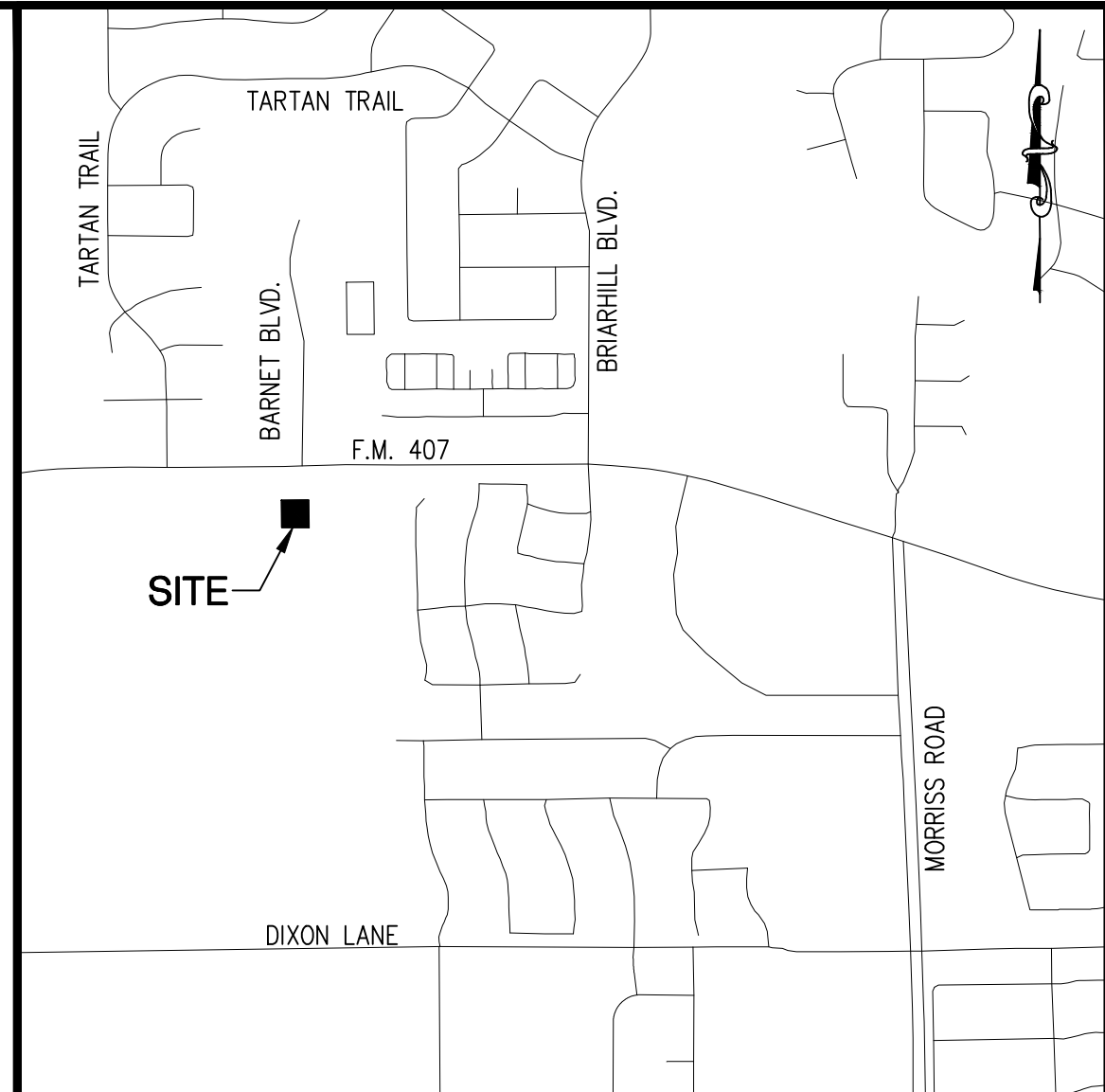
Perfecto Solis, Chairman
Planning and Zoning Commission

Chuck Russell, Town Planner
Development Services

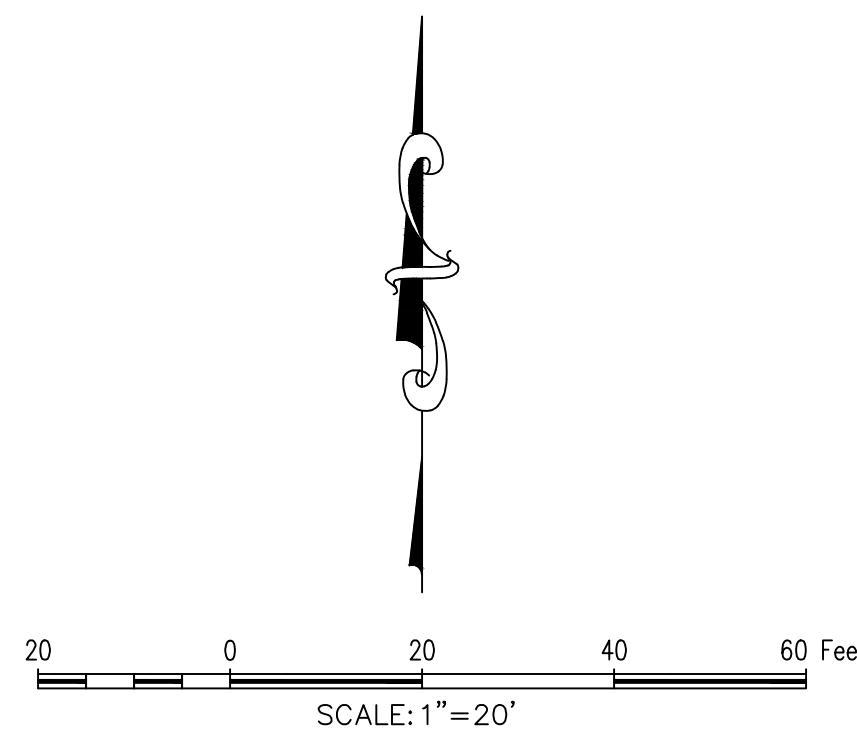
SIGNED AND SEALED:

Theresa Scott Town Secretary
Town of Flower Mound

Date



VICINITY MAP 1"=1000'



SURVEYOR'S STATEMENT

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

PRELIMINARY DOCUMENT

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
JAMES STOWELL, RPLS 6513 12/5/18

James Stowell, RPLS
Texas Registration No. 6513

RECORD PLAT

ALPHA WAREHOUSE PARK

Lot 1, Block A
0.770 Acres

in the
S. LUTTRELL SURVEY, ABSTRACT NO. A-744
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Revisions:
09/04/2018



The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gaon.com
www.mcadamsco.com

DRAWN BY: CC DATE: 7/6/18 SCALE: 1"=20' JOB. No. **18042**

OWNER/DEVELOPER
JOE KRUPOVAGE
617 ARBOR COURT
HIGHLAND VILLAGE, TEXAS 75077
Ph. 972-616-3767
Contact: Joe Krupovage

LEGEND

RF	==	REBAR FOUND
CRS	==	CAPPED REBAR SET
CRF	==	CAPPED REBAR FOUND
P.O.B.	==	POINT OF BEGINNING
ASC	==	ARTHUR SURVEY COMPANY
G&A	==	G&A CONSULTANTS, LLC.
PRDCT	==	PLAT RECORDS, DENTON COUNTY, TEXAS
RPRDCT	==	REAL PROPERTY RECORDS DENTON COUNTY, TEXAS
SB	==	SETBACK LINE
MAE	==	MUTUAL ACCESS EASEMENT
UE	==	UTILITY EASEMENT
SSE	==	SANITARY SEWER EASEMENT
WLE	==	WATER LINE EASEMENT



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5

DATE: December 10, 2018

FROM: Chuck Russell, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0013 - Alpha Warehouse Park) to develop three office/warehouse buildings, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Justin Road and west of Meadow View.

I. ITEM SUMMARY

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

This project has a companion record plat application (RC18-0009) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop three 3,960 square-foot office/warehouse buildings. The subject site contains approximately 0.77 acres and is vacant except for one nonconforming single family structure. The property is zoned for I-1 Industrial District-1 uses which allows the proposed use by right.

Access to the site will through a mutual access easement from Justin Road that serves several adjacent properties to the south. The Town Code requires 18 parking spaces, the applicant is providing 15 parking spaces which is within the Town's allowable 20% deviation. The proposed development complies with the Town's landscape requirements.

Waiver to Architectural Standards (Roof Pitch)

Section 12.1 of the Town's Urban Design standards states:

Roofs and Parapets

12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a

residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission a waiver to this request for individual projects. Such requests should only be contemplated in areas that are not adjacent to residences, are part of large scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed buildings are each less than 15,000 square feet and flat non-pitched roofs are being proposed which necessitates Council approval of the proposed waiver. Please refer to the proposed elevations in Attachment B(1).

Waiver to Architectural Standards (Meritorious Design)

The Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of “enduring and exemplary quality and design.” The purpose of these standards is to encourage building design of meritorious quality throughout the Town and prohibit franchise architecture. Some of the architectural standards addressed are building materials, colors, roof pitch, pedestrian scale, entry points, and building orientation. As allowed by the Urban Design Plan, an applicant can request a waiver to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

Section 5.1 of the Town’s Urban Design standards states:

Elevations of low-rise non-residential buildings (one to two stories) should be a minimum of 50% masonry, excluding doors and windows, consisting of stone, brick, stucco or finished tilt-wall concrete, or a mixture of those materials.

Section 5.3 of the Town’s Urban Design standards states:

At least 80% of each building elevation, excluding doors and windows, should be primary masonry, consisting of hand-laid brick or stone, of stucco, or of finished tiltwall concrete. Up to 20% of each building elevation may be secondary masonry, consisting of concrete block or e.i.f.s. Notwithstanding the aforementioned standard, the maximum percentage of stucco allowed on any building elevation shall be 80%. If the entire 80% primary masonry on a building elevation consists of stucco, then the remaining 20% on the same building elevation shall be limited to hand-laid brick or stone.

The applicant is proposing to use 100% CMU concrete block on each elevation of all three buildings which exceeds the allowable 20% which necessitates Council approval of the proposed waiver.

It is the applicant’s contention that the buildings are not clearly visible from Justin Road and there are similarly designed buildings adjacent to the subject property, in particular to the south. There are several buildings nearby that were

constructed prior to the Town's Urban Design standards being enacted, including a gas station on the lot between Justin Road and the subject property.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

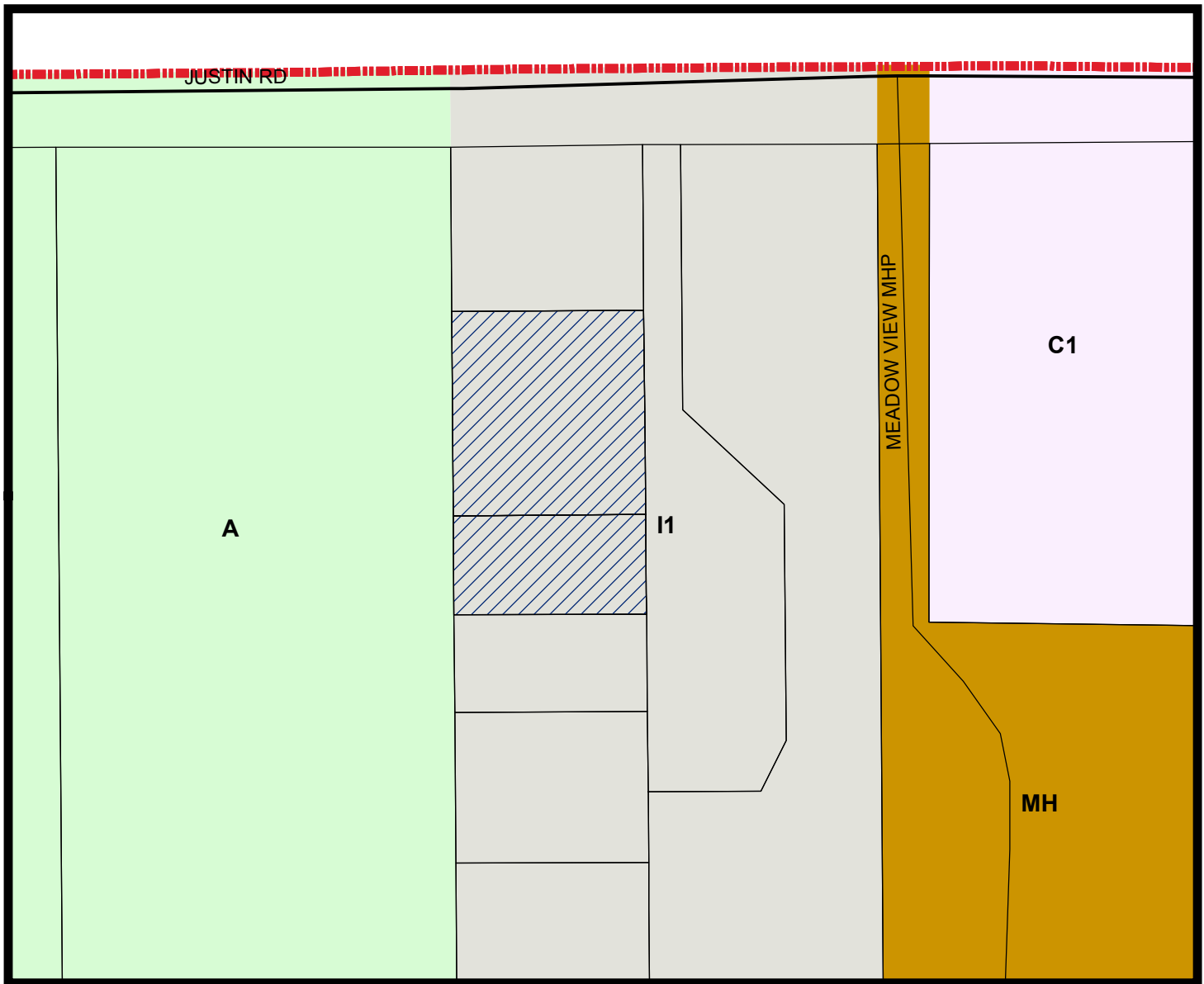
B. Application Details

1. Site Plan Package

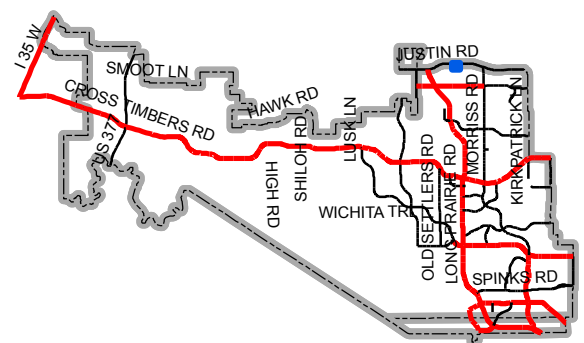
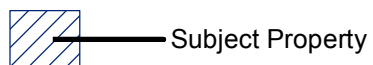
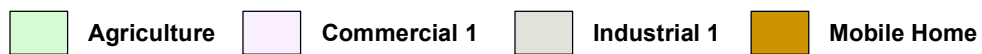


Vicinity Map

Reference Project: RC18-0009 & SP18-0013



LEGEND



Map Location



December 6, 2018

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

**RE: Alpha Warehouse Park – Site Plan and Record Plat Application
G&A Job Number 18042**

Dear Mr. Russell:

Please accept this letter, on behalf of Joe Krupovage, as an explanation of the proposed applications. We are submitting, for review and approval, a Site Plan and Record Plat Application for three office and warehouse buildings. The property is approximately 0.770 acres and is located south of FM 407 behind the existing VP Racing Fuels.

The project will consist of three 3,960 square foot buildings. Each building will contain two-271.5 square foot offices and two-1,723.5 square foot warehouse spaces. Each building will be set up to house two tenants. There are 18 parking spaces proposed with this site plan application.

The property is currently zoned I-1 and the current zoning allows for the proposed use. Currently, Mr. Krupovage plans to construct the infrastructure for all three buildings and at least one of the three buildings. The remaining buildings will be constructed as demand requires.

A meritorious design exception is being requested for split face block. This project is located in an industrial zoning district and is 148' away from Justin Road, behind another retail building. Flower Mound has several other Split Face buildings in this area of town and the proposed buildings are more aesthetically pleasing than the existing adjacent buildings. We believe that the pre-colored, Split Face Block is more in keeping with the other materials found in Flower Mound and less industrial looking than Tilt Wall construction which is an approved material.

The property consists of two tracts of land that will be platted into one lot with the record plat application. The northern lot is currently 0.515 acres while the southern lot is 0.255 acres.

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

Sincerely,

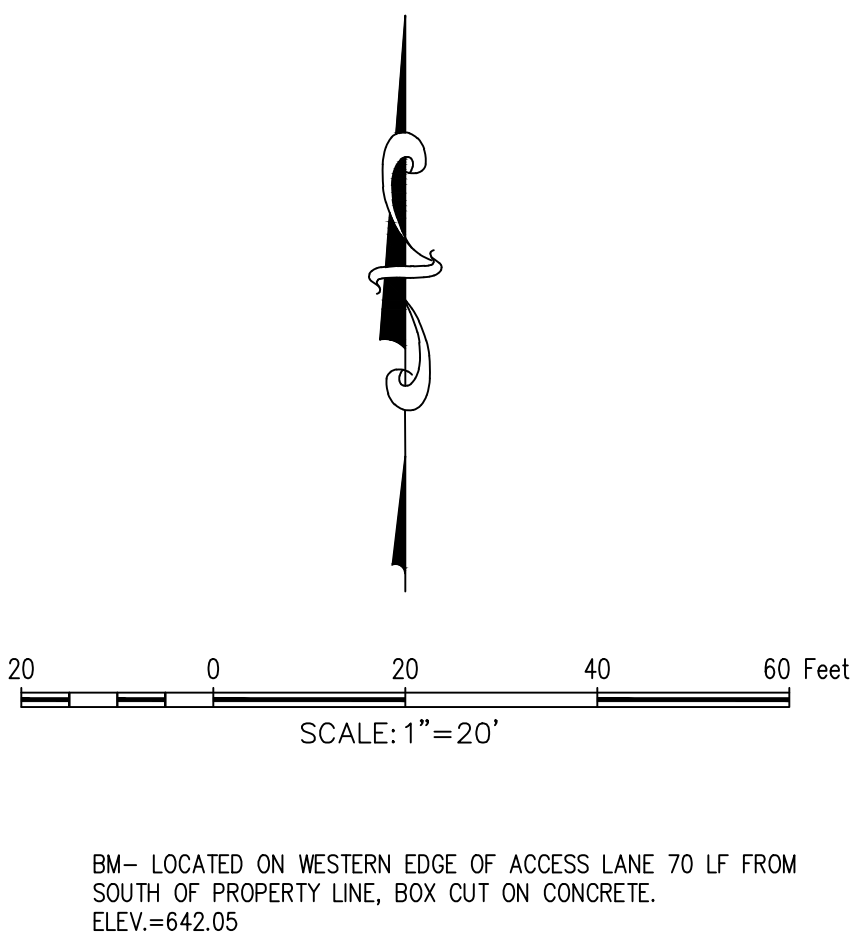
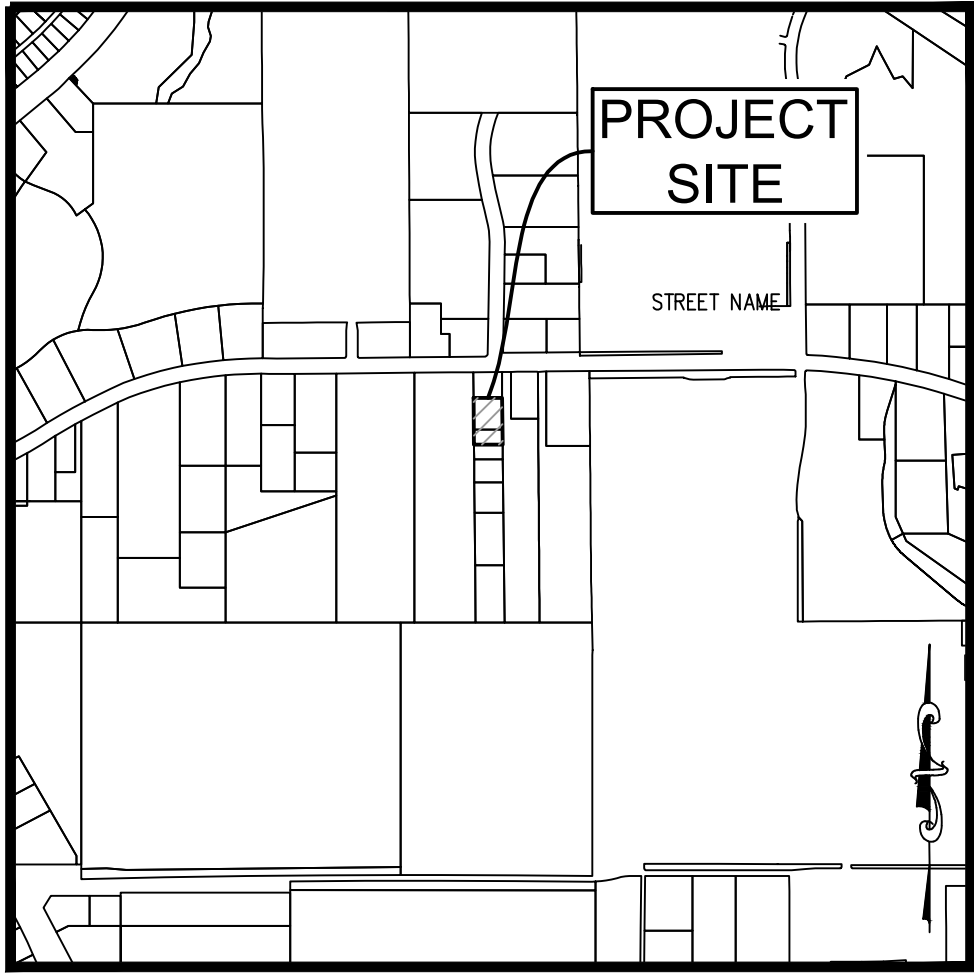
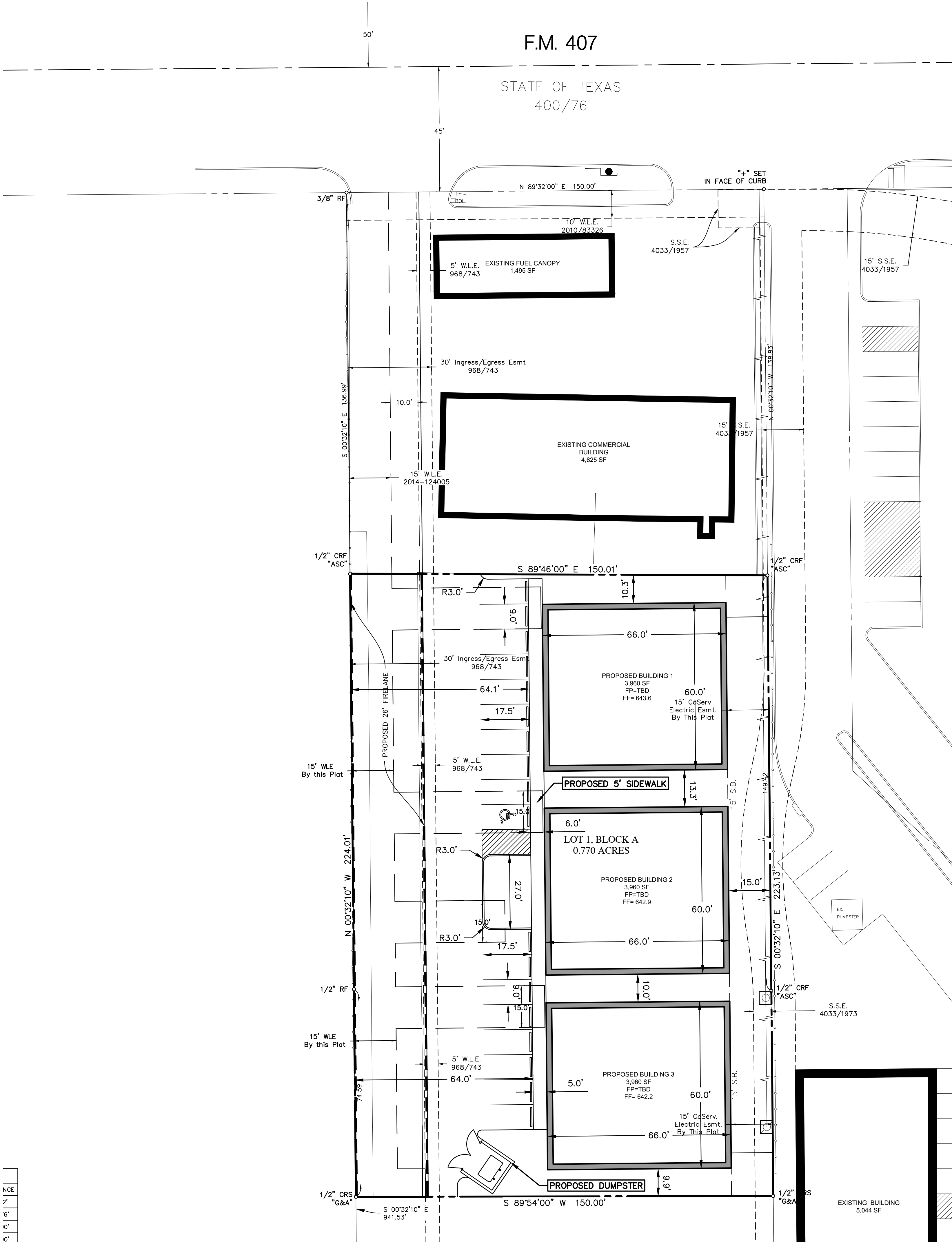
Josh Barton, P.E.

cc. Mr. Joe Krupovage

Z:\2018\18042\PDFs & Submittals\FP & Const. Plans\2018.04.09 1st Submittal\Site Plan\2018.04.30 LOI - Site Plan.docx

File: 2_2018\BPA\Drawings\17 & Final Plans\SHEETS\1804D SITE
Plotted: 12/6/2018 12:59 PM by Jada Barton, Saved: 11/2/2018 3:22 PM by Connor

NCE
2'
6'
10'



SITE DATA TABLE	
PHYSICAL ADDRESS	2801 JUSTIN ROAD
GROSS SITE AREA	0.771 AC
NET SITE AREA	0.771 AC
ZONING	I-1
CURRENT USE	VACANT
PROPOSED USED	OFFICE/WAREHOUSE
LOT COVERAGE DATA	
BUILDING COVERAGE	.272 AC
IMPERVIOUS AREA	.424 AC
PERVIOUS AREA	.075 AC
PERVIOUS AREA	.10%
PARKING SUMMARY	
FOR EACH BUILDING	
REQUIRED OFFICE (513 SF @ 1:300)	2 SPACES
REQUIRED WAREHOUSE (3,447 SF @ 1:1000)	4 SPACES
TOTAL REQUIRED (ALL THREE BUILDINGS)	18 SPACES
TOTAL PROPOSED PARKING	18 SPACES
PROPOSED HANDICAPE ACCESSIBLE PARKING	1 SPACE
TOTAL PROVIDED PARKING	18 SPACES
BUILDING DATA	
NUMBER OF FLOORS	1
PEAK HEIGHT	28'-0"
NUMBER OF BUILDINGS	3 BUILDINGS
TOTAL SQUARE FOOTAGE (3,960 SF PER BUILDING)	11,880 SF

MASTER PLAN FEATURES	
LAND USE PLAN	COMMERCIAL/ INDUSTRIAL
URBAN DESIGN PLAN	NONE
PARKS AND TRAILS	NONE
OPEN SPACE PLAN	NOT A COSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 407- URBAN MINOR ARTERIAL SOUTH SIDE OF FM 407
WATER PLAN	LONG PRAIRIE DISTRICT, 12 IN. WATERLINE ALONG SOUTH SIDE OF FM 407
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 8 IN SANITARY SEWER LINE ON THE EAST SIDE OF PROPERTY



OWNER/DEVELOPER
JOE KRUPOVAGE
617 ARBOR COURT
HIGHLAND VILLAGE, TEXAS 75077
Ph. 872-816-3767
Contact: Joe Krupovage

- GENERAL NOTES**
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 - TYPICAL PARKING SPACE DIMENSIONS ARE 9' X 17.5' (FACE OF CURB)
 - ALL RADII ALONG FIRE LANES ARE MINIMUM OF 25' (FACE OF CURB)
 - ALL MATERIALS, CONSTRUCTION, TESTING AND WORKMANSHIP SHALL CONFORM TO THE TOWN OF FLOWER MOUND DESIGN CRITERIA, CONSTRUCTION STANDARDS, CONSTRUCTION DETAILS, AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS.
 - ALL SIDEWALKS, ESTABLISHED VEGETATION, SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING ANY FINAL INSPECTION.
 - STOP LINES ARE TO BE 4-FOOT BEHIND THE CROSSWALKS.
 - TRUNCATED DOMES ARE TO BE NO FURTHER THAN 5' FROM THE TRAVEL WAY.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
 - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

ALPHA WAREHOUSE PARK
Lot 1, Block A
ALPHA WAREHOUSE PARK
0.770 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

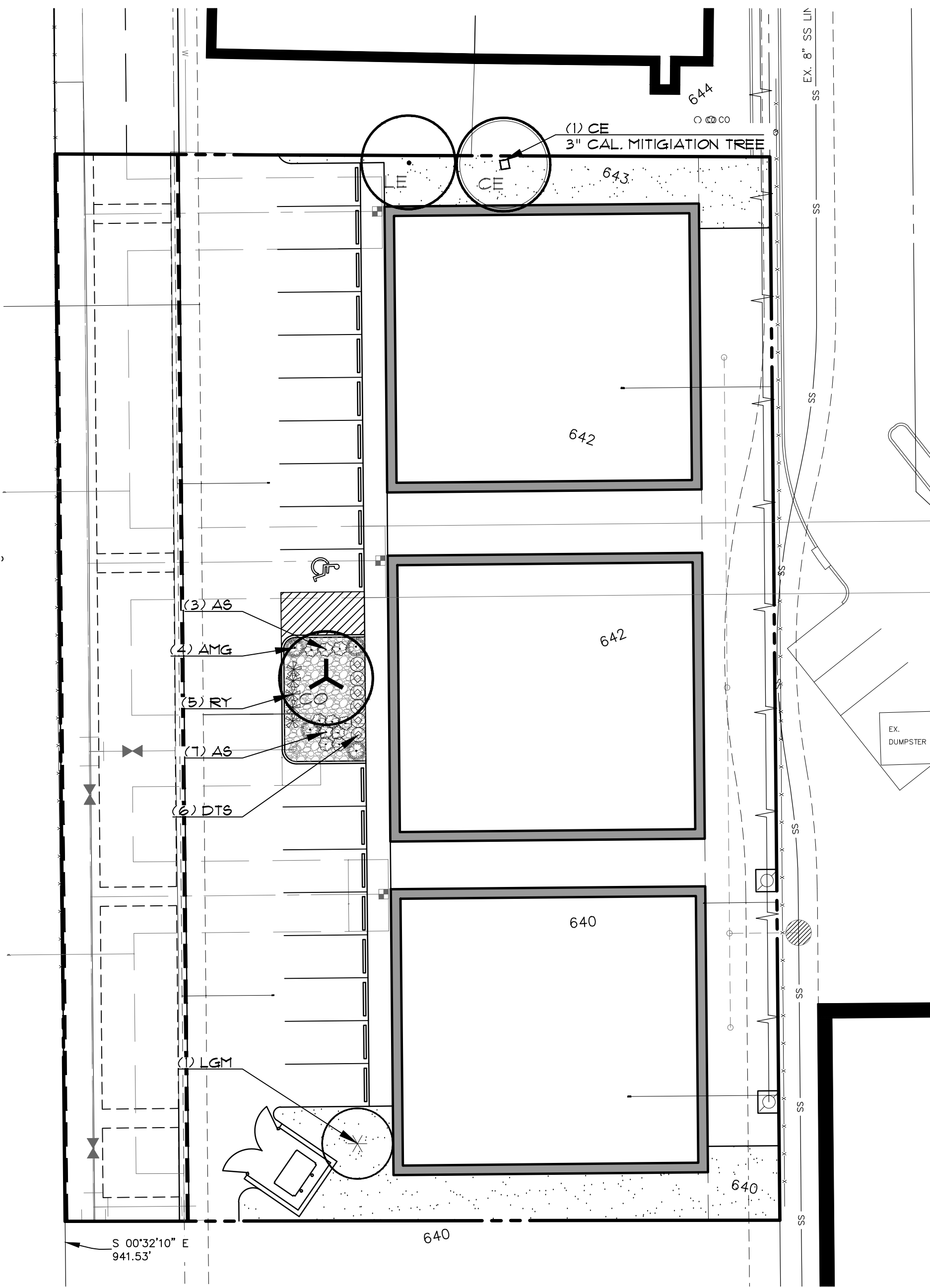
SITE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 12/6/2018

Drawn By: HH
Date: 07/09/2018
Scale: 1"=20'
Revisions:
09/04/2018
10/12/2018

18042

C4

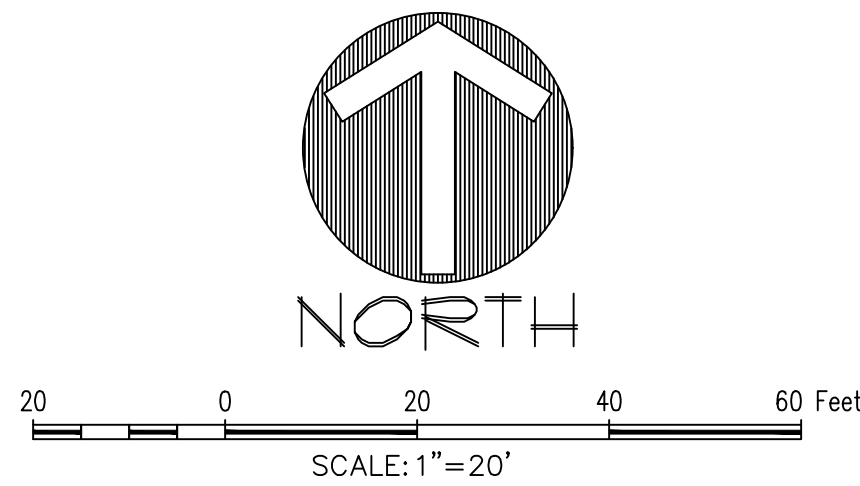


LEGEND

	(CE) CEDAR ELM <i>Ulmus crassifolia</i>
	(LE) LACEBARK ELM <i>Ulmus parvifolia</i>
	(CO) CHINQUAPIN OAK <i>Quercus muehlenbergii</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i> 'Little Gem'
	(AMG) ADAGIO MAIDEN GRASS <i>Miscanthus sinensis</i> 'Adagio'
	(RY) RED YUCCA <i>Hesperaloe parviflora</i>
	(DTG) DWARF TEXAS SAGE <i>Leucophyllum frutescens</i> 'Bartstar'
	(AS) AUTUMN SAGE <i>Salvia greggii</i>
	BERMUDA SOD
	CRUSHED GRANITE (LANDSCAPE MULCH)

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

PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	18 parking spaces	135 s.f.	560 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 20 parking spaces	18 parking spaces	1 trees (3" cal.)	3 trees (3" cal.)
**All parking spaces to be located within 50 ft. of parking lot tree for commercial projects.			



PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
1	CEDAR ELM	<i>Ulmus crassifolia</i>	3"	10'-12'	Per Plan	Single Trunk
1	LACEBARK ELM	<i>Ulmus parvifolia</i>	3"	10'-12'	Per Plan	Single Trunk
1	CHINQUAPIN OAK	<i>Quercus muehlenbergii</i>	3"	10'-12'	Per Plan	Single Trunk
1	LITTLE GEM MAGNOLIA	<i>Magnolia grandiflora</i> 'Little Gem'	30 gal.	6'-8'	Per Plan	Single Trunk
4	ADAGIO MAIDEN GRASS	<i>Miscanthus sinensis</i> 'Adagio'	3gal.	24"	3'-0"	Full
5	RED YUCCA	<i>Hesperaloe parviflora</i>	3gal.	12"	3'-0"	Xeri
6	DWARF TEXAS SAGE	<i>Leucophyllum frutescens</i> 'Bartstar'	3gal.	18"	3'-0"	Xeri
10	AUTUMN SAGE	<i>Salvia greggii</i>	1gal.	12"	18" o.c.	Xeri

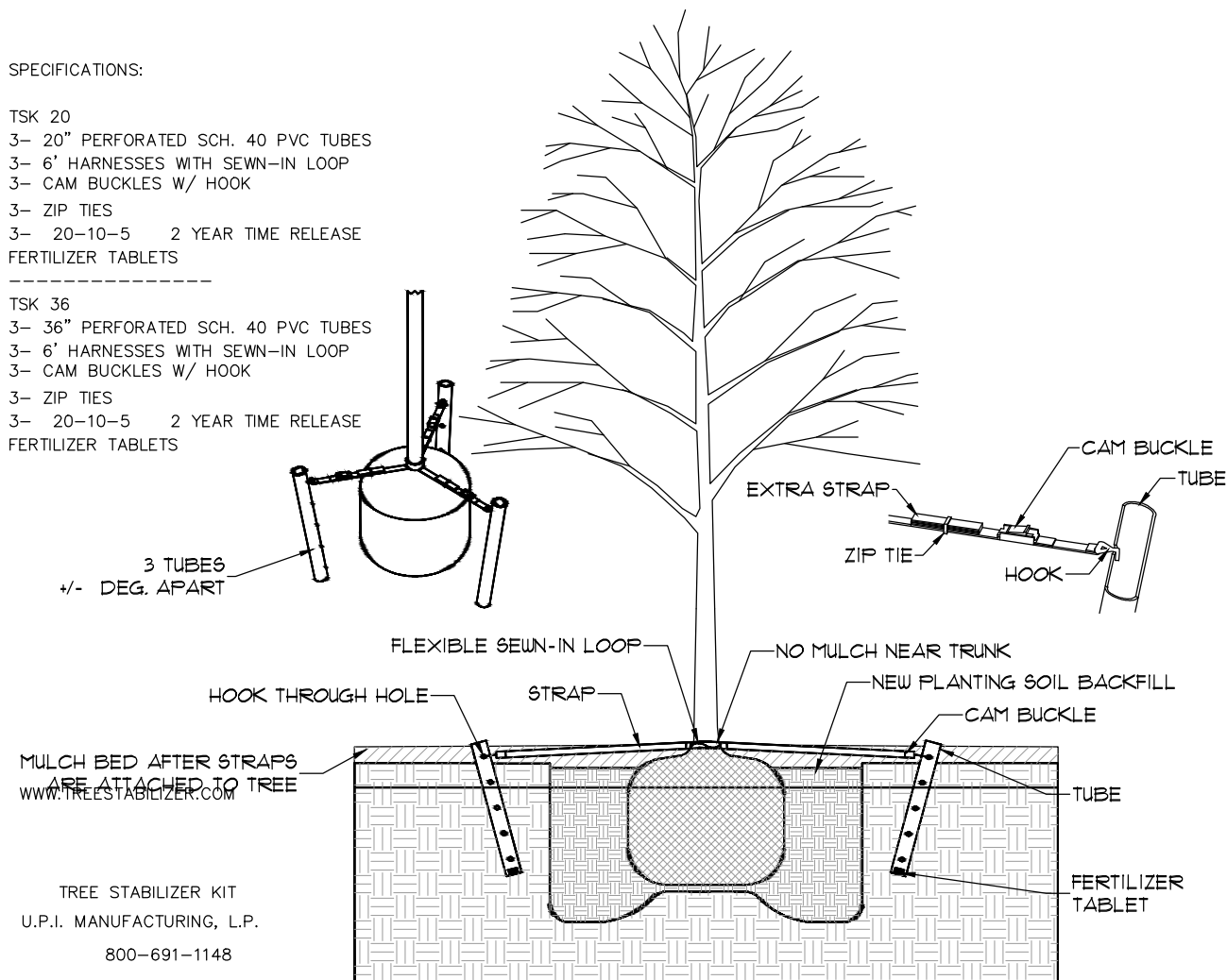
LANDSCAPE NOTES:

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

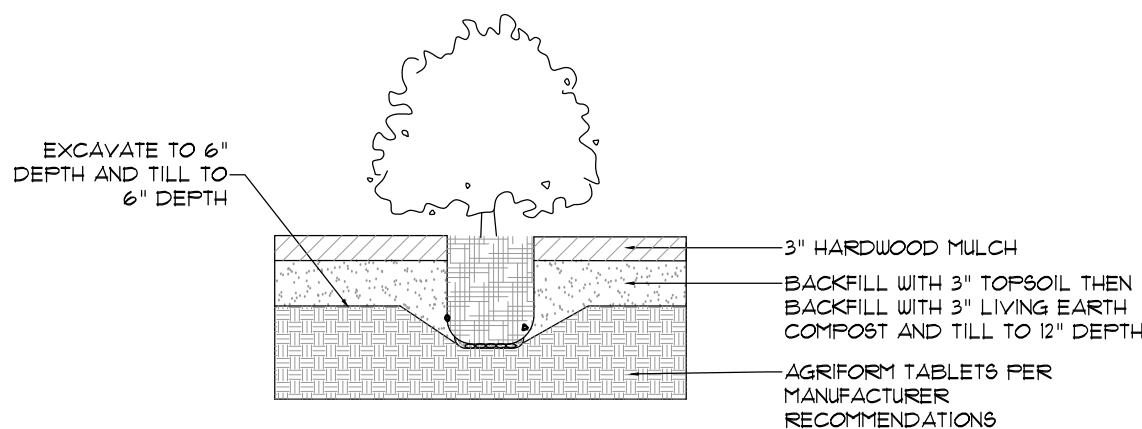
SPECIFICATIONS:

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

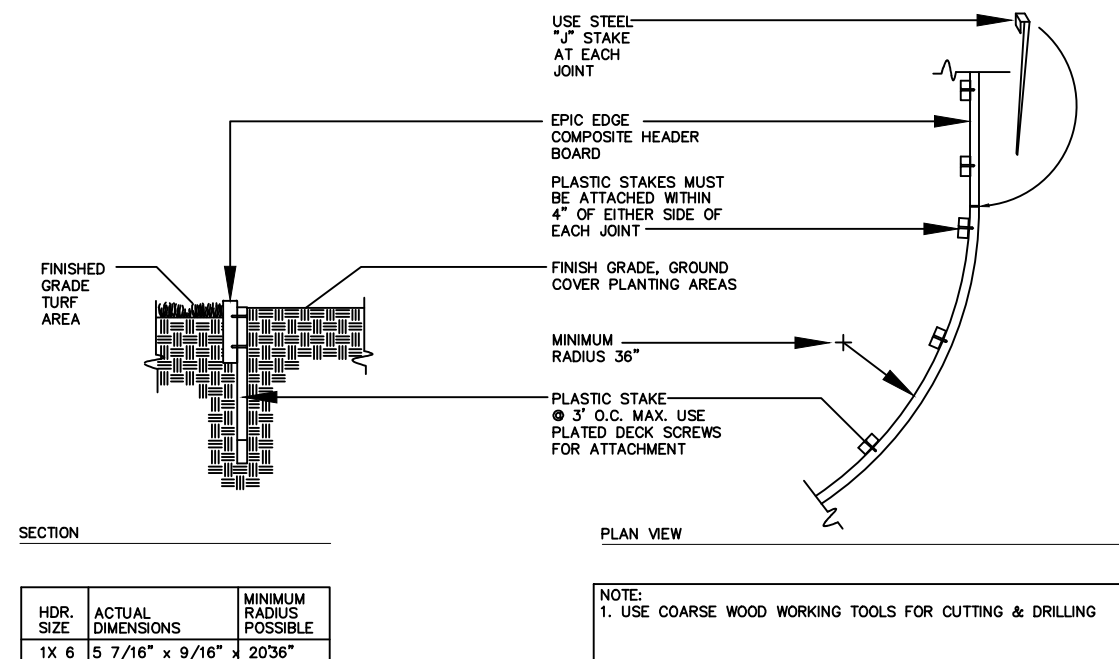
- TSK 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SEWN-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS



1. TREE STAKING NOT TO SCALE



3. SHRUB DETAIL NOT TO SCALE



EPIC EDGE CHART
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 EAST TURNER RD., LODI CA 95240
URL ADDRESS: www.epicplastics.com

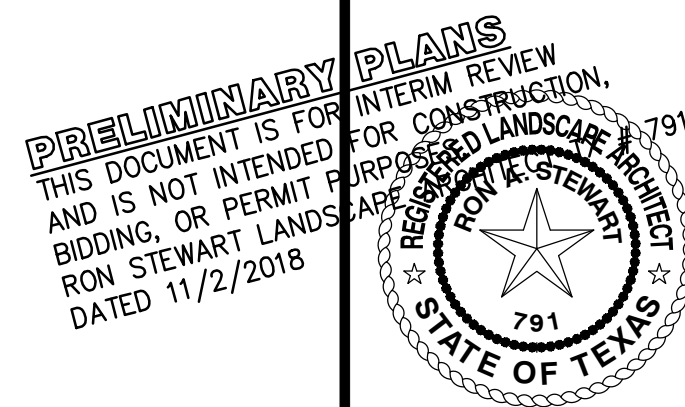
7. EPIC EDGE COMPOSITE HEADER BOARD DETAIL #210 NOT TO SCALE

ALPHA WAREHOUSE PARK

ALPHA WAREHOUSE PARK Lot 1, Block A

0.770 Acres
in the
S. LUTTRELL SURVEY, ABSTRACT NO. A-744
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE PLAN



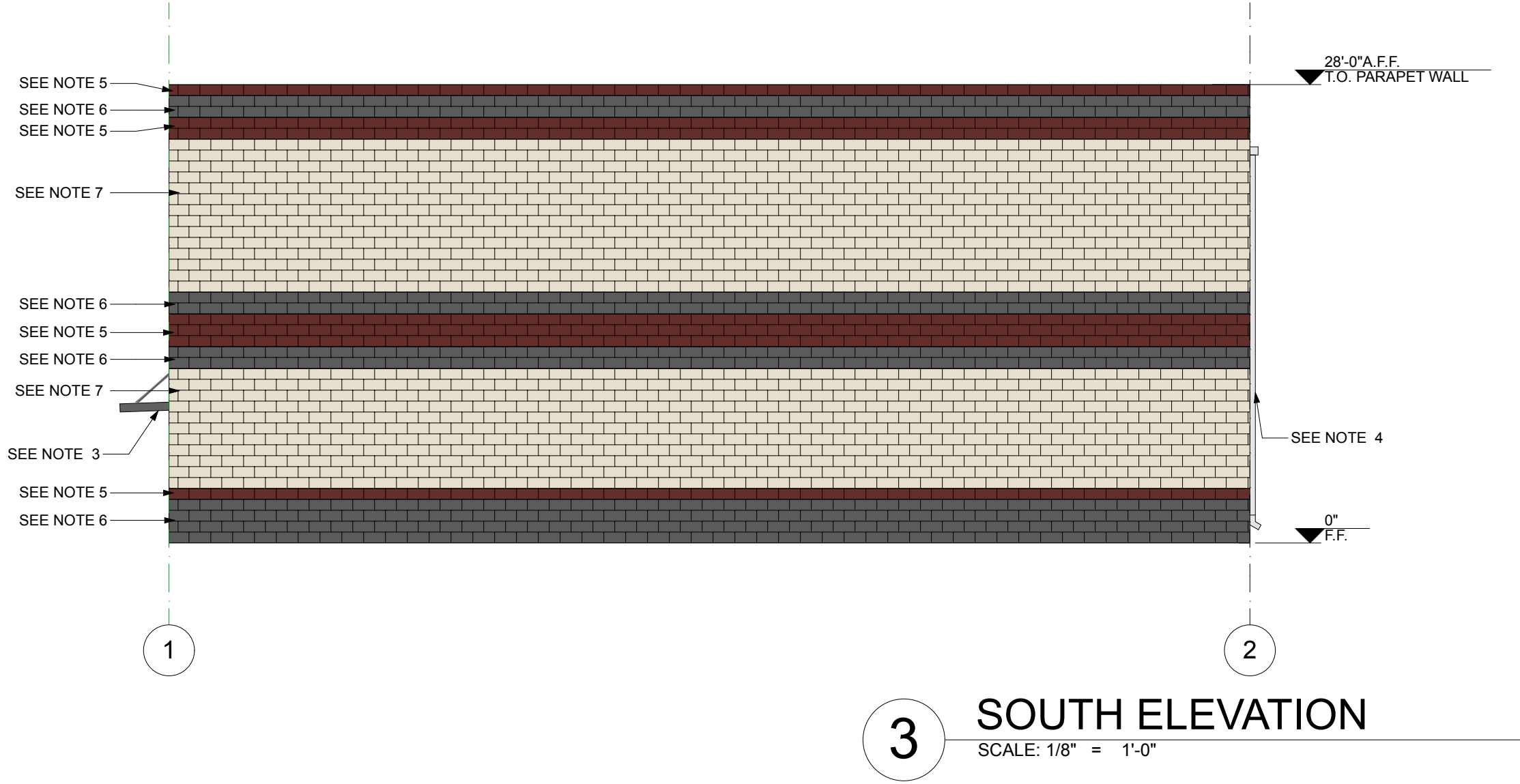
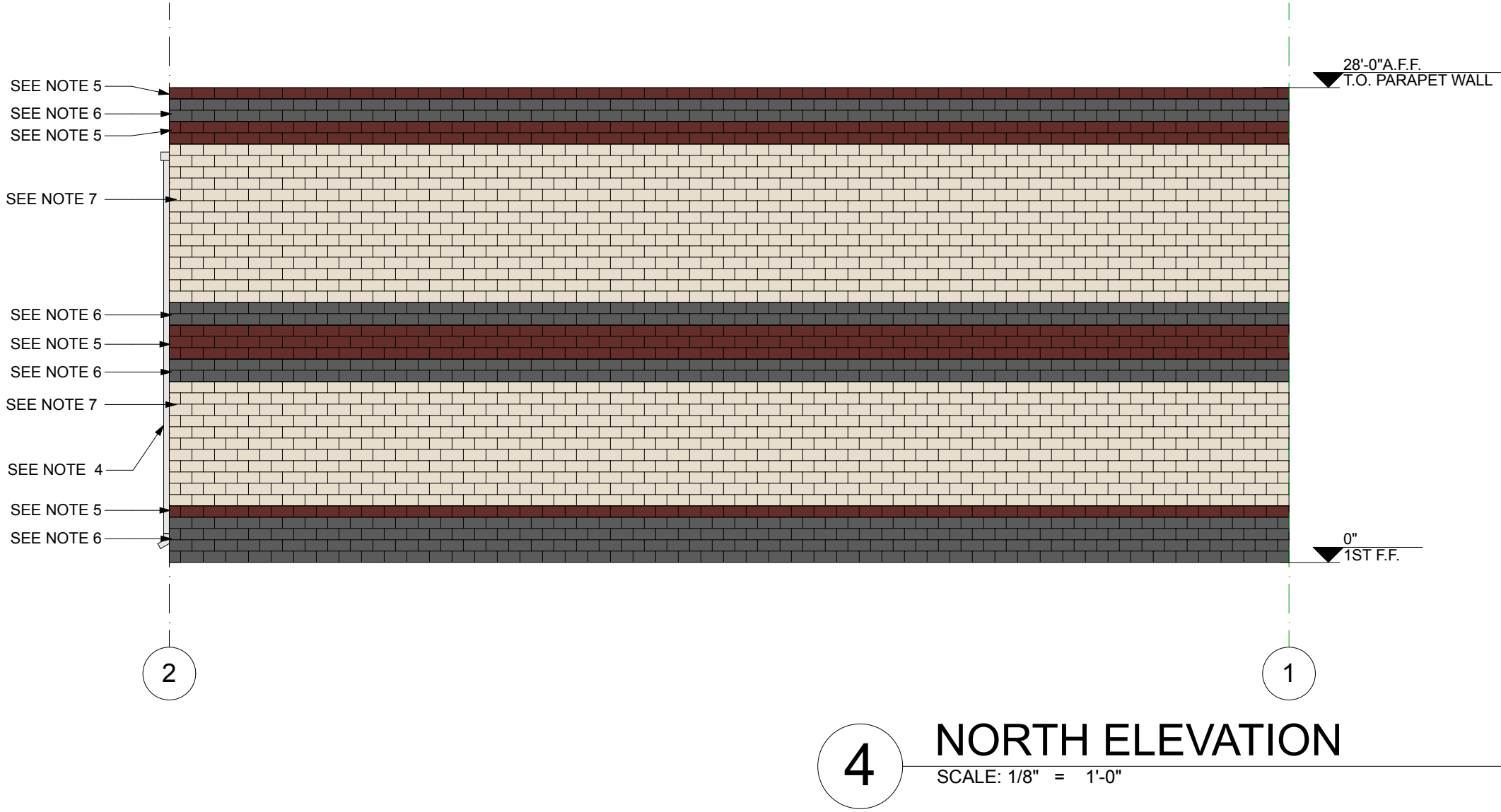
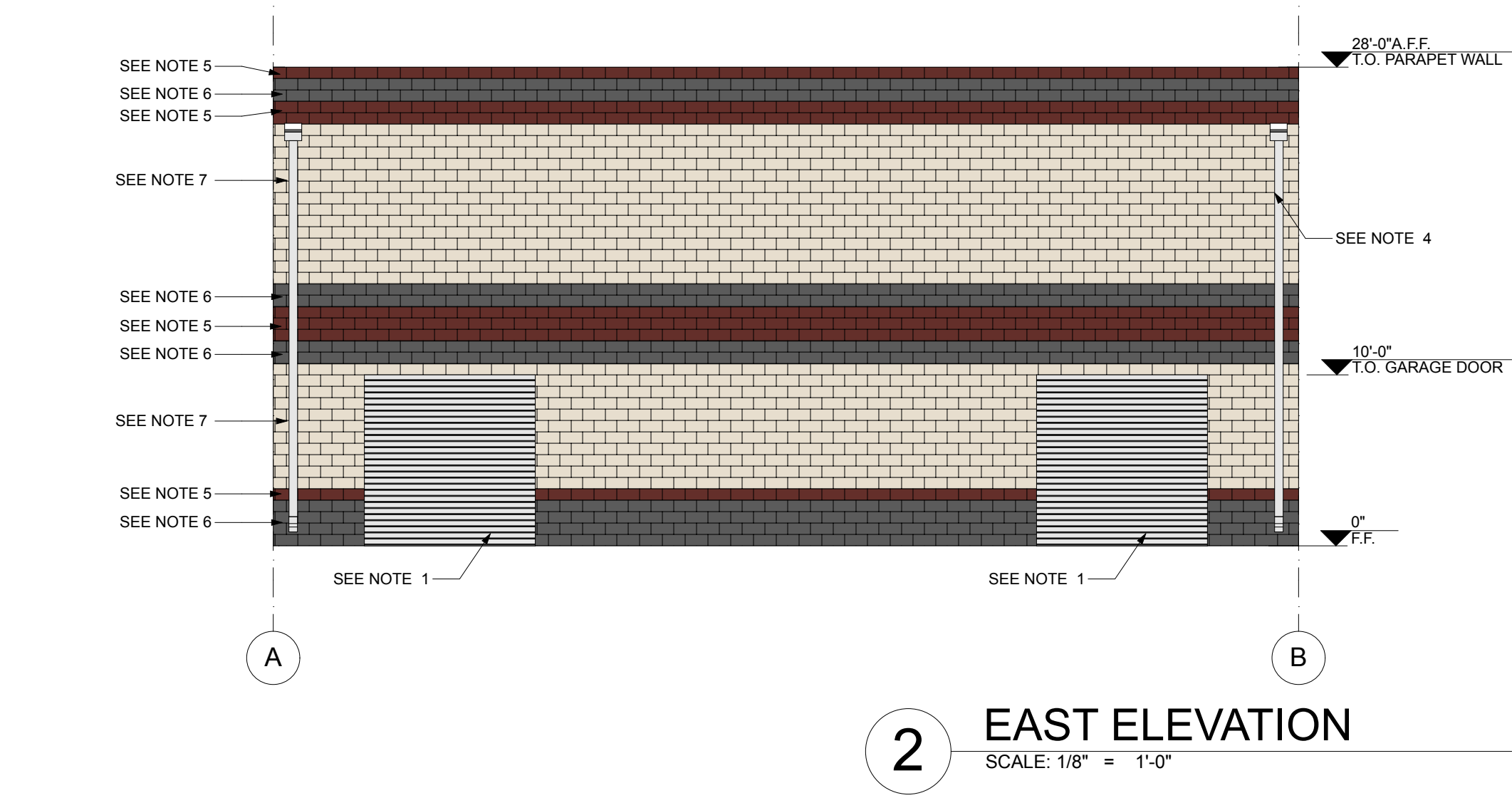
Drawn By: VC
Date: 07/09/2018
Scale: 1" = 20'
Revisions:
09/04/2018
10/12/2018

18042

OWNER/DEVELOPER
JOE KRUPOVAGE
617 ARBOR COURT
HIGHLAND VILLAGE, TEXAS 75077
Ph. 972-816-3767
Contact: Joe Krupovage

L1.0

A-202



MATERIAL TABULATION CHART				
	WEST	EAST	SOUTH	NORTH
1 TOTAL FACADE S.F.	1,680	1,680	1,848	1,848
2 FACADE S.F. (EXCLUSIVE OF DOOR AND WINDOWS)	1,160	1,480	1,848	1,848
3 DOORS AND WINDOWS S.F.	520	200	0	0
4 CMU BLOCK S.F.	1,160 S.F. 100% OF 2	1,480 S.F. 100% OF 2	1,848 S.F. 100% OF 2	1,848 S.F. 100% OF 2
TOTAL PER BUILDING	6,336 S.F. - 100% OF MASONRY			

EXTERIOR ELEVATION NOTES:

1) ROLLING STEEL SERVICE DOOR
COLOR: GRAY

2) ALUMINUM STOREFRONT FRONT DOOR AND WINDOWS
COLOR: ANODIZED CLEAR

3) AWNINGS
COLOR: BLACK

4) DOWNSPOUTS
COLOR: MATCH STOREFRONT FRAME

5) CMU BLOCK
EL PASO PLANT
BLEND: CANYON RED

6) CMU BLOCK
ABILENE PLANT
BLEND: SMOKE

7) CMU BLOCK
ROUND ROCK PLANT
BLEND: TEXAS CREAM

NOTE: ALL LOW PITCH ROOFS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE URBAN DESIGN PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF WILLIAM PECK & ASSOCIATES, ON THIS PLOT DATE AND IS NOT TO BE USED BY AUTHORITIES HAVING JURISDICTION FOR THE PURPOSE OF ISSUING CONSTRUCTION PERMITS

OFFICE WAREHOUSE
BUILDING 2

TBD JUSTIN RD
FLOWER MOUND, TX 75028

WILLIAM PECK & ASSOCIATES INC.
ARCHITECTS
Lewisville, Tx 972) 221-1424

REVISIONS

--	--

ISSUE DATE:
11-02-2018
FOR REVIEW

Scale: REF. PLAN
Drawn: VI / MW
Job: 18-069-001
Sheet Number:
A-202

EXTERIOR ELEVATIONS - COLOR

These plans are intended to provide the basic construction information necessary to substantially complete this structure. Any discrepancy, error, and/or omission shall be the responsibility of the owner. The owner shall obtain all necessary permits and approvals from the appropriate authorities prior to construction. The owner shall be responsible for obtaining all necessary engineering services for foundation, HVAC, and structural, prior to construction of any kind. NOT A PROFESSIONAL ENGINEERING DESIGN. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ENGINEERING FIRM. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ARCHITECT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL LANDSCAPE ARCHITECT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL INTERIOR DESIGNER. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL PLANNING CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ENVIRONMENTAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL HISTORIC PRESERVATION CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL SOCIAL SCIENCE CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ECONOMIC CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL POLITICAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL LEGAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL FINANCIAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL MARKETING CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL PUBLIC RELATIONS CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL COMMUNITY DEVELOPMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ENVIRONMENTAL IMPACT ASSESSMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL CULTURAL RESOURCE ASSESSMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL HISTORIC ARCHITECTURE CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL MONUMENTAL DESIGN CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL LANDSCAPE ARCHITECTURE CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL PLANNING CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ECONOMIC CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL POLITICAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL LEGAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL FINANCIAL CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL MARKETING CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL PUBLIC RELATIONS CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL COMMUNITY DEVELOPMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL ENVIRONMENTAL IMPACT ASSESSMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL CULTURAL RESOURCE ASSESSMENT CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL HISTORIC ARCHITECTURE CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL MONUMENTAL DESIGN CONSULTANT. WILLIAM PECK & ASSOCIATES, INC. IS NOT A PROFESSIONAL LANDSCAPE ARCHITECTURE CONSULTANT.



**WILLIAM PECK &
ASSOCIATES INC.**
A R C H I T E C T S
Lewisville, Tx (972) 221-1424

OFFICE WAREHOUSE BUILDINGS
DATE : 2018-11-02
TBD JUSTIN RD
FLOWER MOUND, TX 75028

These plans are intended to provide the basic construction information necessary to substantially complete this structure. These construction documents must be verified and checked by the builder or person in authority of this project. Any discrepancy, error, and/ or omissions, if any, are to be brought to the attention of the Designer prior to any construction or purchases being made. It is recommended that the owner or builder obtain complete engineering services for: foundation, HVAC, and structural, prior to construction of any kind. NOTE: All Federal, state, and Local codes, ordinances, and restrictions take precedence over any part of these construction documents which may conflict with same, and must be strictly obeyed and followed before and during construction.
THESE CONSTRUCTION DOCUMENTS AND THEIR USE, ARE THE PROPERTY OF WILLIAM PECK & ASSOCIATES, INC. AND ARE NOT TO BE TRACED, REUSED OR REPRODUCED IN ANY WAY, BY ANY MEANS, WITHOUT THE EXPRESSED WRITTEN PERMISSION OF WILLIAM PECK & ASSOCIATES, INC..
ALL RIGHTS RESERVED



**WILLIAM PECK &
ASSOCIATES INC.
ARCHITECTS**
Lewisville, Tx (972) 221-1424

OFFICE WAREHOUSE BUILDINGS
DATE : 2018-11-02
TBD JUSTIN RD
FLOWER MOUND, TX 75028

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ALL RIGHTS RESERVED



* (1) 3" CALIPER
MITIGATION TREE IS
PROPOSED ON L10

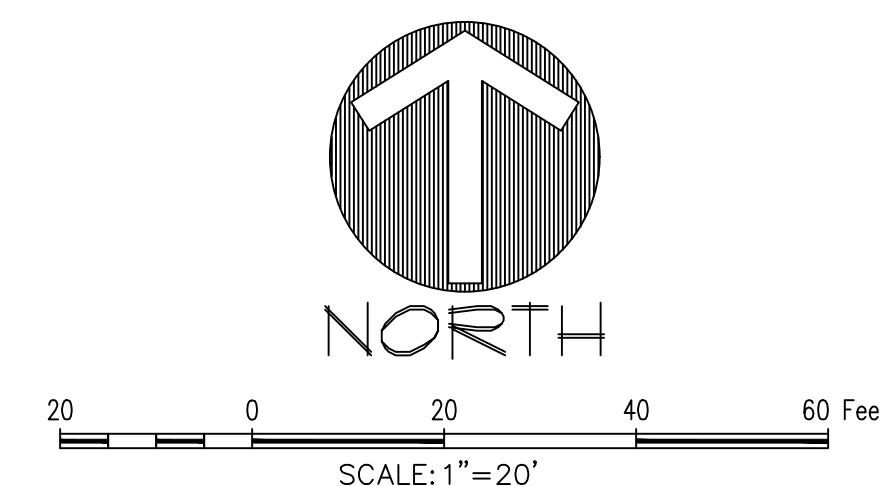
LEGEND



TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE

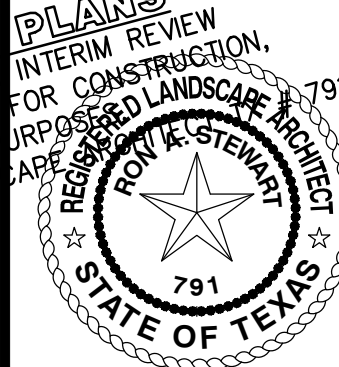
- A. **QUALITY ASSURANCE**
 - 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) Employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. **JOB CONDITIONS**
 - 1) Coordinate/ Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- F. **TREE REMOVAL**
 - 1) Tree preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All dead wood debris from all tree removals at the Project Site is to be chipped and stored on site or use in the tree preservation efforts at the discretion of the Landscape Architect.



ALPHA WAREHOUSE PARK
ALPHA WAREHOUSE PARK
Lot 1, Block A
0.770 Acres
in the
S. LUTTRELL SURVEY, ABSTRACT NO. A-744
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 11/2/2018



Drawn By: VC
Date: 07/09/2018
Scale: 1"=20'
Revisions:
09/04/2018
10/12/2018

OWNER/DEVELOPER
JOE KRPOVAGE
617 ARBOR COURT
HIGHLAND VILLAGE, TEXAS 75077
Ph. 972-816-3767
Contact: Joe Krupovage

18042

(T1.9)



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 6

DATE: December 10, 2018

FROM: Chuck Russell, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0021 - Vickery Elementary) to develop a 10-classroom building addition. The property is generally located west of Wager Road and south of Kirkpatrick 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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to add a one-story, 11,680 square-foot classroom building to an existing elementary school (Vickery Elementary School). The proposed addition will add 10 classrooms to the school for a total of 56 classrooms and will accommodate an estimated additional 200 students. Approximately 700 students currently attend the school. The subject site contains approximately 11.587 acres and is zoned for Agricultural District uses which allows the school by right.

As a part of the proposed improvements to the school campus, the three existing portable classrooms will be removed. The portable classrooms are currently situated where the proposed addition will be constructed at the northwest corner of the existing school. A new 100 foot-wide fire lane turn-around bulb will be added to serve the new addition. A new sidewalk will also be constructed to provide additional pedestrian connectivity for the students. With the addition, the school will contain 85,237 square feet.

Access to from the site will remain unchanged from Wager Road. The Town Code requires 131 parking spaces, including the proposed classroom addition. No new parking spaces are proposed since the site already contains 131 spaces which is within the Town's allowable 20% deviation. The proposed development complies with the Town's landscape requirements and the design of the addition matches the existing school. No trees are being removed to accommodate the proposed addition.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

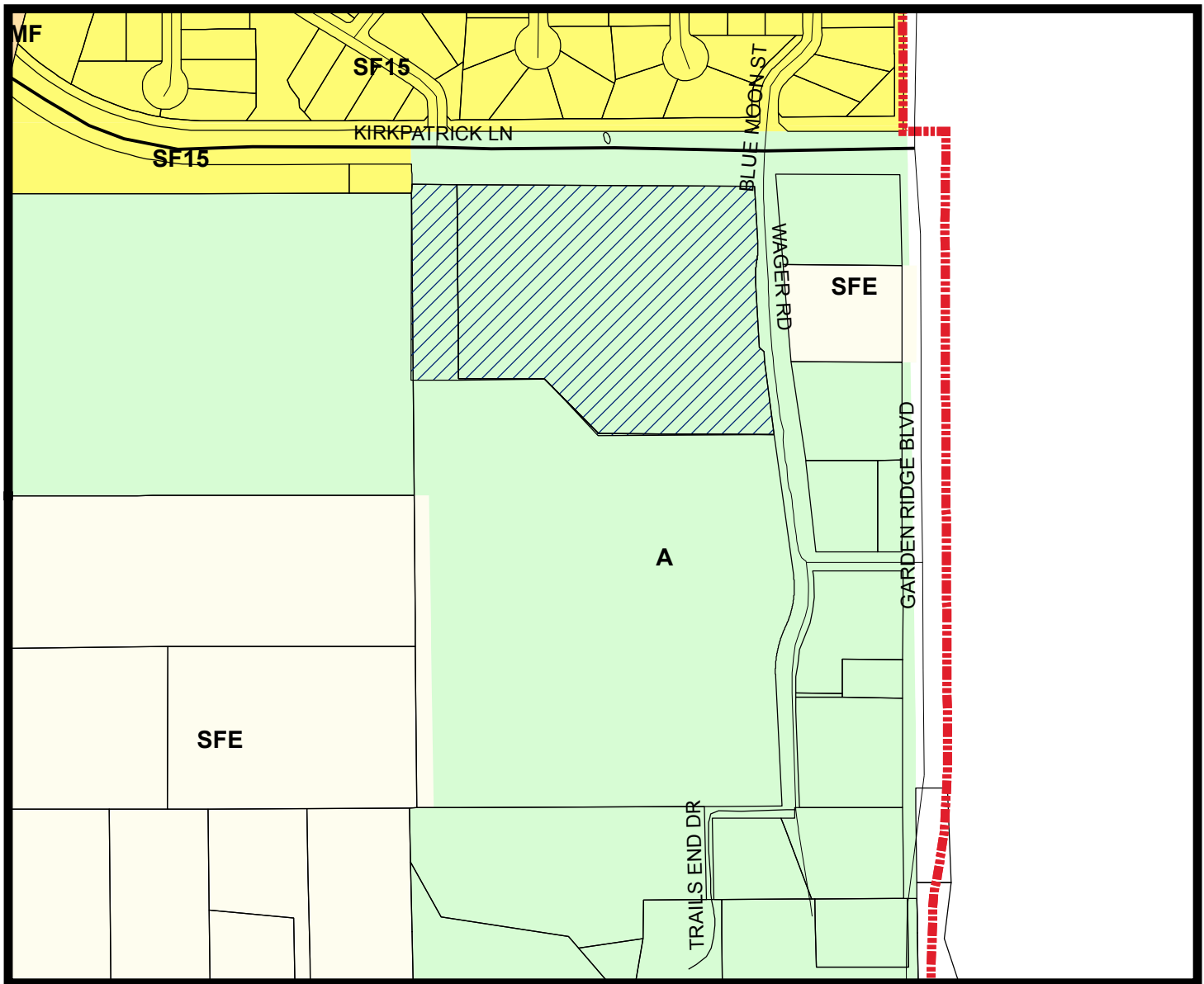
B. Application Details

1. Site Plan Package



Vicinity Map

Reference Project: SP18-0021



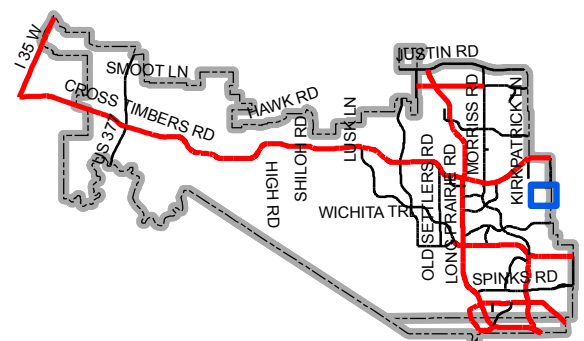
LEGEND

Agriculture
 Single Family 15
 Single Family Estate

Subject Property



0 315 630 1,260 Feet



Map Location



October 5, 2018

Development Services
Town of Flower Mound, Texas
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Site Plan for Vickery Elementary School
Vickery Elementary School 10 Classroom Addition - 2018

Dear Staff,

Re: Vickery Elementary School
Site Plan Letter of Intent

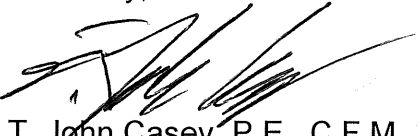
On behalf of our client, Lewisville Independent School District, please accept this Letter of Intent as an explanation of the proposed current changes to the Vickery Elementary School Site Plan as of October 5, 2018.

The site plan revisions include:

- 1.) The planned removal of three (3) portable classroom buildings from the site.
- 2.) The addition to the building of a new classroom wing which will contain ten (10) additional classrooms, and include a new footprint of approximately 11,680 SF. The existing building footprint covers approximately 73,557 SF. The proposed building with the addition will have a footprint of 85,237 SF.
- 3.) The addition of a 100' wide fire lane turn-around bulb to provide improved hose lay distance on the west side of the new addition.
- 4.) The addition of a 5' connecting sidewalk from the fire lane turn around bulb along the west side of the addition, turning at the addition corner and running east along the north face of the addition. The sidewalk will connect to the existing sidewalk which connects two wings of the building to the Town sidewalk within the Kirkpatrick Road R.O.W.
- 5.) The existing zoning is Agricultural
- 6.) The acreage of the platted lot is 11.587 Acres
- 7.) The existing use of an Elementary School will be maintained.
- 8.) The proposed development will not be in phases. The existing school will remain occupied during construction.

Please contact me with any additional questions that you have at 972-717-5151.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. John Casey', is written over the typed name.

T. John Casey, P.E., C.F.M.
Project Manager
Glenn Engineering Corporation

CC: Ms. Julie Sands, L.I.S.D.
Mr. Michael Geist, Stantec
Ms. Ranae Fuhrmann, Stantec



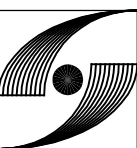
5717 Legacy Drive Suite 250
Plano, TX 75024-4246
Tel: (214) 473-2400 / Fax: (214) 473-2401

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Consultants

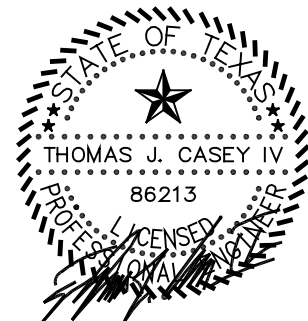


**GLENN
ENGINEERING**

T.B.P.E. FIRM REGISTRATION NO. F - 303

PHONE 972-717-5151
105 DECKER COURT-SUITE 910

FAX 972-717-2176
IRVING, TEXAS 75062



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THOMAS J. CASEY IV, P.E., 86213, ON OCTOBER 25, 2018

Notes

1	ADDENDUM 02 & TOWN REVISIONS	TJC	RAH	2018.10.25
		By	Appd	YYYY.MM.DD

Revision

	ISSUED FOR BID, PERMIT AND CONSTRUCTION	TJC	RAH	2018.10.08
		By	Appd	YYYY.MM.DD

Issued

Client/Project Logo



Client/Project

Lewisville ISD

Vickery Elementary
10 Classroom Addition

3301 Wager Road
Flower Mound, TX 75028

Title

OVERALL SITE PLAN

Project No.
214000648

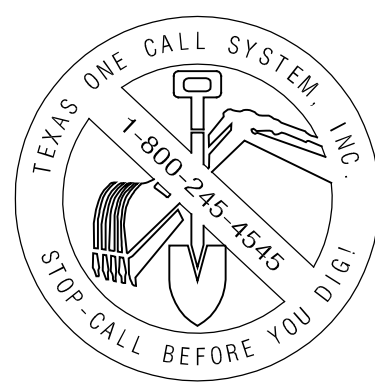
Scale
AS SHOWN

Revision

Drawing No.

1

CS 1.01



GENERAL NOTES

- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE TOWN OF FLOWER MOUND SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
- ALL WORK SHALL CONFORM TO THE TOWN OF FLOWER MOUND SPECIFICATIONS, STANDARDS AND DETAILS.
- IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
- IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF FLOWER MOUND ENGINEERING DEPARTMENT FOR REVIEW.
- CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
- TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF FLOWER MOUND ENGINEERING DEPARTMENT FOR REVIEW.
- STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND REQUIREMENTS, TYP.
- THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
- THE SITE SHALL CONFORM TO THE TOWN OF FLOWER MOUND STORM WATER MANAGEMENT ORDINANCE.
- ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
- ALL OTHER RADII'S UNLESS OTHERWISE NOTED ARE 3 FOOT.
- ALL STRIPING SHALL BE PAINTED.
- EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

SITE DATA TABLE

PHYSICAL ADDRESS: 3301 WAGER ROAD
GROSS SITE AREA SF: 11,587 AC; 504,735 S.F.
NET SITE AREA SF: 11,587 AC; 504,735 S.F.

ZONING: AGRICULTURAL
CURRENT USE: INSTITUTIONAL
PROPOSED USE: INSTITUTIONAL

LOT COVERAGE DATA

BUILDING COVERAGE [EXISTING]: 73,557 SF
BUILDING COVERAGE PERCENTAGE [EXISTING]: 14.57%
BUILDING COVERAGE [PROPOSED]: 85,237 SF
BUILDING COVERAGE PERCENTAGE [PROPOSED]: 16.89%
IMPERVIOUS AREA [EXISTING]: 281,467 SF
IMPERVIOUS COVERAGE PERCENTAGE [EXISTING]: 55.78%
IMPERVIOUS AREA [PROPOSED]: 298,832 SF
IMPERVIOUS COVERAGE PERCENTAGE [PROPOSED]: 59.21%
PERVIOUS AREA SF [EXISTING]: 233,268 SF
PERVIOUS AREA SF [PROPOSED]: 205,903 SF

PARKING SUMMARY

EXISTING ESTIMATED STUDENT POPULATION 700+ STUDENTS
PROPOSED ESTIMATED STUDENT POPULATION 900+ STUDENTS
EXISTING NUMBER OF CLASSROOMS 46 CLASSROOMS
PROPOSED NUMBER OF CLASSROOMS 56 CLASSROOMS
DINING AREA SEATING CAPACITY 223 SEATS
(EXISTING AND PROPOSED)
PARKING REQUIRED 1 SPACE PER CLASSROOM PLUS 56 SPACES
1 SPACE FOR EVERY 3 SEATS (ASSEMBLY) 75 SPACES
SURFACE PARKING REQUIRED ENTIRE SITE: 131 SPACES
EXISTING SURFACE PARKING: 133 SPACES (INCLUDES HC)
PROPOSED PARKING ENTIRE SITE: 133 SPACES (INCLUDES HC)
HANDICAP PARKING PROVIDED: 7 VAN SPACES

BUILDING DATA

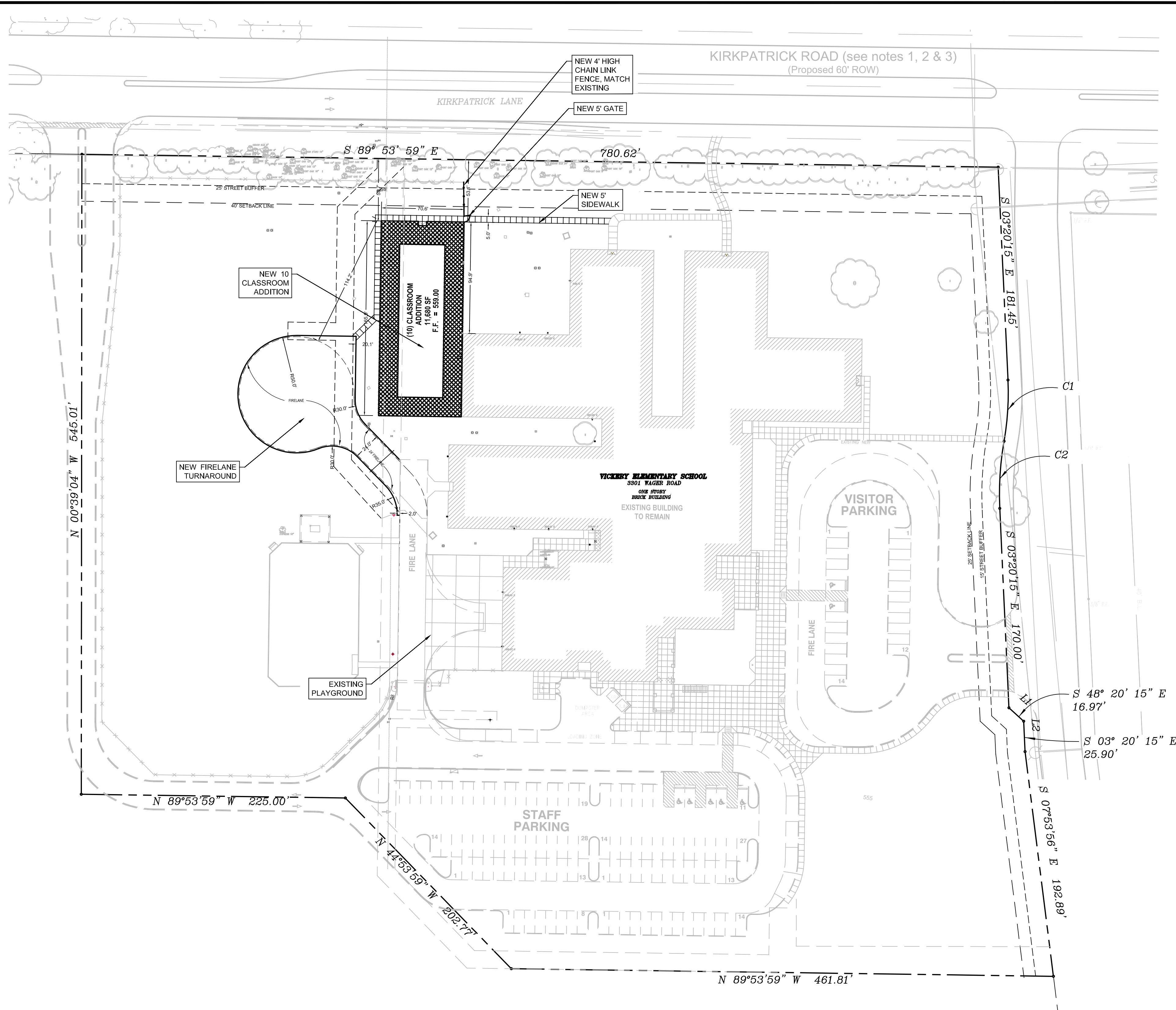
VICKERY ELEMENTARY SCHOOL:
PEAK HEIGHT EXISTING 33'-4" AT HIGHEST POINT
PEAK HEIGHT PROPOSED 33'-4" AT HIGHEST POINT

OVERALL SITE PLAN

SCALE: 1" = 40'

CURVE DATA TABLE

NUMBER	RADIUS	LENGTH	DELTA	LC	CB	T
1	238.50'	52.36'	12° 34' 41"	52.25'	S 02° 57' 04" W	26.28'
2	261.50'	57.41'	12° 34' 41"	57.29'	S 02° 57' 04" W	28.82'



SITE BENCH MARK:
PK NAIL SET IN CURB APPROX.
67.6' SW OF SWC OF EXISTING BUILDING
ELEV. = 558.00'

SECONDARY BENCH MARK:
EXISTING FF OF BUILDING AT NORTHWEST WING
OF EXISTING BUILDING (AT CONNECTION TO NEW WING)
ELEV. = 559.00'

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



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Consultants

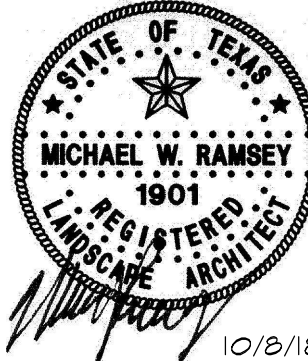
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

Revision	By	Appd	YYYY.MM.DD

ISSUED FOR BID, PERMIT AND CONSTRUCTION	RLA	RLA	2018.10.08
Issued	By	Appd	YYYY.MM.DD

Permit/Seal



Client/Project Logo



Client/Project
Lewisville ISD

Vickery Elementary
10 Classroom Addition

3301 Wager Road
Flower Mound, TX 75028

Title
**OVERALL
LANDSCAPE PLAN**

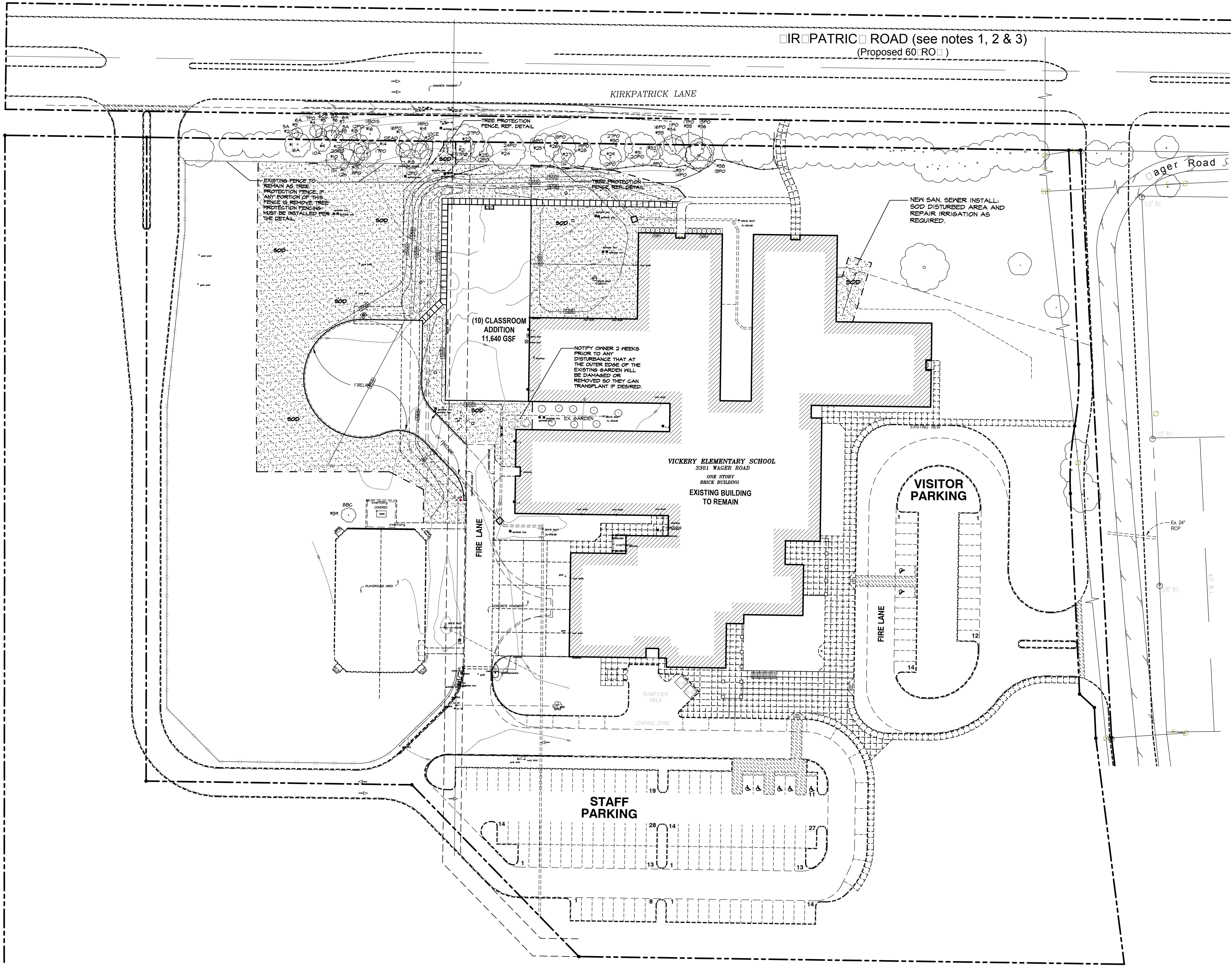
Project No.
214000648

Revision

Scale
1" = 50'-0"

Drawing No.

LP101



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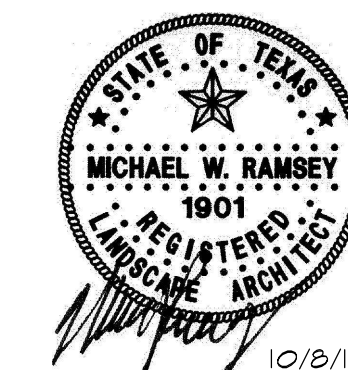
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FRISCO, TEXAS 75035
PHONE (972) 335-0889

Notes

[illegible]

ISSUED FOR BID, PERMIT AND CONSTRUCTION	RLA	RLA	2018.10.08
Issued	By	Appd	YYYY.MM.DD

Permit/Seal



Client/Project Logo



Client/Project
Lewisville ISD

Vickery Elementary
10 Classroom Addition

3301 Wager Road
Flower Mound, TX 75028

Title
LA DSCAPE PLA

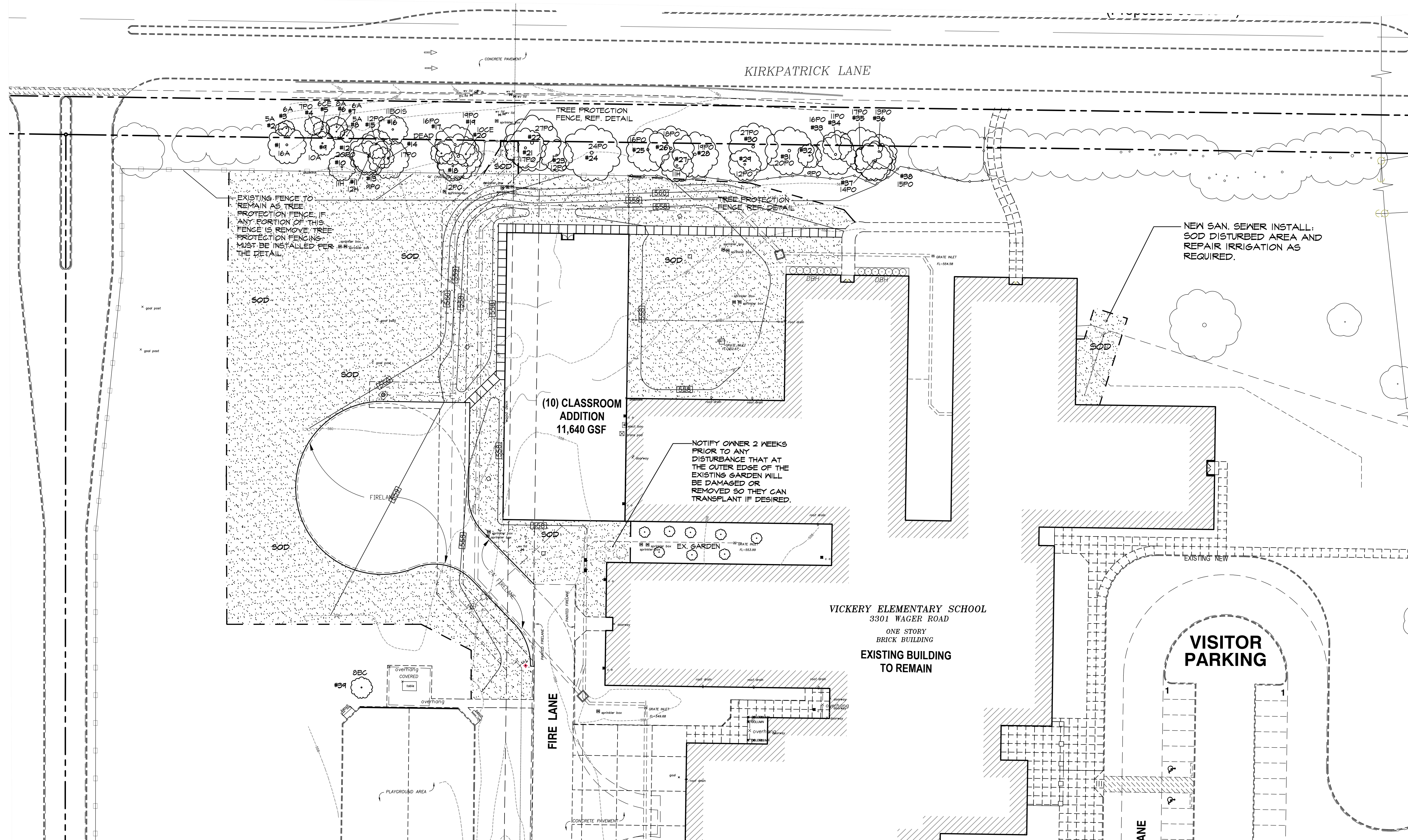
Project No.
214000648

Scale
1" = 30'-0"

Revision

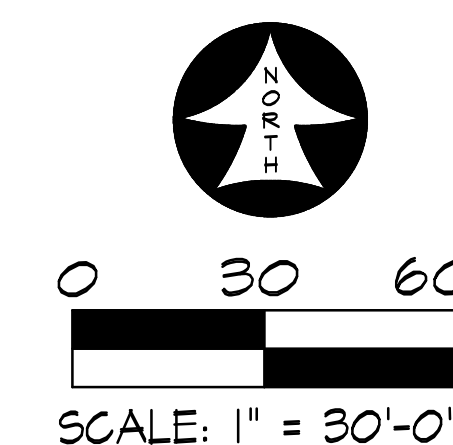
Drawing No.

LP102



GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Sod refer to specifications

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

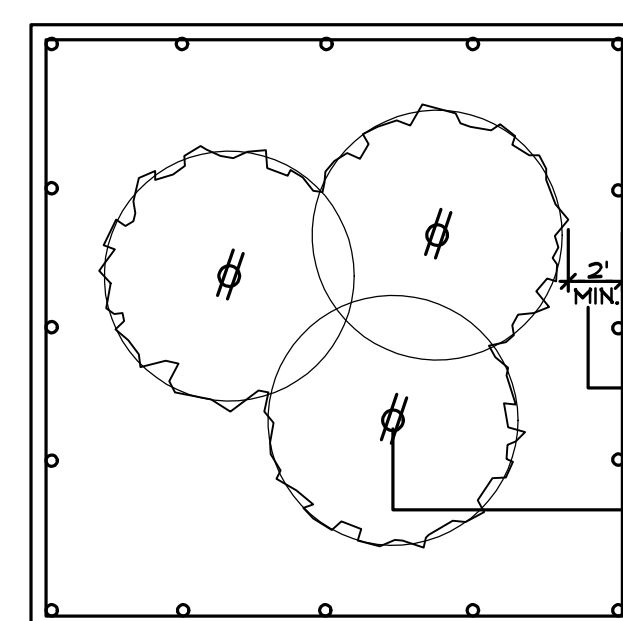
Client/Project Logo



LP103



REFERENCE CIVIL PLANS FOR FINAL
GRADING AND UTILITIES.



1. EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
2. PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
3. IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
4. CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
5. ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.



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Consultant

EXTERIOR MATERIAL SCHEDULE

MATERIAL	MARK	MANUFACTURER	COLOR	STYLE	REMARKS
ALUMINUM FRAMES	ALF	KAWNEER	CLEAR ANODIZED		
BRICK	BK-1	ACME	DESERT SAND	MODULAR	
BRICK	BK-2	ENDICOTT	MAGNESIUM IRONSPOT	SMOOTH MODULAR	
BRICK	BK-3	ACME	SUNSET RED	MODULAR	
BRICK	BK-4	ACME	STEEL GRAY	MODULAR	
EXPOSED STEEL MEMBERS			MATCH ADJACENT MATERIALS		
GLAZING	GL-01	PPG SOLARBAN 60	SOLAR GRAY + CLEAR		
MORTAR		SOLOMAN COLORS	STANDARD MASONRY		
REFINISHED METAL COPING			MATCH EXISTING		

MATERIAL TABULATION CHART

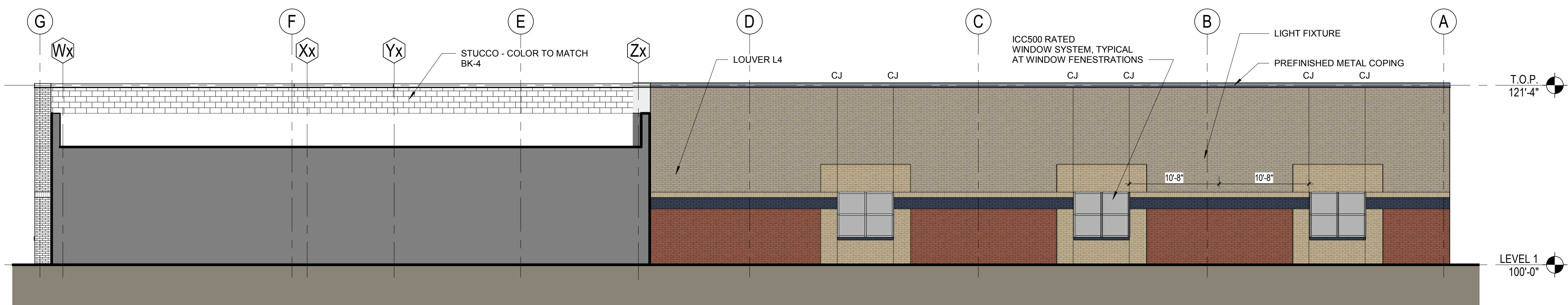
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,521 SF	1,521 SF	2,316 SF	3,594 SF
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,464 SF	1,485 SF	2,208 SF	3,378 SF
3.	DOOR AND WINDOWS S.F.	57 SF	36 SF	108 SF	216 SF
4.	PRIMARY MASONRY TOTALS (MIN 80%)	1,464 SF / 100%	1,485 SF / 100%	2,208 SF / 100%	3,378 SF / 100%
	BRICK S.F. (AS APPLICABLE)	1,464 SF / 100%	1,485 SF / 100%	1,955 SF / 89%	3,378 SF / 100%
	STONE S.F. (AS APPLICABLE)				
	*STUCCO S.F. (AS APPLICABLE)			253 SF / 11%	
	TILT WALL S.F. (AS APPLICABLE)				
5.	SECONDARY MASONRY TOTALS (MAX 20%)				
	EIFS S.F. (AS APPLICABLE)				
	HARDPLANK S.F. (AS APPLICABLE)				
	DETAIL ANY ADDITIONAL (AS APPLICABLE)				

Notes



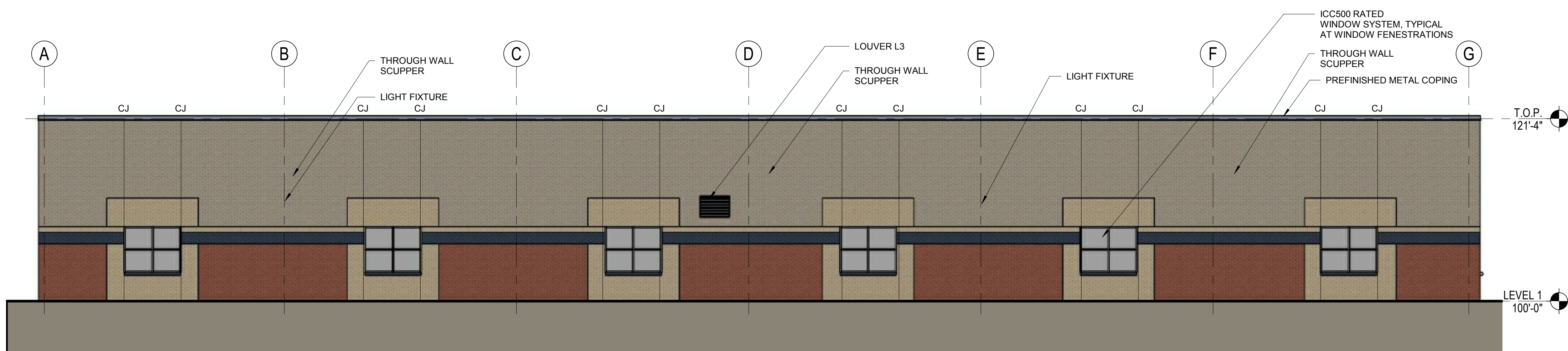
D1 PHOTOS OF EXISTING BRICK PATTERNING (PRINT IN COLOR FOR BRICK VARIATIONS) Copy 1

1/16" = 1'-0"



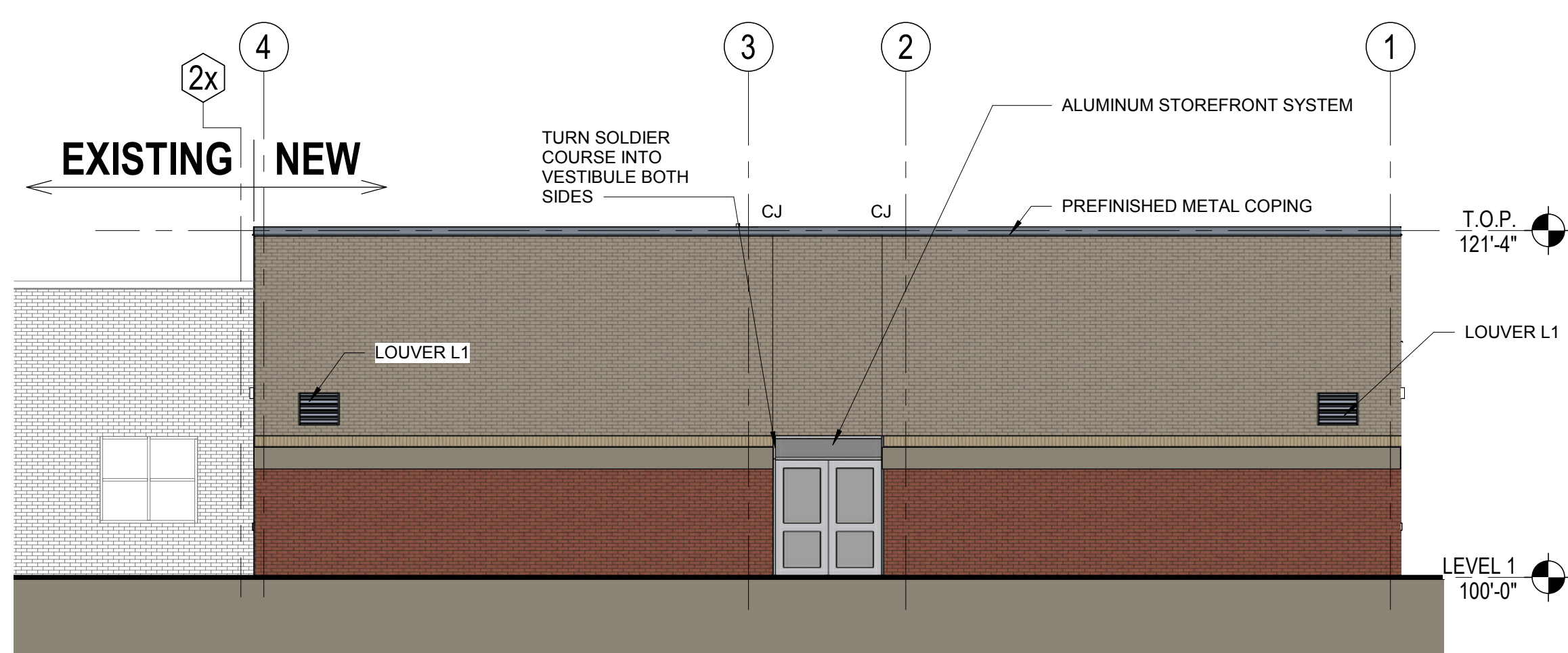
C1 EAST ELEVATION RENDERED

1/8" = 1'-0"



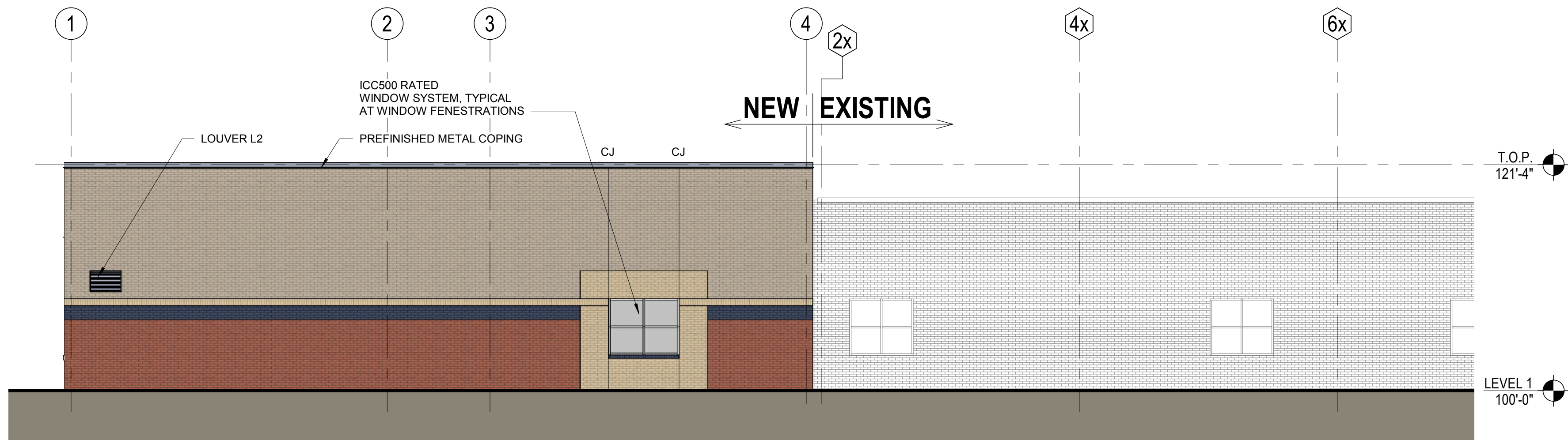
B1 WEST ELEVATION RENDERED

1/8" = 1'-0"



A1 NORTH ELEVATION RENDERED

1/8" = 1'-0"

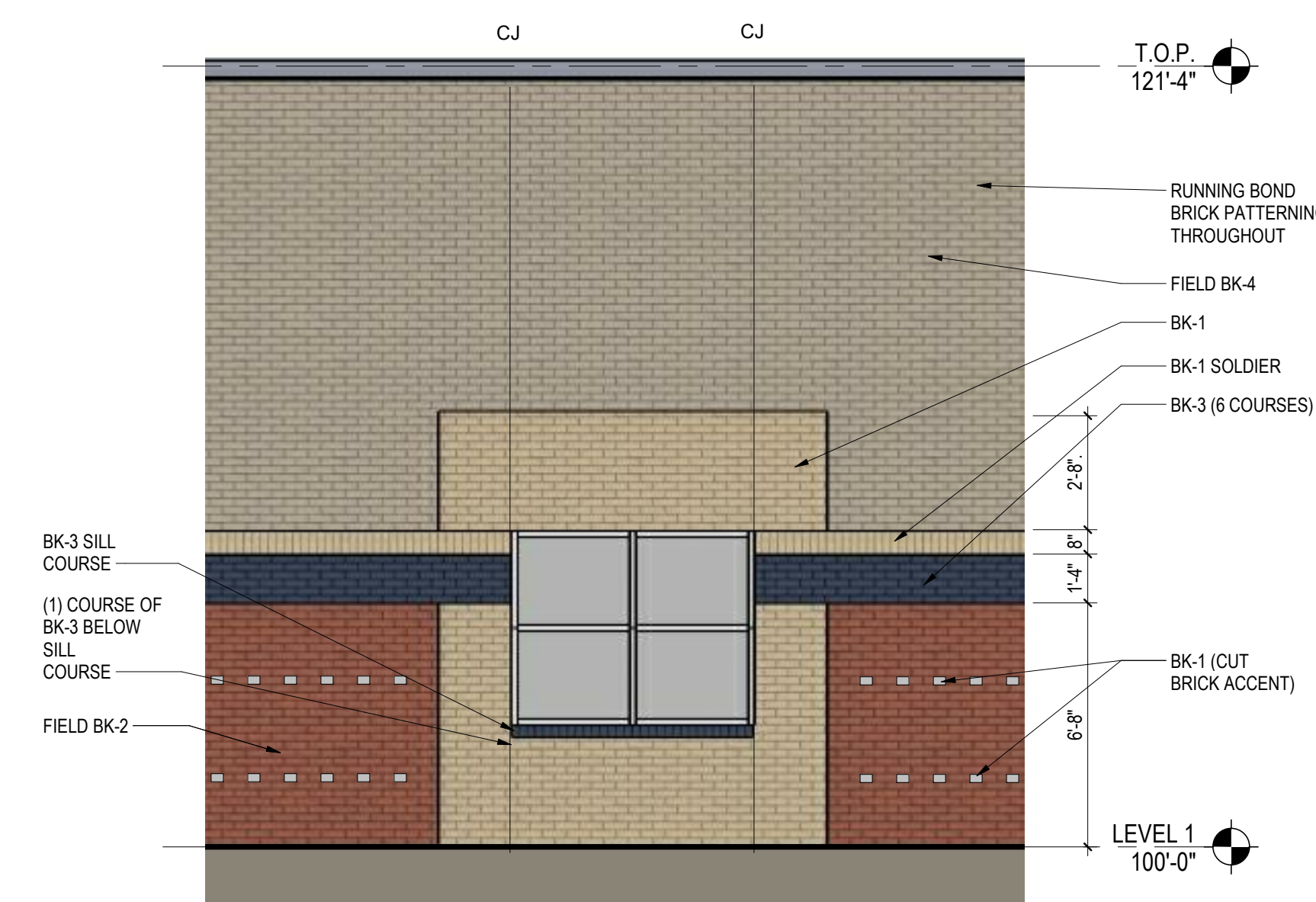


A3 SOUTH ELEVATION RENDERED

1/8" = 1'-0"

B5 ENLARGED EXTERIOR ELEVATION - BASE BID CONFIGURATION RENDERED

1/4" = 1'-0"



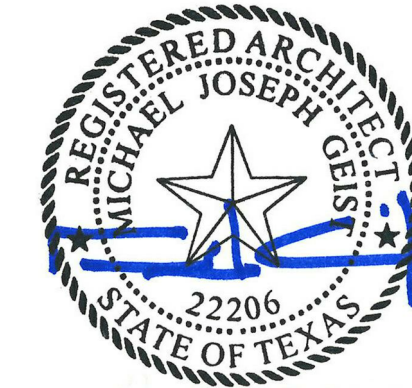
Revision

By Appd YYYY.MM.DD

ISSUED FOR BID, PERMIT AND CONSTRUCTION

Issued

Permit/Seal



Client/Project Logo



Client/Project
Lewisville ISD

Vickery Elementary
10 Classroom Addition
3301 Wager Road
Flower Mound, TX 75028

Renderer Elevations

Project No.
214000648
Revision

Scale
As Indicated
Drawing No.

EL01



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 7

DATE: December 10, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Site Plan (SP18-0016 - Cross Timbers Addition, Lot 1) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Boulevard.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 12,000 square-foot multi-tenant retail building on Lot 1, Block A, of the Cross Timbers Addition subdivision. The subject site is approximately two acres and currently vacant. The property is zoned Planned Development District-103 (PD-103) with Retail District-2 (R-2) uses.

Primary access to the site will be from Cross Timbers Road through mutual access easements dedicated with the recorded plat for Cross Timbers Addition. Both required and provided parking for this development is 79 spaces.

The landscape plan depicts required number of buffer trees along Cross Timbers Road, parking lot trees and street yard trees. The proposed development complies with the Town's landscape requirements and PD-103 requirements. The proposed site plan and elevations are consistent with the development guidelines in PD-103. The proposed elevation complements existing buildings within the Cross Timbers Addition development and complies with the design standards in the Town's Urban Design Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

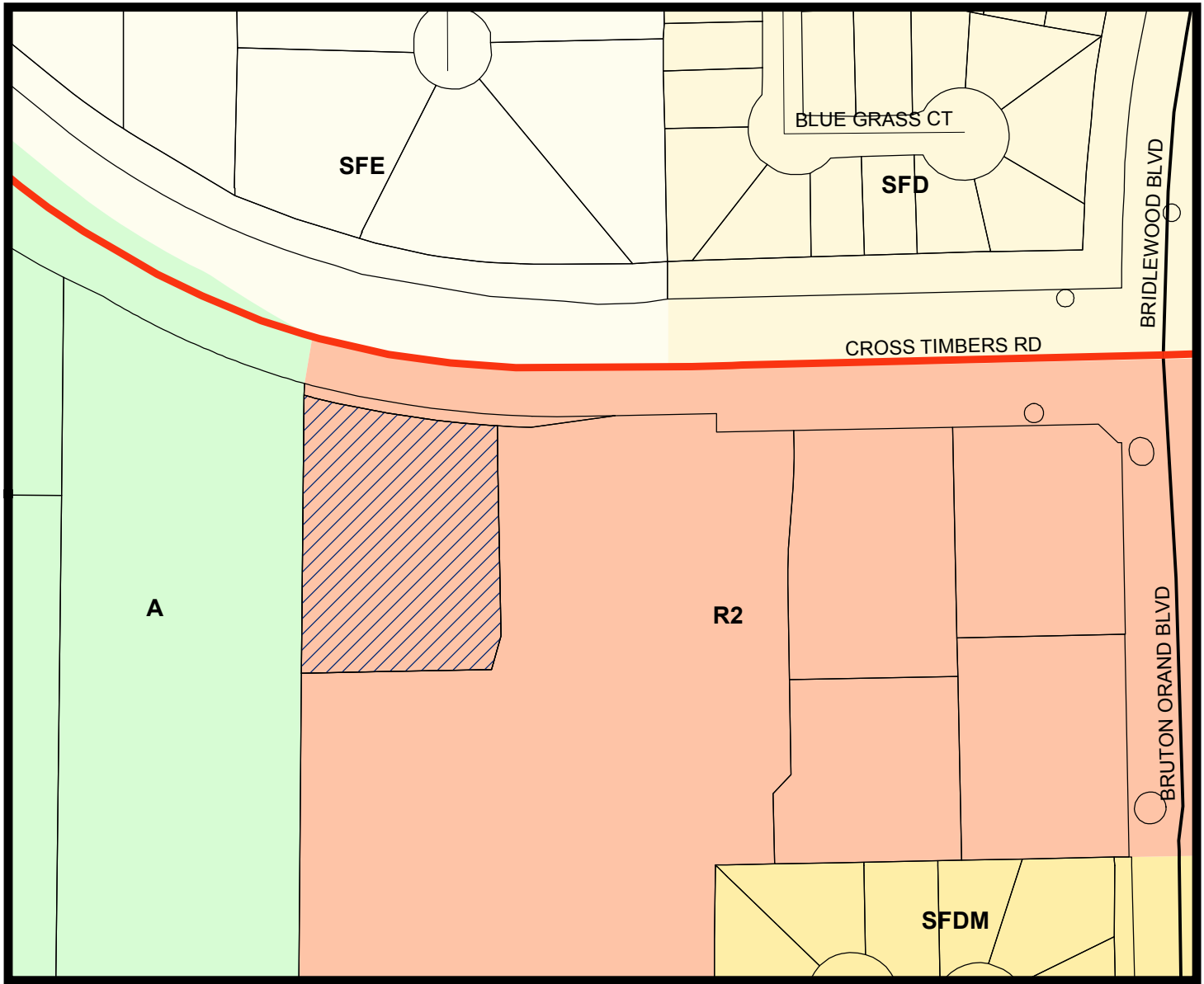
B. Application Details

1. Site Plan Package

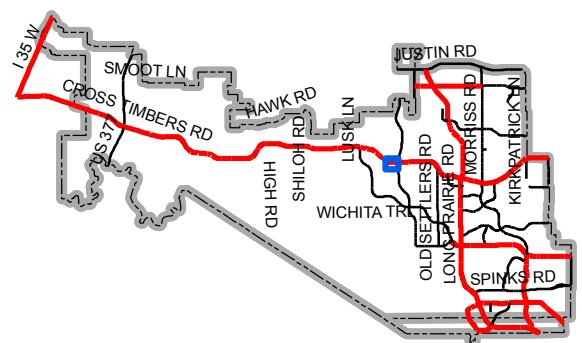
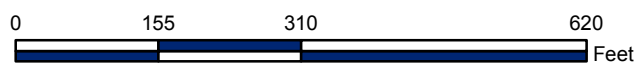
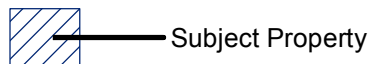
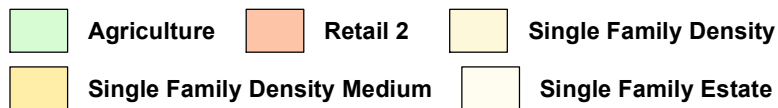


Vicinity Map

Reference Project: SP18-0016



LEGEND



Map Location



August 27, 2018

Planning Department
Town of Flower Mound
1001 Cross Timbers Rd.
Flower Mound, TX 75028

**RE: Site Plan Letter of Intent for Block A, Lot 1
Cross Timbers Addition, Lot 1
JBI Project No. DRA002A**

To Whom It May Concern:

On behalf of SWC Cross Timbers, LP, the owner, please accept this Site Plan Letter of Intent as part of the Site Plan Submittal Process for the referenced Block and Lot parcel. The Site will be developed in accordance with R-2 zoning in the current PD-103 (Ordinance 27-07, 19-12, & 52-12). The following further describes the tract:

- **Acreage:** 2.0011 acres (87,167 Square Feet)
- **Project Location:** Block A, Lot 1 is located within Cross Timbers Village located at the southwest corner of the Cross Timbers Road and Bruton Orand Blvd. intersection.
- **Proposed Uses:** Retail/Restaurant Building
- **Square Footage of Proposed Multi-Tenant Retail Building:** 12,000 Square Feet
- **Development Phasing:** No phasing - the Retail/Restaurant will be developed subsequent to the completion and City acceptance.
- **Special Considerations:** None

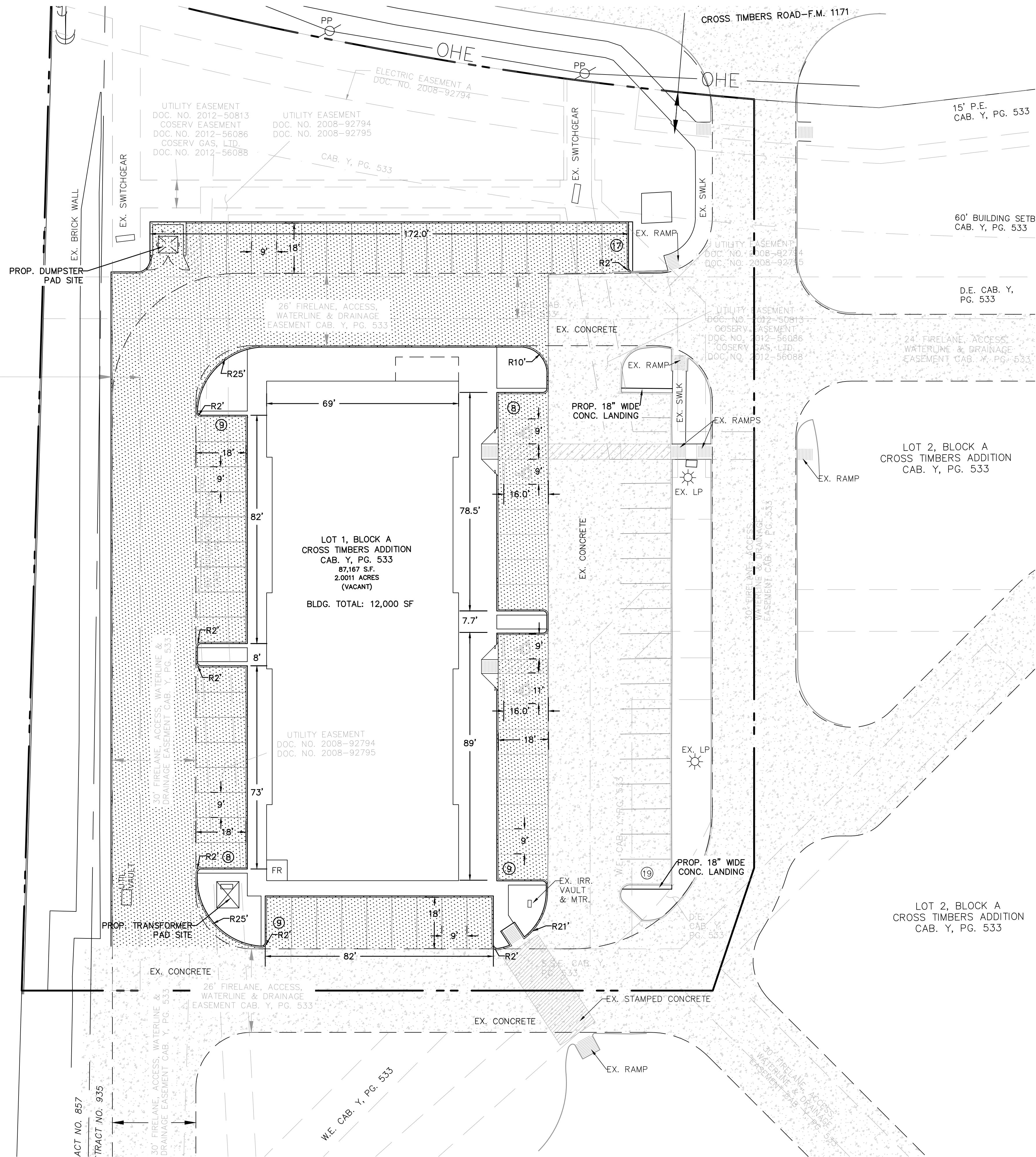
We respectfully request the review of the attached Site Plan Package. Please call me at 972-738-7285 if you have any questions.

Sincerely,

JBI PARTNERS, INC.

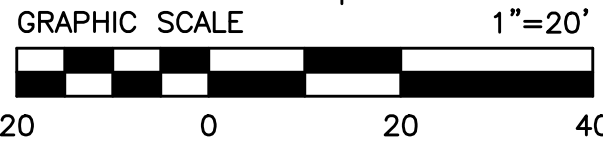
A handwritten signature in blue ink, appearing to read "J Klement", with a long horizontal flourish extending to the right.

Jeff Klement, PE
Project Engineer



GENERAL NOTES

1. ALL CURVE RADIUS DIMENSIONS SHOWN ARE FOR FACE OF CURB.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS.
3. ALL SIDEWALKS AND HANDICAP CURB RAMPS SHALL COMPLY WITH ALL STATE AND FEDERAL ACCESS REGULATIONS.
4. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH TOWN STANDARDS.
5. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0540G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
7. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
10. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



LEGEND

- Proposed Concrete Pavement
- Existing Concrete Pavement

Site Data Table		
Physical Address	LOT 1	
Gross Site Area	2.0011 ac. & 87,167 sf	
Net Site Area		
Zoning	PD-103	
Current Use	RETAIL/RESTAURANT	
Lot Coverage Data		
Building Coverage	13.8% / 12,000 sf	
Impervious Area	57.7% / 50,285 sf	
Pervious Area	28.5% / 24,882 sf	
Parking Summary		
	Required	Provided
Retail (9,075 sf) at 1 per 250 sf	37	37
Restaurant (2,925 sf) at 1 per 75 sf	39	39
Patio (200 sf) at 1 per 75 sf	3	3
Total Parking	79	79
Building Data		
Building	1 STORY	
Peak height	33'-0"	
Mean Height	28'-3"	
Building Area Square Footage	12,000 sf	
Patio Area Square Footage	200 sf	
Total Square Footage	12,200 sf	

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL/RESTAURANT
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	THE TRAILS MAP INDICATES AN EXISTING MULTI-PURPOSE TRAIL ALONG BRUTON ORAND BLVD. ADJACENT TO THE NORTH AND SOUTH BOUNDARIES OF THE SITE AND A PROPOSED MULTI-PURPOSE TRAIL ALONG BRUTON-ORAND BLVD. CONNECTING THE EXISTING MULTI-PURPOSE TRAIL.
OPEN SPACE PLAN	NO PORTION OF THE SITE IS INDICATED AS OPEN SPACE ON THE MASTER PLAN
THOROUGHFARE PLAN	FM 1711 - MAJOR ARTERIAL (EXISTING) BRUTON ORAND BLVD. - URBAN MINOR ARTERIALS (EXISTING)
WATER PLAN	FM 1171 - 20-INCH WATER LINE (EXISTING) BRUTON ORAND BLVD. - 16-INCH WATER LINE (EXISTING)
WASTEWATER PLAN	BRUTON ORAND BLVD. - 8-INCH SEWER LINE (EXISTING)

SITE PLAN

CROSS TIMBERS ADDITION
LOT 1, BLOCK A
2.0011 ACRES

PERRY MALONE SURVEY-ABSTRACT 836
JOHN W. MALONE SURVEY-ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SWC CROSS TIMBERS LP OWNER

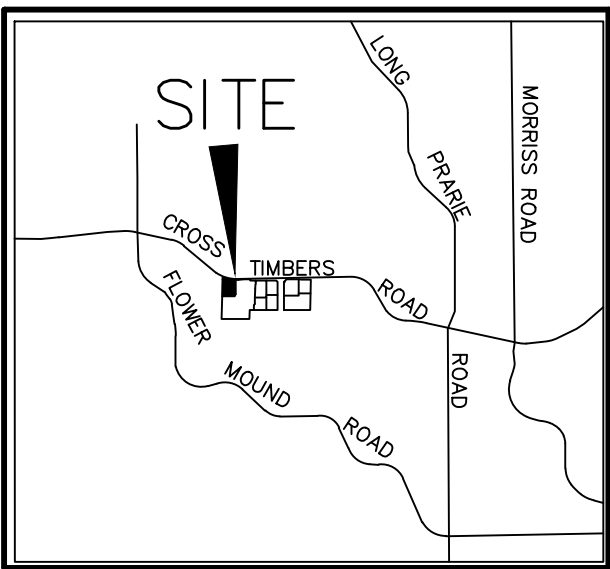
7500 San Jacinto Place (972)980-9686
Plano, Texas 75024

DUGGAN REALTY ADVISORS, LLC DEVELOPER

7500 San Jacinto Place (972)980-9686
Plano, Texas 75024

JB PARTNERS, INC. ENGINEER/SURVEYOR

16301 Quorum Drive, Suite 200B (972)248-7676
Addison, Texas 75001
Contact: Jeff Klement, P.E.



VICINITY MAP
N.T.S.



Texas Registered Engineering Firm F-438

MOHAMMAD H. MEHRKHAH AND
WIFE FATHIEH MEHRKHAH
97-0014716



MICHAEL F. TWICHELL, L.P.
ARCHITECTS • PLANNING
INTERIORS

3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066

SWC CROSS
TIMBERS, LP

7500 SAN JACINTO PLACE
PLANO, TEXAS 75024
972-980-9686 x103

CROSS
TIMBERS
ADDITION

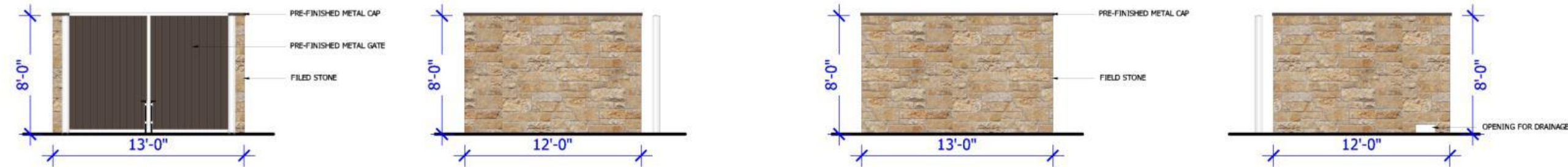
LOT 1, BLOCK A - 2.0011 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ELEVATIONS

SCALE: 1/8" = 1'-0"

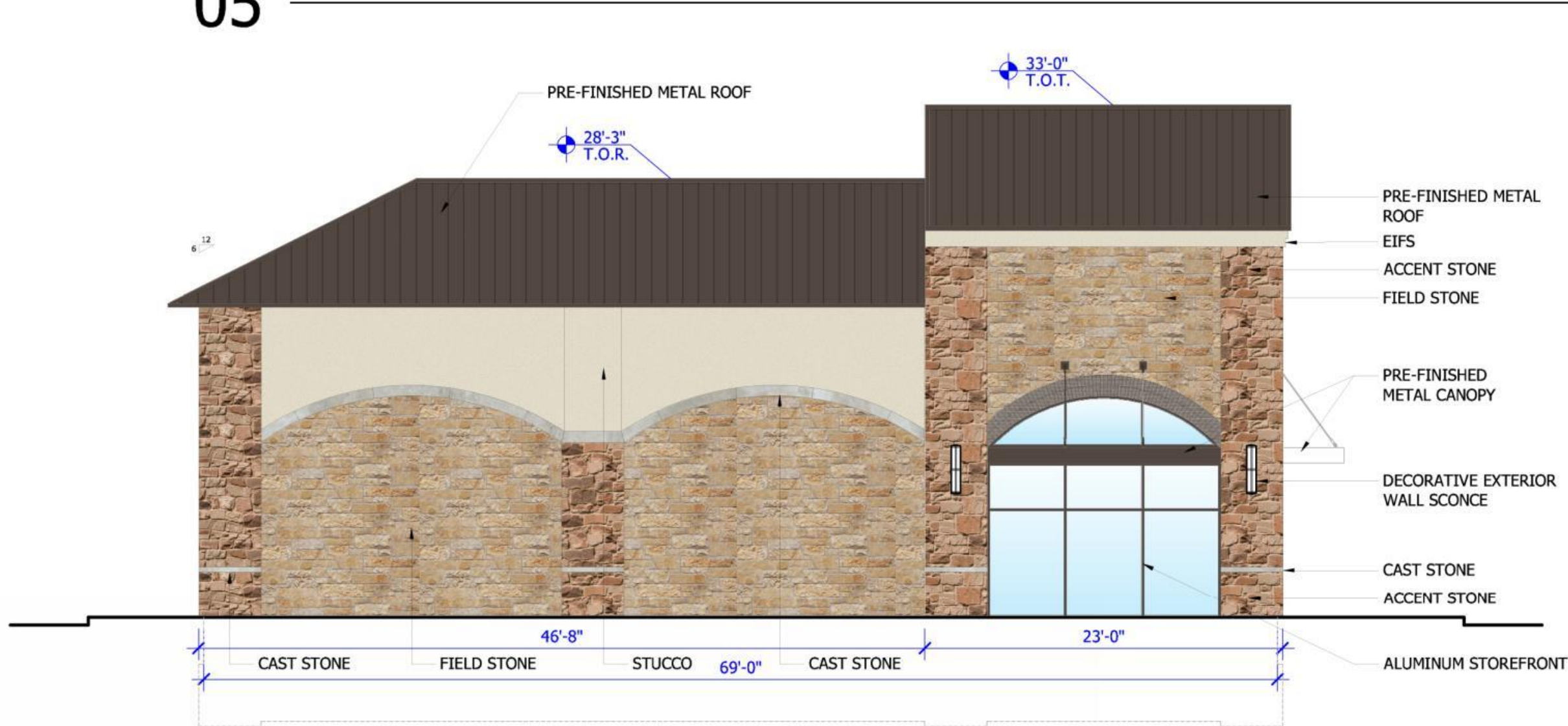
REV DATE DESCRIPTION

PROJECT NO: 18060
SHEET



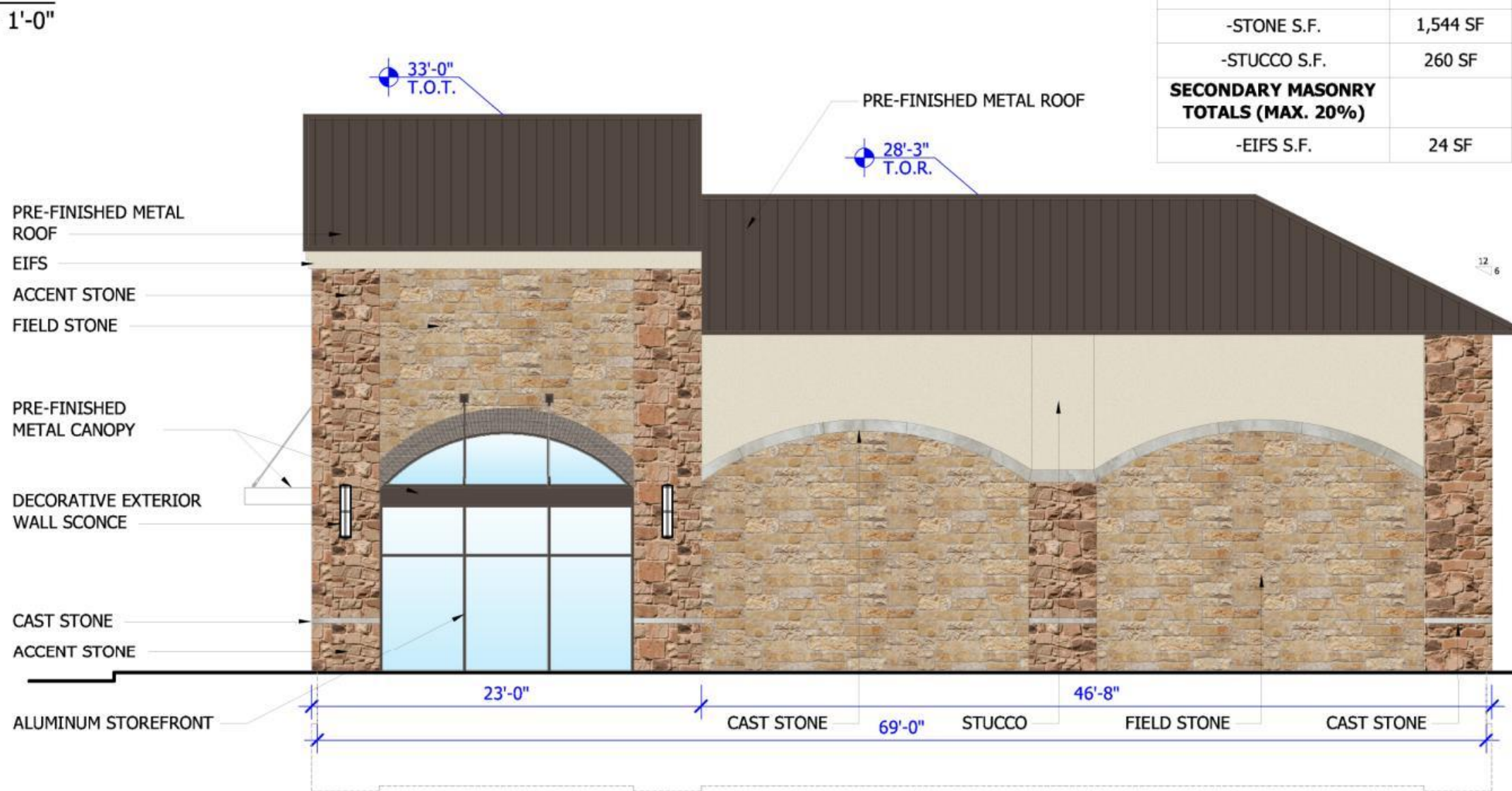
05 DUMPSTER ELEVATIONS

1/8" = 1'-0"



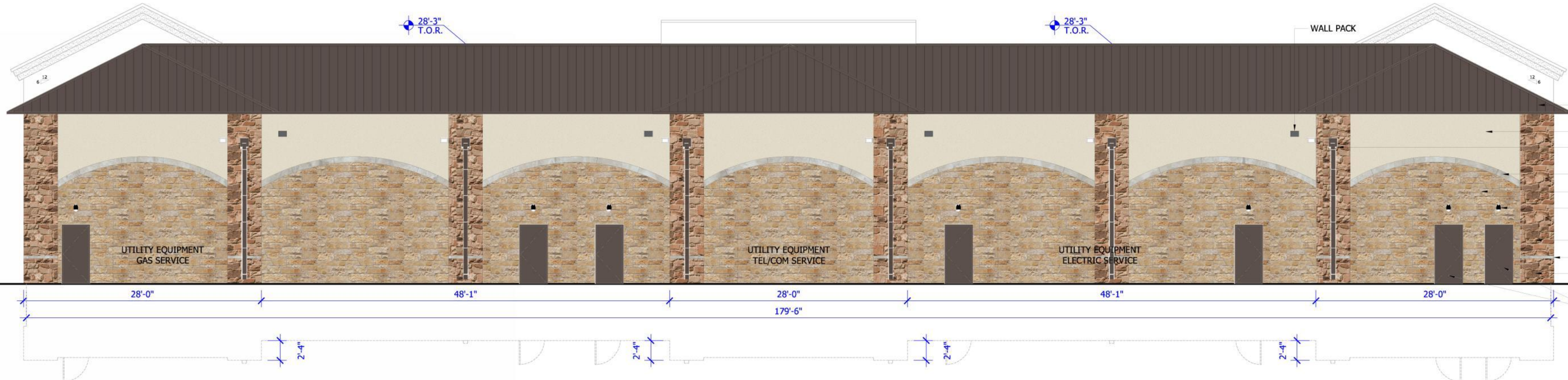
04 SOUTH ELEVATION

1/8" = 1'-0"



03 NORTH ELEVATION

1/8" = 1'-0"



02 WEST ELEVATION

1/8" = 1'-0"



01 EAST ELEVATION

1/8" = 1'-0"

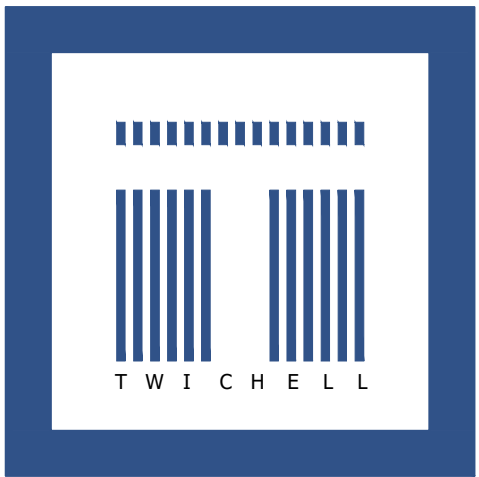
ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING.



MATERIAL TABULATION CHART								
	NORTH		SOUTH		EAST		WEST	
TOTAL FACADE S.F.	2,034 SF		2,034 SF		5,258 SF		4,994 SF	
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,849 SF		1,849 SF		3,615 SF		4,831 SF	
DOORS AND WINDOWS S.F.	185 SF		185 SF		1,643 SF		163 SF	
PRIMARY MASONRY TOTALS (MIN. 80%)								
-BRICK S.F.	21 SF	1 %	21 SF	1 %	57 SF	2 %	0 SF	0 %
-STONE S.F.	1,544 SF	84 %	1,544 SF	84 %	2,523 SF	70 %	3,952 SF	82 %
-STUCCO S.F.	260 SF	14 %	260 SF	14 %	881 SF	24 %	879 SF	18 %
SECONDARY MASONRY TOTALS (MAX. 20%)								
-EIFS S.F.	24 SF	1 %	24 SF	1 %	154 SF	4 %	0 SF	0 %

MATERIALS AND COLORS

FIELD STONE	TUSCANY BY ROBINSON
ACCENT STONE	BRICK THIN STONE
CAST STONE	KENSINGTON BY ROBINSON
STUCCO & EIFS	BRICK THIN STONE
ALL METALS - STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS, AND STANDING SEAM ROOFING	SAVANNA STONE "LIMESTONE" SMOOTH FACE
	SANDS OF TIME BY SHERWIN WILLIAMS - SW6101
	DARK BRONZE - TO MATCH ADJACENT BUILDINGS



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7500 SAN JACINTO PLACE
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CROSS
TIMBERS
ADDITION

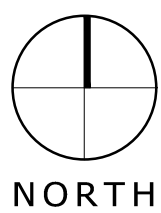
LOT 1, BLOCK A - 2.0011 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ELEVATIONS

SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 18060
SHEET

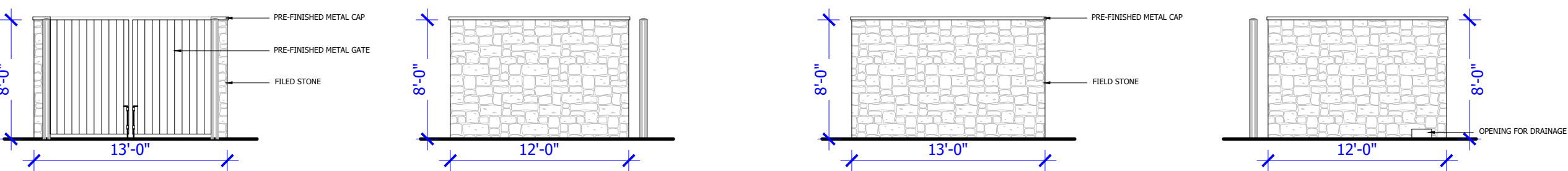


ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING.

MATERIAL TABULATION CHART									
	NORTH		SOUTH		EAST		WEST		
TOTAL FACADE S.F.	2,034 SF		2,034 SF		5,258 SF		4,994 SF		
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,849 SF		1,849 SF		3,615 SF		4,831 SF		
DOORS AND WINDOWS S.F.	185 SF		185 SF		1,643 SF		163 SF		
PRIMARY MASONRY TOTALS (MIN. 80%)									
-BRICK S.F.	21 SF	1 %	21 SF	1 %	57 SF	2 %	0 SF	0 %	
-STONE S.F.	1,544 SF	84 %	1,544 SF	84 %	2,523 SF	70 %	3,952 SF	82 %	
-STUCCO S.F.	260 SF	14 %	260 SF	14 %	881 SF	24 %	879 SF	18 %	
SECONDARY MASONRY TOTALS (MAX. 20%)									
-EIFS S.F.	24 SF	1 %	24 SF	1 %	154 SF	4 %	0 SF	0 %	

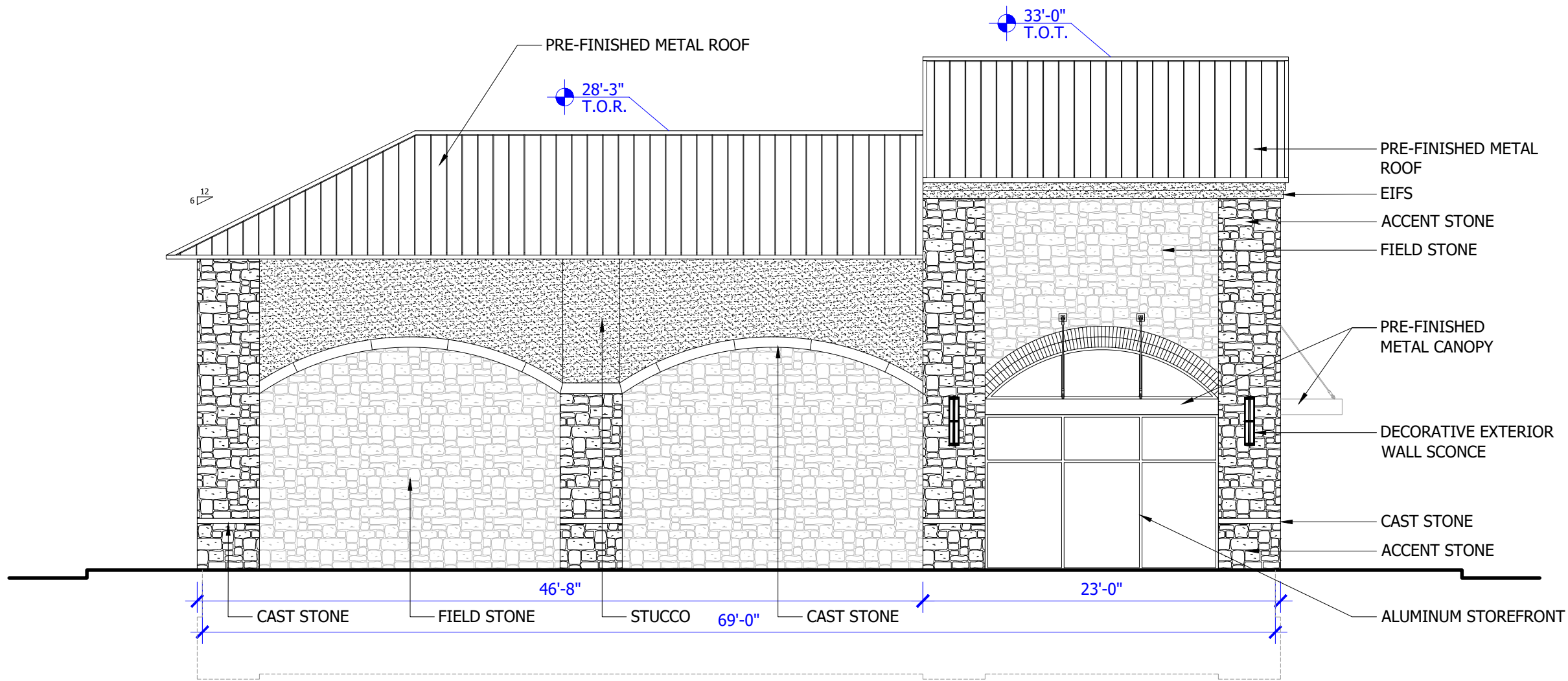
MATERIALS AND COLORS

FIELD STONE	TUSCANY BY ROBINSON BRICK THIN STONE
ACCENT STONE	KENSINGTON BY ROBINSON BRICK THIN STONE
CAST STONE	SAVANNA STONE "LIMESTONE" SMOOTH FACE
STUCCO & EIFS	SANDS OF TIME BY SHERWIN WILLIAMS - SW6101
ALL METALS - STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS, AND STANDING SEAM ROOFING	DARK BRONZE - TO MATCH ADJACENT BUILDINGS



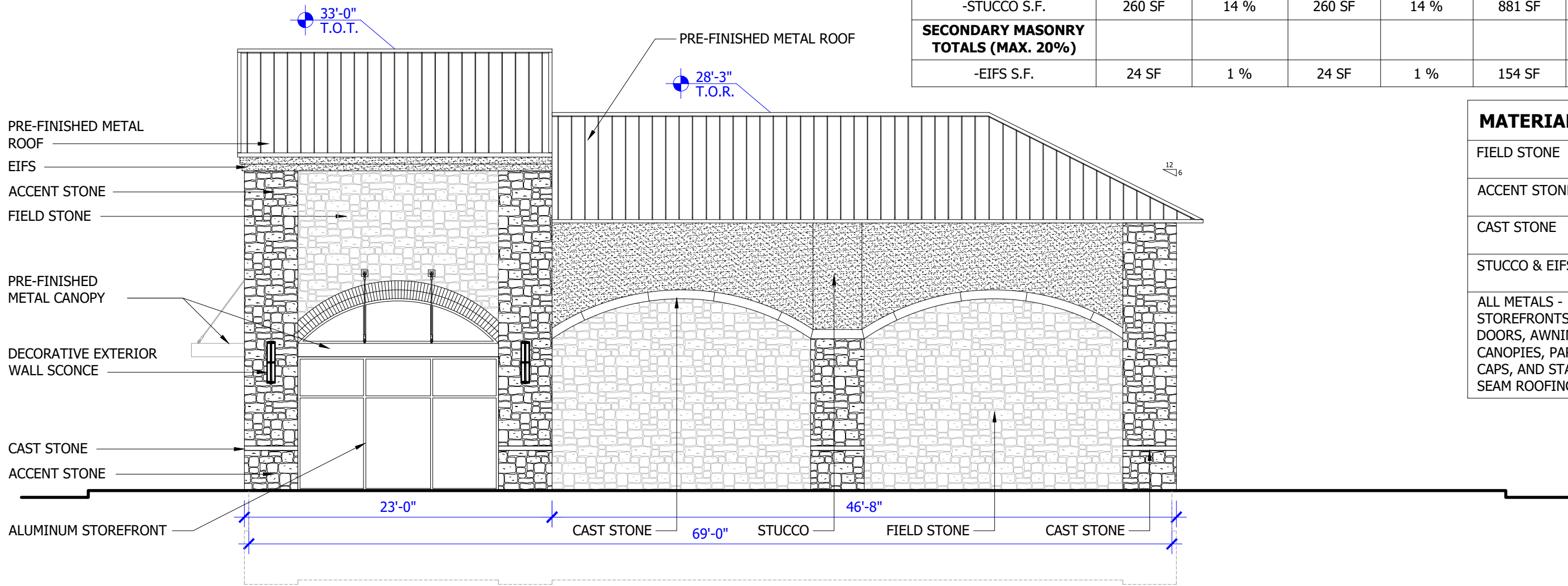
05 DUMPSTER ELEVATIONS

1/8" = 1'-0"



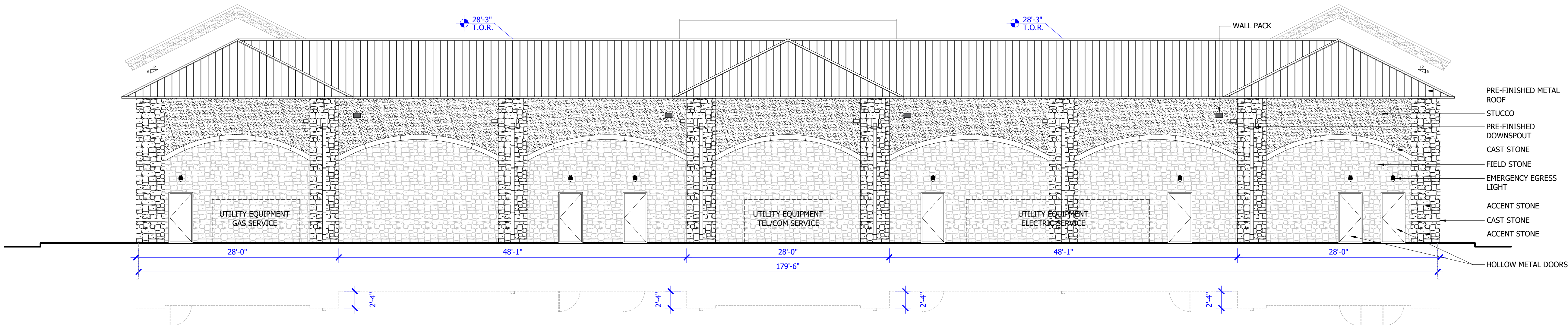
04 SOUTH ELEVATION

1/8" = 1'-0"



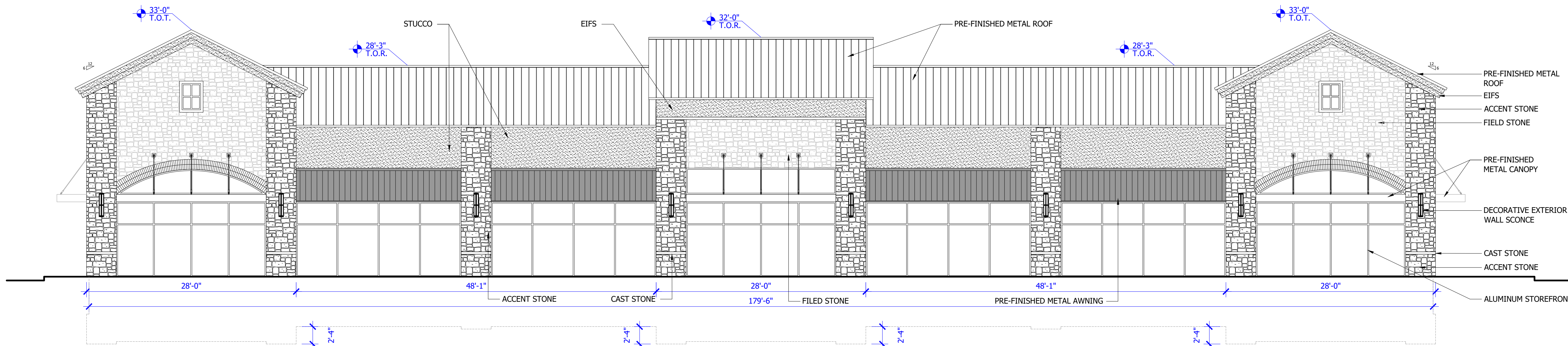
03 NORTH ELEVATION

1/8" = 1'-0"



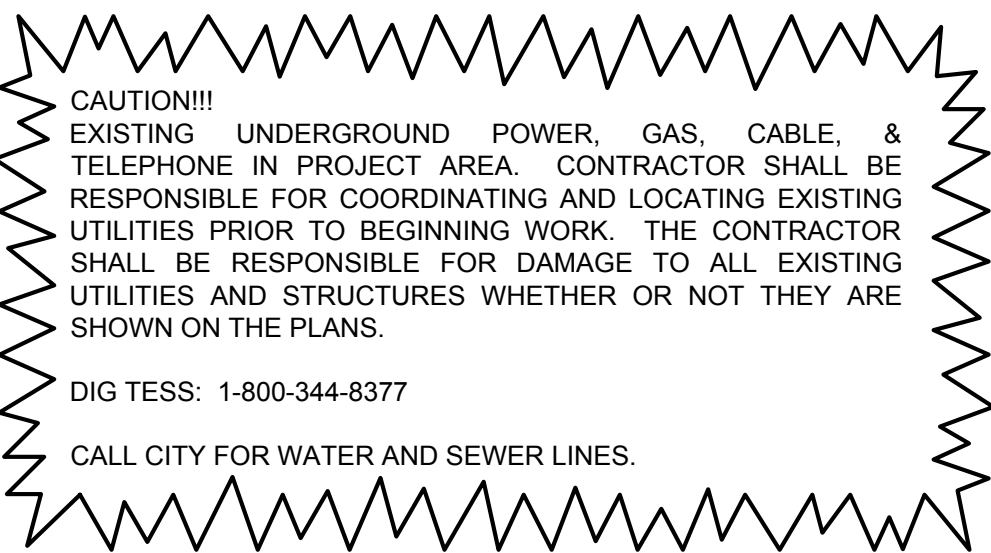
02 WEST ELEVATION

1/8" = 1'-0"



01 EAST ELEVATION

1/8" = 1'-0"



1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
4. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT (+/-) 0.1' OF FINISH GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
6. PLANTING AREA PREPARATION TO INCLUDE A MINIMUM OF 3" OF APPROVED ORGANIC MATTER TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
8. ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF SHREDDED HARDWOOD MULCH. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
9. ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF 3' FROM STEEL EDGING, CURBS, WALKS, TREES, AND BUILDINGS.
10. TREES TO BE PLANTED IN PARKING LOT ISLANDS LESS THAN TEN FEET (10') WIDE SHALL INSTALL A ROOT BARRIER PANELS. ROOT BARRIERS ARE ONLY TO BE INSTALLED LINEAR ALONG THE HARDSCAPE AND NOT TO SURROUND THE TREES.
11. ALL TURF AREAS SHALL HAVE THE TOP 2" OF SOIL MECHANICALLY TILLED. RAKE ALL AREAS REMOVING DEBRIS, CLODS AND ROCKS D'IA. AND GREATER. RENDER SOIL LOOSE AND FINELY GRADED. ELIMINATE ALL DEPRESSIONS AND RIDGES AND PROVIDE A SMOOTH, AND EVEN FINISH GRADE.
12. ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA (IF WATER RESTRICTIONS ALLOW) OR APPROVED SEASONAL GRASS ALONG WITH 15:5:10 FERTILIZER OR AS SPECIFIED.
13. SHALL WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH CONTRACTOR SHALL NOTIFY OWNER/REPRESENTATIVES TO COORDINATE ALTERNATIVES PRIOR TO THE ORDERING OF ANY MATERIAL. FAILURE TO DO SO MAY RESULT IN REWORK AT NO ADDITIONAL COST TO THE OWNER
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS AND SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
15. THE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SPRINKLER SYSTEM AND SHALL HAVE RAIN AND FREEZE SENSORS.
16. ALL PLANTING AREAS SHALL BE MAINTAINED WEEF FREE UNTIL FINAL ACCEPTANCE.
17. ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR LOSS AS THE RESULT OF NEGLIGENT MAINTENANCE, FIRE, FREEZE, FLOOD, THEFT, VANDALISM, DISEASE, OR INSECTS UNLESS THE CONTRACTOR HAS BEEN CONTRACTED TO PERFORM MAINTENANCE OPERATIONS ON THE PROJECT.
19. THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER UTILITIES.
20. CONTRACTOR IS RESPONSIBLE FOR THE REMOVING OF TOPSOIL AS NECESSARY TO ACCOMMODATE INCORPORATION OF SOIL AMENDMENTS INCLUDING TOPDRESSING
21. CONTRACTOR TO ASSURE PROPER PLANTING AREA EDGE CONDITIONS AT HARDSCAPE. PROPER BED TAPER WILL BE REQUIRED. ABRUPT BED DROPOFFS AT PAVING WILL NOT BE ALLOWED.

	EXISTING TREES
	SO SHUMARD RED OAK/QUERCUS SHUMARDII
	CM CRAPE MYRTLE/LAGERSTROEMIA INDICA 'DALLAS RED'
	BH DWARF BURFORD HOLLY/ILEX CORNUTA
	RY RED YUCCA/HESPERALOE PARVIFLORA
	LG WEEPING LOVE GRASS/ERAGROTIS CURVULA
	SC SEASONAL COLOR
	TURF BERMUDAGRASS / CYNODON DACTYLON

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ.FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	30,928 SF	6186 SF	17,472 SF
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ.FT.)	REQUIRED	PROVIDED
10,000-110,000 SF = 10 FOR FIRST 10,000 SF PLUS 1 PER 2,500 SF	30,928 SF	19	25
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS			
STREET BUFFER TREES			
STANDARD	REQUIRED BUFFER WIDTH	REQUIRED	PROVIDED
1 PER 25 LF (SCENIC)	FM 1171 = 257 LF	11	17
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 TREE PER 10 PARKING SPACES	77	8	17
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT OF A TREE			

No.	REVISIONS DURING CONSTRUCTION			BY	DATE	No.	REVISIONS DURING PLAN REVIEW		

JBIPARTNERS

Flower Mound, Denton County, Texas

PROJECT NO.	DRA 002
SHEET NO.	P-1

NOTES:

- NOT TO SCALE

NOT TO SCALE



	TAG #	NORTHING	EASTING	CANOPY SPREAD	SIZE	SCIENTIFIC NAME	COMMON NAME	STATUS	CONDITION OF TREES	REMOVE/ REMAIN
	3801	7064347.045	2397916.999	7'-0"	3.5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3802	7064356.073	2397917.385	6'-0"	3 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3803	7064376.489	2397918.82	5'-0"	2.5	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3804	7064381.381	2397919.205	5'-0"	2.5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3805	7064387.695	2397918.802	8'-0"	4 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3806	7064396.02	2397919.799	5'-0"	2.5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3807	7064401.697	2397919.583	6'-0"	3	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3808	7064409.224	2397919.261	5'-0"	2.5	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3809	7064414.298	2397920.412	16'-0"	8	Quercus Nigra	Water Oak	Protected	Good	Remain
	3810	7064418.688	2397919.893	5'-0"	2.5	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3811	7064424.083	2397919.8	7'-0"	3.5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
	3812	7064430.8	2397920.15	9'-0"	4.5 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3813	7064440.163	2397920.7	6'-0"	3 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3814	7064445.976	2397921.396	8'-0"	4	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3815	7064451.802	2397921.702	8'-0"	4	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3816	7064461.228	2397921.357	7'-0"	3.5 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3817	7064467.469	2397921.537	8'-0"	4 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3818	7064474.524	2397922.173	7'-0"	3.5	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3819	7064483.999	2397921.772	9'-0"	4.5 sp	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3820	7064495.934	2397922.188	8'-0"	4	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3821	7064501.517	2397923.309	12'-0"	6	Quercus Nigra	Water Oak	Protected	Good	Remain
	3822	7064504.924	2397922.831	4'-0"	2	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3823	7064511.307	2397923.029	8'-0"	4	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3824	7064518.115	2397923.244	6'-0"	3	Juniperous Virginniana	Eastern Red Cedar		Good	Remain
	3825	7064521.863	2397923.736	16'-0"	8	Quercus Nigra	Water Oak	Protected	Good	Remain

Tag #	Northing	Easting	Elevation	Size	Scientific Name	Common Name	Status	Condition of Trees	Remove/Remain
3826	7064527.178	2397923.701	6'-0"	3 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3827	7064534.102	2397923.483	8'-0"	4 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3828	7064540.438	2397923.032	6'-0"	3	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3829	7064545.647	2397924.154	14'-0"	7	Quercus Nigra	Water Oak	Protected	Good	Remain
3830	7064550.118	2397923.657	6'-0"	3 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3831	7064554.436	2397924.217	8'-0"	4	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3832	7064559.811	2397924.435	8'-0"	4 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3833	7064564.369	2397924.478	15'-0"	7.5	Quercus Nigra	Water Oak	Protected	Good	Remain
3834	7064569.177	2397924.666	6'-0"	3	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3835	7064576.295	2397924.883	8'-0"	4 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3836	7064582.204	2397923.966	8'-0"	4	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3837	7064587.295	2397925.234	15'-0"	7.5	Quercus Nigra	Water Oak	Protected	Good	Remain
3838	7064591.74	2397925.369	6'-0"	3 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3839	7064596.002	2397925.174	8'-0"	4 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3840	7064599.085	2397925.427	6'-0"	3 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3841	7064605.816	2397926.091	16'-0"	8	Quercus Nigra	Water Oak	Protected	Good	Remain
3842	7064608.706	2397925.321	7'-0"	3.5 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3843	7064615.506	2397924.84	8'-0"	4	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3844	7064622.764	2397925.137	10'-0"	5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3845	7064628.941	2397925.405	5'-0"	2.5	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3846	7064634.664	2397926.773	7'-0"	3.5	Quercus Nigra	Water Oak		Good	Remain
3847	7064639.23	2397926.641	6'-0"	3	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3848	7064643.9	2397927.264	10'-0"	5 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3849	7064648.732	2397926.775	9'-0"	4.5 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain
3850	7064656.243	2397927.472	9'-0"	4.5 sp	Juniperous Virginiana	Eastern Red Cedar		Good	Remain

Tag #	Northing	Easting	Elevation	Size	Scientific Name	Common Name	Status	Condition of Trees	Remove/Remain
3851	7064664.525	2398049.599	8'-0"	4	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3852	7064693.116	2397944.447	12'-0"	6	Quercus Virginiana	Live Oak	Protected	Good	Remain
3853	7064660.104	2398065.211	8'-0"	4	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3854	7064676.346	2397974.058	11'-0"	5.5	Quercus Shumardii	Red Oak		Good	Remain
3855	7064658.577	2397970.799	8'-0"	4	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3856	7064650.918	2397951.461	8'-0"	4	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3857	7064632.811	2397953.362	8'-0"	4	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3858	7064632.847	2398007.395	10'-0"	5	Quercus Virginiana	Live Oak		Poor	Remove
3859	7064647.868	2398010.007	12'-0"	6	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3860	7064672.995	2398003.038	8'-0"	4	Quercus Virginiana	Live Oak		Poor	Remove
3861	7064638.799	2398063.402	5'-0"	2.5	Cercis Canadensis	Red Bud		Good	Remain
3862	7064668.058	2398023.506	10'-0"	5	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3863	7064626.925	2398053.37	13'-0"	6.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
3864	7064650.277	2398035.412	9'-0"	4.5	Quercus Virginiana	Live Oak		Good	Remain
3865	7064634.266	2398023.511	3'-0"	1.5	Cercis Canadensis	Red Bud		Good	Remain
3866	7064639.965	2398032.352	3'-0"	1.5	Cercis Canadensis	Red Bud		Good	Remain
3867	7064632.982	2398038.567	3'-0"	1.5	Cercis Canadensis	Red Bud		Good	Remain
3868	7064683.312	2397987.919	8'-0"	4	Quercus Virginiana	Live Oak		Poor	Remove
3869	7064641.416	2398046.91	4'-0"	2	Cercis Canadensis	Red Bud		Good	Remain
3870	7064633.807	2398072.049	4'-0"	2	Cercis Canadensis	Red Bud		Good	Remain
3871	7064657.387	2398080.698	11'-0"	5.5	Cercis Canadensis	Red Bud		Good	Remain
3872	7064630.901	2398083.208	9'-0"	4.5	Cercis Canadensis	Red Bud		Good	Remain
3873	7064648.889	2398093.834	12'-0"	6	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3874	7064620.824	2398093.789	11'-0"	5.5	Ilex Vomitoria	Yaupon Holly Tree		Good	Remain
3875	7064618.136	2398108.851	14'-0"	7	Ilex Vomitoria	Yaupon Holly Tree	Protected	Good	Remain

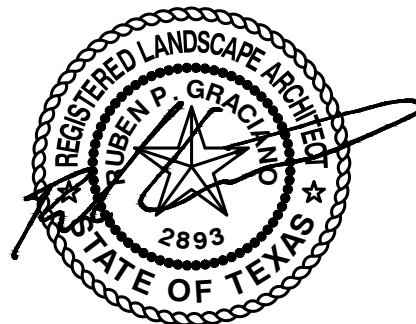
	TAG #	NORTHING	EASTING	ELEVATION	SIZE	SCIENTIFIC NAME	COMMON NAME	STATUS	CONDITION OF TREES	REMOVE/ REMAIN
A	3876	7064636.566	2398115.079	6'-0"	3cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3877	7064641.321	2398122.095	4'-0"	2cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3878	7064702.555	2397935.248	11'-0"	5.5	Quercus Macrocarpa	Bur Oak		Good	Remain
	3879	7064692.657	2397964.427	8'-0"	4	Quercus Shumardii	Red Oak		Poor	Remove
	3880	7064685.531	2398009.651	8'-0"	4	Quercus Virginiana	Live Oak		Good	Remain
	3881	7064677.83	2398035.992	10'-0"	5	Quercus Shumardii	Red Oak		Poor	Remove
	3882	7064643.592	2398131.844	8'-0"	4 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3883	7064633.824	2398131.796	7'-0"	3.5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3884	7064634.168	2398141.206	6'-0"	3cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3885	7064625.077	2398149.07	8'-0"	4 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3886	7064614.601	2398147.976	6'-0"	3cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
	3887	7064606.754	2398131.559	10'-0"	5	Quercus Virginiana	Live Oak		Good	Remain
	3888	7064564.196	2398139.451	15'-0"	7.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3889	7064545.453	2398155.827	17'-0"	8.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3890	7064499.163	2398156.685	16'-0"	8	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3891	7064465.551	2398156.042	17'-0"	8.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3892	7064434.084	2398155.981	17'-0"	8.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3893	7064403.248	2398156.625	17'-0"	8.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
	3894	7064372.267	2398137.437	16'-0"	8	Quercus Virginiana	Live Oak	Protected	Good	Remain

LEGEND

CL CLUSTER

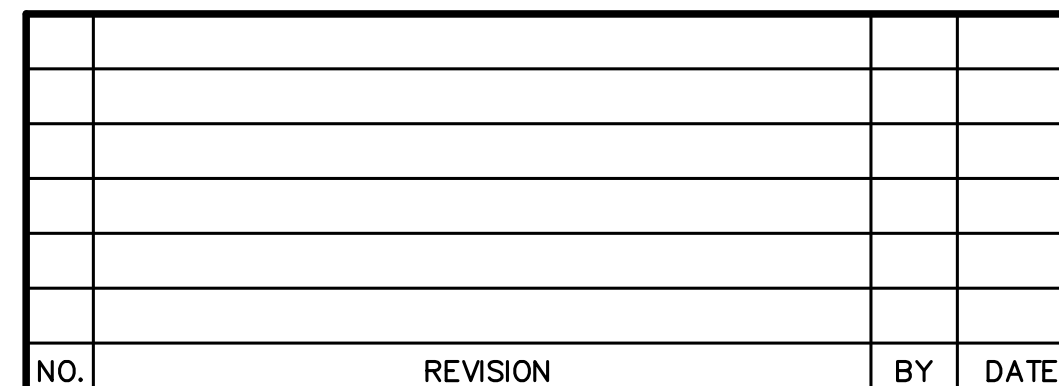
SP SPLIT

						
NO.		REVISION		BY	DATE	OCT 22, 2018



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

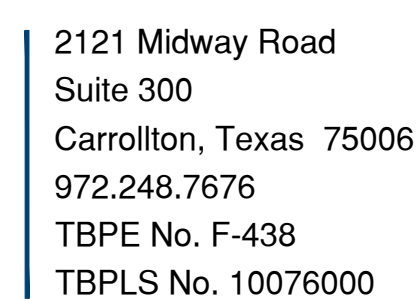
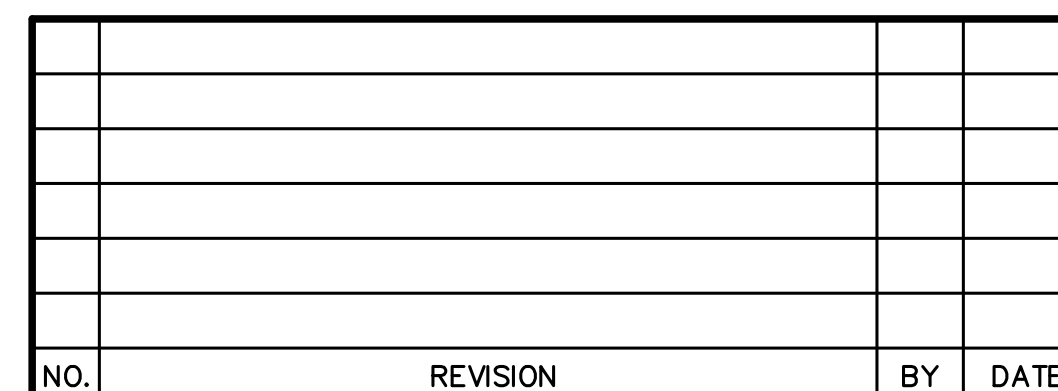
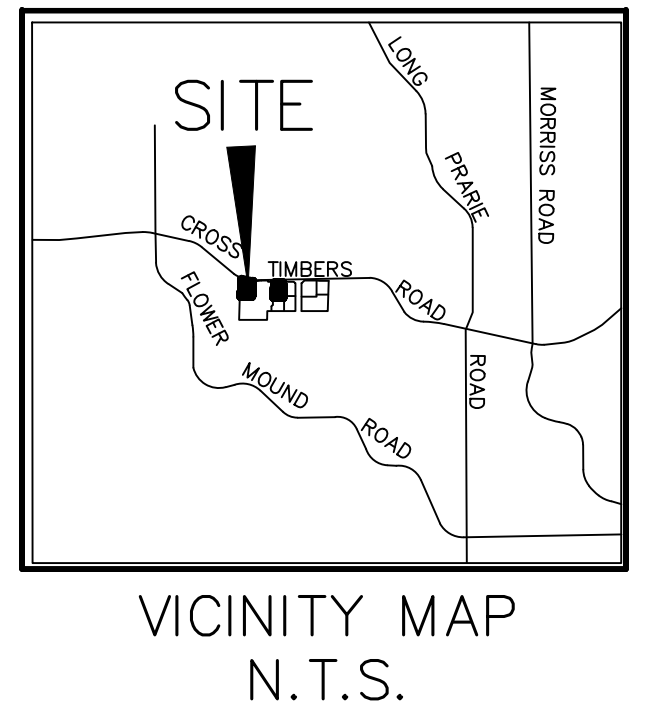
TREE SURVEY PERRY MALONE SURVEY-ABSTRACT 836 JOHN W. MALONE SURVEY-ABSTRACT 857 M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935 LOTS 1, BLOCK A CROSS TIMBERS ADDITION Flower Mound, Denton County, Texas



JBI
PARTNERS

TREE SURVEY
PERRY MALONE SURVEY-ABSTRACT 836
JOHN W. MALONE SURVEY-ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935
LOTS 1, BLOCK A
CROSS TIMBERS ADDITION
Flower Mound, Denton County, Texas

PROJECT NO.	Drawing: H: Projects \ DP
RA002	
SHEET NO.	
TS-2	
DATE	
OCTOBER	
22, 2018	



TREE SURVEY PERRY MALONE SURVEY-ABSTRACT 836 JOHN W. MALONE SURVEY-ABSTRACT 857 M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935 LOTS 1, BLOCK A CROSS TIMBERS ADDITION Flower Mound, Denton County, Texas

PROJECT NO.
RA002
 SHEET NO.
TS-3
 DATE
 OCTOBER
 22, 2018



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 8

DATE: December 10, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Specific Use Permit No. 455 (SUP18-0018 - Cross Timbers Addition) to permit a restaurant with drive-through window. The property is generally located south of Cross Timbers Road and west of Bruton Orand Blvd.**

I. ITEM SUMMARY

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

The project has a companion application, Site Plan (SP18-0017), for consideration on the same agenda. Approval of this site plan request is contingent upon approval of the Specific Use Permit for a drive through restaurant.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 452) to permit approximately 2,103-square-foot restaurant with drive-thru facility to occupy east end of the proposed 7,000 square-foot multi-tenant retail building to be developed on Lot 3, Block A of the Cross Timbers Addition subdivision. The subject site is approximately 1.63 acres and currently vacant. The property is zoned Planned Development District-103 (PD-103) with Retail District-2 (R-2) uses.

On April 16, 20017, the Town Council approved a zoning amendment (ZPD12-06) that established PD-103. Though a fast food restaurant (restaurant with drive-thru facility) is allowed by right within R-2 zoning district, PD-103 requires approval of a Specific Use Permit (SUP) and limits this use to just two lots within PD-103, Lot 3 (west of Bruton Orand Boulevard) and Lot 8 (east of Bruton Orand Boulevard) of Cross Timbers Village. Lot 8 has been developed with a banking facility.

In addition to requiring approval of an SUP for a fast food restaurant, PD-103 has additional design standards for this use. The purpose of including SUP requirement and additional design standards may have been intended to address any concerns perceived during PD approval regarding the design of a standalone fast food restaurant. The proposed use, though not a standalone drive-thru restaurant,

complies with standards 1 thru 4 and 6 thru 9. The remaining two provisions, 5 and 10, are related to building signs and must comply at permitting stage.

4. Any fast food uses shall be permitted only on Lots 3 and 8 and shall require a specific use permit and approval by the Planning and Zoning Commission and Town Council, subject to (i) such uses being in conformance with the development standards contained herein and (ii) a site plan for such fast food uses shall be attached to any specific use permit as an exhibit thereto.

Additional design standards for fast food uses shall include the following:

1. Pitched roof with multiple levels and height changes;
2. Harmonious architecture with the overall center;
3. Enhanced paving denoting drive-thru areas;
4. No corporate architecture;
5. No logos on the building (but corporate font style and color are allowed);
6. Minimum sixty percent (60%) stone to match existing shopping center;
7. Heavy landscape screening required at dumpster enclosures;
8. No more than ten percent (10%) of building façade allowed in color that is not earth-toned;
9. Decorative metal solid gate at dumpster enclosure(s); and
10. All building signage to be reverse-channel "halo" lit letters.

Primary access to the site will be from Cross Timbers Road through mutual access easements dedicated with the recorded plat for Cross Timbers Addition. The proposed development consists of retail and restaurant uses. Both required and provided parking for this development is 72 spaces.

The landscape plan depicts required number of buffer trees along Cross Timbers Road, parking lot trees and street yard trees. The proposed development complies with the Town's landscape requirements and PD-103 requirements. The landscape plan depicts required number of buffer trees along Cross Timbers Road, parking lot trees and street yard trees. The proposed development complies with the Town's landscape requirements and PD-103 requirements. The proposed site plan and elevations are consistent with the development guidelines in PD-103. The proposed elevation complements the buildings within the Cross Timbers Addition development and complies with the design standards in the Town's Urban Design Plan.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, the Town had received no correspondence in support or in opposition to the

request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Planned Development District-103

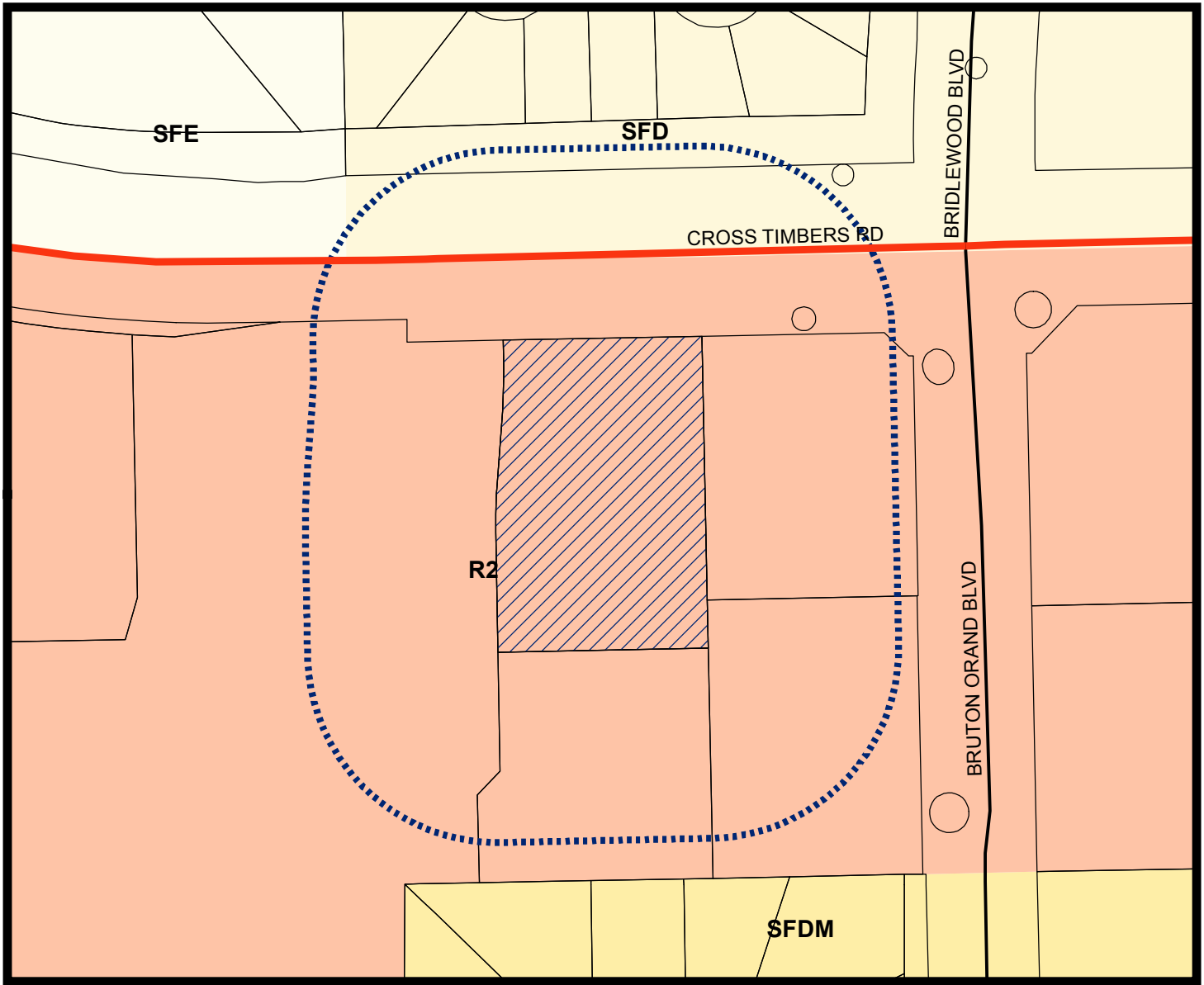
B. Application Details

1. Site Plan Package



Vicinity Map

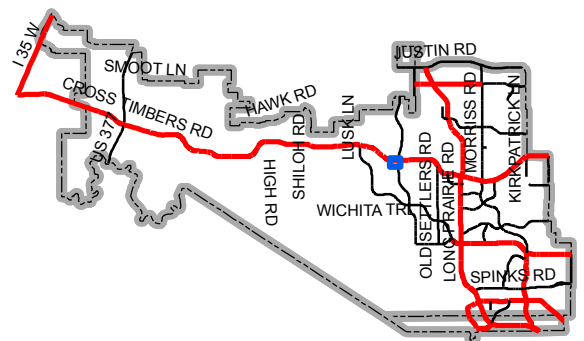
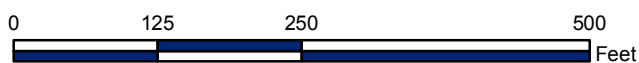
Reference Project: SUP18-0018 & SP18-0017



LEGEND

- Retail 2
- Single Family Density
- Single Family Density Medium
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



October 31, 2018

Planning Department
Town of Flower Mound
1001 Cross Timbers Rd.
Flower Mound, TX 75028

**RE: Letter of Intent for Block A, Lot 3
Specific Use Permit Application
Cross Timbers Addition, Lot 3
JBI Project No. DRA002B**

To Whom It May Concern:

On behalf of SWC Cross Timbers, LP, the owner, please accept this Letter of Intent as part of the Specific Use Permit Application for the referenced Block and Lot parcel. The Site will be developed in accordance with R-2 zoning in the current PD 27-07, 19-12, & 52-12. The following further describes the tract:

- **Acreage:** 1.6341 acres (71,182 Square Feet)
- **Project Location:** Block A, Lot 3 is located within Cross Timbers Village located at the southwest corner of the Cross Timbers Road and Bruton Orand Blvd. intersection.
- **Proposed Uses:** Retail/Restaurant Building
- **Square Footage of Proposed Retail/Restaurant Building:** 7,000 Square Feet
- **Square Footage of Proposed Drive-Thru Restaurant:** 2,103 Square Feet
- **Special Considerations:** None

We respectfully request the review of the attached Specific Use Permit Application Package. Please call me at 972-738-7285 if you have any questions.

Sincerely,

JBI PARTNERS, INC.

A handwritten signature in blue ink, appearing to read "Jeff Klement".

Jeff Klement, PE
Project Engineer

ZPD 12-06

4.16.07

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 27-07

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 FROM PLANNED DEVELOPMENT DISTRICT 34 (PD 34) WITH RETAIL DISTRICT 2 (R-2) USES ON APPROXIMATELY 14.24 ACRES AND FROM AGRICULTURAL DISTRICT (A) ON THE REMAINING 9.73 ACRES OUT OF AN APPROXIMATELY 23.98 ACRE TRACT OF LAND IN THE PERRY MALONE SURVEY, ABSTRACT NO. 836, THE JOHN W MALONE SURVEY, ABSTRACT NO. 857, AND THE M.E.P. & P. R.R. SURVEY, ABSTRACT NO. 935, TO PLANNED DEVELOPMENT DISTRICT 103 (PD 103) WITH RETAIL DISTRICT 2 (R-2) USES SUBJECT TO SPECIFIC USE PERMIT 348 (SUP 348) TO PERMIT A SINGLE RETAIL TENANT BETWEEN 50,000 SQUARE FEET AND 75,000 SQUARE FEET, SPECIFICALLY A SUPERMARKET, AND WHICH SUP ALSO PERMITS A SUPERMARKET WITH BEER/WINE SALES AND A MOTOR VEHICLE FUEL SERVICE STATION, IN ACCORDANCE WITH SPECIFIC REQUIREMENTS STATED HEREIN AND EXHIBITS ATTACHED HERETO; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

Ordinance No. _____

Page 2

SECTION 1

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

SECTION 2

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

That certain tract of land being approximately 23.98 acres in the Perry Malone Survey, Abstract No. 836, the John W Malone Survey, Abstract No. 857, and the M.E.P. & P. R.R. Survey, Abstract No. 935, which is more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes, presently zoned Planned Development District 34, (PD 34) with Retail District 2 (R-2) uses on approximately 14.24 acres and Agricultural District (A) on the remaining 9.73 acres out of an approximately 23.98 acre tract of land is changed to Planned Development District 103 (PD 103) with Retail District 2 (R-2) uses subject to Specific Use Permit No. 348 (SUP 348) to permit a Single Retail Tenant between 50,000 square feet and 75,000 square feet, specifically a Supermarket, and which SUP also permits a Supermarket with beer/wine sales and a Motor Vehicle Fuel Service Station, in accordance with specific requirements in the Town's Master Plan 2001, and in accordance with Exhibit "B" (Development Standards), Exhibit "C" (Concept Plan), Exhibit "D" (Concept Landscape Plan), and Exhibit "E" (Concept Elevations), attached hereto and incorporated herein as if repeated verbatim.

SECTION 3

A copy of the concept plan for the development known as Cross Timbers Village in the Perry Malone Survey, Abstract No. 836, the John W Malone Survey, Abstract No. 857, and the M.E.P. & P. R.R. Survey, Abstract No. 935, is attached hereto as Exhibit "C" and shows the layout of the development as submitted by the developer and reviewed and approved by the Town Council as the concept plan for the proposed development and Specific Use Permit.

SECTION 4

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

1. Specific Use Permit No. 348 is granted to permit a single retail tenant between 50,000 square feet and 75,000 square feet, a Supermarket, and which SUP also

permits a Supermarket with beer/wine sales, and further allows a Motor Vehicle Fuel Service Station. Development of the R-2 area designated within the SUP boundary on Exhibit "C," Concept Plan, for Cross Timbers Village shall be for a supermarket, or more specifically for a Tom Thumb, and shall be in compliance with all regulations applicable for R-2 uses contained in the Town's Land Development Regulations, as amended, except as otherwise provided for in this ordinance, and shall be subject to the following conditions:

- a. The Specific Use Permit to permit a single retail tenant between 50,000 square feet and 75,000 square feet granted herein is specific to Randall's Food & Drugs LP and shall not be transferred to any other person or entity or any other location without the approval of the Town Council;
- b. The Specific Use Permit to permit a Supermarket with beer/wine sales granted herein is specific to Randall's Beverage Company and shall not be transferred to any other person or entity or any other location without the approval of the Town Council;
- c. The Specific Use Permit to permit a Motor Vehicle Fuel Service Station granted herein is specific to Randall's Food & Drugs LP and shall not be transferred to any other person or entity or any other location without the approval of the Town Council;
- d. The attached concept plan, labeled Exhibit "C," shall be an exhibit to the Specific Use Permit;
- e. The site shall be developed in accordance with Exhibit "B," Development Standards; Exhibit "C," Concept Plan; Exhibit "D," Concept Landscape Plan; and Exhibit "E," Concept Elevations;
- f. The hours of operation for the loading and delivery service areas shall be limited to 7:00 am to 10:00 pm;
- g. Outside sales and/or the outside display or storage of merchandise on a continuing or prolonged basis shall be prohibited. "Sidewalk sales" limited to "seasonal" items such as firewood, plants, shrubs, and gardening supplies, including fertilizer, decorative bark, potting soil, and peat moss are permitted to the extent allowed by the Town Code provided that exterior advertising shall not be allowed for the promotion of said items;
- h. No vending machines, ice machines, storage or other retail activities shall be permitted on the exterior of any building or on the premises;
- i. No alcoholic beverage sales shall be allowed at the drive-thru pharmacy window;
- j. If a building permit application has not been submitted to the Town's Building Inspection Division for consideration within six months after the

Ordinance No. 27-07

Page 4

completion and opening for traffic by TxDOT of the ultimate intersection for Cross Timbers Road/FM 1171 and Bruton Orand Boulevard, and for the entire length of the property, the zoning for this property, including the Specific Use Permit described herein, will be a matter that will be automatically placed upon a subsequent Planning and Zoning Commission agenda for consideration as a Town-initiated zoning change under normal zoning amendment procedures. The term "ultimate intersection" shall mean the ultimate six-lane divided or frontage of the property, including appropriate transitions therefrom as determined by generally accepted engineering practices and TxDOT;

SECTION 5

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

SECTION 6

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

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

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF _____, 2007.

Ordinance No. 27-07

Page 5

APPROVED:



Jody A. Smith, Mayor

ATTEST:



Paula J. Paschal, TRMC, Town Secretary

APPROVED AS TO FORM AND LEGALITY:



Terrence S. Welch, Town Attorney

EXHIBIT "A"

David Petree
Registered Professional Land Surveyor
 11015 Midway Road
 Dallas, Texas 75229
 Phone (214) 358-4500
 Fax (214) 358-4600

ORDINANCE NO. 27-07

PROPERTY DESCRIPTIONS
BRUTON ORAND @ CROSS TIMBERS ROAD (FM 1171)
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

TRACT 1

BEING all that certain lot, tract or parcel of land situated in the Town of Flower Mound, Denton County, Texas, out of the Perry Malone Survey, Abstract No. 836, the John W. Malone Survey, Abstract 857 and the M.E.P. & P. R.R. Survey, Abstract No. 935 and being a portion of the property conveyed as a 10 acre tract to Voirin Family Trust as recorded in Document Number 2005-13855 of the Deed Records of Denton County, Texas, and being a portion of the property conveyed to SWC Bruton Orand & FM 1171, Ltd., by deed recorded in County Clerks File Number 99-110877 of the Deed Records of Denton County, Texas, and being a part of Lot 1 and all of Lots 2 and 3 in Block A of the SWC at Flower Mound Addition, an addition to the Town of Flower Mound, Texas, according to the plat thereof recorded in Cabinet U at Slide 355 of the Plat Records of Denton County, Texas, and also being a portion of the property now existing within Cross Timber Road (F. M. 1171) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found in the South right of way line of Cross Timbers Road (F. M. 1171) (180 foot right of way at this point) for the Northeast corner of said 10 acre tract said point also being the Northwest corner of the SWC Village at Flower Mound Addition, an addition to the Town of Flower Mound, Texas according to the plat thereof recorded in Cabinet U at Slide 355 of the Plat Records of Denton County, Texas, said point also being the Southeast corner of an 0.562 acre tract of land conveyed to the State of Texas for right of way dedication for F. M. 1171, as recorded in Volume 517 at Page 231 of the Deed Records of Denton County, Texas;

THENCE South 01° 36' 29" West of the along the East line of said Voirin Family Trust tract for a distance of 21.09 feet to a 5/8" iron rod set for corner, said point being North 01° 36' 29" East at a distance of 23.92 feet from the Northwest corner of Lot 3 in Block A of said SWC Village at Flower Mound Addition;

THENCE South 01° 36' 29" West and continuing along the East line of said Voirin Family Trust tract for a distance of 2.12 feet to a 5/8" iron rod set for corner in the proposed South right of way line of Cross Timbers Road (F. M. 1171);

THENCE South 81° 11' 37" East and following along the proposed South right of way line of Cross Timbers Road (F. M. 1171) for a distance of 53.60 feet to a 5/8" iron rod set for corner;

THENCE North 89° 59' 09" East and continuing along the proposed South right of way line of said Cross Timbers Road (F. M. 1171) for a distance of 433.28 feet to a 5/8" iron rod set for corner;

THENCE South 45° 32' 58" East and continuing along the proposed South right of way line of said Cross Timbers Road for a distance of 55.48 feet to a 5/8" iron rod set for corner;

THENCE North 89° 59' 10" East and continuing along the proposed South right of way line of said Cross Timbers Road (F. M. 1171) for a distance of 4.59 feet to a 5/8" iron rod set in the East line of said Lot 1 in Block A of said SWC Village at Flower Mound Addition and being in the West right of way line of Bruton Orand Road (120 foot right of way), said point being South 0° 02' 07" West at a

ORDINANCE NO. 27-07

distance of 24.89 feet from the Northeast corner of said Lot 1 in Block A of the SWC at Flower Mound Addition;

THENCE South 0° 02' 07" West and following along the West right of way line of said Bruton Orand Road and being common to the East lines of Lot 1 and Lot 3 in Block A of the SWC Village at Flower Mound Addition for a distance of 545.08 feet to the Southeast corner of said Lot 3 in Block A of the SWC Village at Flower Mound Addition, said point also being the Northeast corner of Lot 4 in Block 1 of the Brandywine at Wellington Addition, an addition to the Town of Flower Mound, Texas, according to the plat thereof recorded in Cabinet "Q" at Slide 151 of the Plat Records of Denton County, Texas;

THENCE North 89° 57' 53" West along the South line of Lot 3 in Block A of the SWC Village at Flower Mound Addition and being common to the North line of said Block 1 of the Brandywine Addition for a distance of 546.72 feet to a 5/8" iron rod found for the Southwest corner of said Lot 3 in Block A of the SWC Village at Flower Mound Addition, said point also being in the East line of the aforesaid Voirin Family Trust called 10 acre tract;

THENCE South 01° 36' 29" West along the East line of said Voirin Family Trust called 10 acre tract and being in the West line of said Brandywine at Wellington Addition for a distance of 174.60 feet to a 1/2" iron rod found for the Southeast corner of said Voirin tract said point also being the Northeast corner of a 5.00 acre tract of land conveyed to Allyson Payne, et al, by deed recorded in Volume 5134 at Page 2837 of the Deed Records of Denton County, Texas;

THENCE North 89° 58' 30" West along the South line of said Voirin 10 acre tract and the North line of said Payne 5.00 acre tract for a distance of 544.18 feet (545.57 feet per deed) to a 5/8" iron rod found for corner;

THENCE North 01° 42' 21" East along the West line of said 10 acre tract for a distance of 818.98 feet to a 5/8" iron rod set for corner in the proposed South right of way line of the aforementioned Cross Timbers Road (F.M. 1171), said point being in a curve to the left having a central angle of 15° 40' 38" with a radius of 1361.28 feet and a chord bearing South 82° 10' 31" East at a distance of 371.31 feet;

THENCE Southeasterly along said curve to the left and following along the proposed South right of way line of said Cross Timbers Road (F.M. 1171) for an arc distance of 372.47 feet to a 5/8" iron rod set for corner;

THENCE North 89° 59' 09" East and continuing along the proposed South right of way line of said Cross Timbers Road for a distance of 173.52 feet to the POINT OF BEGINNING AND CONTAINING 16.9295 ACRES OF LAND, more or less.

TRACT 2

BEING all that certain lot, tract or parcel of land situated in the Town of Flower Mound, Denton County, Texas, out of the Perry Malone Survey, Abstract No. 836 and being a portion of the property conveyed to Randall's Properties, Inc., by deed recorded in County Clerks File Number 01-101137 of the Deed Records of Denton County, Texas, and being part of Lot 1 in Block A of the SEC at Flower Mound Addition, an addition to the Town of Flower Mound, Texas, according to the plat thereof recorded in Cabinet U at Slide 356 of the Plat Records of Denton County, Texas, and also being a portion of the property now existing within Cross Timber Road (F. M. 1171) and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8" iron rod found for the Northwest corner of Lot 1 in Block A of said SEC Village at Flower Mound Addition, said point being the intersection of the East right of way line of Bruton Orand Road (120 foot right of way with the South right of way line of Cross Timbers Road (F. M. 1171) as established by said plat recorded in Cabinet U at Slide 356 of the Plat Records of Denton Records of Denton County, Texas;

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THENCE South 0° 02' 07" West along the East right of way line of said Bruton Orand Road for a distance of 24.81 feet to a 5/8" iron rod set for corner in the proposed South right of way line of Cross Timbers Road;

THENCE North 89° 59' 23" East and departing the existing East right of way line of said Bruton Orand Road and following along the proposed South right of way line of Cross Timbers Road (F. M. 1171) for a distance of 5.20 feet to a 5/8" iron rod set for corner;

THENCE North 45° 01' 42" East and continuing along the proposed South right of way line of said Cross Timber Road (F. M. 1171) for a distance of 69.63 feet to a 5/8" iron rod set for corner;

THENCE North 89° 59' 09" East and continuing along the proposed South right of way line of said Cross Timber Road (F. M. 1171) for a distance of 233.39 feet to a 5/8" iron rod set for corner;

THENCE South 85° 38' 05" East and continuing along the proposed South right of way line of said Cross Timber Road (F. M. 1171) for a distance of 65.50 feet to a 5/8" iron rod set for corner;

THENCE North 89° 59' 10" East and continuing along the proposed South right of way line of said Cross Timber Road (F. M. 1171) for a distance of 175.33 feet to a 5/8" iron rod set for corner;

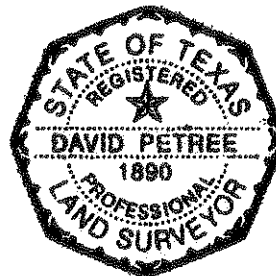
THENCE South 01° 36' 16" West and passing a 5/8" iron rod found for the Northeast corner of said Lot 1 in Block A of said SEC Village at Flower Mound Addition at a distance of 19.8 feet and continuing along the East line of said Lot 1 in Block A of the SEC Village at Flower Mound Addition and being common to the West line of a called 19.20 acre tract of land conveyed to John Gillon by deed recorded in Volume 1277 at Page 731 of the Deed Records of Denton County, Texas, for a distance of 590.06 feet to the Southeast corner of said Lot 1 in Block A and also being the Northeast corner of Lot 2 in Block A of the Fellowship of Flower Mound Addition, an addition to the City of Flower Mound, Texas, according to the plat thereof recorded in Cabinet N at Slide 279 of the Plat Records of Denton County, Texas;

THENCE North 89° 57' 53" West (Basis of Bearings per plat recorded in Cabinet U at Slide 355 of the Plat Records of Denton County, Texas) along the common line of said SEC Village at Flower Mound Addition and the Fellowship of Flower Mound Addition for a distance of 512.30 feet to a 5/8" iron rod found for the Southwest corner of said Lot 1 in Block A of the SEC Village at Flower Mound Addition and the Northwest corner of Lot 1 in Block A of the Fellowship of Flower Mound Addition, said point also being in the East right of way line of the aforesaid Bruton Orand Road;

THENCE North 0° 02' 07" East along the East right of way line of said Bruton Orand Road and the West line of said Lot 1 in Block A of the SEC Village at Flower Mound Addition for a distance of 545.18 feet to the POINT OF BEGINNING AND CONTAINING 7.0467 ACRES OF LAND, more or less.

Prepared from survey made on the ground this 27th day of March 2007.


 David Petree
 Registered Professional Land Surveyor No. 1890



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EXHIBIT "B"
DEVELOPMENT STANDARDS
Planned Development District 103 (PD 103)
Cross Timbers Village

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

A. PERMITTED USES

1. Retail District-2 (R-2) uses. Development of the Retail District-2 area designated on Exhibit "C" Concept Site Plan for Cross Timbers Village, comprised of approximately 23.98 acres shall be in compliance with all regulations applicable to Retail District-2 (R-2) contained in the Town's Land Development Regulations, as amended, except as otherwise provided in this Ordinance.
2. Specific Use Permit No. 348 is granted to permit a single retail tenant between 50,000 square feet and 75,000 square feet, a Supermarket with beer/wine sales, and to allow a Motor Vehicle Fuel Service Station. Development of the R-2 area designated within the SUP boundary on Exhibit "C," Concept Plan, for Cross Timbers Village shall be for a supermarket, or more specifically for a Tom Thumb, and shall be in compliance with all regulations applicable for R-2 uses contained in the Town's Land Development Regulations, as amended, except as otherwise provided for in this ordinance, and shall be subject to the following conditions:
 - a. The Specific Use Permit to permit a single retail tenant between 50,000 square feet and 75,000 square feet granted herein is specific to Randall's Food & Drugs LP and shall not be transferred to any other person or entity or any other location without the approval of the Town Council.
 - b. The Specific Use Permit to permit a Supermarket with beer/wine sales granted herein is specific to Randall's Beverage Company and shall not be transferred to any other person or entity or any other location without the approval of the Town Council.

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- c. The Specific Use Permit to permit a Motor Vehicle Fuel Service Station is specific to Randall's Food & Drugs LP and shall not be transferred to any other person or entity or any other location without the approval of the Town Council.
- d. The attached concept plan, labeled Exhibit "C," shall be an exhibit to the Specific Use Permit.
- e. The site shall be developed in accordance with Exhibit "B," Development Standards; Exhibit "C," Concept Plan; Exhibit "D," Concept Landscape Plan; and Exhibit "E," Concept Elevations.
- f. The hours of operation for the loading and delivery service areas shall be limited to 7:00 am to 10:00 pm.
- g. Outside sales and/or the outside display or storage of merchandise on a continuing or prolonged basis shall be prohibited. "Sidewalk sales" limited to "seasonal" items such as firewood, plants, shrubs, and gardening supplies, including fertilizer, decorative bark, potting soil, and peat moss are permitted to the extent allowed by the Town Code provided that exterior advertising shall not be allowed for the promotion of said items;
- h. No vending machines, ice machines, storage or other retail activities shall be permitted on the exterior of any building or on the premises;
- i. No alcoholic beverage sales shall be allowed at the drive-thru pharmacy window;
- j. If a building permit application has not been submitted to the Town's Building Inspection Division for consideration of a building permit within six months after the completion and opening for traffic by TxDOT of the ultimate intersection for Cross Timbers Road/FM 1171 and Bruton Orand Boulevard, and for the entire length of the property, the zoning for this property, including the Specific Use Permit described herein, will be a matter that will be automatically placed upon a subsequent Planning and Zoning Commission agenda for consideration as a Town-initiated zoning change under normal

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zoning amendment procedures. The term "ultimate intersection" shall mean the ultimate six-lane divided or frontage of the property, including appropriate transitions therefrom as determined by generally accepted engineering practices and TxDOT.

3. Any site plan submitted for the property referenced in this ordinance, or any portion thereof, shall be subject to review by the Planning and Zoning Commission and Town Council.
4. Any fast food uses shall be permitted only on Lots 3 and 8 and shall require a specific use permit and approval by the Planning and Zoning Commission and Town Council, subject to (i) such uses being in conformance with the development standards contained herein and (ii) a site plan for such fast food uses shall be attached to any specific use permit as an exhibit thereto.

Additional design standards for fast food uses shall include the following:

1. Pitched roof with multiple levels and height changes;
2. Harmonious architecture with the overall center;
3. Enhanced paving denoting drive-thru areas;
4. No corporate architecture;
5. No logos on the building (but corporate font style and color are allowed);
6. Minimum sixty percent (60%) stone to match existing shopping center;
7. Heavy landscape screening required at dumpster enclosures;
8. No more than ten percent (10%) of building façade allowed in color that is not earth-toned;
9. Decorative metal solid gate at dumpster enclosure(s); and
10. All building signage to be reverse-channel "halo" lit letters.

B. PROHIBITED USES

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

1. Amusement and recreation (outdoors)
2. Auto parts and accessory sales (indoors)
3. Auto repair garage

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4. Bait shop
5. Car Sales new or used
6. Car wash, automatic
7. Car wash, full service
8. Car wash, self service
9. College or university
10. Convent or monastery
11. Dance hall
12. Food processing
13. Golf course, public
14. Laundry – self-service
15. Mortuary or funeral home
16. Repair services, limited
17. School, elementary or secondary
18. Swimming pool, commercial
19. Swimming pool, public
20. Tool rental (domestic equipment)
21. Vehicle and equipment sales or rental
22. Wholesale greenhouse

The following uses, normally allowed with a Specific Use Permit, shall not be permitted in this Planned Development District:

1. Animal control facility
2. Caretaker or guard residence (mobile home)
3. Cemetery
4. Cleaning/laundry shop with on-site plant
5. Exhibition area or fairgrounds
6. Mini-warehouse
7. Nursing home or congregate care facility
8. Stadium or playfield, public

C. MISCELLANEOUS STANDARDS

1. The perimeter landscaping for each quadrant of the intersection of Bruton Orand Boulevard and Cross Timbers Road shall be installed prior to the issuance of a

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Certificate of Occupancy (CO) for the first building as each corner develops. Development of one corner of the intersection will only require the perimeter landscaping of that particular corner to be installed. Perimeter landscaping is considered the landscaping within the setback along Bruton Orand Boulevard and Cross Timbers Road, as well as the construction and installation of the compatibility wall within PD 103. Complete landscape installation within the compatibility buffer of PD 103 is required where no retaining walls are planned. Where retaining walls are planned, complete landscape installation is triggered with the construction of the retaining wall as each corner develops.

2. Other than for Lots 3, 4, and 8, no Certificate of Occupancy shall be issued for any use until the entire FM 1171 frontage for the property and the ultimate intersection of FM 1171 and Bruton Orand are completed by TxDOT. The term "ultimate intersection" shall mean the ultimate six-lane divided urban section, as designed by TxDOT, with said six-lane divided section extending the entire length or frontage of the property, including appropriate transitions therefrom as determined by generally accepted engineering practices and TxDOT.
3. The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking as each corner of the development is built. Development of one corner of the intersection will only require a reciprocal easement agreement of that particular corner. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
4. The detention areas will consist of sloped sides and/or retaining walls. Detention areas will be allowed within the landscape setbacks.
5. All loading areas shall be completely screened from public right-of-way or adjacent residence using 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.
6. 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.

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7. Enhanced screening and/or special attention to building facades shall be required in areas where unusual sightlines from adjacent residential property to the backs of buildings are created by high retaining walls.
8. Incorporation of the Scenic Road planting standards of the Town's Urban Design Plan is desired along Cross Timbers Road.
9. A sign may not be lighted internally from a light source entirely within the sign. All signs may be lit by a lighting source located a distance away from the sign and projecting light onto the sign, or back lit subject to the following:
 - a. The light source shall be continuous and uninterrupted so as not to be flashing;
 - b. Lighting shall be in a manner so as not to interfere with traffic safety or to pose other safety hazards; and
 - c. All electrical wiring shall conform to the electrical codes of the Town.
10. No signage is allowed on any building or structure or any other location within the development beyond permanent wall and monument signs permitted by Town Code. Types of prohibited signage include those outlined in Division 4 of Chapter 86 entitled Temporary Signs. All signage allowed by Town Code for a Special Event is prohibited.
11. An eight-foot (8') tall masonry fence along the southern boundary of the development adjacent to Brandywine at Wellington Subdivision is required.
12. All trees planned for the development shall be a minimum of four-inch (4") caliper at time of planting
13. Building Elevation Profiles and Roof Form shall have the following components:
 - a. The design, materials, and colors of Cross Timbers Village shall be similar to the clubhouses of the nearby Bridlewood and Wellington subdivisions, and in substantial conformance with Exhibit E, Concept Elevations.

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- b. All building facades will be articulated to meet or exceed the Town of Flower Mound Urban Design Plan. Entry towers, building offsets, and porches/patios are some of the elements which will be used to achieve desired façade articulation.
- c. Harmonious architecture of each structure within the development is required.
- d. Contrasting wall planes, architectural elements, and rooflines shall be used to create interesting and pleasing elevations. Building entry points will be designated through architectural features such as entry towers, arcades, and canopies. Decorative pilasters, cornices, and/or moldings shall be incorporated into all elevations exposed to public view.
- e. 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 Bruton Orand or Cross Timbers Road.
- f. Buildings will be oriented to face Bruton Orand and Cross Timbers Road. Building sides adjacent to residential will be articulated and addressed so as to present a pleasing façade towards the neighborhood.
- g. Any exposed roof slopes shall be composition shingle, clay tile, simulated slate, and/or standing seam metal. Colors shall be similar to the clubhouses of the nearby Bridlewood and Wellington subdivisions.
- h. Roof pitches shall conform to the Master Plan 2001. Sloped roofing shall be required for structures 15,000 square feet and under. Buildings of one or two stories over 15,000 square feet may have a flat or low-slope roof, but should use a parapet wall or mansard roof along the building perimeter, so that the flat or low-slope roof and any roof top mounted mechanical equipment is not visible from the public right-of-way or from neighboring residential buildings.
- i. The roof surface height shall not exceed thirty-five (35) feet, and any building shall not be more than two (2) stories in height. Parapet screening walls and limited architectural elements shall not exceed forty (40) feet in height.

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14. Building Materials shall have the following characteristics:
- a. Not less than eighty percent (80%) and not more than ninety percent (90%) of any elevation facing a public street or platted access easement shall be constructed of unpainted/unstained material that meets the definition of primary masonry, as defined by the Land Development Regulations and Master Plan 2001. Masonry shall be earth and wood tone in color.
 - b. The use of exposed aggregate concrete shall not be utilized for any façade facing a public street or platted access easement.
 - c. Concrete surfaces shall be colored, textured, sculpted, or patterned.
 - d. Unpainted metal, galvanized metal, or metal subject to rusting shall not be used. All exposed metals shall have a factory-applied finish. Metal that develops an “attractive” finish (copper) is appropriate.
 - e. Windows and glass shall be incorporated into the design of the building, but shall not compromise more than fifty percent (50%) of the elevation. Maximum reflectance for windows shall not be greater than fifteen percent (15%).
 - f. E.F.I.S., stucco, and concrete block, including split face block, may be used for accents, however, shall not exceed twenty percent (20%) of an individual tenant’s exterior wall surface area.
 - g. Earth and wood tone colors are to be used (reddish brown, brown, tan, umber, gold, sand, green, taupe) as well as other colors that may be acceptable, if the applicant can demonstrate that they are appropriate for the design of the development and are harmonious within the site.
 - h. The primary exterior color shall be compromised of earth or wood tones for at least eighty percent (80%), but not greater than ninety percent (90%), of the façade. A secondary earth- or wood-tone accent color shall be used on at least ten percent (10%) of the façade.

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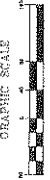
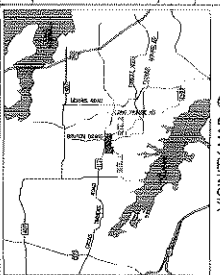
- i. Not more than fifteen percent (15%) of any elevation shall be compromised of a color that is not considered an earth or wood tone.
15. Access Points and Sidewalks shall be developed as follows:
- a. As each parcel or tract develops, at the record plat process, the owner/developer shall provide for a system of interconnected mutual access easements to ensure that internal circulation will be provided.
 - b. The sidewalk along FM 1171/Cross Timbers Road shall be 6' wide.
 - c. Stamped concrete and color variation shall be used on interior sidewalks to help integrate pedestrian connectivity into the site and offer further visual and physical relief from the parking, buildings, and drive aisles.
16. Open Space amenities shall have the following characteristics:
- a. Pedestrian open space shall be composed of either hardscape or planting materials, or a combination of the two, offering visual and physical relief from the necessary parking and building environment. The pedestrian open space amenity(s) should act as an organizing element around which structures and parking are placed. Open space could also include detention or retention ponds if they are integrated on the site in an aesthetically pleasing manner.
 - b. Pedestrian Scale will be achieved through a variety of features. In the Tom Thumb parking lot, two tree-lined walkways with colored concrete are planned to provide connection from the parking areas with the store. In front of the store, a trellis will welcome pedestrians and allow outdoor seating and shade between the two entries.
 - c. Throughout the shopping center potted plantings will be interspersed at the front entries along the sidewalk, and canvas awnings will bring color and scale to the retail entries.
 - d. Each development (East and West) will have its own amenity, organized around existing trees on-site. Cross Timbers Village East will have a

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patio/plaza area at the eastern corner of the southernmost building, to take advantage of the specimen tree in that area. The eastern retail building will feature a clock tower on the face which acts as a terminus to the entry drive from Bruton Orand.

- e. Cross Timbers Village West's amenity will be along Cross Timbers Road. The existing pine trees near the westernmost drive entry, as depicted on the Concept Plan will remain, and be incorporated into the amenity area created by the planned detention pond. The detention pond may utilize a combination of stone retaining walls and fencing similar to that used by Bridlewood along Cross Timbers Road to provide visual prominence to the feature.
17. The following exceptions and waivers shall be granted with the approval of the Planned Development District:
- a. A partial waiver from Section 82-302(2), specifically the requirement for a continuous berm with a minimum height of three feet along the southern, eastern, and western property boundaries of PD 103.
 - b. A partial waiver from Section 82-302(1), specifically the requirement that the compatibility buffer wall be of masonry construction adjacent to Lot 8, Block 1 of the Brandywine at Wellington subdivision.
 - c. An exception from the Town of Flower Mound Access Management Policy and Criteria (October 2005), specifically the requirement that a Minor Arterial Roadway maintain a minimum driveway spacing of 250 feet. This waiver pertains to the southeast corner of the development, specifically the spacing between the southernmost driveway on Bruton Orand Boulevard and the existing driveway on the property adjacent to the south.
18. The gas canopy reflected on Exhibit E to the proposed ordinance shall be amended to reflect on two (2) gas islands and four (4) fuel pumps.

EXHIBIT "C"



LEGEND

- [illegible]

OWNERS,

OWNERS:
RANDALLS PROPERTIES, INC.
PO BOX 400
HOUSTON, TX 77216

SWC BRITON BRAND & FM 1171, LTD.
SUITE 100, FORT WORTH, TX 76103
DALLAS, TX 75208

VORBIN FAMILY TRUST
4000 WOODS LANE, SUITE 100
HOUSTON, TX 77056

WALGREEN CO.

APPLICANTS:

APPLICANTS:
KIMLEY-HORN AND ASSOCIATES, INC.
1400 GARY STREET, NEW YORK, N.Y. 10004

ARCHITECT:
JSC ARCHITECTS

SA 3411067 OSU

LANDSCAPE ARCHITECT,
SMB LANDSCAPE ARCHITECTS, INC.

SMR LANDSCAPE ARCHITECTS, INC.

SURVEYOR
NATHANIEL DUFF

DAVID PETREE, RPLS

PREPARED BY:

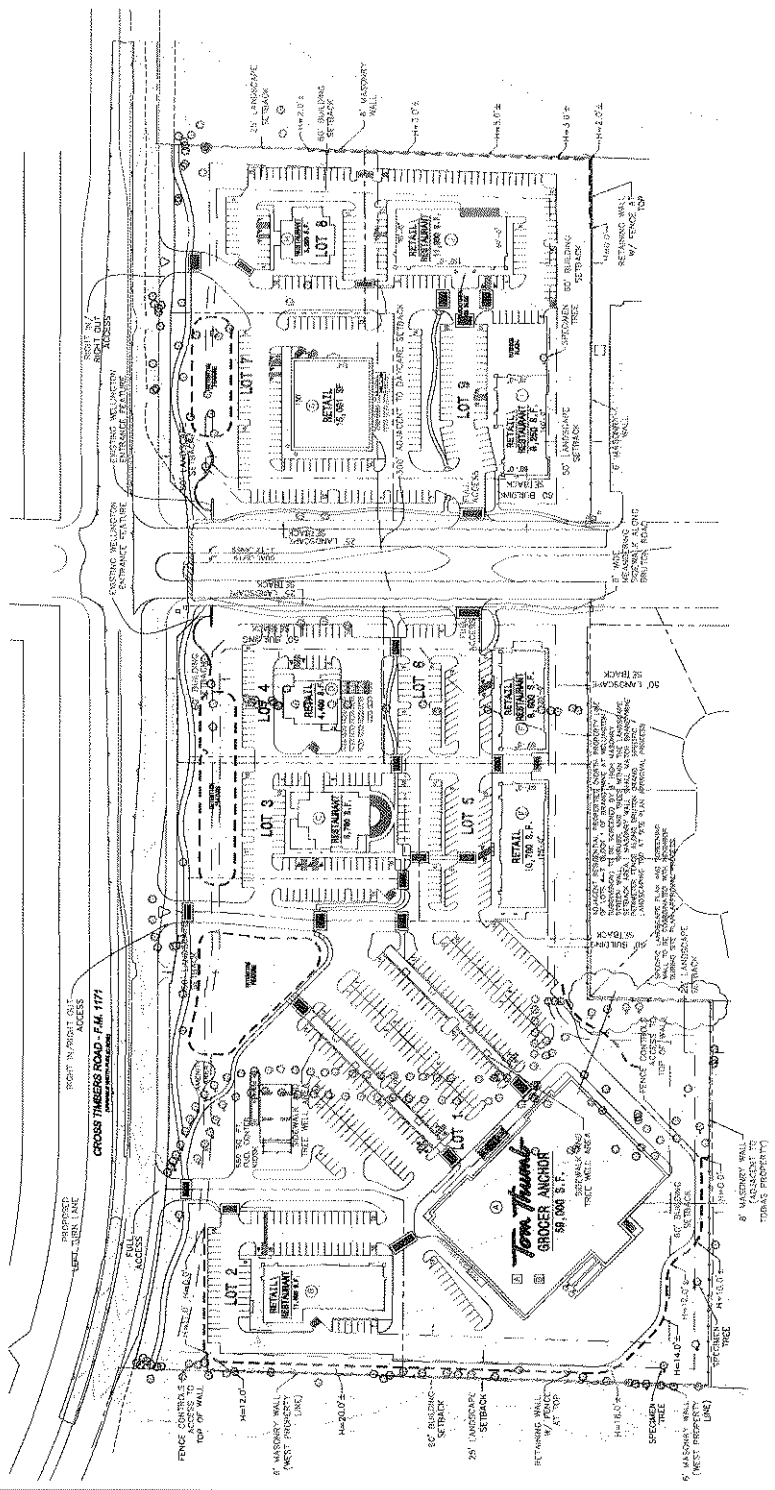
PREPARED BY:

Kimley-Horn
and Associates, Inc.

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CONCEPT PLAN

CROSS TIMBERS VILLAGE



NOTES

[illegible]

MASTER PLAN 2001 FEATURES

[illegible]

SITE DATA TABLE

PHYSICAL ADDRESS	780
CROSS ST. AREA	21.98 AC (1,044,454 SF)
NET BLDG AREA	32,000 SF (1,044,454 SF)
COMING	A. P. 3-35 WITH D-2 1988
CURRENT USE	BT RESIDENCE, VACANT
PROPOSED USE	8746. PD

BUILDING DATA

Genotype	$\bar{x}$ (333414)	Peak weight	Mean weight	75th	50th	25th
Parents A	1	40 ^a	37.5	47.5	34.0	27.5
Parents B	1	30 ^b	31.0	34.0	29.0	24.0
F ₁ 2002	1	35 ^c	33.0	36.0	31.0	26.0
F ₂ 2002	1	37 ^c	34.0	37.0	32.0	27.0
Parents C	1	30 ^b	31.0	34.0	29.0	24.0
F ₁ 2003	1	35 ^c	33.0	36.0	31.0	26.0
F ₂ 2003	1	37 ^c	34.0	37.0	32.0	27.0
Parents D	1	30 ^b	31.0	34.0	29.0	24.0
F ₁ 2004	1	35 ^c	33.0	36.0	31.0	26.0
F ₂ 2004	1	37 ^c	34.0	37.0	32.0	27.0
Parents E	1	30 ^b	31.0	34.0	29.0	24.0
F ₁ 2005	1	35 ^c	33.0	36.0	31.0	26.0
F ₂ 2005	1	37 ^c	34.0	37.0	32.0	27.0

DOT COVERAGE DATA

[illegible]

PARKING SUMMARY

SOUTHWEST CORNER		BACK EXPOSED SIDE		FRONT	
ST 1	655588	1/565	718	714	
	655589	5/57	5	5	
ST 2					
	655590	1/74	26	31	
	655591	1/565	35		
	655592	1/74	35	28	
ST 3		1/565	15	15	
ST 4		1/565	15	31	
ST 5		1/565	43	46	
	655593	1/74	34	34	
	655594	1/565	57	51	
	655595	1/565	55	52	
SOUTHWEST CORNER					

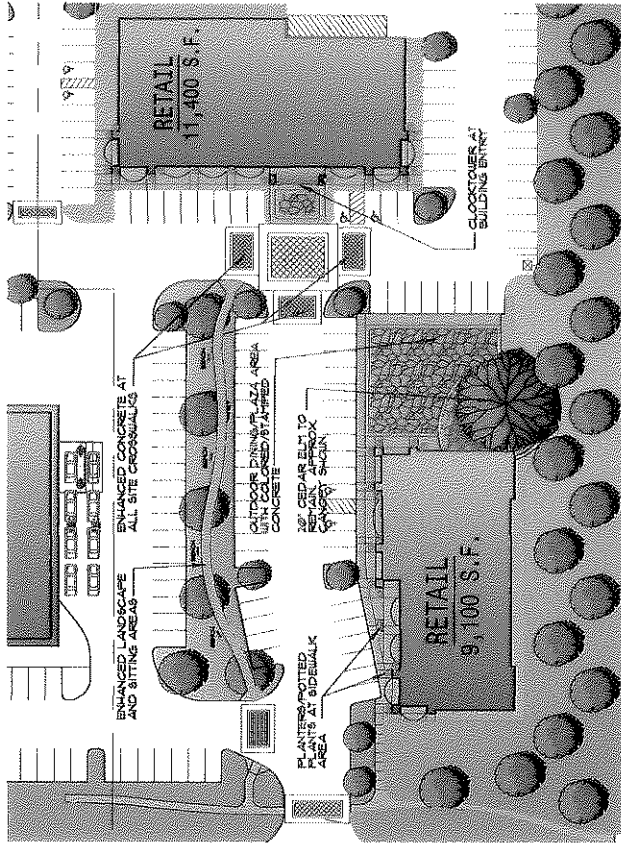
SOUTHEAST CORNER

DATE	DESCRIPTION	AMOUNT	BALANCE
10/1/88	OPENING BALANCE	100.00	100.00
10/15/88	PAYROLL	25.00	75.00
10/20/88	RENT	15.00	60.00
10/25/88	UTILITIES	10.00	50.00
10/30/88	SALES	30.00	80.00
11/5/88	PAYROLL	25.00	55.00
11/10/88	RENT	15.00	40.00
11/15/88	UTILITIES	10.00	30.00
11/20/88	SALES	20.00	50.00
11/25/88	PAYROLL	25.00	25.00
11/30/88	RENT	15.00	10.00
12/5/88	UTILITIES	10.00	0.00
12/10/88	SALES	10.00	10.00
12/15/88	PAYROLL	25.00	(15.00)
12/20/88	RENT	15.00	(30.00)
12/25/88	UTILITIES	10.00	(40.00)
12/30/88	SALES	20.00	(20.00)
1/5/89	PAYROLL	25.00	(45.00)
1/10/89	RENT	15.00	(60.00)
1/15/89	UTILITIES	10.00	(70.00)
1/20/89	SALES	30.00	(40.00)
1/25/89	PAYROLL	25.00	(65.00)
1/30/89	RENT	15.00	(80.00)
2/5/89	UTILITIES	10.00	(90.00)
2/10/89	SALES	20.00	(70.00)
2/15/89	PAYROLL	25.00	(95.00)
2/20/89	RENT	15.00	(110.00)
2/25/89	UTILITIES	10.00	(120.00)
2/30/89	SALES	30.00	(90.00)
3/5/89	PAYROLL	25.00	(115.00)
3/10/89	RENT	15.00	(130.00)
3/15/89	UTILITIES	10.00	(140.00)
3/20/89	SALES	20.00	(120.00)
3/25/89	PAYROLL	25.00	(145.00)
3/30/89	RENT	15.00	(160.00)
4/5/89	UTILITIES	10.00	(170.00)
4/10/89	SALES	30.00	(140.00)
4/15/89	PAYROLL	25.00	(165.00)
4/20/89	RENT	15.00	(180.00)
4/25/89	UTILITIES	10.00	(190.00)
4/30/89	SALES	20.00	(170.00)
5/5/89	PAYROLL	25.00	(195.00)
5/10/89	RENT	15.00	(210.00)
5/15/89	UTILITIES	10.00	(220.00)
5/20/89	SALES	30.00	(190.00)
5/25/89	PAYROLL	25.00	(215.00)
5/30/89	RENT	15.00	(230.00)
6/5/89	UTILITIES	10.00	(240.00)
6/10/89	SALES	20.00	(220.00)
6/15/89	PAYROLL	25.00	(245.00)
6/20/89	RENT	15.00	(260.00)
6/25/89	UTILITIES	10.00	(270.00)
6/30/89	SALES	30.00	(240.00)
7/5/89	PAYROLL	25.00	(265.00)
7/10/89	RENT	15.00	(280.00)
7/15/89	UTILITIES	10.00	(290.00)
7/20/89	SALES	20.00	(270.00)
7/25/89	PAYROLL	25.00	(295.00)
7/30/89	RENT	15.00	(310.00)
8/5/89	UTILITIES	10.00	(320.00)
8/10/89	SALES	30.00	(290.00)
8/15/89	PAYROLL	25.00	(315.00)
8/20/89	RENT	15.00	(330.00)
8/25/89	UTILITIES	10.00	(340.00)
8/30/89	SALES	20.00	(320.00)
9/5/89	PAYROLL	25.00	(345.00)
9/10/89	RENT	15.00	(360.00)
9/15/89	UTILITIES	10.00	(370.00)
9/20/89	SALES	30.00	(340.00)
9/25/89	PAYROLL	25.00	(365.00)
9/30/89	RENT	15.00	(380.00)
10/5/89	UTILITIES	10.00	(390.00)
10/10/89	SALES	20.00	(370.00)
10/15/89	PAYROLL	25.00	(395.00)
10/20/89	RENT	15.00	(410.00)
10/25/89	UTILITIES	10.00	(420.00)
10/30/89	SALES	30.00	(390.00)
11/5/89	PAYROLL	25.00	(415.00)
11/10/89	RENT	15.00	(430.00)
11/15/89	UTILITIES	10.00	(440.00)
11/20/89	SALES	20.00	(420.00)
11/25/89	PAYROLL	25.00	(445.00)
11/30/89	RENT	15.00	(460.00)
12/5/89	UTILITIES	10.00	(470.00)
12/10/89	SALES	30.00	(440.00)
12/15/89	PAYROLL	25.00	(465.00)
12/20/89	RENT	15.00	(480.00)
12/25/89	UTILITIES	10.00	(490.00)
12/30/89	SALES	20.00	(470.00)
1/5/90	PAYROLL	25.00	(495.00)
1/10/90	RENT	15.00	(510.00)
1/15/90	UTILITIES	10.00	(520.00)
1/20/90	SALES	30.00	(490.00)
1/25/90	PAYROLL	25.00	(515.00)
1/30/90	RENT	15.00	(530.00)
2/5/90	UTILITIES	10.00	(540.00)
2/10/90	SALES	20.00	(520.00)
2/15/90	PAYROLL	25.00	(545.00)
2/20/90	RENT	15.00	(560.00)
2/25/90	UTILITIES	10.00	(570.00)
2/30/90	SALES	30.00	(540.00)
3/5/90	PAYROLL	25.00	(565.00)
3/10/90	RENT	15.00	(580.00)
3/15/90	UTILITIES	10.00	(590.00)
3/20/90	SALES	20.00	(570.00)
3/25/90	PAYROLL	25.00	(595.00)
3/30/90	RENT	15.00	(610.00)
4/5/90	UTILITIES	10.00	(620.00)
4/10/90	SALES	30.00	(590.00)
4/15/90	PAYROLL	25.00	(615.00)
4/20/90	RENT	15.00	(630.00)
4/25/90	UTILITIES	10.00	(640.00)
4/30/90	SALES	20.00	(620.00)
5/5/90	PAYROLL	25.00	(645.00)
5/10/90	RENT	15.00	(660.00)
5/15/90	UTILITIES	10.00	(670.00)
5/20/90	SALES	30.00	(640.00)
5/25/90	PAYROLL	25.00	(665.00)
5/30/90	RENT	15.00	(680.00)
6/5/90	UTILITIES	10.00	(690.00)
6/10/90	SALES	20.00	(670.00)
6/15/90	PAYROLL	25.00	(695.00)
6/20/90	RENT	15.00	(710.00)
6/25/90	UTILITIES	10.00	(720.00)
6/30/90	SALES	30.00	(690.00)
7/5/90	PAYROLL	25.00	(715.00)
7/10/90	RENT	15.00	(730.00)
7/15/90	UTILITIES	10.00	(740.00)
7/20/90	SALES	20.00	(720.00)
7/25/90	PAYROLL	25.00	(745.00)
7/30/90	RENT	15.00	(760.00)
8/5/90	UTILITIES	10.00	(770.00)
8/10/90	SALES	30.00	(740.00)
8/15/90	PAYROLL	25.00	(765.00)
8/20/90	RENT	15.00	(780.00)
8/25/90	UTILITIES	10.00	(790.00)
8/30/90	SALES	20.00	(770.00)
9/5/90	PAYROLL	25.00	(795.00)
9/10/90	RENT	15.00	(810.00)
9/15/90	UTILITIES	10.00	(820.00)
9/20/90	SALES	30.00	(790.00)
9/25/90	PAYROLL	25.00	(815.00)
9/30/90	RENT	15.00	(830.00)
10/5/90	UTILITIES	10.00	(840.00)
10/10/90	SALES	20.00	(820.00)
10/15/90	PAYROLL	25.00	(845.00)
10/20/90	RENT	15.00	(860.00)
10/25/90	UTILITIES	10.00	(870.00)
10/30/90	SALES	30.00	(840.00)
11/5/90	PAYROLL	25.00	(865.00)
11/10/90	RENT	15.00	(880.00)
11/15/90	UTILITIES	10.00	(890.00)
11/20/90	SALES	20.00	(870.00)
11/25/90	PAYROLL	25.00	(895.00)
11/30/90	RENT	15.00	(910.00)
12/5/90	UTILITIES	10.00	(920.00)
12/10/90	SALES	30.00	(890.00)
12/15/90	PAYROLL	25.00	(915.00)
12/20/90	RENT	15.00	(930.00)
12/25/90	UTILITIES	10.00	(940.00)
12/30/90	SALES	20.00	(920.00)
1/5/91	PAYROLL	25.00	(945.00)
1/10/91	RENT	15.00	(960.00)
1/15/91	UTILITIES	10.00	(970.00)
1/20/91	SALES	30.00	(940.00)
1/25/91	PAYROLL	25.00	(965.00)
1/30/91	RENT	15.00	(980.00)
2/5/91	UTILITIES	10.00	(990.00)
2/10/91	SALES	20.00	(970.00)
2/15/91	PAYROLL	25.00	(995.00)
2/20/91	RENT	15.00	(1010.00)
2/25/91	UTILITIES	10.00	(1020.00)
2/30/91	SALES	30.00	(990.00)
3/5/91	PAYROLL	25.00	(1015.00)
3/10/91	RENT	15.00	(1030.00)
3/15/91	UTILITIES	10.00	(1040.00)
3/20/91	SALES	20.00	(1020.00)
3/25/91	PAYROLL	25.00	(1045.00)
3/30/91	RENT	15.00	(1060.00)
4/5/91	UTILITIES	10.00	(1070.00)
4/10/91	SALES	30.00	(1040.00)
4/15/91	PAYROLL	25.00	(1065.00)
4/20/91	RENT	15.00	(1080.00)
4/25/91	UTILITIES	10.00	(1090.00)
4/30/91	SALES	20.00	(1070.00)
5/5/91	PAYROLL	25.00	(1095.00)
5/10/91	RENT	15.00	(1110.00)
5/15/91	UTILITIES	10.00	(1120.00)
5/20/91	SALES	30.00	(1090.00)
5/25/91	PAYROLL	25.00	(1115.00)
5/30/91	RENT	15.00	(1130.00)
6/5/91	UTILITIES	10.00	(1140.00)
6/10/91	SALES	20.00	(1120.00)
6/15/91	PAYROLL	25.00	(1145.00)
6/20/91	RENT	15.00	(1160.00)
6/25/91	UTILITIES	10.00	(1170.00)
6/30/91	SALES	30.00	(1140.00)
7/5/91	PAYROLL	25.00	(1165.00)
7/10/91	RENT	15.00	(1180.00)
7/15/91	UTILITIES	10.00	(1190.00)
7/20/91	SALES	20.00	(1170.00)
7/25/91	PAYROLL	25.00	(1195.00)
7/30/91	RENT	15.00	(1210.00)
8/5/91	UTILITIES	10.00	(1220.00)
8/10/91	SALES	30.00	(1190.00)
8/15/91	PAYROLL	25.00	(1215.00)
8/20/91	RENT	15.00	(1230.00)
8/25/91	UTILITIES	10.00	(1240.00)
8/30/91	SALES	20.00	(1220.00)
9/5/91	PAYROLL	25.00	(1245.00)
9/10/91	RENT	15.00	(1260.00)
9/15/91	UTILITIES	10.00	(1270.00)
9/20/91	SALES	30.00	(1240.00)
9/25/91	PAYROLL	25.00	(1265.00)
9/30/91	RENT	15.00	(1280.00)
10/5/91	UTILITIES	10.00	(1290.00)
10/10/91	SALES	20.00	(1270.00)
10/15/91	PAYROLL	25.00	(1295.00)
10/20/91	RENT	15.00	(1310.00)
10/25/91	UTILITIES	10.00	(1320.00)
10/30/91	SALES	30.00	(1290.00)
11/5/91	PAYROLL	25.00	(1315.00)
11/10/91	RENT	15.00	(1330.00)
11/15/91	UTILITIES	10.00	(1340.00)
11/20/91	SALES	20.00	(1320.00)
11/25/91	PAYROLL	25.00	(1345.00)
11/30/91	RENT	15.00	(1360.00)
12/5/91	UTILITIES	10.00	(1370.00)
12/10/91	SALES	30.00	(1340.00)
12/15/91	PAYROLL	25.00	(1365.00)
12/20/91	RENT	15.00	(1380.00)
12/25/91	UTILITIES	10.00	(1390.00)
12/30/91	SALES	20.00	(1370.00)
1/5/92	PAYROLL	25.00	(1395.00)
1/10/92	RENT	15.00	(1410.00)
1/15/92	UTILITIES	10.00	(1420.00)
1/20/92	SALES	30.00	(1390.00)
1/25/92	PAYROLL	25.00	(1415.00)
1/30/92	RENT	15.00	(1430.00)
2/5/92	UTILITIES	10.00	(1440.00)
2/10/92	SALES	20.00	(1420.00)
2/15/92	PAYROLL	25.00	(1445.00)
2/20/92	RENT	15.00	(1460.00)
2/25/92	UTILITIES	10.00	(1470.00)
2/30/92	SALES	30.00	(1440.00)
3/5/92	PAYROLL	25.00	(1465.00)
3/10/92	RENT	15.00	(1480.00)
3/15/92	UTILITIES	10.00	(1490.00)
3/20/92	SALES	20.00	(1470.00)
3/25/92	PAYROLL	25.00	(1495.00)
3/30/92	RENT	15.00	(1510.00)
4/5/92	UTILITIES	10.00	(1520.00)
4/10/92	SALES	30.00	(1490.00)
4/15/92	PAYROLL	25.00	(1515.00)
4/20/92	RENT	15.00	(1530.00)
4/25/92	UTILITIES	10.00	(1540.00)
4/30/92	SALES	20.00	(1520.00)
5/5/92	PAYROLL	25.00	(1545.00)
5/10/92	RENT	15.00	(1560.00)
5/15/92	UTILITIES	10.00	(1570.00)
5/20/92	SALES	30.00	(1540.00)
5/25/92	PAYROLL	25.00	(1565.00)
5/30/92	RENT	15.00	(1580.00)
6/5/92	UTILITIES	10.00	(1590.00)
6/10/92	SALES	20.00	(1570.00)
6/15/92	PAYROLL	25.00	(1595.00)
6/20/92	RENT	15.00	(1610.00)
6/25/92	UTILITIES	10.00	(1620.00)
6/30/92	SALES	30.00	(1590.00)
7/5/92	PAYROLL	25.00	(1615.00)
7/10/92	RENT	15.00	(1630.00)
7/15/92	UTILITIES	10.00	(1640.00)
7/20/92	SALES	20.00	(1620.00)
7/25/92	PAYROLL	25.00	(1645.00)
7/30/92	RENT	15.00	(1660.00)
8/5/92	UTILITIES	10.00	(1670.00)
8/10/92	SALES	30.00	(1640.00)
8/15/92	PAYROLL	25.00	(1665.00)
8/20/92			

EXHIBIT "C"

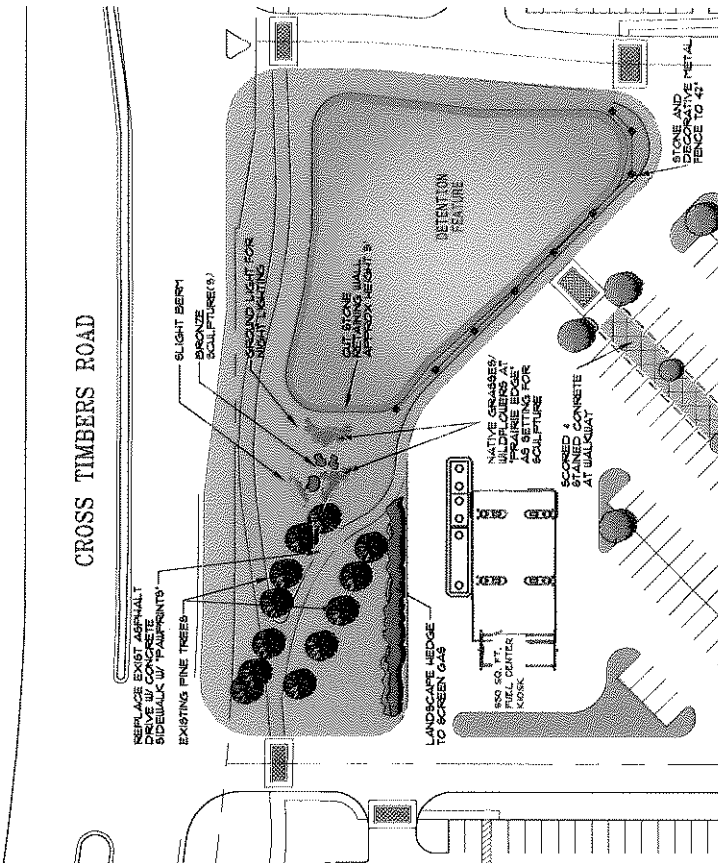
ORDINANCE NO. 27-07

A4	DATE: 08-04-09
JOB: 08-04-09	ISSUE DATE: 08/24/07
SCALE: AS NOTED	APPROVED BY:
DATE:	

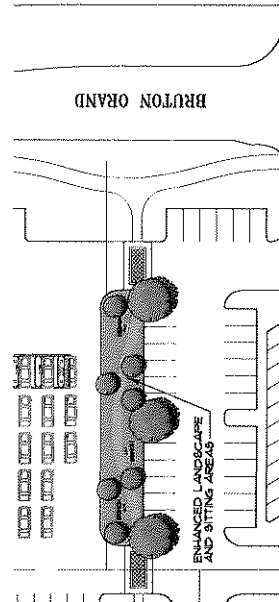


03 EAST AMENITY DETAIL
1/8\"/>

04 PARKING DIVIDERS/
WALKWAY AT ANCHOR
NOT TO SCALE



01 WEST AMENITY DETAIL 1
1/8\"/>



02 WEST AMENITY DETAIL 2
1/8\"/>

CROSS TIMBERS & BRUTON ORAND

5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
972-385-9651
fax 972-385-3462

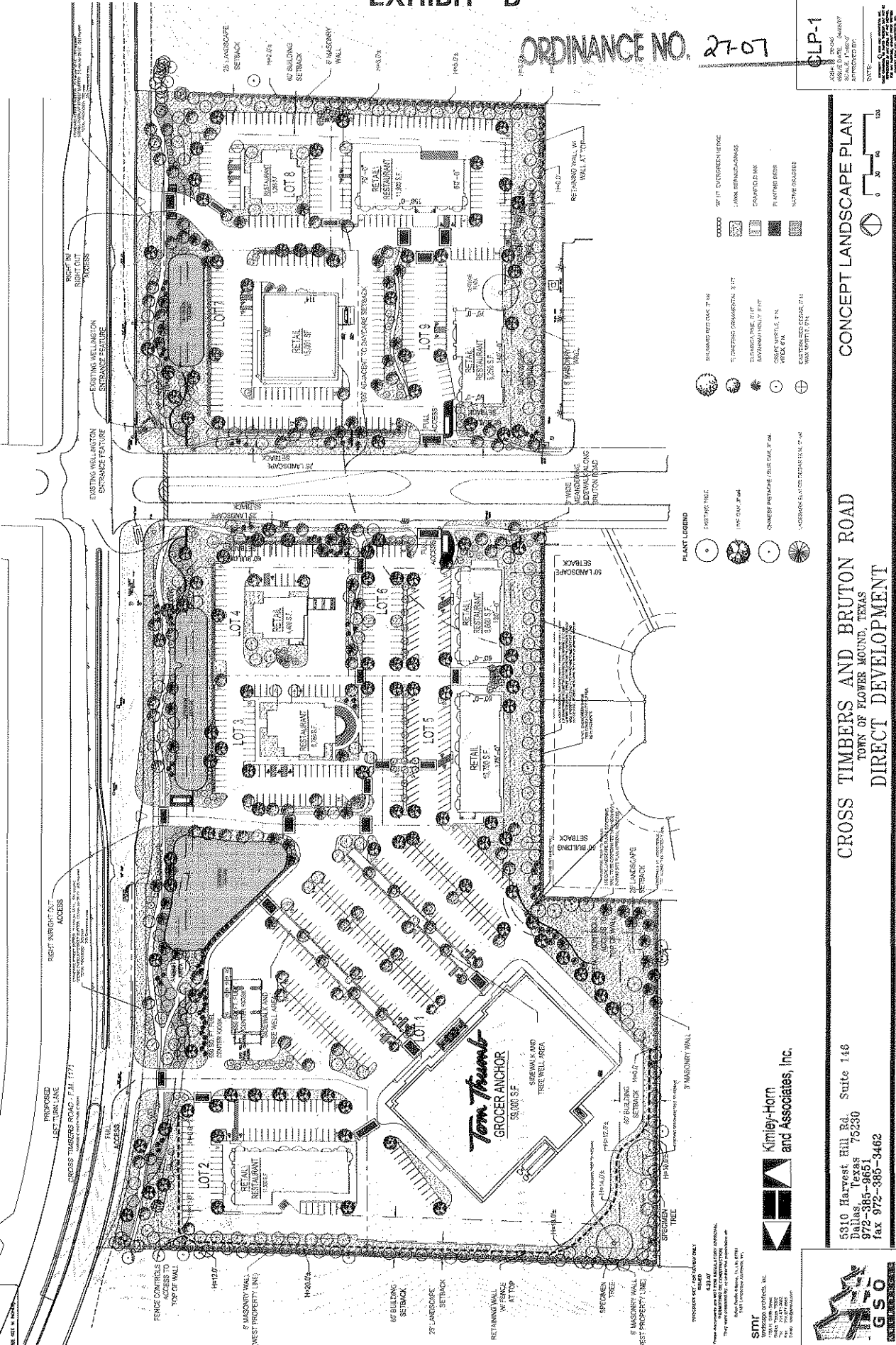


EXHIBIT "B"

ORDINANCE NO. 27-07

CLP-1

DATE: 04/27/07
SCALE: 1"=40'-0"
PROJECT: CROSS TIMBERS AND BRUTON ROAD
TOWN OF FLOWER MOUND, TEXAS
DIRECT DEVELOPMENT

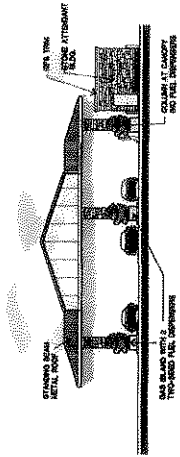


5310 Harvest Hill Rd. Suite 148
Dallas, Texas 75230
972-385-3601
fax 972-385-3462

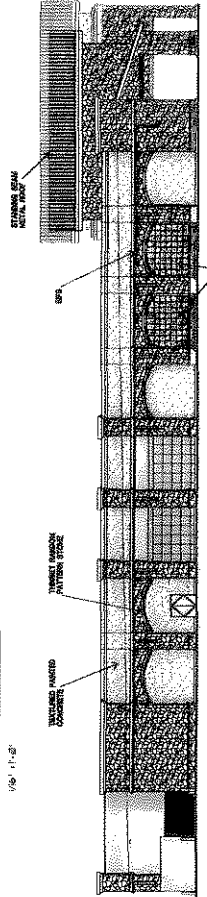
Kimley-Horn
and Associates, Inc.



ORDINANCE NO. 27-07



O2 GAS CANOPY



04 SIDE (EAST) ELEVATION



05 REAR (SOUTH) ELEVATION



06 FRONT (NORTH) ELEVATION

MATERIALS

MATERIAL	FRONT		% REAR		SIDE		% SIDE		REAR DOOR		REAR WINDOW		REAR WHEEL	
	Q sf	O sf	%	O sf	%	Q sf	O sf	%	Q sf	O sf	%	Q sf	O sf	%
Glass	1041 sf	12%	55%	2204 sf	28%	5333 sf	25%	1352 sf	24%					
Stone	4966 sf	52%	24%	4632 sf	6%	3326 sf	62%	3463 sf	63%					
Arch. fin. concrete	2131 sf	24%	8%	472 sf	6%	867 sf	92%	867 sf	92%					
EFS	814 sf	8%	0%	0 sf	0%	0 sf	0%	0 sf	0%					
Marble Doors/Louvers	0 sf	0%	98	3200	40%	48	1%	418	1%					
Female Toilet	9052 sf	90%	0%	0 sf	0%	0 sf	0%	0 sf	0%					

NOTE: Elevations are conceptual only.
Material quantities are subject to change.

5310 Harvest Hill Rd. Suite 146
Dallas, Texas 75230
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fax 972-385-3462

CROSS TIMBERS VILLAGE
FLOWER MOUND, TEXAS

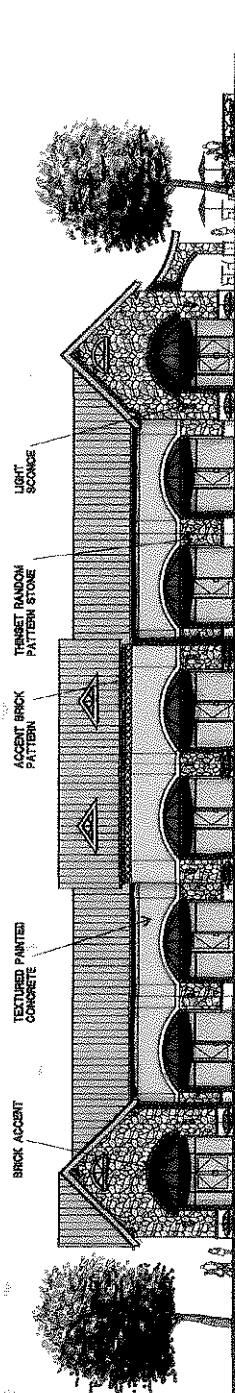
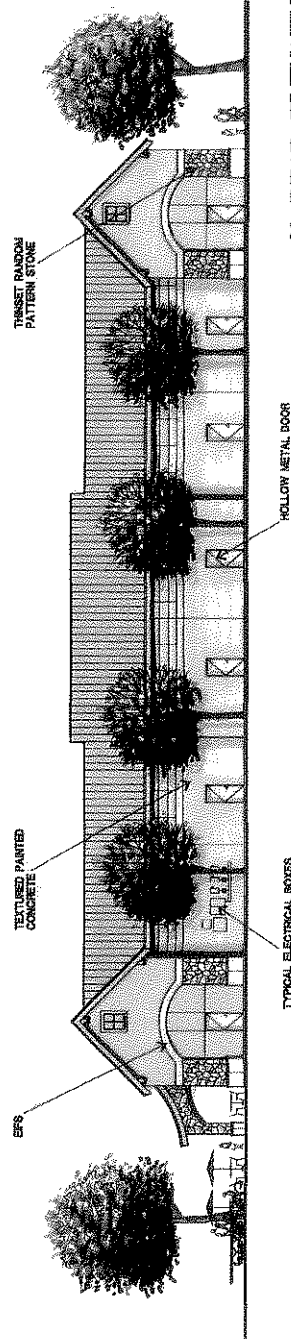
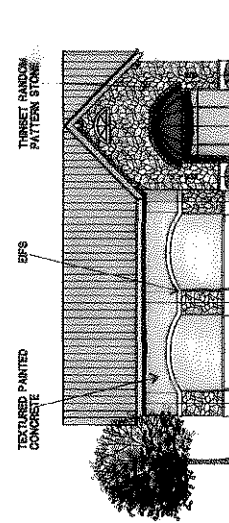
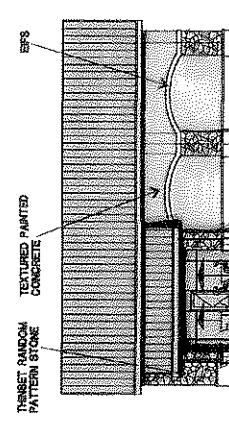


EXHIBIT "E"

ORDINANCE NO. 27-07

A2

JOB# 09-046
 ISSUE DATE 01/01/07
 SCALE 3/32"=1'-0"
 APPROVED BY _____
 DATE _____

01 FRONT ELEVATION
33'7" x 4'-0"02 REAR ELEVATION
33'7" x 4'-0"04 SIDE ELEVATION
33'7" x 4'-0"03 SIDE ELEVATION
33'7" x 4'-0"

MATERIALS

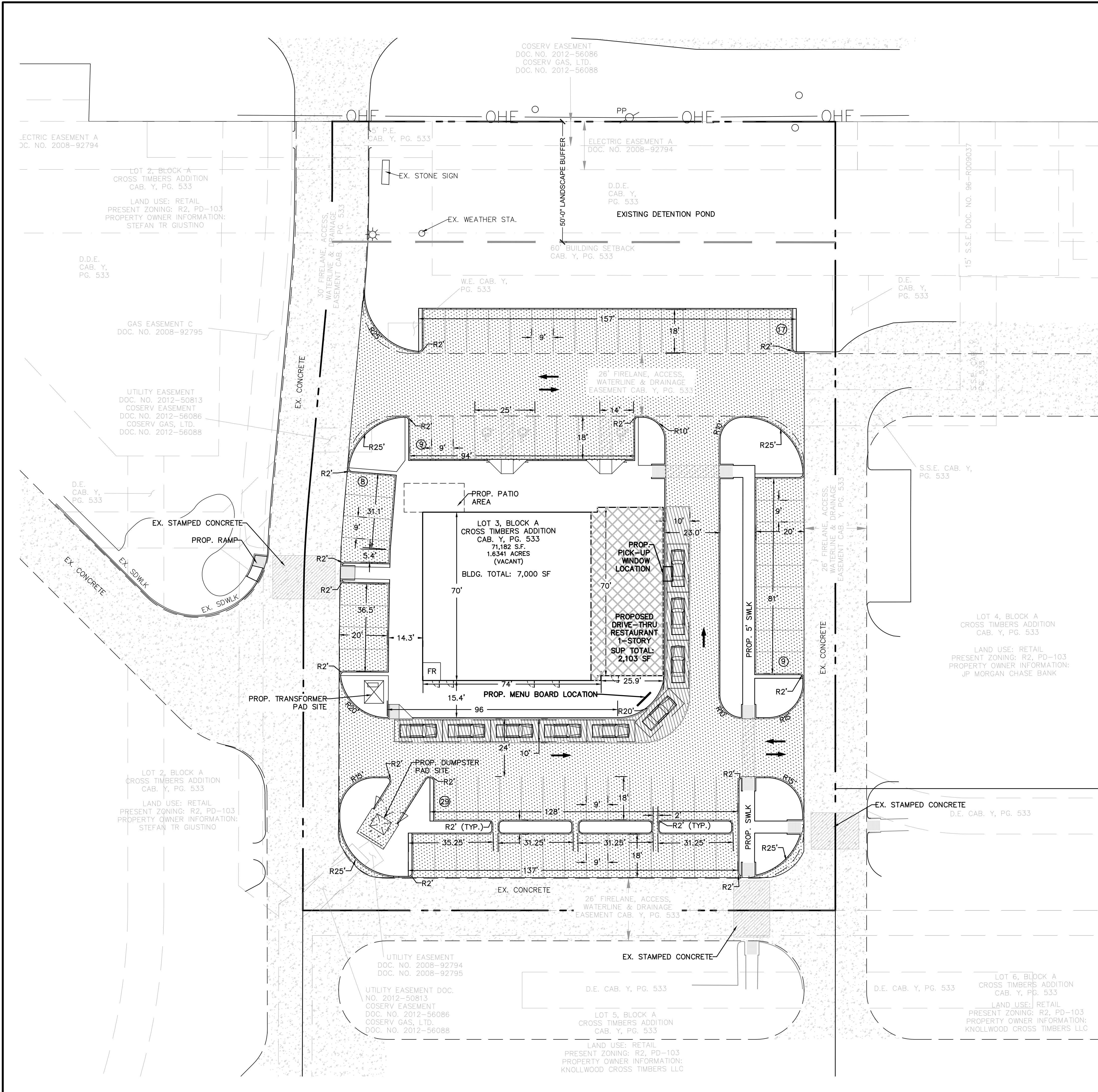
MATERIAL	FRONT	%	REAR	%	SIDE	%	SIDE	%
Glass	124 sf	37%	0 sf	0%	196 sf	20%	129 sf	30%
Stone/cast stone	964 sf	31%	160 sf	5%	553 sf	15%	442 sf	38%
Arch. fin. concrete	837 sf	28%	3005 sf	88%	862 sf	62%	622 sf	51%
EPS	16 sf	4%	66 sf	2%	33 sf	9%	32 sf	3%
Metal Doors	0 sf	0%	165 sf	5%	0 sf	0%	0 sf	0%
Facade Total	3041 sf	100%	3401 sf	100%	1044 sf	100%	1225 sf	100%

NOTE: Elevations are conceptual only.
 Material quantities are subject to change.
 NOTE: All other buildings will substantially
 conform in materials, color and design
 to elevations presented.

CROSS TIMBERS & BRUTON ORAND
 FLOWER MOUND, TEXAS

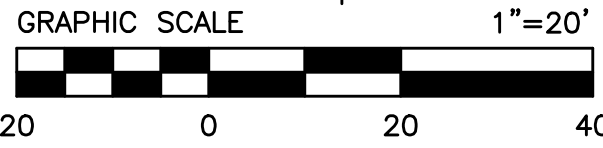
5310 Harvest Hill Rd. Suite 146
 Dallas, Texas 75230
 972-385-9651
 fax 972-385-3462





GENERAL NOTES

1. ALL CURVE RADIUS DIMENSIONS SHOWN ARE FOR FACE OF CURB.
2. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS.
3. ALL SIDEWALKS AND HANDICAP CURB RAMPS SHALL COMPLY WITH ALL STATE AND FEDERAL ACCESS REGULATIONS.
4. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH TOWN STANDARDS.
5. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0540G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
6. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
7. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
10. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
12. DRAINAGE FROM THIS SITE WILL BE COLLECTED BY AN EXISTING STORM SEWER SYSTEM AND OUTFALL INTO THE EXISTING DETENTION POND.
13. ADA CIRCULATION AT THE BUILDING SHOULD NOT BE INTERRUPTED BY OUTDOOR SEATING.



LEGEND	
	Proposed Concrete Pavement
	Existing Concrete Pavement
	Proposed Stamped Concrete
	Existing Stamped Concrete
	Proposed Traffic flow

Site Data Table		
Physical Address	LOT 3	
Gross Site Area	1.6341 ac./ 71,182 sf.	
Net Site Area		
Zoning	PD-103	
Current Use	RETAIL/RESTAURANT	
Lot Coverage Data		
Building Coverage	9.8%/ 7,000 sf.	
Impervious Area	62%/ 44,103 sf.	
Pervious Area	28.2% /22,079 sf	
Parking Summary		
Retail (2,725 sf) at 1 per 250 sf	Required	Provided
	11	11
Restaurant (4,275 sf) at 1 per 75 sf	57	57
Patio (300 sf) at 1 per 75 sf	4	4
Total Parking	72	72
Building Data		
Building	1 STORY	
Peak height	35'-0"	
Mean Height	23'-0"	
Building Area Square Footage	7,000 sf	
Patio Area Square Footage	300 sf	
Total Square Footage	7,300 sf	

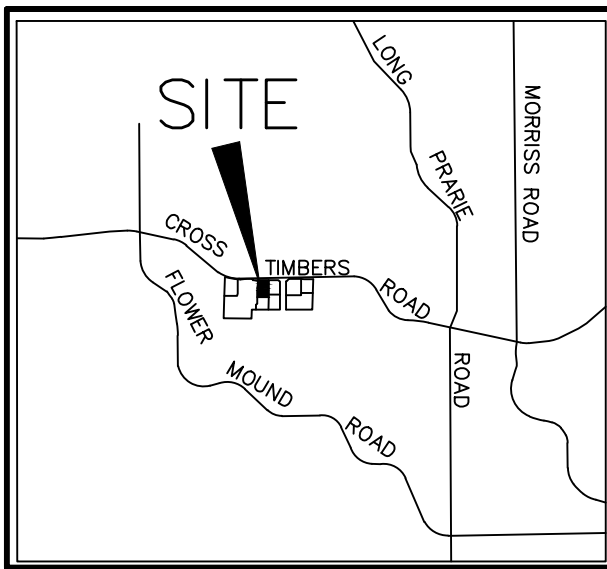
MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL/RESTAURANT
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PARKS AND TRAILS	THE TRAILS MAP INDICATES AN EXISTING MULTI-PURPOSE TRAIL ALONG BRUTON ORAND BLVD. ADJACENT TO THE NORTH AND SOUTH BOUNDARIES OF THE SITE AND A PROPOSED MULTI-PURPOSE TRAIL ALONG BRUTON-ORAND BLVD. CONNECTING THE EXISTING MULTI-PURPOSE TRAIL.
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CONCEPT SITE PLAN

CROSS TIMBERS ADDITION
LOT 3, BLOCK A

1.6341 ACRES
PERRY MALONE SURVEY-ABSTRACT 836
JOHN W. MALONE SURVEY-ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SWC CROSS TIMBERS LP	OWNER
7500 San Jacinto Place Plano, Texas 75024	(972)980-9686
DUGGAN REALTY ADVISORS, LLC	DEVELOPER
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JB PARTNERS, INC.	ENGINEER/SURVEYOR
16301 Quorum Drive, Suite 200B Addison, Texas 75001 Contact: Jeff Klement, P.E.	(972)248-7676

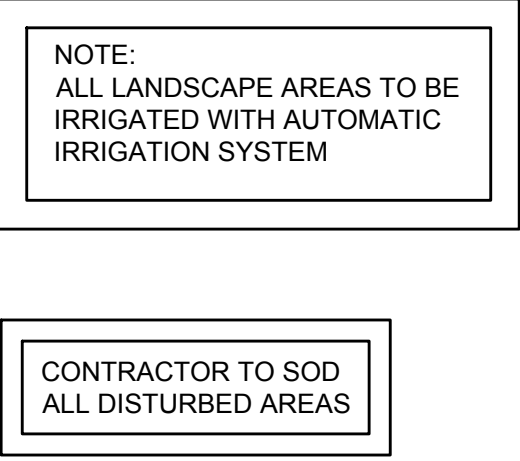
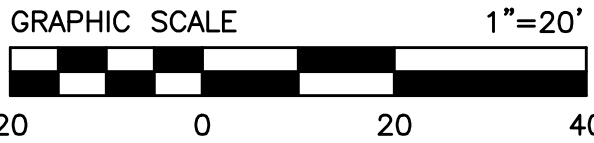


SUBMITTED: OCTOBER 29, 2018

CAUTION!!!
EXISTING UNDERGROUND POWER, GAS, CABLE, &
TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE
RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING
UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING
UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE
SHOWN ON THE PLANS.

DIG TESS: 1-800-344-8377

CALL CITY FOR WATER AND SEWER LINES.

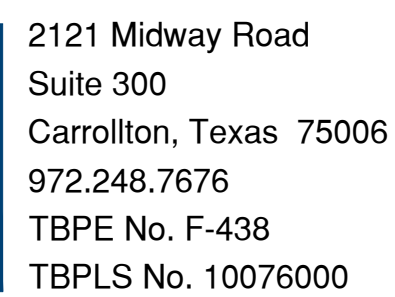
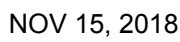


1. THE CONTRACTOR IS RESPONSIBLE FOR MAKING SURE EITHER FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND WILL BE RESPONSIBLE FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
2. DO NOT WILLFULLY PROCEED WITH CONSTRUCTION, AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. ALL REPRESENTATIVES TO THE LANDSCAPE ARCHITECT SHALL BE REVIEWED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
4. THE LANDSCAPE CONTRACTOR SHALL RECEIVE THE SITE AT (+/-) 0.1' OF FINISH GRADE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
6. PLANTING AREA PREPARATION TO INCLUDE A MINIMUM OF 3" OF APPROVED ORGANIC MATTER TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
7. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
8. ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF 2" OF SHREDED HARDWOOD MULCH. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
9. ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF 3' FROM STEEL EDGING, CURBS, WALKS, TREES, AND BUILDINGS.
10. TREES TO BE PLANTED IN PARKING LOT ISLANDS LESS THAN TEN FEET (10') WIDE SHALL INSTALL A ROOT BARRIER PANELS. ROOT BARRIERS ARE ONLY TO BE INSTALLED LINEAR ALONG THE HARDSCAPE AND NOT TO SURROUND THE TREES.
11. ALL TURF AREAS SHALL HAVE THE TOP 2" OF SOIL MECHANICALLY TILLED. RAKE ALL AREAS REMOVING DEBRIS, CLODS AND ROCKS 1" DIA. AND GREATER. RENDER SOIL LOOSE AND FINELY GRADED. ELIMINATE ALL DEPRESSIONS AND RIDGES AND PROVIDE A SMOOTH, AND EVEN FINISH GRADE.
12. ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA (IF WATER RESTRICTIONS ALLOW) OR APPROVED SEASONAL GRASS ALONG WITH 15:1:0 FERTILIZER OR AS SPECIFIED.
13. SHALL WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH CONTRACTOR SHALL NOTIFY OWNER/REPRESENTATIVES TO COORDINATE ALTERNATIVES PRIOR TO THE ORDERING OF ANY MATERIAL. FAILURE TO DO SO MAY RESULT IN REWORK AT NO ADDITIONAL COST TO THE OWNER
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS AND SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
15. THE SITE SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SPRINKLER SYSTEM AND SHALL HAVE RAIN AND FREEZE SENSORS.
16. ALL PLANTING AREAS SHALL BE MAINTAINED WEED FREE UNTIL FINAL ACCEPTANCE.
17. ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF 1-YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR LOSS AS THE RESULT OF NEGLIGENT MAINTENANCE, FIRE, FREEZE, FLOOD, THEFT, VANDALISM, DISEASE, OR INSECTS UNLESS THE CONTRACTOR HAS BEEN CONTRACTED TO PERFORM MAINTENANCE OPERATIONS ON THE PROJECT.
19. THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER UTILITIES.
20. CONTRACTOR IS RESPONSIBLE FOR THE REMOVING OF TOPSOIL AS NECESSARY TO ACCOMMODATE INCORPORATION OF SOIL AMENDMENTS INCLUDING TOPDRESSING
21. CONTRACTOR TO ASSURE PROPER PLANTING AREA EDGE CONDITIONS AT HARDSCAPE. PROPER BED TAPER WILL BE REQUIRED. ABRUPT BED DROPOFFS AT PAVING WILL NOT BE ALLOWED.

	EXISTING TREES
	SO SHUMARD RED OAK/QUERCUS SHUMARDII
	CE CEDAR ELM/ULMUS CRASSIFOLIA
	CM CRAPE MYRTLE/LAGERSTROEMIA INDICA 'DALLAS RED'
	TS TEXAS SAGE/EUCOPHYLLUM FRUTESCENS
	BH DWARF BURFORD HOLLY/ILEX CORNUTA
	RY RED YUCCA/HESPERALOE PARVIFLORA
	LG WEEPING LOVE GRASS/ERAGROSIS CURVULA
	SC SEASONAL COLOR
	TURF BERMUDAGRASS / CYNODON DACTYLON

NOTE:
CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE TOWN AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW FOR HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

DESIGNED BY:	AP/RG
DRAWN BY:	AP
CHECKED BY:	RG



PROJECT NO.
**DRA
002**
SHEET NO
_P-1

MATERIALS AND COLORS

FIELD STONE	TUSCANY BY ROBINSON
ACCENT STONE	BRICK THIN STONE
CAST STONE	KENSINGTON BY ROBINSON
	BRICK THIN STONE
STUCCO & EIFS	SAVANNA STONE
	"LIMESTONE" SMOOTH FACE
	SANDS OF TIME BY SHERWIN
	WILLIAMS - SW6101
	DARK BRONZE - TO MATCH
	ADJACENT BUILDINGS
ALL METALS -	
STOREFRONTS,	
DOORS, AWNINGS,	
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CAPS, AND STANDING	
SEAM ROOFING	

MATERIAL TABULATION CHART

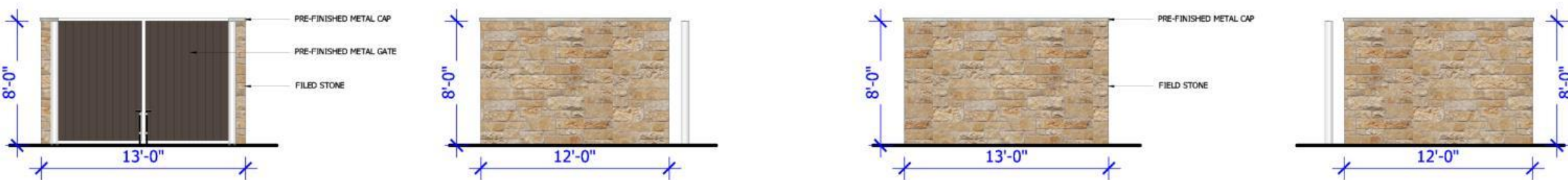
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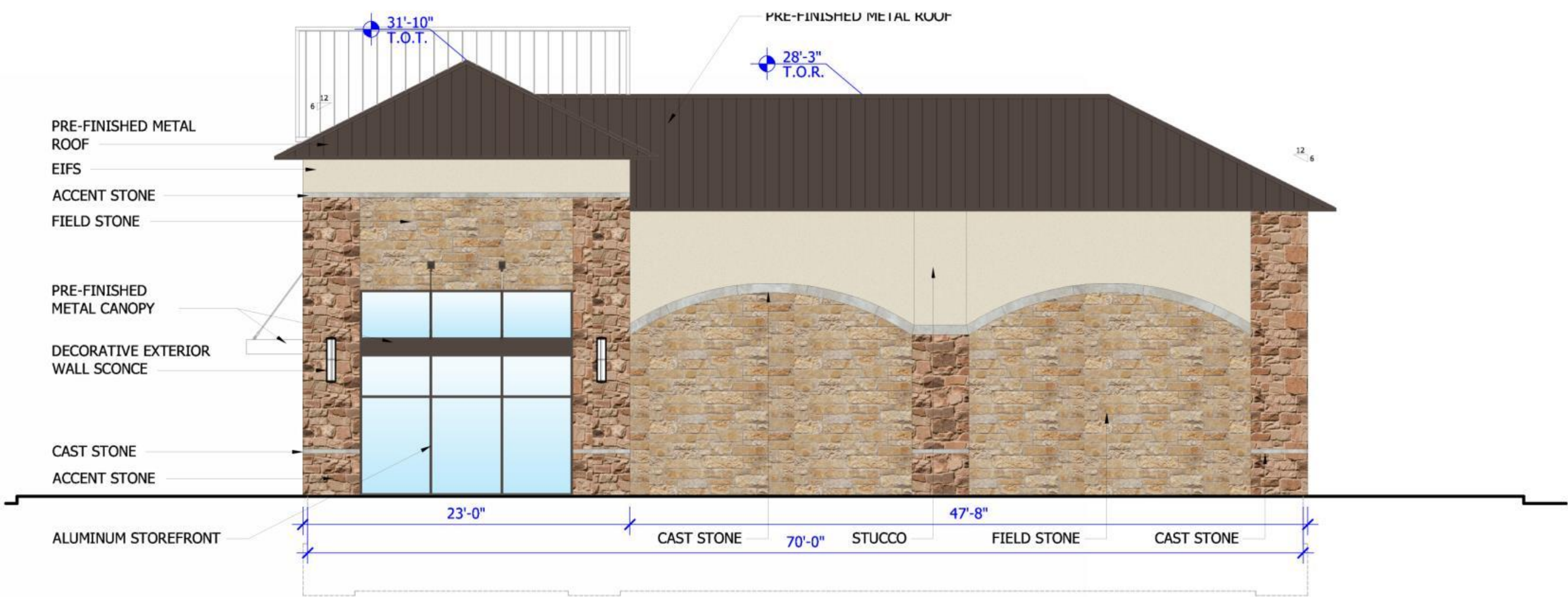
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INTERIORS

3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066



05 DUMPSTER ELEVATIONS

1/8" = 1'-0"



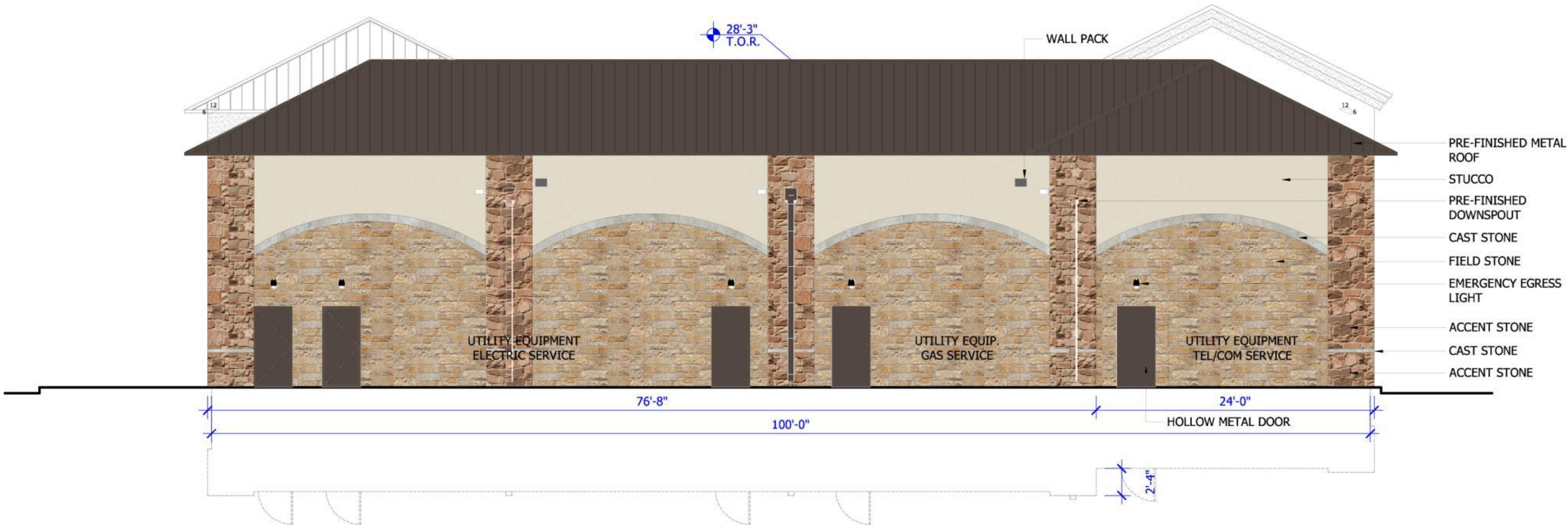
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1/8" = 1'-0"



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1/8" = 1'-0"



01 NORTH ELEVATION

1/8" = 1'-0"



SWC CROSS
TIMBERS, LP

7500 SAN JACINTO PLACE
PLANO, TEXAS 75024
972-980-9686 x103

CROSS
TIMBERS
ADDITION

LOT 3, BLOCK A - 1.6341 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT
ELEVATIONS

SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 18060
SHEET



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 9

DATE: December 10, 2018

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0017 - Cross Timbers Addition, Lot 3) to develop one non-residential building. The property is generally located south of Cross Timbers Road and west of Bruton Orand Blvd.**

I. ITEM SUMMARY

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

The project has a companion application, Specific Use Permit (SUP18-0018), for consideration on the same agenda. Approval of this site plan request is contingent upon approval of the Specific Use Permit for a drive thru restaurant.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a 7,000 square-foot retail building on Lot 3, Block A, of the Cross Timbers Addition subdivision. The subject site is approximately 1.63 acres and currently vacant. The property is zoned Planned Development District-103 (PD-103) with Retail District-2 (R-2) uses.

Primary access to the site will be from Cross Timbers Road through mutual access easements dedicated with the recorded plat for Cross Timbers Addition. The proposed development consists of retail and restaurant uses. Both required and provided parking for this development is 72 spaces.

PD-103 requires approval of a Specific Use Permit (SUP) for a fast food restaurant (a restaurant with drive thru facility) and limits this use to just two lots within PD-103, Lot 3 (west of Bruton Orand Boulevard) and Lot 8 (east of Bruton Orand Boulevard) of Cross Timbers Addition. Lot 8 has been developed with a banking facility. The site plan for Lot 3 includes proposal for a future drive thru restaurant at the east end of the building, thus requiring approval of an SUP prior to consideration of this site plan.

The landscape plan depicts required number of buffer trees along Cross Timbers Road, parking lot trees and street yard trees. The proposed development complies with the Town's landscape requirements and PD-103 requirements. The landscape plan depicts required number of buffer trees along Cross Timbers Road, parking lot

trees and street yard trees. The proposed development complies with the Town's landscape requirements and PD-103 requirements. The proposed site plan and elevations are consistent with the development guidelines in PD-103. The proposed elevation complements the buildings within the Cross Timbers Addition development and complies with the design standards in the Town's Urban Design Plan.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

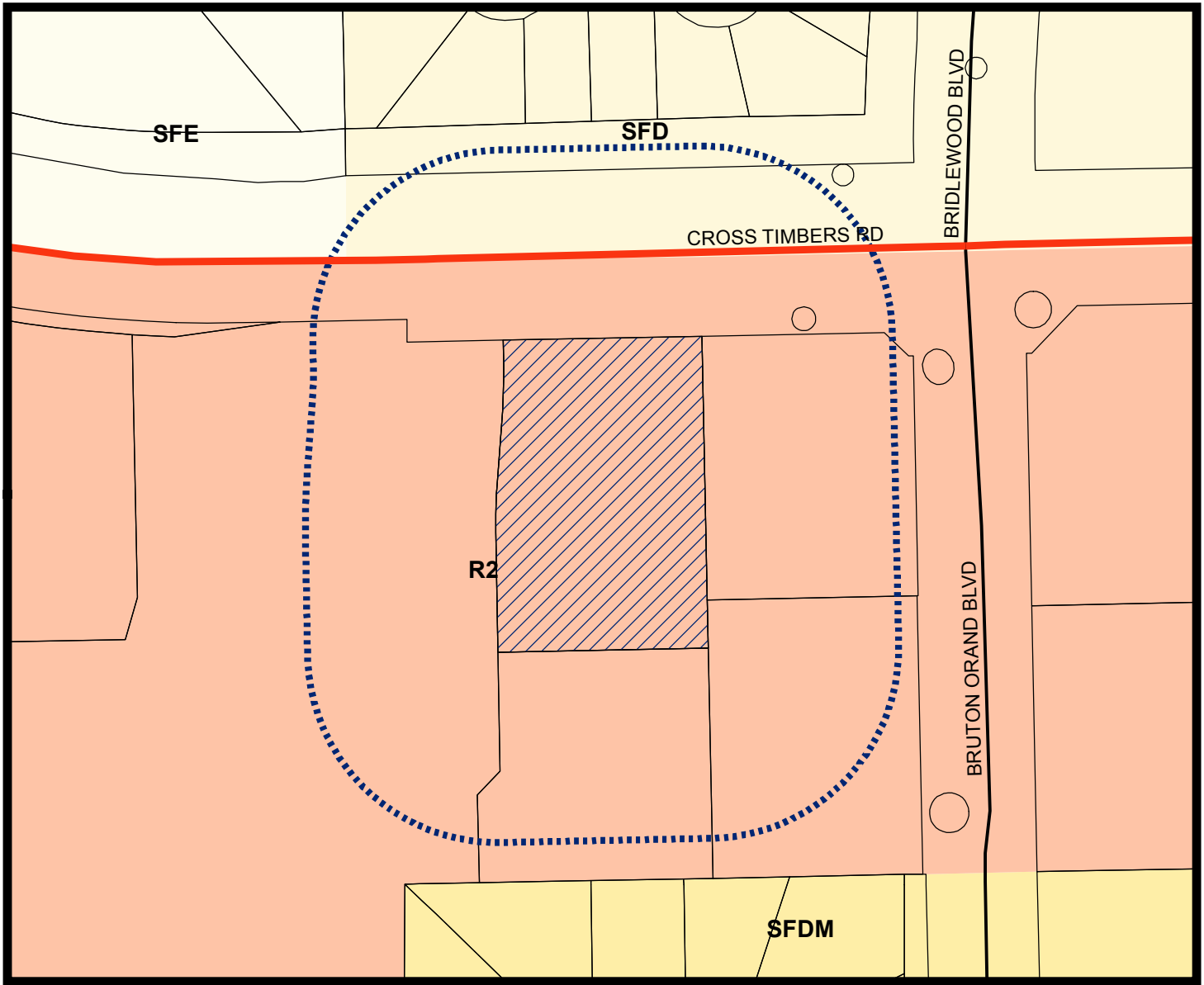
B. Application Details

1. Site Plan Package



Vicinity Map

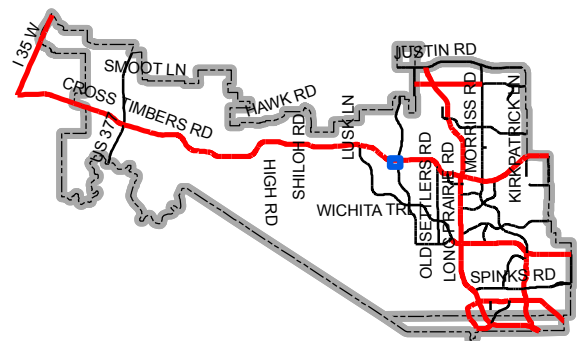
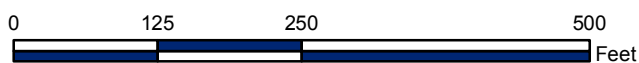
Reference Project: SUP18-0018 & SP18-0017



LEGEND

- Retail 2
- Single Family Density
- Single Family Density Medium
- Single Family Estate

- Subject Property
- 200 ft Notification Buffer around Property



Map Location



August 27, 2018

Planning Department
Town of Flower Mound
1001 Cross Timbers Rd.
Flower Mound, TX 75028

**RE: Letter of Intent for Block A, Lot 3
Cross Timbers Addition, Lot 3
JBI Project No. DRA002B**

To Whom It May Concern:

On behalf of SWC Cross Timbers, LP, the owner, please accept this Letter of Intent as part of the Site Plan Submittal Process for the referenced Block and Lot parcel. The Site will be developed in accordance with R-2 zoning in the current PD-103 (Ordinance 27-07, 19-12, & 52-12). The following further describes the tract:

- **Acreage:** 1.6341 acres (71,182 Square Feet)
- **Project Location:** Block A, Lot 3 is located within Cross Timbers Village located at the southwest corner of the Cross Timbers Road and Bruton Orand Blvd. intersection.
- **Proposed Uses:** Retail/Restaurant Building
- **Square Footage of Proposed Multi-Tenant Retail Building:** 7,000 Square Feet
- **Development Phasing:** No phasing - the Retail/Restaurant will be developed subsequent to the completion and City acceptance.
- **Special Considerations:** None

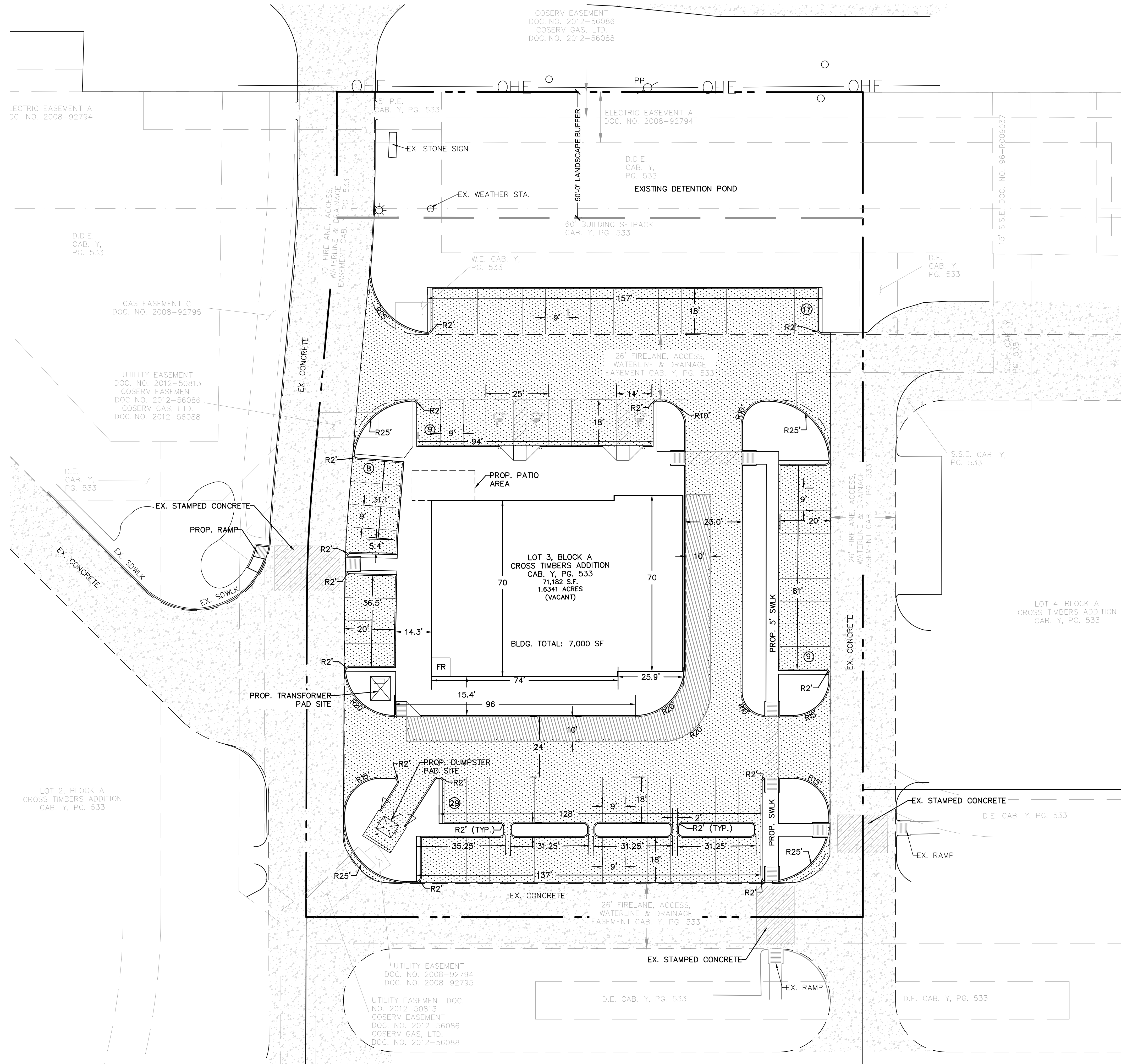
We respectfully request the review of the attached Site Plan Package. Please call me at 972-738-7285 if you have any questions.

Sincerely,

JBI PARTNERS, INC.

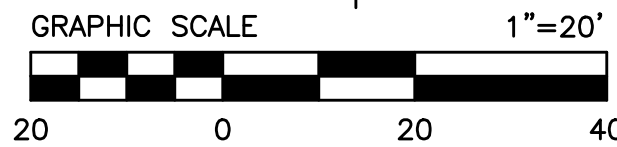
A handwritten signature in blue ink, appearing to read "JKlement", with a long horizontal flourish extending to the right.

Jeff Klement, PE
Project Engineer



GENERAL NOTES

- ALL CURVE RADIUS DIMENSIONS SHOWN ARE FOR FACE OF CURB.
- FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER TOWN STANDARDS.
- ALL SIDEWALKS AND HANDICAP CURB RAMPS SHALL COMPLY WITH ALL STATE AND FEDERAL ACCESS REGULATIONS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH TOWN STANDARDS.
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48121C0540G, DATED APRIL 18, 2011 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE MAP, THIS PROPERTY IS WITHIN UNSHADED ZONE "X". (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), WHICH IS NOT A SPECIAL FLOOD HAZARD AREA. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ADA CIRCULATION AT THE BUILDING SHOULD NOT BE INTERRUPTED BY OUTDOOR SEATING.



LEGEND

	Proposed Concrete Pavement
	Existing Concrete Pavement
	Proposed Stamped Concrete
	Existing Stamped Concrete

Site Data Table		
Physical Address		LOT 3
Gross Site Area		1.6341 ac./ 71,182 sf.
Net Site Area		
Zoning		PD-103
Current Use		RETAIL/RESTAURANT
Lot Coverage Data		
Building Coverage		9.8%/ 7,000 sf.
Impervious Area		62%/ 44,103 sf.
Pervious Area		28.2% /22,079 sf
Parking Summary		Required Provided
Retail (2,725 sf) at 1 per 250 sf		11 11
Restaurant (4,275 sf) at 1 per 75 sf		57 57
Patio (300 sf) at 1 per 75 sf		4 4
Total Parking		72 72
Building Data		
Building		1 STORY
Peak height		35'-0"
Mean Height		23'-0"
Building Area Square Footage		7,000 sf
Patio Area Square Footage		300 sf
Total Square Footage		7,300 sf

MASTER PLAN FEATURES	
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SITE PLAN

CROSS TIMBERS ADDITION LOT 3, BLOCK A

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SWC CROSS TIMBERS LP

7500 San Jacinto Place
Plano, Texas 75024

OWNER

(972)980-9686

DUGGAN REALTY ADVISORS, LLC

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DEVELOPER

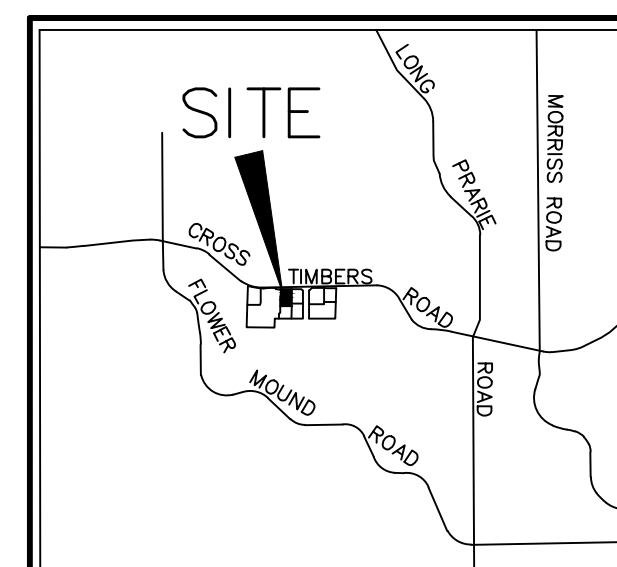
(972)980-9686

JB PARTNERS, INC.

16301 Quorum Drive, Suite 200B
Addison, Texas 75001
Contact: Jeff Klement, P.E.

ENGINEER/SURVEYOR

(972)248-7676



VICINITY MAP
N.T.S.

SUBMITTED: NOVEMBER 14, 2018

Texas Registered Engineering Firm F-438

JB PARTNERS

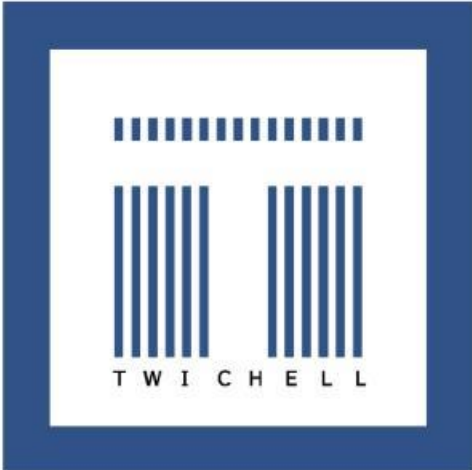
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MATERIAL TABULATION CHART

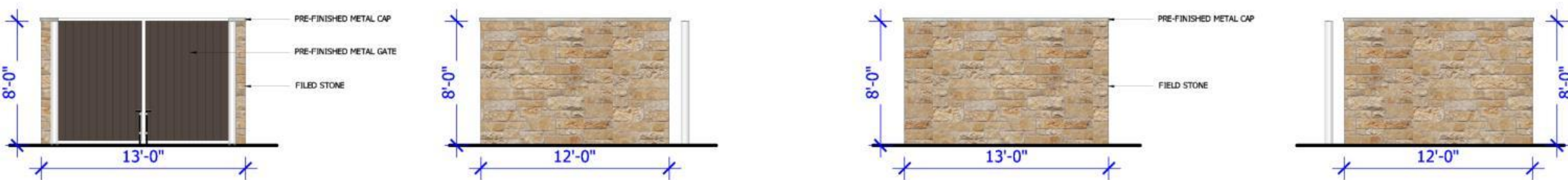
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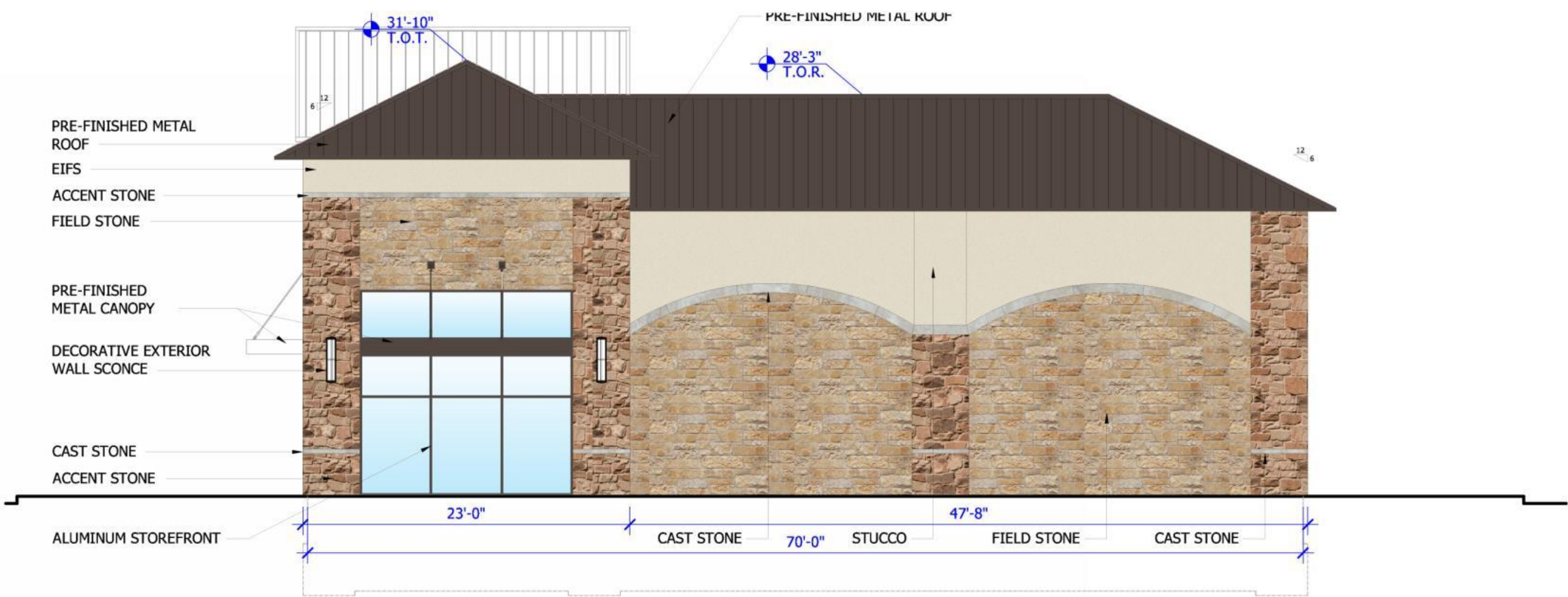
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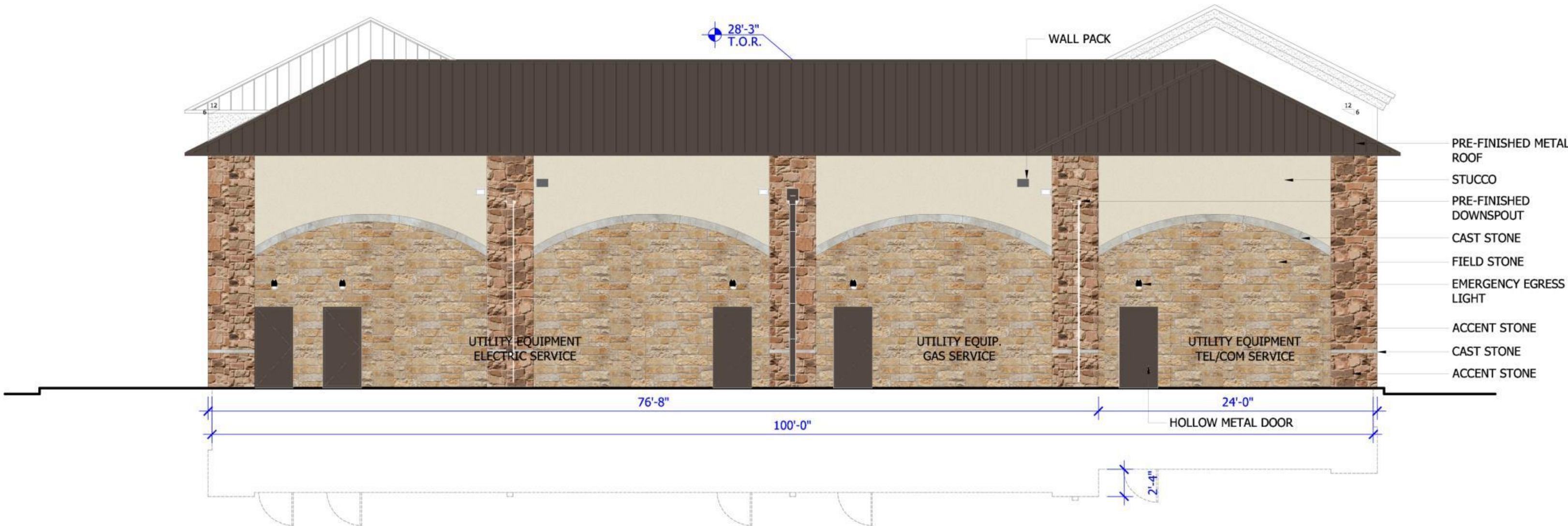
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1/8" = 1'-0"



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LOT 3, BLOCK A - 1.6341 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ELEVATIONS

SCALE: 1/8" = 1'-0"

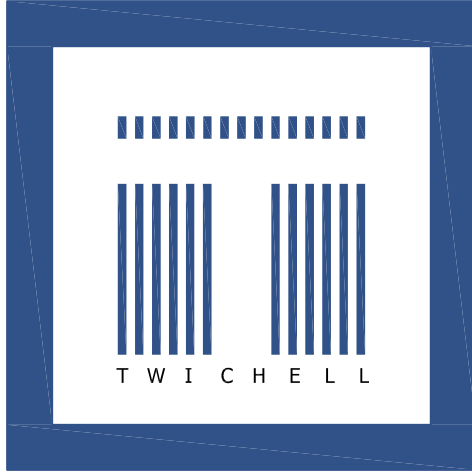
REV	DATE	DESCRIPTION

PROJECT NO: 18060
SHEET

MATERIALS AND COLORS	
FIELD STONE	TUSCANY BY ROBINSON BRICK THIN STONE
ACCENT STONE	KENSINGTON BY ROBINSON BRICK THIN STONE
CAST STONE	SAVANNA STONE "LIMESTONE" SMOOTH FACE
STUCCO & EIFS	SANDS OF TIME BY SHERWIN WILLIAMS - SW6101
ALL METALS - STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS, AND STANDING SEAM ROOFING	DARK BRONZE - TO MATCH ADJACENT BUILDINGS

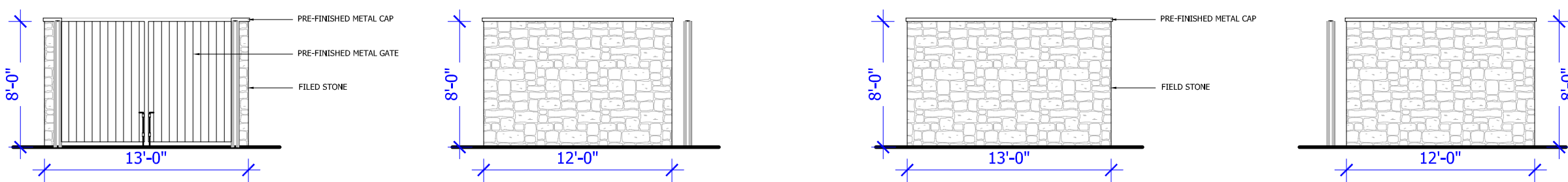
MATERIAL TABULATION CHART							
	NORTH		SOUTH		EAST		WEST
TOTAL FACADE S.F.	2,903 SF		2,749 SF		2,062 SF		1,951 SF
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,981 SF		2,632 SF		1,858 SF		1,749 SF
DOORS AND WINDOWS S.F.	922 SF		117 SF		204 SF		202 SF
PRIMARY MASONRY TOTALS (MIN. 80%)							
-BRICK S.F.	28 SF	1 %	0 SF	0 %	21 SF	1 %	0 SF
-STONE S.F.	1,436 SF	72 %	2,154 SF	82 %	1,546 SF	83 %	1,428 SF
-STUCCO S.F.	407 SF	21 %	478 SF	18 %	267 SF	15 %	267 SF
SECONDARY MASONRY TOTALS (MAX. 20%)							
-EIFS S.F.	110 SF	6 %	0 SF	0 %	24 SF	1 %	54 SF

ANY EXTERNAL ELECTRICAL PANELS WILL
BE PAINTED/TEXTURED TO MATCH THE
MATERIAL AND COLOR OF THE BUILDING.



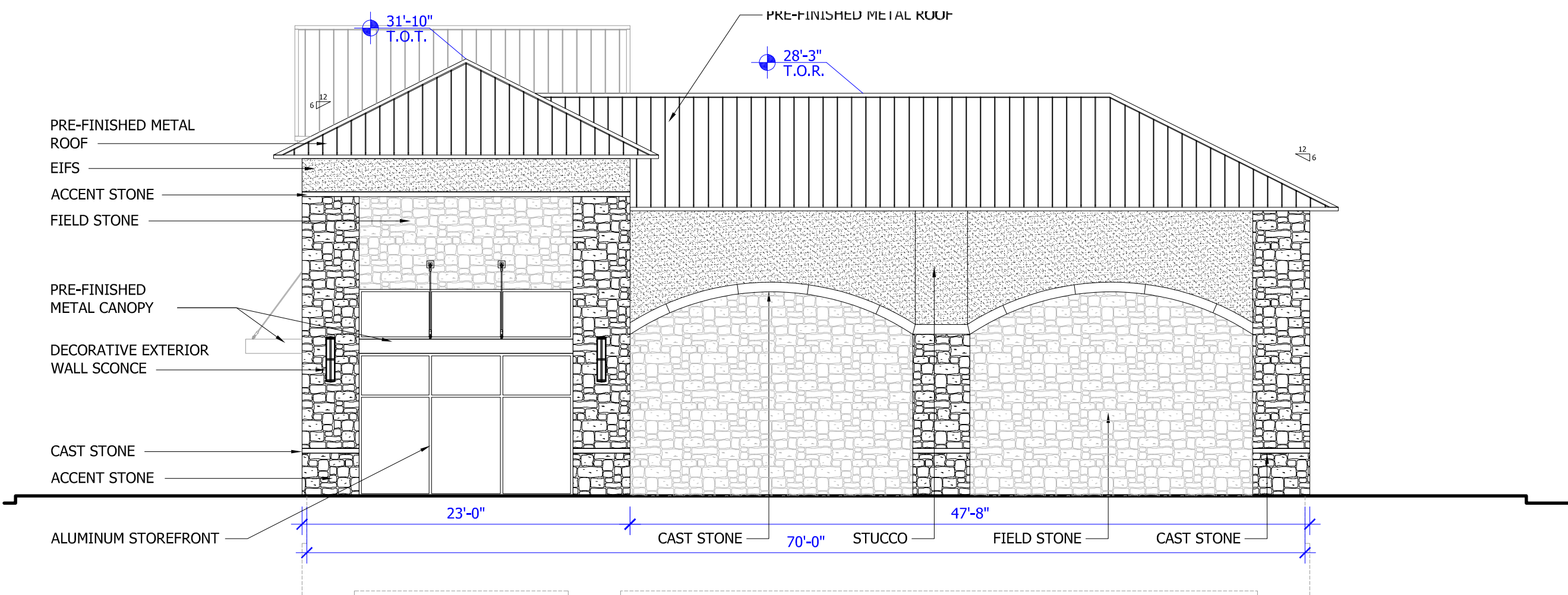
MICHAEL F. TWICHELL, L.P.
ARCHITECTS • PLANNING
INTERIORS

3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066



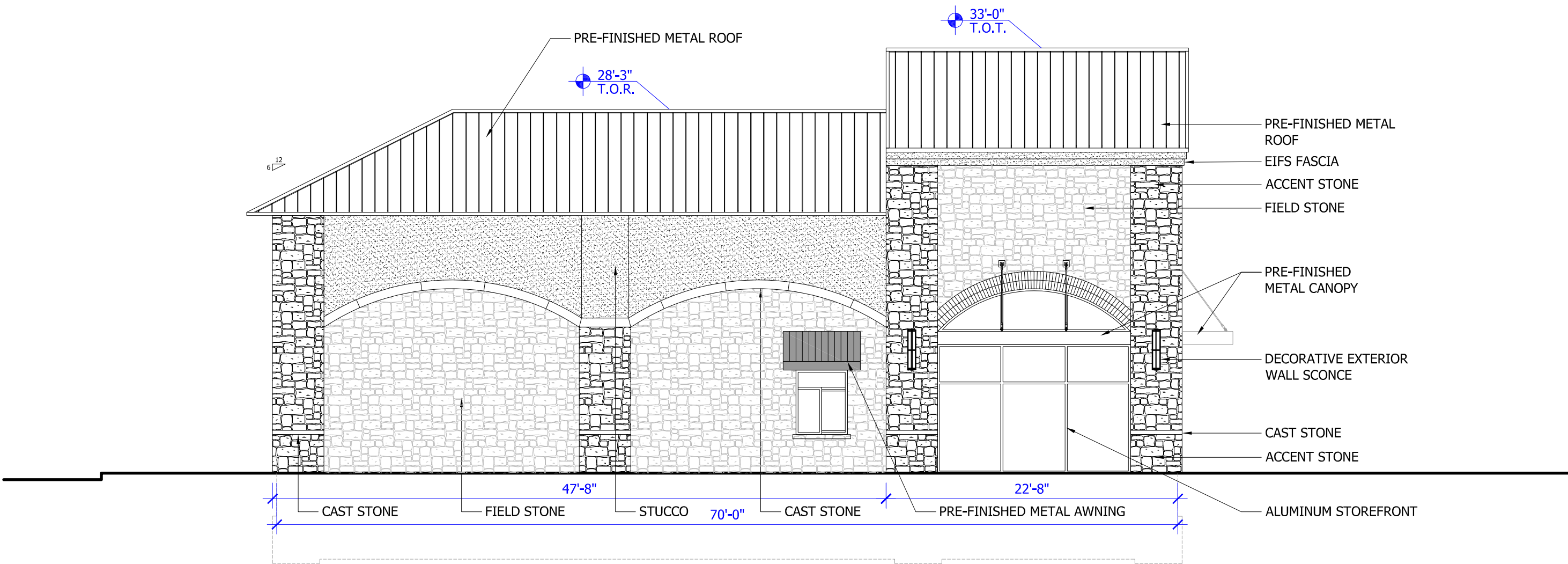
05 DUMPSTER ELEVATIONS

1/8" = 1'-0"



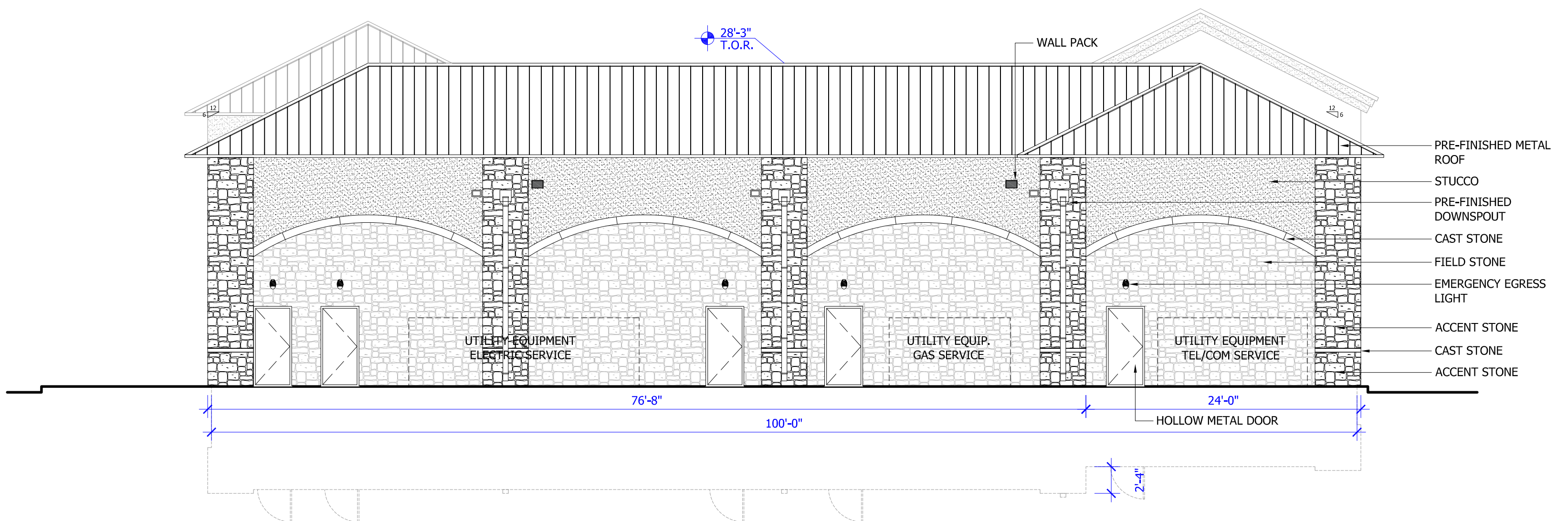
04 WEST ELEVATION

1/8" = 1'-0"



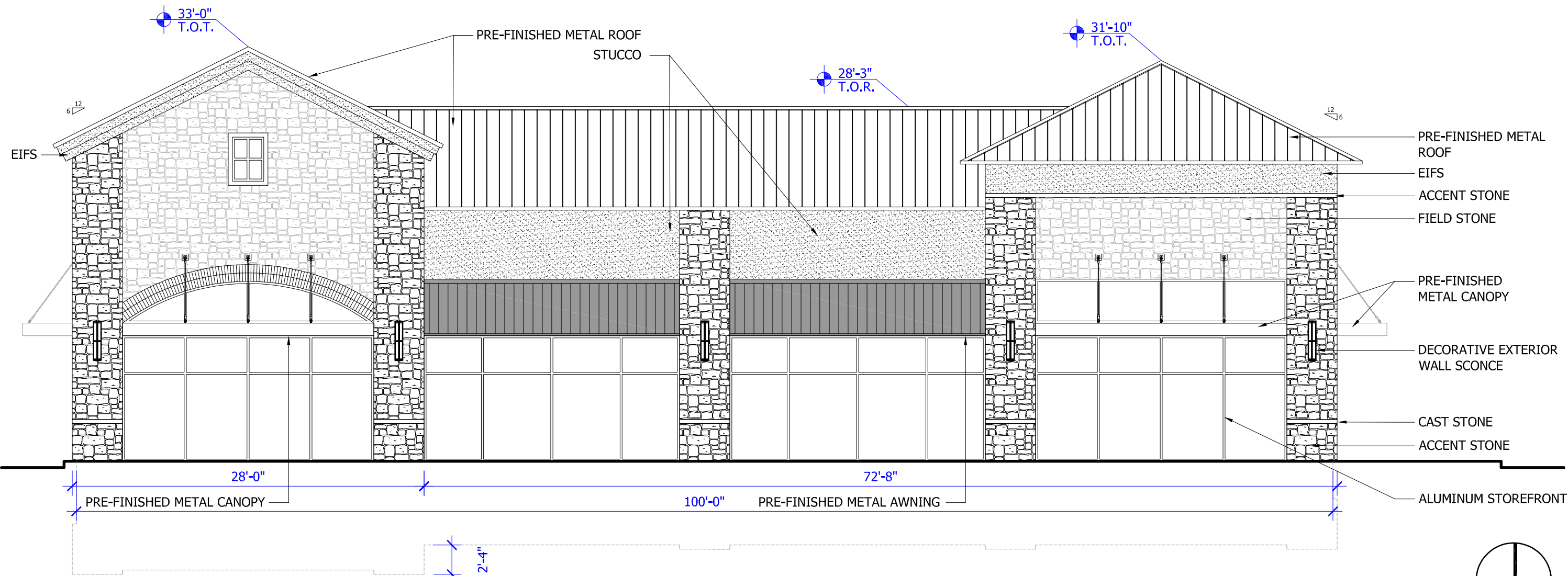
02 EAST ELEVATION

1/8" = 1'-0"



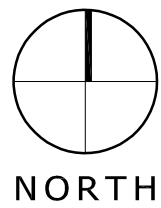
03 SOUTH ELEVATION

1/8" = 1'-0"



01 NORTH ELEVATION

1/8" = 1'-0"



SWC CROSS TIMBERS, LP

7500 SAN JACINTO PLACE
PLANO, TEXAS 75024
972-980-9686 x103

CROSS TIMBERS ADDITION

LOT 3, BLOCK A - 1.6341 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ELEVATIONS

SCALE: 1/8" = 1'-0"

REV	DATE	DESCRIPTION

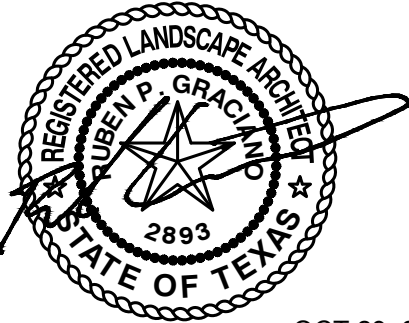
PROJECT NO: 18060
SHEET

TAG #	NORTHING	EASTING	ELEVATION	SIZE	SCIENTIFIC NAME	COMMON NAME	STATUS	CONDITION OF TREES	REMOVE/REMAIN
3895	7064568.869	2398755.379	12'-0"	6	Quercus Virginiana	Live Oak	Protected	Good	Remove
3896	7064572.924	2398736.205	15'-0"	7.5	Quercus Virginiana	Live Oak	Protected	Good	Remain
3897	7064571.45	2398715.489	12'-0"	6	Quercus Virginiana	Live Oak	Protected	Good	Remain
3901	7064581.399	2398587.106	8'-0"	4cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3902	7064586.502	2398595.572	10'-0"	5cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3903	7064593.463	2398587.361	11'-0"	5.5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3904	7064597.948	2398594.245	10'-0"	5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3905	7064608.823	2398596.541	9'-0"	4.5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3906	7064617.267	2398601.471	11'-0"	5.5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3907	7064628.882	2398604.872	11'-0"	5.5 cl	Lagerstroemia Indica	Crape Myrtle		Good	Remain
3908	7064635.839	2398617.464	17'-0"	8.5	Quercus Macrocarpa	Bur Oak	Protected	Good	Remain
3909	7064643.613	2398636.382	13'-0"	6.5	Quercus Macrocarpa	Bur Oak	Protected	Good	Remain
3910	7064643.805	2398651.548	16'-0"	8	Quercus Macrocarpa	Bur Oak	Protected	Good	Remain
3911	7064634.122	2398668.201	16'-0"	8	Quercus Macrocarpa	Bur Oak	Protected	Good	Remain
3913	7064639.528	2398695.859	20'-0"	10	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3915	7064645.983	2398717.034	15'-0"	7.5	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3916	7064642.148	2398734.525	14'-0"	7	Pistacia Chinensis	Chinese Pistachio		Good	Remain
3919	7064629.439	2398758.634	8'-0"	4	Taxodium Distichum	Bald Cypress		Good	Remain
3920	7064644.203	2398772.364	13'-0"	6.5	Pistacia Chinensis	Chinese Pistachio		Good	Remain

LEGEND

CL CLUSTER
SP SPLIT

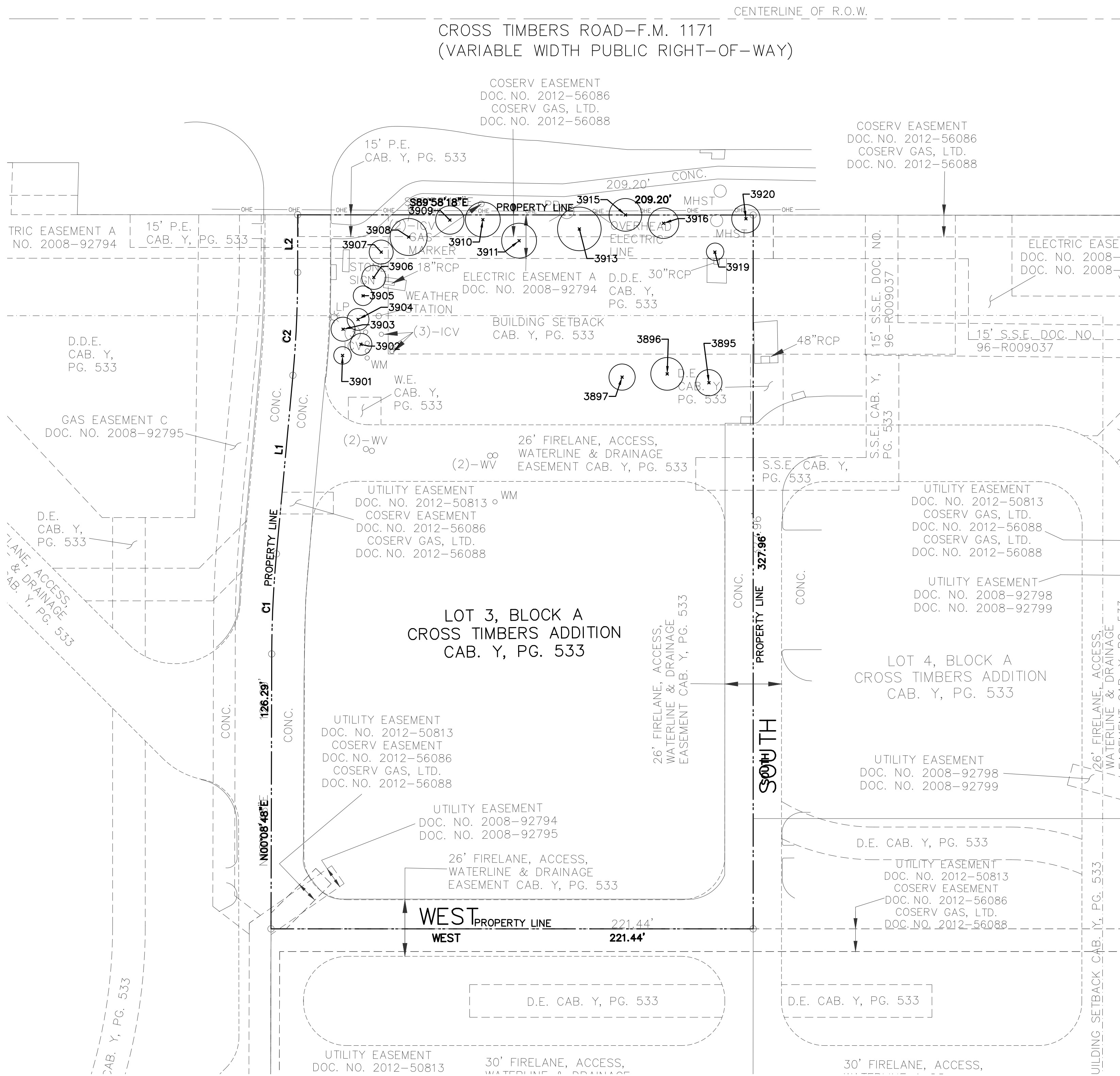
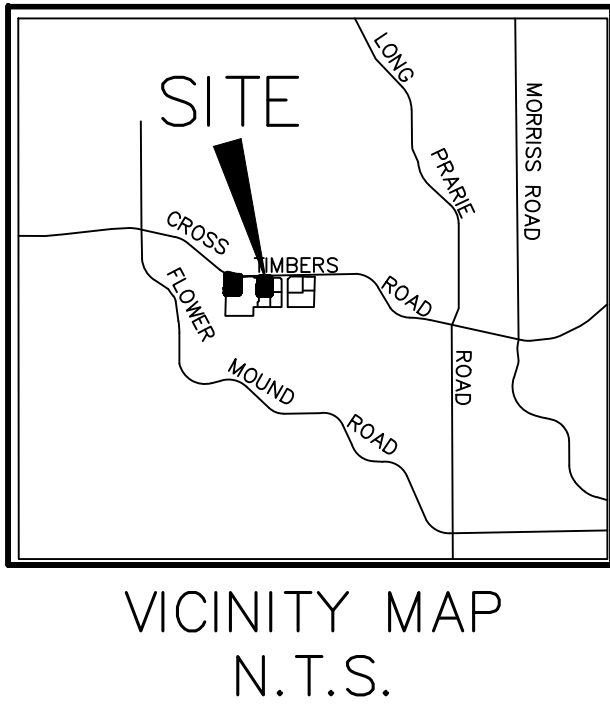
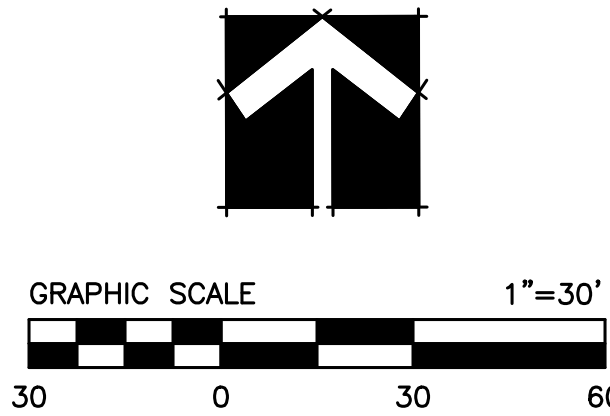
NO.	REVISION	BY	DATE



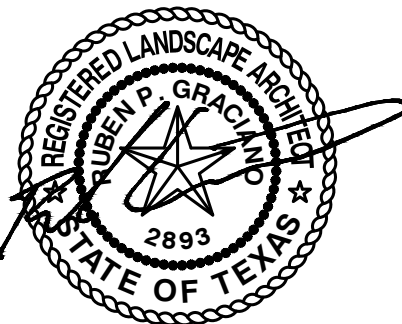
2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

TREE SURVEY
PERRY MALONE SURVEY—ABSTRACT 836
JOHN W. MALONE SURVEY—ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY—ABSTRACT 935
LOTS 3, BLOCK A
CROSS TIMBERS ADDITION
Flower Mound, Denton County, Texas

PROJECT NO.
DRA002
SHEET NO.
TS—1
DATE
OCTOBER 29, 2018



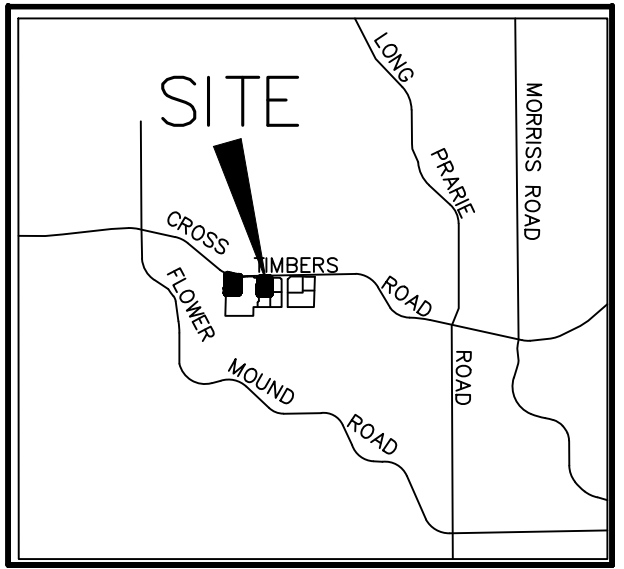
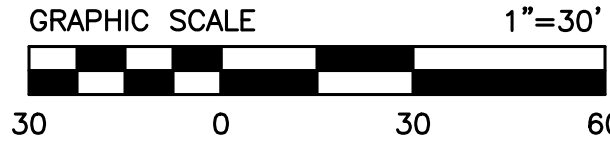
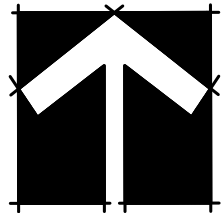
NO.	REVISION	BY	DATE



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

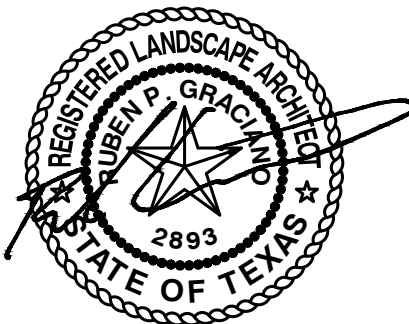
PROJECT NO.	
DRA002	
SHEET NO.	
TS-2	
DATE	
OCTOBER 29, 2018	
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TREE SURVEY
PERRY MALONE SURVEY-ABSTRACT 836
JOHN W. MALONE SURVEY-ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935
LOTS 3, BLOCK A
CROSS TIMBERS ADDITION
Flower Mound, Denton County, Texas



VICINITY MAP
N.T.S.

NO.	REVISION	BY	DATE



OCT 29, 2018



2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

PROJECT NO.	
DRA002	
SHEET NO.	
TS-3	
DATE	
OCTOBER 29, 2018	
Drawing: H:\Projects\DRAs\DRAs\Survey\TREE SURVEY - NEW.dwg Saved By: aphan Plot Date: 10/22/2018 3:18 PM	

TREE SURVEY
PERRY MALONE SURVEY-ABSTRACT 836
JOHN W. MALONE SURVEY-ABSTRACT 857
M.E.P. & P.R.R. CO. SURVEY-ABSTRACT 935
LOTS 3, BLOCK A
CROSS TIMBERS ADDITION
Flower Mound, Denton County, Texas



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 10

DATE: December 10, 2018

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (Z18-0001 – Whyburn Medical Offices) from Agricultural District (A) uses to Office District (O) uses. The property is generally located north of Waketon Road and west of Long Prairie Road**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximate 2.7389 acre parcel from Agricultural District (A) uses to Office District (O) uses to allow for the proposed development of a 17,815 sf medical office. The proposed Office District is consistent with the Town's Master Plan designation of Retail for the property.

While the site possesses two street frontages, the sole point of access will be from Waketon Road, via a cross-access connection with the property abutting the site's western property line. The signalized intersection of Waketon Road and Long Prairie Road will provide the closest point of access to the site and generally serves the area west of Long Prairie Road.

The property will require platting. Additionally, detail of the development (site plan, landscape plan, elevations) will be reviewed during the site plan application. It is anticipated both the plat and site plan applications will be submitted together, with both being placed on a future Planning and Zoning Commission agenda.

Property that wraps the request site to the north/northwest and west is zoned as Planned Development-89 (PD-89) with Retail District-2 (R-2) uses and is undeveloped with the exception of the Win Kids facility (fronting along the north line of Waketon Road, west of the request site). Property to the south is zoned as Planned Development-141 (PD-141) with Retail District-2 (R-2), Office District (O), and Agricultural District (A) uses. With the exception of the recently approved (July 23, 2018) site plan for QuikTrip at the southwest corner of Waketon Road and Long Prairie Road, this property is undeveloped. Property to the east, across Long Prairie Road is zoned for Agricultural District (A) uses and is undeveloped.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all rezoning requests. At the time this report was written, the Town had received 0 pieces of correspondence in support and 1 piece of correspondence in opposition to the request. All correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

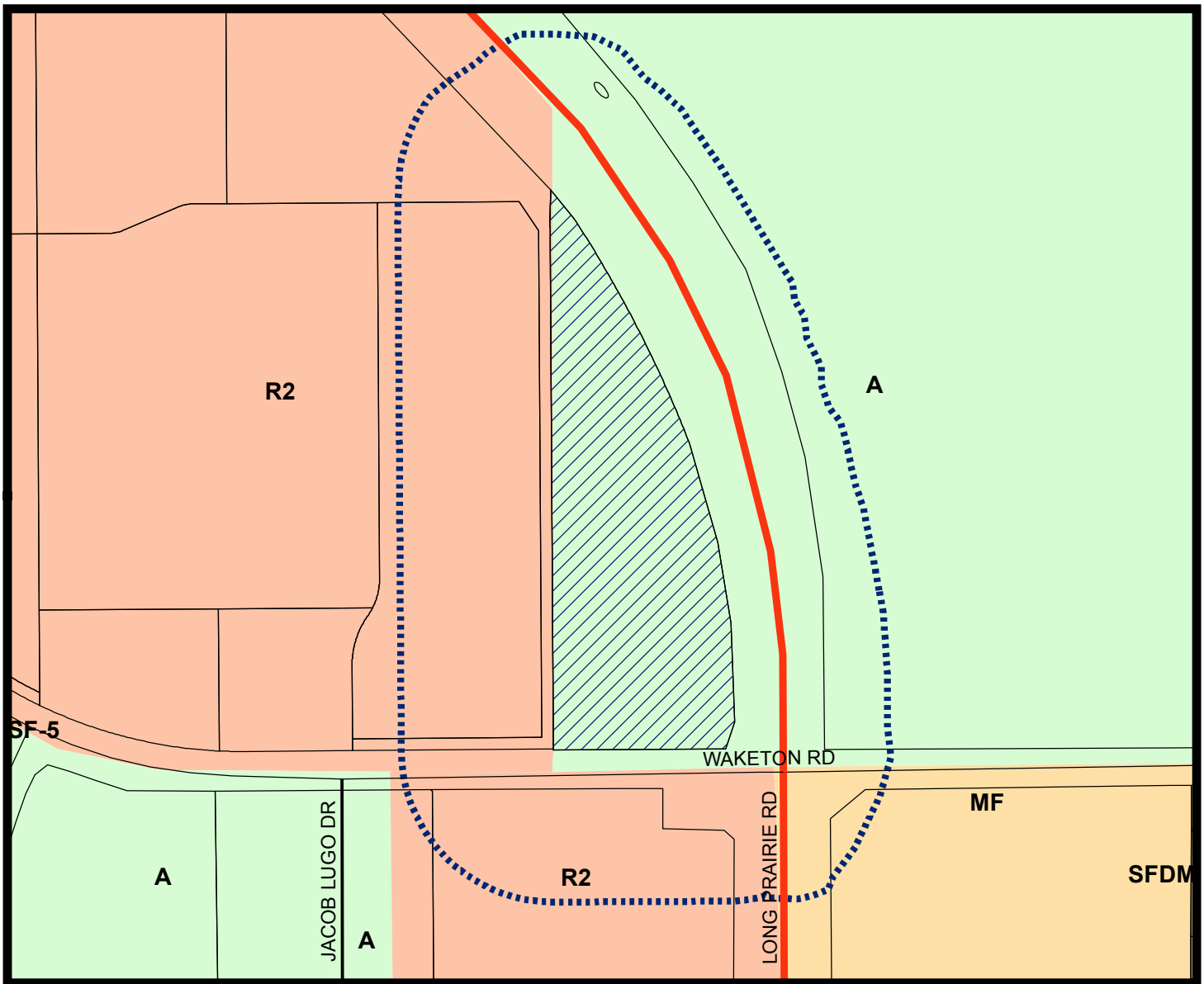
B. Application Details

1. Zoning Exhibit

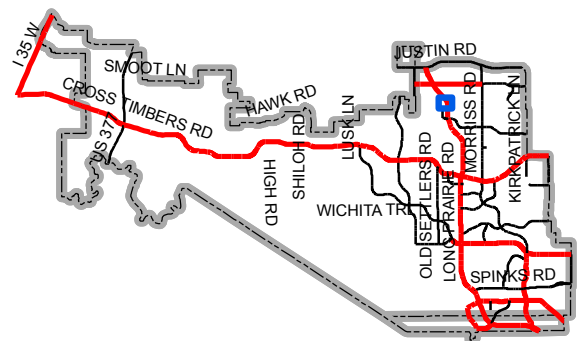
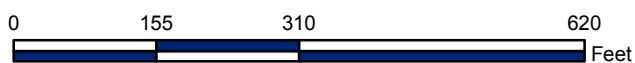
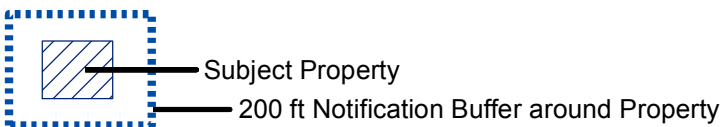
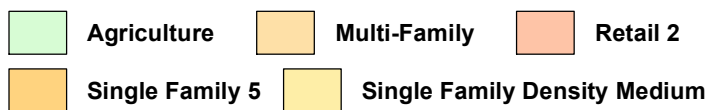


Vicinity Map

Reference Project: Z18-0001



LEGEND



Map Location



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1784 McDermott Drive, Suite 110, Allen, TX 75013

LETTER OF INTENT

ATTN: Richard E. Brown,
Town of Flower Mound,
1001 Cross Timbers Road (Office Location)
2121 Cross Timber Road (Town Hall and Mailing Address)
Flower Mound, Texas 75028
Phone: 972-874-6344

Date: Nov 8th, 2018

RE: Letter of Intent for Whyburn Medical Office at NWC of Long Prairie Road (F.M.2499) & Waketon Road,
Flower Mound, Texas

This letter of intent is to inform Town of Flower Mound about Whyburn Medical Office Development at NWC of Long Prairie Road (F.M.2499) & Waketon Road. The existing property land size is approximately 2.74 acres with a zoning district AG (Agriculture). The medical office development consists of 17,815 SF building with associated surface parking. We believe the medical office will be a great addition for the Town of Flower Mound. The proposed use is compatible with town's future land use map. No special consideration is requested for this project.

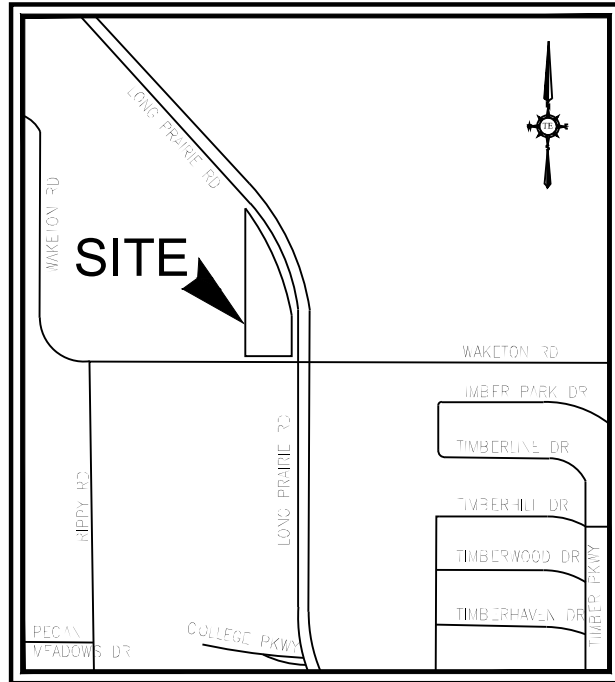
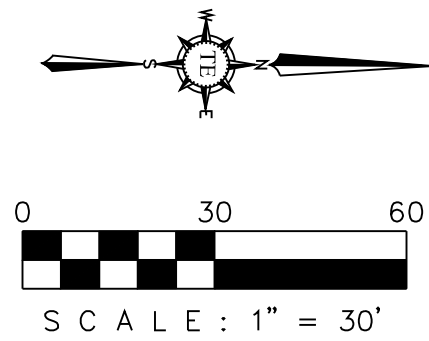
Site Data:

Existing Zoning District: Agriculture A
Development Plan Acreage: 2.739 Acres
Proposed Use: Medical Office
Proposed Zoning District: Office
Proposed Building Area: 17,815 SF

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on Whyburn Medical Office Development.

Sincerely,

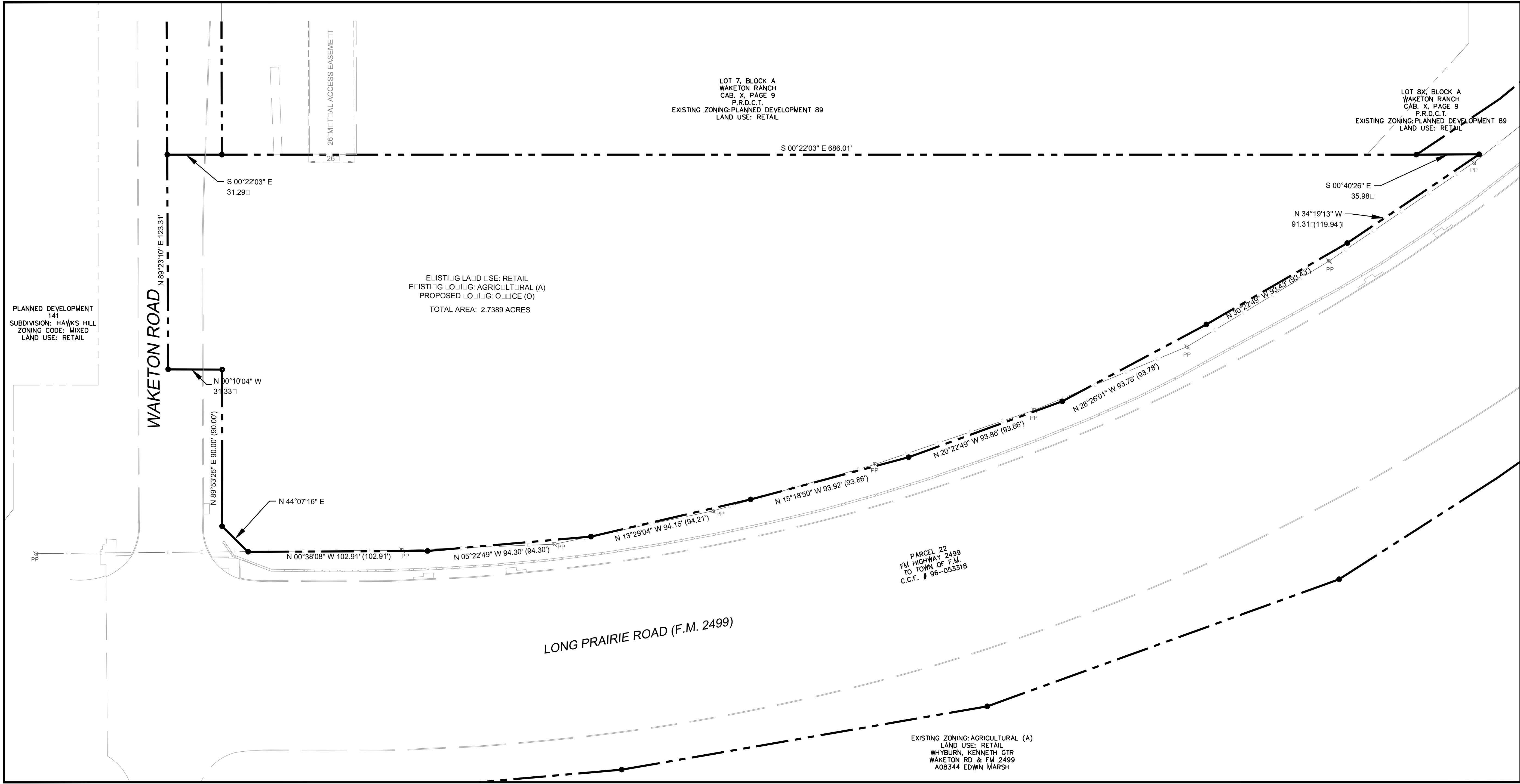
Kiew Kam, P.E.



OWNER/DEVELOPER
H.B. RICHMOND TR
126 SELBIE LN
ATHERTON, CA 94027
CONTACT: EILEEN HUBER
TEL: 469.231.7350

ENGINEER
TRIANGLE ENGINEERING LLC
1784 MCDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: JEFFREY HAM, P.E.
TEL: 469.213.2268

SURVEYOR
TEXAS NATIONAL SURVEYING
P.O. BOX 293254
LEWISVILLE, TEXAS 75029
CONTACT: ARTHUR DEAN HODDE
TEL: 972.539.7676



LEGEND

BUILDING SETBACK ————

LANDSCAPE BUFFER - - - - -

EXISTING BOUNDARY ————

EXISTING RETAINING WALL ————

EXISTING ELECTRIC ————

EXISTING POWER POLE ————

R.O.W. DEDICATION [Hatched Pattern]

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARALLEL TRAILS	8 FOOT WIDE MULTIPLE TRAIL ALONG A. ETO ROAD
OPEN SPACE PLAN	LOT ACCESS/RESERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD MAJOR ARTERIAL A. ETO ROAD COLLECTOR ACCESS PROVIDED BY NEIGHBORING PROPERTY TO WEST SIDE DRESS EGRESS DRIVE ALONG A. ETO ROAD
MASTER PLAN	LONG PRAIRIE DISTRICT, 12 FOOT CHANGING LINES TO BE INSTALLED ON BOTH EAST AND WEST SIDE OF LONG PRAIRIE ROAD A. ETO ROAD RESPECTIVELY CONNECTED TO EXISTING BOUNDARY 12 FOOT CHANGING LINES ON EAST AND WEST SIDE OF LONG PRAIRIE ROAD
MASTER PLAN	LONG PRAIRIE DISTRICT, 12 FOOT CHANGING LINES TO BE INSTALLED ON BOTH EAST AND WEST SIDE OF LONG PRAIRIE ROAD A. ETO ROAD

COMPARISON TABLE		
EXISTING STANDARD	EXISTING AGRICULTURAL DISTRICT	OFFICE DISTRICT
MINIMUM LOT AREA	2 AC OR 87,120 S	1/4 A
MINIMUM LOT WIDTH	200 FT	1/4 A
MINIMUM FLOOR AREA	1,800 S PER LOT	1/4 A
MINIMUM FRONT YARD	40 FT	10 MINIMUM
MINIMUM SIDE YARD	25 FT	10 MINIMUM
MINIMUM REAR YARD	20 FT	15 FT
MAXIMUM LOT COVERAGE	25%	50%
MAXIMUM BLDG HEIGHT	3 STORIES OR 35 FT	3 STORIES OR 35 FT
MAXIMUM FLOOR AREA RATIO	0 MAXIMUM	1:1

SITE DATA SUMMARY CHART	
EXISTING ZONING	AGRICULTURAL
PROPOSED ZONING	OFFICE
GROSS ACREAGE	2.7389 ACRES OR 120,055 S.F.

NO.	DATE	DESCRIPTION	BY
1	09/11/18	FIRST CITY SUBMITTAL	KP
2	10/08/18	SECOND CITY SUBMITTAL	KP
3	10/23/18	THIRD CITY SUBMITTAL	KP
4	11/08/18	FOURTH CITY SUBMITTAL	KP



COMPARISON EXHIBIT
LONG PRAIRIE RD & A. ETO RD
TO THE LOWER MOORE
DEVELOPMENT, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1335 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	11/08/18	1"=30'	064-18	E

TRIPLE R 1525

LOODPLAIN NOTE:
THE SUBJECT PROPERTY LIES WITHIN THE 100 YEAR FLOOD AREA OF THE FLOOD HAZARD MAP NUMBER 48121C0540G, EFFECTIVE 04/18/2011