

**AGENDA
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION MEETING**

FEBRUARY 25, 2019

**FLOWER MOUND TOWN HALL
2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS**

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
.....

A. CALL MEETING TO ORDER 6:30 P.M. (or immediately after the SMARTGrowth Commission meeting)

B. 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.

C. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chairman and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

D. REGULAR ITEMS

1. *Minutes of February 11, 2019*

Consider approval of the minutes of the February 11, 2019, Planning and Zoning Commission Regular Session.

2. *RP18-0017 – Lakeside Ranch Business Park Addition*

Public Hearing

Public Hearing to consider a request for a replat (RP18-0017 - Lakeside Ranch Business Park Addition) to create a non-residential lot. The property is generally located north of Lakeside Parkway and east of Garden Ridge Boulevard.

3. *ZPD18-0012 – Lisanti Cell Tower*

Public Hearing

Public Hearing to consider a request for rezoning (ZPD18-0012 - Lisanti Cell Tower) to amend Planned Development-135 (PD-135) with Campus Industrial (CI) uses to allow development of a communication tower, to modify the development standards, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located south of Spinks Road and east of Long Prairie Road.

E. **ADJOURNMENT – REGULAR SESSION**

i. **WORK SESSION**

- a. Presentation and discussion of Planning and Zoning training topics

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: February 21, 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 Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at (972) 874-6350.
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: February 25, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 11, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 11, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF FEBRUARY, 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:

Perfecto Solis	Chair
Laile Neal	Vice Chair
Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Albert Picardi	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 9

Constituting a quorum with the following members absent:

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

And the following members of Town staff present:

Ashley Dierker	Town Attorney
Tommy Dalton	Assistant Town Manager
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Engineering Manager
Richard Brown	Senior Planner
LauriAnn Cash	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. DIRECTOR'S REPORT

E. FUTURE AGENDA ITEMS

1. Commissioner Picardi would like Commissioner Ruthrauff to share a report regarding his opportunity to attend the Focus North Texas Symposium with Town Planning Staff.

2. Commissioner Johnson would like to know update for Planning/Development Work Sessions.
3. Commissioner Ruthrauff would like to see a Work Session with Town Planning Staff in order to provide input and options for what P&Z would like to see when Staff identifies opportunity with a developer to help craft a project.
4. Commissioner Johnson would like to talk more about Class A Office ordinances and gain more clarification. Commissioner Neal agreed and would like someone from Economic Development to participate as well.
5. Commissioner Pickering would like to discuss parking standards for mixed use.

F. CONSENT ITEMS

1. Consider approval of the minutes of the January 28, 2019, Planning and Zoning Commission Regular Session
2. Consider a request for a Record Plat (RC18-0008 – The Point) to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard. (*MOVED TO REGULAR AGENDA ITEMS*)

Commissioner Picardi moved to approve Consent Item 1 as presented in the agenda caption as identified above. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

G. REGULAR ITEMS

2. Consider a request for a Record Plat (RC18-0008 – The Point) to create two residential lots and three non-residential lots. The property is generally located east of Long Prairie Road and north of Silveron Boulevard. (*MOVED FROM CONSENT AGENDA ITEMS*)

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential
Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to approve RC18-0008 – The Point, as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion passed with a vote of 6-0.

- 3. Consider a request for a Site Plan (SP18-0011 – The Point Multifamily Phase 1) to develop an apartment complex. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential
Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to approve SP18-0011 – The Point Multifamily Phase 1, as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

- 4. Consider a request for a Site Plan (SP18-0014 – The Point Hotel) to develop a hotel. The property is generally located east of Long Prairie Road and north of Silveron Boulevard.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Jennifer Moore, Kimley-Horn
Megan Smith, Trammel Crow Residential

Chris Hipps, Direct Development

Commission Deliberation

Commissioner Johnson moved to recommend approval of SP18-0014 – The Point Hotel, as presented. Vice-Chair Neal seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

5. Public Hearing to consider a request for rezoning (ZPD18-0007 – Watermere at Flower Mound, PD-167) from Agricultural District (A) to Planned Development District-167 (PD-167) with age-restricted, high-density residential and Office District (O) uses, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Dixon Lane and east of Long Prairie Road.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Paul Milosevich, Integrated Real Estate Group

Spoke In Favor:

Paul Stone, 4100 Broadway Avenue
Leo Gonya, 2217 Shumard Lane
Patsy Mizeur, 1821 Castle Court
Denis & Donna Toth, 2020 Skelton Street (On record, In Favor, via Ms. Mizeur)

Spoke In Opposition:

Jeffrey Blasko, 1720 Milford Drive
Jim Pierson, 3209 High Road (additional time donated by resident in audience)
Adam Schiestel, 2205 Waterford Drive (additional time donated by resident in audience)

Close Public Hearing

Commission Deliberation

Commissioner Johnson moved to recommend approval of ZPD18-0007 – Watermere at Flower Mound, PD-167, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion passed with a vote of 6-0.

F. ADJOURNMENT – REGULAR SESSION 9:29 P.M.

[Chair Solis called for a 10-minute break]

i. CALL TO ORDER – WORK SESSION: 9:39 P.M.

Presenter: Jim Wills, 5054 Development (representing PS Silveron/RMR LP)

The work session was closed at 11:06 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2 REGULAR ITEM

DATE: February 25, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a replat (RP18-0017 - Lakeside Ranch Business Park Addition) to create a non-residential lot. The property is generally located north of Lakeside Parkway and east 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 are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this replat application is to address various easements required prior to development of a 270,000 square foot warehouse (see SP12-07, below). The subject site is approximately 18.234 acres (gross) and is undeveloped. A right-of-way dedication (approx. 3,564 square feet) will be provided along Lakeside Parkway. Various applications have been considered and approved that include the subject property:

- December 6, 2004-Town Council approved PD-83 (ZPD 08-04) with Campus Industrial uses
- July 24, 2006-Planning and Zoning Commission approved a record plat (RC10-06) that includes the subject property, the abutting lot along to the west, and two x-lots
- September 10, 2007-Planning and Zoning Commission approved a site plan (SP12-07) for the subject property that provides for a 270,000 sf warehouse

Primary access to the site will continue to be from Lakeside Parkway. A cross-access easement is provided with the abutting property to the west as well as providing for all required setbacks, buffers, and other easements.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

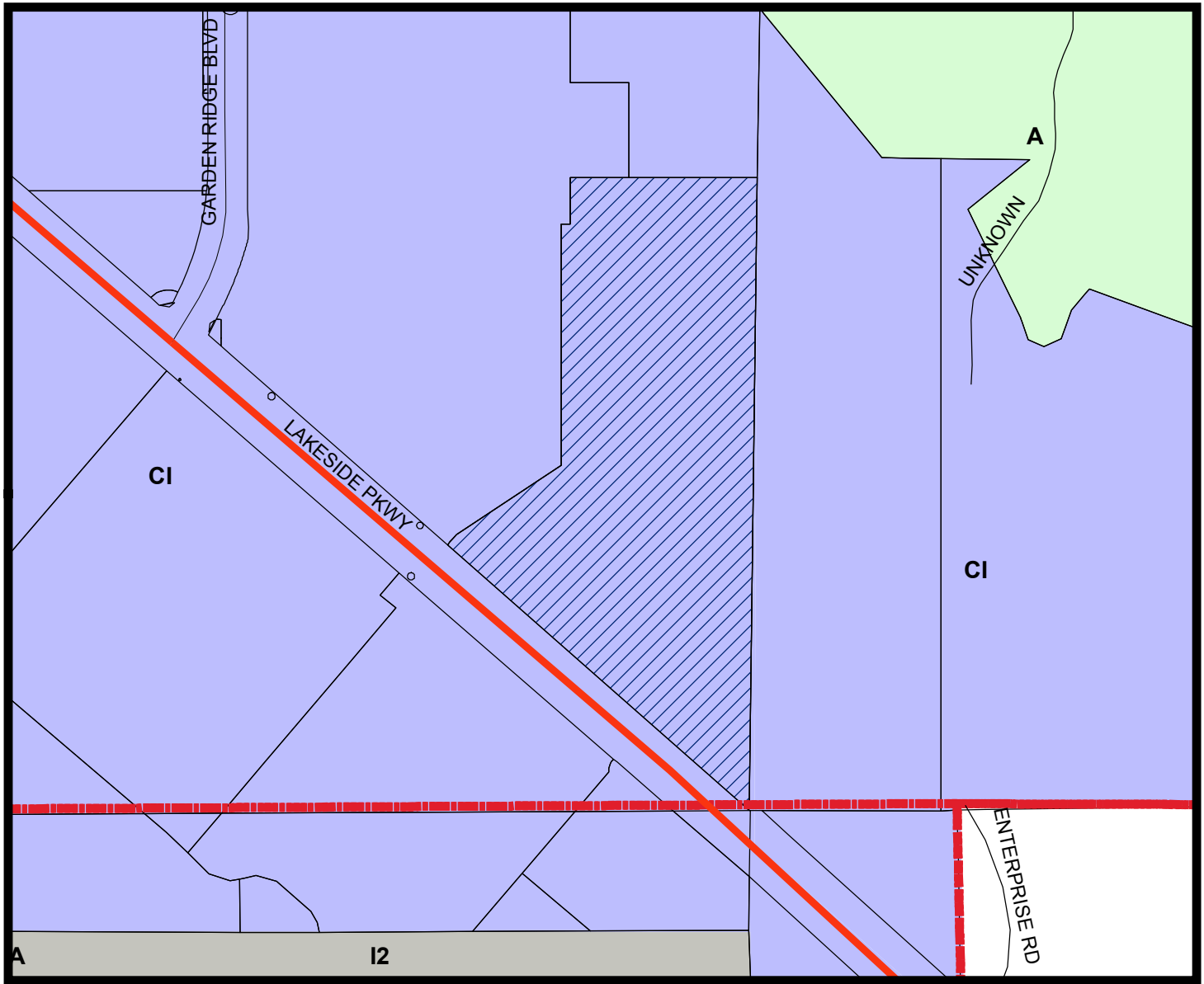
B. Application Details

1. Replat Package



Vicinity Map

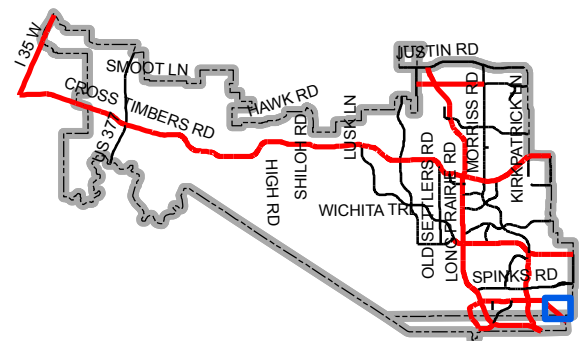
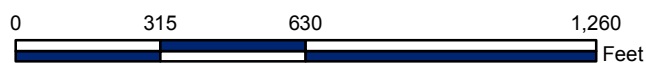
Reference Project: RP18-0017



LEGEND

- Agriculture
- Campus Industrial
- Industrial 2

Subject Property



Map Location



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700
dukerealty.com

December 21, 2018

TOWN OF FLOWER MOUND

2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: **LETTER OF INTENT: Replat**
Lakeside Ranch Business Park Addition, Lot 2R, Block B
Gross Area: 18.234 Acres
Net Area: 18.152 Acres
Number of Lots: 1
Existing Zoning: Campus Industrial (PD-83)
Flower Mound, Texas

To Whom It May Concern:

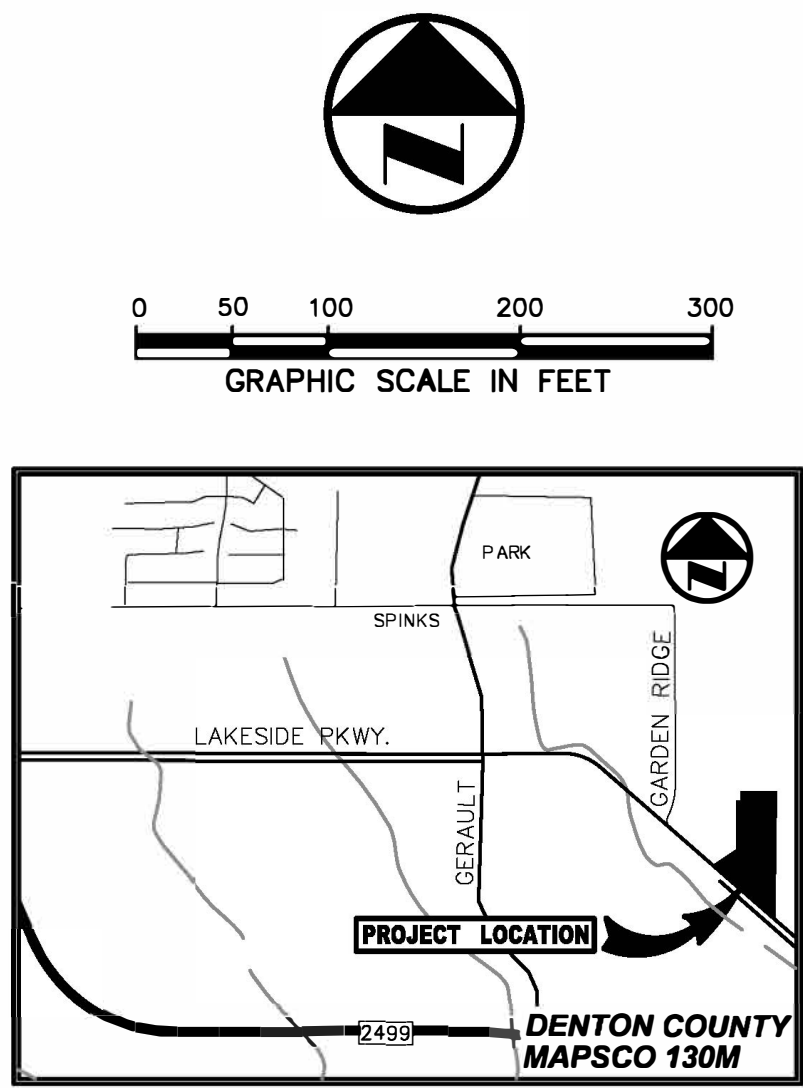
Duke Realty is submitting a Replat for the existing lot at the above referenced property. It is proposed that the lot would not be subdivided and one single lot would remain. An approved site plan exists for the property and no special considerations are being requested.

If you have any questions or need additional information, please call/email at your convenience.

Sincerely,

A handwritten signature in black ink that reads "Kayla Welsch".

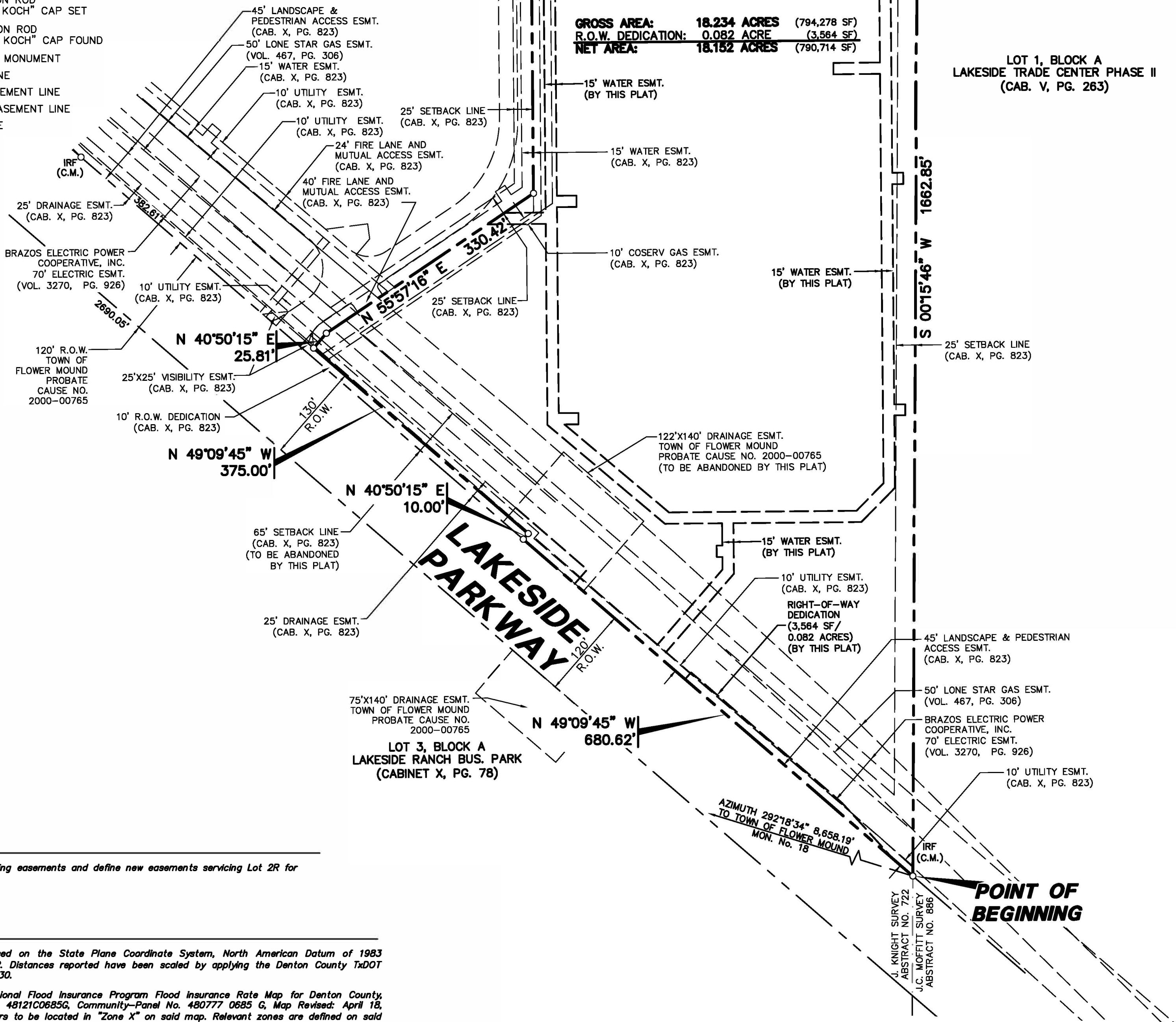
Kayla Welsch, PE
Asst. Development Services Manager
972-361-6712
kayla.welsch@dukerealty.com



VICINITY MAP

LEGEND

- 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP SET
- 1/2-INCH IRON ROD W/"PACHECO KOCH" CAP FOUND
- (C.M.) CONTROLLING MONUMENT
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE



PURPOSE STATEMENT

The purpose of this plat is to redefine existing easements and define new easements servicing Lot 2R for new on-site development.

GENERAL NOTES

- Bearing system for this survey is based on the State Plane Coordinate System, North American Datum of 1983 (2011), Texas North Central Zone 4202. Distances reported have been scaled by applying the Denton County TxDOT surface adjustment factor of 1.000150630.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, Map No. 48121C08852, Community-Panel No. 480777 0685 G, Map Revised, April 18, 2011. All of the subject property appears to be located in "Zone X" on said map. Relevant zones are defined on said map as follows:

"Zone X" - Other Areas: Areas determined to be outside the 0.2% annual chance floodplain.

- This survey does not provide a determination or opinion concerning the location or existence of wetlands, faultlines, toxic or hazardous waste areas, subsidence, subsurface and environmental conditions or geological issues. No statement is made concerning the suitability of the subject tract for any intended use, purpose or development.
- The word "certify" or "certificate" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Any declaration made hereon or herein is made to the original purchaser of the survey. It is not transferable to additional institutions or subsequent owners.
- The distances shown hereon for adjoining and adjacent properties have been compiled from recorded plats and deeds, and do not necessarily represent field verified or monumented distances.

OWNERSHIP CERTIFICATE

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, DUKE REALTY LAND LLC, acting through the undersigned, its duly authorized agent, is the sole owner of a 18.234 acre tract of land situated in the J. Knight Survey, Abstract No. 722, Town of Flower Mound, Denton County, Texas; said tract being all of Lot 2, Block B of the Lakeside Ranch Business Park Addition, an addition to the Town of Flower Mound, Denton County, Texas according to the plat thereof recorded in Cabinet X, Page 314 of the Map Records of Denton County, Texas; said 18.234 acre tract being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod found for corner; said point being the southeast corner of said Lot 2 and the southwest corner of a tract of land described in Deed to Robert S. Beall recorded in Volume 96103, Page 2465 of the Deed Records of Denton County, Texas; said point being in the northeast right-of-way line of Lakeside Parkway (a variable width right-of-way);

THENCE, along the said northeast right-of-way line of Lakeside Parkway the following three (3) calls:

North 49 degrees, 09 minutes, 45 seconds West, a distance of 680.62 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 40 degrees, 50 minutes, 15 seconds East, a distance of 10.00 feet to a reentrant 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 49 degrees, 09 minutes, 45 seconds West, a distance of 375.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the most southerly corner of Lot 1, Block B of said Lakeside Ranch Business Park Addition;

THENCE, departing the said northeast right-of-way line of Lakeside Parkway, along the east line of said Lot 1, Block B the following five (5) calls:

North 40 degrees, 50 minutes, 15 seconds East, a distance of 25.81 feet to an angle 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 55 degrees, 57 minutes, 16 seconds East, a distance of 330.42 feet to an angle 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 29 minutes, 36 seconds West, a distance of 635.06 feet to 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 89 degrees, 30 minutes, 24 seconds East, a distance of 50.00 feet to a reentrant 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

North 00 degrees, 29 minutes, 36 seconds West, a distance of 121.00 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner;

THENCE, North 89 degrees, 30 minutes, 24 seconds East, passing at a distance of 128.00 feet the most easterly southeast corner of said Lot 1, Block and the southwest corner of Lot 3X, Block B of said Lakeside Ranch Business Park Addition, continuing along the south line of said Lot 3X, Block B a total distance of 465.61 feet to a 5/8-inch iron rod with "PACHECO KOCH" cap set for corner; said point being the northeast corner of said Lot 2, Block B and the southeast corner of said Lot 3X, Block B; said point being in the west line of said Beall tract;

THENCE, South 00 degrees, 15 minutes, 46 seconds East, a distance of 1,662.85 feet along the west line of said Beall tract to the POINT OF BEGINNING;

CONTAINING: 794,278 square feet or 18.234 acres of land, more or less.

OWNERSHIP DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, DUKE REALTY LAND LLC, acting herein by and through its duly authorized officer, does hereby adopt this plat designated as, LOT 2R, BLOCK B, LAKESIDE RANCH BUSINESS PARK ADDITION, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys and rights-of-way and Lot 2R, Block B, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

Witness my hand this the _____ day of _____, 2019.

By _____
Jeff Thornton
Senior Vice President

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared Jeff Thornton, Senior Vice President, known to me to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

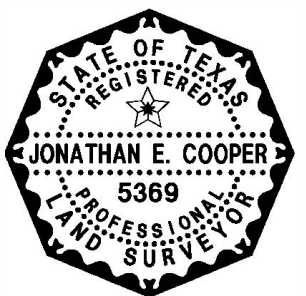
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYOR'S STATEMENT

That I, Jonathan E. Cooper, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that corner monuments shown thereon were properly placed under my supervision



Jonathan E. Cooper
Texas Registered Professional Land Surveyor,
No. 5369
jcooper@pkce.com

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jonathan E. Cooper, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2019.

Notary Public in and for the State of Texas

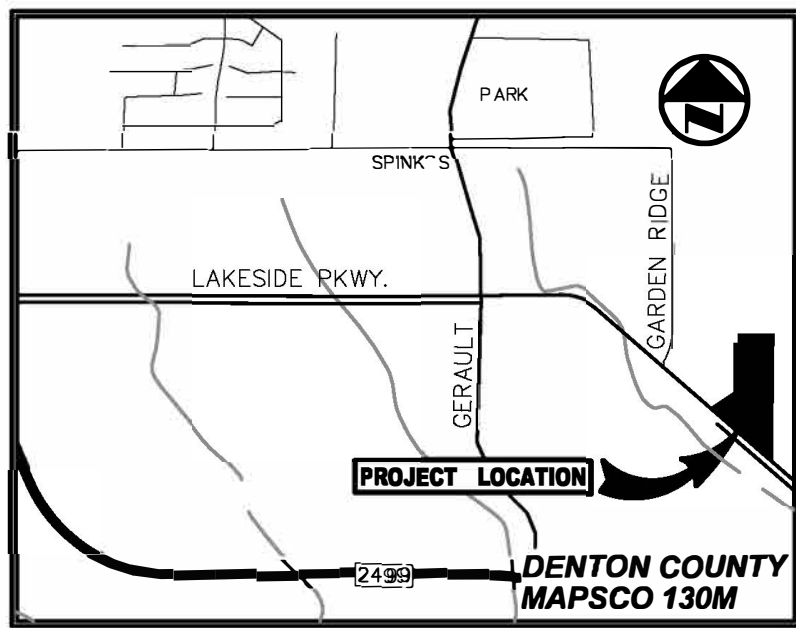
REPLAT
A RECORD PLAT OF
**LOT 2R, BLOCK B
LAKESIDE RANCH BUSINESS
PARK ADDITION,
AN ADDITION TO THE TOWN OF
FLOWER MOUND,
DENTON COUNTY, TEXAS**

BEING A REPLAT OF
LOT 2, BLOCK B,
LAKESIDE RANCH BUSINESS PARK ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING 18.234 ACRES OF LAND
LOCATED IN THE J. KNIGHT SURVEY ABSTRACT NO. 722,
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SHEET 1 OF 2

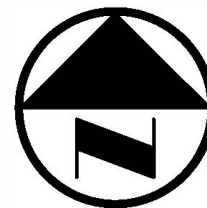
Pacheco Koch		7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031	
		TX REG. ENGINEERING FIRM F-469	
		TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY ACD/KAJ	CHECKED BY MWW/JEC	SCALE 1"=100'	JOB NUMBER 2283-18.364

OWNER/DEVELOPER:
DUKE REALTY CORPORATION
14241 NORTH DALLAS PARKWAY, STE. 1000
DALLAS, TX 75254
PHONE: (972) 361-6700
CONTACT: JEFF THORNTON

ENGINEERS/SURVEYOR:
PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031
CONTACT: JONATHAN COOPER



VICINITY MAP



LEGEND

- 1/2-INCH IRON ROD
W/PACHECO KOCH* CAP SET
- 1/2-INCH IRON ROD
W/PACHECO KOCH* CAP FOUND
- CONTROLLING MONUMENT
- PROPERTY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Salas, Chairman
Planning and Zoning Commission

Lexin Murphy
Director of Development Services

Date, 2019

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

REPLAT
A RECORD PLAT OF
**LOT 2R, BLOCK B
LAKESIDE RANCH BUSINESS
PARK ADDITION,**
**AN ADDITION TO THE TOWN OF
FLOWER MOUND,
DENTON COUNTY, TEXAS**
BEING A REPLAT OF
LOT 2, BLOCK B,
LAKESIDE RANCH BUSINESS PARK ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING 18.234 ACRES OF LAND
LOCATED IN THE J. KNIGHT SURVEY ABSTRACT NO. 722,
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SHEET 2 OF 2



7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

DRAWN BY ACD/KAJ	CHECKED BY MWW/JEC	SCALE 1"=100'	DATE FEB. 2019	JOB NUMBER 2283-18.364
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OWNER/DEVELOPER:

DUKE REALTY CORPORATION
14241 NORTH DALLAS PARKWAY, STE. 1000
DALLAS, TX 75254
PHONE: (972) 361-6700
CONTACT: JEFF THORNTON

ENGINEERS/SURVEYOR:

PACHECO KOCH CONSULTING ENGINEERS
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
(972) 235-3031
CONTACT: JONATHAN COOPER

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 00°29'36" W	22.50'	L15	N 89°30'24" E	7.50'
L2	S 00°29'36" E	22.50'	L16	N 00°29'36" W	29.49'
L3	S 45°29'36" E	21.46'	L17	N 89°30'24" E	18.47'
L4	N 89°30'24" E	14.50'	L18	N 00°29'36" W	15.00'
L5	S 89°30'24" W	14.50'	L19	S 89°30'24" W	26.00'
L6	N 89°30'24" E	15.56'	L20	N 89°30'24" E	26.00'
L7	S 89°30'24" W	15.56'	L21	S 89°30'24" W	26.00'
L8	N 89°30'24" E	14.51'	L22	N 89°30'24" E	26.00'
L9	S 89°30'24" W	14.51'	L23	S 89°30'24" W	26.00'
L10	N 89°30'24" E	14.50'	L24	S 44°30'24" W	14.20'
L11	S 89°30'24" W	14.50'	L25	S 45°29'36" E	13.00'
L12	N 00°29'36" W	16.67'	L26	N 44°30'24" E	15.00'
L13	S 89°30'24" W	7.50'	L27	N 45°29'36" W	13.00'
L14	N 00°29'36" W	15.00'	L28	S 00°29'36" E	15.00'

WATER EASEMENT,
DRAINAGE EASEMENT, AND
RIGHT-OF-WAY DEDICATION DETAIL

PURPOSE STATEMENT

The purpose of this plat is to redefine existing easements and define new easements servicing Lot 2R for new on-site development.



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3 REGULAR ITEM

DATE: February 25, 2019

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD18-0012 - Lisanti Cell Tower) to amend Planned Development-135 (PD-135) with Campus Industrial (CI) uses to allow development of a communication tower, to modify the development standards, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located south of Spinks Road and east of Long Prairie Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of amendments to Planned Development District No. 135 (PD-135) Specific Use Permit (SUP-451) to allow the construction of a 120-foot-tall communication tower on a 1,600-square-foot internal parcel (land lease from property owner). The subject property contains a total of 24.05 acres. Ordinance No. 46-14 for PD-135 was approved by Town Council on August 4, 2014. PD-135 allows Campus Industrial (CI) District uses and is controlled by a conceptual site plan depicting two warehouse/distribution buildings with a total of 350,000 square feet of floor area. Both buildings have been constructed and are occupied along with associated parking and landscaping.

The concept plan for PD-135 has been updated with this request to depict the 120-foot-tall, self-support tower, associated equipment cabinet, and an eight-foot-tall masonry enclosure and landscaping to be constructed within the above referenced internal parcel. The tower compound is located near the northwest corner of PD-135 and is currently developed with truck trailer parking spaces.

As depicted on the attached elevations, the design is a standard metal monopole with space for three wireless carriers. The conceptual landscape plan provides for required screening for the proposed use. The conceptual elevations will provide for a masonry enclosure with materials to match those on the main buildings.

Section 98-977 of the Code of Ordinances contains additional provisions for the construction of commercial communication towers (see below). All 13 requirements either have been met or will be met through the permitting processes of the Town, the Federal Communications Commission (FCC), the Federal Aviation Administration (FAA), and any other governing agencies.

Sec. 98-977. - Communication tower, commercial.

A commercial communication tower shall comply with the following standards:

- (1) Height. The height of commercial communication towers shall be measured from the average grade of the ground adjacent to the base to the highest point on the structure. If located on a building, the height of the tower shall include the height of the building. Commercial communication towers shall not be subject to the height regulations of the district in which they are located, provided that they shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (2) Setbacks. The principal support structure of all commercial communication towers shall conform to the minimum setback standards of the district in which the use is located. In addition, the following setback standards shall apply to all commercial communication towers:
 - a. Commercial communication towers shall be located so as to provide a minimum distance from the tower to all property lines equal to 20 percent of the height of the tower.
 - b. Commercial communication towers shall be set back a minimum of 50 feet from any existing or planned street right-of-way line.
 - c. Commercial communication towers shall be set back a minimum of 50 feet from any property line adjacent to a residential district.
- (3) Residential districts. When a commercial communication tower is proposed in or adjacent to a residential district, it shall be demonstrated that existing or approved commercial communication towers within the proposed service area cannot accommodate the equipment planned to be located on the proposed commercial communications tower. Factors to be considered in evaluating the practicality of siting a tower would include structural capacity, RF interference, geographic service area requirements, and cost (if fees and costs for sharing would exceed the cost of the new tower).
- (4) Anchor location. Commercial communication tower peripheral supports and guy anchors may be located within required yard setbacks, provided that they shall be located entirely within the boundaries of the property on which the tower is located and shall be located no closer than five feet from any property line and no closer than 20 feet from a property line if the tower is adjacent to a single-family residential district or residential uses. All commercial communication tower supports and peripheral anchors shall be set back a minimum of 50 feet from any existing or planned street right-of-way line.
- (5) Location of accessory structures. All structures accessory to a commercial communication tower, other than peripheral guy anchors, shall conform to the setback standards for the district in which the use is located.
- (6) Fencing. A solid fence or wall of brick, stone or approved masonry construction not less than eight feet in height from finished grade shall be constructed around each commercial communication tower and around each guy anchor, if used. Access to the tower shall be through a locked gate. Barbed wire shall be used

along the top of the fence or wall if it is necessary to preclude unauthorized access to the tower.

- (7) High voltage signs. If high voltage is necessary for the operation of the commercial communication tower and, it is present in a ground grid or in the tower, signs located every 20 feet and attached to the fence or wall shall display in large bold letters the following: "HIGH VOLTAGE - DANGER."
- (8) Landscaping and screening. Commercial communication towers shall comply with the screening requirements of section 82-301 of this Code, residential compatibility standards, subject to the following provisions:
 - a. The landscape screen or wall shall be placed around the perimeter of the tower and any accessory structures, including guy anchors, provided that the screening requirement shall be waived when the base of the tower is not visible from adjacent lots or rights-of-way. Landscaping shall be placed on the outside of fences.
 - b. The requirements of section 82-303 of this Code, compatibility setback, shall not apply to commercial communication towers.
- (9) Additional uses permitted on lot. Commercial communication towers may be located on lots containing another principal use, and may occupy a leased parcel on a lot meeting the minimum lot size requirement of the district in which it is located. Towers and their associated equipment shall be separated from other structures on the lot by a minimum distance of 50 feet.
- (10) Aircraft hazard. Commercial communication towers shall not encroach into or through any established public or private airport approach path as established by the Federal Aviation Administration.
- (11) Shared use. To encourage shared use, all applicants for commercial communication towers shall issue and advertise for a two-week period a request for information (RFI) to obtain information from potential lessors.
- (12) Removal of obsolete facilities. All obsolete or unused commercial communication towers shall be removed within 12 months of cessation of use.
- (13) Radiation standards. A commercial communication tower shall comply with current Federal Communications Commission standards for nonionizing electromagnetic radiation (NIER).

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, staff had not received any correspondence regarding the request.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

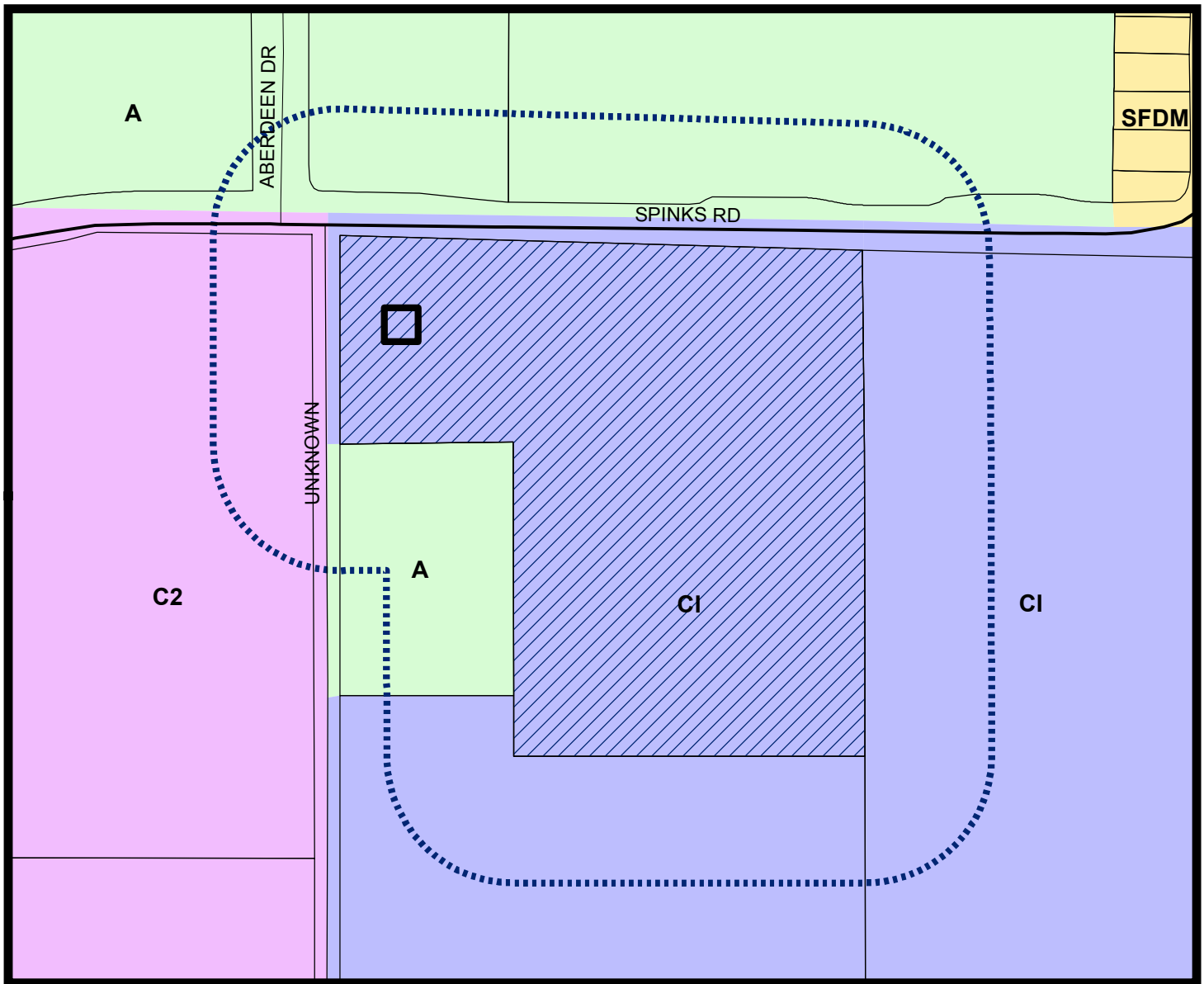
B. Application Details

1. Planned Development Package



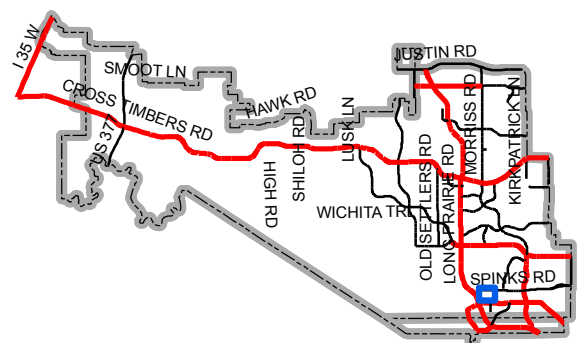
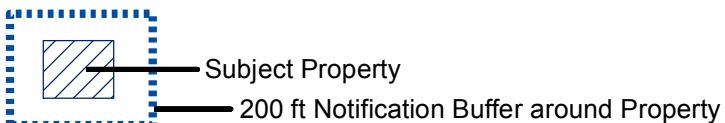
Vicinity Map

Reference Project: ZPD18-0012



LEGEND

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



Map Location



January 29, 2019

The Honorable Members of
The Flower Mound Town Council and The Flower Mound Planning and Zoning Commission
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: ZPD18-0012 Letter of Intent
Amendment of PD135 to allow development of a communication tower at 2010 Lakeside

Dear Members of the Town Council and Planning and Zoning Commission:

American Towers LLC represented by Crafton Communications, Inc, is pleased to submit this Application for Amendment of PD135 to allow development of a 120 FT Monopole Communication Tower with a 40 FT by 40 FT screened and landscaped equipment compound at 2010 Lakeside Parkway. The proposed site is part of a 12.08 Acre Planned Development in PD 135. The parent parcel has a base zoning of CI, Campus Industrial, and is currently developed as a food distribution center. The initial tenant on the communication tower will be Verizon.

The subject study area for this facility is generally bounded by Grapevine Lake on the west and south, Lexington Avenue on the east and Red Oak Lane on the north. Recently, there has been a significant increase in wireless service demand for the very limited capacity in this part of Flower Mound, centering primarily on the intersection of Lakeside Parkway and Long Prairie Road. This proposal is aimed at addressing the concern for better wireless coverage before there is a problem for general purpose calls and emergency calls. One of the attached exhibits, titled "as is", illustrates current signal coverage in the area. Please note the need for improvement in signal coverage, indicated by yellow and purple shading. The second of the signal coverage maps, titled "as improved", shows significant improvement to coverage in the Lakeside commercial area and surrounding neighborhoods made possible by placing the proposed telecommunications site into operation.

This site, being just 500 feet from the original search center is considered a central location, and does a very good job of improving coverage within the entire area. Each new wireless platform in the receiving area will make 911 call location modeling a bit more precise by reducing the size of the geometric areas such models use.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the Town will be encouraging other telecom carriers to collocate on the American Towers LLC structure.

Finally, American Towers LLC is happy to address the project's land use compatibility. In the area immediately surrounding the site there are light industrial buildings with stucco, rock and other masonry facades, situated on landscaped lots with paved parking. There is also an Oncor Electrical Substation

located just a few feet south of the proposed site. The land use intensity of the Oncor site is significantly greater than the proposed American Towers LLC site. The proposed site will be compatible with this industrial neighborhood. The compound will be surrounded by a stucco covered screening wall matching the color of the primary building on the property and other wall surfaces in the industrial park. Landscaping, matching the quality of the landscaping on the primary building lot, will also surround the wall, softening the overall look of the site and helping to buffer the northern view of the Oncor site.

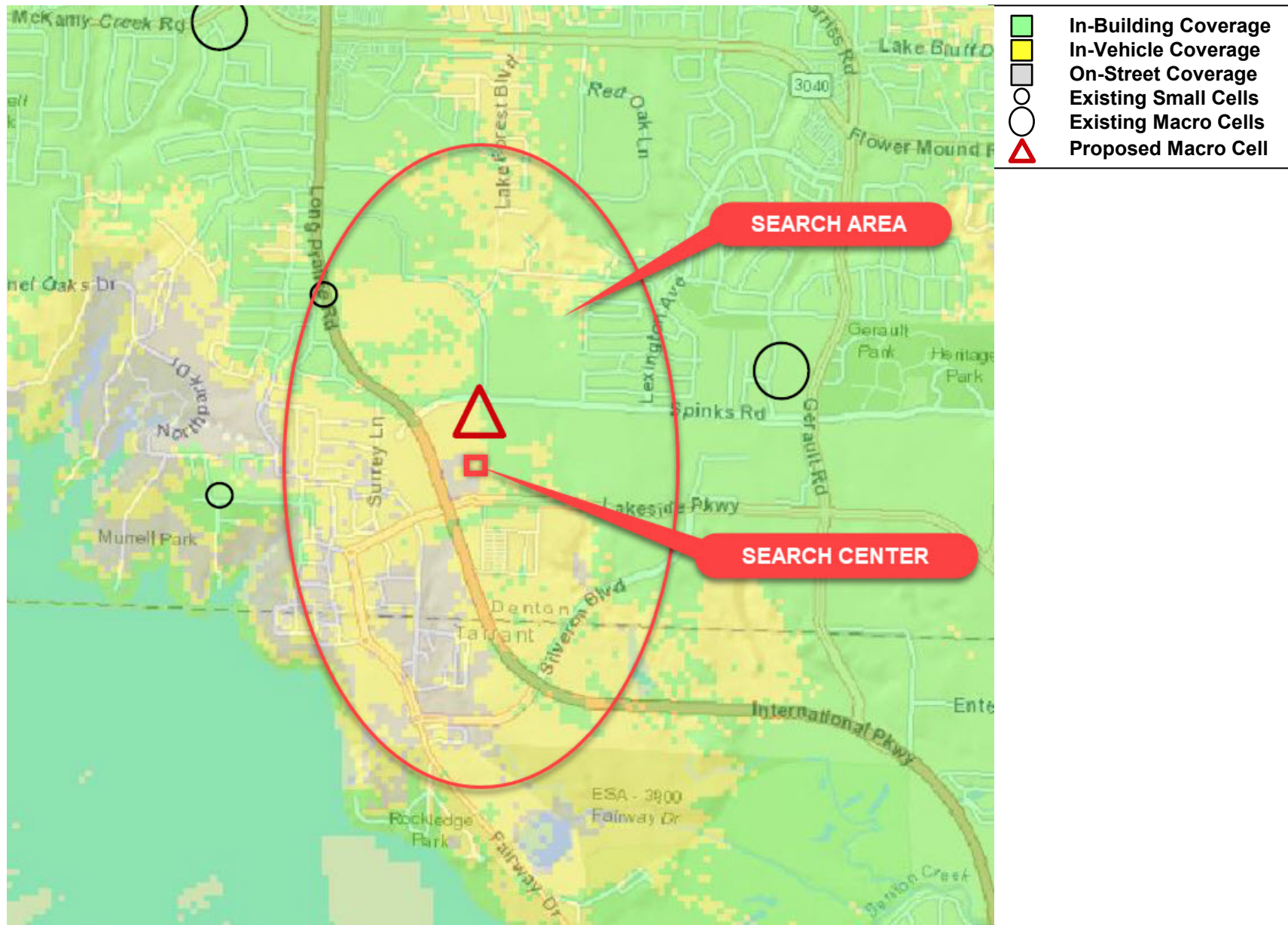
American Towers LLC and Verizon are proud to be of service to the people who call Flower Mound home. This un-manned site will work hard to serve the community without placing any service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.

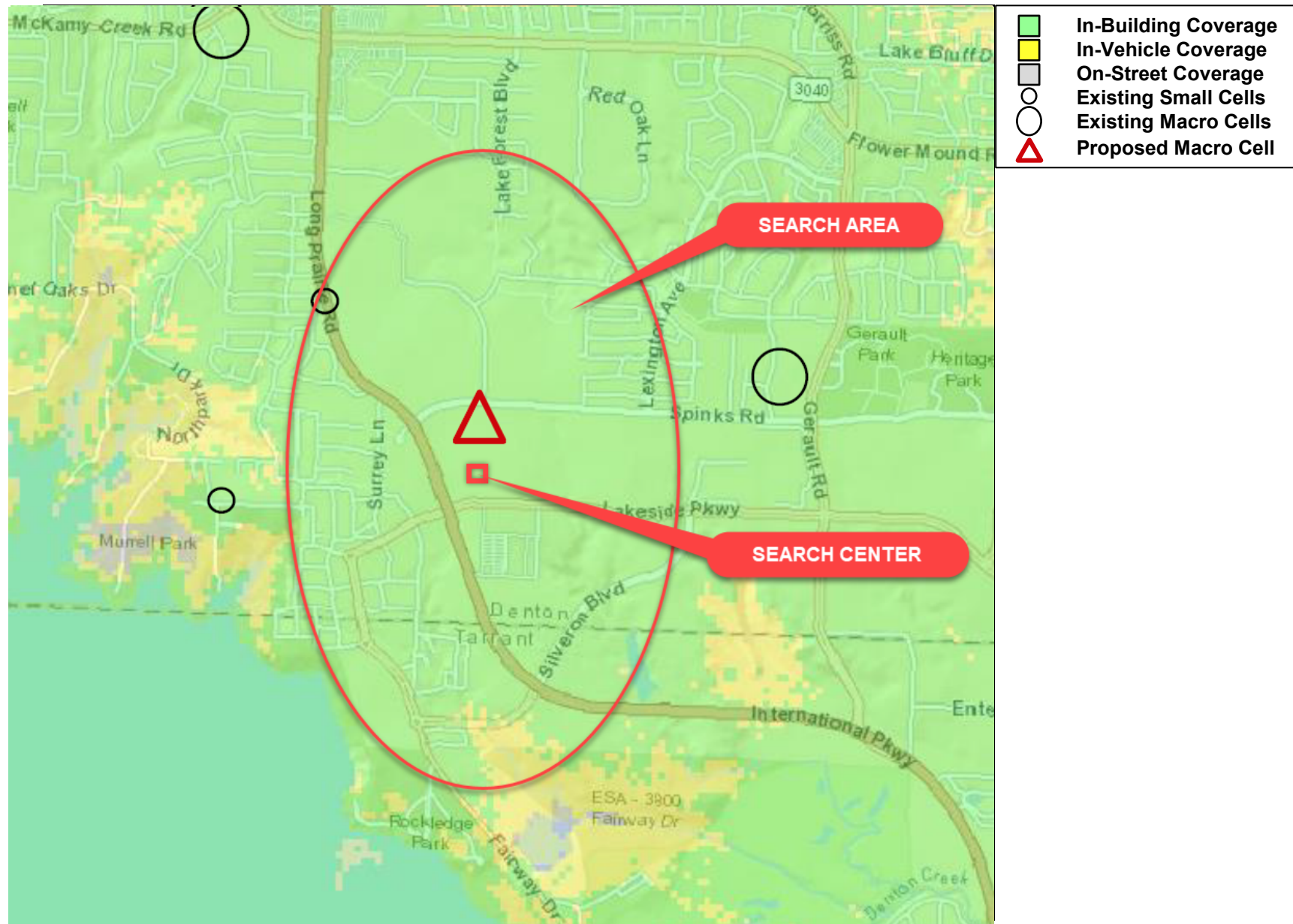
Thank you for your thoughtful consideration.

Doug Henderson, AICP
Site Acquisition Contractor
Crafton Communications, Inc.
1870 Crown Drive, Suite 1500
Dallas, TX 75234
817-729-7006

“As Is” Footprint



“As Improved” Footprint





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ATC TOWER SERVICES, LLC
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SUITE 100
CARY, NC 27518
PHONE: (919) 468-0112
COA: F-6274

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REV.	DESCRIPTION	BY	DATE
△	FOR CONSTRUCTION	SRF	10/22/18
△	UPDATED OVERALL SKETCH	KL	01/24/19
△			
△			
△			

ATC SITE NUMBER:

204065

ATC SITE NAME:

LAKESIDE VILLAGE

SITE ADDRESS:

2010 LAKESIDE PARKWAY
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

ZONING EXHIBIT PLAN

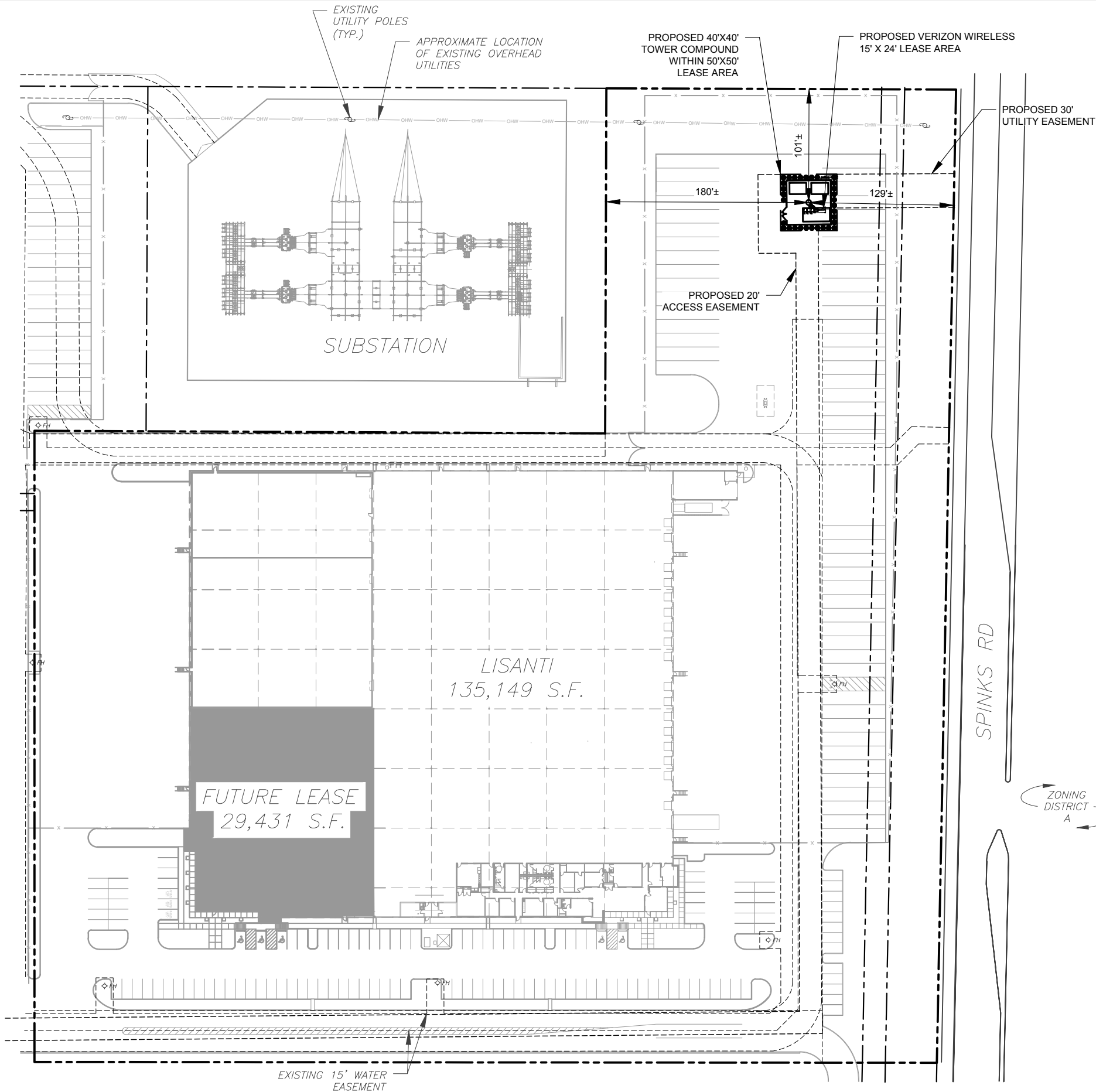
SHEET NUMBER:

C-101

REVISION:

1

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- NOTES:
- BOUNDARY LINES OBTAINED FROM SURVEY PROVIDED BY POINT-TO-POINT LAND SURVEYORS, DATED 08-15-18.
 - ZONING INFORMATION OBTAINED FROM THE TOWN OF FLOWER MOUND ZONING ORDINANCE.

ZONING INFORMATION		
DISTRICT: LAKESIDE BUSINESS DISTRICT / PD135C1		
	REQ'D:	PROP.:
MAX HEIGHT	**	120'
MIN FRONT YARD SETBACK:	50'	129'±
MIN SIDE YARD SETBACK:	50'	101'±
MIN REAR YARD SETBACK:	50'	180'±

**SEC 98-977 (2) (a) - COMMERCIAL COMMUNICATION TOWERS SHALL BE LOCATED SO AS TO PROVIDE A MINIMUM DISTANCE FROM THE TOWER TO ALL PROPERTY LINES EQUAL TO 20 PERCENT OF THE HEIGHT OF THE TOWER.

SURVEY LEGEND

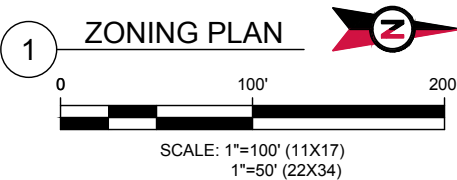
---	EXISTING PROPERTY
- - - -	EXISTING ADJ. PROPERTY
- - - -	EXISTING EASEMENT
---XXX---	EXISTING CONTOUR (MAJOR)
- - -XXX-	EXISTING CONTOUR (MINOR)
~~~~~	EXISTING TREELINE
- x - x -	EXISTING CHAINLINK FENCE
[Hatched Box]	EXISTING BUILDING
SD SD	EXISTING STORM DRAIN
=====	EXISTING ROAD (DIRT)
=====	EXISTING ROAD (STONE)
=====	EXISTING ROAD (PAVED)
[Stippled Box]	EXISTING CONCRETE
---	EXISTING LEASE AREA
⊕ FH	EXISTING FIRE HYDRANT
⊙	EXISTING UTILITY POLE

CIVIL LEGEND

---	PROPOSED LEASE AREA
- - - -	PROPOSED EASEMENT

PARKING REDUCTION: 6 TRAILER STALLS  
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

CASE NUMBER: ZPD18-0012

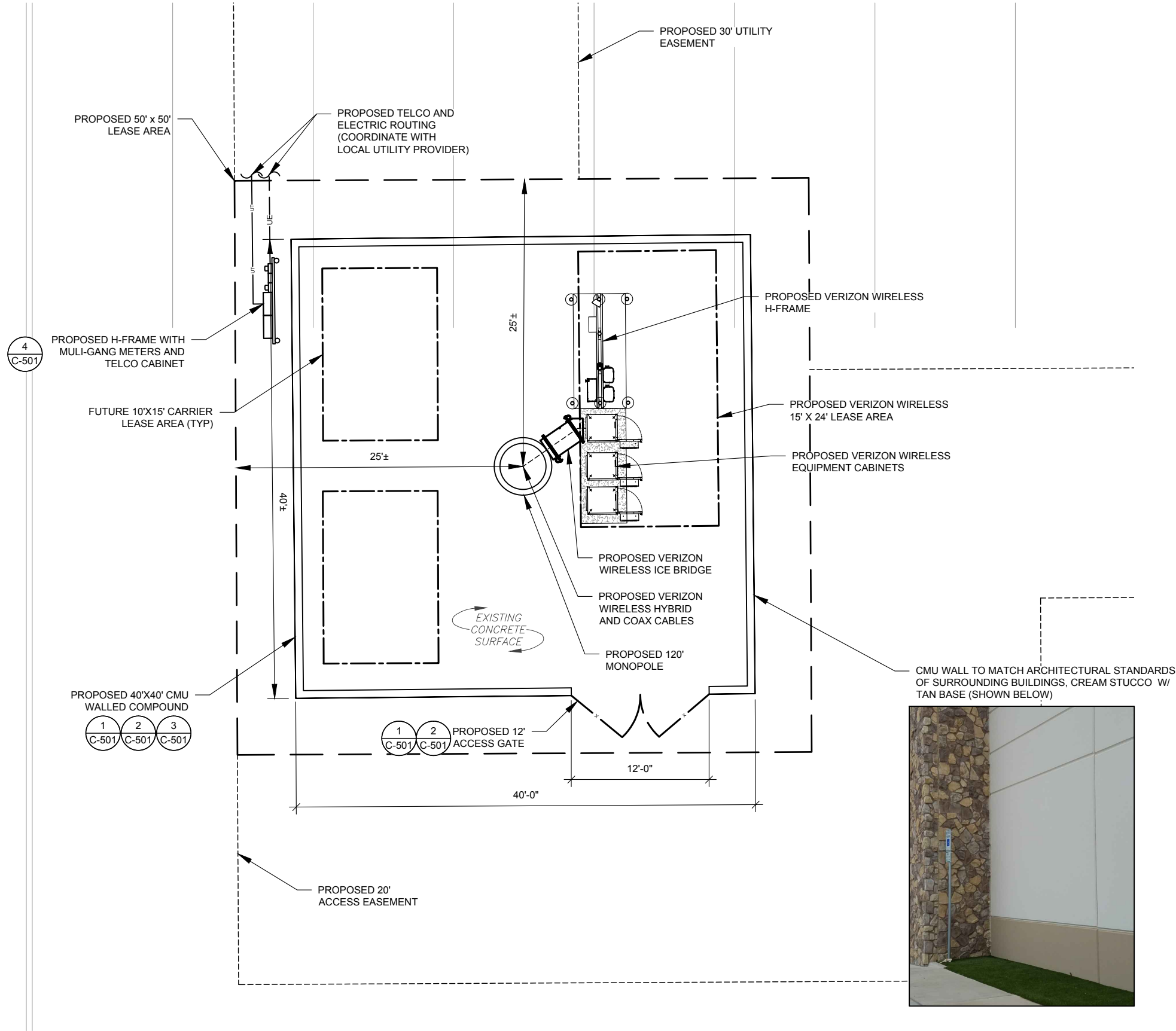


SITE PLAN NOTES:

- THIS SITE PLAN REPRESENTS THE BEST PRESENT KNOWLEDGE AVAILABLE TO THE ENGINEER AT THE TIME OF THIS DESIGN. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION AND VERIFY ALL EXISTING CONDITIONS RELATED TO THE SCOPE OF WORK FOR THIS PROJECT.
- ICE BRIDGE, CABLE LADDER, COAX PORT, AND COAX CABLE ARE SHOWN FOR REFERENCE ONLY. CONTRACTOR SHALL CONFIRM THE EXACT LOCATION OF ALL PROPOSED AND EXISTING EQUIPMENT AND STRUCTURES DEPICTED ON THIS PLAN. BEFORE UTILIZING EXISTING CABLE SUPPORTS, COAX PORTS, INSTALLING NEW PORTS OR ANY OTHER EQUIPMENT, CONTRACTOR SHALL VERIFY ALL ASPECTS OF THE COMPONENTS MEET THE ATC SPECIFICATIONS.

PARKING REDUCTION: 6 TRAILER STALLS  
EXISTING TRAILER STALLS: 60 -6 = 54 TRAILER STALLS

- CIVIL LEGEND
- PROPOSED LEASE AREA
  - PROPOSED EASEMENT
  - PROPOSED CARRIER LEASE AREA
  - x - x - PROPOSED FENCE



1 DETAILED SITE PLAN

0 10' 20'

SCALE: 1"=10' (11X17)  
1"=5' (22X34)



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0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED OVERALL SKETCH	KL	01/24/19

ATC SITE NUMBER:  
**204065**

ATC SITE NAME:  
**LAKESIDE VILLAGE**

SITE ADDRESS:  
2010 LAKESIDE PARKWAY  
FLOWER MOUND, TX 75028

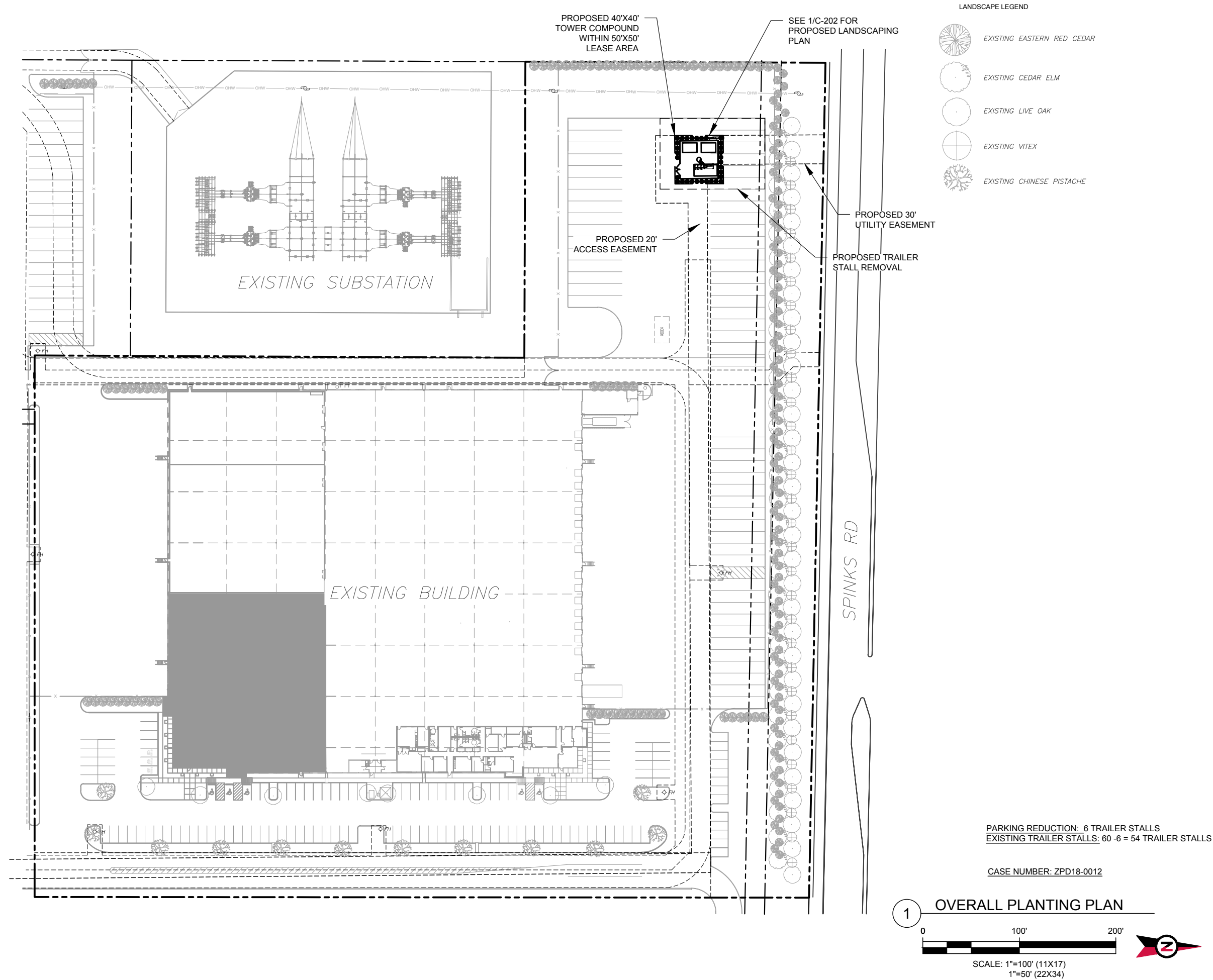
SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

CONCEPTUAL SITE PLAN

SHEET NUMBER:  
**C-102**

REVISION:  
**1**





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SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

OVERALL PLANTING  
PLAN

SHEET NUMBER: <b>C-201</b>	REVISION: <b>1</b>
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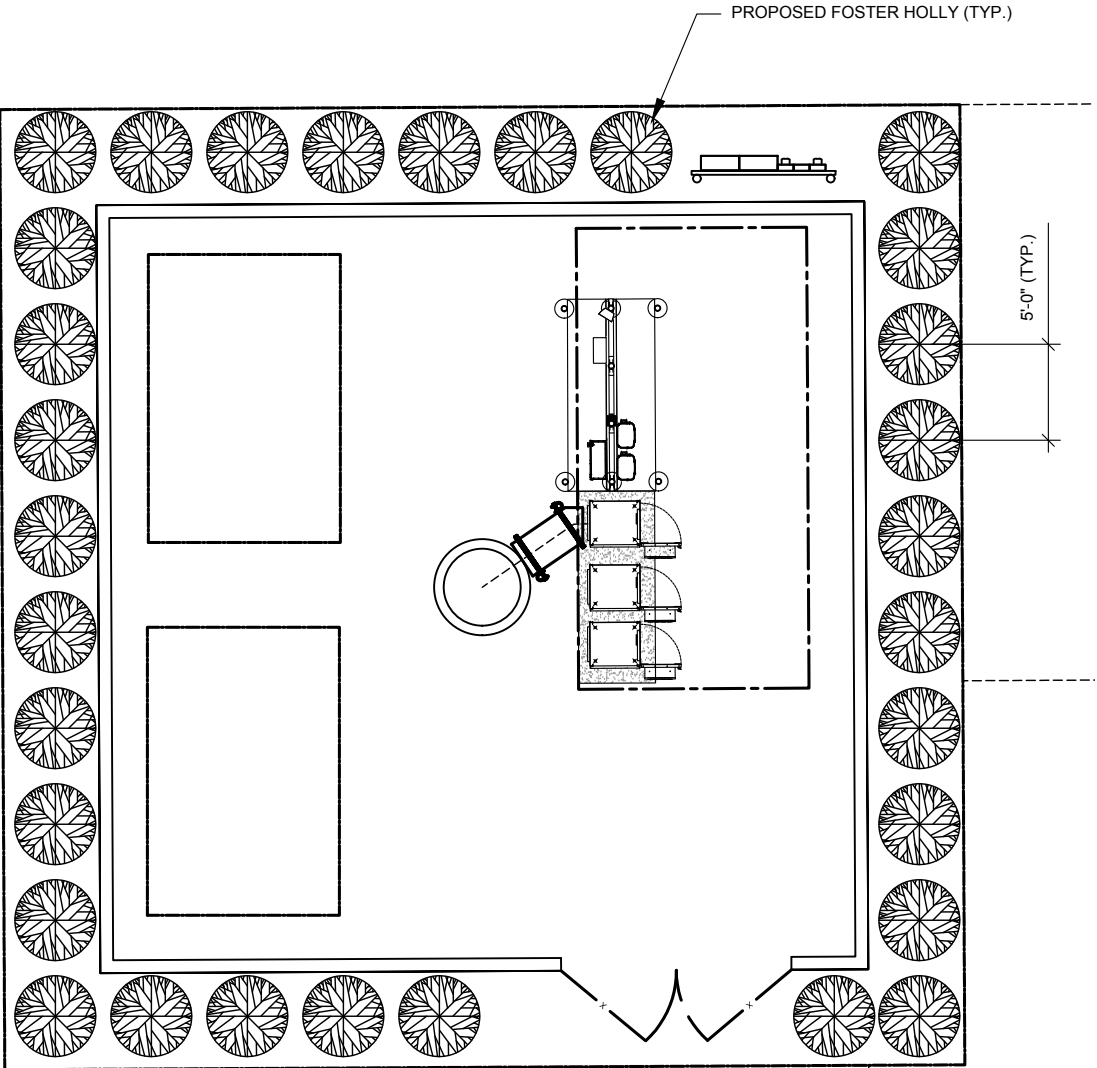
SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

PLANTING PLAN

SHEET NUMBER:	REVISION:
<b>C-202</b>	<b>1</b>

PLANT SCHEDULE					
COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING	COMMENTS
(31) FOSTER HOLLY / ILEX X ATTENUATA 'FOSTERI'	3 GAL.	15'-25'	8' - 12'	72" O.C.	HEDGE, SHADE TREE



1

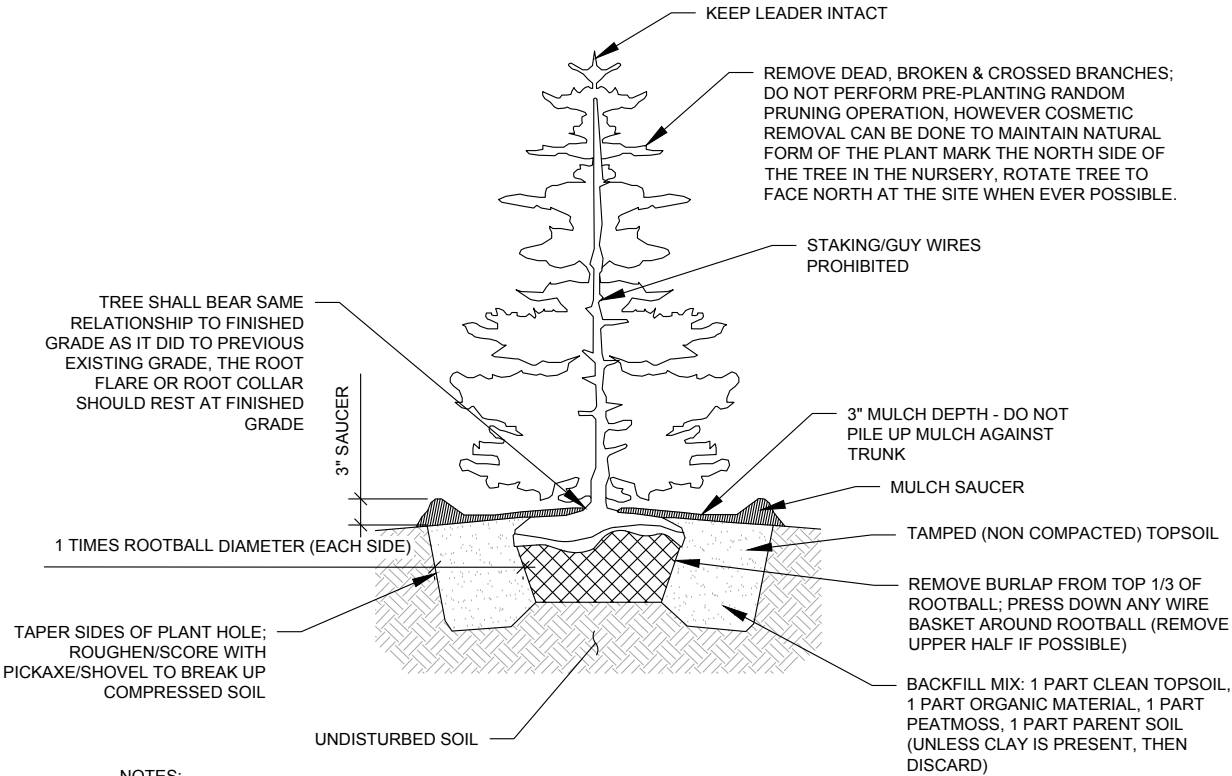
LANDSCAPING PLAN

0

10'

20'

SCALE: 1"=10' (11X17)  
1"=5' (22X34)

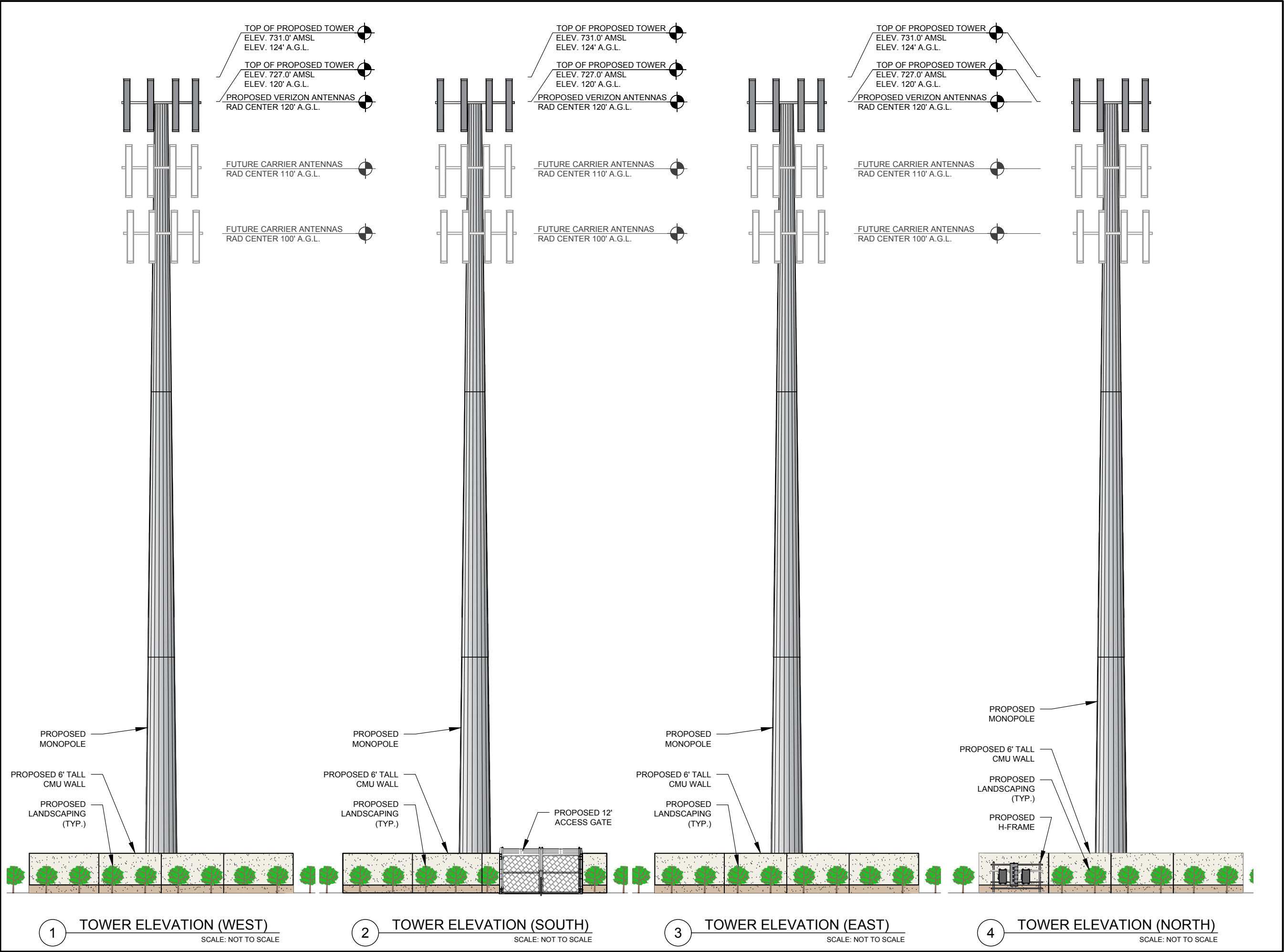


- NOTES:
- CONTRACTOR TO VERIFY THAT ADEQUATE DRAINAGE EXISTS PRIOR TO PLANTING.
  - DO NOT WRAP TRUNK OF TREE.
  - STAKING OF TREES IN NOT RECOMMENDED, EXCEPT ON WINDY SITE OR FOR LARGE EVERGREEN TREES. IF STAKING IS DONE, FLEXIBLE STRAPS - NOT HOSE AND WIRE - SHOULD BE USED AND MUST BE REMOVED AT APPROPRIATE TIME. ATC IS RESPONSIBLE FOR THE REPLACEMENT OF DESTROYED OR DAMAGED TREES.
  - ALL TREES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MOST RECENT AMERICAN STANDARDS FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (A.A.N.).
  - TREE WITH ROOT FLARE COVERED BY MORE THAT 1.5" OF SOIL WILL BE REJECTED PRIOR TO INSTALLATION.

2

TYPICAL TREE PLANTING DETAIL

SCALE: NOT TO SCALE





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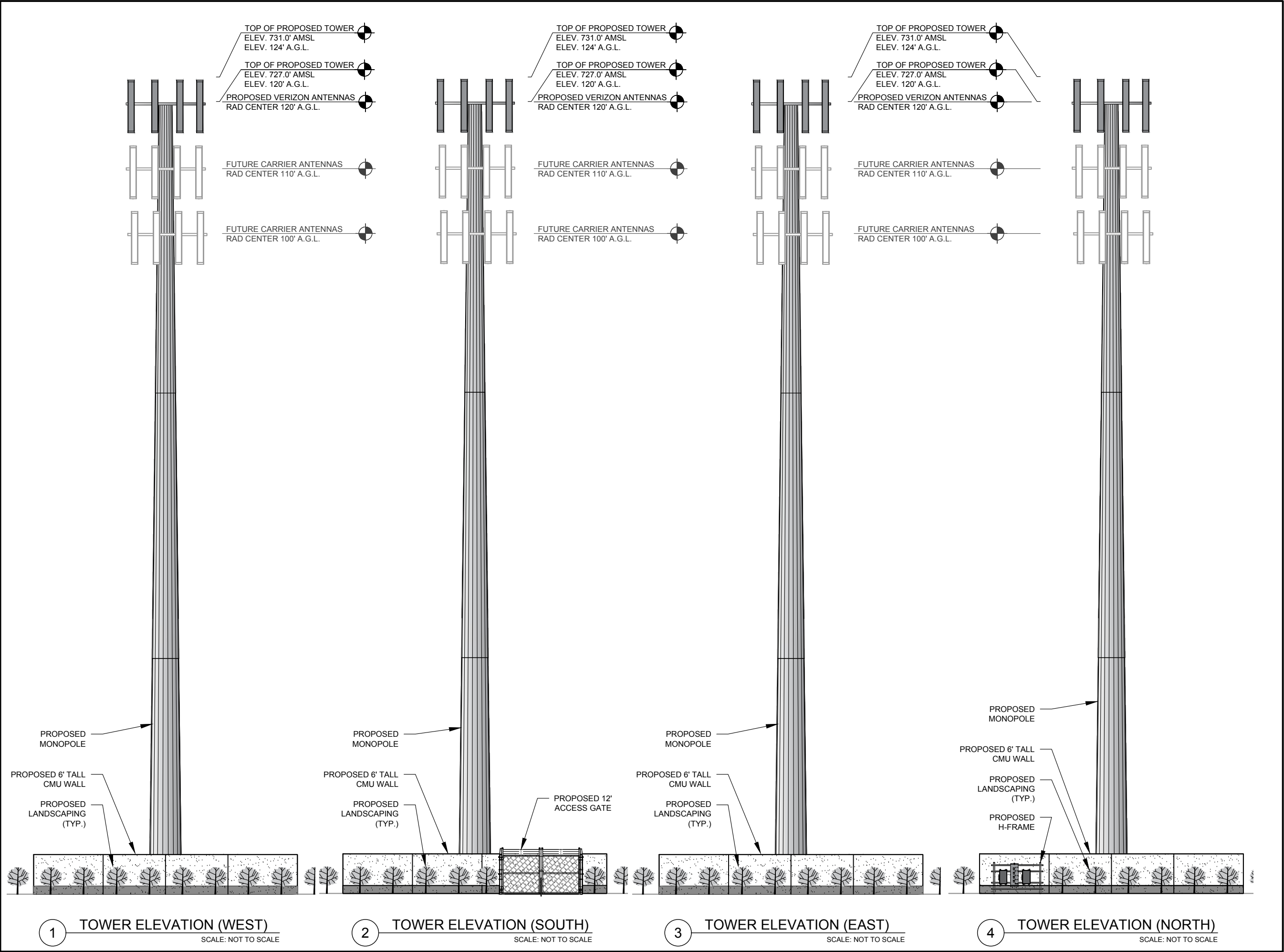
SITE ADDRESS:  
2010 LAKESIDE PARKWAY  
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

COLOR ELEVATIONS

SHEET NUMBER: <b>C-301</b>	REVISION: <b>1</b>
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SEAL:

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ATC JOB NO:	12607385

**BLACK AND WHITE ELEVATIONS**

SHEET NUMBER: <b>C-302</b>	REVISION: <b>1</b>
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THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATION AS INSTRUMENTS OR SERVICE ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS EXECUTED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTOR(S) MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES. ANY PRIOR ISSUANCE OF THIS DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV.	DESCRIPTION	BY	DATE
0	FOR CONSTRUCTION	SRF	10/22/18
1	UPDATED CMU	KL	01/24/19

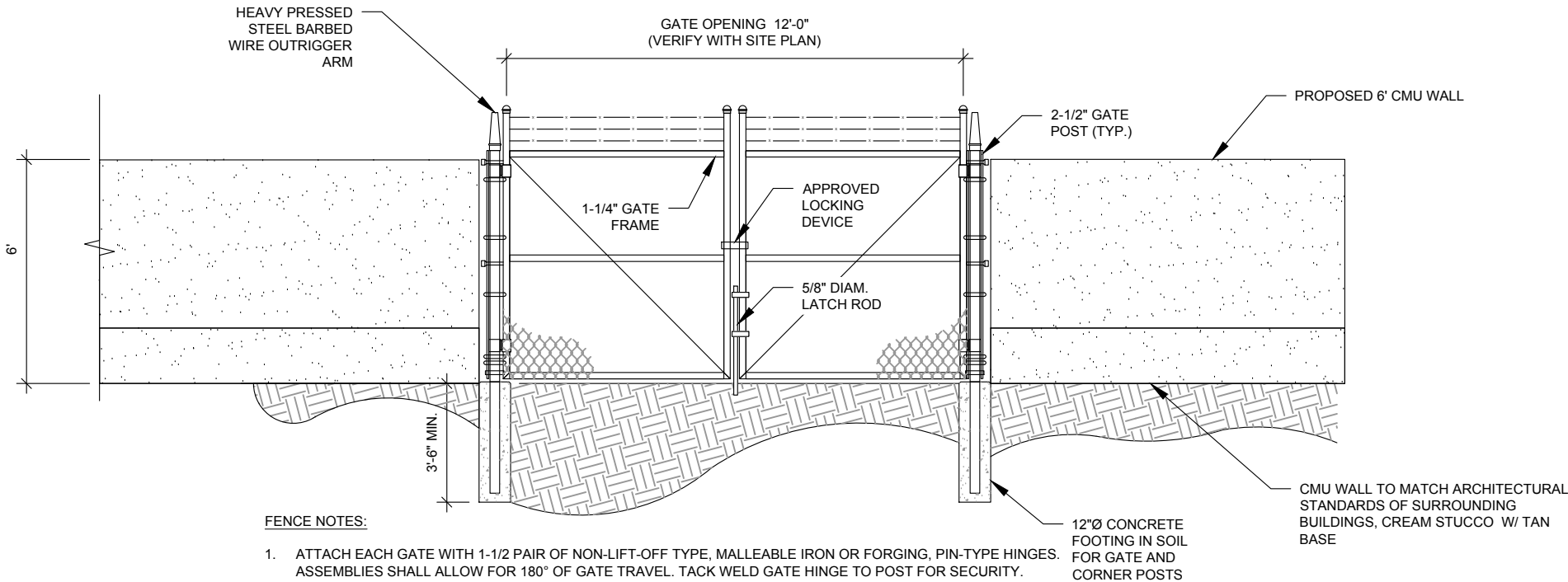
ATC SITE NUMBER:  
**204065**  
ATC SITE NAME:  
**LAKEVILLE VILLAGE**  
SITE ADDRESS:  
2010 LAKEVILLE PARKWAY  
FLOWER MOUND, TX 75028

SEAL:

DRAWN BY:	SRF
APPROVED BY:	KRF
DATE DRAWN:	10/22/18
ATC JOB NO:	12607385

ENGINEERING /  
CONSTRUCTION  
DETAILS

SHEET NUMBER:	REVISION:
C-501	1



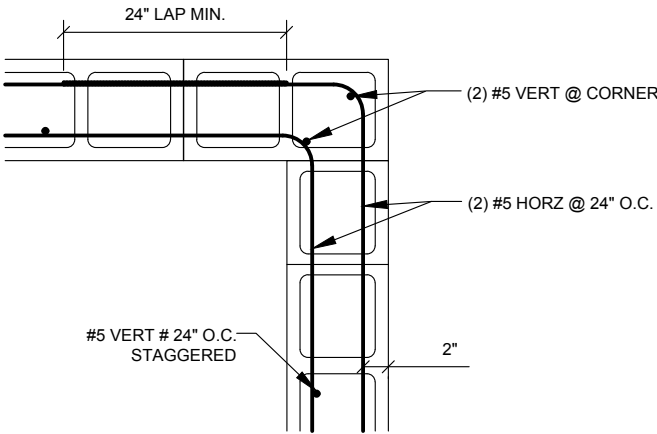
FENCE NOTES:

- ATTACH EACH GATE WITH 1-1/2 PAIR OF NON-LIFT-OFF TYPE, MALLEABLE IRON OR FORGING, PIN-TYPE HINGES. ASSEMBLIES SHALL ALLOW FOR 180° OF GATE TRAVEL. TACK WELD GATE HINGE TO POST FOR SECURITY.
- POSTS NOT TO EXCEED A MAXIMUM SEPARATION OF 10 FEET.

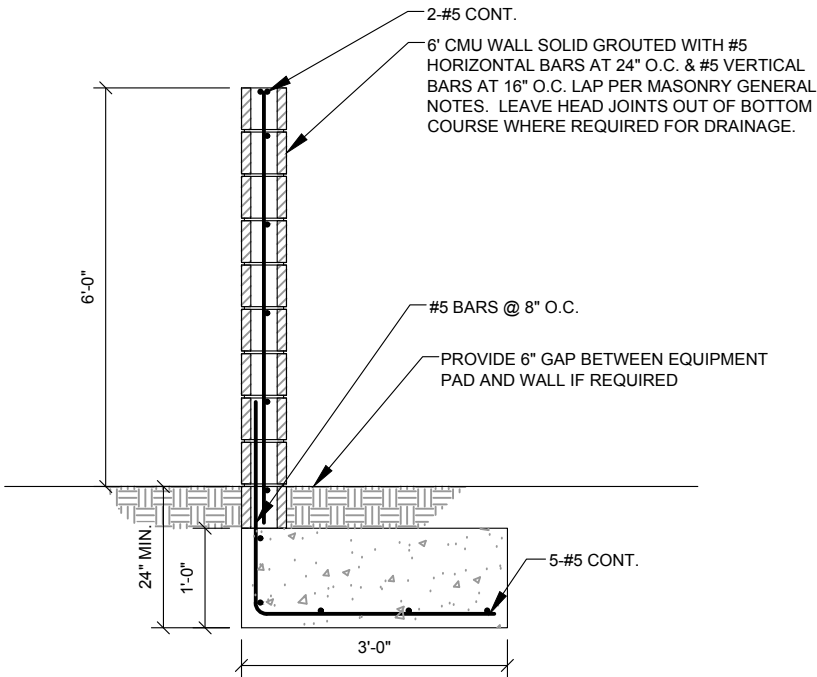
AMERICAN TOWER MASTER SPECIFICATION:

- DIVISION 32 EXTERIOR IMPROVEMENTS SECTION 0323113 FOR CHAIN LINK FENCE AND GATES

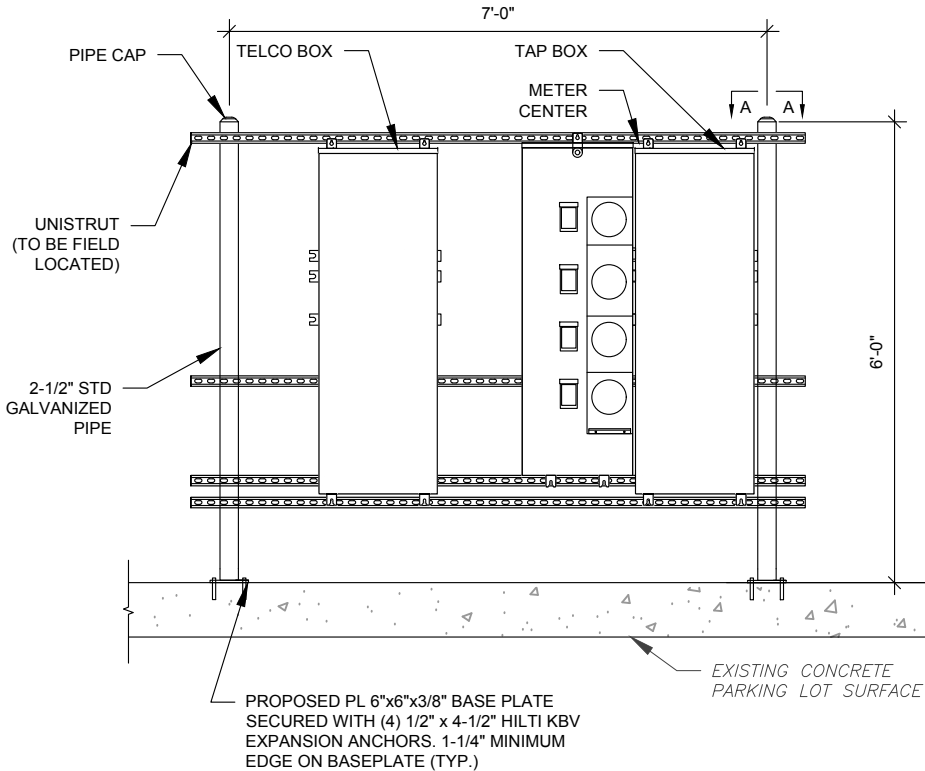
1 GATE AND FENCE DETAIL  
SCALE: N.T.S.



2 CMU BLOCK CORNER DETAIL  
SCALE: NOT TO SCALE



3 CMU WALL DETAIL  
SCALE: NOT TO SCALE



4 UTILITY H-FRAME  
SCALE: N.T.S.

H-FRAME NOTES:

- IF IT IS NECESSARY TO EXTEND THE H-FRAME, AN ADDITIONAL POST WILL ALWAYS BE REQUIRED.
- PROPOSED UNISTRUTS TO BE FIELD CUT AND SHOULD NOT EXTEND MORE THAN 6 INCHES BEYOND THE LAST POST.
- SPRAY ENDS OF UNISTRUT WITH COLD GALVANIZING SPRAY PAINT, ALLOW TO DRY, THEN COVER WITH RUBBER PROTECTIVE CAPS FOR SAFETY.
- UNISTRUT TO BE CUT FLUSH WITH NO SHARP OR JAGGED EDGES.
- ALL PROPOSED HARDWARE TO BE MOUNTED PER MANUFACTURERS SPECS

