AGENDA

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING

JANUARY 28, 2019

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

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A. CALL TO ORDER: 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

1. Update and discussion on Planning and Zoning Commission Work Plan
2. Discussion to consider establishing Planning and Zoning Commission meeting start time of 6:00 p.m.

D. DISCUSSION OF APPOINTMENT OR ASSIGNMENT OF PLANNING AND ZONING LIAISON(S) FOR ENVIRONMENTAL CONSERVATION COMMISSION

E. 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.

F. REGULAR ITEMS

1. *Minutes of January 14, 2019*

   Consider approval of the minutes of the January 14, 2019, Planning and Zoning Commission Regular Session.

2. *SP18-0024 – Thirty-One Gifts*

   Public Hearing to consider a request for a Site Plan for an office warehouse building with a waiver to Section 94-63(3) of the Code of Ordinances requiring that each parking space be located within 50 feet of a tree. The property is generally located south of Spinks Road and west of Garden Ridge Boulevard.

3. *SUP18-0001 – Tidal Wave Car Wash, SUP-452* *Public Hearing*

   Public Hearing to consider a request for a Specific Use Permit No. 452 to permit an automatic car wash, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.

4. *ZPD18-0010 – Iron Den, PD-170* *Public Hearing*

   Public Hearing to consider a request for rezoning from Industrial District-1 (I-1) and Agricultural District (A) to Planned Development District-170 (PD-170) with Campus Industrial District (CI) uses, and a Personal training studio. The property is generally located south of Spinks Road and west of Gerault Road.

5. *ZPD18-0009 – Lakeside Center, PD-169* *Public Hearing*

   Public Hearing to consider a request for rezoning from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 169 (PD-169) for both residential and non-residential uses, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

6. *ZPD18-0013 – Home Depot Silveron Addition, PD-31* *Public Hearing*

   Public Hearing to consider a request for rezoning to amend Planned Development District-31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP-245) to amend Specific Use Permit 245 (SUP-245) to allow for truck rentals on site, and request certain modifications and exceptions to the Code of Ordinances as related to subject property. The property is generally located east of Long Prairie Road and south of Lakeside Parkway.

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: January 24, 2019, at 4:30 p.m., 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**.

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF JANUARY, 2019, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

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

Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

Perfecto Solis	Chair
David Johnson	Commissioner, Place 4

(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
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
JP Walton	Assistant to the Town Manager
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. DIRECTOR'S REPORT

D. PUBLIC COMMENT

None

DRAFT

E. REGULAR ITEMS

1. **Consider approval of the minutes of the December 10, 2018, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Ruthrauff moved to approve the December 10, 2018, minutes as written. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Rawson, Neal, Picardi, Dillon, Cox**

NAYS: **None**

ABSTAIN: **None**

The motion passed with a vote of 6-0.

2. **Public Hearing to consider a request for a Replat (RP18-0012 – NEM Senior Living) to create a residential subdivision. The property is generally located east of Long Prairie Road and north of Rippy Road.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bobby Dollak, G&A McAdams

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Commissioner Picardi moved to approve RP18-0012 – NEM Senior Living, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: **Cox, Dillon, Picardi, Neal, Rawson, Ruthrauff**

NAYS: **None**

DRAFT

The motion passed with a vote of 6-0.

3. **Consider a request for a Site Plan (SP18-0009 – Flower Mound Senior Living, NEM PD-154) to develop an age-restricted, high-density residential use. The property is generally located east of Long Prairie Road and south of College Parkway.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Bobby Dollak, G&A McAdams

Commission Deliberation

Commissioner Picardi moved to approve SP18-0009 – Flower Mound Senior Living, NEM PD-154, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Rawson, Neal, Picardi, Dillon, Cox**

NAYS: **None**

The motion passed with a vote of 6-0.

4. **Public Hearing to consider a request for a Replat (RP18-0015 – Goddard School at Flower Mound) to create a non-residential subdivision. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Kiew Kam, Triangle Engineering

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing

DRAFT

Commission Deliberation

Commissioner Ruthrauff moved to approve RP18-0015 – Goddard School at Flower Mound as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: **Cox, Dillon, Picardi, Neal, Rawson, Ruthrauff**

NAYS: **None**

The motion passed with a vote of 6-0.

5. **Consider a request for a Site Plan (SP18-0019 – Goddard School at Flower Mound) to develop a daycare center with an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

Kiew Kam, Triangle Engineering

Commission Deliberation

Commissioner Ruthrauff moved to recommend approval of SP18-0019 – Goddard School at Flower Mound as presented. Commissioner Picardi seconded the motion.

VOTE ON THE MOTION

AYES: **Ruthrauff, Rawson, Neal, Picardi, Dillon, Cox**

NAYS: **None**

The motion passed with a vote of 6-0.

6. **Public Hearing to consider a request for a Replat (RP18-0018 – Lakeside Crossing) to create a non-residential subdivision. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

Staff Presentation

Chuck Russell, Town Planner

Applicant Presentation

DRAFT

None

Spoke In Favor:

None

Spoke In Opposition:

None

Close Public Hearing

Commission Deliberation

Commissioner Ruthrauff moved to approve RP18-0018 – Lakeside Crossing as presented. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT – REGULAR SESSION 7:25 P.M.

i. CALL TO ORDER – WORK SESSION: 7:26 P.M.

a. Presentation and discussion of Planning and Zoning Commission Work Plan

Presenter

Tommy Dalton, Assistant Town Manager

The work session was closed at 7:51 P.M.

TOWN OF FLOWER MOUND, TEXAS

_____

Chuck Russell, Town Planner

ATTEST:

_____

LauriAnn Cash, Executive Assistant

DRAFT

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 2

DATE: January 28, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Consider a request for a Site Plan (SP18-0024 – Thirty-One Gifts) for an office warehouse building with a waiver to Section 94-63(3) of the Code of Ordinances requiring that each parking space be located within 50 feet of a tree. The property is generally located south of Spinks Road and west of Garden Ridge 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 is a waiver request to the Town's regulations, which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to amend an approved site plan for the subject property to reflect a proposed increase in the number of parking spaces on site, as well as to seek approval of a waiver to the Town's requirement that each parking space be located within 50 feet of a tree. The subject site is zoned PD-44 for I-1 Industrial District-1 and I-2 Industrial District-2 uses and is located within the Lakeside Business District Area Plan of the Town's Master Plan with the designation for Campus Industrial uses.

On August 7, 2006, the Town Council approved a site plan for a 651,518-square-foot warehouse/distribution building on the subject property [See Attachment A(3)]. The property is currently developed in accordance with the approved site plan and has operated as a warehouse/distribution center for many years with large paved truck court areas on the north and south sides of the building.

A new tenant is in the process of occupying the building (Thirty-One Gifts) and will have up to 800 total employees which will result in a need to convert a portion of the truck court area on the north side to employee parking. The employees will be distributed over two shifts, a 10-hour shift Monday through Thursday, and a 12-hour shift Friday through Sunday. No additional paving is being proposed, only restriping of existing concrete.

The proposed parking will increase from 290 approved spaces to 711 spaces to accommodate the increase in employees and need for additional visitor parking. The applicant has provided a parking study [See Attachment B(2)] which is required for developments with more than 250 parking spaces. Based on this study, the updated Town required parking for the use is 493 spaces. Requested parking for the new tenant results in a proposed increase 44% over what is required by the Town, which is more than the 20% allowed by Code.

Deviations in excess of 20 percent must be approved by the Town Council and any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking. Although no additional pavement is proposed, the applicant has agreed to provide additional landscaping along Spinks Road to provide additional screening.

Existing points of access from Spinks Road and Garden Ridge will remain unchanged. The applicant has provided an exhibit depicting the internal flow of traffic entering and exiting the site [See Attachment B(1)].

A. Waiver to Section 94-63(3) of the Town Code

The applicant is requesting a waiver to the requirement that every parking space be located within 50 feet of a tree. This standard requires trees to be located within parking lots to provide shade and soften the appearance of surface parking fields.

The owner has stated they would like to have the landscape island and parking lot tree requirement waived for the following reasons:

- The existing approved site landscaping is heavily forested along Spinks Road, which primarily screens all of the paved areas from the North and the owner is providing additional landscaping to fill in exposed areas.
- The expense of removing existing paving and adding irrigation to each island.
- The irrigation for islands would be expected to compromise paving integrity beyond the islands themselves.
- When/if the building goes back to its original form, landscape islands will be in the truck maneuvering and truck drive aisles on the north and south sides of the building. They will have to be removed.

III. ATTACHMENTS

A. Background Information

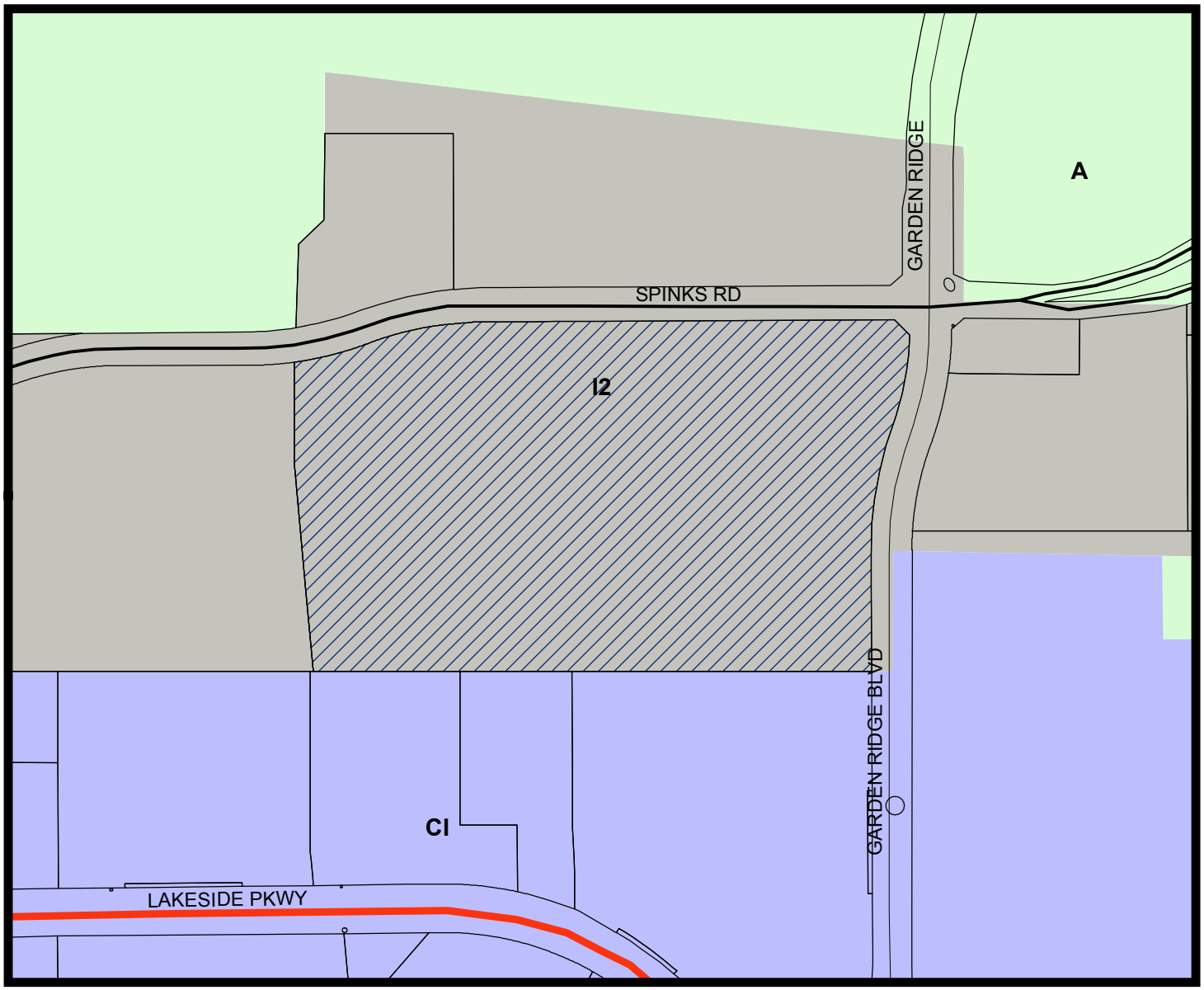
1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan

B. Application Details

1. Site Plan Package
2. Parking Study

Vicinity Map

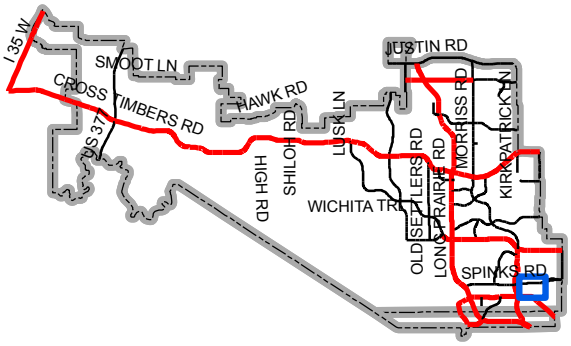
Reference Project: SP18-0024



LEGEND

Agriculture **Campus Industrial** **Industrial 2**

Subject Property



Map Location

0 315 630 1,260 Feet

MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

December 03, 2018

Mr. Chuck Russell
Town of Flower Mound – Planning Department
1001 Cross Timbers, Suite 2330
Flower Mound, Texas 75028

RE: ThirtyOne Gifts
Prologis Park Cornerstone One
951 Garden Ridge Blvd.
Flower Mound, Texas

Dear Mr. Russell:

The Owner, Prologis, has an approved permit for the Tenant Improvements of ThirtyOne Gifts at Prologis Park Cornerstone One on Garden Ridge Boulevard. The Owner and Tenant are requesting two variances from town requirements. First, they ask that the Town of Flower Mound accept the Parking Study provided that shows the need to increase the parking spaces to 711 for the tenant ThirtyOne Gifts. The additional spaces have been requested by the Tenant to provide all car parking on the north side of the building. Although this is more than the 20% increase, these spaces will be provided in the existing truck court area and no additional paving will be added; just striping. Secondly, waive the requirement for a tree and curbed landscape island to be within 50 feet of the additional tenant required parking spaces.

The Owner would like to have the landscape island requirement waived for the following reasons:

- The existing approved Shell Landscaping is heavily forested along Spinks Road, which screens all of the paved areas from the North, but the owner is willing to add more if required.
- The expense of removing existing paving and adding irrigation to each island.
- The irrigation for islands would be expected to compromise paving integrity beyond the islands themselves.
- When the building goes back to its original form, landscape islands will be in the truck maneuvering and truck drive aisles on the north, east and west sides of the building. They will have to be removed.

Included in the submittal are the following drawings:

- 1- Required Site Plan with landscape islands
- 2- Proposed Site Plan
- 3- Site Plan- Parking Study
- A1.10- Approved Tenant Site Plan
- L1.00-L1.07- Approved Permitted Shell Landscape Plan
- A5.01- Approved Permitted Shell Exterior Elevations
- Approved Shell Color Elevation
- Parking Study Technical Memorandum Letter from Halff

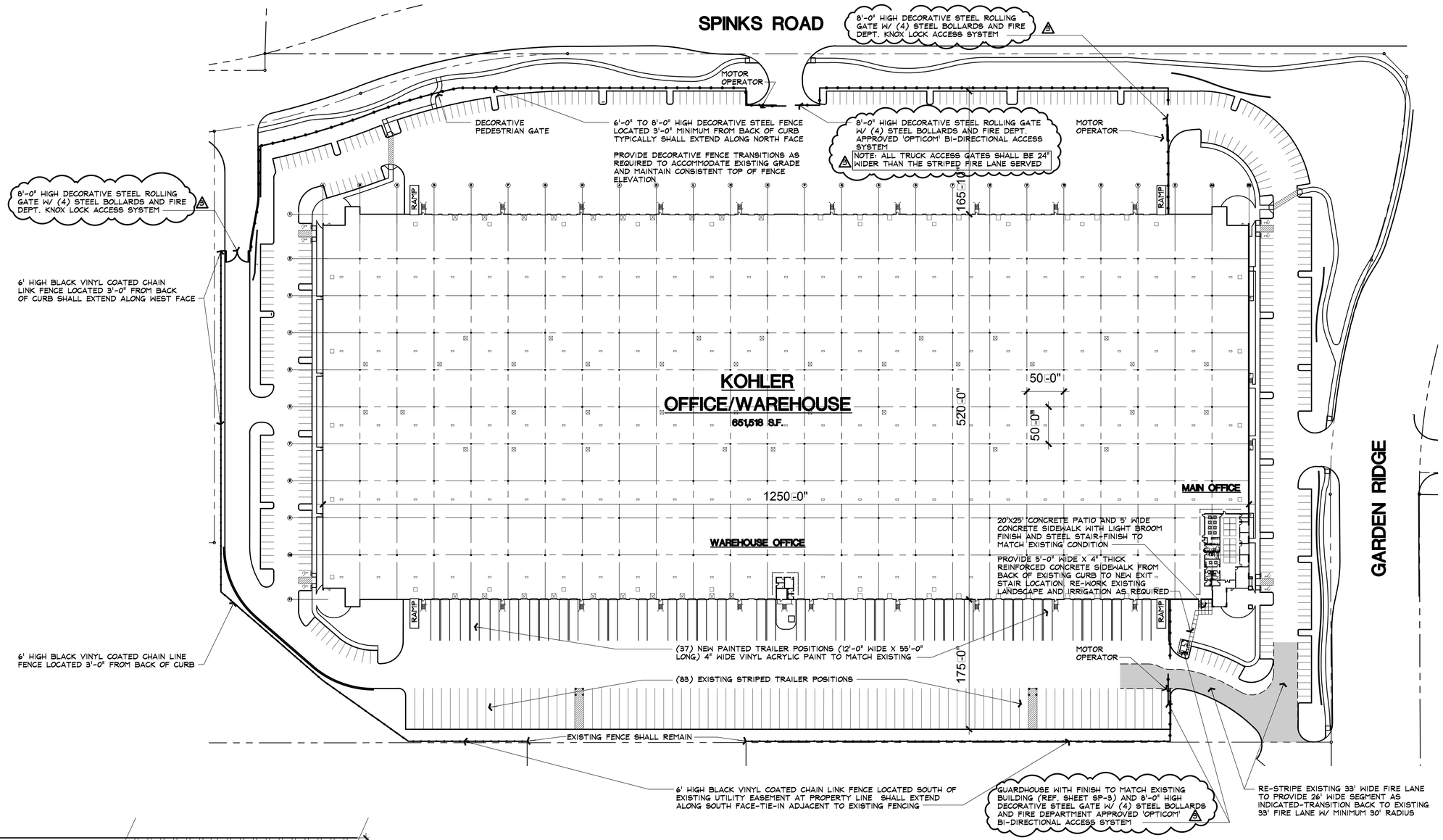
14643 DALLAS PARKWAY
SUITE 636
DALLAS
TEXAS
75254
972-980-8980
FAX 972-980-8082

Thank you for your consideration.

Sincerely,

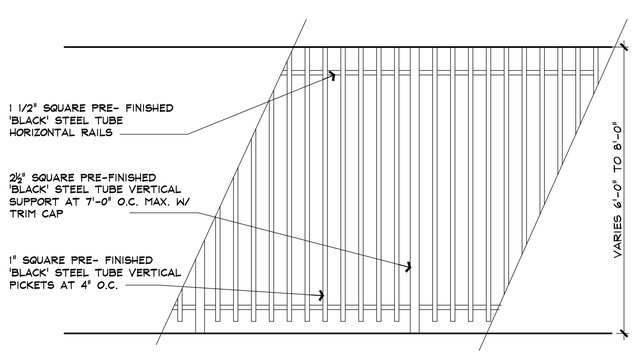
Trina Burris Digitally signed by Trina Burris Date: 2018.11.30 19:21:18 -06'00'

Trina Burris

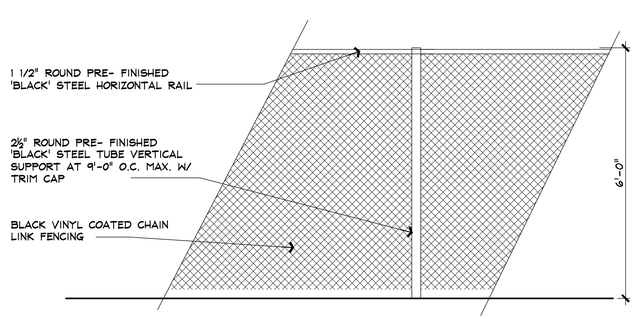


NORTH

01 SITE PLAN
1" = 70'-0"



02 DECORATIVE FENCE DETAIL
Scale: 1/2" = 1'-0"



03 CHAIN LINK FENCE DETAIL
Scale: 1/2" = 1'-0"

The Following Plat/Graphic
Case Number SP 19-06-A01
Was Administratively Approved
On Date 10/01/09

BUILDING CODE DATA

2006 INTERNATIONAL BUILDING CODE (IBC)
2006 INTERNATIONAL FIRE CODE (IFC)
2005 NATIONAL ELECTRIC CODE (NEC)
2006 INTERNATIONAL MECHANICAL CODE (IMC)
2006 INTERNATIONAL PLUMBING CODE (IPC)

BUILDING AREA

MAIN OFFICE	6,540 S.F.
WAREHOUSE OFFICE	480 S.F.
WAREHOUSE	644,498 S.F.
TOTAL BUILDING AREA	651,518 S.F.
PARKING REQUIRED-OFFICE (1: 300 SF)	23.4 SPACES
PARKING REQUIRED-WAREHOUSE (1:2,000 SF)	322.2 SPACES
TOTAL PARKING REQUIRED-LEASE	346 SPACES
PARKING PROVIDED	388 SPACES
TRAILER STORAGE	
EXISTING STALLS	(83) 12'X55' STALLS
PROPOSED STALLS	(37) 12'X55' STALLS
TOTAL TRAILER STALLS	(120) TOTAL STALLS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972-980-8880

1 09-03-09
2 09-22-09
3 09-30-09

KOHLER TENANT IMPROVEMENTS
FLOWER MOUND DISTRIBUTION CENTER #1
951 GARDEN RIDGE
FLOWER MOUND, TEXAS

T[illegible] C[illegible] A[illegible]

L[illegible] D[illegible]
C[illegible] D[illegible]

PROJECT NO. XX-XXX
SHEET TITLE:
DRAWN BY: CHECKED BY:

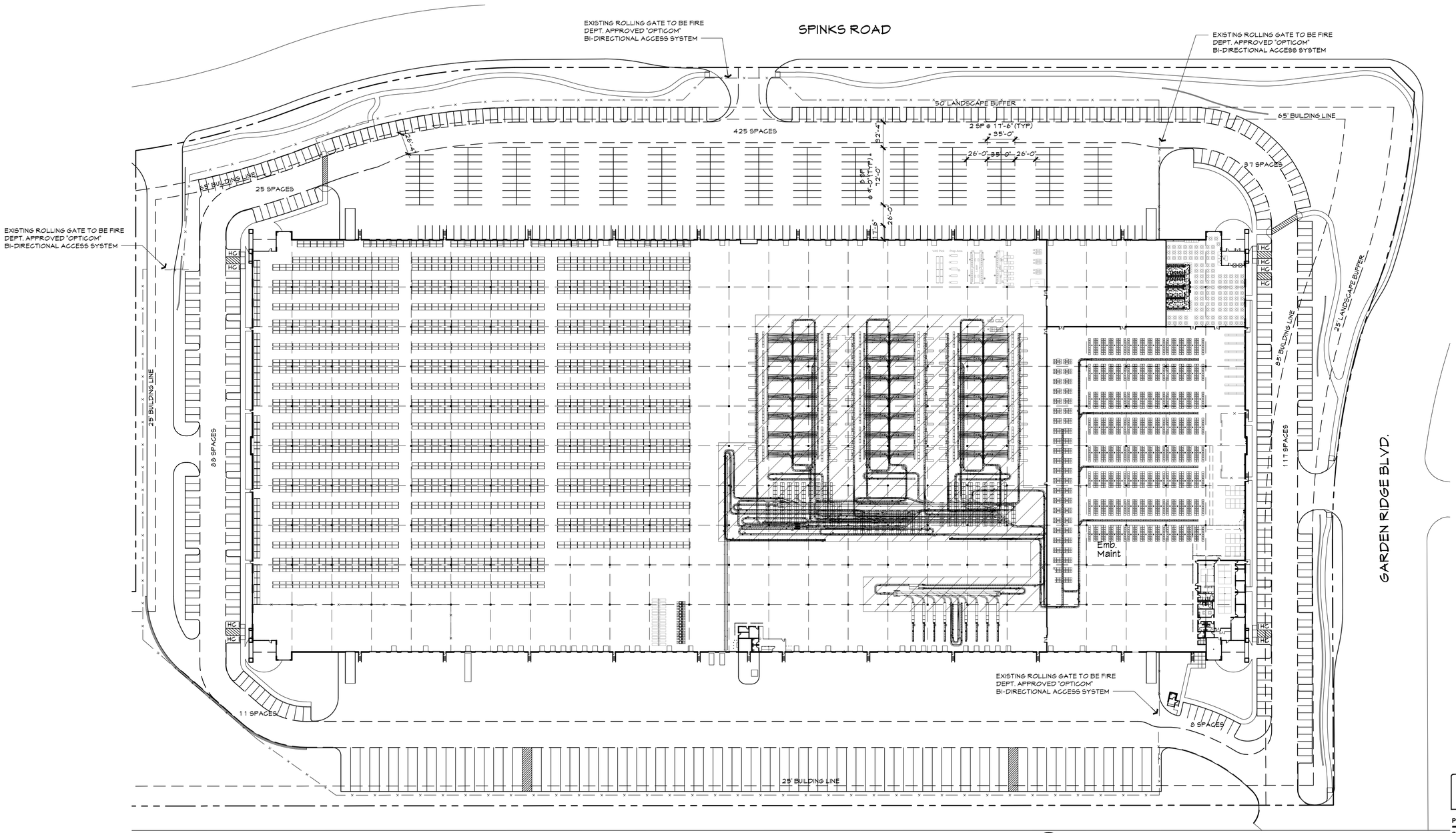
ProLogis®
2310 LBJ Freeway, Suite 200
Dallas, Texas 75234
Phone: 972-884-9292
Fax: 972488-9848

DATE: 09-02-09 SHEET: SP-1

G:\PROLOGIS - T.107576-F[illegible] 9/30/2009 9:37:47 AM, 1:1

REVISIONS:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



PROJECT ALEXIS @ PROLOGIS PARK CORNERSTONE ONE

951 GARDEN RIDGE BLVD., FLOWER MOUND, TEXAS

PARKING TABULATIONS

OFFICE PARKING	
SE EXISTING OFFICE (6,540 SF / 300)	21.8 SPACES
SOUTH EXISTING SHIPPING OFFICE (545 / 300)	1.8 SPACES
OFFICE PARKING	23.6 SPACES
WAREHOUSE/INDUSTRIAL PARKING	
NE ASSEMBLY: BREAKROOM (10,760 SF / 750)	14.3 SPACES
ASSEMBLY (95,705 SF / 750)	127.6 SPACES
PRINT AREA (16,500 SF / 250)	66.0 SPACES
WAREHOUSE (521,468 SF / 2000)	260.7 SPACES
WAREHOUSE/INDUSTRIAL PARKING	468.6 SPACES
TOTAL PARKING	492.2 SPACES
20% INCREASE	98.4 SPACES
TOTAL PARKING REQUIRED	590.6 SPACES
TOTAL PARKING PROVIDED	711 SPACES
ACCESSIBLE PARKING REQUIRED/PROVIDED	9/10 SPACES
TRAILER STORAGE	84 SPACES

NORTH

01 PROPOSED SITE PLAN

SCALE: 1" = 60'-0"

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY
SUITE 280
DALLAS TEXAS 75254
972-980-8880

PROJECT NO. 07-576.10

SHEET TITLE: PROPOSED SITE PLAN

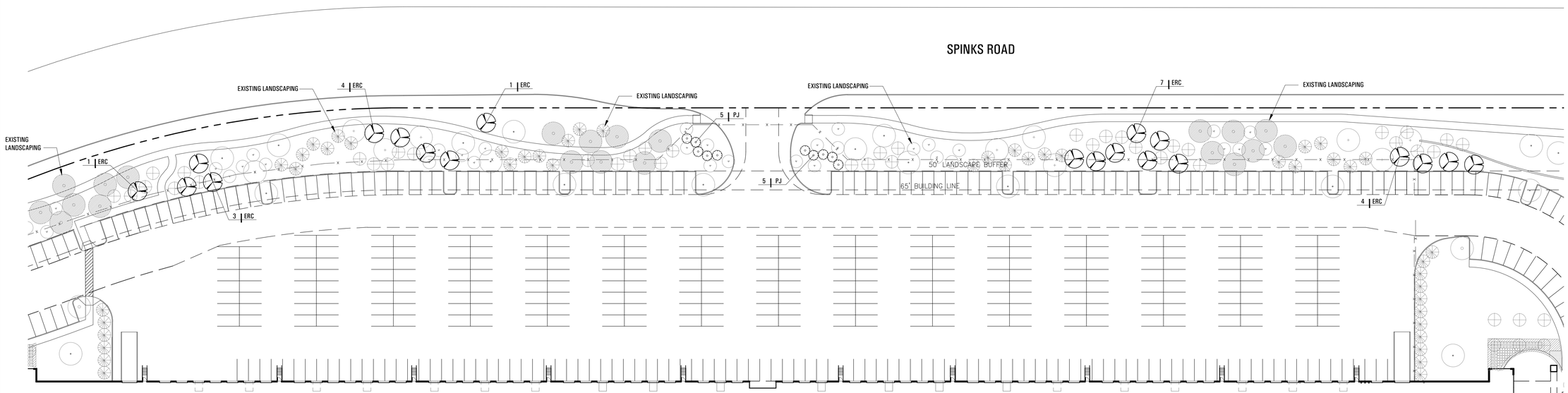
DRAWN BY: CHECKED BY:

PROLOGIS®
2021 McKinney Avenue
Suite 1050
Dallas, Texas 75201
Phone: 972.884.9292
Fax: 972.488.9848
www.prologis.com

DATE: 12.31.18 SHEET: 2

G:\PROLOGIS - T:\07576-Flower Mound Dist. Ctr\tenant improvements\Project Alexis\Town Submittal\Site Plan App Staff Submittal 12.03.18\576-A110Series Site Application update 12.31.18.dwg, 12/31/2018 12:53:51 PM, 1:1

REVISIONS:



NORTH

01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

PLANT AND MATERIALS LIST:

NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLANS

TREES

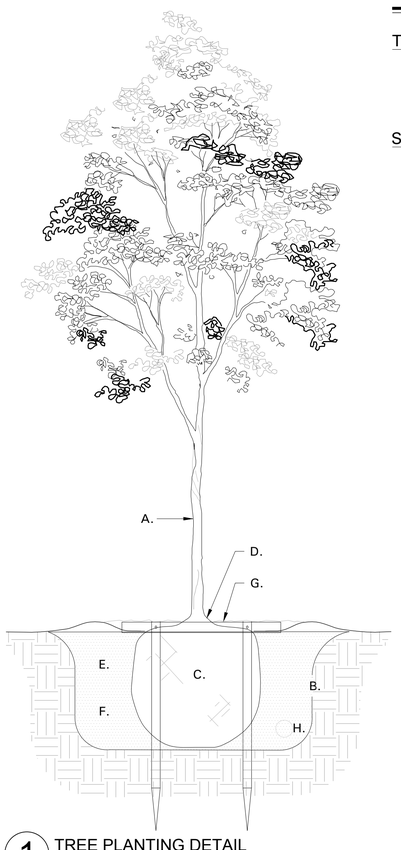
QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
20	ERC	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	45 GAL.	CONTAINER GROWN, FULL TO BASE, 10' HT. MIN., 4' SPREAD, MATCHING

SHRUBS

QNTY	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
10	PJ	PFITZER JUNIPER	JUNIPER CHINENSIS 'PFITZERIANA'	5" GAL.	CONTAINER FULL, 30" HT. MIN., 30" SPREAD

LANDSCAPE NOTES:

1. NEW EASTERN RED CEDARS AND JUNIPER ARE INTENDED TO CREATE PARKING LOT SCREENING IN AREAS THAT CURRENTLY LACK VEGETATION. LANDSCAPE CONTRACTOR TO FIELD LOCATE PROPOSED PLANT MATERIAL BASED ON THIS PLAN. CONTRACTOR TO RECEIVE APPROVAL FROM OWNERS AUTHORIZED REPRESENTATIVE (OAR) PRIOR TO INSTALLATION IN THE EVENT PLANT MATERIAL NEEDS TO BE ADJUSTED TO PROVIDE OPTIMUM PARKING LOT SCREENING.
2. PROPOSED PLANT MATERIAL TO RECEIVE IRRIGATION IN THE FORM OF TREE BLUBBERS UTILIZING THE EXISTING IRRIGATION SYSTEM. IRRIGATION TO BE INSTALLED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND MUST CONFIRM TO LOCAL, STATE, AND FEDERAL REQUIREMENTS.



1 TREE PLANTING DETAIL
N.T.S.

TREE PLANTING DETAIL LEGEND

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP ⅓ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.**

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED**, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE.

E. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

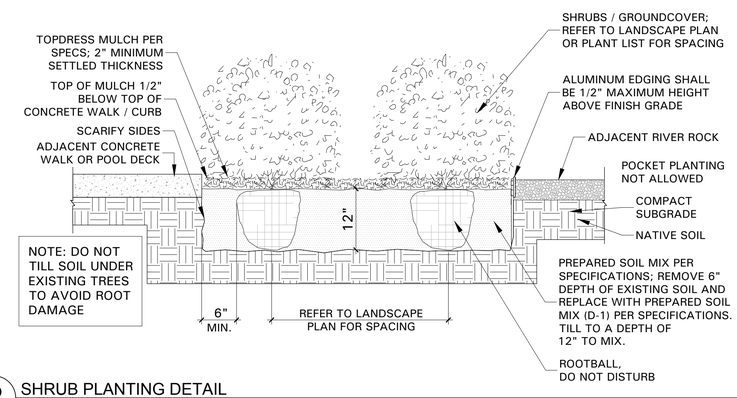
F. FUNGI: APPLY DIVERSE ARRAY MYCORRHIZAE ENDO/ECTO INOCULANT;** APPLICATION RATE PER MANUFACTURERS SPECIFICATIONS.

G. SEE TREE STAKING DETAIL THIS SHEET.

H. 4" PERFORATED SCH 20 DRAINLINE SLOPE AT 1/8" PER FT. MINIMUM WRAP IN FILTER SOCK.

TREE PLANTING NOTES

1. GIRDLING ROOTS & ROOT FLARE: TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
2. FUNGI INOCULANT: CONTRACTOR TO USE MycoApply Endo/Ecto OR EQUAL PRODUCT. (1.866.476.7800) www.mycoapply.com
3. INSTALL VERTICAL STAKES FIRST; THEN PRE-DRILL & INSTALL LATERAL SUPPORTS.
4. WHEN CONDITIONS EXIST WHICH PREVENT VERTICAL STAKES FROM EXTENDING 1 ½ TIMES INTO PARENT MATERIAL (ie. rock), THE CONTRACTOR SHALL INSTALL STAKES AS DEEP AS POSSIBLE.
5. LATERAL SUPPORTS SHALL BE ORIENTED AS SHOWN IN PLAN VIEW. (shown left)
6. QUESTIONS ABOUT INSTALLATION OR FABRICATION OF BELOW-GROUND STAKING SHALL BE DIRECTED TO LANDSCAPE ARCHITECT.
7. ALSO REFERENCE SPECIFICATIONS SECTION 02900.



2 SHRUB PLANTING DETAIL
N.T.S.

Call 1.800.DIG-TESS 2 Working Days BEFORE You Dig!
www.digtess.org DigSafely
Know what's below. Call before you dig.

REGISTERED LANDSCAPE ARCHITECT MICHAEL T. BLACK 2202 STATE OF TEXAS
01.07.2019

la terra studio sm
landscape architecture
park planning
2712 swiss avenue ~ studio A
dallas, texas ~ 75204 214.749.0333
www.laterrastudio.com

PROJECT ALEXIS @ PROLOGIS PARK CORNERSTONE ONE

951 GARDEN RIDGE BLVD., FLOWER MOUND, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY
SUITE 630
DALLAS TEXAS 75254
972-980-8880

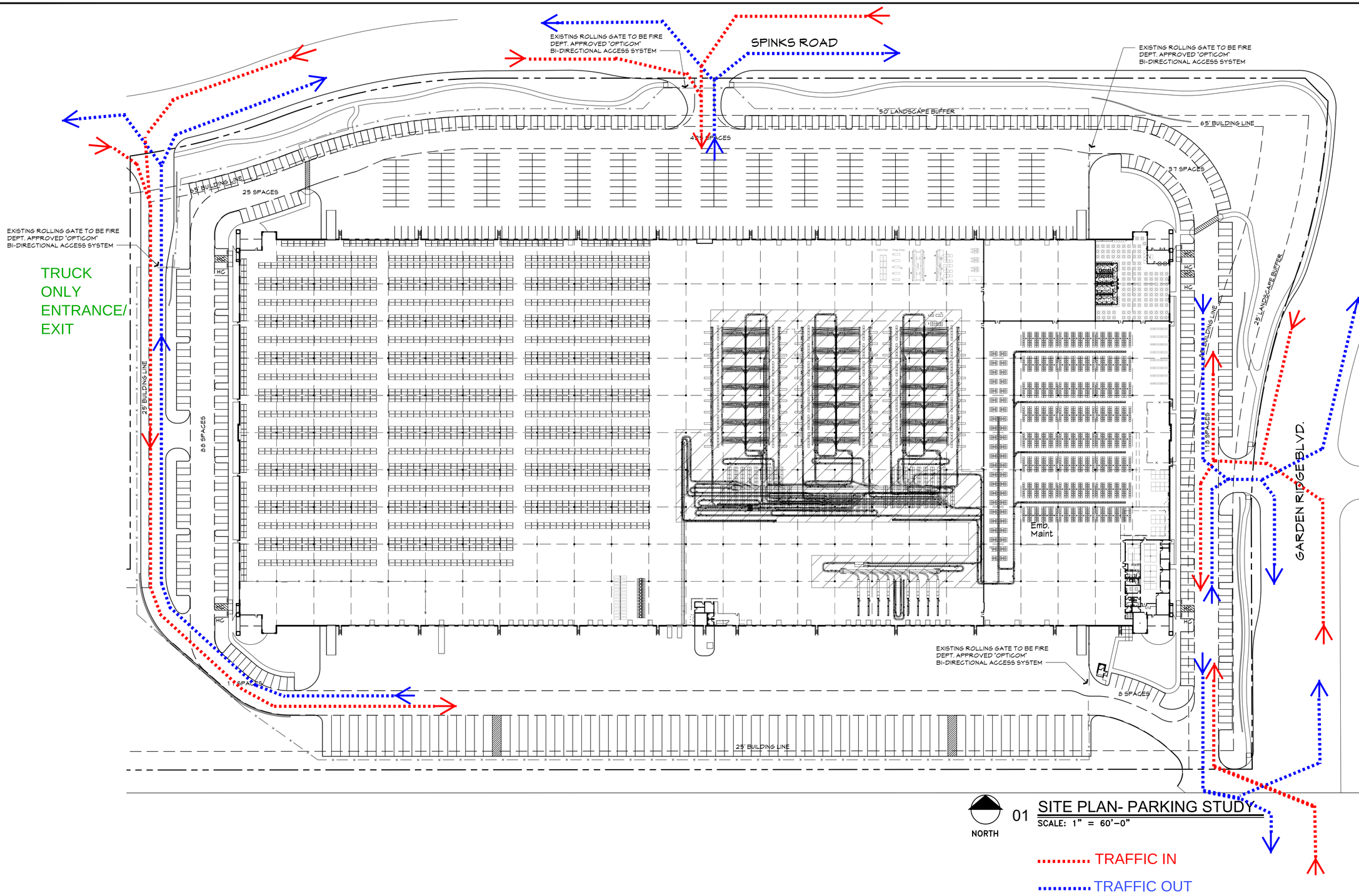
PROJECT NO. 07-576.10
SHEET TITLE: LANDSCAPE PLAN
DRAWN BY: RC CHECKED BY: MB

PROLOGIS®
2021 McKinney Avenue
Suite 1050
Dallas, Texas 75201
Phone: 972.884.9292
Fax: 972.488.9848
www.prologis.com

DATE: 01.07.19 SHEET: L1

REVISIONS:

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION



01 SITE PLAN- PARKING STUDY

SCALE: 1" = 60'-0"

PROJECT ALEXIS @ PROLOGIS PARK CORNERSTONE ONE

951 GARDEN RIDGE BLVD.,

FLOWER MOUND, TEXAS

MEINHARDT & ASSOCIATES ARCHITECTS, P.L.L.C.
14643 DALLAS PARKWAY
SUITE 100
DALLAS TEXAS 75254
972-960-8880

PROJECT NO. 07-576.10

SHEET TITLE: PARKING STUDY

DRAWN BY: CHECKED BY:

PROLOGIS®
2021 McKinney Avenue
Suite 1050
Dallas, Texas 75201
Phone: 972.884.9292
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www.prologis.com

DATE: 12.03.18 SHEET: 3

G:\PROLOGIS - T:\07576-Flower Mound Dist. Ctr\tenant improvements\Project Alexis\Town Submittal\Site Plan App Staff Submittal 12.03.18\576-A110Series Site Application.dwg, 11/30/2018 6:39:25 PM, 1:1

1201 North Bowser Road
Richardson, Texas 75081-2275

Technical Memorandum

STATE OF TEXAS
S. P. BOOTH
94903
LICENSED
PROFESSIONAL ENGINEER

11/30/2018 TBPE Firm F-312

TO: **Chuck Russell, AICP – Town of Flower Mound**

FROM: **Scott Booth, PE, PTOE**

DATE: **November 30, 2018**

RE: **Parking Study for ProLogis Park Cornerstone One**

ProLogis, Inc. has requested that Halff Associates, Inc. (Halff) prepare a parking study for the existing warehouse development located on the southwest corner of Spinks Road and Garden Ridge Boulevard in Flower Mound, Texas. The following technical memorandum is a summary of the parking study generated for the development.

Introduction

The existing development consists of single warehouse building located on the southwest corner of Spinks Road and Garden Ridge Boulevard (See Figure 1 below). This study addresses the change in parking demand associated with the new use at the existing site.

Trafficware Synchro 10 screenshot reprinted with permission from Microsoft Bing Maps

Figure 1 – Aerial Overview of Site Location

The existing building is approximately 651,500 square feet in size and the parking requirements for the building were based on a warehouse type use, resulting in approximately 290 parking spaces for vehicles and 126 spaces for trailer storage.

The new tenant, Thirty-One Gifts, would occupy the full building, but the business has a higher parking demand (see discussion below), with less need for trailer storage. As such, the existing vehicle parking on the site is insufficient. To accommodate the increase in parking demand, it is being proposed that the existing paved area north of the building (adjacent to Spinks Road) be restriped. This restriping would eliminate the trailer storage spaces along the north edge of the site and use the loading bay area to create approximately 425 new vehicle parking spaces. With the proposed changes in parking, a parking study is required by the Town of Flower Mound.

Parking Demand

As mentioned above, the new use in the existing building will consist of warehouse and light industrial/manufacturing type uses. Table 1 summarizes the parking demand based on a variety of sources.

Table 1 – Trip Generation Summary

Source	Demand Calculation	Variable	Req Parking (Spaces)	Total	% Town Req
Town of Flower Mound	1 sp/300 sqft office	7,085 sqft	24	493	100.0
	1 sp/750 sqft manufacturing	106,465 sqft	142		
	1 sp/250 sqft print area	16,500 sqft	66		
	1sp/2000 sqft warehouse	521,470 sqft	261		
ITE Parking Generation	1.3 sp/employee	400/shift	520	520	105.4
ITE Parking Generation	1.3 sp/1000 sqft manufacturing	106,465 sqft	139	556	112.8
	0.8 sp/1000 sqft warehouse	521,470 sqft	417		
Manual Calculation	See Methodology Below		475	475	96.3
Actual Spaces Provided	n/a		711	711	144.2

The Town of Flower Mound requirements for a manufacturing use per Town code is 562 parking spaces for vehicles. The table above compares parking demand based on generation rates in the ITE Parking Generation Manual (4th Edition) to the Town of Flower Mound parking requirements. A manual calculation (see below) was also prepared and is included in the above table.

The manual calculation for parking demand for the proposed use is based on projected number of employees. Based on information from the developer, the business is projected to have approximately 800 employees total, distributed over two shifts. The two shifts consist of a 10-hour shift Monday through Thursday, and a 12-hour shift Friday through Sunday. Therefore, it is anticipated that on any day, there will be 400 employees and it is assumed that one space per employee would be required for a total of 400 spaces. Adding 30 spaces (7.5 percent of

employee parking) for visitors and clients, the total parking is raised to 430 spaces. For parking facilities of this type, an additional 10 percent of spaces are recommended to help ease the finding of parking spaces during possible periods of turnover. With the additional 10 percent, the calculated demand would be approximately 475 spaces, which is slightly less than the requirement of the Town of Flower Mound.

Parking Provided

The developer is proposing 711 total spaces for vehicular traffic with 84 spaces for truck stalls, with the bulk of the parking being in the existing paved area north of the building. The changes in parking are being accomplished through restriping of existing paved areas. The proposed vehicle parking is 44 percent greater than that required by code (493 spaces). Although the requested number of parking spaces is greater than "plus 20 percent" of required spaces per code, the purpose of the additional spaces on the north side of the building is to have sufficient spaces for employees near the employee entrance. Otherwise, many employees would be required to park in areas along the side and walk around the building to reach the entrance.

Summary

Based on the review of parking demand from the Town of Flower Mound and other sources, the proposed parking of 711 spaces exceeds the "plus 20 percent" of required spaces per code (493 spaces). The proposed change in parking will support the anticipated number of employees at the facility by providing sufficient parking near the employee entrance. This change in parking will be accomplished by restriping/utilizing the existing pavement.

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 3

DATE: January 28, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public hearing to consider a request for a Specific Use Permit No. 452 (SUP18-0001 - Tidal Wave Car Wash) to permit an automatic car wash, with an exception to Section 82-242, "Street buffer landscaping," of the Code of Ordinances, and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located south of Flower Mound Road and east of Gerault Road.**

NOTE: On September 24, 2018, the Planning and Zoning Commission considered the above referenced request. After the public hearing was closed and the Commission concluded their deliberations, a motion to approve the request failed by a vote of 2 to 4. At that point, another motion was not offered and as such, the Commission moved on to the next agenda item. Following the failed motion at the September 24, 2018 Commission meeting, the Applicant chose to temporarily withdraw the application before it was submitted to Town Council. The Applicant now desires to pursue the request and seeks a decision on the application from Town Council.

Section 78-153 of the Town's Code of Ordinances requires a recommendation and report from the Planning and Zoning Commission. As such, this item is being placed on the agenda to obtain a *recommendation and report* from the Commission for the Town Council's consideration. For background purposes, the staff report from the September 24, 2018 is being provided.

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 one exception and one waiver request to the Town's regulations which necessitate special consideration by the Commission (see Application Analysis below).

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 a 3,060-square-foot automatic car wash. The platted lot provides for approximately 1.418 acres of site area, with frontage and access from Flower Mound Road. Additionally, cross-access is provided from west to east from Gerault Road.

The property is zoned Planned Development District-78 (PD-78) for Retail District-2 (R-2) uses and master-planned for Retail. The approximate 7.97-acre site is platted into three lots;

- Lot 1-Bank of America
- Lot 2-Consideration of this application for an SUP for an automatic car wash
- Lot 3-Pending site plan application for a multi-tenant retail building and public amenity area*

  * *The first phase of development shall include the intersection treatment feature provided for in the Urban Design component of Master Plan 2001 at the southeast corner of FM3040/Flower Mound Road and Gerault Road, public amenity area at the southeast corner of the site, detention reservoir, fire lanes to support first phase, cur cuts, utilities, perimeter landscaping, and masonry walls. A Certificate of Occupancy shall not be issued for the first building until all of the above are completed.*

During the review for Bank of America (Lot 1), the above referenced public amenity was not installed. This will be provided at the earlier of development for this application or the multi-tenant retail development referenced above for Lot 3. It should be noted that all other infrastructure and improvements required were provided prior to issuance of a certificate of occupancy for the bank.

1. Exception to Section 82-242, Street buffer landscaping

Section 82-242 of the Town Code requires the area of the lot adjacent to the street right-of-way line and extending into the lot for a minimum width as provided below shall be landscaped, except for necessary driveways. The minimum width of the required landscaped street buffer along Flower Mound Road is 25 feet.

The applicant is requesting an exception from the Town's street buffer landscaping requirements for the property frontage along Flower Mound Road. As noted in the applicant's letter of intent [see Attachment A(2)], an existing gas pipeline easement traverses through the site which impacts development of the property. As such, the applicant is requesting a varied street buffer, ranging from nine feet to 25 feet.

2. Waiver to Architectural Standards

Roofs and Parapets

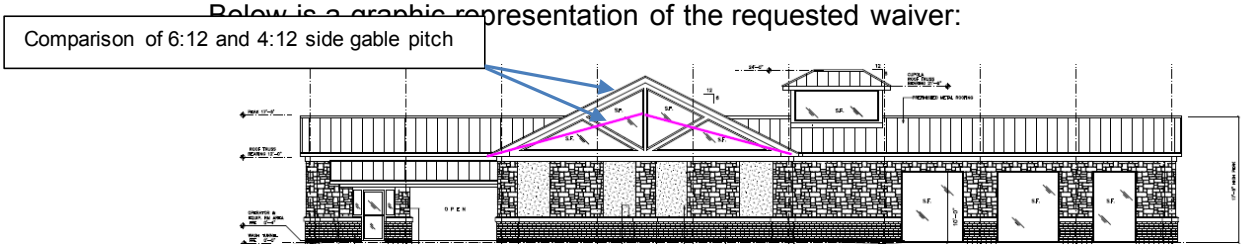
12.1. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic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

The proposed building will contain 3,060 square feet. Per the Urban Design Plan, the elevation shall be required to exhibit a pitched roof design with a slope

ranging from 6/12 to 9/12 (six to nine inches of vertical span for every 12 inches in horizontal run).

The purpose of this waiver request is to allow a portion of the western side gable to possess a roof pitch of 4/12 [see Attachment B(1)]. It should be noted this elevation faces inward to the nonresidential subdivision, and will not be visible to the residential subdivision (Edgewood) that wraps this property to the east and south. With the exception of this portion of the west façade, all roof sections and vertical architectural features will be constructed to a 6/12 pitch.

Below is a graphic representation of the requested waiver:



It should also be noted the applicant has worked with staff to ensure sensitivity to adjacent uses related to certain operational characteristics of the proposed use. As such, the applicant has agreed to the following:

- Days and hours of operation are limited to the following:
  - Monday through Saturday – 8:00 a.m. to 8:00 p.m; and,
  - Sunday-10:00 a.m. to 8:00 p.m.

Apart from the exception to the required street buffer and waiver of certain architectural standards (see Nos. 1 and 2, above), the attached conceptual plans are in compliance with the development standards for PD-78 and applicable Town Code. This SUP application only provides for the use; detailed plans of the proposed building will be included with the site plan application.

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 and one item 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

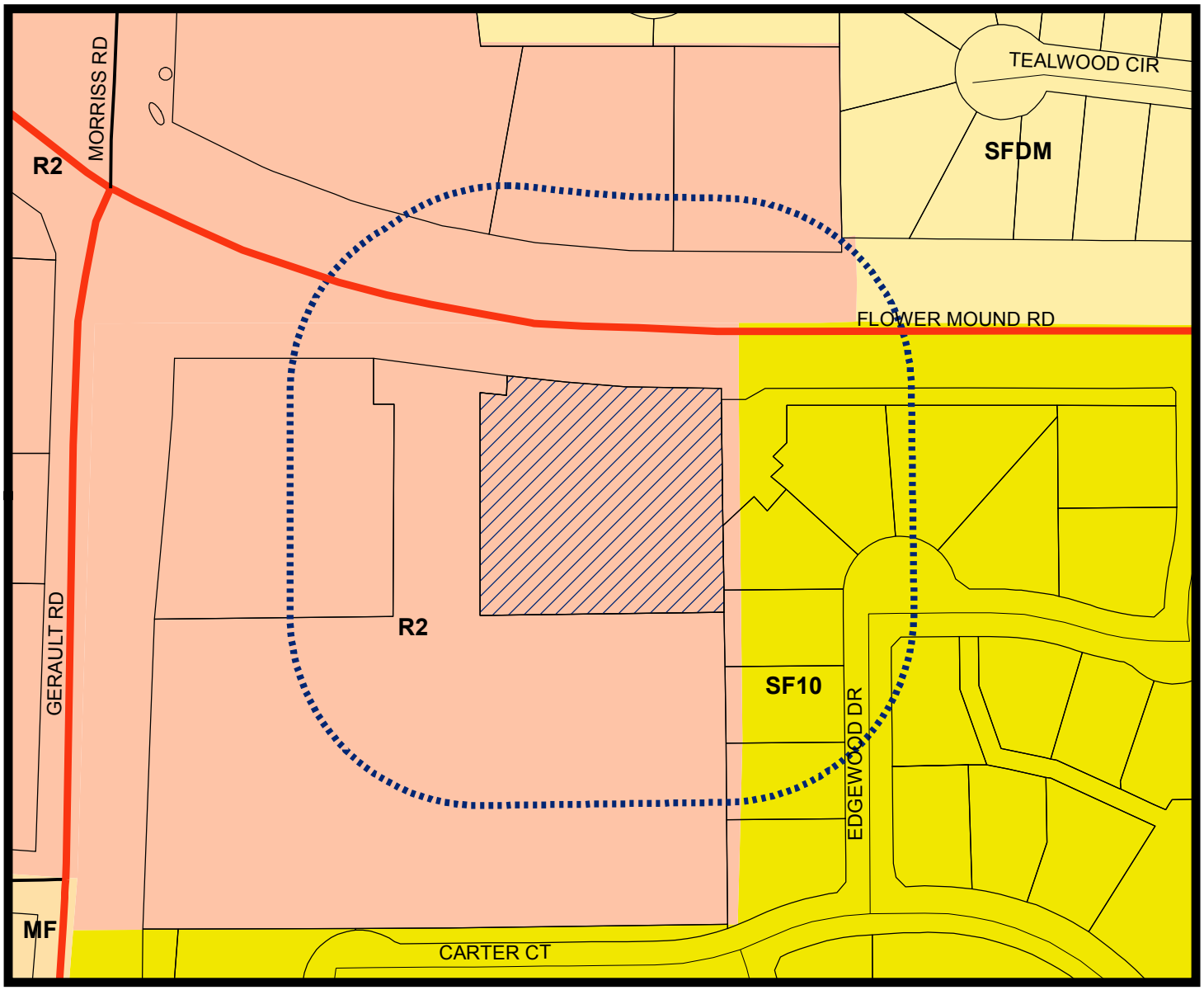
1. Vicinity Map
2. Letter of Intent
3. Public Amenity Area (proposed)

B. Application Details

1. SUP Package

Vicinity Map

Reference Project: SUP18-0001

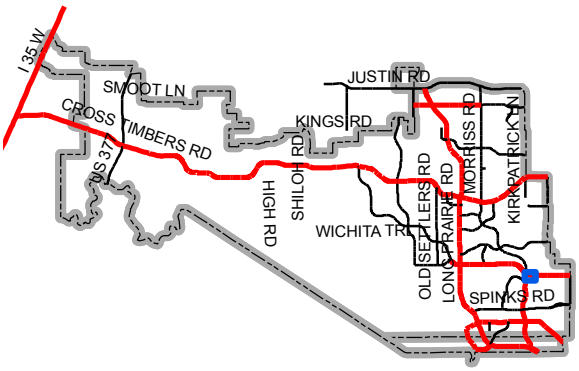


LEGEND

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

Subject Property

200 ft Notification Buffer around Property



Map Location

0 125 250 500 Feet

ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

1344 US Hwy 19 South
Suite A
Leesburg, GA 31763
Phone: (229) 435-6133
Fax: (229) 439-7979
www.emc-eng.com

August 29, 2018

Richard Brown
Development Services
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: TIDAL WAVE AUTO SPA - LETTER OF INTENT (SUP 18-0001)
EMC PROJECT: 17-6058

Dear Mr. Brown,

The purpose of this letter is to request a specific use permit and a variance to Section 82-242. "Street Buffer landscaping" for an express carwash facility for Lot 2, Block A (Parcel ID 279846) of Flower Mound Market located at 1001 Flower Mound Road. Project will consist of an express tunnel carwash, pay kiosk, covered vacuum stalls, parking and associated infrastructure. Site is PD-78 with Retail District-2 (R-2) uses and will utilize existing access drives. The requested variance provides for the creation of a variable width street buffer, ranging in depth from twenty-five (25) to nine (9) feet to the required street buffer along Flower Mound Road. This variance allows the carwash building to run north south along the existing access drive on the east side of the lot. There is a fifty (50) foot wide Citgo pipeline easement that runs through the middle of the lot, which eliminates the possibility of rotating the building and limits the potential building area for this lot creating a hardship. We did reach out to the adjacent property owner to obtain additional land on the west side of the easement to relocate the building, however those efforts were denied. See submitted conceptual site plan for additional site details.

All roof slopes are 6:12 with the exception of the equipment room gable on the West side of the building (side that faces away from the residential area). This gable and corresponding glazed gable truss are constructed so that the ridge does not extend above or conflict with the main tunnel ridge line beyond. Please reference the attached West Exterior Elevation. The Owner does hereby seek a waiver to certain Architectural Standards in the Town's Urban Design Plan to allow this gable slope as shown.

We certainly appreciate your assistance in this request. If you have any questions, please feel free to contact me.

Sincerely,
EMC ENGINEERING SERVICES, INC

Brian H. Braun, P.E.
Albany Branch Manager

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
2	COORDINATION	MGC	6/15/18
3	COORDINATION	MGC	8/01/18
4	COORDINATION	MGC	8/23/18
-	-	-	-
-	-	-	-
-	-	-	-

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HAMILTON
2246
STATE OF TEXAS
08/23/18

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
info@emc-eng.com
www.emc-eng.com
CIVIL
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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

AMENITY RENDERING

TIDAL WAVE AUTO SPA

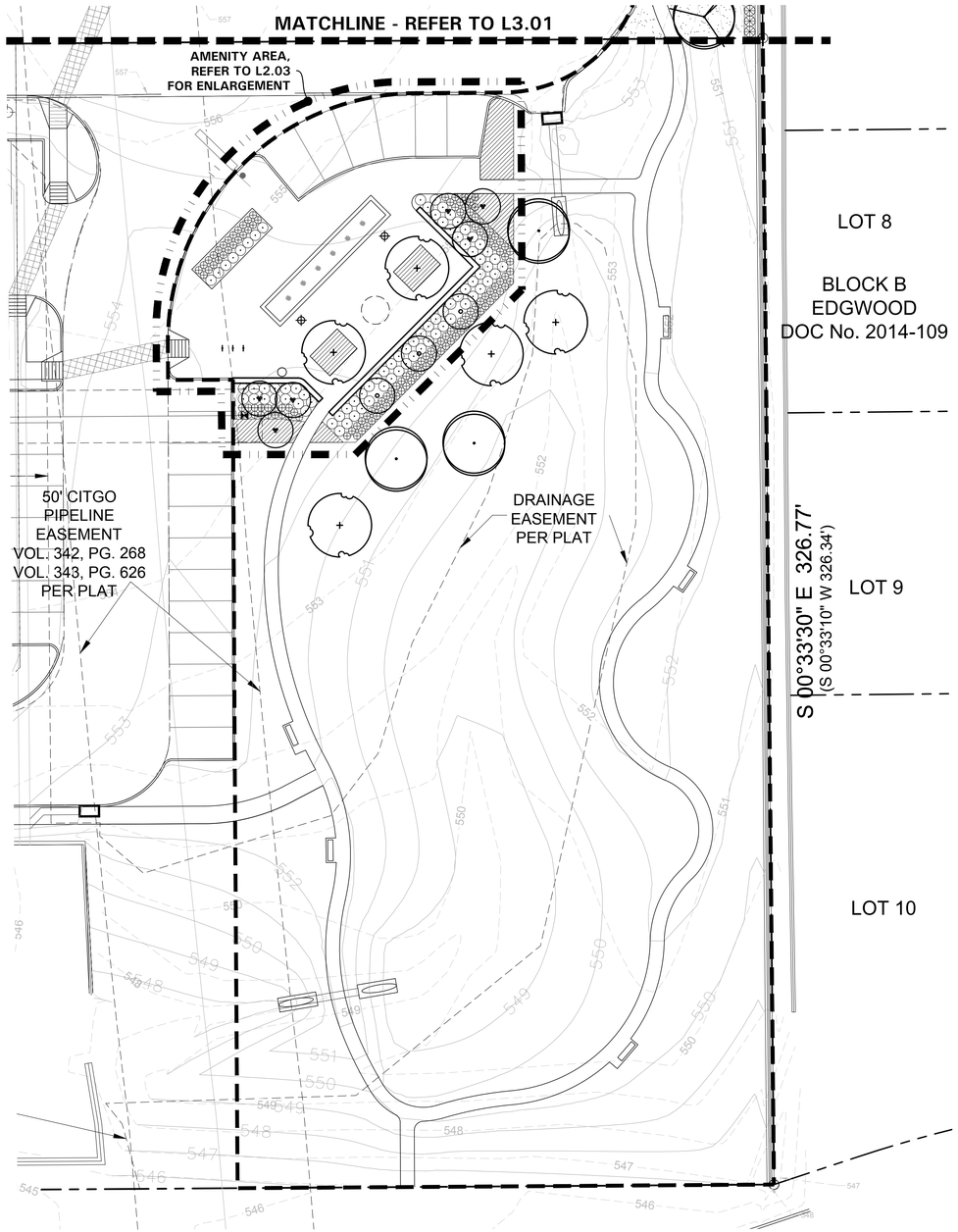
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	N/A
DATE:	12/20/2017

SHEET
L2.04

N

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BC	Bald Cypress
DBH	Dwarf Burford Holly
LE	Lacebark Elm
LOR	Loropetalum 'Purple Diamond'
MFG	Mexican Feathergrass
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
SG	Salvia Greggii
SO	Shumard Red Oak

REFER TO L3.03 FOR PLANT LIST

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
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3	COORDINATION	MGC	8/01/18
4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18
-	-	-	-
-	-	-	-

REGISTERED LANDSCAPE ARCHITECT
KAREN ANN HAMILTON
2246
STATE OF TEXAS
08/27/18

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Leesburg, GA 31763
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LANDSCAPE PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

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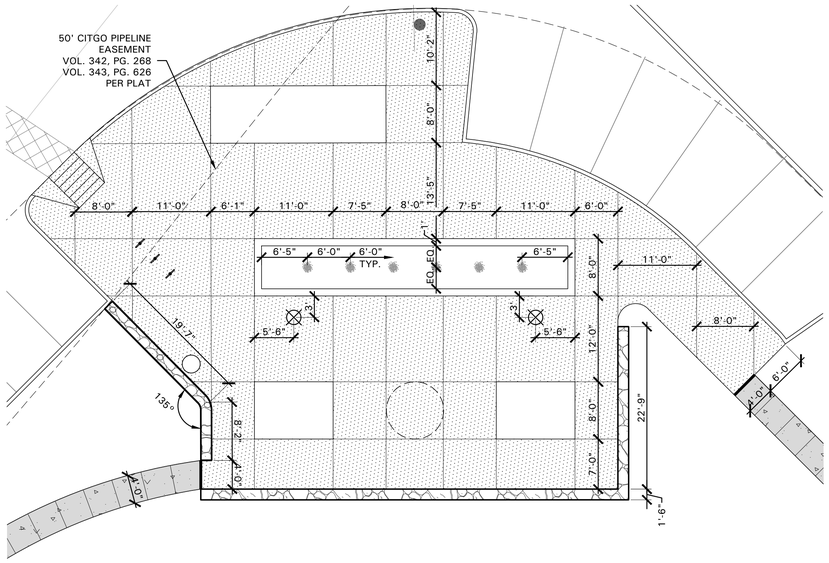
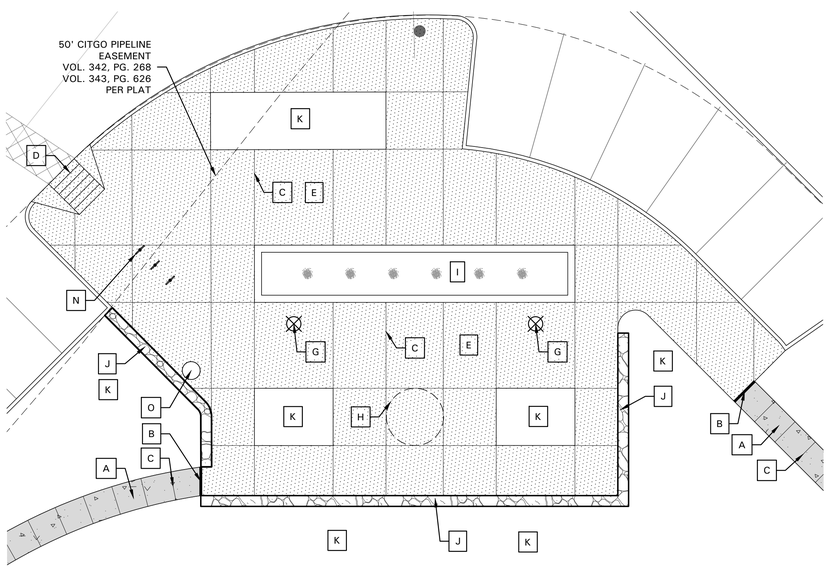
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET
L3.02



01 COURTYARD LAYOUT PLAN
SCALE: 1" = 10'-0"



02 COURTYARD MATERIALS PLAN
SCALE: 1" = 10'-0"

HARDSCAPE LEGEND

A	CONCRETE WALK, MEDIUM BROOM FINISH, REFER TO CIVIL PLANS FOR DETAILS
B	EXPANSION JOINT, TYP., REFER TO CIVIL PLANS FOR DETAILS
C	CONTROL JOINT, TYP., REFER TO CIVIL PLANS FOR DETAILS
D	BARRIER FREE RAMP, REFER TO CIVIL PLANS FOR DETAILS
E	STAMPED AND COLORED CONCRETE, REFER TO NOTES L2.02
F	NOT USED
G	LIGHT POLE, REFER TO MEP PLANS
H	METAL SCULPTURE, DARK BROWN FINISH 20' MAX. HT.
I	WATER FEATURE
J	SEAT WALL, STONE VENEER TO MATCH ARCHITECTURAL
K	PLANTING, REFER TO LANDSCAPE PLAN
L	BENCH, REFER TO NOTES L2.02
M	ACCESSIBLE SPACE
N	BIKE RACK, REFER TO NOTES L2.02
O	TRASH RECEPTACLE, REFER TO NOTES L2.02

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
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3	COORDINATION	MGC	8/01/18
4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18

REGISTERED LANDSCAPE ARCHITECT
KARI ANN HAMILTON
2244
STATE OF TEXAS
08/27/18

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
kahamilton@emc-eng.com
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CIVIL
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HARDSCAPE ENLARGEMENT PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 10' - 0"
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SHEET
L2.03

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SCALE: 1" = 10'-0"
0 5 10 20

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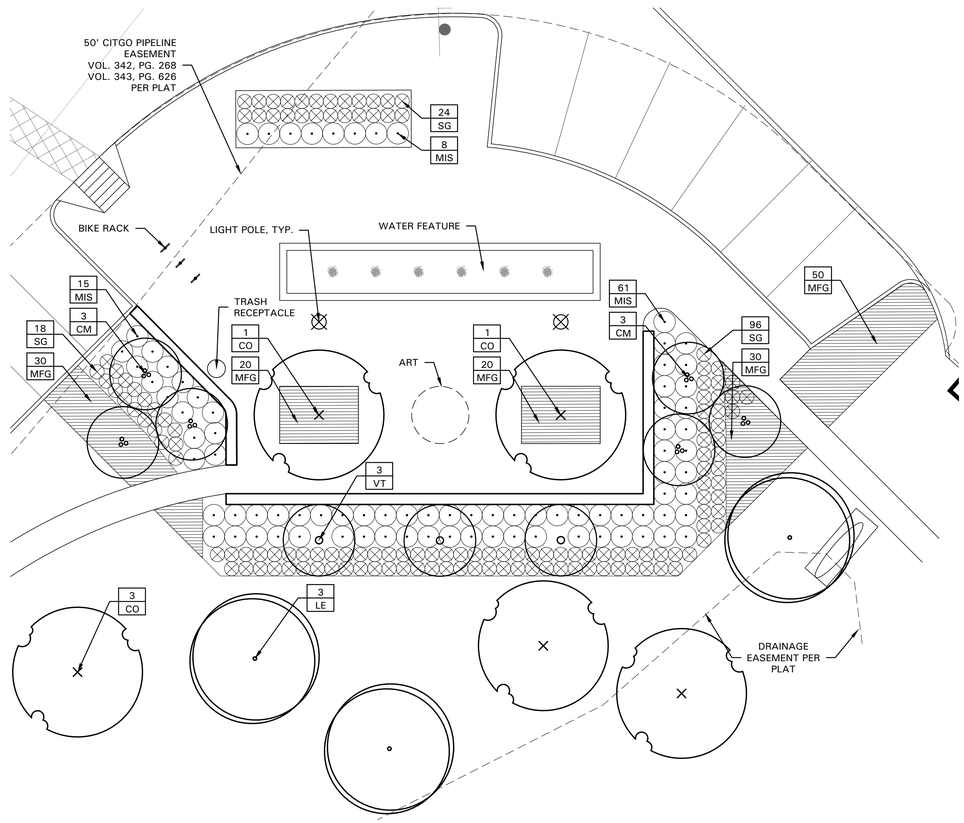

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
BC	*Taxodium distichum*	Bald Cypress	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	1	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	*Cercis canadensis 'Oklahoma'*	Oklahoma Redbud	3	2" cal.	container grown, 8' ht., 4' spread min.
SO	*Quercus shumardii*	Shumard Red Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	SHRUBS/GROUNDCOVER				
AB	*Abelia grandiflora 'Edward Goucher'*	Dwarf Abelia 'Edward Goucher'	13	5 gal.	container full, 24" spread, 36" o.c.
DBH	*Ilex cornuta 'Dwarf Burford'*	Dwarf Burford Holly	55	5 gal.	container full, 24" spread, 36" o.c.
LOR	*Loropetalum chinense 'Purple Diamond'*	Loropetalum 'Purple Diamond'	36	3 gal.	container full, 20" spread, 24" o.c.
MFG	*Nassella tenuissima*	Mexican Feathergrass	375	1 gal.	container full, 24" o.c.
MIS	*Miscanthus sinensis 'Adagio'*	Miscanthus 'Adagio'	17	5 gal.	container full, 36" o.c.
NRS	*Ilex spp. 'Nellie R. Stevens'*	Nellie R. Stevens Holly	67	7 gal.	container full to base, 36" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii	42	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

PLANT LIST - AMENITY AREA

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	*Lagerstroemia indica 'Natchez'*	Crepe Myrtle 'Natchez'	6	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CO	*Quercus muehlenbergii*	Chinkapin Oak	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	*Ulmus parvifolia 'Sempervirens'*	Lacebark Elm	3	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	*Vitex agnus-castus*	Vitex	3	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	SHRUBS/GROUNDCOVER				
MFG	*Nassella tenuissima*	Mexican Feathergrass	150	1 gal.	container full, 24" o.c.
MIS	*Miscanthus sinensis 'Adagio'*	Miscanthus 'Adagio'	84	5 gal.	container full, 36" o.c.
SG	*Salvia greggii 'Red'*	Salvia Greggii	138	5 gal.	container full, 20" spread 24" o.c.
	Cynodon dactylon	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

N

SCALE: 1" = 10'-0"
0 5 10 20

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
2	COORDINATION	MGC	6/15/18
3	COORDINATION	MGC	8/01/18
4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18
-	-	-	-
-	-	-	-

REGISTERED LANDSCAPE ARCHITECT
BRIAN HAMILTON
2246
STATE OF TEXAS
08/27/18

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
info@emc-eng.com
www.emc-eng.com
CIVIL
MARINE
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OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

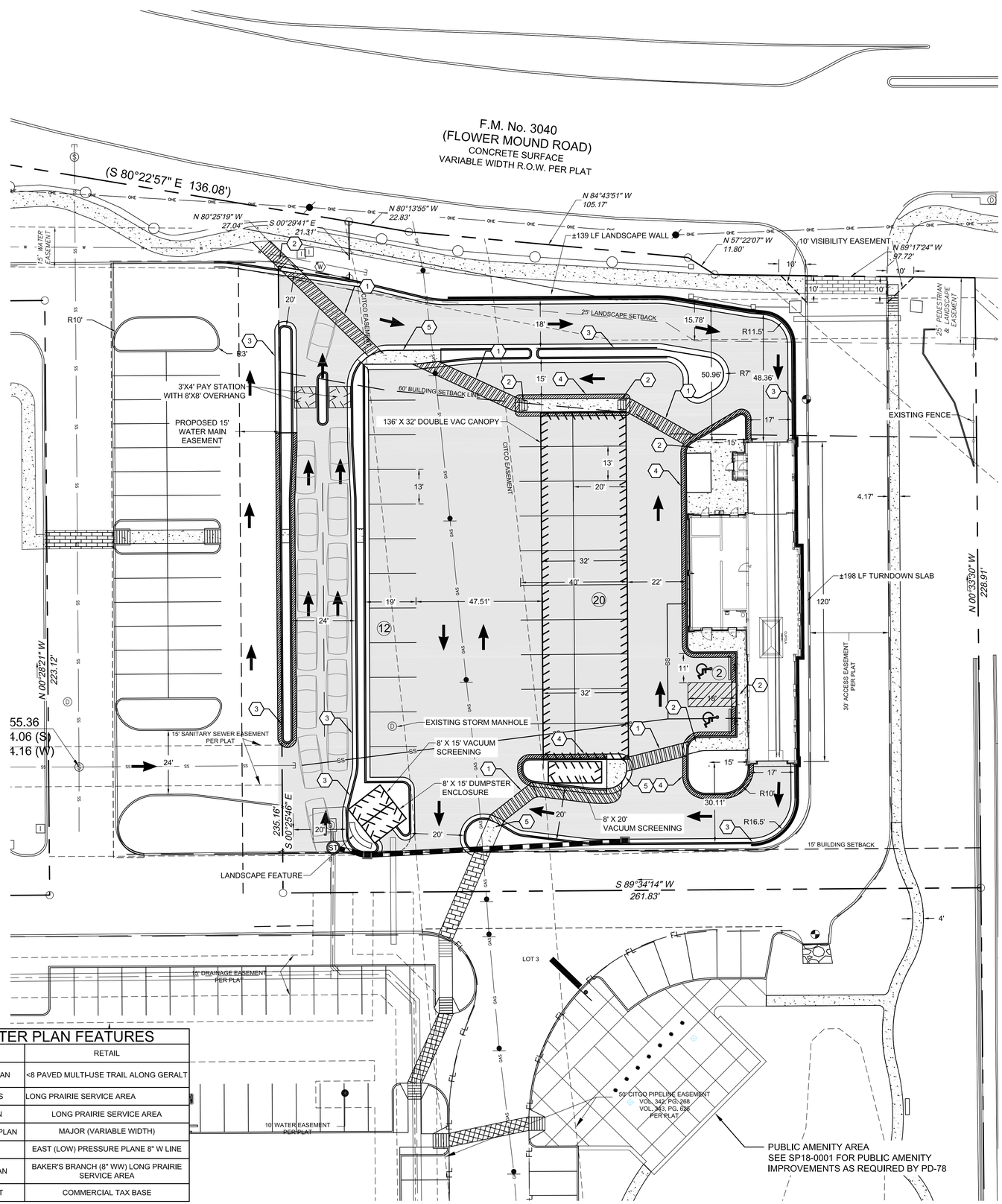
LANDSCAPE PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

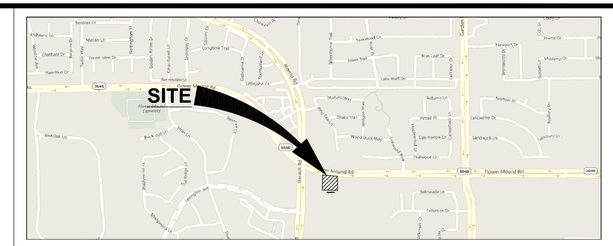
PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 10' - 0"
DATE:	12/20/2017

SHEET
L3.03



MASTER PLAN FEATURES

LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	<8 PAVED MULTI-USE TRAIL ALONG GERALT
PARKS AND TRAILS	LONG PRAIRIE SERVICE AREA
OPEN SPACE PLAN	LONG PRAIRIE SERVICE AREA
THOROUGHFARE PLAN	MAJOR (VARIABLE WIDTH)
WATER PLAN	EAST (LOW) PRESSURE PLANE 8" W LINE
WASTEWATER PLAN	BAKER'S BRANCH (8" WW) LONG PRAIRIE SERVICE AREA
ECONOMIC IMPACT	COMMERCIAL TAX BASE



VICINITY MAP

N.T.S.

SITE INFORMATION

ADDRESS: 1001 FLOWER MOUND ROAD
FLOWER MOUND, TEXAS 75028
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION

PROPERTY AREA: ±1.418 AC

PARCEL ID #: 279846

PROPERTY ZONING: R-2 RETAIL DISTRICT-2

BUILDING SETBACKS:
FRONT: 30' (60' ADJ. TO MAJOR ARTERIAL)
SIDE: 0'
REAR: 15'

LANDSCAPE BUFFER:
STREET: 25'

VARIANCE REQUEST:
16' REDUCTION TO LANDSCAPE SETBACK

PARKING NOTE

PARKING REQUIRED:
1 SPACE PER 250 SF
3060 / 250 = 12 SPACES REQUIRED

VACUUM STALLS: 20 SPACES

PARKING PROVIDED:
12 STANDARD SPACES
+2 HANDICAP SPACES
14 TOTAL SPACES

STACKING PROVIDED:
20 STACKING SPACES

HATCH LEGEND:

- CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- EXISTING BRICK PAVERS
- ROLL CURB

SPECIAL NOTES

1. ADA 5' WIDE CROSSWALKS
2. ADA RAMPS
3. STANDARD CURB & GUTTER
4. ROLL CURB
5. SIDEWALK FLUSH WITH PARKING

NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. ANY OVERHANG OF SHADE STRUCTURES WITHIN THE CITGO PIPELINE EASEMENT WILL REQUIRE APPROVAL FROM THAT EASEMENT HOLDER.
8. PORTION OF PARKING AND PAVING THAT IS LOCATED OFFSITE ON LOT 3 DOES NOT HAVE A PLATTED ACCESS EASEMENT TO THE DEVELOPING LOT 2 AND WILL NEED TO BE PROVIDED.
9. ANY OVERHANG OF SHADE STRUCTURES WITHIN CITGO PIPELINE EASEMENT WILL RECEIVE APPROVAL FROM THAT EASEMENT HOLDER.

PROPOSED IMPERVIOUS AREA: ±0.85 AC

EXISTING IMPERVIOUS AREA: ±0.28 AC

SITE DATA TABLE

PHYSICAL ADDRESS	1001 FLOWER MOUND ROAD, FLOWER MOUND, TEXAS 75028	
GROSS SITE AREA	1.418 AC	
NET SITE AREA	0.548 AC	
ZONING	PD-78 WITH RETAIL DISTRICT-2 (R-2) USES	
CURRENT USE	UNDEVELOPED PARCEL	
LOT COVERAGE DATA	GROSS	NET
-BUILDING COVERAGE	14%	32%
-IMPERVIOUS AREA	80%	89%
-PERVIOUS AREA	20%	11%
PARKING SUMMARY		
-REQUIRED	12	
-PROVIDED	14	
SURFACE PARKING		
-OTHER	20 VACUUM STALLS	
BUILDING DATA		
-BUILDING	1 STORY	
-PEAK HEIGHT	24 FT	
-MEAN HEIGHT	17 FT 6 IN	
-TOTAL SQUARE FOOTAGE	3060 SF	

NO.	REVISION DESCRIPTION	BY	DATE
1	RESUBMITTAL	RAP	2/22/18
2	RESUBMITTAL	SLO	6/11/18
3	RESUBMITTAL	SLO	7/18/18
4	RESUBMITTAL	SLO	8/16/18
5	RESUBMITTAL	SLO	8/29/18
6	RESUBMITTAL	BED	9/7/18
-	-	-	-

STATE OF TEXAS
EMC ENGINEERING SERVICES, INC.
F-19233
CERTIFICATE OF AUTHORIZATION

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

EMC ENGINEERING SERVICES, INC.
ENGINEERING CONSTULTANTS

Engineer BRIAN H. BRAUN
P.E. No. 127623 Date 8/29/2018

20' 10' 0' 20'
GRAPHIC SCALE: 1" = 20'

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
albany@emc-eng.com
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CONCEPTUAL SITE PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	BED
DESIGNED BY:	BED
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	BHB
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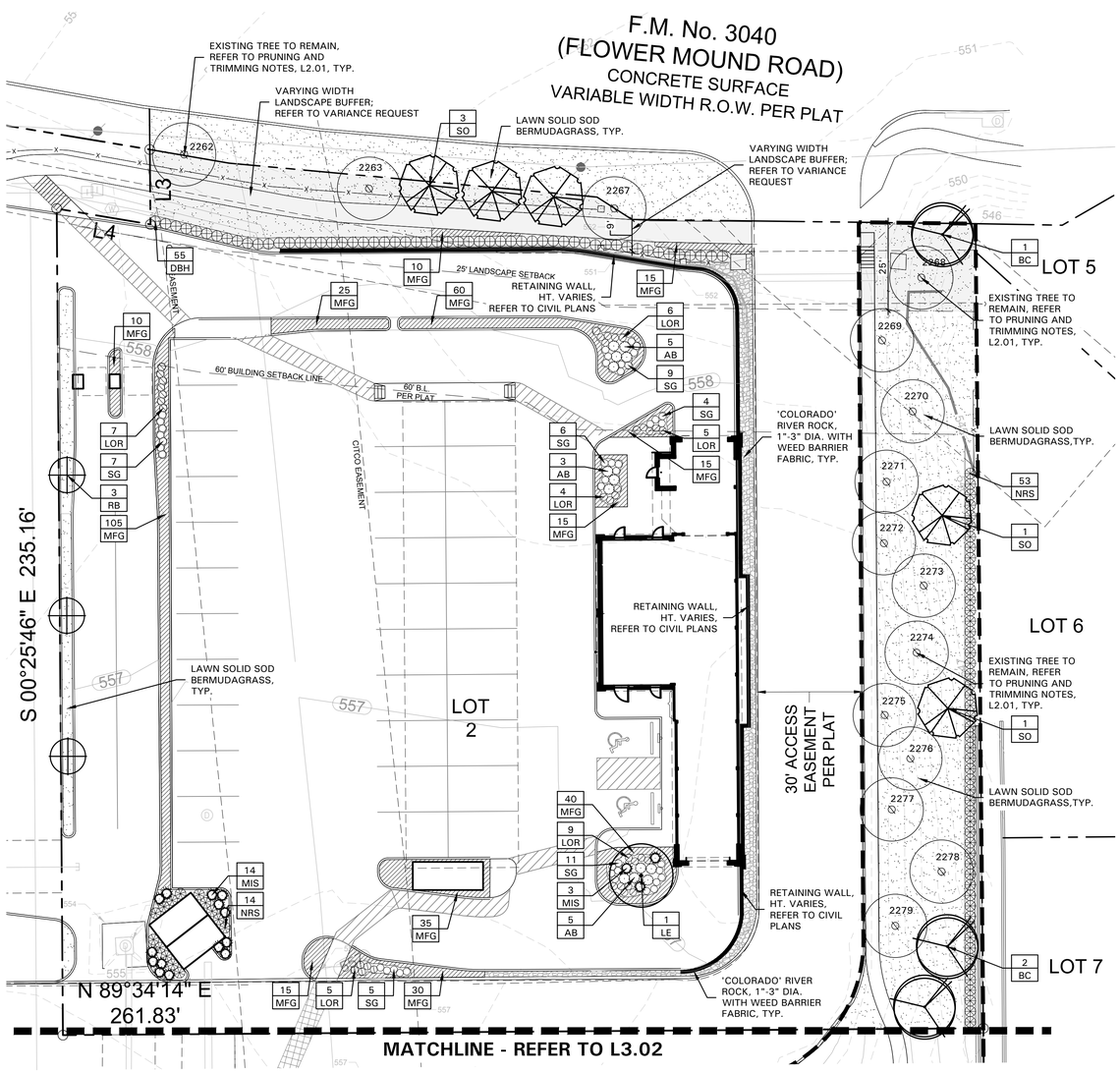
DATE:	4/3/2017

SHEET 1 OF 3



PD 78 - LOT 2
LANDSCAPE CONFORMANCE CHART

LANDSCAPING

Streetyard Landscaping

Standard	Total Street Yard (Square Feet)	Required	Provided
Minimum 20% of street yard	5,941	1,188 s.f.	3,010 s.f.

Street Buffer Landscaping

	Street Frontage	Required	Provided
Minimum landscape buffer	FM 3040	25'	varying width 9' - 25'

Parking Area Landscaping

Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 parking spaces	14	105 s.f.	983 s.f.

PLANTING STANDARDS

Street Yard Trees

Standard	Total Street Yard (square feet)	Required	Provided
< 10,000s.f. = 1 tree per 1,000 s.f.	5,948	6 trees, 3" cal.	(4) Tree Credits (4) trees, 3" cal.

Trees required to satisfy other provisions of this division and lying within the street yard may be used to satisfy the requirements of this section.

Street Buffer Trees

Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree, 3" cal. per 30 l.f.	FM 3040: 235 l.f.	8 trees, 3" cal.	(4) Tree Credits (4) trees, 3" cal.

Parking Area Trees

Standard	No. of Parking Spaces	Required	Provided
1 tree, 3" cal., per 10 Parking Spaces	14	2 trees, 3" cal.	1 tree, 3" cal., 3 trees, 2" cal.

All parking spaces are located withing 50 ft. of a tree.

RESIDENTIAL COMBATABILITY STANDARDS - PD 78

Standard	Location	Required	Provided
25' buffer where property abuts residential	East property lines	25' buffer	25' buffer
6' masonry or brick wall where property abuts residential	East Property Line	6' masonry/brick wall, 6' screen	Existing 6' masonry/brick wall, 6' screen
One (1) tree per 400 s.f. of compatability buffer	East Property Line: 5,720 s.f.	15 trees, 3" cal.	(11) Tree Credits (4) trees, 3" cal.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING THE FOLLOWING GUIDELINES.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
BC	Bald Cypress
DBH	Dwarf Burford Holly
LE	Lacebark Elm
LOR	Loropetalum 'Purple Diamond'
MFG	Mexican Feathergrass
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
RB	Oklahoma Redbud
SG	Salvia Greggii
SO	Shumard Red Oak

REFER TO L3.03 FOR PLANT LIST

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

N

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18
6	CITY COMMENT	MGM	1/24/19

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HAMILTON
2247
STATE OF TEXAS
01/24/19

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
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LANDSCAPE PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET
L3.01

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.

2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.

3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

6. Remove rejected plant material immediately from job site.

7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
   a. Clay – between 7-27 percent
   b. Silt – between 15-25 percent
   c. Sand – less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDGE Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that,when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be 1/2" maximum height above final finished grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION

01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP 1/3 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. 'U' BRACKET.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

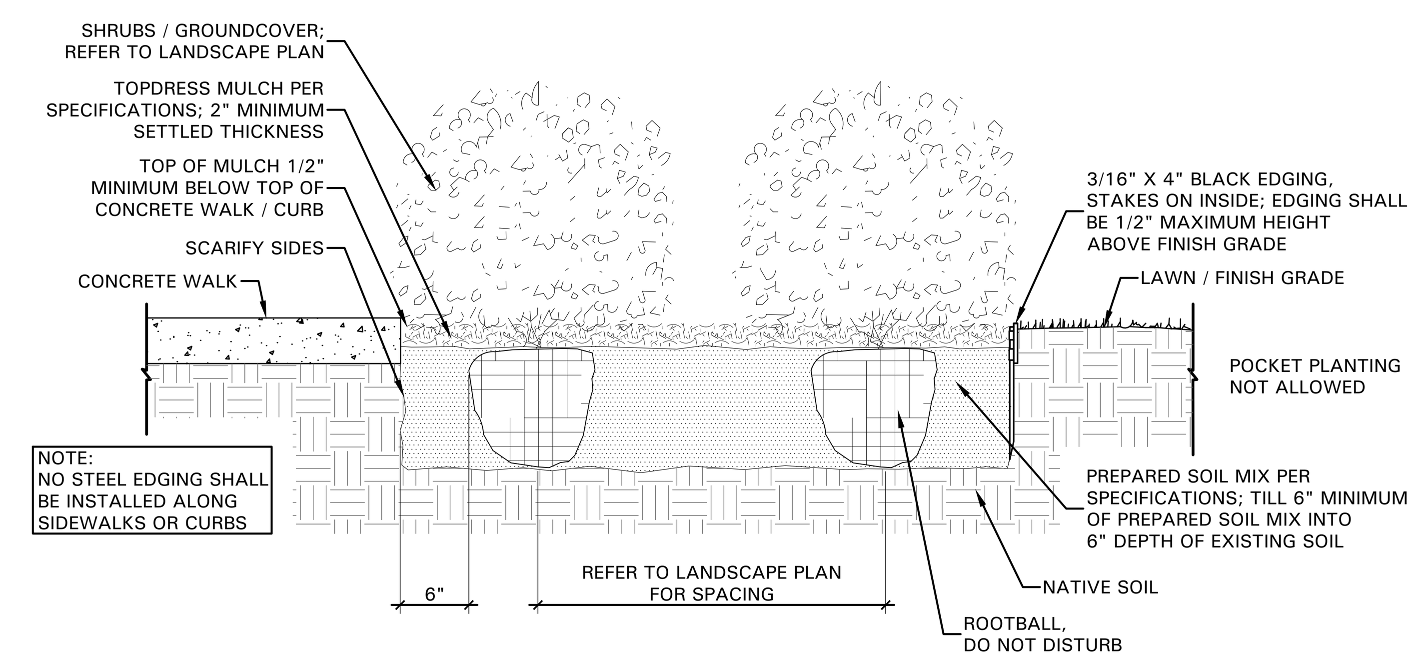
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES:
TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM:
Tree Stake Solutions
ATTN: Jeff Tuley
(903) 676-6143
jeff@treestakesolutions.com
www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

NO.	REVISION DESCRIPTION	BY	DATE
1	- COORDINATION	MGC	4/10/18
2	- COORDINATION	MGC	6/15/18
3	- COORDINATION	MGC	8/01/18
4	- COORDINATION	MGC	8/23/18
5	- CITY COMMENT	MGC	8/27/18
-	-	-	-
-	-	-	-

REGISTERED LANDSCAPE ARCHITECT LORI ANN HAUG 2246 STATE OF TEXAS 08/27/18

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
albany@emc-eng.com
www.emc-eng.com
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

LANDSCAPE SPECIFICATIONS AND DETAILS

TIDAL WAVE AUTO SPA
LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	N/A
DATE:	12/20/2017

SHEET
L3.04

EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER – ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR – AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR – VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR – BRONZE GLAZING – 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR– CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL , MFR'D BY DETAILED METALS, GRIFFIN GA COLOR– ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR – ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

EXTERIOR FINISH MATERIALS SCHEDULE:

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F. AREA	479 S.F.	479 S.F.	1430 S.F.	1344 S.F.
2. FACADE S.F. AREA (EXCLUSIVE OF DOORS, OPENINGS, OVERHEAD DOORS, AND WINDOWS)	324 S.F.	330 S.F.	719.98 S.F.	983.66 S.F.
3. DOORS, OPENINGS, OVERHEAD DOORS, WINDOWS S.F. AREA	155 S.F.	149 S.F.	710.02 S.F.	360.34 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80% OF ITEM #2 FACADE AREA)	298 s.f. 91% OF FACADE AREA	304 S.F. 92% OF FACADE AREA	645.98 S.F. 89% OF FACADE AREA	909.66 S.F. 92% OF FACADE AREA
4A. BRICK VENEER S.F. AREA	82 S.F. 25% OF ITEM 2	70 S.F. 21% OF ITEM 2	170 S.F. 23% OF ITEM 2	274 S.F. 28% OF ITEM 2
4B. STONE VENEER S.F. AREA	183 S.F. 56% OF ITEM 2	204 S.F. 62% OF ITEM 2	475.98 S.F. 66% OF ITEM 2	520.66 S.F. 53% OF ITEM 2
4C. STUCCO S.F. AREA	33 S.F. 10% OF ITEM 2	30 S.F. 9% OF ITEM 2	NONE	115 S.F. 11% OF ITEM 2
NO SECONDAY MASONRY IS PROPOSED FOR THE BUILDING				
5. PREFIN. METAL FREIZE BOARD	26 S.F.	26 S.F.	74 S.F.	74 S.F.

SHEET LEGEND:

A1.0 EXTERIOR FINISHES – DIGITAL SAMPLE BOARD
A1.1 FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS
A2.2 EXTERIOR ELEVATIONS
A2.3 EXTERIOR ELEVATIONS
CA.1 AUXILIARY STRUCTURES
CA.2 AUXILIARY STRUCTURES

GENERAL NOTES:

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

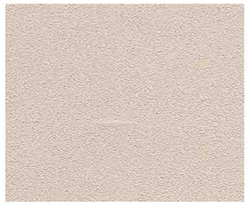
BRICK VENEER
ACME TEXAS

METAL TRIM/EXPOSED STEEL
ASH GRAY

METAL ROOF
STANDING SEAM
CHARCOAL

GLAZING
CLEAR

STONE VENEER
GRANDBURY NATURAL CHOP



STUCCO
VAN DYKE 110

DOOR/FRAMES
ROCKWEED SW 2735

EXTERIOR FINISHES

FINISHES ARE TYPICAL AT ALL STRUCTURES.

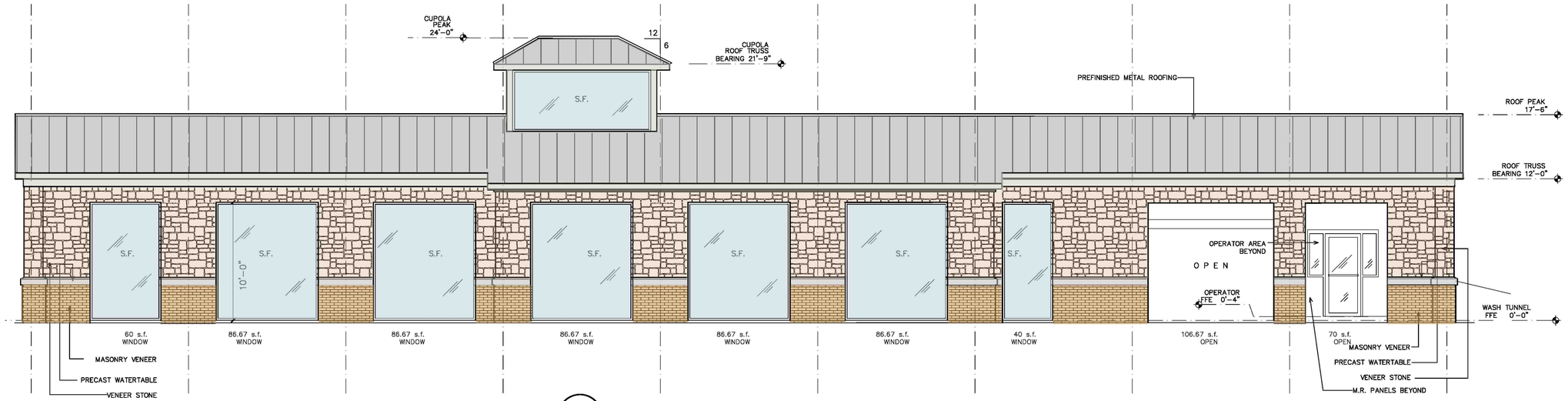
M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

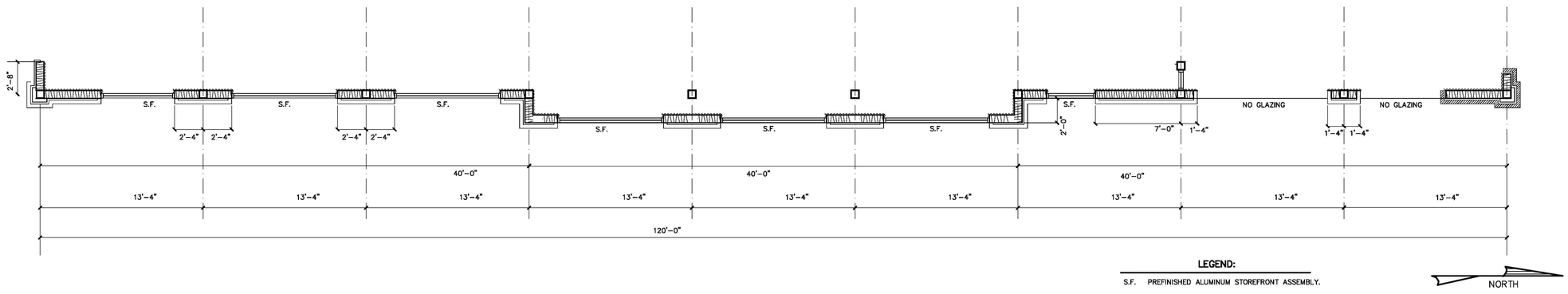
TIDAL WAVE AUTO SPA

SHEET:
A1.0
OF:



1 / A2.2 **EAST ELEVATION**

SCALE: 1/4"=1'-0"



LEGEND:

S.F. PREFINISHED ALUMINUM STOREFRONT ASSEMBLY.

2 / A2.2 **WALL PROFILE – EAST ELEVATION**

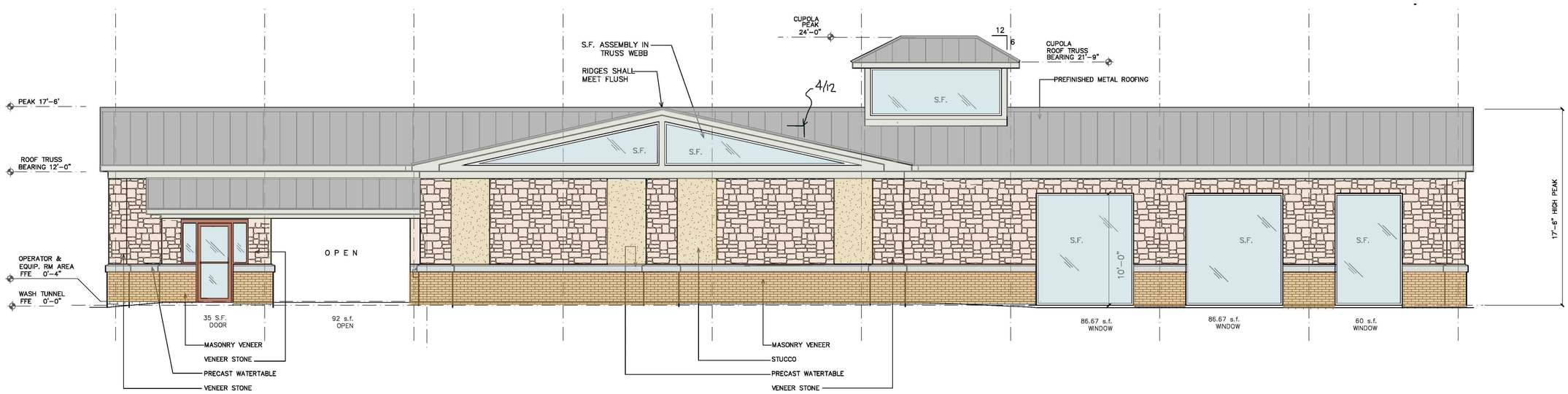
SCALE: 1/4"=1'-0"

M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

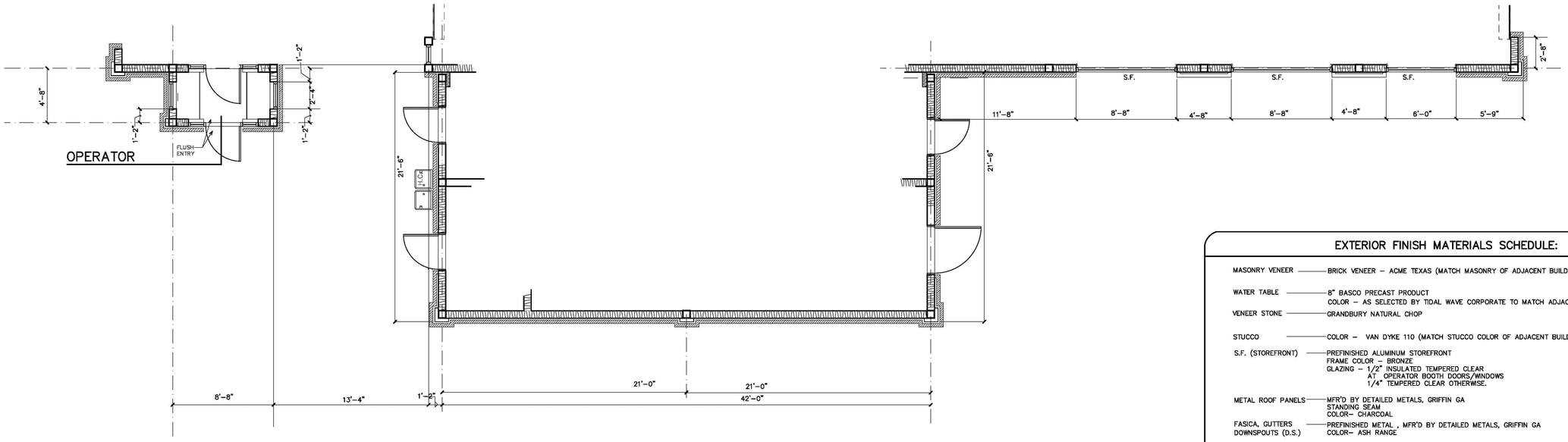
SHEET:
A2.2
OF: 10



1
A2.1

WEST ELEVATION

SCALE: 1/4"=1'-0"



LEGEND:

S.F. PREFINISHED ALUMINUM STOREFRONT ASSEMBLY.

NORTH

2
A1.1

WALL PROFILE – WEST ELEVATION

SCALE: 1/4"=1'-0"

EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER – ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR – AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR – VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR – BRONZE GLAZING – 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR– CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL , MFR'D BY DETAILED METALS, GRIFFIN GA COLOR– ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR – ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

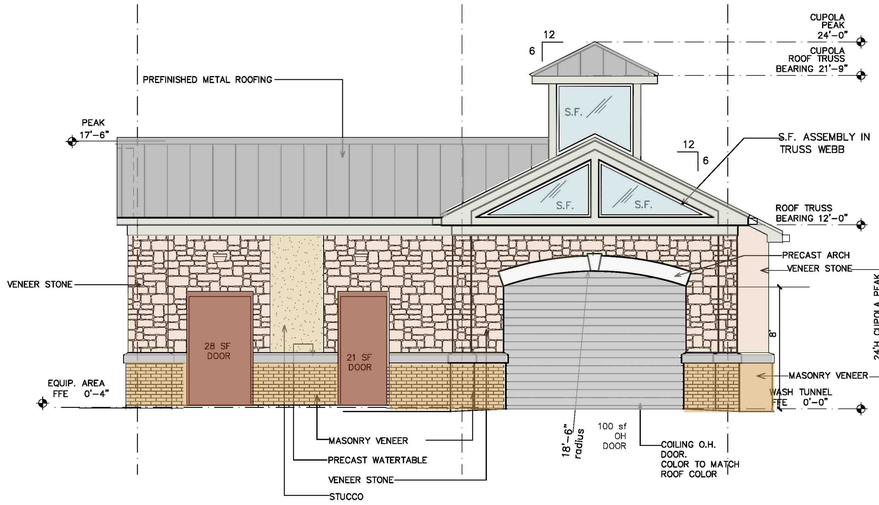
M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

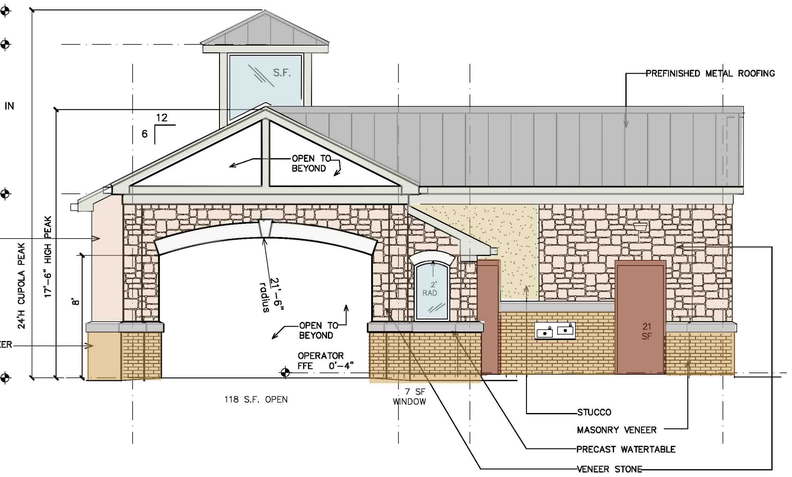
7/16/18

TIDAL WAVE AUTO SPA

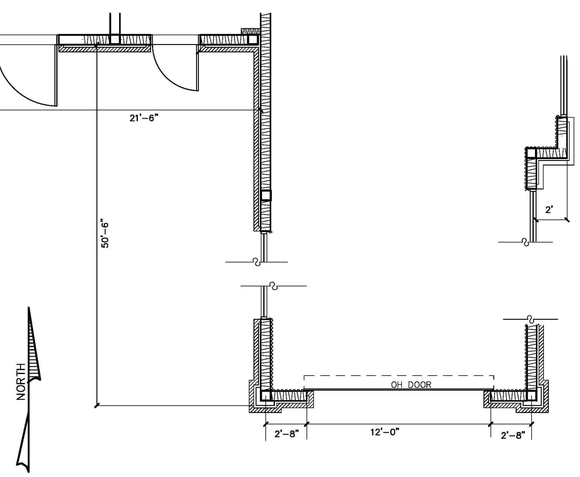
SHEET:
A2.1
OF: 10



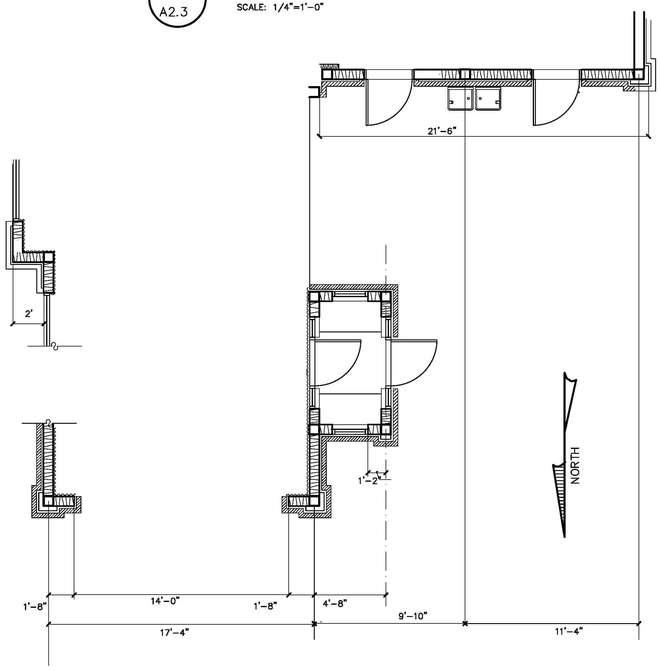
1 A2.3 SOUTH ELEVATION – EXIT
SCALE: 1/4"=1'-0"



3 A2.3 NORTH ELEVATION – ENTRY
SCALE: 1/4"=1'-0"



2 A2.3 WALL PROFILE – SOUTH ELEVATION
SCALE: 1/4"=1'-0"



4 A2.3 WALL PROFILE – NORTH ELEVATION
SCALE: 1/4"=1'-0"

M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

TIDAL WAVE AUTO SPA

SHEET:
A2.3
OF: 10

EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER – ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR – AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR – VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR – BRONZE GLAZING – 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
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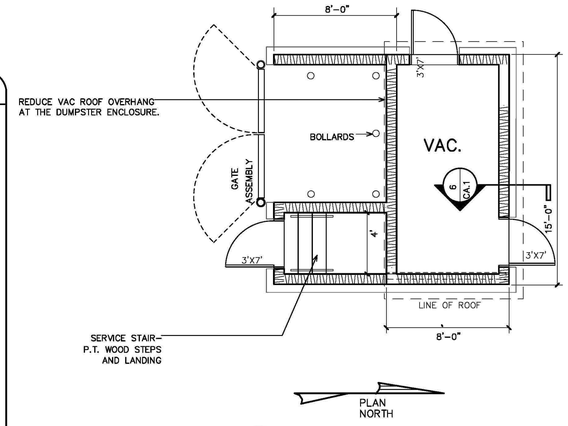
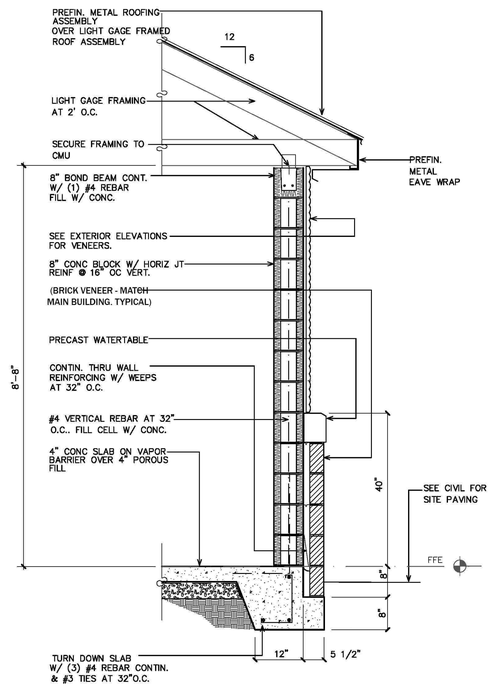
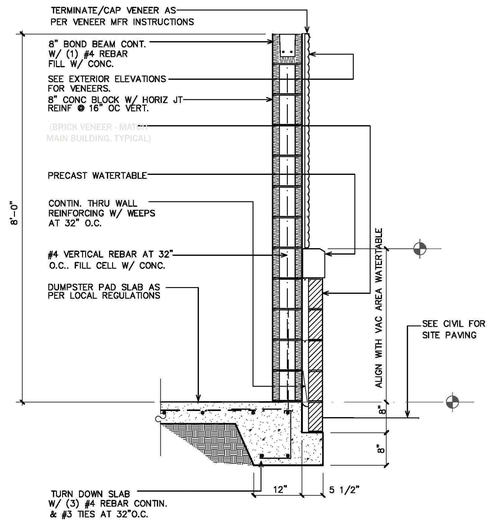
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL , MFR'D BY DETAILED METALS, GRIFFIN GA COLOR– ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR – ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.



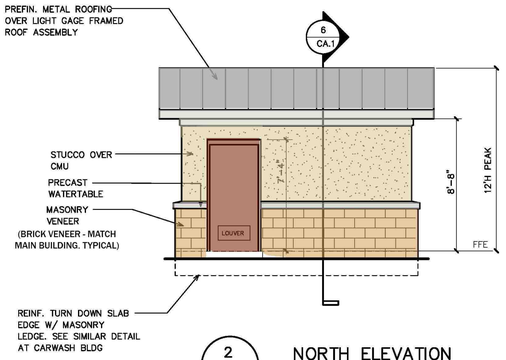
1 / CA.1 FLOOR PLAN
SCALE: 1/4"=1'–0"



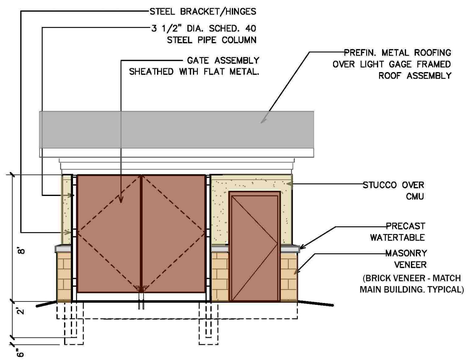
6 / CA–1 WALL SECTION – VAC
SCALE: NONE



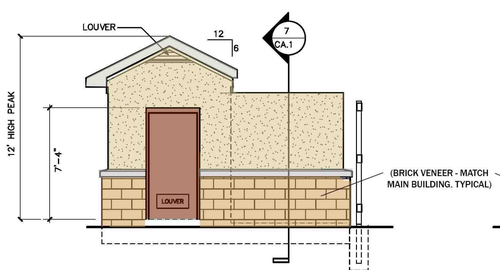
7 / CA–1 SECTION – DUMPSTER ENCLOSURE
SCALE: NONE



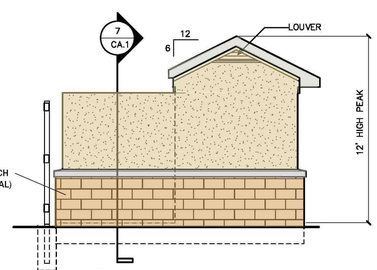
2 / CA.1 NORTH ELEVATION
SCALE: 1/4"=1'–0"



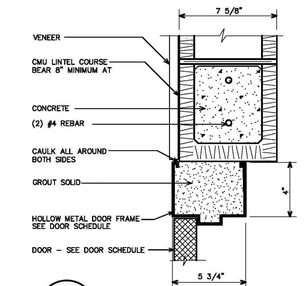
3 / CA.1 SOUTH ELEVATION
SCALE: 1/4"=1'–0"



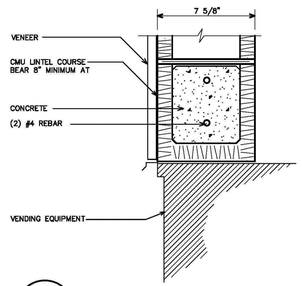
4 / CA.1 WEST ELEVATION
SCALE: 1/4"=1'–0"



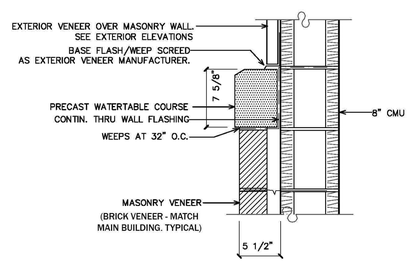
5 / CA.1 EAST ELEVATION
SCALE: 1/4"=1'–0"



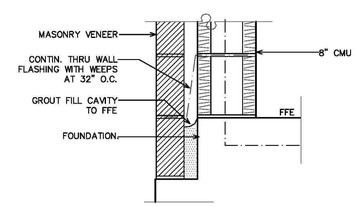
8 / CA–1 DOOR HEAD DETAIL
SCALE: NONE



9 / CA–1 VEND HEAD DETAIL
SCALE: NONE



10 / CA–1 DETAIL – WATERTABLE
SCALE: 1 1/2"=1'–0"



11 / CA–1 DETAIL – BASE OF WALL
SCALE: 1 1/2"=1'–0"

GENERAL NOTE:
ALL EXTERIOR FINISHES SHALL MATCH MAIN CARWASH BUILDING FINISHES.

DUMSTER ENCLOSURE/VAC HOUSE

GENERAL NOTE:
ALL EXTERIOR FINISHES SHALL MATCH MAIN CARWASH BUILDING FINISHES.

M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

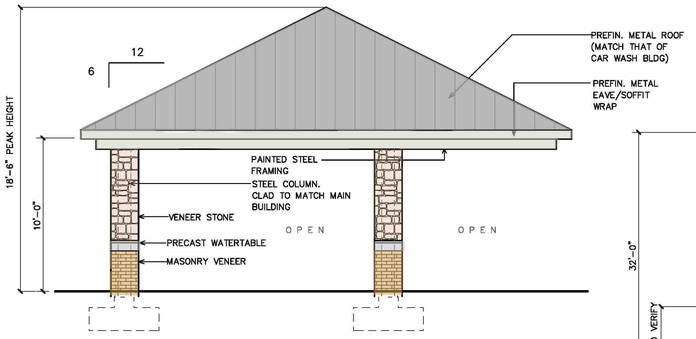
TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

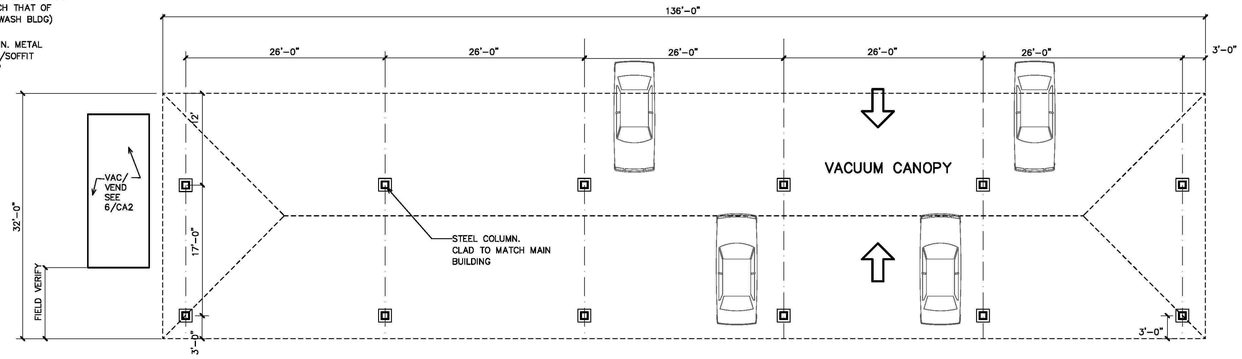
TIDAL WAVE AUTO SPA

SHEET: CA-1
OF: 2

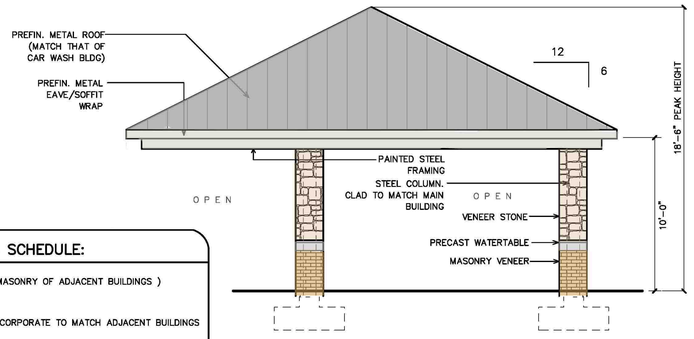
VACUUM CANOPY



4 / CA2 NORTH ELEVATION
VACUUM CANOPY
1/4"=1'-0"

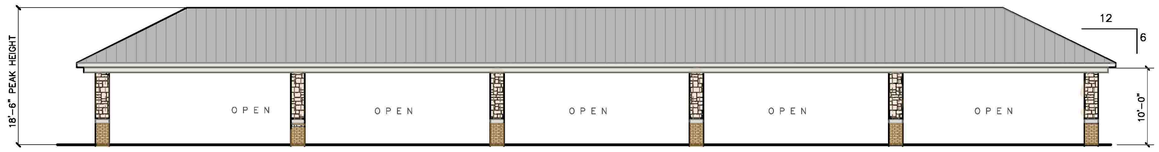


1 / CA2 PLAN – VACUUM CANOPY
1/8"=1'-0"
NORTH



5 / CA2 SOUTH ELEVATION
VACUUM CANOPY
1/4"=1'-0"

2 / CA2 EAST ELEVATION – VACUUM CANOPY
1/8"=1'-0"

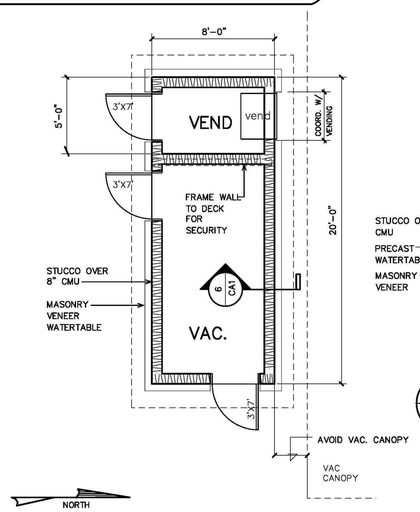


2 / CA2 WEST ELEVATION – VACUUM CANOPY
1/8"=1'-0"

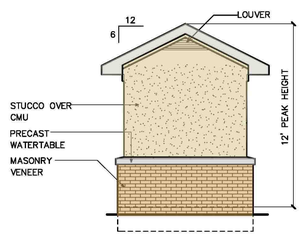
EXTERIOR FINISH MATERIALS SCHEDULE:

MASONRY VENEER	BRICK VENEER – ACME TEXAS (MATCH MASONRY OF ADJACENT BUILDINGS)
WATER TABLE	8" BASCO PRECAST PRODUCT COLOR – AS SELECTED BY TIDAL WAVE CORPORATE TO MATCH ADJACENT BUILDINGS
VENEER STONE	GRANDBURY NATURAL CHOP
STUCCO	COLOR – VAN DYKE 110 (MATCH STUCCO COLOR OF ADJACENT BUILDINGS)
S.F. (STOREFRONT)	PREFINISHED ALUMINUM STOREFRONT FRAME COLOR – BRONZE GLAZING – 1/2" INSULATED TEMPERED CLEAR AT OPERATOR BOOTH DOORS/WINDOWS 1/4" TEMPERED CLEAR OTHERWISE.
METAL ROOF PANELS	MFR'D BY DETAILED METALS, GRIFFIN GA STANDING SEAM COLOR– CHARCOAL
FASICA, GUTTERS DOWNSPOUTS (D.S.)	PREFINISHED METAL , MFR'D BY DETAILED METALS, GRIFFIN GA COLOR– ASH RANGE
EXPOSED STEEL FRAMING	PREP AND PAINT COLOR – ASH RANGE
DOORS AND FRAMES	PAINT TO MATCH STOREFRONT FRAMES. SW 2735 ROCKWEED.

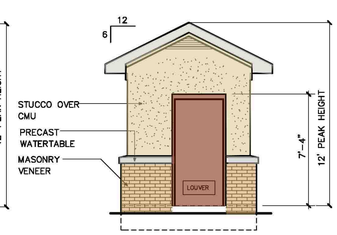
VAC/VEND BUILDING



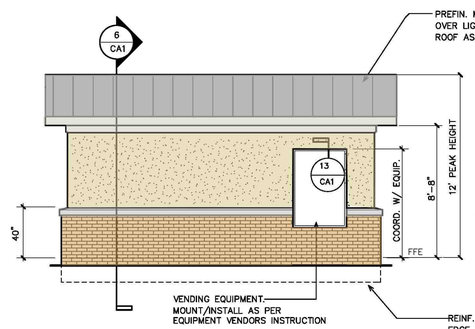
6 / CA2 FLOOR PLAN
SCALE: 1/4"=1'-0"



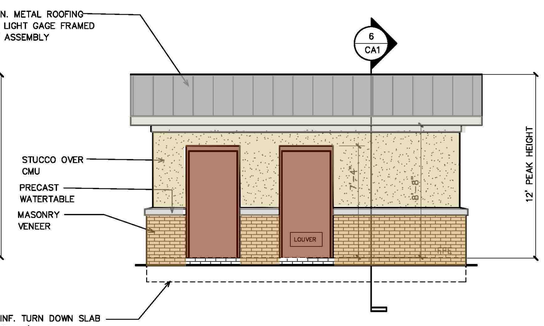
7 / CA2 WEST ELEVATION
SCALE: 1/4"=1'-0"



8 / CA2 EAST ELEVATION
SCALE: 1/4"=1'-0"



9 / CA2 NORTH ELEVATION
SCALE: 1/4"=1'-0"



10 / CA2 SOUTH ELEVATION
SCALE: 1/4"=1'-0"

M. TODD ALBRITTON, ARCHITECT
202 East Main Street
Thomaston, GA 30286
Texas Reg. 26868

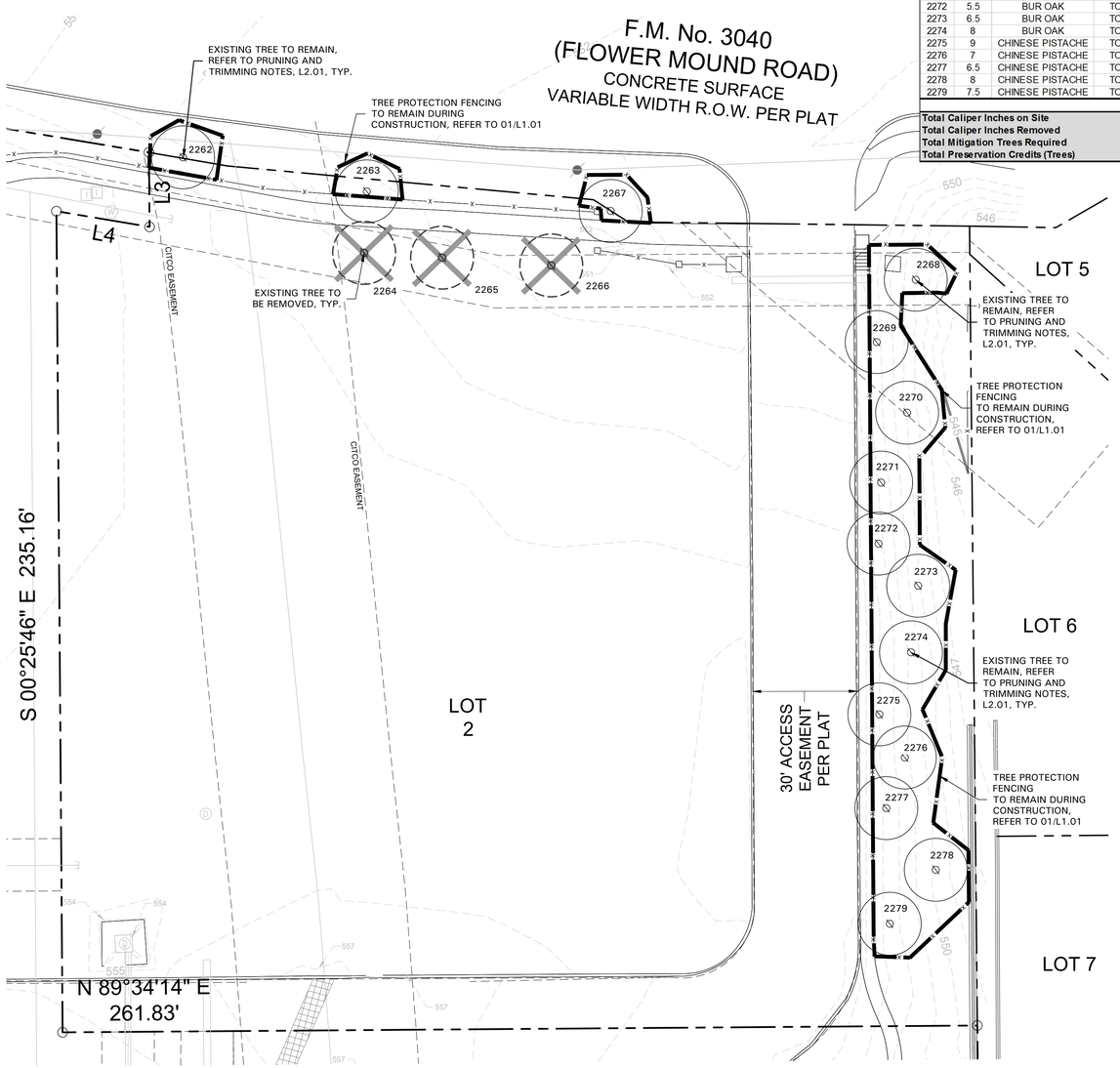
GENERAL NOTE:
ALL EXTERIOR FINISHES SHALL MATCH MAIN CARWASH BUILDING FINISHES.

TIDAL WAVE AUTO SPA
CAR WASH FACILITY
FLOWER MOUND, TEXAS

7/16/18

TIDAL WAVE AUTO SPA

SHEET: CA-2
OF: 2



TREE SURVEY FIELD DATA

No.	Dia. (inches)	Species (common name)	Status	Protected	Preservation Credits (trees)	Tree Credits (trees)	Remarks
2262	7.5	LIVE OAK	TO REMAIN	UNPROTECTED - EASEMENT		1	STREETYARD
2263	9	LIVE OAK	TO REMAIN			1	STREETYARD
2264	5	LIVE OAK	TO BE REMOVED	UNPROTECTED - EASEMENT			BUILDABLE AREA
2265	10	LACEBARK ELM	TO BE REMOVED	UNPROTECTED - EASEMENT			BUILDABLE AREA
2266	10	LACEBARK ELM	TO BE REMOVED	UNPROTECTED - EASEMENT			BUILDABLE AREA
2267	11	LACEBARK ELM	TO REMAIN			1	STREETYARD
2268	8.5	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	STREETYARD
2269	9.5	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2270	9.5	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2271	7	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2272	5.5	BUR OAK	TO REMAIN	UNPROTECTED - SIZE		1	EAST RES. BUFFER TREE
2273	6.5	BUR OAK	TO REMAIN			1	EAST RES. BUFFER TREE
2274	8	BUR OAK	TO REMAIN			1	EAST RES. BUFFER TREE
2275	9	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2276	7	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2277	6.5	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2278	8	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE
2279	7.5	CHINESE PISTACHE	TO REMAIN	UNPROTECTED - SPECIES		1	EAST RES. BUFFER TREE

Total Caliper Inches on Site	145
Total Caliper Inches Removed	25
Total Mitigation Trees Required	0
Total Preservation Credits (Trees)	0

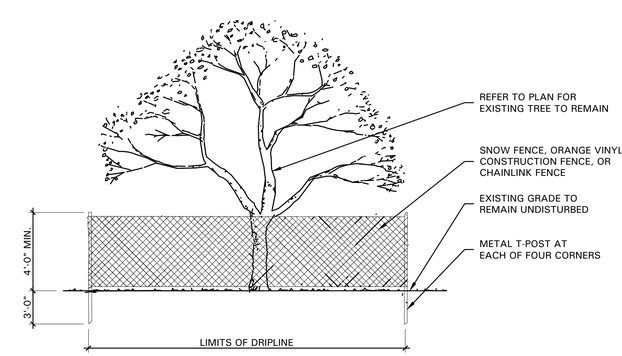
EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01

TREE PRESERVATION NOTES

1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
9. BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PRIOR TO ANY WORK BEGINNING ON-SITE, A TREE PROTECTION INSPECTION IS REQUIRED TO BE SCHEDULED AND APPROVED. PLEASE CONTACT JAMES HOEFERT WITH THE TOWN OF FLOWER MOUND (972) 874-6352 FOR ADDITIONAL INFORMATION



01 TREE PROTECTIVE FENCING
NOT TO SCALE

SCALE: 1" = 20'-0"
0 10 20 40

BELLE FIRMA
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

NO.	REVISION DESCRIPTION	BY	DATE
1	COORDINATION	MGC	4/10/18
2	COORDINATION	MGC	6/15/18
3	COORDINATION	MGC	8/01/18
4	COORDINATION	MGC	8/23/18
5	CITY COMMENT	MGC	8/27/18

REGISTERED LANDSCAPE ARCHITECT
KRISTI ANN HAMILTON
2248
STATE OF TEXAS
08/27/18

EMC ENGINEERING SERVICES, INC.
1344 US Hwy 19S, Suite A
Leesburg, GA 31763
Ph: (229) 435-6133
Fax: (229) 439-7979
www.emc-eng.com
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MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

TREE PRESERVATION PLAN

TIDAL WAVE AUTO SPA

LOT 2, BLOCK A, FLOWER MOUND MARKET ADDITION
FLOWER MOUND, DENTON, TEXAS
Prepared for:
SHJ CONSTRUCTION GROUP

PROJECT NO.:	17-6058
DRAWN BY:	MGM
DESIGNED BY:	MGM
SURVEYED BY:	N/A
SURVEY DATE:	N/A
CHECKED BY:	KAH
SCALE:	1" = 20' - 0"
DATE:	12/20/2017

SHEET
L1.01

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4

DATE: January 28, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0010 – Iron Den) from Industrial District-1 (I-1) and Agricultural District (A) to Planned Development District No. 170 (PD-170) with Campus Industrial District (CI) uses and a Personal training studio. The property is generally located south of Spinks Road and west of Gerault 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 request is to rezone approximately 5.16 acres of land currently zoned an Industrial District-1 (I-1) and an Agricultural District (A) to permit a new use (Personal training studio) that will occupy a portion of the southernmost building. The property is partially developed with two commercial buildings, surface parking, and an internal loading area. All improvements will remain and are occupied at this time. The property is currently master-planned as Campus Industrial within the Lakeside Business District.

For purposes of application, a Personal training studio will be defined as, a *health & fitness service for use only by clients who sign up for programs based upon their individual health and fitness goals. Weight training, one-on-one personal training and small group personal training will be available for clients.*

The vast majority of the property is zoned an Industrial District-1 (I-1), with the exception of the easternmost 40 feet along Spinks Road, which continues southward to Lakeside Parkway (approximate 130' x 100' pad at the street frontage), which is zoned an Agricultural District (A). The conceptual site plan provides for two tracts: Tract 1 provides for the above-referenced improvements, while Tract 2 is undeveloped. With respect to Tract 1, existing improvements provide for the following [see Attachment B(1)]:

- Building 1-11,300 sf
- Building 2-15,000 sf
- Surface parking (36 spaces)
- Screened (by Building 1) unloading/loading area

The property is located along the south line of Spinks Road, which is designated as an Urban Minor Arterial on the Town's Thoroughfare Plan. Three existing points of ingress/egress serve the property, with the middle drive aligning with the median opening on Spinks Road. Surrounding development includes the Bella Strada residential subdivision to the north, a single family home and the recently approved Magnolia Court residential subdivision to the northeast. Warehouse/office developments wrap the adjacency to the east, south, and west.

The improvements on the property have existed prior to the adoption of the Town's Master Plan. During interaction with staff, the applicant agreed to improve the design of the Building 2, by providing updated painted doors and trim as well as the addition of a contrasting water table. Additionally, the roof-top equipment on Building 1 will be screened (see Outstanding Item, below).

The conceptual landscape plan provides for a street buffer that traverses across the frontage of both Tract 1 and Tract 2, along Spinks Road. Lastly, compliance with the Master Plan will be required for any future improvements as noted below:

- Tract 1-Redevelopment or expansion of existing improvements
- Tract 2-Any development on the property

III. UNRESOLVED ITEM

As this report has addressed all aspects of the applicant's development vision, there does remain one item that staff does not support.

This application was submitted to the Town on October 15, 2018. During this time, there has been a significant amount of effort expended by Town Staff and the applicant to ensure the development provides enhancements to the existing improvements that, in context with the Urban Design Plan, *substantial conformance is demonstrated by illustrating that the proposed changes to the elevations and/or site plan have moved the building/site closer to conformance with the standards and increased the building's enduring quality and design as applicable within the Town's Master Plan*.

The applicant's requested development standards [see Attachment B(2)] provide for the above referenced street buffer and screening of roof-top equipment within one-year after issuance of a certificate of occupancy for the Personal training studio.

While staff recognizes the applicant's commitment to not only improve his property and thereby create a more compatible built environment in close proximity to adjacent development, it can be problematic to provide a future requirement where there is no means of 'checks and balances'. As such, proposes these improvements to be provided prior to the issuance of a certificate of occupancy for the use.

IV. 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 36 pieces of correspondence in support and 0 pieces 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.

V. ATTACHMENTS

A. Background Information

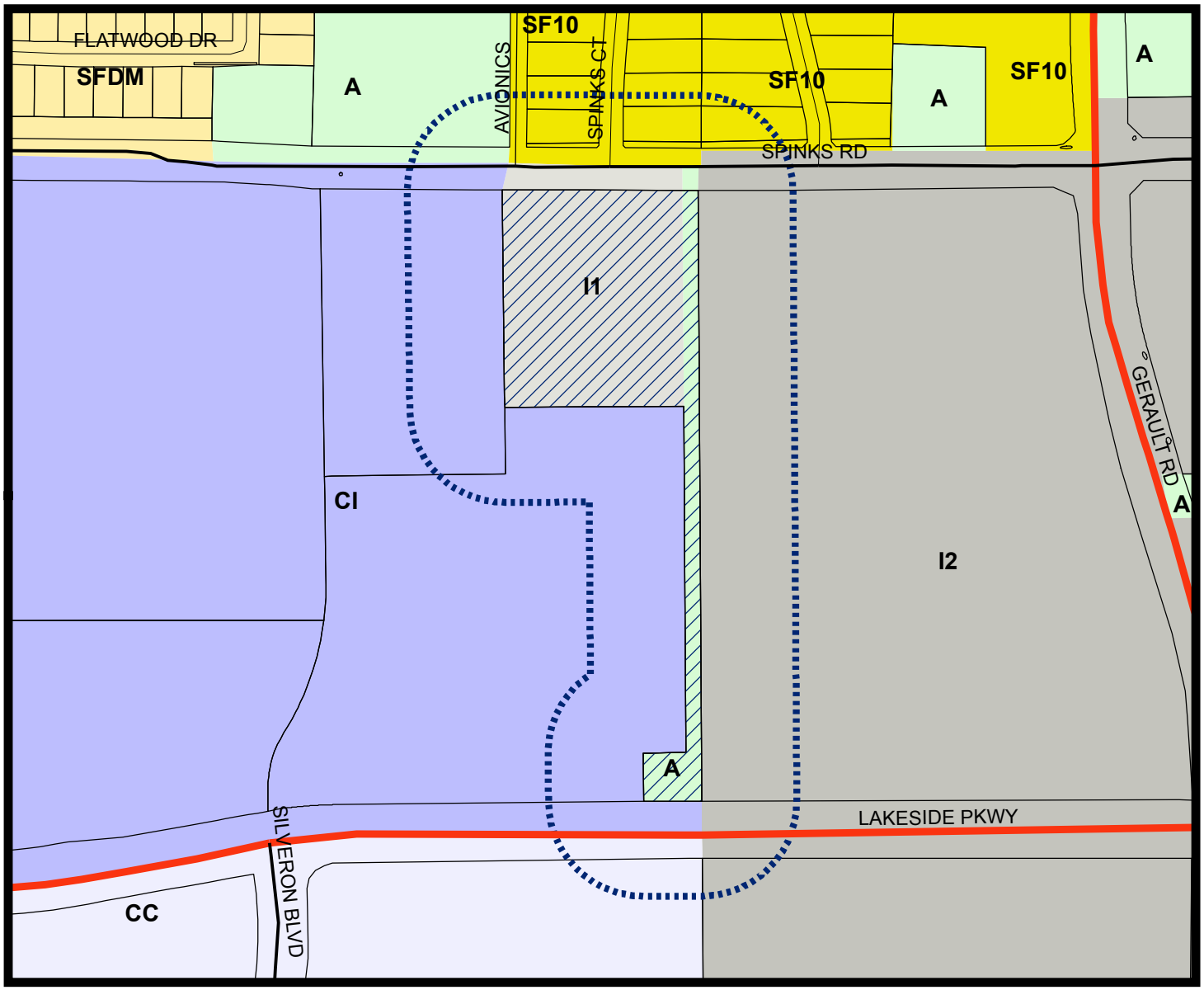
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Planned Development Package
2. Draft Development Standards

Vicinity Map

Reference Project: ZPD18-0010



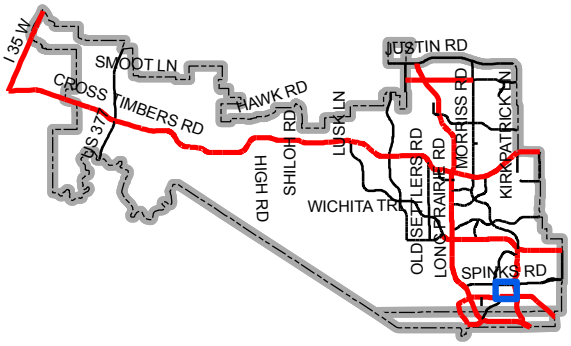
LEGEND

- Agriculture
- Campus Commercial
- Campus Industrial
- Industrial 1
- Industrial 2
- Single Family 10
- Single Family Density Medium

Subject Property

200 ft Notification Buffer around Property

0 250 500 1,000 Feet



Map Location

January 12, 2019

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

RE: Zoning Change Request – Iron Den FM on Spinks

Mr. Russell:

Please accept this letter, on behalf of the Joseph P. Solinski, as an explanation of the proposed Zoning Change Request for approximately 5.16 acres of land located on Spinks Road, east of Gerault Road. The current land use designation of the property is Campus Industrial, and it is currently zoned as Industrial 1 (I1) and Agricultural (A). This site currently consists of two industrial buildings, the first being constructed in the late 1970's. The second building was constructed in 1996 and is the main subject of this request.

The current owner purchased the property for his building services company in 2013. Mr. Solinski and his wife have been residents of Flower Mound since 1996. The purchase of the property five years ago was based on his desire to relocate his 26-year old business from Lewisville to Flower Mound. Since owning the building Mr. Solinski has made several improvements to the site including painting the buildings and recladding the rear structure after the strong windstorm in 2014. The aerial of the site taken in 2013 shows the state of the property when Mr. Solinski purchased it. It is obvious that he has made several significant improvements to the property.

Mr. Solinski has had many companies actively seeking to lease warehouse space in the rear building. Several industrial type companies have shown serious interest in using the space as a staging area. However, the owner believes that such uses would negatively impact their residential neighbors with increased traffic from delivery and shipping trucks, so they have not pursued such uses. The owner and his wife have had a lifetime passion for fitness, so they want to lease the space to an appointment only weight training and conditioning business called The Iron Den, a 100% women owned company. No expansion of the existing buildings or new construction is proposed at this time. The owner has agreed to staff's request to landscape the site frontage along Spinks and to screen the rooftop equipment on building 1. Their request is to make these improvements within one year of receiving a Certificate of Occupancy for the health club use.

111 Hillside Drive, Lewisville, TX 75057 / 972. 436. 9712

The staff has requested, and the owner has agreed, to rezone the property from I-1 to CI (Campus Industrial). This will align the zoning with the Master Plan. The other purpose of this application is to request a zoning change to narrow strip of land on the east of the original site from A to CI. This will make the zoning consistent for the entre property. No changes are being propose on this piece of land. The owner agrees with the staff that any new development of the site will be required to comply with current Town standards.

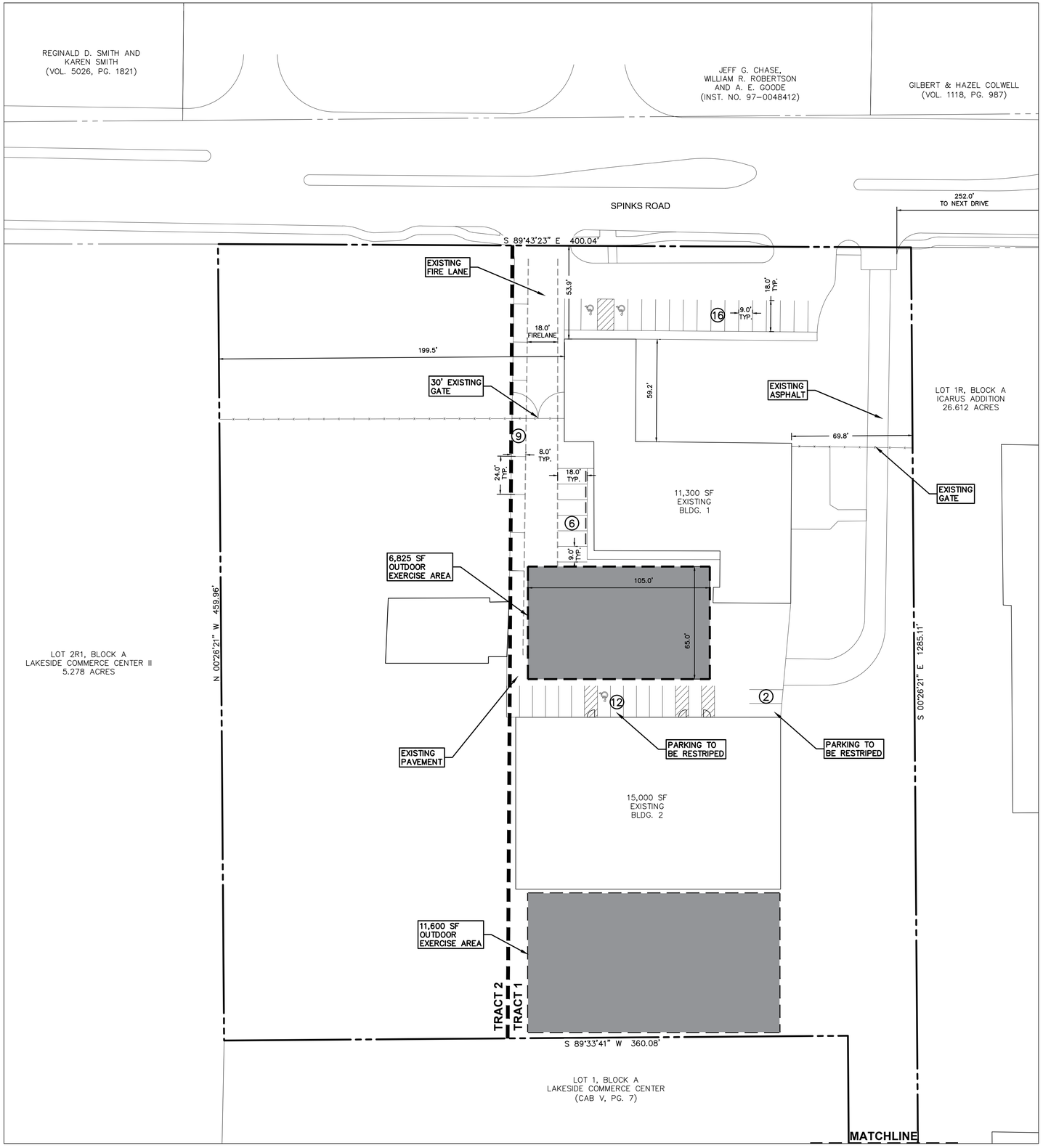
We are very excited to have the opportunity to bring this project forward that is in conformance with the Town's Master Plan. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. The proposed use will be less on an impact that the uses allowed in the I-1 or CI district by right.

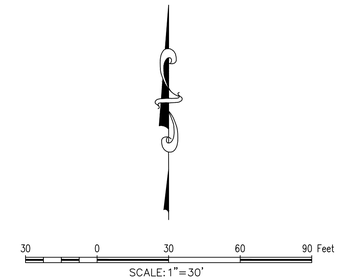
Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

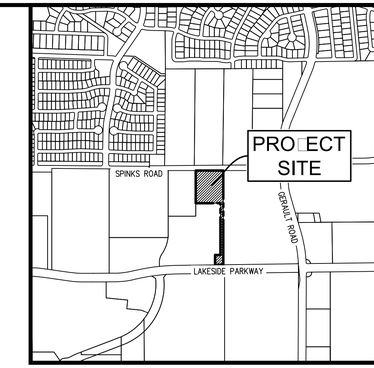
Sincerely,
MCADAMS

Doug Powell

Doug Powell, AICP
Principal Planner, Planning + Entitlement



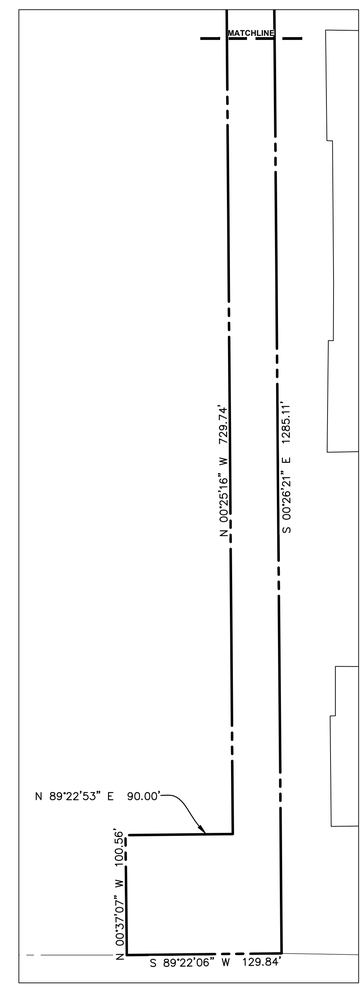




Vicinity Map 1"=1000'

NOTES:

1. ALL DIMENSIONS ARE ESTIMATIONS.
2. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE BUILDING.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT, AND 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.
8. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) NEED A SEPARATE PERMIT THROUGH BUILDING INSPECTIONS.



SCALE: 1"=60'

SITE DATA TABLE		
	TRACT 1	TRACT 2
Physical Address	1401 SPINKS RD	1401 SPINKS RD
Gross Site Area	5.17 A; 225,273.61 SF	5.17 A; 225,273.61 SF
Net Site Area	3.41 A; 148,737.50 SF	1.76 A; 76,536.11 SF
ZONING		
Current Zoning	INDUSTRIAL 1/AG	INDUSTRIAL 1
Current Use	INDUSTRIAL	INDUSTRIAL
Proposed Use	INDUSTRIAL/ HEALTH CLUB	INDUSTRIAL
LOT COVERAGE DATA (NET AREA)		
Building Coverage	18% (26,300 SF)	0% (0 SF)
Impervious Area	39% (58,670 SF)	3% (2,567 SF)
Pervious Area	61% (90,068 SF)	97% (73,969 SF)
BUILDING		
Peak Parapet Height		N/A
Peak Roof Height		N/A
Total Building Area	26,300 SF	0 SF
Phase	PHASE 1	PHASE 2
Parking Required	48 SPACES	0 SPACES
Parking Provided	45 SPACES	0 SPACES
Handicap Parking	3 SPACES	0 SPACES

MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District, Campus Industrial
Urban Design Plan	None
Parks and Trail	Bluebonnet multi-use trail on north side of Spinks
Thoroughfare Plan	Spinks-Urban Minor Arterial
Water Plan	Existing 12" line on Spinks
Wastewater Plan	Existing Wastewater Gravity Collector on Spinks

PARKING SUMMARY			
	SF	USE	PARKING
Building 1	11,300	INDUSTRIAL	15 SPACES
Building 2	10,000	INDUSTRIAL	13 SPACES
	5,000	HEALTH CLUB	20 SPACES
		SPACES REQUIRED	48 SPACES
		SPACES PROVIDED	48 SPACES

LEGAL DESCRIPTION
5.17 ACRES

Property (including any improvements):
BEING a 5.17 acre tract of land situated in the Joseph Knight Survey. Abstract No. 692, Denton County, Texas, and being a portion of that certain tract of land conveyed in deed to Tracy Edgemon, as recorded in Volume 646, Page 650, Deed Records, Denton County, Texas, and being a portion of that certain tract of land conveyed in deed to Creative Wood Concepts. Inc., as recorded in Volume 2487, Page 30, said Deed Records, and being a portion of that certain tract of land conveyed in deed to Tracy Edgemon, as recorded under Instrument No. 2012-5937, said Deed Records, SAVE and EXCEPT that certain tract of land conveyed to Town of Flower Mound, as recorded under instrument No. 2007-36560, said Deed Records, and SAVE and EXCEPT that certain tract of Land conveyed to Town of Flower Mound, as recorded under instrument No. 2007-36561, said Deed Records, and SAVE and EXCEPT that certain tract of land conveyed to Town of Flower Mound, as recorded under Instrument No. 2009-32861, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod w/"Pachcco" cap found for the northwest corner of said Edgemon tract (Vol. 646, Pg. 650), said corner being the northeast corner of Lot 2R1, Block A, Lakeside Commerce Center II, an Addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet Y, Page 598, Plat Records, Denton County, Texas, some being in the new south right-of-way line of Spinks Road (a variable width right-of-way);

THENCE South 89 deg. 43 min. 23 sec. East, along the common line of said Edgemon tract (Vol. 646, Pg. 650). passing the northeast corner of said Eduction tract (Vol. 646, Pg. 650), said corner being the northwest corner of aforesaid Creative Wood Concepts tract, and continuing along the common line of said Creative Wood Concepts tract, and the new south right-of-way line of said Spinks Road, passing the northeast corner of said Creative Wood Concepts tract, said corner being the northwest corner of aforesaid Tracy Edgemon tract (Inst. No. 2012-5937), and continuing along the common tine of said Tracy Edgemon tract (lost No. 2012-5937). and the new south right-of-way line of said Spinks Road, a total distance of 400.03 feet to a 1/2 inch iron rod found for the northeast corner of said Tracy Edgemon tract (Inst. No. 2012-5937), said corner being the northwest corner of Lot 1, Block A, Icarus Addition, an Addition to the Town of Flower Mound, Denton County. Texas, according to the plat thereof recorded Cabinet W, Page 261, said Plat Records;

THENCE South 00 deg 26 min. 21 sec. East, along the common line of said Tracy Edgemon tract (Ins(No. 2012-5937), and said Lot 1, a distance of 1285.11 feet to a 1/2 inch iron rod found for the southeast corner of said Tracy Edgemon tract (Inst. NG. 2012-5937), said corner being the southwest corner of said Lot 1, same being in the north right-of-way line of Lakeside Parkway (a 120' right-of-way);

THENCE South 89 deg. 22 deg 06 sec. West, along the common line of said Tracy Edgemon tract (Inst. No, 2012-5937), and the north right-of-way line of said Lakeside Parkway, a distance of 129.24 feet to a 1/2 inch iron rod set for the southwest corner of said Tracy Edgemon tract (Inst. No. 2012-5937), said corner being the southeast corner of Lot 1, Block A, Lakeside Commerce Center, an Addition to the Town of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Cabinet V. Page 7, said Plat Records;

THENCE along the common line said Tracy Edgemon tract (heat. No. 2012-5937) and said Lot 1 (Cab. V. Pg. 7) as follows:

North 00 deg. 37 min. 07 sec. West, a distance of 100.56 feet to a 1/2 inch iron rod set for corner, from which a 1/2 inch iron rod found w/"Pate" cap bears South 68 deg. 24 min. 05 sec. West, 0.79 feet;

North 89 deg. 22 min. 53 sec. East, a distance of 90.00 feet to a 1/2 inch iron rod found for an internal corner of said Iraq Ectgemon tract (Inst. No. 2012-5937);

North 00 deg. 25 min. 16 sec. West a distance of 729.74 feet to a point from which a 1/2 inch iron rod found bears South 20 deg. 48 min. 28 sec. Wart, 0.32 foot, said corner being the southeast corner of aforesaid Tracy Edgemon tract (Vol. 646, Pg. 650);

THENCE South 89 deg. 33 min,_ 41 sec. West, along the common line of said Tracy Edgemon tract (Vol. 546, Pg. 650), and said Lot 1, a distance of 360.05 feet to a 1/2 inch iron rod set for the southeast corner of said Tracy Edgemon tract (Vol. 646, Pg. 650), said corner being a north corner of said Lot 1 (Cab. V, Pg. 7), same being in the east line of aforesaid Lot 2R1;

THENCE North 00 deg. 26 min- 21 sec. West, along the common line of said Tracy Edgemon tract (Vol. 646, rg. 650) and said Lot 2R/, a distance of 459.96 feet to the POINT OF BEGINNING and containing 225.268 square feet or 5.17 acres of computed land.

Tracy R. Adams
C
(DBA G&A I McAdams)
111 Hard Dr
Lewisville, TX 75057
972.436.9712
201 Cedar Valley Dr
Roanoke, TX 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
Contact: Robert Dollak
IRON DEN

IRON DEN
1401 Spinks Rd
5.17 ACRES
in the
J. KNIGHT SURVEY ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 1/11/2019

Drawn By: AR
Date: 10/09/2018
Scale: 1"=30'
Revisions:

18324

CP

File: Z:\2018\18324\Drawings\Concept\SITE CONCEPT PLAN.
Plotted: 1/11/2019 2:26 PM, by Alexander Robinson; Saved: 1/7/2019 1:32 PM, by Alexander

LEGEND

(LO) LIVE OAK
Quercus virginiana

(LE) LACEBARK ELM
Ulmus parvifolia

(CM) CRAPEMYRTLE
Lagerstroemia indica

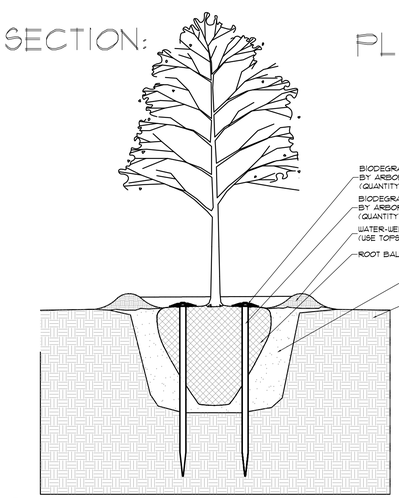
NORTH

30 0 30 60 90 Feet
SCALE: 1"=30'

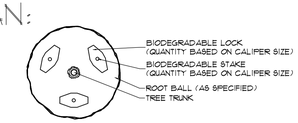
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Iron Den -1401 Spinks Rd

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Spinks Rd - 385 l.f.	13 trees (3" cal.)	11 (3" cal.) shade trees and 6 ornamental trees

SECTION:



PLAN:



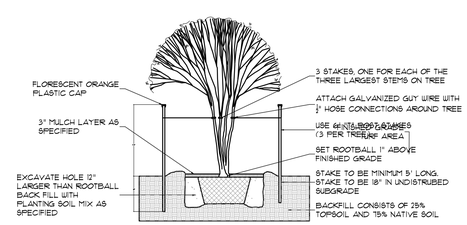
NOTES:
MINIMUM STAKE QUANTITY IS THREE (3) THEN ADD ONE (1) STAKE PER CALIPER INCH GREATER THAN THREE INCHES (3").

STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AND INTO THE EXISTING GRADE AS SHOWN.

A THREE INCH (3") LAYER OF PINE BARK OR WOOD CHIPS CAN BE ADDED TO THE AREA WITHIN THE WATER WELL / SAUCER.

CONTACT:
ARBOR STAKES, LLC.
214-810-8678

1. ARBORSTAKE TREE STAKING
1/4"=1'



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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 1/16/2019

REGISTERED LANDSCAPE ARCHITECT #791
RON K. STEWART
STATE OF TEXAS

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
5	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
6	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
6	CRAPEMYRTLE	Lagerstroemia indica	20gal.	3'-4'	Per Plan	Full

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712
201 County View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 19162 TBPLS: 10194440
www.mcadamsco.com

McADAMS

IRON DEN CONCEPT LANDSCAPE PLAN

IRON DEN
1401 Spinks Rd
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE PLAN

Drawn By: VC
Date: 10/5/2018
Scale: 1"=30'
Revisions:
10/31/2018
01/16/2019

18324

CL1.0

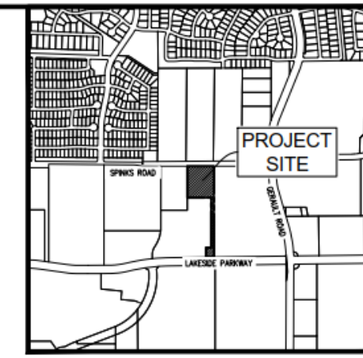
File: Z:\2018\18324\Drawings\Concept\18324 CONCEPT LANDSCAPE PLAN
Plotted: 1/16/2019 8:40 AM, by Terry Cox Saved: 1/16/2019 8:39 AM, by terry

Building 1	Walls		Trim	
	Material	Color	Material	Color
North Elevation	Stucco over concrete	Tan	Metal	Dk brown
East Elevation	Stucco over concrete	Tan	Metal	Dk brown
	Metal	Dk grey	Metal	Dk brown
South Elevation				
West Elevation	Stucco over concrete	Tan	Metal	Dk brown
	Metal	Dk grey	Metal	Dk brown

Building 2	Walls		Trim	
	Material	Color	Material	Color
North Elevation	Metal	Dk grey	Metal	Dk brown
East Elevation	Metal	Dk grey	Metal	Dk brown
South Elevation	Metal	Dk grey	Metal	Dk brown
West Elevation	Metal	Dk grey	Metal	Dk brown

North Elevation – Building 1

East Elevation – Building 1



Vicinity Map 1"=1000'

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(DBA, G&A | McAdams)
111 Hillside Drive
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www.gandaincom
www.mcadamsinc.com

IRON DEN

IRON DEN
1401 Spinks Rd
6.17 ACRES
In the
J. KNIGHT SURVEY ABSTRACT NO. 692
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

EXISTING ELEVATIONS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 1798
DOUGLAS W. WEAVER,
P.E. #117386
DATE 1/11/2019

Drawn By: AR
Date: 01/17/2019
Scale: 1"=40'
Revisions:

18324

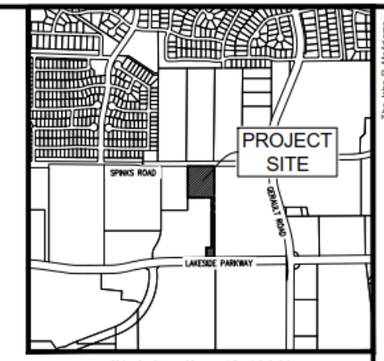
EX

East Elevation – Building 2

West Elevation – Building 1 / North & West Elevation – Building 2

South Elevation – Building 1

South Elevation – Building 2



Vicinity Map 1"=1000'

The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
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Lewisville, Texas 75057
972. 436. 9712
201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012
TBPE: 1796 TBPLS: 10194440
www.mcadams.com
www.mcadamsco.com

IRON DEN

IRON DEN
1401 Spinks Rd
6.17 ACRES
In the
J. KNIGHT SURVEY ABSTRACT NO. 662
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

EXISTING ELEVATIONS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 1796
DOUGLAS W. WEAVER,
P.E. #117386
DATE 1/11/2019

Drawn By: AR
Date: 01/11/2019
Scale: 1"=40'
Revisions:

18324

EX

Exhibit "B"

Development Standards

Planned Development District - 170 (PD-170)
Iron Den

The development on the property comprising approximately 5.17 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. DEFINITIONS.

1. *Personal Training Studio* means a health & fitness service for use only by clients who sign up for programs based upon their individual health and fitness goals. Weight training, one-on-one personal training and small group personal training will be available for clients. Services will be limited to indoor floor area as well as two outdoor areas, limited in location as shown on Exhibit C.

B. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Campus Industrial District (CI) in the Town's Zoning Ordinance may be permitted in the areas designated Tract 1 and Tract 2 on Exhibit "C".

2. Personal training studio (Limited to Tract 1).

C. SPECIFIC USES.

1. The uses listed as Specific Uses in Campus Industrial District (CI) in the Town's Zoning Ordinance may be permitted in the areas designated as Tract 1 and Tract 2 on Exhibit "C".

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance may be permitted in areas designated as Tract 1 and Tract 2 on Exhibit "C" only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

E. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Campus Industrial District (CI) in the Town's Zoning Ordinance shall be required for this Planned Development.

1. Personal Training Studio.

a. Floor Area. Maximum floor area shall be 5,000 square feet and located within Building 2 as designated on Exhibit "C".

b. Maximum land area for outside activities/training is 18,425 square feet and located as shown on Exhibit C.

F. MISCELLANEOUS STANDARDS.

1. Personal Training Studio.

   a. Required off-street parking shall be one space for each 250 square feet of floor area.

   b. Days and hours of operation for outside activities/training shall be limited to the following:

      i. Monday through Friday- 6:00 a.m. to 8:00 p.m.

      ii. Saturday- 6:00 a.m. to 5:00 p.m.

   c. Within one year after the issuance of a certificate of occupancy, administrative approval of a site plan and landscape plan shall be required for the following:

      i. Tract 1 site plan, inclusive of screening of roof-top equipment for Building 1.

      ii. Landscape plan for the Tract 1 and Tract 2 street buffer.

2. Buildings 1 and 2.

   a. Design Standards.

      i. Exterior façade design shall be in compliance with the images provided on Exhibit D.

      ii. Any expansion or redevelopment of a building shall require design standards that comply with the Master Plan and the Town's Code of Ordinances.

G. RECIPROCAL EASEMENT.

1. Development of Tract 2 and/or replatting some or all of Tract 1 and/or Tract 2 shall be subject to an overall reciprocal easement granting cross-access across the Planned Development.

2. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the property.

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5

DATE: January 28, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0009 - Lakeside Center) from Agricultural District (A) and a portion of Planned Development District No. 31 (PD-31) to Planned Development District No. 169 (PD-169) for both residential and non-residential uses, with certain modifications and exceptions to the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception/modification requests to the Town's regulations, as well as outstanding issues/unresolved items which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 10 acres of land in order to create a planned development district which includes a mixture of both residential and non-residential uses, in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

Section 2, Area Plans, of the Master Plan defines Campus Commercial as:

"Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District's Vision:
   a. Create high quality, regional commercial development;
   b. Competes in the economic development arena; and
   c. Develops a balanced tax base to reduce the residential tax burden;
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics, and should be facilitated through the balancing of market demand and community preferences."

The proposed development is bound by Long Prairie Road on the east, Northwood Drive on the west, Lakeside Crossing development on the north and an existing Mobile Home Park on the south.

The subject site is approximately 10 acres and is currently undeveloped. The site is bisected by an intermittent stream traversing from north to south. The stream surrounded by open space area acts as a natural divider between the residential and non-residential components of the site. The limited residential development is confined to the western portion of this stream and the use seems compatible to the existing Lakeside DFW apartments located directly across from the proposed townhomes and the approved Lakeside Crossing townhomes to the north. The access to townhomes is provided from Northwood Drive. The primary access to the non-residential buildings is from Long Prairie Road with a secondary access provided through mutual access easement from the Lakeside Crossing development to the north.

The staff report discusses the following elements of the proposed development:

1. Non-residential component
2. Residential component
3. Open Space and Amenity Areas
4. Off-street Parking
5. Exceptions to Architectural Standards
6. Other Exceptions
7. Comprehensive Sign Package

Non-residential component

The accompanying concept plan depicts two Class A office buildings. Building 1 is a four-story, 120,000 square-foot office building and Building 2 is a two-story, 18,500 square-foot office building. According to the approved Economic Development package (380 Agreement) for this project, a "Class A Office Building" is defined/described as following:

"Class A Office Building," for the purposes of this Agreement only, means an office building characterized by high quality design, use of high-end building materials, and state of the art technology for voice and data. The building is distinctive and classic design, concrete and steel construction, landmark quality, with superior exterior finishes for the curtain wall and superior interior quality finishes in main lobby and common areas, including elevators and washrooms.

A Class "A" Office Building must, at a minimum, contain all of the following:

1. Minimum of 4 stories;
2. Minimum of 10,000 square feet per floor with a minimum of 100,000 square feet structure overall;
3. Central, interior lobby;
4. Access to suites shall be from inside the building;
5. On-site support services/maintenance;
6. 24/7 Security;
7. Steel frame construction; and
8. Meet or exceed the Town's Urban Design Plan or qualify as a Meritorious Project.

The concept plan also depicts a parking garage and surface parking to accommodate the parking for the office development. The meritorious design exception and staff's position on the proposed elevation is discussed in the sections below.

Residential component

The concept plan depicts eight townhomes facing Northwood Drive. The garage access is provided from alleyway. The proposed elevations for the townhomes mirror the same design as that of the approved townhomes at Lakeside Crossing development to the north and complement the existing Lakeside DFW apartments across the street in terms of the architectural style, materials, and colors.

Open Space and Amenity Areas

The Planned Development will require various components of public open space to be provided to engage tenants, employees, and residents within the Planned Development as well as providing access from visitors outside of the development:

- Central Open Space (approx. 4 acres): Located in the western portion of the site, this area is approximately four acres and consists of an intermittent stream, heavily wooded area, and significant topography. This open space is further divided into three zones; natural zone, detention pond zone, and open space zone. Specific development standards have been drafted for all zones to allow proposed improvements within each zone.

- Entrance Plaza and Front Open Space (9,000 square feet): This area is located between Building 1 and Long Prairie Road. This space acts as a green island in the middle of surface parking lot and consists of enhanced landscaping and paving.

- South Plaza (5,000 square feet): This area is located to the south of Building 1 and between Building 1 and the parking garage. This area must include shade

structure, outdoor seating area, enhanced paving and landscaping along with pedestrian scape lighting.

- Off-Site connectivity: As noted on the conceptual site plan, the applicant has provided for a pedestrian connection point along the site's northern property line to connect to the sidewalks within the Lakeside Crossing development. It should be noted that certain off-site improvements to be completed by the adjacent property owners to make the pedestrian connection.

Off-street Parking and deviation request

The Town's parking requirement for office space is one space per 300 square feet or one space per 250 square feet for medical offices. Based on the calculation provided in the parking study, the development would require between 462 (for office) and 554 (for medical office) parking spaces depending on the ratio of office and medical office uses. The Town's parking regulation requires a parking study for large developments requiring 250 or more spaces and also requires a minimum reduction of 20 percent from the sum of the specific parking required for each use. On the basis from research and analysis of similar projects within the Metroplex, the applicant is proposing a minimum of 3 spaces per 1,000 square feet (one per 333 sf) and a maximum of 5 spaces per 1,000 square feet (or one per 200 sf). The concept plan depicts 570 parking spaces parked at a ratio of one space per 243 square feet. The garage is planned for 458 parking spaces on a 33,500 sq. ft. footprint and the remaining 112 spaces are surface parking spaces. A parking deviation is required as the applicant is not proposing a reduction of 20 percent from the required spaces.

Since this project has been recognized as an Economic Development project, it is exempt from preparing a Transportation Analysis (TA) required as a part of SmartGrowth analysis. Development standards require a Traffic Impact Analysis (TIA) to be completed at the time of site plan application and to incorporate any requirements of the TIA into the associated site plan.

Exception to Architectural Standards

The applicant's letter describes the proposed Class A office building as an example of contemporary office architecture, which has incorporated architectural features from other popular office developments within the DFW Metroplex. Per the applicants letter of intent [Attachment A(2)] and meritorious design statement [Attachment A(3)], this type of architecture for Class A office buildings acts as the basis for the meritorious design exception to the Town's Architectural standards which is explained in detail in sections below.

The Town's 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." An applicant can request an exception to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

The proposed architecture for the buildings is a more modern approach that incorporates smooth tilt-wall construction, glass and metal wall panels. In reviewing the proposal for compliance with the design standards of the Town's Urban Design

Plan, these are the areas where the proposed development is deficient in meeting those standards. This analysis is provided as a baseline in considering a meritorious exception for the proposed architecture.

- Façade Articulation – Urban Design Plan, Section 4.1

> **4. Facade Articulation of non-residential buildings of three stories or greater.**
>
> 4.1. Each building elevation should have a minimum of two offsets in vertical and horizontal planes, with each plane being offset by a minimum of two feet.

- Façade Materials – Urban Design Plan, Section 5.1

> **5. Facade Materials**
>
> 5.1. 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.

Proposed: All facades on Building 2 may have up to 70% doors and windows.

- Façade Materials – Urban Design Plan, Section 5.2

> 5.2. Elevations of non-residential buildings of three stories or greater should be a minimum of 40% masonry, excluding doors and windows, consisting of stone, brick, stucco or finished tilt-wall concrete, or a mixture of those materials.

Proposed: For Building 1, east elevation may have up to 71% doors and windows (min. 29% masonry). Percentage of doors and windows on all other facades shall not exceed 60% (min. 40% masonry) of the total area per façade.

- Façade Materials – Urban Design Plan, Section 5.3

> 5.3. 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 tilt-wall 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.

Proposed: Architectural metal may be used a secondary masonry material.

- Façade Colors – Urban Design Plan, Section 6.1

> **6. Facade Colors**
>
> 6.1. Colors comprising at least 80% of each elevation of the building should be primarily natural and **earth** tone colors. The range of tones include, but are not limited to: ochre, brown, umber, rust, olive, beige, taupe, sepia, white, off-white and slight variations. Further definition of building colors is provided in the Town's Land Development Regulations.

Proposed: Shades of Gray may be used as primary or secondary colors on all facades.

Requested Modifications

As part of the proposed PD standards, the applicant is requesting certain modifications to the dimensional regulations listed for Campus Commercial District (CC) in the Town's Code of Ordinances.

Development Standard	Required CC standards	Proposed (PD-153) CC standards
Min. Front Yard	60 ft. with no parking	60ft. **with parking**
Min. Rear Yard	15 ft.	**None**
Max. Lot Coverage	50%	**None**
Min. Floor Area ratio	1:1	**None**
Min. Landscape Buffer	60 ft.	**25ft**
Min. Street yard Landscape	50%	**35%**

Development Standard	Required SF-A standards	Proposed (PD-153) Townhome standards
Min. Lot Area	5,000 sf.	**1,800 sf.**
Min. Lot Width	20 ft.	**27 ft.**
Min. Front Yard	25 ft.	**None**
Min. Rear Yard	20 ft.	**5 ft.**
Max. Lot Coverage	40%	**90%**
Min. Floor Area/Unit	1,100 sf.	**None**
Max. Height	3 Stories/35 ft	3 Stories/35 ft

Comprehensive Sign Package

The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

A Comprehensive Sign Package is being proposed for the office development to obtain approval wall, ground and temporary leasing signs that exceed the size

specified in the Town's sign ordinance. At the time staff report was written, exhibits for the ground sign was not provided for staff review and comments.

The following table summarizes the requested comprehensive sign package to existing sign regulations:

Sign Type	**Existing Town Sign Code**	**Proposed (PD-156)** **See attachment B(1) for specific sign locations, where referenced**
Ground Sign	Signs permitted per street frontage = 1	**2 ground signs**
	Maximum height = 10 feet	10 feet
	Maximum width = 10 feet	**15 feet**
	Maximum Area = 60 sf.	**150 sf.**
	Minimum setbacks = 15 feet from public right-of-way; 120 feet b/t ground signs; 60 feet from abutting property line.	**5 feet** from public right-of-way; **50 feet** b/t ground signs; 60 feet from abutting property line.
	Masonry border around the perimeter	Provided
Wall Sign	Maximum sign area of 300 sf. Maximum of one primary and two secondary signs per tenant with 60' or more lineal frontage of building wall, with maximum sign area of 300 sf for all primary and secondary signs; for 60 feet or more of lineal building wall frontage, maximum sign with of 55% of lineal frontage and maximum height of 72 inches; maximum of 12" depth	<u>Building 1</u> Maximum height = 72 inches Maximum width = 50 feet Number of Signs: East façade = 4 signs West façade = 2 signs North and south facades = 1 each Building 2 Maximum height = 40 inches Maximum width = 50 feet Number of Signs: East façade = 4 signs North and south facades = 1 each
Temporary Leasing Sign	Signs permitted = 1	1
	Maximum height = 10 feet	**20 feet**
	Maximum area = 32 sf.	**192 sf.**
	Minimum setback from row = 15 feet	**5 feet**

Other Requested Exceptions

A. Compatibility setback and buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The proposed development shares a majority of the southern boundary with an existing Mobile

Home Park. The Master Plan designates this property for Campus Commercial uses within the Lakeside Business District. The applicant is requesting a waiver to:

1. Compatibility Buffer
   a. A six-foot masonry wall and a 25-foot landscape buffer along the southern property line; and
2. Compatibility Setback
   a. A 60-foot building setback from the southern property line.

B. Reduced landscape buffer and street yard landscaping along Long Prairie Road

Campus Commercial zoning district requires a 60-foot landscape buffer along arterials and a minimum of 50 percent of the street yard landscaped. The typical landscape requirements along arterials is 25-foot landscape buffer and 20% of the street yard landscaped. The proposal includes 25-foot landscape buffer and 30% of the street yard to be landscaped.

C. Detention Pond

The Town's Engineering Design Criteria requires retention (wet) ponds for office and retail developments. The applicant is requesting an exception to this standard to allow for a detention (dry) pond.

Parks Board

On October 4, 2018, the Parks Board voted to recommend acceptance of cash in lieu of land in the amount of $101,068.80 in the place of otherwise required Park Land dedication and Park Development Fees in the amount of $11,104.00. This recommendation will be forwarded to the Town Council for consideration at the same time as the subject project.

Environmental Conservation Commission

On November 6, 2018, the Environmental Conservation Commission (ECC) recommended approval of a permit to remove one specimen tree on the site. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

III. UNRESOLVED ITEMS

This application was submitted to the Town on July 30, 2018. During this time, there has been a significant amount of effort expended by Town staff and the applicant's development team to ensure the application complies with all relevant components of the Master Plan. As this report has addressed all aspects of the applicant's development vision, there do remain various items where staff retains some concern as to a favorable outcome not being established.

1. Elevations
   Recognizing that this development and its design is unique to Flower Mound and this being the applicant's basis for requesting an exception to the architectural standards of the Town's Urban Design Plan as a meritorious design for the

building, staff had established and conveyed our position early in the process to the applicant. The applicant has provided a meritorious architecture letter detailing their proposal and the need for this exception [Attachment A(3)]. When providing a recommendation to the Town Council, staff would like for the Planning and Zoning Commission to consider the merits of this development against the deficiencies of the project in complying with the Town's UDP.

2. Development standards
   The attached draft development standards [Attachment B(2)] highlights areas that the staff and the applicants have expressed disagreement.

   - Construction Activity in the Central Open Space
     The Central Open Space area is divided into three zones and the standards allow for certain construction related activities such as clearing, grubbing grading in each of the zones. Though the intent of the applicant is to attempt to preserve as much of the existing topography and trees in the central open space area as possible, the language in the standards allows for disturbing the open space areas without consequences. Staff is proposing additional standards that allows Town the ability to request additional information and detailed plans to show the extent of impact within each zone and proposed restoration plan to mitigate the impacts to the Central Open Space area. The applicant is in disagreement with staff's recommendation.

   - Garage parking screening and elevator shafts design
     The disparity in the concept elevations and the written standards for screening of garage parking spaces is the reason for concern. Though the concept elevations for the garage illustrates continuous screening of the parking spaces on north, south, and west elevations (east garage elevation abuts Building 2), the text only requires a minimum 42 inches of screening where visible from public right-of-way. Not having to screen parking spaces that are not visible from right-of-way creates a mismatched design and can produce a design that is different from the proposed garage elevations.
     Staff also recommends providing an architecturally designed elevator and stair shaft regardless of its visibility from a public right-of-way. The garage elevations falls under the purview of the UDP and requires façade treatment that complements the main building.

   - Signs
     - Ground Signs: Staff has not had an opportunity to review the design for the proposed ground sign as an exhibit was not provided at the time the staff report was written.

     - Advertising sale, lease or rental of nonresidential structures: The Town permits one such temporary sign along arterials with a maximum sign area of 32 square feet and a maximum height of 10 feet. The CSP request includes a temporary leasing sign with a maximum sign area of 192 square feet (additional 160 square feet) and a maximum height of 20 feet. The Town's code does not specify an expiration date on such

temporary signs. In addition to the proposed CSP request for two, monument signs (150 square feet max.), there will be a third sign, which will be the leasing sign that does not have any expiration date. Staff recommends including an expiration date to the requested leasing sign after which date, the leasing sign will have to meet the Town's regulations.

IV. CORRESPONDENCE

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

V. ATTACHMENTS

A. Background Information

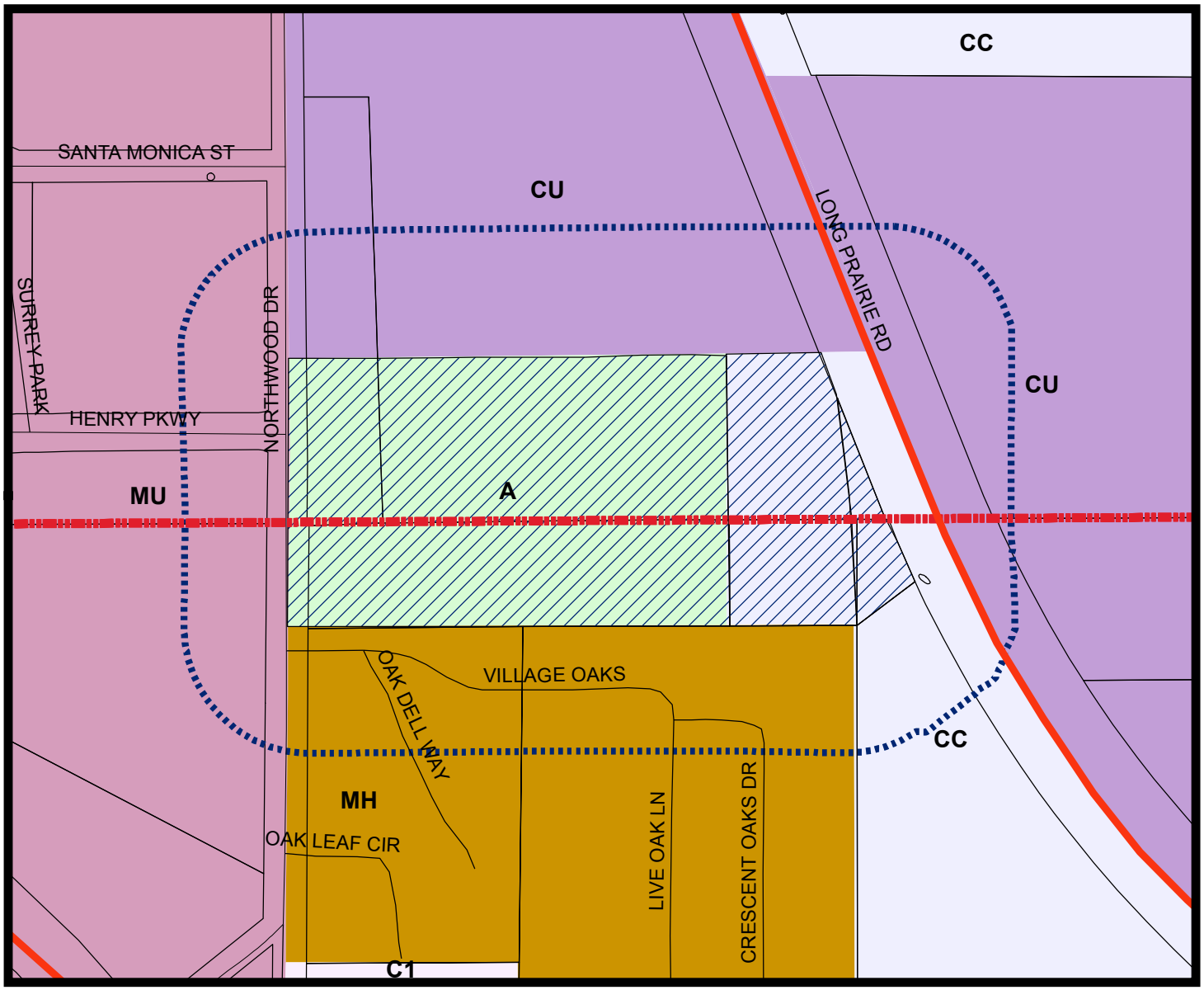
1. Vicinity Map
2. Letter of Intent
3. Meritorious Architecture Letter
4. Parking Study

B. Application Details

1. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

Vicinity Map

Reference Project: ZPD18-0009

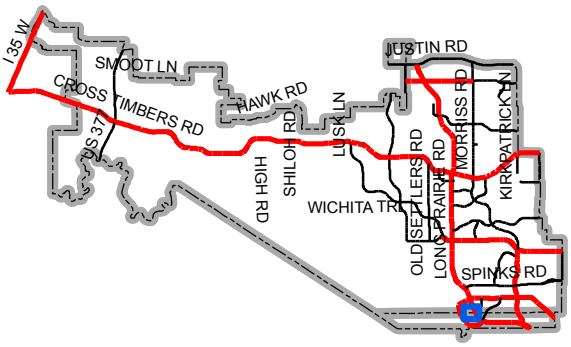


LEGEND

- Agriculture
- Campus Commercial
- *Combined Uses-See Ordinance
- Mixed Use
- Mobile Home

Subject Property

200 ft Notification Buffer around Property



Map Location

0 187.5 375 750 Feet

LETTER OF INTENT > **REALTY CAPITAL**

January 23, 2019

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

RE: Zoning Change Request – Lakeside Center Planned Development
Letter of Intent
G&A Job No. 18164

Mr. Russell:

Please accept this letter, on behalf of Realty Capital, as an explanation of the proposed Zoning Change Request for approximately 10 acres of land located just south of Lakeside Center between FM 2499 and Northwood Drive. This property is located with the Lakeside Business District with a land use designation of Campus Commercial. The property is currently zoned Agricultural and PD-31 with Campus Commercial uses.

PROJECT DESCRIPTION

Lakeside Center contains two office buildings totaling 138,000 square feet facing FM 2499 and eight townhomes that face Northwood Drive. Building 1 is a four-story office building with 120,000 gross square feet and Building 2 is a two-story office building with 18,500 square feet. The proposed townhomes are a continuation in style and design to those approved with the Lakeside Crossing development which is directly to the north. The development has been reviewed by the Town Council earlier this year and received incentives to build the office component per the approved 380 Agreement. Part of that agreement included the requirement of a parking garage, which we are providing and it will include more than the 80% of the required parking to service the 4-story office building.

In between the built environment, the development preserves the existing stream that runs down the middle of the property and which acts as a site amenity and natural open space area. This area will be accessible to both the office users and the townhome residents and will provide quality of life elements and experiences in a tranquil setting. The landscaping will be natural, blending in with the existing creek and trees. The pedestrian walks, creek crossings, and serene spaces to relax will include elements of geometric forms and contrasting stone colors. The direct pedestrian connection to Lakeside Crossing and Lakeside DFW also promotes the live, work, and play benefit of the site and surrounding developments.

111 Hillside Drive, Lewisville, TX 75057 / 972. 436. 9712

PROPOSED ZONING

We are requesting to create a Planned Development (PD) with Development Standards that establish two base zoning categories to distinguish the non-residential and residential areas. The base zoning for the non-residential area will be Campus Commercial and the base zoning for the residential area will be Single Family Attached. Building locations were designed to preserve as much of the natural beauty of the site as possible.

ARCHITECTURE

Lakeside Center proposes an architectural style for the office buildings that embodies the current 'corporate contemporary' architecture of the Metroplex. Elements of the design present a grand entrance feature that will lend prominence to the building. The materials are tilt wall with glass and metal accents. The majority of the materials and standards requirements of the Urban Design Plan (UDP) are met. However, the proposed four story office building does not meet all of the material requirements of the UDP. We believe that the building is a great example of contemporary office architecture and would ask that the building receive meritorious architecture designation.

EXCEPTIONS

Due to the unique site conditions of this property and the highly desirable planned uses, a few exceptions to the Town's Code of Ordinances are being requested as part of the PD. In addition, this project is recognized as an economic development project as defined by the Town's Economic Development Incentive Policy and SMARTGrowth ordinances 98-151 and 98-169. Therefore, certain waivers to SMARTGrowth may be requested such as environmental quality and community character. The following is a list of the exceptions being requested:

Urban Design Plan Exceptions:

1. <u>Meritorious Architecture – Section 1.2, Town's Urban Design Plan</u>
   The architecture of Class A offices has to embody a superior design in order to attract quality tenants such as corporations and company headquarters. A sleek and modern look is the preferred style of corporate contemporary for today's new office buildings. One such example is the office buildings at Cypress Waters in Irving. There are currently no office buildings in Flower Mound that match this type of style. Therefore, we propose that the architecture is of exceptional design quality and should be considered a meritorious design. Please refer to the meritorious explanation attached to this letter for more information.

2. <u>Façade Materials – Section 5.1 and 5.2, Town's Urban Design Plan</u>

A heavy emphasis on natural light is a requirement for today's Class A office environments. Therefore, we are exceeding the 50% maximum of allowed glazing. The proposed windows are scaled to invite daylight and enhance the connection between the indoors and outdoors. For building #1, we are requesting up to 71% doors and windows. The percentage of doors and windows on all other facades will not exceed 60% of the total façade area. For building #2, we are requesting up to 70% doors and windows.

3. Façade Materials – Section 5.3, Town's Urban Design Plan
   The use of metal panels as a secondary material adds scale and meaning to the contemporary style.

4. Façade Colors – Section 6.1, Town's Urban Design Plan
   We are proposing the color grey to offset the white panels to be consistent with architectural style of today.

Other Exceptions:

5. Upland Habitat – SMARTGrowth
   This project has been classified as an Economic Development project and the Environmental Quality requirements of SMARTGrowth to not apply to the non-residential areas.

6. Compatibility Buffer/Setback – Section 82-302 & Section 82-303, Town's Code of Ordinances
   Typically, a 60-foot compatibility setback and 25-foot landscape buffer with a screening wall is required when non-residential is proposed adjacent to residential. This applies to the southern property line adjacent to the manufactured home community.

7. Landscape Buffer Requirement Along FM 2499
   In being consistent with similar developments to the north of this project, we are proposing a 25-foot landscape buffer along FM 2499.

8. Parking Deviation
   Since a parking garage is being provided which mitigates the environmental impact of a surface parking lot, we are requesting to provide additional parking per the Parking Study.

9. Detention Pond
   In being consistent with the detention pond provided to the north, we are proposing a dry detention pond instead of a 'wet' retention pond.

CONCLUSION

As described in the approved Chapter 380 Agreement, this exciting project will promote the Town's economic development by increasing the amount of employment in the Town and become a competitive office opportunity

amongst the available Class A offices in other communities. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

G&A | MCADAMS

Randi L. Rivera, AICP
Director, Planning + Entitlement

cc: Robert J. Dollak, Jr., P.E., Director, G&A|McAdams
Jimmy Archie, Managing Director, Realty Capital Management, LLC

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Lakeside Corporate Office Center
Meritorious Design Statement

The Town of Flower Mound has long master-planned its southern corridor as a center for large-scale corporate office users. But until recently, this plan has never come to fruition. Now, with the rise of Lakeside DFW, the vision for a complete mixed-use community that offers quality-of-life components to office users can become a reality.

As the first Class-A office center in Flower Mound, Realty Capital is tasked with creating a project that will attract corporate office tenants and set the standard for architectural design and quality. To achieve this goal, each architectural feature incorporated reflects the most popular and successful office projects in DFW. These office developments, such as Cypress Waters, Victory Park and Watters Creek, exemplify these design standards with expansive glass facades and seamless natural landscaping interconnected with quality amenities. This architectural philosophy, when combined with the authentic appeal of Flower Mound, will establish the Lakeside Corporate Office Center as the new gateway to southern Flower Mound.

Continuing the design of the current Lakeside Office project across FM 2499, Realty Capital has included the following key characteristics in the design:

- Orientation of the buildings to focus views and activities to the natural creek and mature trees traversing the site.
- Expansive glass facades that emulate the Class-A aesthetic and enhance the connectivity of the work environment with the natural landscape.
- Metal panels that provide articulation and variation to the building facades.
- White finish to match the color scheme of Lakeside DFW and establish the office center as part of the Lakeside community.
- Seamless landscaping and quality outdoor amenities that encourage interaction with the natural area and connect tenants to the Shops at Lakeside.
- Screening that shields the parking garage from FM 2499 and directs attention to the corporate offices.

In summary, the Lakeside Corporate Office Center is an innovative endeavor for Realty Capital that relies on the successful architectural standards established in the market. By combining the aesthetic of Class-A office space with the amenity rich Lakeside development, this corporate office building will contribute to the unique appeal of Flower Mound while setting a new standard for enduring quality and design.

LAKESIDE CENTER

Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898

Summary:

Lakeside Center is an approximate 10-acre site generally located south of Lakeside Boulevard between FM 2499 and Northwood Drive. The site is planned to consist of two Class A Office buildings fronting FM 2499 and will also have a mall residential town home portion along Northwood Drive. Since each town home will be providing a two car garage, they have not been considered for this analysis. The Concept Plan is included as Exhibit "A" to this study.

Base Code Parking Requirements (General Office vs Medical Office):

Since the end user(s) have yet to be identified we need to consider that both general and medical office uses could occur within the final occupancies of the building. The tables below represent the base parking requirements by the Town of Flower Mound's Zoning Ordinance, Section 82-79. The upper chart represents general office; and the lower chart represents medical office.

Bldg. #	Use	Building Square Footages	Town Code Parking Rate	# of Spaces Required	20% Increase	# of Spaces Provided
1	Office	120,000	1 per 300	400	480	85
2	Office	18,500	1 per 300	62	74	27
	Parking Garage					458
				462	**554**	**570**

Bldg. #	Use	Building Square Footages	Town Code Parking Rate	# of Spaces Required	20% Increase	# of Spaces Provided
1	Office	120,000	1 per 250	480	576	85
2	Office	18,500	1 per 250	74	88	27
	Parking Garage					458
				554	**664**	**570**

The Town of Flower Mound does not have parking requirements for Class A office buildings within their current parking requirements. We have therefore, researched and analyzed similar projects within the North Texas Metroplex. Seven developments, varying in size from 60,000 SF to 330,000 SF, were analyzed to help determine a standard parking ratio for Class A Office buildings that can be expanded to the proposed Lakeside Center.

The table below represents the projects mentioned above compared to Lakeside Center.

Project Name	Location	# of Spaces	Total Square Footage	Parking Ratio
American College of Emergency Physicians	Irving, TX	231	60,000	1 per 260 SF
3400 Cityline	Richardson, TX	1,400	320,000	1 per 229 SF
CoreLogic	Irving, TX	1,980	330,000	1 per 167 SF
3200 Olympus	Dallas, TX	1,256	256,000	1 per 204 SF
Cawley Tollway Center	Dallas, TX	769	200,000	1 per 260 SF
Cawley Fourteen555	Dallas, TX	1,193	240,000	1 per 201 SF
One Bethany	Allen, TX	625	125,000	1 per 200 SF
		7,454	**1,531,000**	**1 per 205 SF**
Proposed – Lakeside Center	*Town of Flower Mound, TX*	*570*	*138,500*	**1 per 243 SF**

As illustrated in the table above, the parking ratios for the Class A office buildings vary from 1 space per 167 SF to 1 space per 260 SF, with an overall average 1 space per 205 SF. Lakeside Center proposes a parking ratio of 1 space per 243 SF which within the ranges of the parking ratios listed above and within the accepted norm for similar projects around the Metroplex.

Mitigation:

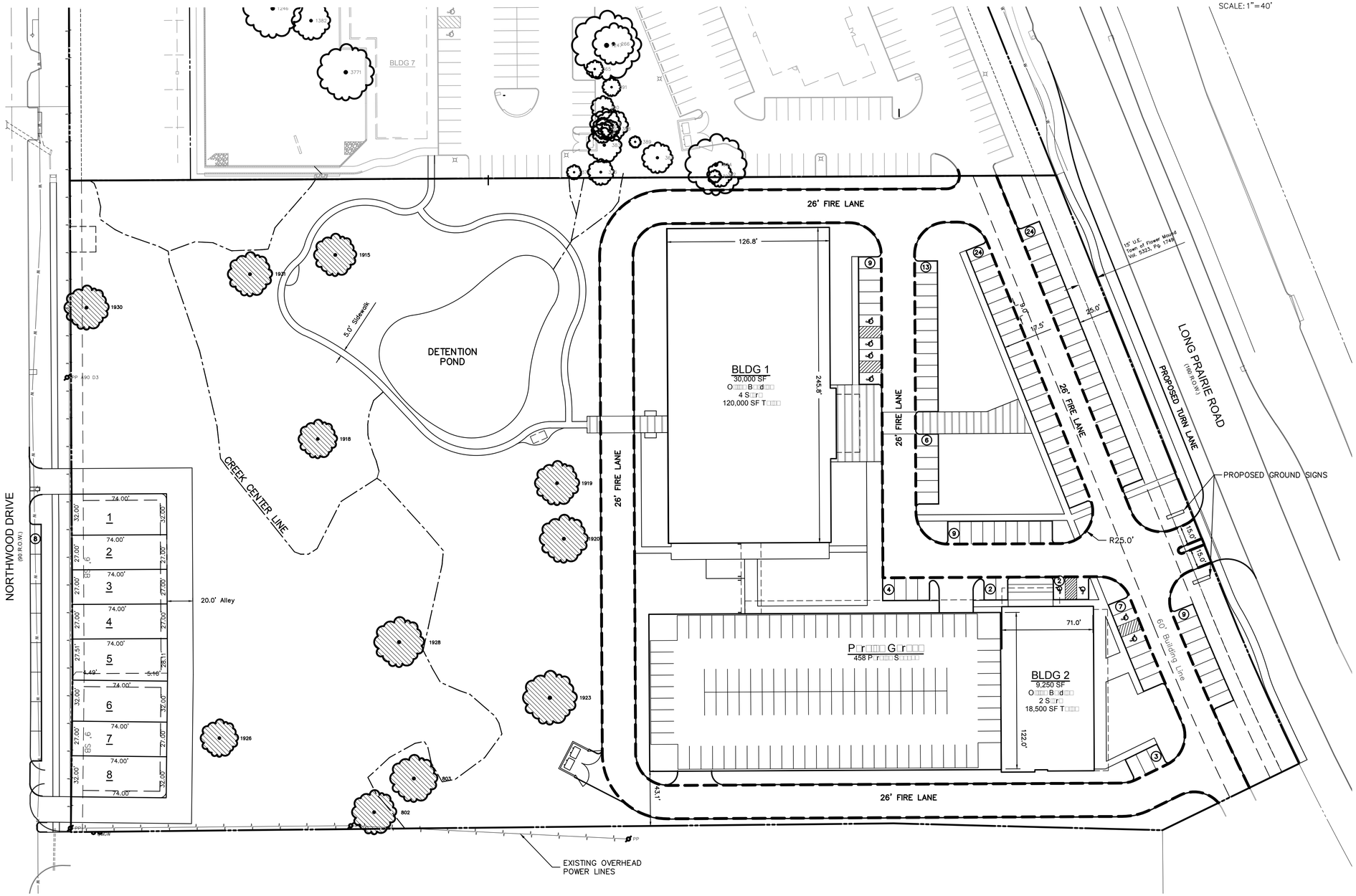
Depending on the whether the site developers at 100% medical office or 100% general office the proposed parking is either ~7% or ~23% increased respectively. More than likely there will be ratio of both uses throughout the buildings. Section 82-73 (1) of the Town's Land Development Code specifies requirements for mitigating parking in excess of 20%. Mitigation is proposed through the parking structure and through open space on the property. The verticality of the parking structure, and that over 80% of the required parking is contained within, allows for more parking to be provided in a smaller space and the open space similarly creates less overall impact to the property.

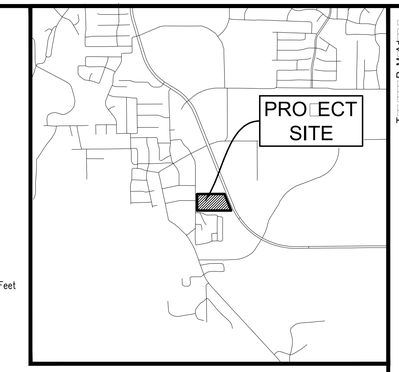
Conclusion:

The proposed ratio of 1 space per 243 SF will provide adequate parking for the Lakeside Center. Since the parking ratio is similar to other Class A Office complexes around the Metroplex, Lakeside Center will not be at a disadvantage for attracting occupants for the two office buildings.

GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.





Vicinity Map 1"=1000'

NON-RESIDENTIAL PARKING TABLE – LAKESIDE CENTER			
Physical Address	TBD		
Gross Site Area	10.056 A; 438,036 SF		
Net Site Area	10.056 A; 438,036 SF		
Parking Summary			
LAKESIDE CENTER			
	Min. Required 1 space/300SF	Max. Required 1 space/250SF	Provided
Building 1	400	480	85
Building 2	62	74	27
Parking Garage	0	0	458
Total Parking	462	554	570

BUILDING SUMMARY – LAKESIDE CENTER			
BUILDING	SQUARE FEET	USE	# OF STORIES
1	120,000	OFFICE	4
2	18,500	OFFICE	2

RESIDENTIAL PARKING TABLE – LAKESIDE CENTER		
	Required	Provided
Future On Street Parking	0	8
Parking for Future Residential	16	16
Total Parking	16	24

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-533-4131
Contact: MR. JIMMY ARCHIE

McADAMS
(DBA, G&A I M Ad)
111 H d Dr
L T 75057
972.436.9712
201 C V D
R S 75062
940.240.1012
TBPE: 19762 TBPLS: 10194440

LAKESIDE CENTER

LAKESIDE CENTER
10.056 Acres
in the
JN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A I MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 1/4/2019

Drawn By:	PF
Date:	07/30/2018
Scale:	1"=40'
Revisions:	
09/12/2018	
11/28/2018	
01/04/2019	

18164

CP

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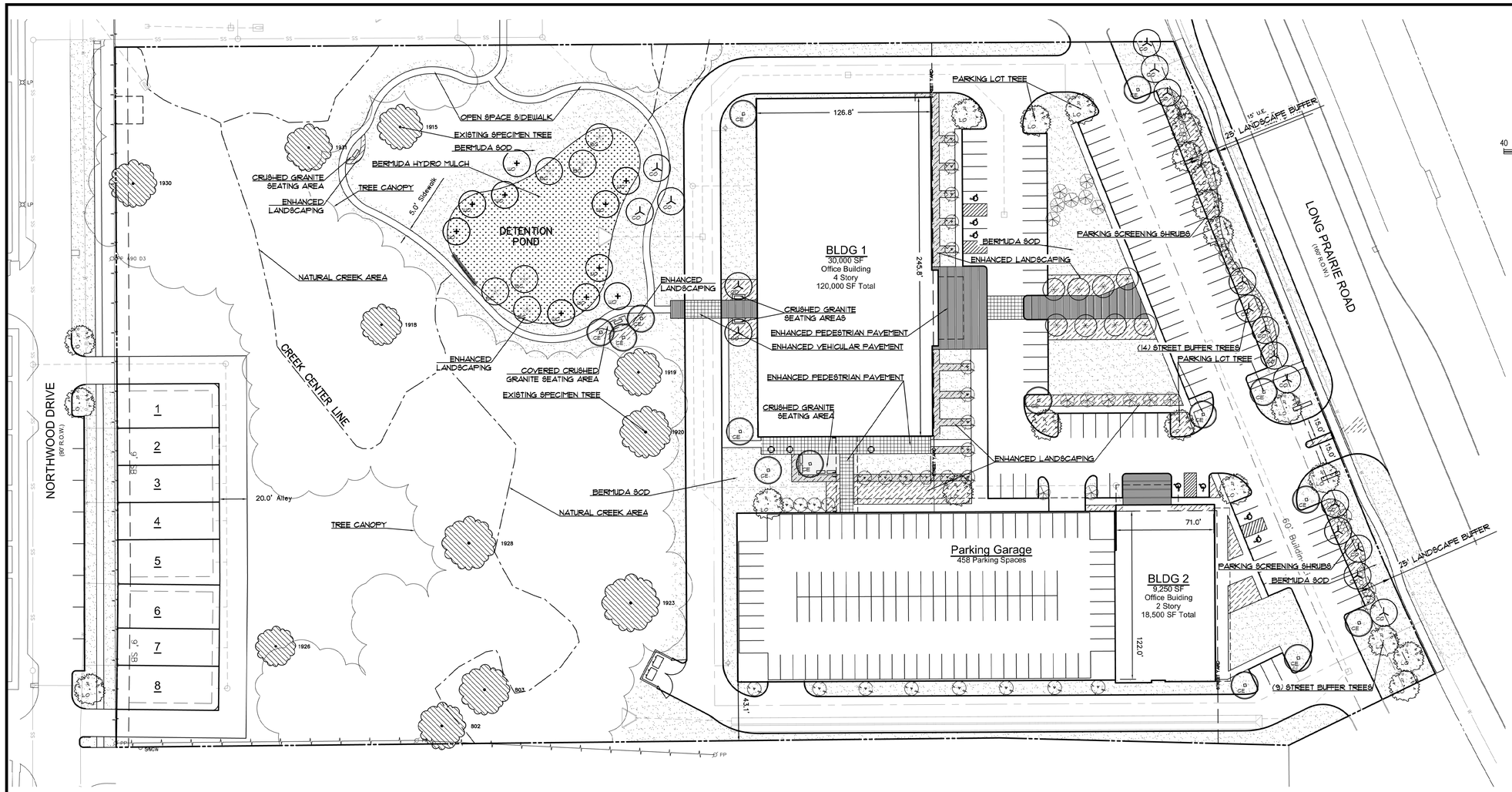

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
LAKESIDE CENTER

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 per 500 s.f.	Long Prairie - 11,693 s.f.	23 trees (3" cal.)	23 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	104,805 s.f. of Long Prairie Rd. street yard	48 trees (3" cal.)	48 trees (3" cal.) + 1 existing (#1929)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	112 parking spaces	840 s.f.	17,666 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	112 parking spaces	12 trees (3" cal.)	22 new trees (3" cal.) + 1 existing (#1929)
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	Screening shrubs (3' ht.)

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
RON STEWART LANDSCAPE ARCHITECT
DATED 1/3/2019

REGISTERED LANDSCAPE ARCHITECT
RON K. STEWART
791
STATE OF TEXAS

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-533-4131
Contact: MR. JIMMY ARCHIE

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
817. 490. 1172
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

LAKESIDE CENTER

LAKESIDE CENTER
10.056 Acres
in the
JN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

CONCEPT LANDSCAPE PLAN

Drawn By: JP
Date: 07/30/2018
Scale: 1"=40'
Revisions:
09/12/2018
11/28/2018

18164

CLP

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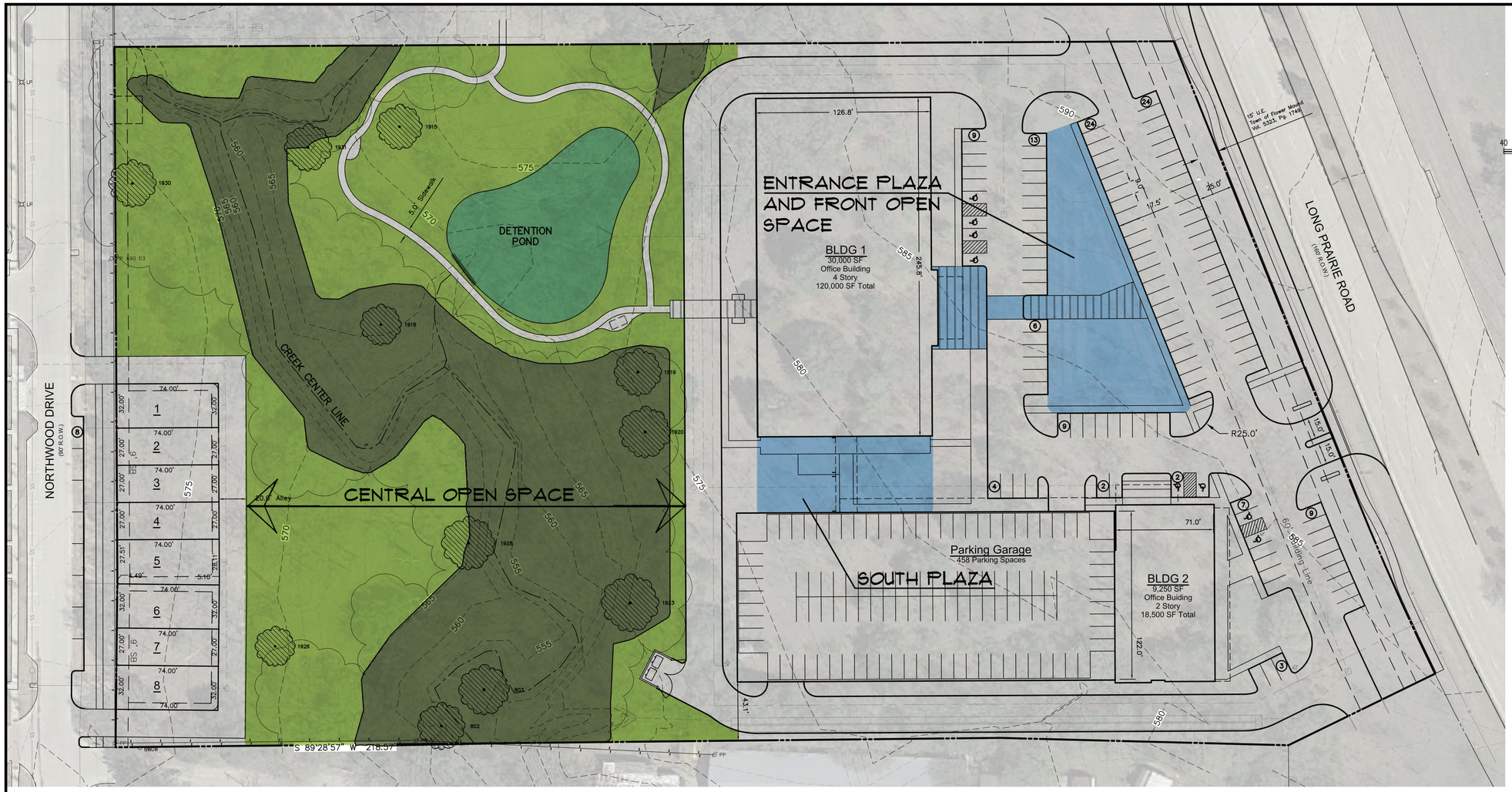

LEGEND

- NATURAL ZONE
- OPEN SPACE ZONE
- DETENTION POND ZONE

REFER EXHIBIT "B" DEVELOPMENT STANDARDS FOR REGULATIONS

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 1/3/2019

REGISTERED LANDSCAPE ARCHITECT
JAMESON N. PINSON
2826
STATE OF TEXAS
2826

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-533-4131
Contact: MR. JIMMY ARCHIE

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LAKESIDE CENTER

LAKESIDE CENTER
10.056 Acres
in the
JN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

OPEN SPACE AMENITY PLAN

Drawn By: MH
Date: 07/30/2018
Scale: 1"=40'
Revisions:
09/07/2018

18164

OSP

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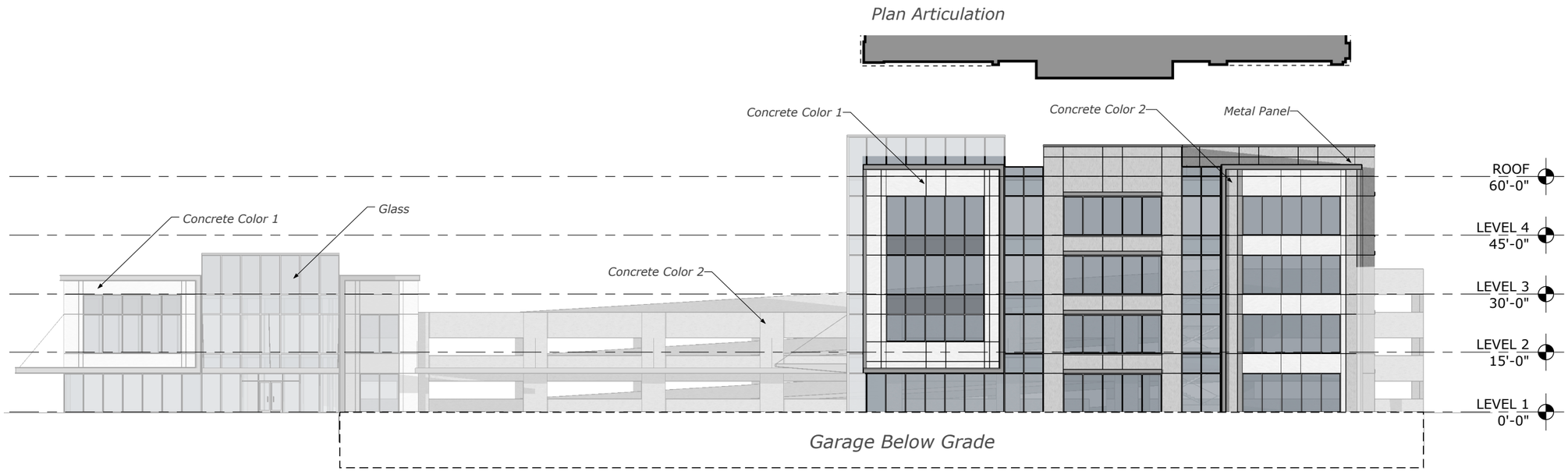
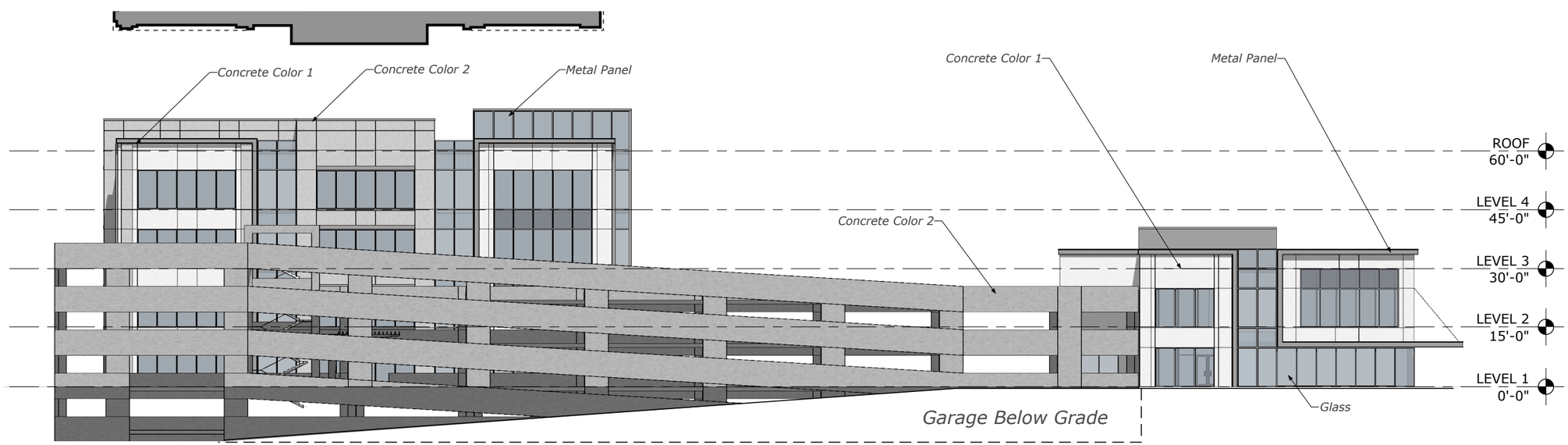


1 :: **NORTH ELEVATION**

ELEV *scale: 1" = 30'*

BLDG 1 - Office	North	
	SF	%
Total Facade SF	9,184	
Total Facade SF (excluding Doors & Windows)	3,619	
Doors & Windows	5,106	55.6 %
Primary Masonry Material		
Concrete	3,160	87.3 %
Secondary Masonry Material		
Painted Metal Panels	459	12.7 %

BLDG 2 - Small Office + Garage	North	
	SF	%
Total Facade SF	12,942	
Total Facade SF (excluding Doors & Windows)	10,365	
Doors & Windows	2,295	17.7 %
Primary Material Totals		
Concrete	10,082	97.3 %
Secondary Material Totals		
Painted Metal Panels	282	2.7 %



2 :: **SOUTH ELEVATION**

ELEV *scale: 1" = 30'*

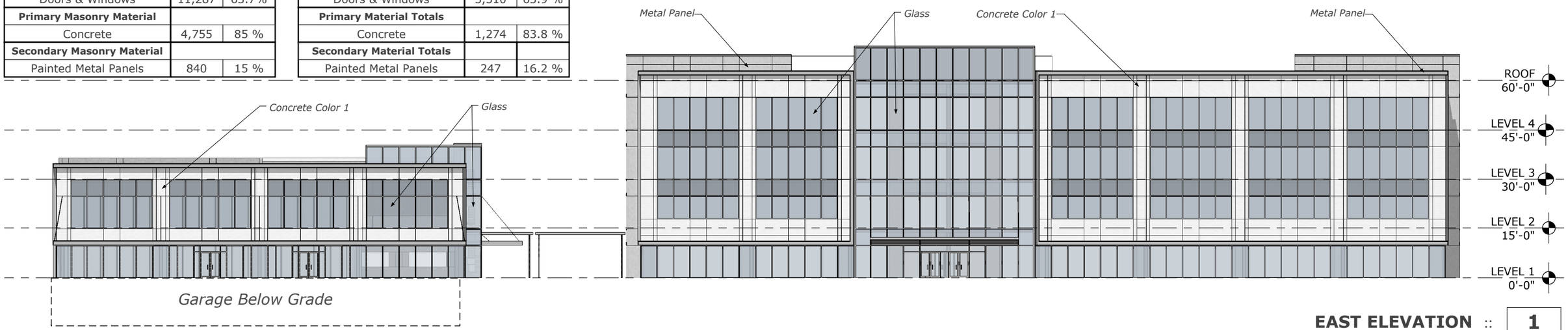
BLDG 1 - Office	South	
	SF	%
Total Facade SF	9,182	
Total Facade SF (excluding Doors & Windows)	3,606	
Doors & Windows	5,122	55.8 %
Primary Masonry Material		
Concrete	3,151	87.4 %
Secondary Masonry Material		
Painted Metal Panels	454	12.6 %

BLDG 2 - Small Office + Garage	South	
	SF	%
Total Facade SF	12,980	
Total Facade SF (excluding Doors & Windows)	11,338	
Doors & Windows	1,374	10.6 %
Primary Material Totals		
Concrete	11,069	97.6 %
Secondary Material Totals		
Painted Metal Panels	268	2.4 %

BLDG 1 - Office	East	
	SF	%
Total Facade SF	17,724	
Total Facade SF (excluding Doors & Windows)	5,597	
Doors & Windows	11,287	63.7%
Primary Masonry Material		
Concrete	4,755	85 %
Secondary Masonry Material		
Painted Metal Panels	840	15 %

BLDG 2 - Small Office + Garage	East	
	SF	%
Total Facade SF	4,898	
Total Facade SF (excluding Doors & Windows)	1,521	
Doors & Windows	3,310	63.9 %
Primary Material Totals		
Concrete	1,274	83.8 %
Secondary Material Totals		
Painted Metal Panels	247	16.2 %

Plan Articulation



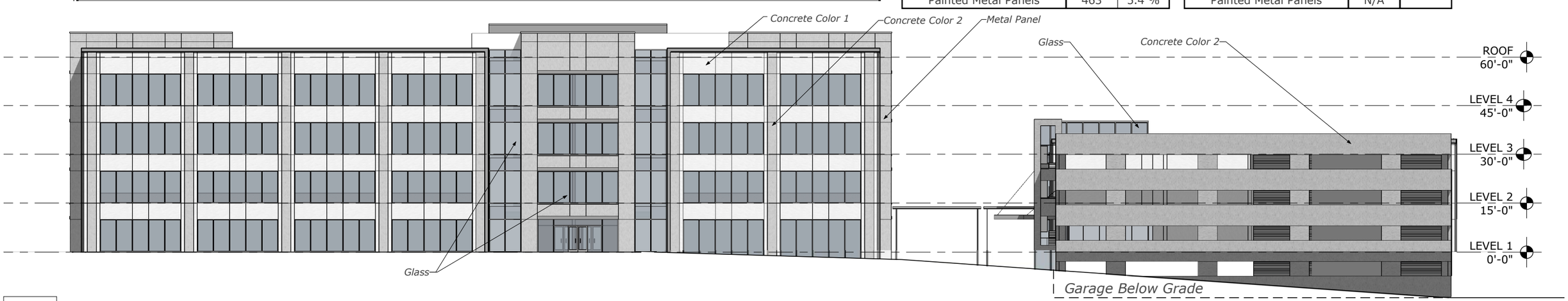
EAST ELEVATION :: **1**

scale: 1" = 30' ELEV

BLDG 1 - Office	West	
	SF	%
Total Facade SF	17,305	
Total Facade SF (excluding Doors & Windows)	8,555	
Doors & Windows	8,287	47.9 %
Primary Masonry Material		
Concrete	8,091	94.6 %
Secondary Masonry Material		
Painted Metal Panels	463	5.4 %

BLDG 2 - Small Office + Garage	West	
	SF	%
Total Facade SF	N/A	
Total Facade SF (excluding Doors & Windows)	N/A	
Doors & Windows	N/A	
Primary Material Totals		
Concrete	N/A	
Secondary Material Totals		
Painted Metal Panels	N/A	

Plan Articulation



2 :: **WEST ELEVATION**

ELEV *scale: 1" = 30'*

Building 1 - Office

		North	%	South	%	East	%	West	%
1	Total Façade SF	9,184		9,182		17,724		17,305	
2	Façade SF (exluding doors & windows)	3,619		3,606		5,597		8,555	
3	Doors & Windows	5,106	55.5	5,122	55.7	11,287	63.6	8,287	47.8
4	**Primary Masonry Totals**	3,160	**87.3**	3,151	**87.3**	4,755	**84.9**	8,091	**94.5**
	Brick SF (as applicable)	N/A		N/A		N/A		N/A	
	Stone SF (as applicable)	N/A		N/A		N/A		N/A	
	Stucco SF (as applicable)	N/A		N/A		N/A		N/A	
	Concerete SF (as applicable)	3,160	34.4	3,151	34.3	4,788	27.0	8,091	46.7
5	**Secondary Masonry Totals**	459	12.6	454	12.5	850	15.0	463	5.4
	EIFS SF (as applicable)	N/A		N/A		N/A		N/A	
	Hardiplank SF (as applicable)	N/A		N/A		N/A		N/A	
	Painted Metal Panel	459	12.6	454	12.5	840	15.0	463	5.4

Building 2 - Small Office + Garage

		North	%	South	%	East	%	West	%
1	Total Façade SF	12,942		12,980		4,898		N/A	
2	Façade SF (exluding doors & windows)	10,365		11,338		1,521		N/A	
3	Doors & Windows	2,295	17.7	1,374	10.5	3,130	63.9	N/A	
4	**Primary Masonry Totals**	10,082	**97.2**	11,069	**97.6**	1,274	**83.7**		
	Brick SF (as applicable)	N/A		N/A		N/A		N/A	
	Stone SF (as applicable)	N/A		N/A		N/A		N/A	
	Stucco SF (as applicable)	N/A		N/A		N/A		N/A	
	Concerete SF (as applicable)	537	4.1	1,209	9.3	1,336	27.2	N/A	
5	**Secondary Masonry Totals**	282	2.7	268	2.3	247	16.2		
	EIFS SF (as applicable)	N/A		N/A		N/A		N/A	
	Hardiplank SF (as applicable)	N/A		N/A		N/A		N/A	
	Painted Metal Panel	282	2.7	268	2.3	247	16.2	N/A	

*NOTE: Per paragraph 5.3 of the Urban Design plan, 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, the remaining 20 % on the same building elevation shall be limited to hand-laid brick or stone.

A 1 FRONT ELEVATION
NOT TO SCALE

A 2 REAR ELEVATION
NOT TO SCALE

LAKESIDE TOWNHOMES

AREA TABULATION:

	FRONT	REAR
PRIMARY MASONRY TOTAL	961 S.F. (37%)	720 S.F. (37%)
STONE S.F.	961 S.F. (37%)	720 S.F. (37%)
SECONDARY MASONRY TOTAL	1113 S.F. (63%)	1017 S.F. (63%)
STUCCO S.F.	1113 S.F. (60%)	1017 S.F. (60%)
DOOR/WINDOW S.F.	729 S.F.	982 S.F.
TOTAL FACADE S.F.	2803 S.F.	2719 S.F.

STONE
CORONADO FRENCH COUNTRY VILLA OR SIMILIAR

TILE ROOF
BORAL ROOFINC RUSTIC MADERA OR SIMILIAR

STUCCO/EIFS
CAVERN

STUCCO/EIFS
MOONSTONE

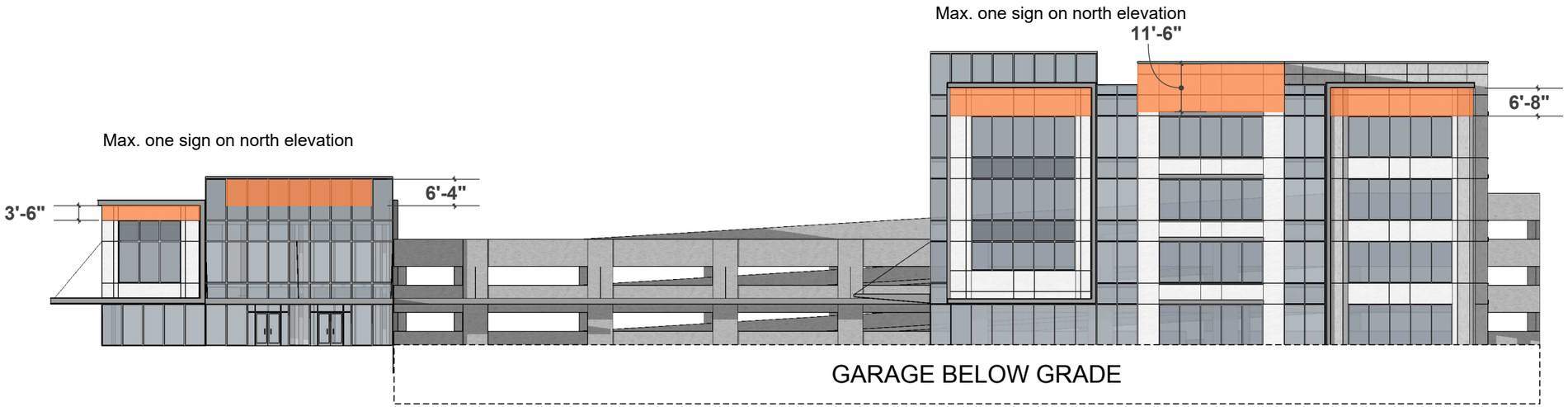
BRONZE
WINDOW, DOOR, GUTTER AND RAILING

REALTY CAPITAL
BOKAPowell

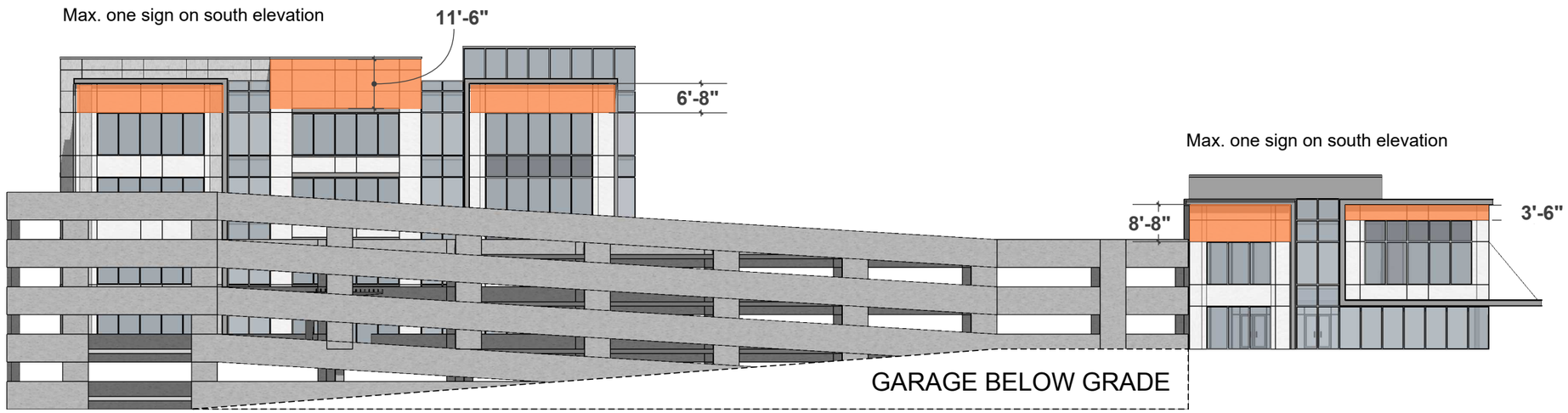
REALTY CAPITAL
BOKAPowell

01 :: **FRONT FACADE**
ELEV *scale: 1"=30'*

02 :: **REAR FACADE**
ELEV *scale: 1"=30'*



01 :: **RIGHT SIDE FACADE**
ELEV *scale: 1"=30'*

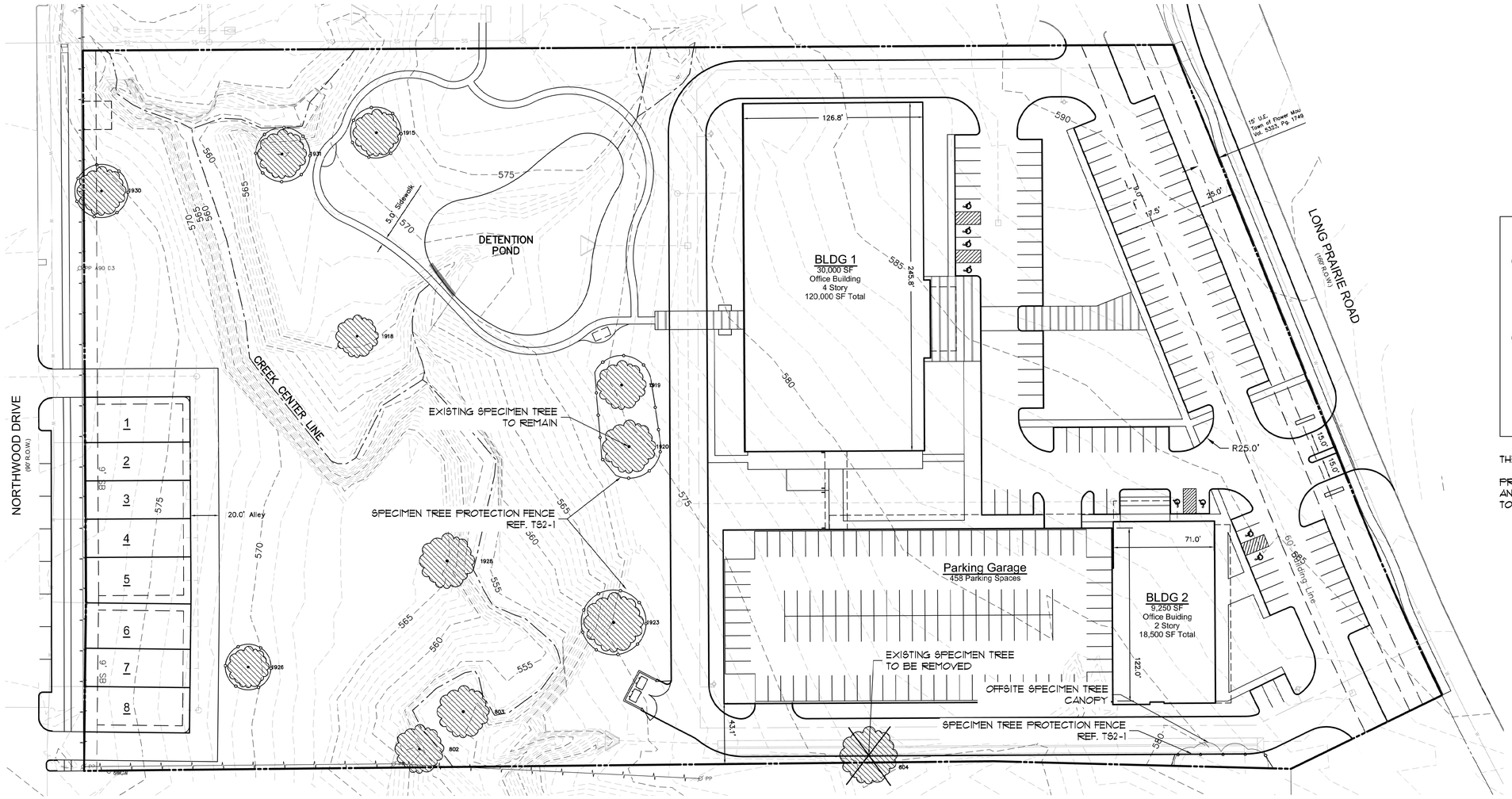


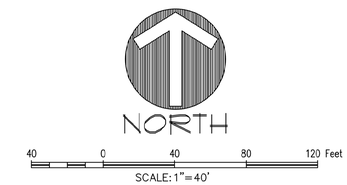
02 :: **LEFT SIDE FACADE**
ELEV *scale: 1"=30'*

16′

REALTY CAPITAL
NOW LEASING!
Lakeside Corporate Office
4-Story·120,000 SF
Pre-Leasing Now
469-533-4131
Jimmy Archie

12′





LEGEND

- EXISTING SPECIMEN TREE TO REMAIN
- EXISTING SPECIMEN TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCE

THERE ARE A TOTAL OF 12 SPECIMEN TREES.

PROTECTED TREES WITHIN THE BUILDABLE AREA AND OUTSIDE THE CREEK PRESERVATION AREA TOTAL 352 TREES.

SPECIMEN TREE CHART

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CANOPY DIA.	REMARKS
1	802	23	POST OAK	Quercus stellata	Yes	Yes	No	34'	
2	803	24.5	POST OAK	Quercus stellata	Yes	Yes	No	36'	
3	804	27	POST OAK	Quercus stellata	Yes	Yes	Yes	40'	
4	1915	22	POST OAK	Quercus stellata	Yes	Yes	No	33'	
5	1918	22	POST OAK	Quercus stellata	Yes	Yes	No	30'	
6	1919	23	POST OAK	Quercus stellata	Yes	Yes	No	34'	
8	1920	25	POST OAK	Quercus stellata	Yes	Yes	No	37'	
8	1923	28	POST OAK	Quercus stellata	Yes	Yes	No	42'	
9	1926	19.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	29'	Slight Storm Damage
10	1928	26	POST OAK	Quercus stellata	Yes	Yes	No	39'	
11	1930	23	POST OAK	Quercus stellata	Yes	Yes	No	35'	
12	1931	23	POST OAK	Quercus stellata	Yes	Yes	No	35	

PRELIMINARY PLANS
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 1/3/2019

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-533-4131
Contact: MR. JIMMY ARCHIE

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LAKESIDE CENTER

LAKESIDE CENTER
10.056 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SPECIMEN TREE SURVEY

Drawn By: MH
Date: 07/30/2018
Scale: 1"=40'
Revisions:
09/12/2018
11/28/2018

18164

TS1

File: J:\2018\18164\Drawing\Zoning\SHEETS\18164 SPECIMEN TREE SURVEY.
Plotted: 1/03/2019 12:36 PM, by Pinson, Jameson. Scale: 1:1/03/2019 10:46 AM, by jpinson

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

A. QUALITY ASSURANCE
1) Comply with applicable Feceral, state, county and local regulations governing landscape work.
2) employ only experienced personnel. Provide adequate supervision by qualified foreman.

B. JOB CONDITIONS
1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures

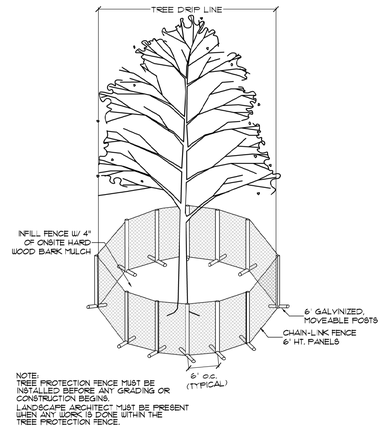
C. PRODUCTS
1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.

D. DEFINITIONS
1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
3) CRS: Complete Root System: The soil space directly under the cripline of any tree and an additional 7 feet beyond said dripline.
4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumfrence of the tree at the TPZ.

E. PRE-CONSTRUCTION TREE PRUNING
1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
2) All trees within the project area shall be pruned to:
   (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 $\frac{1}{2}$ inches in diameter
   (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
   (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
   (iv) Reduce end weight on heavy, horizontal branches by selectively removeing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
4) No more than 20 percent of live foliage shall be removed from any tree.
5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.

F. TREE REMOVAL
1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.

G. TREE PROTECTION
1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "cirdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES
JAMESON & PINSON LANDSCAPE ARCHITECT
DATED 1/3/2019

REGISTERED LANDSCAPE ARCHITECT # 2826
JAMESON & PINSON
2826
STATE OF TEXAS

OWNER/DEVELOPER
FM 2499 VENTURE, LLC
909 LAKE CAROLYN PARKWAY, SUITE 150
IRVING, TEXAS 75039
Ph. 469-533-4131
Contact: MR. JIMMY ARCHIE

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
817. 640. 0772
TBPE: 19762 TBPLS: 10194440
www.gacom.com
www.mcadamsco.com

MCADAMS

LAKESIDE CENTER

LAKESIDE CENTER
10.056 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

SPECIMEN TREE SURVEY

Drawn By: MH
Date: 07/30/2018
Scale: ######
Revisions:
09/12/2018
11/28/2018

18164

TS2

File: Z:\2018\18164\Drawing\Zoning\SHEETS\18164 SPECIMEN TREE SURVEY
Plotted: 1/7/2019 12:27 PM, by Pinson, Jameson Saved: 11/28/2018 12:46 PM, by jpinson

Exhibit "B"
Development Standards

Planned Development District - 169 (PD-169)
Lakeside Center

The development on the property comprising approximately 10 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

I. Campus Commercial District (CC)

Development of the Campus Commercial District area designated on Exhibit "C", comprising of approximately 10 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. PERMITTED USES. The uses listed as Permitted Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance except as otherwise listed herein may be permitted in the areas designated on Exhibit "C" as Campus Commercial District (CC) areas. The following uses shall be prohibited with PD-169

1. Railroad track;
2. Recreation Center, public;
3. Telephone equipment station.

B. SPECIFIC USES. The uses listed as Specific Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit "C" as Campus Commercial District (CC) areas subject to approval of a Specific Use Permit (SUP) by the Town Council:

1. Car wash, automatic;
2. Car wash, full-service;
3. Convenience store with gasoline sales;
4. Electrical energy generating plant;
5. Recycling dropoff center;

C. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in areas designated on Exhibit "C" as Campus Commercial District (CC) only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Commercial District (CC) in the Town's Zoning Ordinance shall be required for this Planned Development except as otherwise listed herein:

1. Minimum front yard. There shall be a minimum front yard of 60 feet along major thoroughfares in the Campus Commercial District (CC) areas. Parking may be permitted in the front yard but shall be prohibited in the required landscape buffer described below. There shall be no minimum front yard requirement along all other roadways.

2. Minimum rear yard. There shall be no minimum rear yard requirement in the Campus Commercial District (CC) areas.

3. Maximum lot coverage. There shall be no maximum lot coverage requirement in the Campus Commercial District (CC) areas.

4. Maximum floor area ratio. There shall be no maximum floor area ratio requirement in the Campus Commercial District (CC) areas.

E. LANDSCAPE, HARDSCAPE AND SCREENING. The following landscaping, hardscaping, and screening requirements shall apply to areas designated on Exhibit "D" as Campus Commercial District (CC) areas:

1. There shall be a minimum landscape buffer of 25 feet along FM 2499.

2. All undeveloped areas of the street yard along FM 2499 shall be landscaped a minimum of 35 percent.

3. Enhanced landscaping shall mean incorporating additional trees, shrubs, ground cover, seasonal landscaping above the minimum required by the Town's Code of Ordinances.
   a. There shall be a minimum of 1,500 square feet of enhanced landscaping (excluding additional trees) within the street buffer along parking areas.

   b. There shall be a minimum of 4,500 square feet of enhanced landscaping throughout the development, exclusive of the street buffer enhanced landscaping.

4. A compatibility landscape buffer along the south property line of the PD boundary shall not be required.

5. There shall be a minimum of three (3) amenity areas provided throughout the development: the central open space, the entrance plaza, and the south plaza as shown on Exhibit "D".

6. A minimum of 4,100 square feet of enhanced pavement shall be constructed. Enhanced pavement is defined as pavement that is either stamped, stained, or combination thereof, or concrete pavers, or other type of textured pavement.

G. OPEN SPACE REQUIREMENTS. The following open space requirements shall apply to areas designated on Exhibit "E" as Campus Commercial District (CC) areas:

1. There shall be a minimum of 40% of land area used for open space purposes throughout the entire Planned Development property. Open Space is defined as area designated as Central Open Space as shown on Exhibit "E" within the Planned Development that is accessible to the public, has a physical location that runs north to south along the existing stream, and shall contain improvements that serve as a sense of place for gathering, allow for passive recreation and exercise or relaxation, and preserves natural environment.

2. Detention areas may be either grass sloped edges or hard edges and shall be permitted in the central open space area. However, the detention area shall not extend into the natural zone as shown on Exhibit "E", the conceptual Open Space Plan.

3. Trails within open space areas shall have a minimum width of five feet and may be stone walkways, concrete, patterned concrete, or decomposed granite with binder, and shall have pedestrian lighting.

    a. The trail around the pond shall provide a connection to the north and to Building No.1. There shall be a minimum of two bump-outs along the pond trail. Each bump out shall include a seating element (bench, natural rocks, or a combination), one shade tree and minimum of 30 square feet of enhanced landscaping.

4. The central open space area, landscape buffer, amenities, and enhanced pavement/landscaping shall be maintained by the Property Owner's Association.

5. Retaining walls four feet or taller shall be landscaped to relieve the visual effect of the long expanse of the cladded wall.

6. The central open space area shall consist of three zones. These zones are listed below with descriptions and use of each zone. Each shall endeavor to preserve as much of the existing topography and trees of the central open space area as possible.

    a. Natural Zone
        i. The existing stream, specimen trees, natural topography, and rock outcroppings shall be preserved.
        ii. May be selectively cleared and grubbed provided that no heavy machinery is used. May remove trees/saplings that are two inches or less in caliper, vines, and shrubs.
        iii. Maintenance of this zone may include yearly or biannual clearing of deceased trees in accordance to Section I. 6.a.ii. Natural Zone area shall be kept free of debris/trash.
        iv. Native and riparian plant material shall be re-established if impacted by clearing and grubbing. .
        v. A nature trail may be allowed so long as they are surfaced with natural materials and remain permeable. Town approval of nature trail is subject to requirements under Section I.G.8.
        vi. Grading is prohibited in this zone unless necessary for restoration or drainage.
    b. Detention Pond Zone
        i. The zone shall be designed to provide storm water detention/retention for the development.

ii. If retention is used, aeration shall be required in the pond.
iii. The pond size may change in order to meet on site detention requirements in accordance with Section I.G.2.
iv. Areas disturbed by grading shall be re-established with vegetative material.
v. Detention Pond area shall be kept free of debris/trash.

c. Open Space Zone
The Open Space Zone is a passive recreational zone which allows the following activity:
i. Clearing and grubbing is permitted within this zone.
ii. Tree protection per the town's ordinance applies.
iii. Selective grading for improvements is permitted For the purpose of this section, "selective grading" means that grading is only allowed to reasonably accommodate a proposed improvement. The Town shall determine if the grading request can reasonably accommodate the proposed improvement.
iv. Open Space Zone shall be re-established with vegetative cover, such as grass (sod or hydromulch) where grading disturbance occurs for improvements in order to control erosion.
v. There shall be a minimum of 15 shade trees installed in and/or around the detention pond (Trees may also be within the Detention Pond Zone). Said trees shall be conducive to saturated soil conditions.
vi. Open Space Zone shall be kept free of debris/trash.

7. The following amenities/plaza areas shall be provided:
a. Entrance Plaza and Front Open Space consisting of the following:
i. Minimum of 9,000 square feet of total area
ii. Enhanced pavement
iii. Enhanced landscaping
iv. Pedestrian scale lighting

b. South Plaza (area between Building 1 and Parking Garage) consisting of the following:
i. Minimum of 5,000 square feet of total area
ii. Shade structure with a minimum area of 400 square feet
iii. Seating area consisting of a minimum of four (specify number) benches, seat walls, and/or tables and chairs
iv. Enhanced pavement
v. Enhanced landscaping
vi. Pedestrian scale lighting

8. Administration of construction activity in the Central Open Space: Construction activity including, but not limited to grading, clearing, grubbing, building, and reestablishment of disturbed areas within the Central Open Space (collectively "Construction Activity") is subject to review and approval by the Town. As a part of the review, the Town may require detailed plans to show the extent of impact within each zone and proposed restoration plan to mitigate the impacts to the Central Open Space area.

9. A wetland delineation shall be performed to determine if the existing creek is a Waters of the US and the preparation of a Wetlands Delineation and Jurisdictional

Determination Report may be required to obtain the necessary approvals if impact to the creek is proposed.

10. The Tree Protection Plan shall comply with the Town's tree ordinance except as listed herein:

    If any of the eleven specimen trees dies within 12 months after final acceptance from the Town for this development, then the tree must be replaced with three, two and one-half to three-inch caliper tree. Replacement trees shall be of a species listed on the town's approved mitigation and replacement tree planting list. Replacement trees shall have a minimum height of at least six feet, and shall be planted in locations approved by the tree preservation and enforcement officer or authorized designee."

H. NON-RESIDENTIAL ARCHITECTURAL STANDARDS. The following architectural standards shall apply to areas designated on Exhibit "F" as Campus Commercial District (CC) areas:

1. There shall be a unified design theme consistent with the attached Architectural Imagery Package, Exhibit "F".

2. Buildings shall use a combination of materials that complement the design theme. Building design shall be a sleek and linear modern look with minimum detailing for simplicity and clarity which is consistent with the theme.

3. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style.

4. Building materials shall include the following:

    a. Primary masonry materials (as depicted on Concept Elevations, Exhibit "D") shall consist of a minimum of 80% of each exterior façade, excluding doors and windows, and shall consist of the following materials:
        i. Stucco
        ii. Tilt Wall

    However, brick and stone may be used as a substitute primary masonry material.

    b. Secondary materials shall consist of a maximum of 20% of each exterior façade, excluding doors and windows, and may consist of the following materials:
        i. Architectural Metal
        ii. EIFS

5. Primary building colors consisting of neutral and earth tones such as brown, olive, gray, and white, or shades thereof, shall comprise a minimum of 80% of the building façade including miscellaneous tributary, ancillary architectural elements such as canopies, balconies, trim, etc. Accent colors shall relate to the primary colors and may comprise the remainder. The use of striking accent colors that do not relate to the primary colors are prohibited. For the purpose of this section, striking color means bold, bright and/or florescent colors.

6. Exposed grade beams around the buildings shall include details and patterns that provide interest to the concreate beam component. Such detail can be accomplished by patterned scoring, casting, texturing or their finishing treatment.

    a. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.

7. Garage Elevations: Exterior facades of the garage must comply with the following standards:

    1. North and south facades must incorporate a repeating pattern that includes color, texture, and/or material change. In addition, vertical elements shall be incorporated to the facade design in order to create a repeating pattern. This can be achieved through the use of projections or offsets. A wall with a minimum height of 42 inches to screen parked vehicles shall be required and must utilize design elements from the main building.
    2. Elevator and stair shafts must be architecturally designed.

II. Townhome District - Single Family Attached (SF-A)

Development of the Townhome District area designated on Exhibit "F", comprising of approximately 0.658 acres, shall be in compliance with all regulations applicable to the Single Family Attached District (SF-A) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. PERMITTED USES. The uses listed as Permitted Uses in the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District.

B. SPECIFIC USES. The uses listed as Specific Uses in the Single Family Attached District (SF-A) may be permitted in the areas designated on Exhibit "C" as Townhome District.

C. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Attached District (SF-A) in the Town's Zoning Ordinance may be permitted in the areas designated on Exhibit "C" as Townhome District areas only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits".

D. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Single Family Attached (SF-A) in the Town's Zoning Ordinance shall be required for areas designated on Exhibit "C" as Townhome District except as otherwise listed herein:

    1. Minimum lot area per dwelling. The minimum lot area per dwelling unit shall be 1,800 square feet.

    2. Minimum lot width. The minimum lot width shall be 27 feet.

    3. Minimum front yard. There shall be no minimum front yard requirement.

    4. Minimum side yard. There shall be no minimum side yard requirement.

5. Minimum rear yard. The minimum rear yard shall be five feet.

6. Maximum lot coverage. The maximum lot coverage shall be 90 percent.

7. Maximum floor area ratio. There shall be no maximum floor area ratio requirement.

8. Maximum height. The maximum height of buildings and structures shall be three stories or 35 feet.

E. TOWNHOME ELEVATIONS. The following architectural standards shall apply to areas designated on Exhibit "F" as Townhome District:

1. The architecture of the townhomes shall be consistent with the attached Conceptual Elevations of the Townhomes, Exhibit "#".

2. Primary building materials shall consist of a minimum of 80% of each exterior façade and shall consist of the following materials:

   a. Stone
   b. Stucco

3. Roofs materials shall consist of concrete (or similar) tile.

4. Each unit shall have a covered balcony with metal railing.

III. Miscellaneous Standards

The following standards shall apply to the entire Planned Development.

A. PARKING. This Planned Development shall be subject to the following parking standards:

Based on the submitted Parking Study, the office uses will have a minimum parking requirement of 3 spaces per 1,000 square feet and a maximum of 5 spaces per 1,000 square feet.

B. ADMINISTRATION. There shall be established Lakeside Center Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records at the same time the Record Plat is being filed and said POA shall be responsible for the maintenance of the following:

1. Open space areas;
2. Site landscaping and amenity areas;
3. Parking garage;
4. Other items as listed in the CC&Rs.

C. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.

D. SIGNAGE. As part of this PD, the following signage regulations shall serve as a Comprehensive Sign Package for PD-169. Proposed signage shall comply with the following requirements:

1. Wall signs:

    a. Wall signs shall be permitted in the locations shown on the attached “Signage Areas”, Exhibit G.
    b. For building number one, the standards for wall signs shall be as follows:
        i. Maximum Sign Height: seventy-two (72) inches
        ii. Maximum Sign Width: fifty (50) feet
        iii. The maximum number of permitted tenant signs per building elevation are as follows: four signs on the east elevation, two signs on the west elevation, one sign on the north elevation, and one sign on the south elevation.
        iv. On the east elevation, a maximum of two signs are permitted on either side of the main front entrance and only one sign is permitted on the top sign band and one on the bottom sign band on each side of the entry of the building.
        v. On the west elevation, a maximum of one sign is permitted on either side of the rear entrance and each sign may be on the top sign band of the building.
        vi. On the north and south building elevation, the one permitted sign on each elevation may be on the top sign band of the building.
    c. For building number two, the standards for wall signs shall be as follows:
        i. Maximum Sign Height: forty (40) inches
        ii. Maximum Sign Width: fifty (50) feet
        iii. The maximum number of permitted tenant signs per building elevation are as follows: four signs on the east elevation, one sign on the north elevation, and one sign on the south elevation.
        iv. On the east elevation, a maximum of two signs are permitted on the top sign band and a maximum of two signs are permitted on the bottom sign band of the building.
        v. On the north and south building elevation, the one permitted sign on each elevation may be on the top sign band of the building.

2. Ground signs (no exhibit):

    a. A maximum of two (2) ground signs shall be permitted for the office component and they may be located within the landscape buffer along FM 2499.
    b. Signs shall be setback from the existing right-of-way line a minimum distance of five (5) feet.
    c. Signs may be located no closer than fifty (50) feet from each other.
    d. The dimensional requirements of ground signs shall be as follows:
        i. Maximum height: ten (10) feet
        ii. Maximum width: fifteen (15) feet
        iii. Maximum area: one hundred and fifty (150) square feet
    e. A masonry border around the perimeter of the sign shall be required consistent with the Ground Sign standards outlined in the code of ordinances for the Town of Flower Mound.

3. Leasing Sign:
    a. A temporary leasing sign shall be permitted in accordance with the Town’s regulations except as otherwise listed herein:

i. Said sign may have a total sign area of one hundred and ninety-two (192) square feet.
ii. The maximum height shall be twenty (20) feet.
iii. The sign shall be setback from the existing right-of-way line a minimum distance of five (5) feet.
iv. The said leasing sign expires five years from the Town approval date of the final inspection of Building 2.

F. PHASING. The first phase of development shall include the detention reservoirs, fire lanes, median cuts/turn lanes to support the first phase, curb cuts, utilities within Phase 1, perimeter landscaping (Exhibit C), creek area. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

G. TRAFFIC. A Traffic Impact Analysis (TIA) shall be a requirement by the Town for the Site Plan. It shall be completed prior to consideration of the Site Plan by the Planning and Zoning Commission. Any requirements of the TIA shall be incorporated into the associated site plan.

H. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to this Planned Development.

1. Meritorious Architecture – Urban Design Plan, Section 1.2.
   The proposed architecture is unique and shall be deemed as 'meritorious'.

   a. Façade Articulation – Urban Design Plan, Section 4.1
      Building No. 1: Waiting on language from the applicant.

   b. Façade Materials – Urban Design Plan, Section 5.1
      Building No. 2: All facades may have up to 70% doors and windows.

   c. Façade Materials – Urban Design Plan, Section 5.2
      Building No.1: East elevation may have up to 71% doors and windows. Percentage of doors and windows on all other facades shall not exceed 60% of the total area per façade.

   d. Façade Materials – Urban Design Plan, Section 5.3
      Architectural metal may be used a secondary masonry material.

   e. Façade Colors – Urban Design Plan, Section 6.1
      Shades of Gray may be used as primary or secondary colors on all facades.

2. Upland Habitat - SMARTGrowth.
   Since this development has been classified as an Economic Development project per the approved 380 Agreement, the Upland Habitat requirements of the Town's SMARTGrowth program, specifically Environmental Quality, shall not apply to the non-residential areas.

3. Compatibility Buffer – Section 82-302 and Compatibility Setback – Section 82-303.
   A sixty (60) foot compatibility setback and twenty-five (25) foot landscape buffer with a screening wall, shall not be required along the south property line.

4. Reduced Landscape Buffer along FM 2499 – A minimum twenty-five (25) foot landscape buffer is required along FM 2499.

5. Parking Deviation: Parking shall be in accordance with Section III. A.

6. Detention Pond (dry): An exception to the Town's Engineering Design Criteria to allow detention pond to serve this office development.

PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 6

DATE: January 28, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0013 - Home Depot Silveron Addition) to amend Planned Development District-31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP-245) to amend Specific Use Permit 245 (SUP-245) to allow for truck rentals on site, and request certain modifications and exceptions to the Code of Ordinances as related to subject property. The property is generally located east of Long Prairie Road and south of Lakeside Parkway.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to amend Specific Use Permit No. 245 (SUP-245) within Planned Development District No. 31 (PD-31) to allow the rental trucks on the site. PD-31 currently prohibits the storage of vehicles outside. The site is located within the Lakeside Business District Area Plan of the Town's Master Plan, with the designation for Campus Commercial development. The subject site is currently developed with a Home Depot store.

According to the applicant's letter of intent, the request is to allow four existing parking spaces to be designated as "Truck Rental Stalls." The trucks will be rented out to Home Depot customers and will be permanently stored on site [see Attachment B(1)].

The proposed spaces are well screened from Long Prairie Road by existing landscaping. The applicant has also agreed to plant evergreen shrubs along the three parking islands closest to the subject parking stalls to provide an additional layer of screening.

The amended development standards will limit the type of vehicles for rent to box trucks, cargo vans and pick-up trucks. No more than four vehicles will be allowed to be located on the site. The vehicles must be located in the spaces designated on the proposed conceptual site 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 rezoning requests. At the time this report was written, the Town had not received any correspondence regarding the request.

IV. ATTACHMENTS

A. Background Information

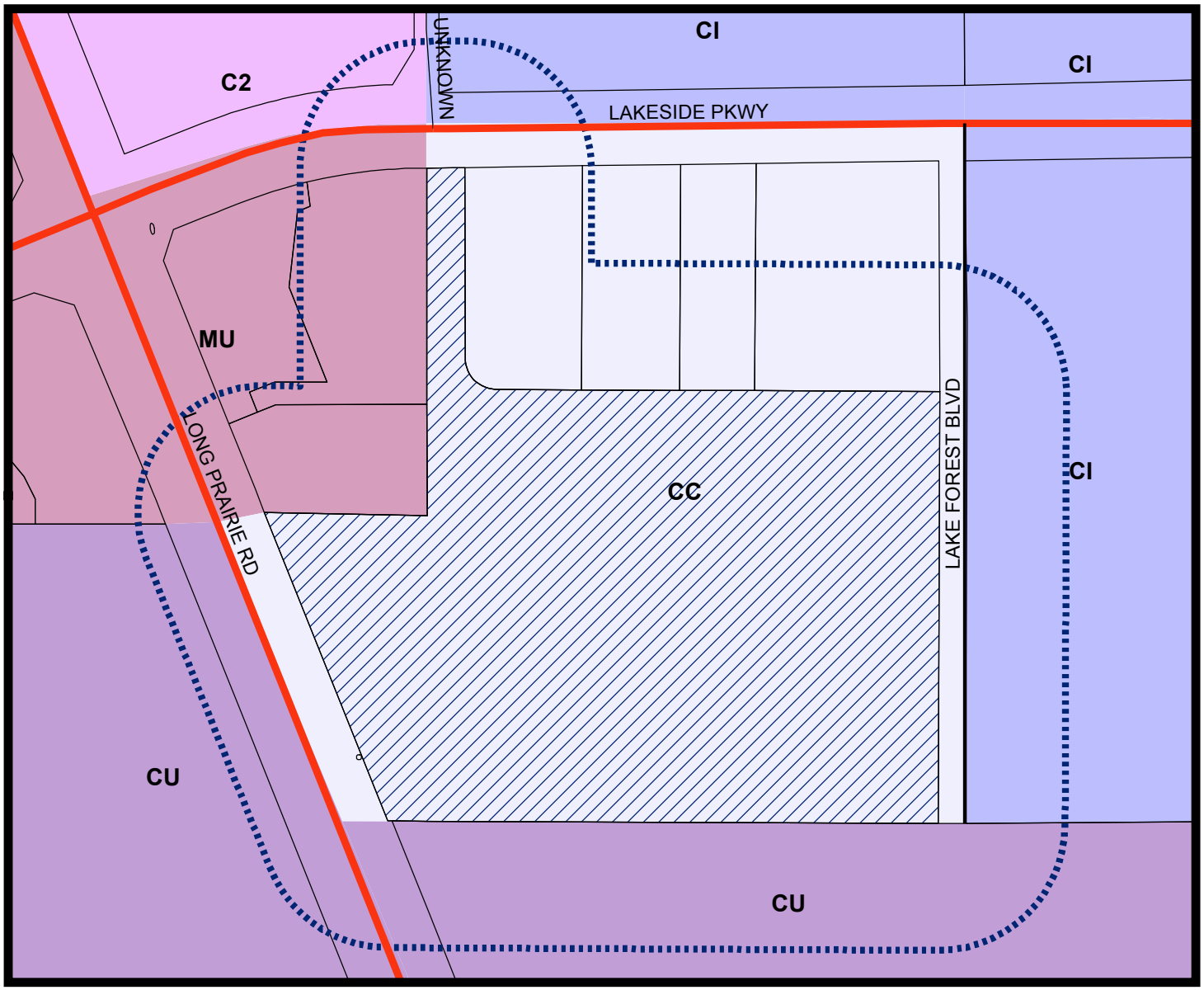
1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Zoning Planned Development Package

Vicinity Map

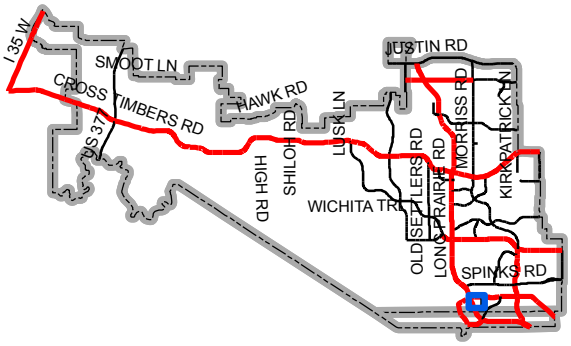
Reference Project: ZPD18-0013



LEGEND

- Campus Commercial
- Campus Industrial
- *Combined Uses-See Ordinance
- Commercial 2
- Mixed Use
- Subject Property
- 200 ft Notification Buffer around Property

0 187.5 375 750 Feet



Map Location

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
ADA COMPLIANCE • LEED ACCREDITED • STORM WATER QUALITY
4694 W JACQUELYN AVENUE
FRESNO, CA 93722
PH (559) 276-2790 FX (559) 276-0850
TEXAS REGISTERED ENGINEERING FIRM F-18450

SCOTT A. MOMMER, PE, QSD
PRESIDENT

DANIEL J. ZOLDAK, PE, PLS
CASp, LEED AP, QSD/P
VICE PRESIDENT

December 14, 2018

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

Re: Home Depot Flower Mound, TX #6572 Letter of Intent – Truck Rental Application

Dear Mr. Russell,

The Home Depot is requesting to amend Specific Use Permit No. 245 to allow for Truck Rentals to be allowed at the existing Home Depot located at 852 Long Prairie Road. The Application is requesting for four (4) parking stalls to be designated as Truck Rental Stalls. The purpose of this Use is to provide an additional service to customers. The trucks would be permanently stored on-site, and rental transaction would occur through the Home Depot Store. The site is presently zoned Planned Development 31 (PD-31) with Campus Commercial uses that is subject to Specific Use Permit 245 (SUP 245). The Home Depot site area is +/-15.01 acres.

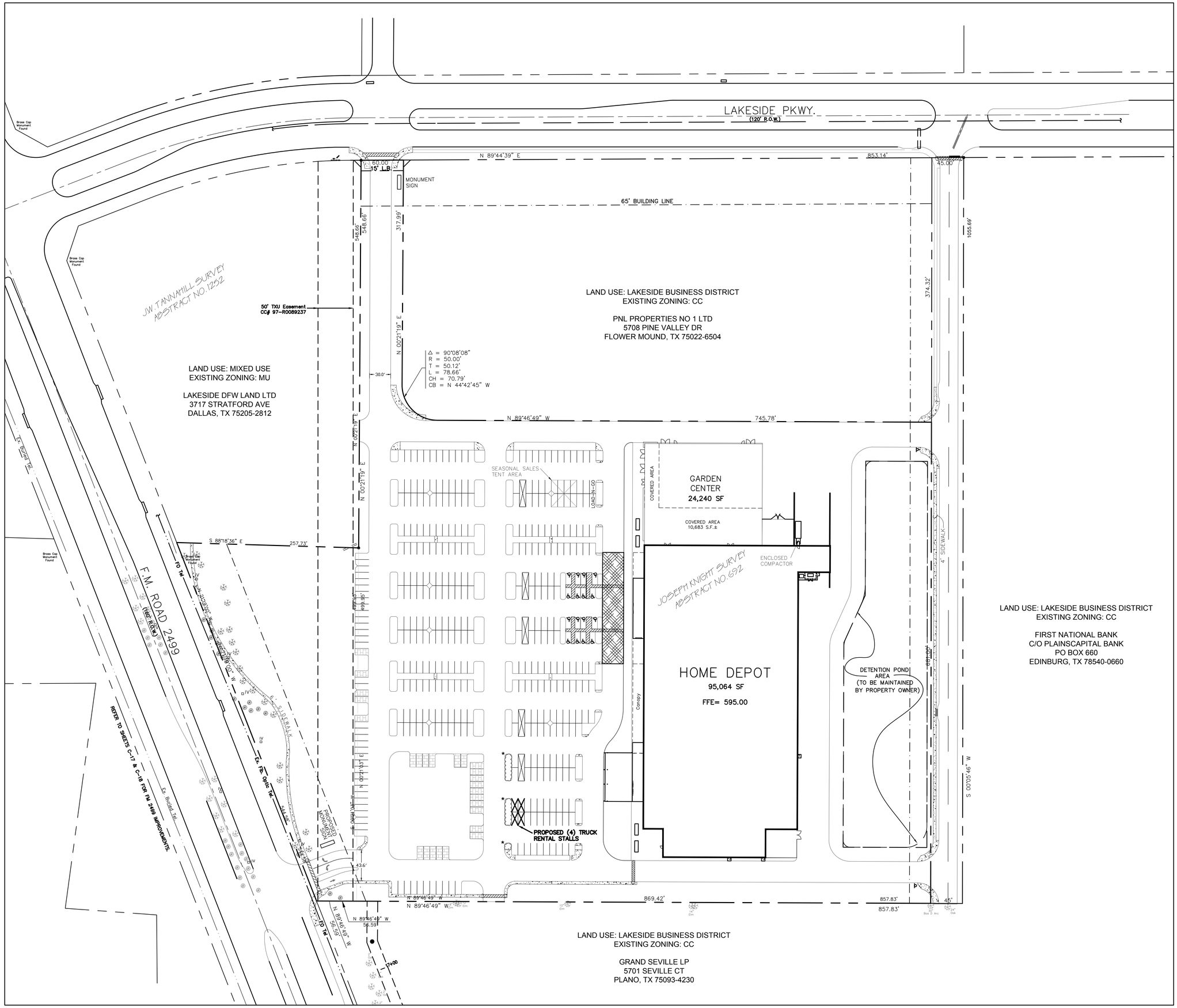
The Home Depot looks forward in working with the Town of Flower Mound on an approval for the proposed Truck Rental Use.

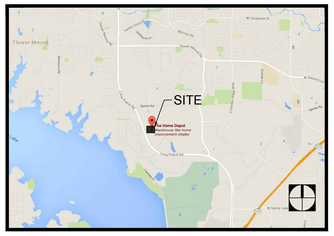
Sincerely,
LARS ANDERSEN & ASSOCIATES, INC.

Scott A. Mommer

Scott A. Mommer, PE
President

LARS ANDERSEN & ASSOCIATES, INC.
CIVIL ENGINEERS - LAND SURVEYORS - PLANNERS
4694 WEST JACQUELYN AVENUE – FRESNO CALIFORNIA 93722
TEL: 559 276-2790 FAX: 559 276-0850 WWW.LARSANDERSEN.COM





PROJECT INFORMATION

SITE AREA

THE HOME DEPOT	±15.01 ACRES
CURRENT USE	PD 31 WITH CC USES

SUP (SPECIAL USE PERMIT) #245

BUILDING AREA

THE HOME DEPOT	95,064 SF
GARDEN CENTER	24,240 SF
TOTAL	119,304 SF

PARKING SUMMARY

USER	RATIO REQUIRED	SPACES REQ'D	SPACES PROV'D
THE HOME DEPOT	1 SP/250 SF	380	
GARDEN CENTER	1 SP/250 SF	97	
TOTAL		477	505

HOME DEPOT FRONT FIELD PROVIDED	505 SPACES

NOT INCLUDED IN PARKING PROVIDED

TRUCK RENTAL PARKING	4 SPACES
SEASONAL SALES TENT AREA	8 SPACES

NEW PROVIDED TOTAL STALLS	493 SPACES

*ADD NEW EVERGREEN LANDSCAPING (SHRUBS)

PROJECT NOTES

1. THIS CONCEPTUAL SITE PLAN IS FOR PLANNING PURPOSES ONLY: SITE SPECIFIC INFORMATION SUCH AS EXISTING CONDITIONS, ZONING, PARKING, LANDSCAPE REQUIREMENTS MUST BE VERIFIED.

DRAWING ISSUE/REVISION RECORD

DATE:	12/12/18
REVISION DATE:	1/21/19

SITE PLANNER	DEREK FINNEGAN
SITE DEV. COORDINATOR	SCOTT MOMMER
REAL ESTATE MARKET	
R. E. AGENDA NAME	

FLOWER MOUND TX

852 LONG PRAIRIE RD

LA PROJECT NO. 18129.00

SCALE: 1"=50'-0"

25 0 25 50 100 150 200

CONCEPTUAL SITE PLAN