

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

MAY 13, 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
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A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. 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.

D. DIRECTOR'S REPORT

1. Upcoming Ordinance amendments
2. Legislative Update

E. 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).

F. CONSENT ITEMS

This part of the agenda consists of non-controversial or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of April 22, 2019: Consider approval of the minutes of the April 22, 2019, Planning and Zoning Commission Regular Session.

2. RC18-0005 – Silver Pagoda Addition: Consider a request for a Record Plat to create a non-residential subdivision and to abandon a portion of right-of-way. The property is generally located west of Duncan Lane and north of Cherokee Path.
3. RC18-0013 – Stonecrest Way Addition: Consider a request for a Record Plat to create three non-residential lots. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.

G. REGULAR ITEMS

4. *RC18-0011 – Southgate, Phase IV*
Consider a request for a Record Plat to create a non-residential subdivision. The property is generally located south of the intersection Long Prairie Road and Gerault Road Road.
5. *SP18-0020 – Eastgroup Flower Mound, Phase 1*
Consider a request for a Site Plan to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and Gerault Road.
6. *MPA19-0001 – Senior Housing Overlay* *Public Hearing*
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1, Land Use Plan, by deleting the provisions related to Senior Housing.
7. *MPA18-0007 – Highland Pointe Park* *Public Hearing*
Public Hearing to consider a request for a Master Plan Amendment to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to Retail uses. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.
8. *ZPD18-0011 – Highland Pointe Park, PD-19* *Public Hearing*
Public Hearing to consider a request for rezoning to amend Planned Development District No. 19 (PD-19) with Office District (O) uses to Planned Development District No. 19 (PD-19) with Retail District-2 (R-2) uses on certain tract of land, to add the conceptual plans and elevations, to modify the development standards, request an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.
9. *ZPD19-0005 – Windhaven Assisted Living, PD-173* *Public Hearing*
Public Hearing to consider a request for rezoning from Agricultural District (A) uses to Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

10. *ZPD17-0013 – Lakewood, PD-163*

This item was noticed for consideration by the Planning & Zoning Commission. However, the applicant has requested to postpone consideration of this request to a future Planning & Zoning Commission regular meeting date.

H. 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: May 9, 2019, at 3:00 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

CONSENT ITEM

DATE: May 13, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the April 22, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on April 22, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF APRIL, 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
David Johnson	Commissioner, Place 4
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
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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
Lexin Murphy	Director of Planning Services
Chuck Russell	Town Planner
Robert Pegg	Assistant Director of Engineering
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. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Ordinance amendment updates
2. Election impacts on Town Council agenda

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the April 8, 2019, Planning and Zoning Commission Regular Session**

Commission Deliberation

Commissioner Picardi moved to approve the April 8, 2019, minutes as written. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

ABSTAIN: None

The motion to approve passed with a vote of 7-0-0.

- 2. Public Hearing to consider a request for a Replat (RP18-0022 - Lakeside Ranch Business Park) to create a non-residential subdivision. The property is generally located east of Gerault Road and north of Old Gerault Road.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Alex Camunez at 7557 Rambler Road (no presentation, available for questions)

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Johnson moved to approve RP18-0022 – Lakeside Ranch Business Park, with the addition of adding the recorded access easement to the plat. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to approve passed with a vote of 7-0-0.

3. **Consider a request for a Site Plan (SP18-0023 - Lakeside 2 at Lakeside Ranch Business Park) to develop two warehouse buildings. The property is generally located east of Gerault Road and north of Old Gerault**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Alex Camunez at 7557 Rambler Road (no presentation, available for questions)

Commission Deliberation

Commissioner Johnson moved to approve SP18-0023 – Lakeside 2 at Lakeside Ranch Business Park, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION +

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

NAYS: None

The motion to approve passed with a vote of 7-0-0.

4. **Public Hearing to consider a request for rezoning (ZPD19-0005 - Windhaven Assisted Living) from Agricultural District (A) uses to Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

Clint Lannen, 5054 Franklin Avenue
Edward Sedacca, 5200 Keller Springs Road

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Picardi moved to table ZPD19-0005 – Windhaven Assisted Living, until May 13, 2019. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

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

NAYS: Johnson

The motion to table the public hearing until May 13, 2019 passed with a vote of 6-1-0.

5. ZPD17-0013 – Lakewood, PD-163: This item was noticed for consideration by the Planning & Zoning Commission. However, the applicant has requested to postpone consideration of this request to a future Planning & Zoning Commission regular meeting date.

G. ADJOURNMENT – REGULAR SESSION 7:51 P.M.

TOWN OF FLOWER MOUND, TEXAS

Chuck Russell, Town Planner

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: May 13, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Record Plat (RC18-0005 - Silver Pagoda Addition) to create a non-residential subdivision and to abandon a portion of right-of-way. The property is generally located west of Duncan Lane and north of Cherokee Path.**

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 property consists of an approximate 5.14-acre parcel of land located at the terminus of Cherokee Path. The purpose of this record plat is to create a buildable lot to accommodate future construction/expansion of a Buddhist temple. The property is zoned Single-Family District-15 (SF-15). There is an existing residence on the property which is currently being used as a place of worship. Any future improvements on this site will require review and approval of a site plan application.

Primary access to the property will occur from Cherokee Path. The record plat depicts required easements.

On April 1, 2019, the Town Council abandoned approximately 0.09 acres (4,308 square feet) of right-of-way for Cherokee Path that extended into the subject site. Due to the inability for extension of Cherokee Path through the subject site for connectivity purposes, staff recommended that this portion of Cherokee Path right-of-way be abandoned. In place of this right-of-way, an access easement has been shown on the plat to facilitate turn around for vehicles.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

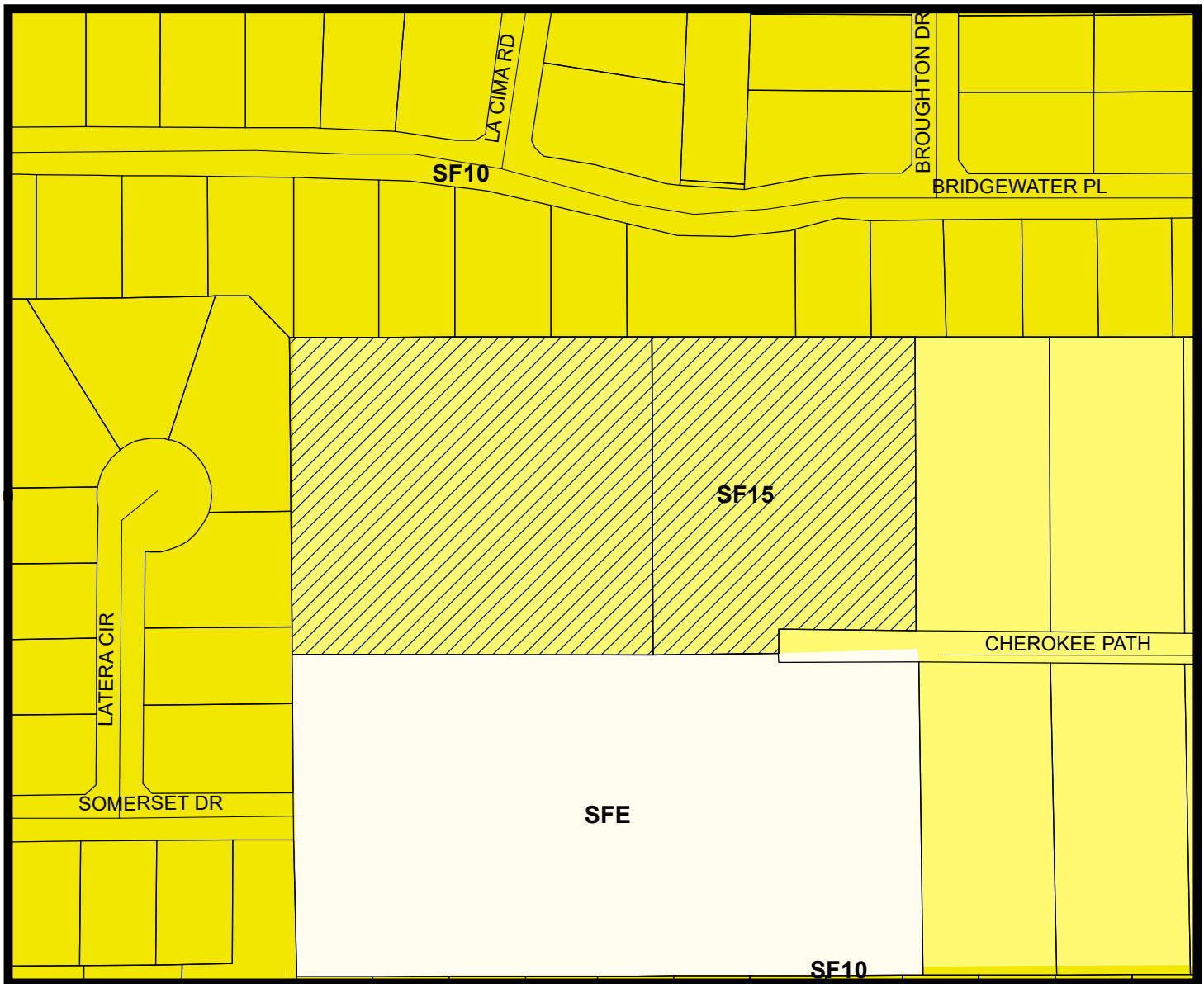
B. Application Details

1. Record Plat Package



Vicinity Map

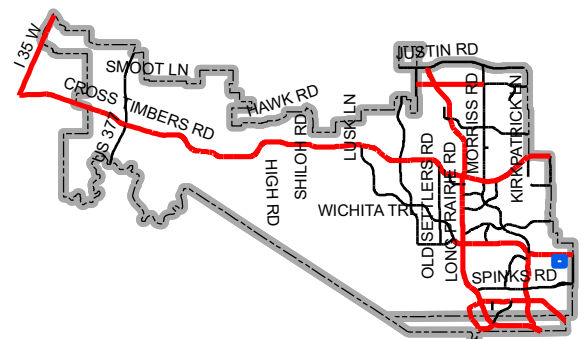
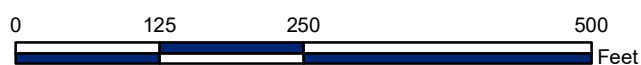
Reference Project: RC18-0005



LEGEND

 Single Family 10
  Single Family 15
  Single Family Estate

 Subject Property



Map Location

Cambodian Buddhist Society of North Texas
206 Cherokee Path
Flower Mound, Texas 75028

2018.06.19

Re: Letter of Intent - Cherokee Path

To Whom it may concern, we understand that the Town of Flower Mound requires a letter of intent to accompany our platting application. Please see the following information:

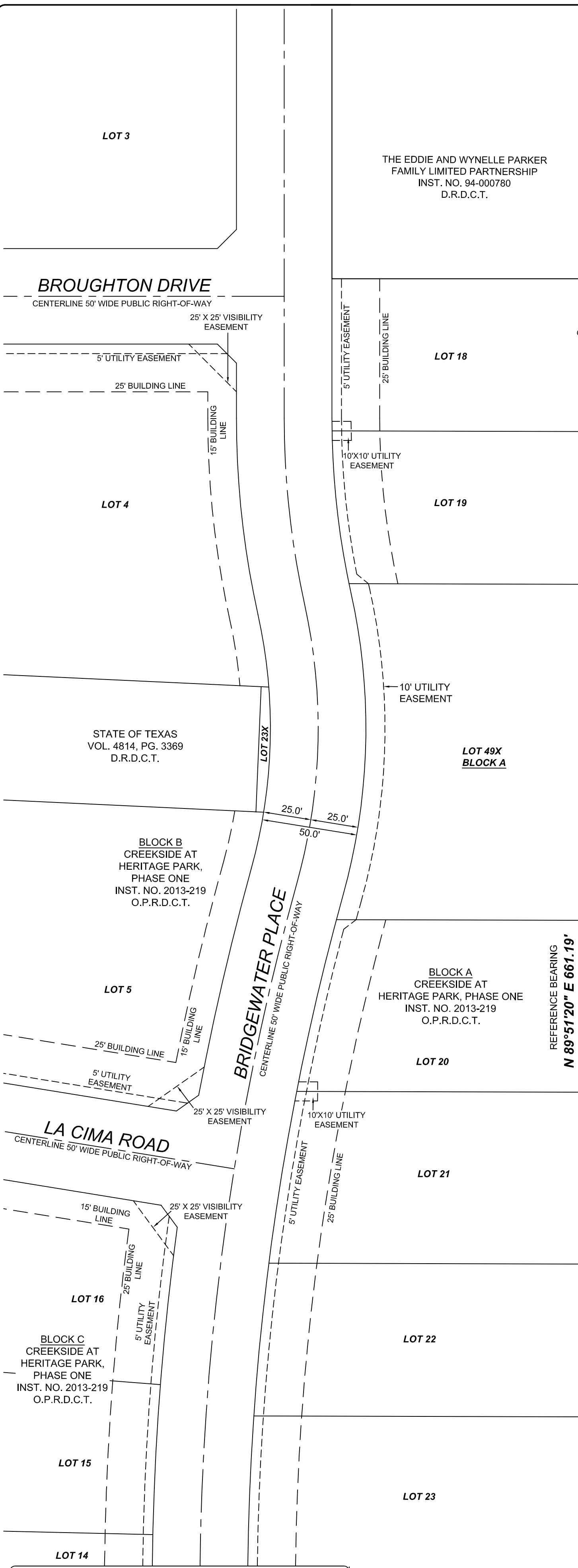
- A. Existing Zoning District - We understand the current property is zoned SF-15 (Single Family-15).
- B. Current parcel size is 5.03 acres
- C. Number of proposed lots: 1
- D. We don't believe we have an approved conceptual plan. We have had multiple pre-development meetings and believe our current plan complies with direction provided in those meetings.
- E. We currently don't believe we are making any special requests.

Again, we hope to achieve a quality sanctuary and develop our project in a manner beneficial to our neighborhood.

If you should have any questions or concerns, please reach out to me at 214-549-5393 or by email: paul.em@cbsont.org

Sincerely,

Paul Em
Cambodian Buddhist Society of North Texas



NOTES

1) The purpose of this plat is to create one platted lot from unplatted land.

2) Basis of bearing determined by Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 (2011).

3) Coordinates shown are Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale, No Projection.

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	136.74	N89°58'06"W	L11	61.04	N00°01'54"E
L2	30.40	N01°37'32"W	L12	22.20	N44°58'06"W
L3	59.13	N89°34'32"E	L13	15.00	N45°01'54"E
L4	26.00	N60°00'00"E	L14	28.41	S44°58'06"E
L5	9.65	N89°34'32"E	L15	61.34	S00°01'54"W
L6	31.50	S00°09'59"W	L16	30.44	S89°11'32"E
L7	14.82	N89°11'32"W	L17	19.76	N00°01'54"E
L8	7.50	N00°01'54"E	L18	15.00	N90°00'00"E
L9	375.68	N89°11'32"W	L19	19.97	S00°01'54"W
L10	12.74	N44°58'06"W	L20	339.12	S89°11'32"E
			L21	22.50	S00°09'59"W

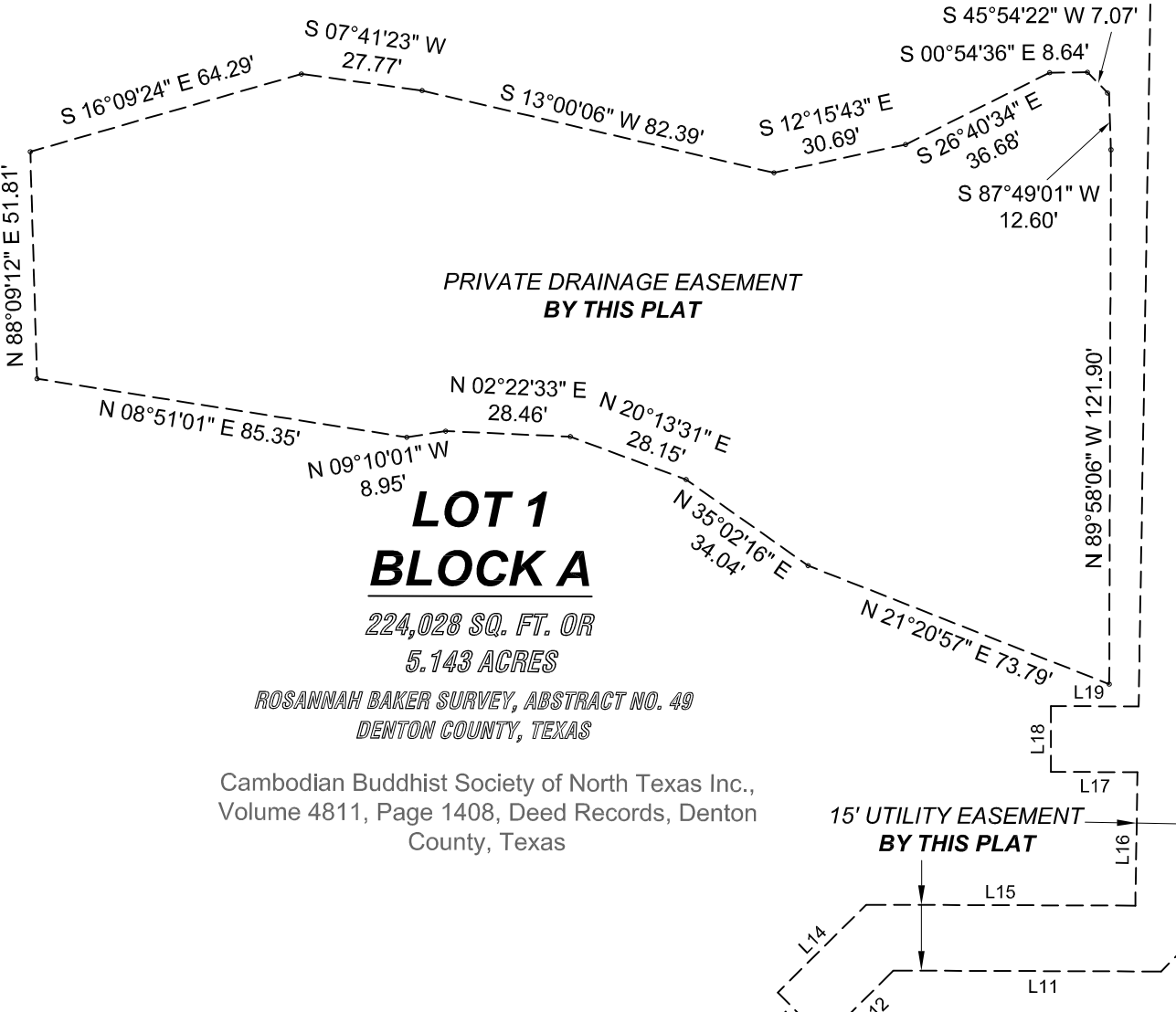
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEAR.	CHORD
C1	79°15'25"	30.00'	41.50'	N39°37'43"E	38.27'
C2	72°34'14"	30.00'	38.00'	S35°23'15"E	35.51'

WILLIAM DOUGLAS HOGUE AND JANICE M. HOGUE,
VOL. 1219, PG. 474 - D.R.D.C.T.

1/2" IRS
N: 7,052,846.7672
E: 2,418,508.5549

S 00°09'59" W 340.91'

4,308 SQUARE FEET OF
RIGHT-OF-WAY ABANDONED BY
ORDINANCE NO. 10-19, DATED APRIL 1, 2019
INSTRUMENT NO. 37122 - D.R.D.C.T



**LOT 1
BLOCK A**
224,028 SQ. FT. OR
5.143 ACRES

ROSANNAH BAKER SURVEY, ABSTRACT NO. 48
DENTON COUNTY, TEXAS

Cambodian Buddhist Society of North Texas Inc.,
Volume 4811, Page 1408, Deed Records, Denton
County, Texas

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not limited to the following items:
 - Grass and ground cover shall be kept to a height required by the town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
- No dumping of any type is permitted within this easement area.

THE EDDIE AND WYNELLE PARKER
FAMILY LIMITED PARTNERSHIP
INST. NO. 94-000780
D.R.D.C.T.

**PLACE OF
BEGINNING**

ROBERT G. PAUL, JR. AND
JENNIFER J. PAUL
INST. NO. 2012-133287
O.P.R.D.C.T.

AVIGATION EASEMENT AND RELEASE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, hereinafter called "Owner" Cambodian Buddhist Society of North Texas, Inc., is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be;

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation or for flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at Denton County, Texas, this ____ day of _____, A. D., 2019.

OWNER:
Cambodian Buddhist Society of North Texas

Authorized Agent: Paul Em

ATTEST:

THE STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Paul Em, 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 _____, A. D., 2019
NOTARY PUBLIC in and for the State of Texas

My commission expires: _____

1/2" IRS
N: 7,052,506.2242
E: 2,417,850.5248

TOLL DALLAS TX LLC
INST. NO. 2012-146715 - O.P.R.D.C.T.

ABBREVIATIONS

D.R.D.C.T.	Deed Records, Denton County, Texas
P.R.D.C.T.	Plat Records, Denton County, Texas
C.M.	Controlling Monument
VOL.	Volume
PG.	Page

OWNER'S CERTIFICATE

State of Texas
County of Denton

Whereas Cambodian Buddhist Society of North Texas, Inc. are the sole owners of a tract of land located in the ROSANNAH BAKER SURVEY, ABSTRACT NO. 49, Town of Flower Mound, Denton County, Texas, and being part of a called 15.00 acre tract recorded in Volume 496, Page 341, Deed Records, Denton County, Texas, and being the same tract of land described in General Warranty Deed with Vendor's Lien in Favor of Third Party to Cambodian Buddhist Society of North Texas Inc., recorded in Volume 4811, Page 1408, Deed Records, Denton County, Texas, and being a portion of Cherokee Path right-of-way abandoned by the Town of Flower Mound, in Ordinance No. 10-19, Dated April 1, 2019, recorded in Instrument No. 37122, Deed Records, Denton County, Texas, and being more particularly described as follows:

Beginning at a 1/2" Iron rod with a yellow plastic cap stamped "RPLS 5310" set at or near the centerline of Cherokee Path, a variable width right-of-way, same being the Northeast corner of a tract of land described in deed to Robert G. Paul, Jr. and Jennifer J. Paul, recorded in Instrument No. 2012-133287, Official Public Records, Denton County, Texas;

Thence North 89°58'06" West, a distance of 657.04' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set in the East line of a tract of land described in deed to Toll Dallas Texas, LLC, recorded in Instrument No. 2012-146715, Official Public Records, Denton County, Texas, at the Northwest corner of said Paul tract;

Thence North 00°32'02" West, along said East line, a distance of 338.89' to a 1/2" iron rod found for corner in the South line of Block A of Creekside at Heritage Park, Phase One, an Addition to the City of Flower Mound, Denton County, Texas, according to the plat thereof recorded in Instrument No. 2013-219, Official Public Records, Denton County, Texas;

Thence North 89°51'20" East, along said South line, a distance of 661.19' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5310" set at the Northwest corner of said Hogue tract;

Thence South 00°09'59" West, along the West line of said Hogue tract, passing at a distance of 308.41' a 3/8" iron rod found for corner in the North line of said Cherokee Path, same being the Southwest corner of said Hogue tract, and continuing a total distance of 340.91' to the PLACE OF BEGINNING and containing 224,028 square feet or 5.143 acres of land.

SURVEYOR'S STATEMENT

That I, John S. Turner, A REGISTERED PROFESSIONAL LAND SURVEYOR, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

DATED this the ____ day of _____, 2019.

PRELIMINARY, RELEASED 4-9-2018 FOR REVIEW PURPOSES ONLY.
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE.

John S. Turner R.P.L.S. 5310
Regional Professional Land Surveyor

State of Texas
County of Dallas

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOHN S. TURNER, R.P.L.S. NO. 5310, STATE OF TEXAS, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

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

Notary Public

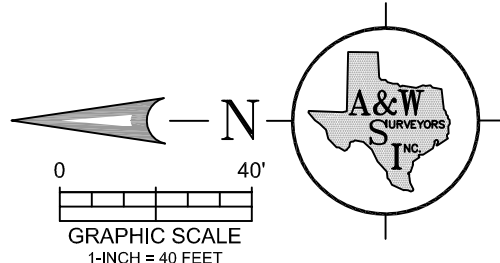
Note:

1) The coordinate values of property corners and dimensions to City Geodetic control points shown hereon are NAD 83 State Plane grid values (Texas North Central Zone 4202) based on gps observations made to Town of Flower Mound monument numbers 18 and 29.

2) Basis of bearing is the South line of CREEKSIDE AT HERITAGE PARK, PHASE ONE, recorded in Volume 2013-219, O.P.R.D.C.T.

3) All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

4) This is to certify that no portion of the subject property shown hereon lies within the 100 Year Flood Hazard Area as shown on the Flood Insurance Rate Map, Community Panel No. 48121C 0545G, dated 04-18-2011. The property is located in Zone "X".



ARCHITECT

JE A
Javier Espinoza Architect
AIA, NCARB, LEED BD+C

4713 W. Lovers Lane, Ste. 206
Dallas, TX 75209
+1. 469.387.0276

ENGINEER

Dale Hoelting, P.E.
DEH Consulting, LTD

2513 Mosswood Drive
Carrollton, Tx 75010
972-345-1231 (cell)
d.hoeltli@verizon.net

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Paul Em, acting herein Cambodian Buddhist Society of North Texas, Inc. by and through its duly authorized officers, does hereby adopt this plat designated herein as **LOT 1, BLOCK A, SILVER PAGODA 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, rights-of-way, and Lot 1, Block A, 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 ____ DAY OF _____, 2019.

Cambodian Buddhist Society of North Texas, Inc.

Name: _____
Title: _____

State of Texas
County of Denton

BEFORE ME, the UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED PAUL EM, KNOWN BY 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 CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AT DALLAS, TEXAS, this the ____ day of _____, 2019.

Notary Public

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

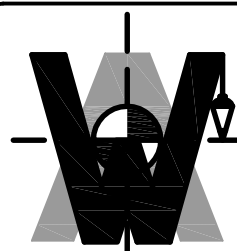
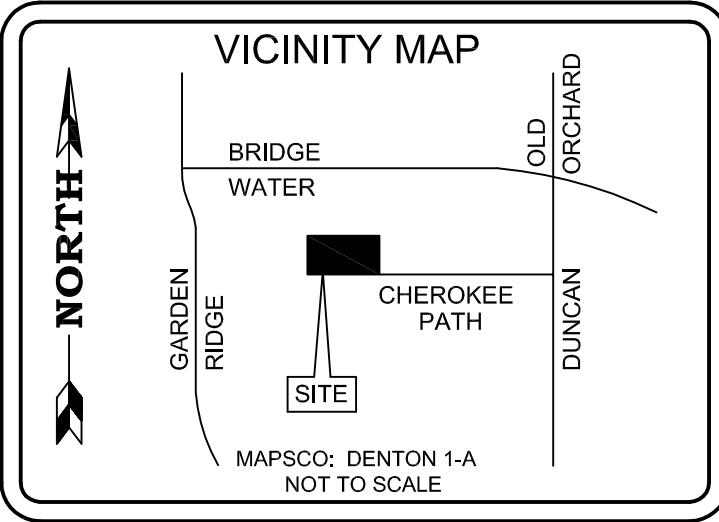
Chuck Russell, Town Planner

_____, 20____
Date

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound



A & W SURVEYORS, INC.

P.O. BOX 870029, MESQUITE, TX. 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

~ Property Address: 206 Cherokee Path ~

Owner / Developer
Cambodian Buddhist Society of North Texas, Inc.
~ 206 Cherokee Path, Flower Mound, TX 75028 ~

Job No. 16-0626 | Drawn by: 024/543 | Date: 09-26-2016 | Revised: 04-09-18, 5-12-18, 6-1-18, 6-24-18

"A professional company operating in your best interest"

RECORD PLAT

**SILVER PAGODA ADDITION
LOT 1, BLOCK A**

BEING A RECORD PLAT OF 5.044 ACRES OF LAND LOCATED
IN THE ROSANNAH BAKER SURVEY, ABSTRACT NO. 49
DENTON COUNTY, TEXAS

RC18-0005

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3 CONSENT ITEM

DATE: May 13, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Record Plat (RC18-0013 - Stonecrest Way Addition) to create three non-residential lots. The property is generally located north of Canyon Falls Drive and east of Stonecrest Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The focus of this application is to obtain approval for a nonresidential subdivision that will provide for three buildable lots. Access to the property will be from Stonecrest Road.

Various applications have been considered and approved relative to the subject property:

- October 16, 2017-Town Council approved a Master Plan Amendment to amend the Land Use Plan and Area Plans from Office or Medium Density Residential to Commercial/Industrial uses within the Denton Creek District Area Plan.
- October 16, 2017-Town Council approved Planned Development District No. 155 (PD-155) and Specific Use Permit No. 450 (SUP-450) for a miniwarehouse.

With respect to the submitted tree survey, it should be noted that one of the specimen trees (26" Post Oak) on the property is located within proximity to anticipated site work. As such, the Town's environmental analyst has requested a report from an ISA certified arborist be provided prior to any construction related activities on the property. This report shall outline measures to be implemented that will ensure the area within the tree's critical root zone will have minimal disturbance, thereby sustaining the long-term health of this tree.

The record plat depicts required setbacks, buffers, easements, and detail for each of the three buildable lots. There is a companion site plan application (SP18-0022) for the proposed Lot 1 for a miniwarehouse that will be considered on a future Planning and Zoning Commission agenda. No plans for development for either Lots 2 or 3 have been discussed at this time.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

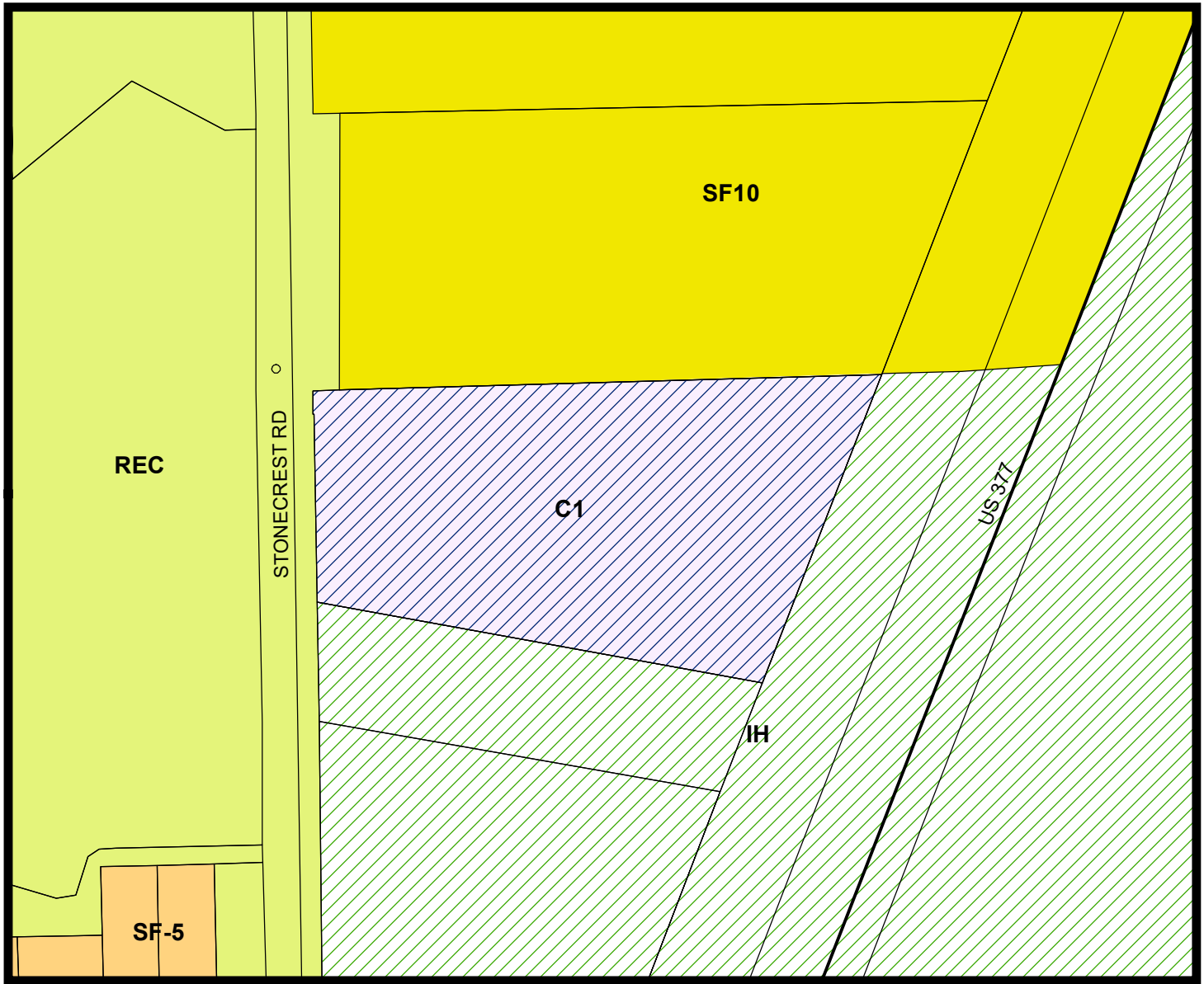
B. Application Details

1. Record Plat Package

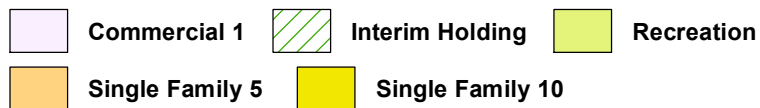


Vicinity Map

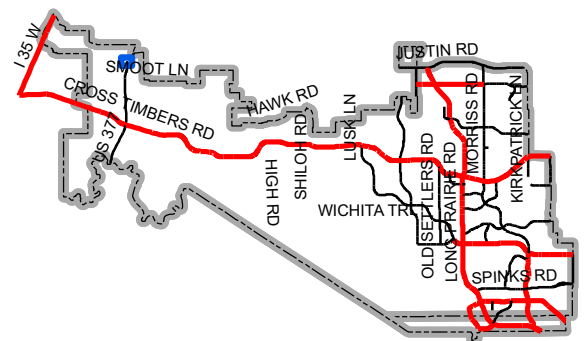
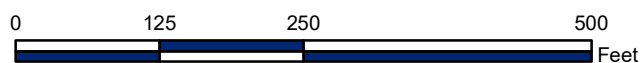
Reference Project: RC18-0013



LEGEND



Subject Property



Map Location

Friday, April 5, 2019
Stonecrest Storage
Town of Flower Mound, Denton County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

Regarding Stonecrest Storage, we are proposing a Record Plat of a tract of land situated in the T. Burruss Survey, Abstract No. 33, being a total of 4.546 acres of land owned by Dominick Valenti, Ximena Valenti, Scott Quinn, Kanco Investment Properties, LLC, and Allen Trigueiro by deed recorded in Document Number 2018-35595, Deed Records, Denton County, Texas.

This one lot is being proposed to be converted into three lots. The current Zoning is PD-155 with Commercial District-1 (C-1) uses and Specific Use Permit No. 450 (SUP-450) for a Miniwarehouse. No special considerations have been requested at this time. There is an approved site plan.

These proposed lot sizes are as follows:

Lot 1, Block A – 137,460 square feet or 3.156 acres. This is a vacant lot and will be apart of Phase I.

Lot 2, Block A – 24,268 square feet or 0.557 acres. This is a vacant lot and will be apart of Phase II.

Lot 3, Block A – 36,296 square feet or 0.833 acres. This is a vacant lot and will be apart of Phase II.

Throughout the process of platting, we appreciate all the help that goes into making this project as smooth and compete as possible. Please contact me if you have any questions, comments or concerns.

A handwritten signature in blue ink, appearing to read "Grayson CeBallos".

Grayson CeBallos
Project Manager
Windrose Land Services
grayson.ceballos@windorseservices.com
972-370-5871 – Direct
214-217-2544 - Main

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot).
- This property lies within Zone "X" of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0505G, dated 04/18/2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create 3 platted lots from a previously unplatted lot.
- Any improvements to the site upon approval of the record plat shall meet the Town's current standards
- Subject property is zoned Planned Development-155 (PD155)

DRAINAGE EASEMENT NOTES:

- Upkeep and maintenance of the private drainage easement is the responsibility of the property owner.
- Upkeep and maintenance shall include but not be limited to the following items:
 - Grass and ground cover shall be kept to a height required by the Town ordinance.
 - The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity.
 - All electrical and mechanical systems associated with the retention function of the facility shall be kept in working order at all times.
- No dumping of any type is permitted within the easement area.

Owner's Dedication:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (Streets, alleys and common areas) shall be open to 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 the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of 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, reconstruction, 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS our hands this _____ day of _____, 20_____.

By: _____
Dominick Valenti, Owner
Ximena Valenti, Owner

Scott Quinn, Owner
KANCO Investment Properties, LLC, Owner

Allen Trigueiro, Owner

LEGEND OF ABBREVIATIONS

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.88'	25.00'	022°39'02"	N80°00'45"W	9.82'
C2	10.08'	25.50'	022°39'02"	N80°00'45"W	10.02'
C3	10.08'	25.50'	022°39'02"	N57°21'43"W	10.02'
C4	9.69'	24.50'	022°39'02"	N57°21'43"W	9.62'
C5	80.90'	51.50'	090°00'00"	N23°41'14"W	72.83'
C6	6.76'	24.50'	015°49'09"	N13°24'12"E	6.74'
C7	6.76'	24.50'	015°49'09"	N13°24'12"E	6.74'
C8	7.04'	25.50'	015°49'09"	N13°24'12"E	7.02'
C9	7.04'	25.50'	015°49'09"	N29°13'21"E	7.02'
C10	6.76'	24.50'	015°49'09"	N29°13'21"E	6.74'
C11	7.18'	51.50'	007°59'26"	N25°18'29"E	7.18'
C12	38.48'	24.50'	090°00'00"	N43°49'07"E	34.65'
C13	13.70'	24.50'	032°01'40"	S75°10'03"E	13.52'
C14	26.91'	24.50'	062°55'36"	S32°38'41"E	25.58'
C15	22.77'	24.50'	053°14'53"	N89°16'05"E	21.96'
C16	17.51'	64.00'	015°40'29"	N71°56'43"W	17.45'
C18	50.06'	24.50'	117°04'24"	S57°21'19"W	41.80'
C19	38.48'	24.50'	090°00'00"	N46°10'53"W	34.65'
C21	13.70'	24.50'	032°01'40"	S72°48'17"W	13.52'

Line Data Table		
Line #	Distance	Bearing
L1	30.04'	S01°05'14"E
L2	39.94'	S86°00'38"W
L3	37.34'	N86°00'38"E
L4	134.59'	N88°41'14"W
L5	69.71'	S68°41'14"E
L6	11.77'	S21°18'46"W
L7	28.50'	S68°41'14"E
L8	11.77'	N21°18'46"E
L9	15.47'	S68°41'14"E
L10	15.44'	N21°18'46"E
L11	15.00'	N68°41'14"W
L12	15.44'	N21°18'46"E
L13	29.09'	S68°41'14"E
L14	12.66'	N21°18'46"E
L15	15.00'	N68°41'14"W
L16	12.66'	N21°18'46"E
L17	82.24'	S68°41'14"E
L18	14.02'	N79°46'58"W
L19	16.75'	S88°39'44"W
L20	9.00'	N68°41'14"W

Line Data Table		
Line #	Distance	Bearing
L21	48.29'	N68°41'14"W
L22	25.49'	S01°05'14"E
L23	14.63'	N46°02'12"W
L24	38.49'	N88°54'44"E
L25	52.55'	N23°41'14"W
L26	130.00'	N68°41'14"W
L27	64.98'	N23°41'14"W
L28	35.46'	N01°10'53"W
L29	1.56'	N10°13'02"E
L30	30.04'	S86°00'38"W
L31	15.02'	S01°05'14"E
L32	130.02'	N86°00'38"E
L33	174.11'	N21°18'46"E
L34	19.50'	S68°41'14"E
L35	15.00'	N21°18'46"E
L36	19.50'	N68°41'14"W
L37	48.93'	N21°18'46"E
L38	111.60'	N79°46'58"E
L39	62.48'	N21°18'46"E
L40	15.00'	N68°41'14"W

Line Data Table		
Line #	Distance	Bearing
L41	63.94'	N21°18'46"E
L42	119.63'	S79°46'58"E
L43	51.65'	S10°13'02"W
L44	15.00'	N79°46'58"W
L45	51.65'	N10°13'02"E
L46	107.84'	S79°46'58"E
L47	256.59'	N21°18'46"E
L48	40.54'	N21°18'46"E
L49	3.02'	N10°13'02"E
L50	11.76'	N05°29'37"E
L52	33.05'	N21°18'46"E
L54	11.76'	N37°07'55"E
L56	60.46'	N21°18'46"E
L58	256.59'	N21°18'46"E
L59	60.80'	N21°18'46"E
L60	20.08'	N79°46'58"W
L61	35.10'	S68°41'14"E
L62	35.10'	N86°00'38"E
L63	35.10'	N68°41'14"W
L64	89.90'	S86°00'38"W

Line Data Table		
Line #	Distance	Bearing
L65	235.20'	S01°05'14"E
L66	15.00'	N88°55'07"E
L70	90.85'	N01°10'53"W
L71	29.00'	N88°54'46"E
L72	106.00'	S01°10'53"E
L74	80.40'	S64°06'29"E
L76	35.54'	S01°05'14"E
L79	46.00'	N64°06'29"W
L81	11.61'	S01°10'53"E
L82	29.58'	N79°46'58"W
L83	30.43'	N01°10'53"W
L87	39.27'	N79°46'58"W
L88	172.53'	S01°05'14"E
L89	15.00'	S88°54'46"W
L90	30.00'	S01°05'14"E

OWNER/DEVELOPER
DONALD JONES CONSULTING
& SERVICE, LLC
PO BOX 889
KELLER, TEXAS 76244
817-456-4658

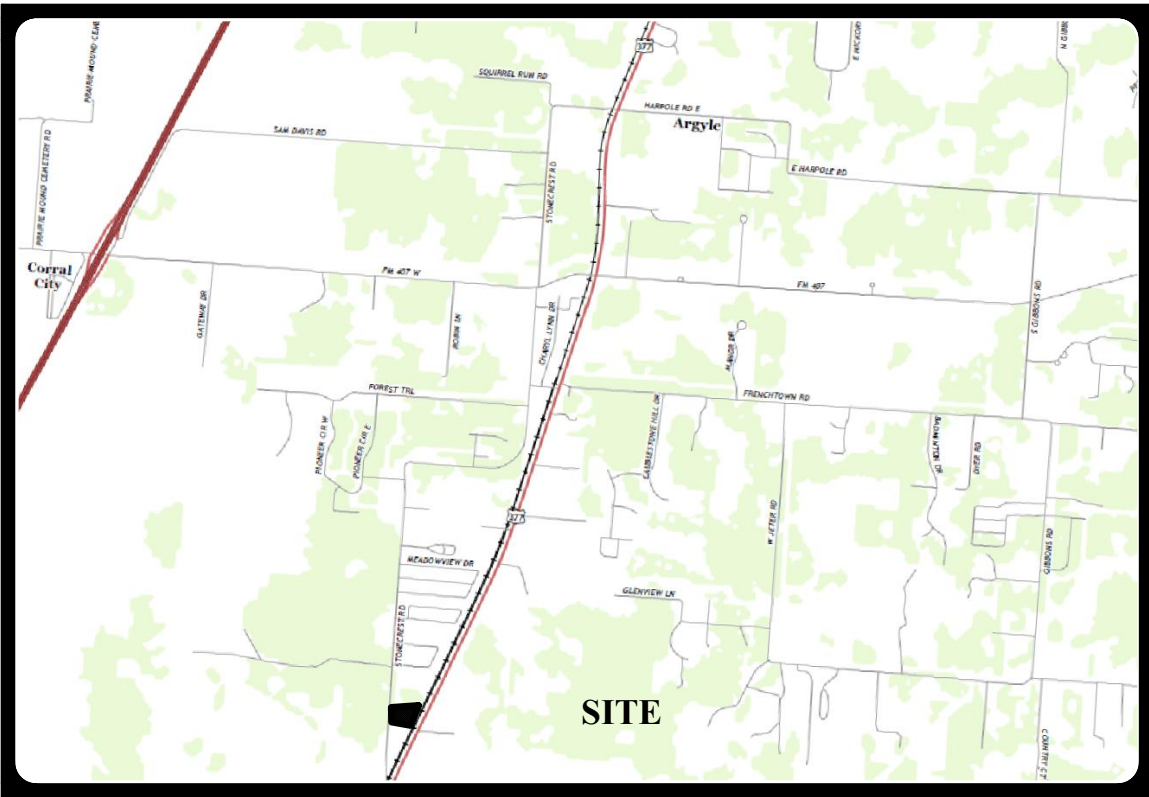
OWNER/DEVELOPER
Allen Trigueiro
65 Highgate Road,
Kensington, CA 94707

OWNER/DEVELOPER
Scott Quinn
PO Box 1215
Ennis, TX 75120-1215

OWNER/DEVELOPER
Dominick and Ximena Valenti
2527 Platinum Chase Dr.
Rosharon, TX 77583-3276

OWNER/DEVELOPER
KANCO Investment Properties, LLC
102 E. Main Street,
Henderson, TX 75652

VICINITY MAP
NOT TO SCALE



Owner's Dedication:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (Streets, alleys and common areas) shall be open to 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 the same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of 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, reconstruction, 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 purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS our hands this _____ day of _____, 20_____.

By: _____
Dominick Valenti, Owner
Ximena Valenti, Owner

Scott Quinn, Owner
KANCO Investment Properties, LLC, Owner

Allen Trigueiro, Owner

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **Dominick Valenti**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **Ximena Valenti**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **Scott Quinn**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **KANCO Investment Properties, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of _____

STATE OF _____ §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of _____, on this day personally appeared **Allen Trigueiro**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of _____

Owners' Certificate

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Dominick Valenti, Ximena Valenti, Scott Quinn, Kanco Investment Properties, LLC, and Allen Trigueiro are the owners of a 4.546 acre tract of land, more or less, situated in the T. Burress Survey, Abstract number 33, as described in Document Number 2018-35595, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot));

BEGINNING at a 1/2 inch capped rebar found for the northeast corner of a tract of land described to the Town of Flower Mound, as shown in Document Number 2015-17515, Deed Records, Denton County, Texas, and being the northwest corner of said subject tract also lying on the south line of Lot 1, Block A, Western O&M Facility Addition, an addition to the Town of Flower Mound, as described in Document Number 2016-2068, Plat Records, Denton County, Texas, and lying on the east right of way line of Stonecrest Road (Variable Width right of way);

THENCE North 86 degrees 00 minutes 38 seconds East departing the east right of way of said Stonecrest Road, with the south line of said Lot 1, a distance of 603.25 feet to a 1/2 inch capped rebar found for the southeast corner of said Lot 1, being the northeast corner of said subject tract and lying on the west right of way line of T&P Railroad (100 foot right of way);

THENCE South 21 degrees 18 minutes 46 seconds West with the west right of way line of said T&P Railroad, a distance of 475.54 feet to a 1/2 inch rebar found for the northeast corner of a tract of land described to Jones Road Properties, LTD, as described in Document Number 2016-77590, Deed Records, Denton County, Texas, also being the southeast corner of said subject property;

THENCE North 79 degrees 46 minutes 58 seconds West departing the west right of way line of said T&P Railroad, with the north line of said Jones Road Properties tract, a distance of 429.06 feet to a 1/2 inch rebar with a cap stamped "ASC" set for the northwest corner of said Jones Road Properties tract, same being the northeast corner of a tract of land described to the Town of Flower Mound, as described in Document Number 2014-88891, Deed Records, Denton County, Texas, also being the southeast corner of said first-referenced Town of Flower Mound Tract, and lying on the east right of way of said Stonecrest Road;

THENCE North 01 degrees 06 minutes 57 seconds West with the east right of way of said Stonecrest Road, with the east line of said first-referenced Town of Flower Mound tract, a distance of 6.01 feet to a 1/2 inch rebar with a cap stamped "ASC" set for corner;

THENCE North 01 degrees 10 minutes 53 seconds West, continuing with the east line of said Stonecrest Road, and the east line of said first-referenced Town of Flower Mound tract, a distance of 319.00 feet to THE POINT OF BEGINNING and containing 198,023 square feet or 4.546 acres of land, more or less.

Surveyor's Certificate

STATE OF TEXAS §

COUNTY OF DENTON §

This is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/29/2019

Thomas W. Mauk, R.P.L.S.
No. 5119

STATE OF TEXAS §

COUNTY OF DENTON §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20_____.

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman
Planning and Zoning Commission

Lexin Murphy,
Director of Development Services

_____, 20_____
Date

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT
STONECREST WAY ADDITION
LOTS 1, 2, AND 3, BLOCK A

an Addition to the Town of Flower Mound, Denton County, Texas,
being a Record Plat of Lots 1, 2 and 3, Block A
StoneCrest Way Addition,
being 4.546 acres out of the T. Burress Survey, Abstract No. 33,
Town of Flower Mound, Denton County, Texas



ENGINEER
CRANNELL CRANNELL MARTIN ENGINEERING
2570 JUSTIN ROAD
LEWISVILLE, TEXAS 75077
972-691-6633

DRAWN BY: G.L.C. DATE: 07/12/2018 CHECKED BY: T.M. JOB NO.: 201806018

-- 2018 --



**PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 4
REGULAR ITEM**

DATE: May 13, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: Consider a request for a Record Plat (RC18-0011 - Southgate, Phase IV) to create a non-residential subdivision. The property is generally located south of the intersection of Long Prairie Road and 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. There are no outstanding issues.

The project has a companion site plan application (SP18-0020) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of the record plat is to create a buildable lot to be developed with five office/warehouse buildings as noted in the above referenced site plan application. The subject property is undeveloped and contains approximately 30.358 acres of land. The property is located within Planned Development District-134 (PD-134) for the Southgate Development which allows both non-residential and residential uses.

The plat depicts required setbacks, buffers, and easements. Access to the lots will be from Long Prairie Road. Mutual access easements have been provided within the lots to promote internal vehicular circulation.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

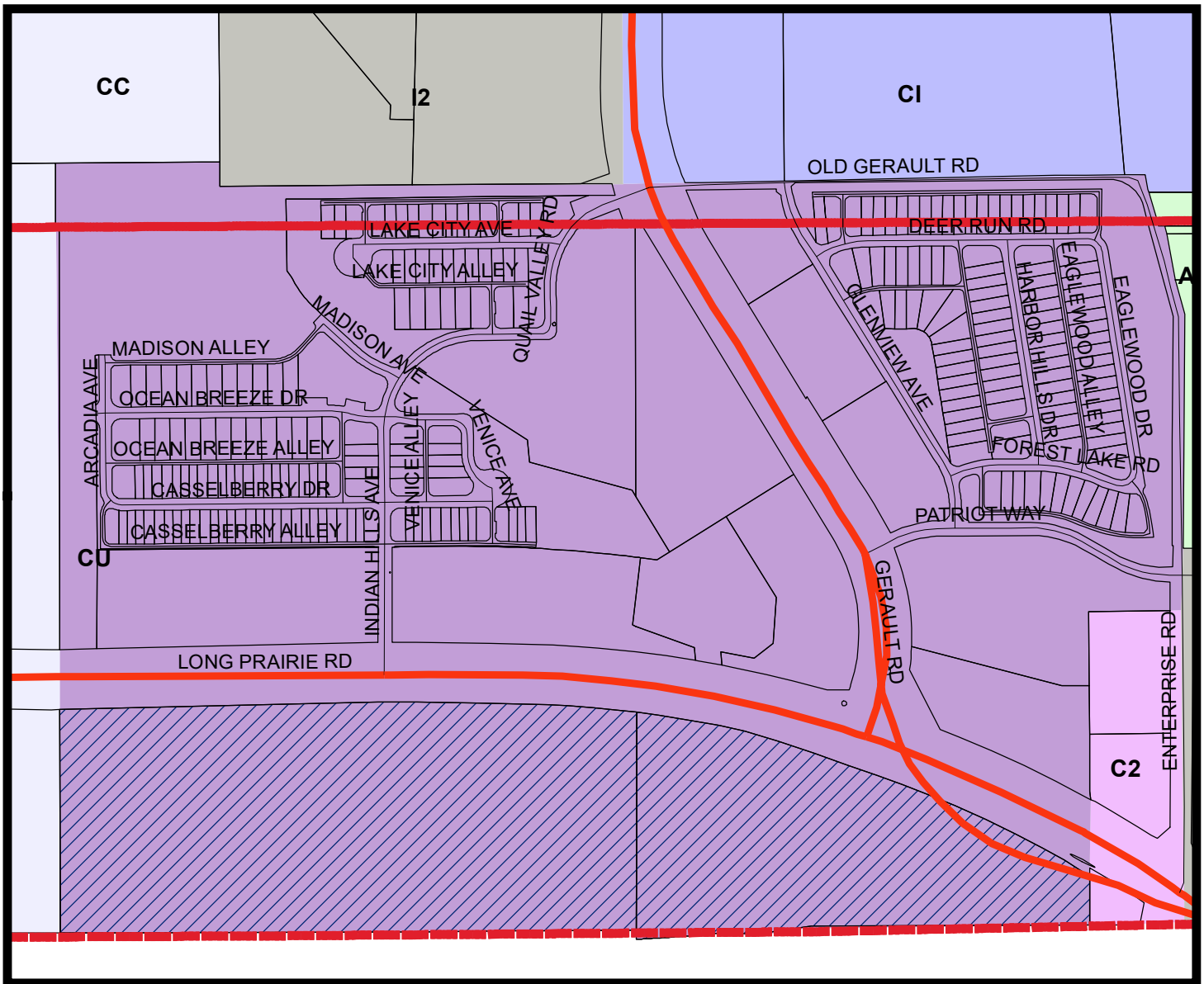
B. Application Details

1. Record Plat Package

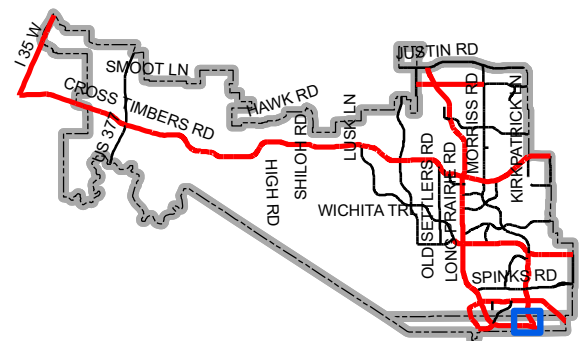
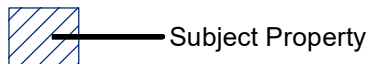
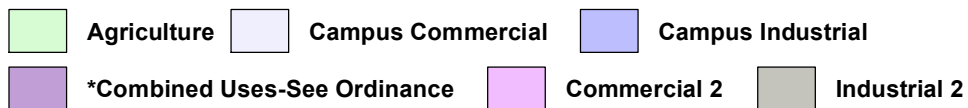


Vicinity Map

Reference Project: RC18-0011 & SP18-0020



LEGEND



Map Location



December 10, 2018
AVO 33197

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

RE: LETTER OF INTENT: EASTGROUP FLOWER MOUND
Eastgroup Properties
Flower Mound, Texas

Dear Mr. Russell:

The intent of this letter is to begin the approval process as it pertains to the Site Plan and Record Plat of 5 proposed light industrial warehouses on a 30.36 acre parcel of land. This property is located south of the intersection of FM2499 and Gerault Street and owned by Eastgroup Properties.

Site Specifics are located below:

Existing Zoning: PD-134 Southgate, Zone SG-C1
Proposed Zoning: No Change to Proposed Zoning
Site Acreage: 30.36 Acres
Proposed Use: Office/Warehouse Building
Proposed Building 1 Area: 39,225 Square feet
Proposed Building 2 Area: 79,234 Square feet
Proposed Building 3 Area: 75,635 Square feet
Proposed Building 4 Area: 81,705 Square feet
Proposed Building 5 Area: 94,165 Square feet
Phase 1: Buildings 1, 2, and 3
Phase 2: Buildings 4 and 5

The site is anticipated to be built in 2 phases and platted all on 1 lot. The first phase would encompass Buildings 1,2, and 3 as well as mass grading for Buildings 4 and 5 and the construction of a retaining wall along the perimeter of the future Building 5.

The proposed parking exceeds the 250 parking space threshold for a large development, so a parking study has been prepared. Based on an anticipated 30% office, the parking is under the allowable 20% overage.

An existing TxDOT channel that collects runoff north of FM 2499 is in the process of being regraded to remove sediment. This channel discharges south into existing culverts near a golf course in Grapevine, Texas. The site will utilize a proposed retention pond on the eastern side of the property to detain flows into the golf course culverts.

Deceleration lanes and driveway entrance locations are part of a separate permit that has been approved by TxDOT.



Chuck Russell
Town of Flower Mound
12/10/2018
Page 2

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

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Robert E. Gossett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Robert Gossett, PE

JAMES M. BAKER SURVEY,
ABSTRACT NO. 167

HALFF ASSOCIATES INC. ENGINEERS ~ SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=100' AVO. 33197 SEPTEMBER,

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TBPLS FIRM NO. 10029600
TEL: 214-346-6200
CONTACT: GETSY J. SUTHAN, RPLS

 $(1/2)$

AVIGATION EASEMENT AND RELEASE

THE STATE OF TEXAS)
)
)
)

COUNTY OF DENTON

WHEREAS, _____ hereinafter called "Owner" (whether one or more), is the owner of that certain parcel of land situated in the Town of Flower Mound, Denton County, Texas, being more particularly described on the subdivision plat or in Exhibit "A" attached hereto and incorporated by reference herein, as the case may be;

NOW, THEREFORE, in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLAR and other good and valuable consideration, the receipt and sufficiency of which is hereby fully acknowledged and confessed, Owner does hereby waive, release, remise, quitclaim and surrender to the Dallas-Fort Worth Regional Airport Board, the Cities of Dallas, Texas and Fort Worth, Texas, the Town of Flower Mound, Texas, municipal corporations, their successors and assigns, hereinafter collectively called "Cities," for the use and benefit of the public and its agencies, any and all claims for damages of any kind that Owner may now have or may hereafter have in the future by reason of the passage of all aircraft ("aircraft" being defined for the purposes of this instrument as any contrivance now known or hereafter invented, used, or designed for navigation of or flight in the air) by whomsoever owned and operated, in the air space over Owner's property above a level measured 150 feet from the average ground level of said property as same presently exists, to an infinite height above said 150 feet from the average ground level, or the causing in all air space above the surface of Owner's property such noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused by the operation of aircraft landing at, or taking off from, or operating at or on the Dallas-Fort Worth Regional Airport; and Owner does hereby fully waive, remise and release any right or cause of action which it may now have or which it may in the future have against Cities, their successors and assigns, whether such claim be for injury to person or damages to or taking of property, due to noise, vibration, fumes, dust, fuel and lubricant particles, and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating and/or maintenance of aircraft landing at, or taking off from, or the operation and/or maintenance of aircraft or aircraft engines at or on said Dallas-Fort Worth Regional Airport. This instrument does not release the owners or operators of aircraft from liability for damage or injury to person or property caused by falling aircraft or falling physical objects from aircraft, except as stated herein with respect to noise, fumes, dust, fuel and lubricant particles.

It is agreed that this Release shall be binding upon Owner's heirs and assigns, and successors in interest to said property described on the subdivision plat or in Exhibit "A" attached hereto, as the case may be, and it is further agreed that this instrument shall be a covenant running with the land, and shall be recorded in the Deed Records of Denton County, Texas.

EXECUTED at _____, Texas, this _____ day of _____, A. D., 20 ____.

OWNER

OWNER

OWNER

ATTEST:

THE STATE OF TEXAS)
COUNTY OF DENTON)
)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A. D., 20 ____.

NOTARY PUBLIC in and for the
State of Texas

My commission expires:

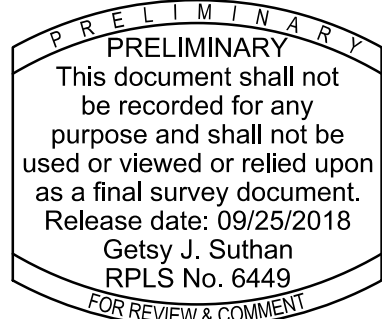
THE STATE OF TEXAS)
COUNTY OF DENTON)
)

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, A. D., 20 ____.

NOTARY PUBLIC in and for the
State of Texas

My commission expires:



RECORD PLAT

OF
LOT 1, BLOCK 1
SOUTHGATE PHASE IV

BEING
30.358 ACRE TRACT
SITUATED IN THE

J. KNIGHT SURVEY, ABSTRACT NUMBER 692 &
J. TURNER SURVEY, ABSTRACT NUMBER 1251

AN ADDITION TO THE

TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS

PREPARED BY



2 / 2

HALFF ASSOCIATES INC. ENGINEERS - SURVEYORS
1201 NORTH BOWSER ROAD RICHARDSON, TEXAS 75081
(214) 346-6200 SCALE: 1"=100' AVO. 33197 SEPTEMBER, 2018

OWNER/DEVELOPER

EASTGROUP PROPERTIES, L.P.
7301 N. STATE HIGHWAY 161, SUITE 215
IRVING, TX 75039
EMAIL: REID.DUNBAR@EASTGROUP.NET
TEL: 972-386-8700
CONTACT: REID DUNBAR

ENGINEERS/SURVEYORS

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081-2275
TBPLS FIRM NO. 10029600
TEL: 214-346-6200
CONTACT: GETSY J. SUTHAN, RPLS



**PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 5
REGULAR ITEM**

DATE: May 13, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Consider a request for a Site Plan (SP18-0020 - Eastgroup Flower Mound, Phase 1) to develop five warehouse buildings. The property is generally located south of the intersection of Long Prairie Road and 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. There is an unresolved item related to architectural elements within the Architectural Impact Zone that will necessitate special consideration by the Commission (see Analysis below).

The project has a companion record plat application (RC18-0011) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop five office/warehouse buildings totaling approximately 369,964 square feet. The subject site contains approximately 30.358 acres and is currently vacant. Access to the property will be from Long Prairie Road.

The property is located within Planned Development District-134 (PD-134) for the Southgate Development, which allows both non-residential and residential uses. This development is bisected by two major arterials, Long Prairie Road and Gerault Road that essentially divide the development into three subareas – the Northeast Tract, the Northwest Tract, and the South Tract. The area of consideration for this site plan application is the non-residential portion of the South Tract.

This PD created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards, architectural standards, etc. The subject site is located with Southgate Commercial-1 (SG-C1) subzone which allows 'Office Flex' use by right. This use is defined as "Office space with ancillary warehouse space which shall not exceed eighty eight percent (88%) of the gross building square footage."

The breakdown of warehouse to office percentage information is tabulated below:

	Total Building Area (in sq. ft)	Warehouse % (Max. 88% per PD)	Office % (Min. 12% per PD)
Building 1	39,225	70% Max.	30% Min.
Building 2	79,234	70% Max.	30% Min.
Building 3	75,635	70% Max.	30% Min.
Building 4	81,705	70% Max.	30% Min.
Building 5	94,165	88% Max.	12% Min.

The site will be developed in phases, with Buildings 1, 2 and 3 being developed in the first phase, and Buildings 4 and 5 in the second phase. Parking for this development is calculated at the rate of 1 space per 2,000 square feet for warehouse use and 1 space per 250 square feet for office use. The requirement per the Town's code is 504 spaces and the site plan depicts 589 spaces making the development 17 percent over the Town's requirements, which is within the allowable 20 percent deviation. Since this is deemed as a large development requiring 250 parking spaces or more, a parking study has been provided (see Attachment A(3)). The attached site plan and landscape plan provide for required setbacks and street buffers and comply with landscape provisions in PD-134 and Town's landscape standards.

III. UNRESOLVED ITEM

The subject site is located within the Architectural Impact Zone (AIZ) within the Lakeside Business District Area Plan. Staff and the applicant are in disagreement regarding the proposed use of building materials and whether they meet the intent of the AIZ:

Architectural Impact Zone

The land in this zone in the Lakeside Business District is highly visible from northbound traffic on International Parkway as it enters Flower Mound. Because of the prominence of this site, and its significance to the Town's entry, buildings in this zone as seen from International Parkway should be designed with particular attention to architectural quality and features.

Architectural Impact Zone: architectural elements visible from International Parkway

- Industrial buildings are not precluded from this zone.
- Facades and elevations seen from International Parkway should be of significantly higher architectural quality than is generally associated with industrial buildings.
- Mechanical systems in this zone should be 100% screened from view from the International Parkway public right of way.



Example of industrial building with high architectural quality facade



Example of industrial building with high architectural quality facade

- **Existing buildings within the Lakeside Business District:** Predominantly, buildings within this district are large warehouse buildings. As allowed by the Town's Urban Design Plan (UDP), articulation for many of these warehouse buildings is concentrated at building entry points or at the corners. The articulations include use of a different building material, typically stone, and change in plane to break the monotonous, uninterrupted walls.
- **Applicant's proposed office/warehouse buildings:** The proposed buildings utilize articulated facades (change in planes), two levels of windows to provide the appearance of office buildings, and wall treatments to provide color and texture on facades that are adjacent to or highly visible from Long Prairie Road. However, the buildings lack material diversity as stated in the Architectural Impact Zone provisions.
- **Staff's interpretation:** During the site plan application review, staff has stated several times to the applicant that they need to incorporate material diversity into the design of the buildings. Addition of material diversity (stone) would not minimize the other architectural details included in the current façade design. Stone is deemed a high quality material due to its designation as primary masonry, and is utilized by many other warehouse buildings within the Lakeside Business District.

As stated in the UDP, P&Z can determine whether a proposed building design is in compliance with required standards if the applicant disagrees with staff's interpretation.

1. Design Review

- 1.1. Determination of a proposed building design's compliance with these standards will be made by the Town's staff and/or Planning and Zoning Commission and Town Council.
- 1.2. In considering conformance to these standards, the Town will evaluate the suitability of meritorious design that might not comply exactly with these standards, but that is of exceptional enough design quality that it would be a desirable addition to the Town.

The Development Standards and Development Agreement for the Southgate development can be viewed on a dedicated web page:

<http://www.flower-mound.com/1386/Southgate-at-Flower-Mound>.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study

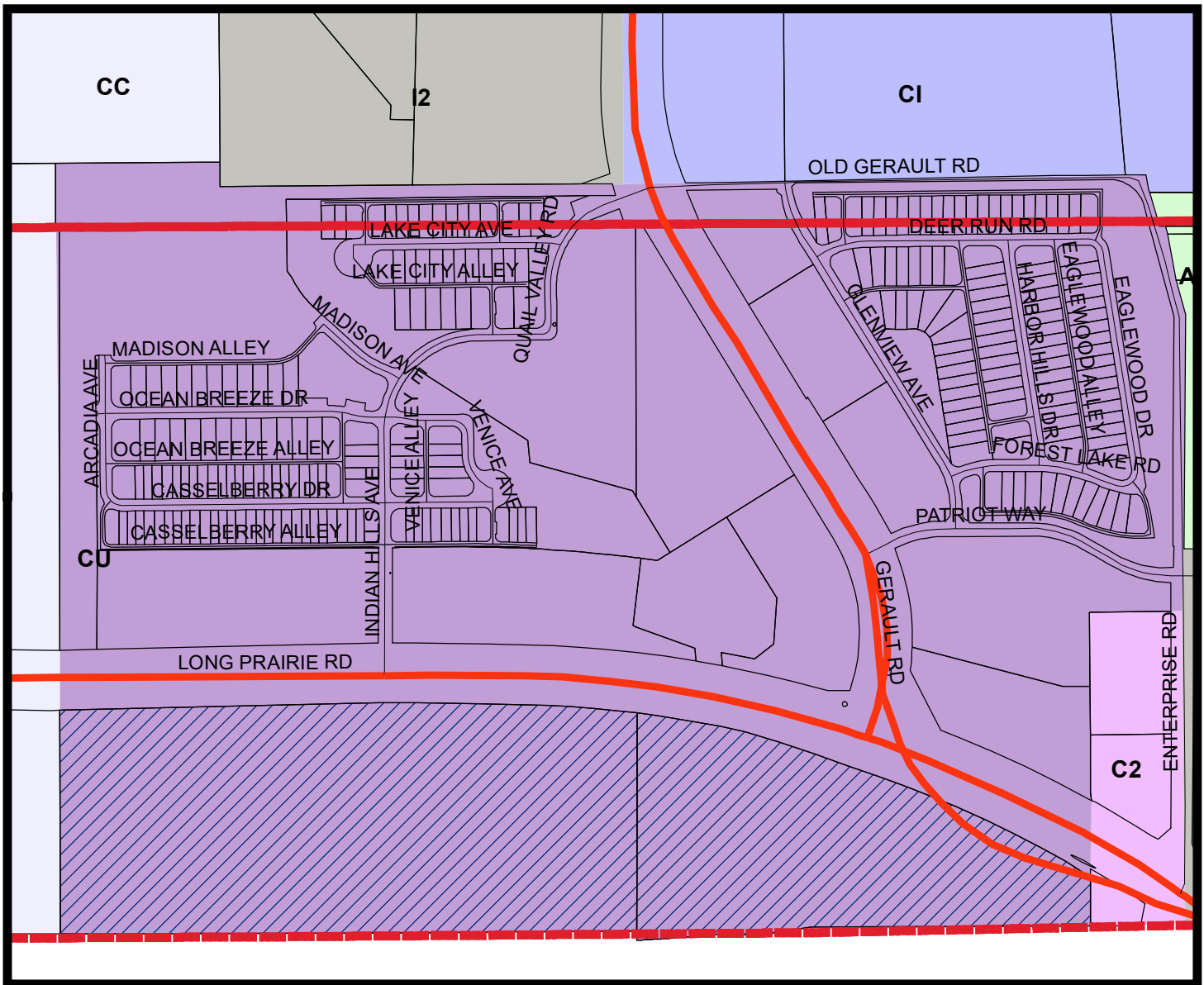
B. Application Details

1. Site Plan Package

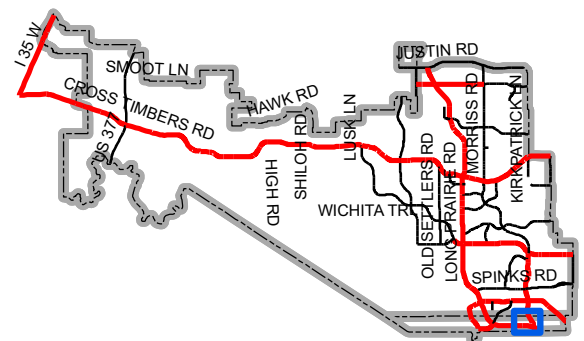
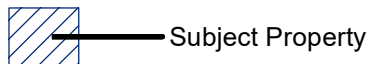
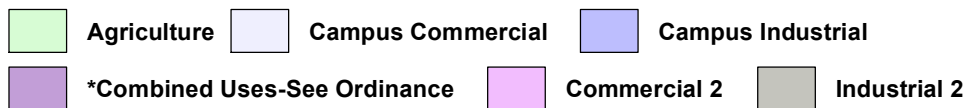


Vicinity Map

Reference Project: RC18-0011 & SP18-0020



LEGEND



Map Location



December 10, 2018
AVO 33197

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

RE: LETTER OF INTENT: EASTGROUP FLOWER MOUND
Eastgroup Properties
Flower Mound, Texas

Dear Mr. Russell:

The intent of this letter is to begin the approval process as it pertains to the Site Plan and Record Plat of 5 proposed light industrial warehouses on a 30.36 acre parcel of land. This property is located south of the intersection of FM2499 and Gerault Street and owned by Eastgroup Properties.

Site Specifics are located below:

Existing Zoning: PD-134 Southgate, Zone SG-C1
Proposed Zoning: No Change to Proposed Zoning
Site Acreage: 30.36 Acres
Proposed Use: Office/Warehouse Building
Proposed Building 1 Area: 39,225 Square feet
Proposed Building 2 Area: 79,234 Square feet
Proposed Building 3 Area: 75,635 Square feet
Proposed Building 4 Area: 81,705 Square feet
Proposed Building 5 Area: 94,165 Square feet
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Phase 2: Buildings 4 and 5

The site is anticipated to be built in 2 phases and platted all on 1 lot. The first phase would encompass Buildings 1,2, and 3 as well as mass grading for Buildings 4 and 5 and the construction of a retaining wall along the perimeter of the future Building 5.

The proposed parking exceeds the 250 parking space threshold for a large development, so a parking study has been prepared. Based on an anticipated 30% office, the parking is under the allowable 20% overage.

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Deceleration lanes and driveway entrance locations are part of a separate permit that has been approved by TxDOT.



Chuck Russell
Town of Flower Mound
12/10/2018
Page 2

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

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Robert E. Gossett". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Robert Gossett, PE



1201 North Bowser Road
Richardson, Texas 75081-2275

Technical Memorandum

TO: Chuck Russell, AICP – Town of Flower Mound
FROM: Scott Booth, PE, PTOE
DATE: November 29, 2018
RE: Parking Study for EastGroup Development



S. P. Booth

11/29/2018 TBPE Firm F-312

EastGroup Properties has requested that Halff Associates, Inc. (Halff) prepare a parking study for the EastGroup development located on Long Prairie Road (FM 2499) in Flower Mound, Texas. The following technical memorandum is a summary of the parking study generated for the proposed development.

Introduction

The proposed development consists of five light industrial/warehouse type buildings located on the south side of Long Prairie Road (FM 2499) (See Figure 1 below). This study addresses the parking demand associated with the approximate combined 370,000 square feet of space within the five buildings, with 30 percent being allocated for office use.



Trafficware Synchro 10 screenshot reprinted with permission from Microsoft Bing Maps

Figure 1 – Aerial Overview of Site Location

Typical warehouse developments include some office space that is associated with warehouse activity. The range of office space varies depending on the number of users in the development. For a large warehouse development with a single user, the percent of total space dedicated to office is usually minimal (less than five percent). For this development, it is anticipated that there will be more small users in each building (versus a single user) resulting in a projected need for 30 percent of the total building space being dedicated to office. The additional office space requires more parking and with the increased parking totals, a parking study is required by the Town of Flower Mound.

Parking Demand

As mentioned above, the proposed development will consist of a warehouse type use with a project 30 percent of the total space being office use. Table 1 summarizes the parking demand based on town code and ITE parking generation.

Table 1 – Trip Generation Summary

Source	Demand Calculation	Variable	Req Parking (Spaces)	Total	% Town Req
Town of Flower Mound	1 sp/300 sqft office	111,000 sqft	370	504	100.0
	1 sp/2000 sqft warehouse	259,000 sqft	134		
ITE Parking Generation	1.2 sp/1000 sqft	370,000	444	444	88.1
ITE Parking Generation	1.3 sp/employee (assume 1 emp/1000 sqft)	370	481	520	95.4
Actual Spaces Provided	n/a		598	598	118.6

The Town of Flower Mound requirements for the combined warehouse and office use per code is 504 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 along with the actual spaces provided. For warehouse use, the US Energy Information Administration (EIA) shows an average of 1,500 square feet per employee. Given that more, smaller businesses than typical are anticipated for the proposed development, the square footage per employee was reduced to 1,000, resulting in 370 employees total.

Parking Provided

The developer is proposing 598 total spaces for vehicular traffic, not including the truck bays. The proposed parking is 18.6 percent more compared to that required by town code (504 spaces) and is 15 percent more than the projected ITE parking generation rate of 1.3 spaces per employee (520 spaces). The requested number of parking spaces falls within the town code, plus or minus 20 percent of required spaces, and is generally in line with the ITE parking generation recommendation based upon number of employees.

Summary

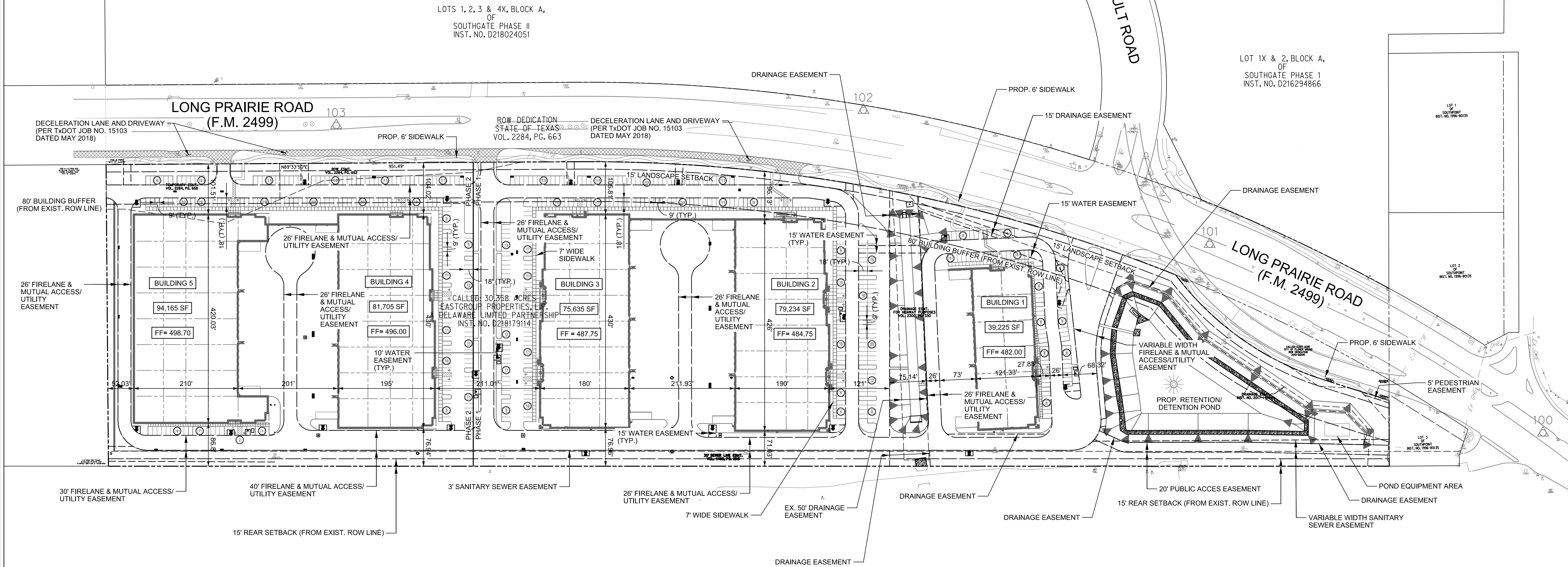
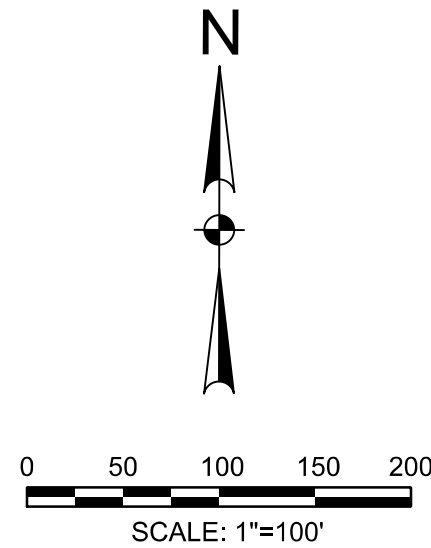
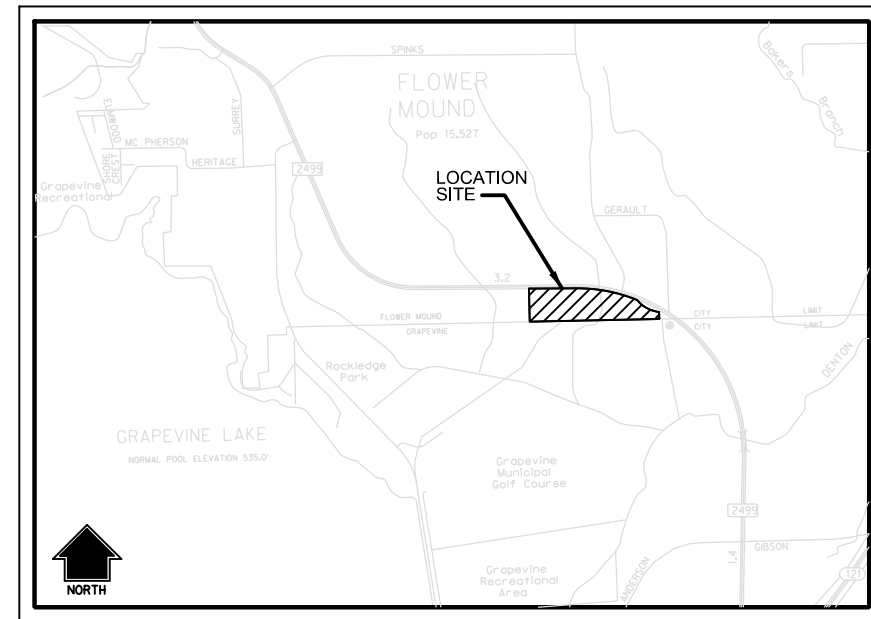
Based on the review of parking demand from the Town of Flower Mound and other sources, the proposed parking of 598 spaces falls within the anticipated range for parking demand associated with the proposed use and allows for a larger number of small users at the development.

SITE DATA TABLE	
NAME	EastGroup Flower Mound
ADDRESS	
COUNTY	Tarrant County, Texas
TOTAL SITE AREA	30.36 Acres
ZONING	PD-134 Zone 56-C1
CURRENT USE	Undeveloped
PROPOSED USE	Light Industrial
LOT COVERAGE DATA	
BUILDING COVERAGE	28%
IMPERVIOUS COVERAGE	43%
PERVIOUS COVERAGE	29%
LOT PARKING DATA	
REQUIRED PARKING	504
PROVIDED PARKING	589
PERCENT OVER PARKED	17%

Master Plan Features	
Land Use Plan	Lakeside Business District
Urban Design Plan	Lakeside Business District
Parks and Trails	Trail on North Side of FM2499
Open Space Plan	Not Applicable
Thoroughfare Plan	Major Arterial Road - FM2499 (160' ROW)
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District
Economic Impact	Five Office/Warehouse Buildings

SITE PLAN 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. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. 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.



BUILDING 1 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	40	70
WAREHOUSE AT 1 PER 2000 SF	14	14
TOTAL SF	54	84
PERCENT OVER PARKED	55.6%	
HANDICAP PARKING	4	4

BUILDING 2 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	80	117
WAREHOUSE AT 1 PER 2000 SF	28	28
TOTAL SF	108	145
PERCENT OVER PARKED	34.3%	
HANDICAP PARKING	6	6

BUILDING 3 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	76	118
WAREHOUSE AT 1 PER 2000 SF	27	27
TOTAL SF	103	145
PERCENT OVER PARKED	40.8%	
HANDICAP PARKING	6	6

BUILDING 4 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	82	111
WAREHOUSE AT 1 PER 2000 SF	29	29
TOTAL SF	111	140
PERCENT OVER PARKED	26.1%	
HANDICAP PARKING	6	6

BUILDING 5 PARKING SUMMARY		
PARKING SUMMARY	REQUIRED	PROVIDED
OFFICE AT 1 PER 300 SF	95	42
WAREHOUSE AT 1 PER 2000 SF	33	33
TOTAL SF	128	75
PERCENT OVER PARKED	-41.4%	
HANDICAP PARKING	4	4

SEE SHEET C0.01 FOR GENERAL NOTES

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

SURVEY CONTROL TABLE				
NUMBER	NORTH	EAST	ELEVATION	DESCRIPTION
100	7045374.788	2416234.1395	474.29	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
101	7045753.508	2415563.0305	476.30	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
102	7046022.0795	2414866.4005	482.90	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP
103	7045990.1216	2413806.0688	493.07	SET 1/2-INCH IRON ROD W/ RED PLASTIC CAP

EASTGROUP FLOWER MOUND
SOUTHGATE COMMERCIAL - SOUTH TRACT
FLOWER MOUND, TEXAS



Revision No.	Date	Description

Project No.:	33197
Issued:	APRIL, 2019
Drawn By:	CAD
Checked By:	REG
Scale:	AS SHOWN

Sheet Title
ENGINEERING SITE PLAN

C1.00
Sheet Number

BUILDING PAINT COLORS

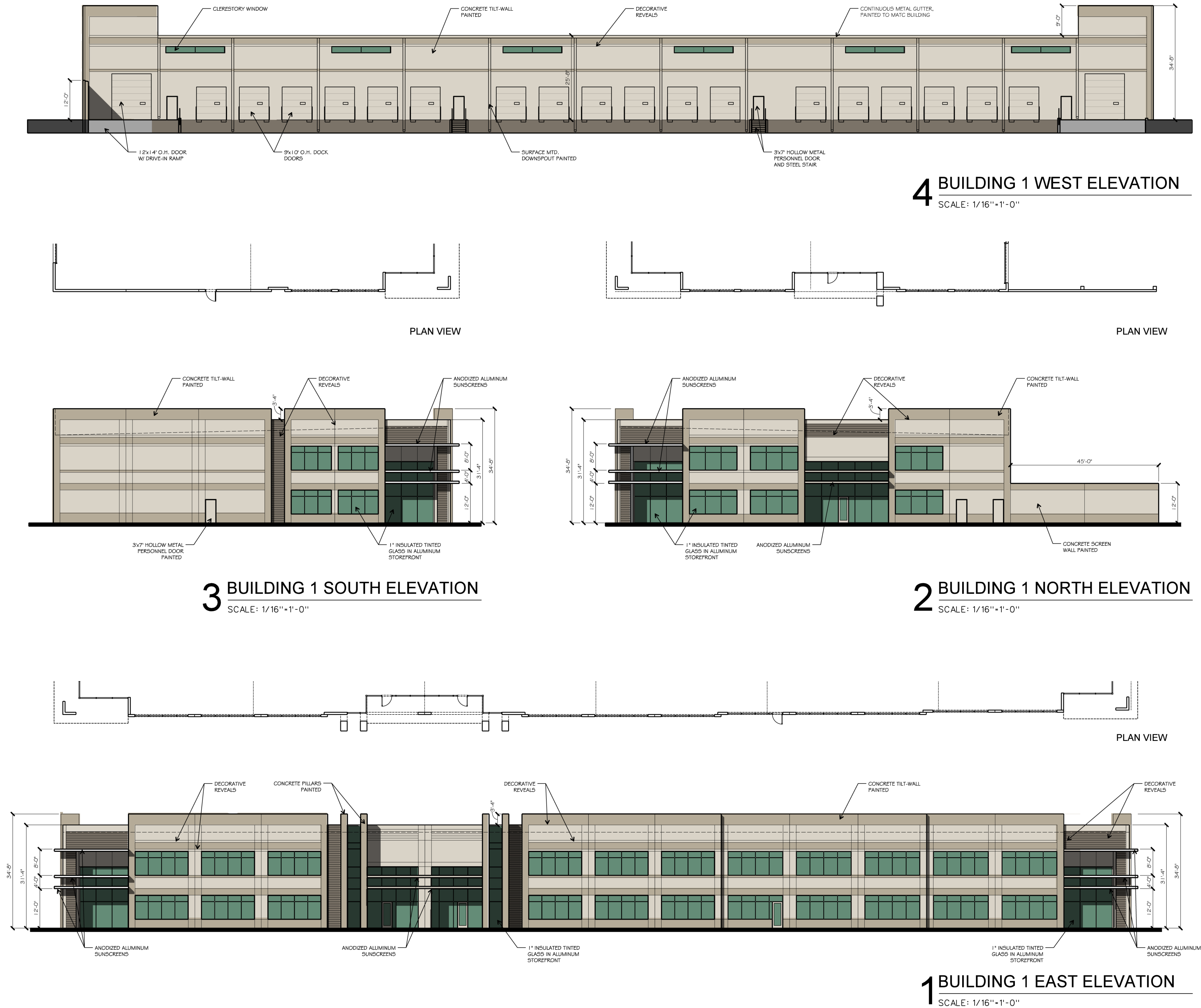
BASE COLOR: CONTEMPORARY WHITE #401Y 65/061

LIGHT ACCENT COLOR: DRY GOODS #401Y 44/095

DARK ACCENT COLOR: PLATEAU GREY #401Y 20/061

FACADE MATERIAL CALCULATIONS TABLE PER PD-134

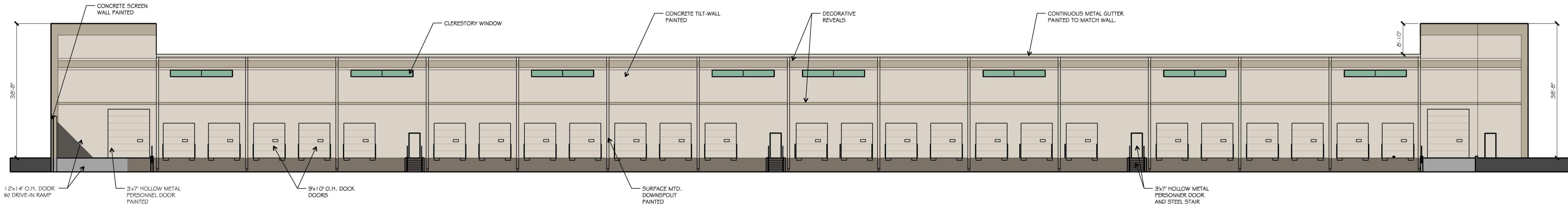
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	4,557 SF	4,114 SF	11,172 SF	10,320.9 SF
2.	FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	2,739 SF	3,492 SF	6,327 SF	8,952.9 SF
3.	DOORS AND WINDOWS	1,818 SF	622 SF	4,845 SF	1,368 SF
4.	ALUMINUM AWNINGS	80 SF	45 SF	138 SF	0 SF
5.	PRIMARY MASONRY TOTALS	2,659 SF 97.1% OF 2	3,447 SF 98.7% OF 2	6,189 SF 97.8% OF 2	8,952.9 SF 100% OF 2



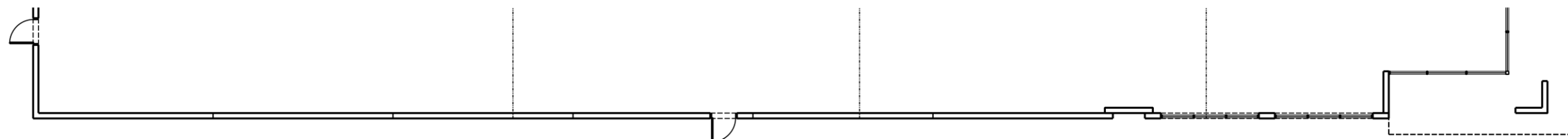
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FACADE MATERIAL CALCULATIONS TABLE PER PD-134					
	TOTAL FACADE S.F.	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	7,377 SF	7,284 SF	16,144 SF	14,837.6 SF	
2. FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,237 SF	6,842 SF	12,649 SF	11,943.6 SF	
3. DOORS AND WINDOWS	3,140 SF	442 SF	3,495 SF	2,994 SF	
4. ALUMINUM AWNINGS	80 SF	45 SF	218 SF	0 SF	
5. PRIMARY MASONRY TOTALS	4,157 SF 98.1% OF 2	6,797 SF 99.3% OF 2	12,431 SF 98% OF 2	11,843.6 SF 100% OF 2	



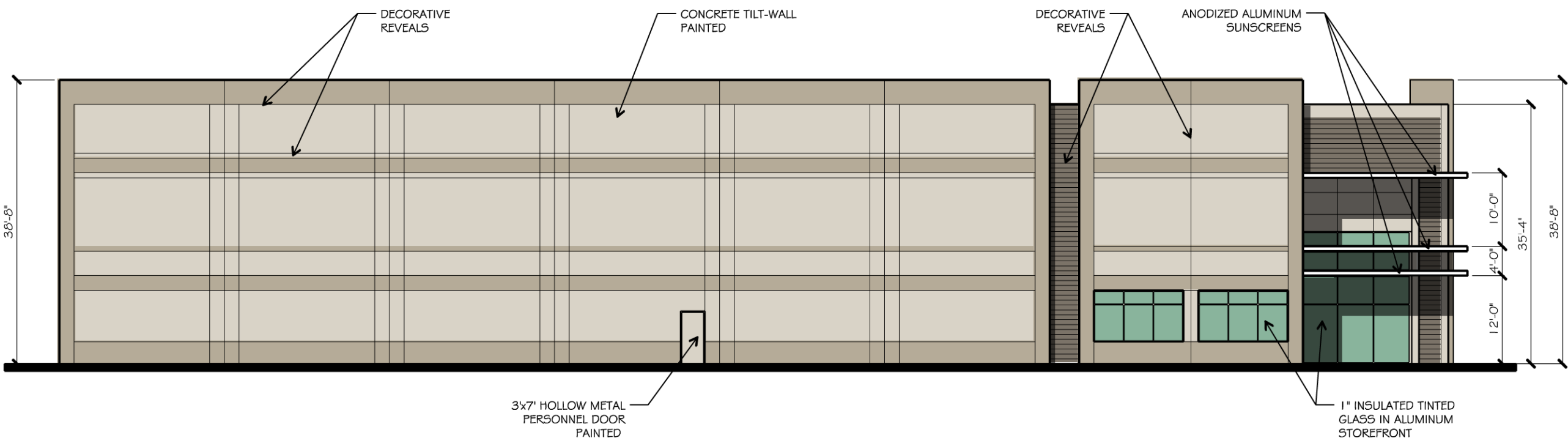
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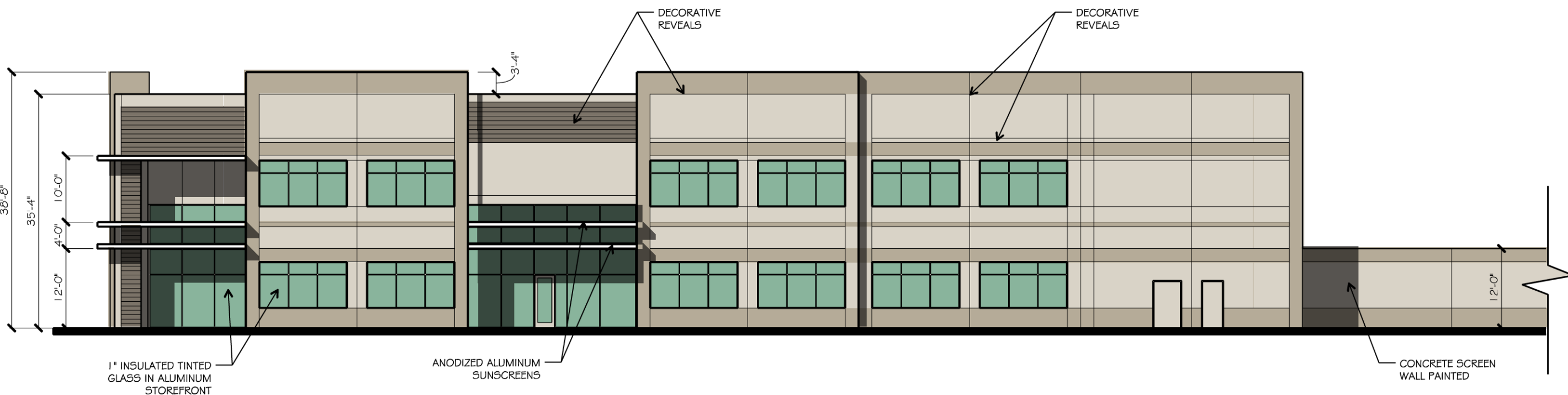
PLAN VIEW



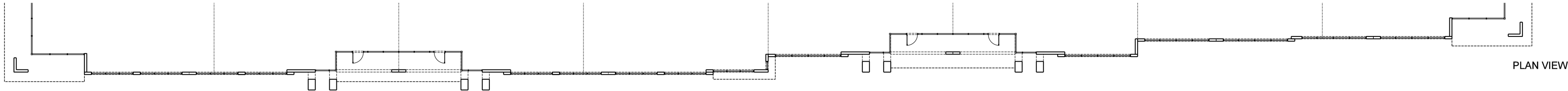
PLAN VIEW



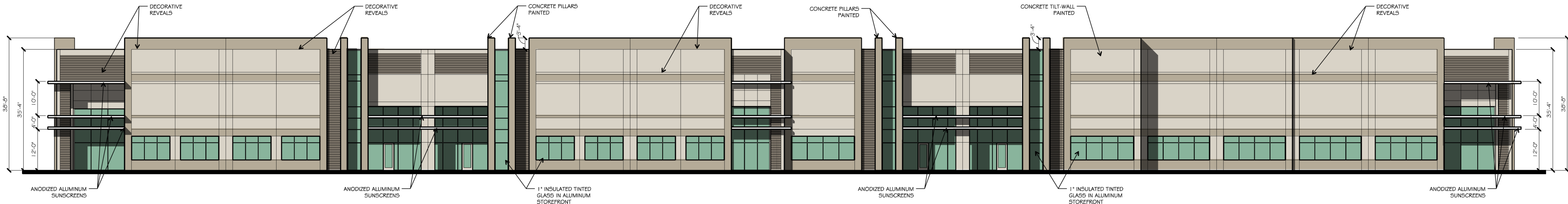
3 BUILDING 2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 BUILDING 2 NORTH ELEVATION
SCALE: 1/16"=1'-0"



PLAN VIEW



1 BUILDING 2 EAST ELEVATION
SCALE: 1/16"=1'-0"

LAKEPORT 2499
BUILDINGS 1, 2, & 3
FLOWER MOUND, TEXAS

job no
1813
sheet
A3.1

pross design group, incorporated
6310 Fairview Trail, Suite 100, Dallas, Texas 75226, 972.758.1400

REGISTERED ARCHITECT
STATE OF TEXAS
NO. 2742
EXPIRES 03/31/2019

EASTGROUP
PROPERTIES

#	DATE	DESCRIPTION

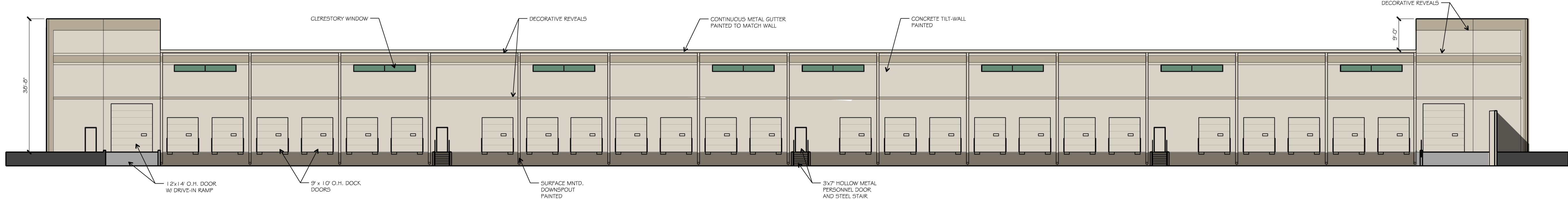
drawn:
checked:
MARK W. PROSS
date:
02/27/2019

Attachment B(1): Site Plan Package

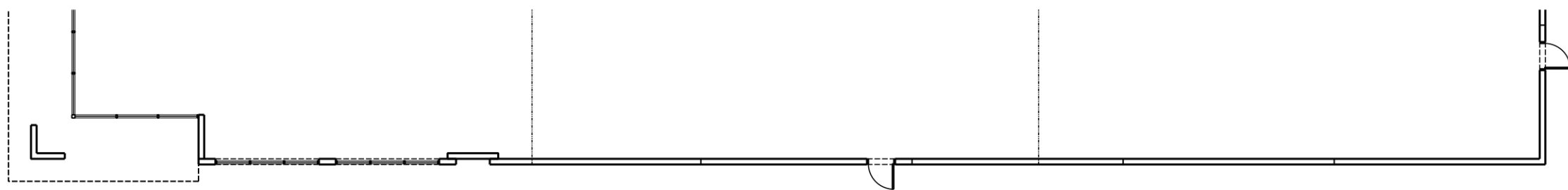
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\$ TIMES
\$ DATES
\$ FILES

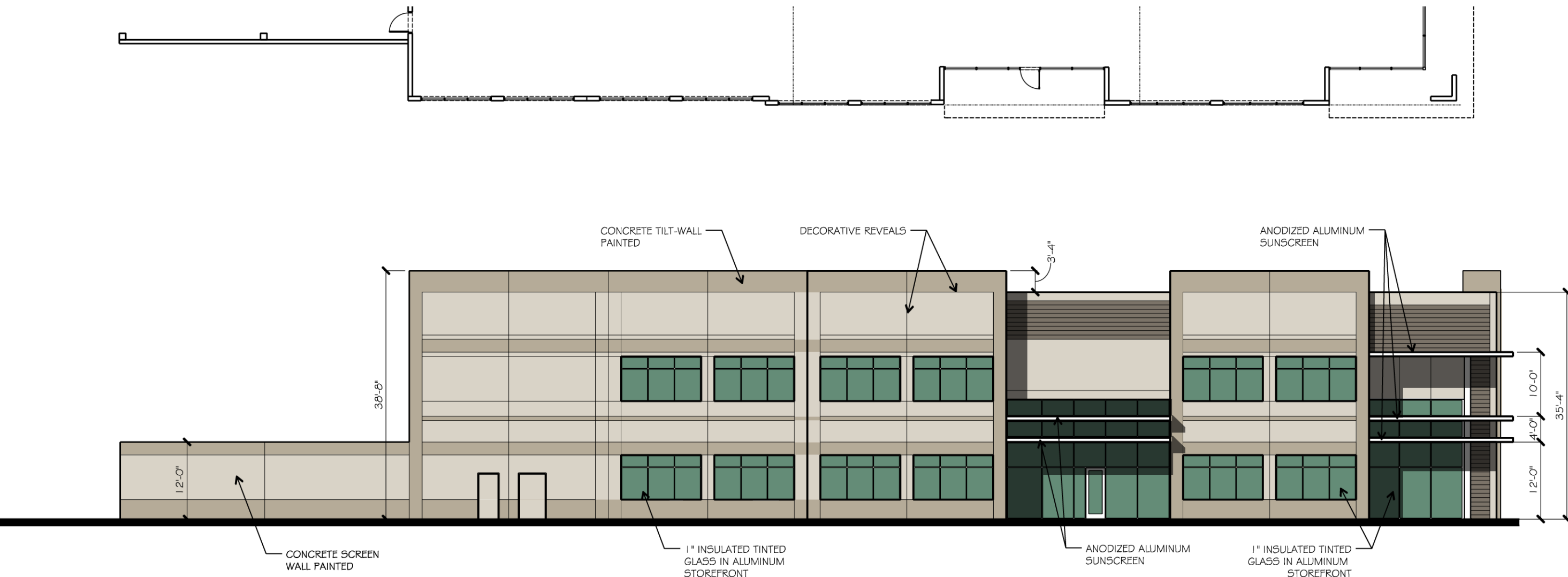
FACADE MATERIAL CALCULATIONS TABLE PER PD-134					
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	7,377 SF	7,284 SF	14,963.4 SF	16,144 SF
2.	FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	5,285 SF	6,842 SF	11,969.4 SF	12,649 SF
3.	DOORS AND WINDOWS	2,092 SF	442 SF	2,994 SF	3,495 SF
4.	ALUMINUM AWNINGS	80 SF	45 SF		218 SF
5.	PRIMARY MASONRY TOTALS	5,205 SF 98.5% OF 2	6,797 SF 99.3% OF 2	11,969.4 SF 100% OF 2	12,431 SF 98% OF 2



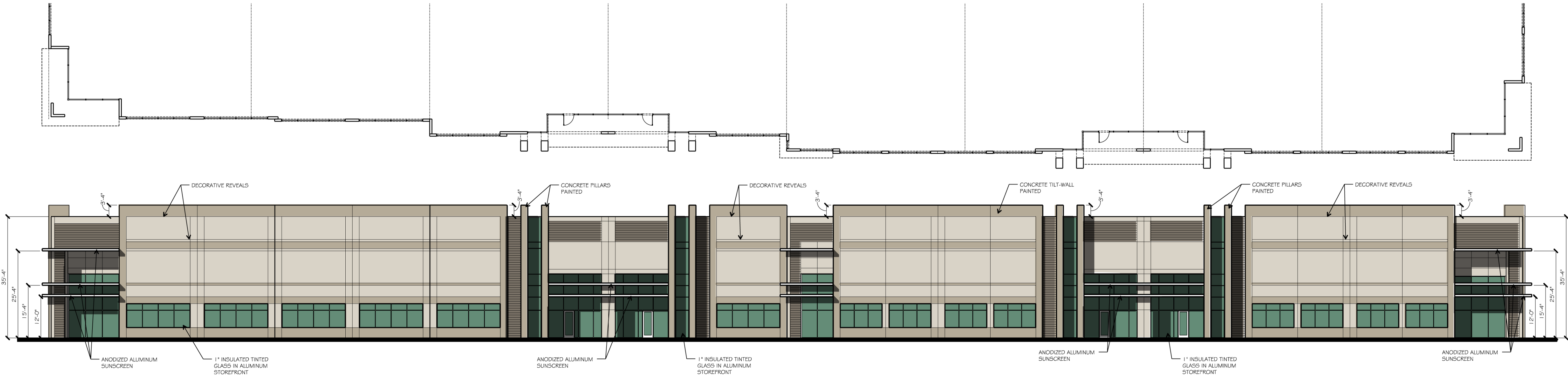
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SCALE: 1/16"=1'-0"



3 BUILDING 3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



2 BUILDING 3 NORTH ELEVATION
SCALE: 1/16"=1'-0"



1 BUILDING 3 WEST ELEVATION
SCALE: 1/16"=1'-0"

Attachment B(1): Site Plan Package

drawn: checked: MARK W. PROSS
DATE: 02/27/2019

DESCRIPTION

DATE

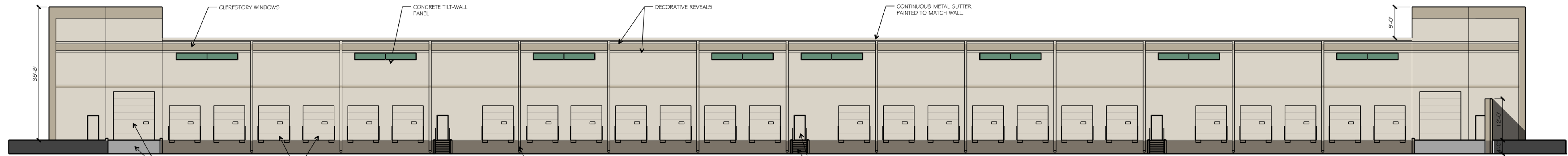
EASTGROUP PROPERTIES

REGISTERED ARCHITECT
MARK W. PROSS
STATE OF TEXAS
EXPIRES 03/31/2019

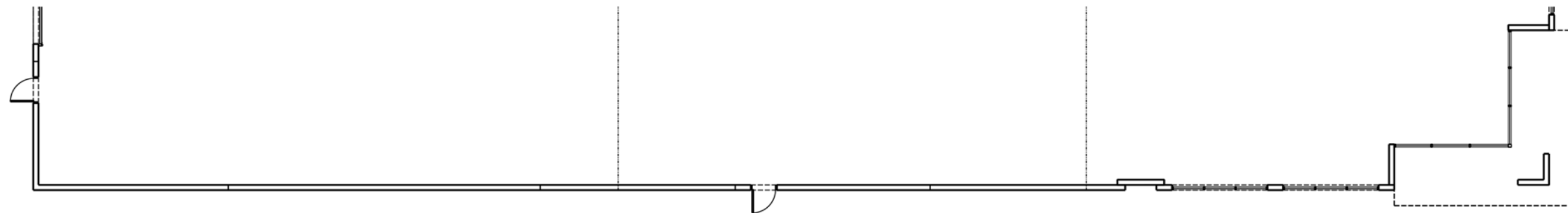
pross design group, incorporated
6310 Harvest Hill Road, Suite 100, Dallas, Texas 75230 972.758-1400

LAKEPORT 2499
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FLOWER MOUND, TEXAS

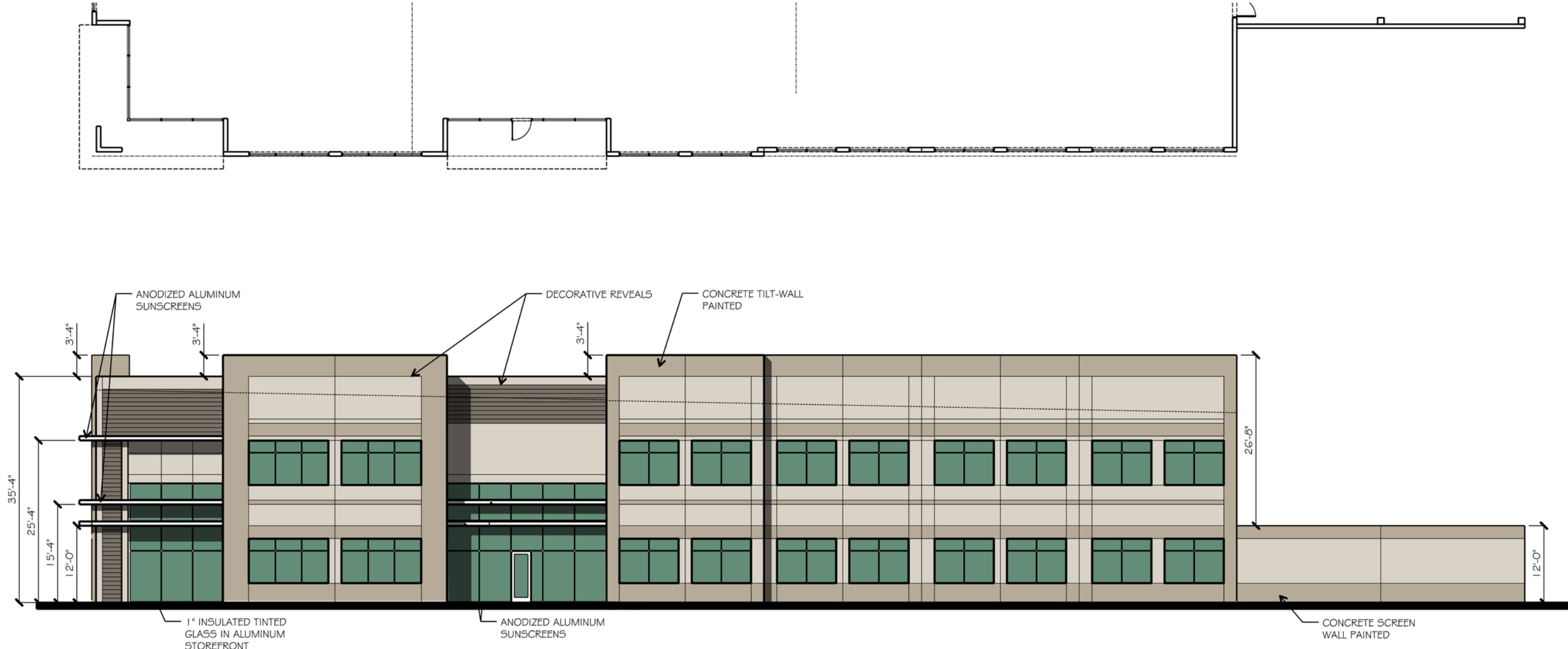
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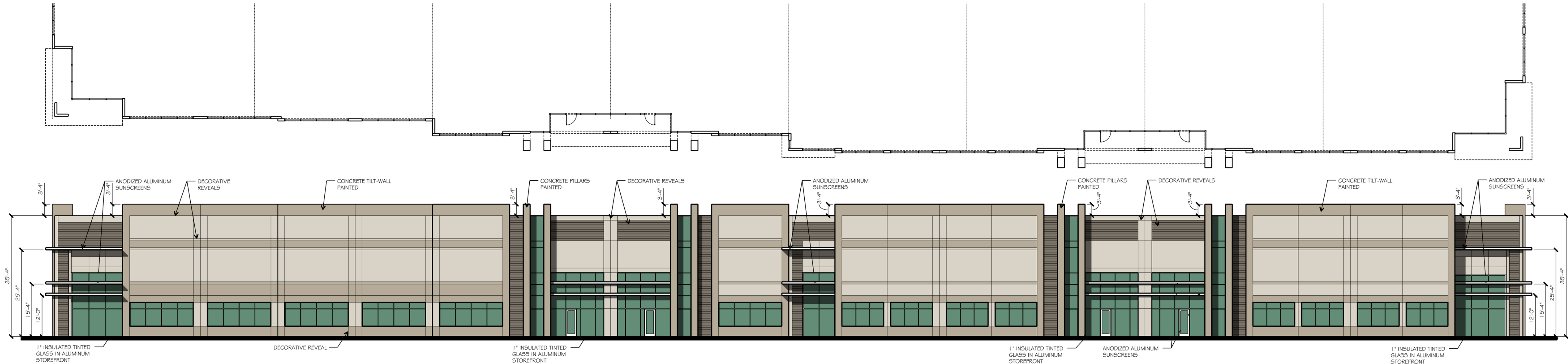
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3 BUILDING 4 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



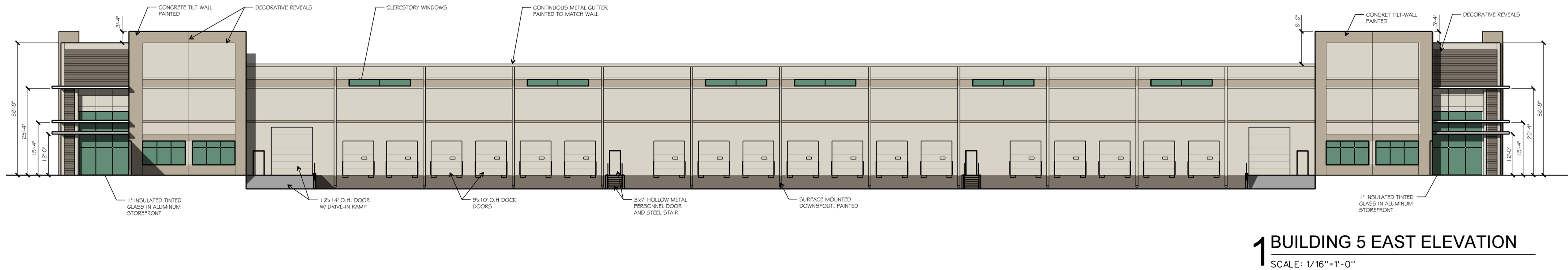
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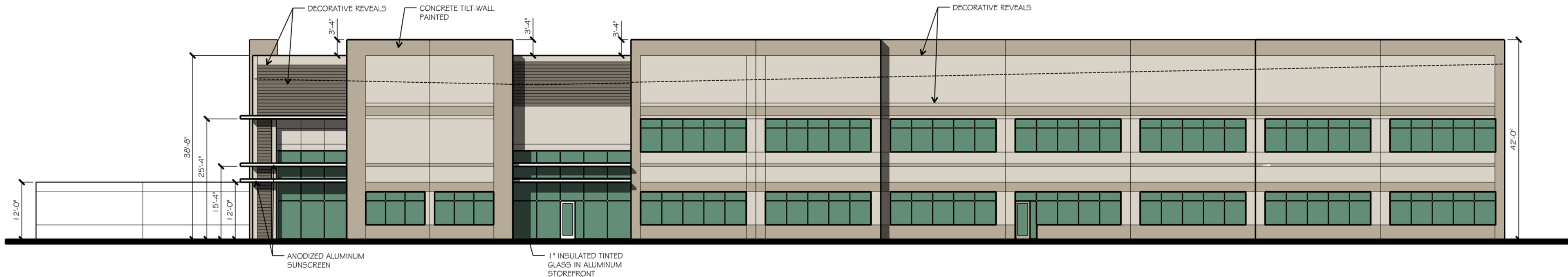
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FAÇADE MATERIAL CALCULATIONS TABLE PER PD-134

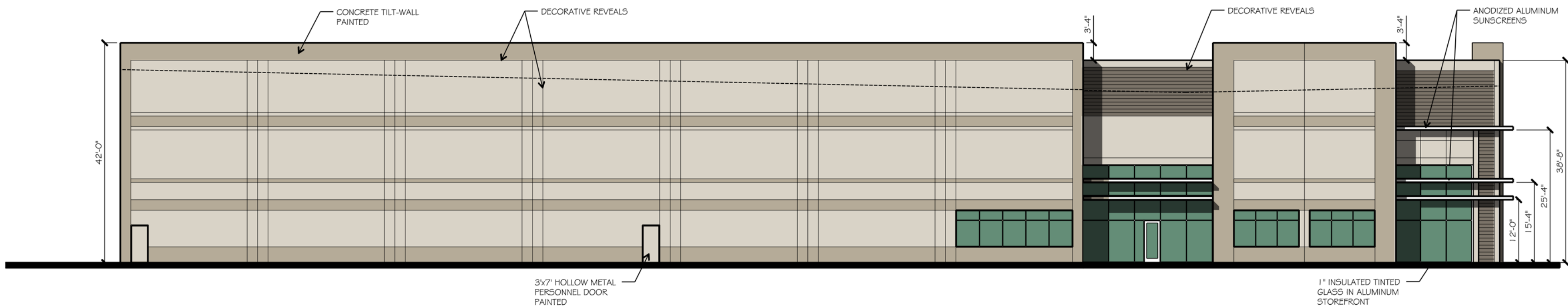
	NORTH	SOUTH	EAST	WEST
1. TOTAL FAÇADE S.F.	6,930 SF	6,860 SF	14,963.4 SF	16,068.3 SF
2. FAÇADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	4,972.6 SF	6,417.1 SF	11,969.4 SF	12,853.3 SF
3. DOORS AND WINDOWS	1,957.4 SF	442.9 SF	2,994 SF	3,215 SF
4. ALUMINUM AWNINGS	78.4 SF	45 SF	0 SF	214.1 SF
5. PRIMARY MASONRY TOTALS	4,894.2 SF 88.4% OF 2	6,372.1 SF 99.3% OF 2	11,969.4 SF 100% OF 2	12,639.2 SF 88.3% OF 2



1 BUILDING 5 EAST ELEVATION
SCALE: 1/16"=1'-0"



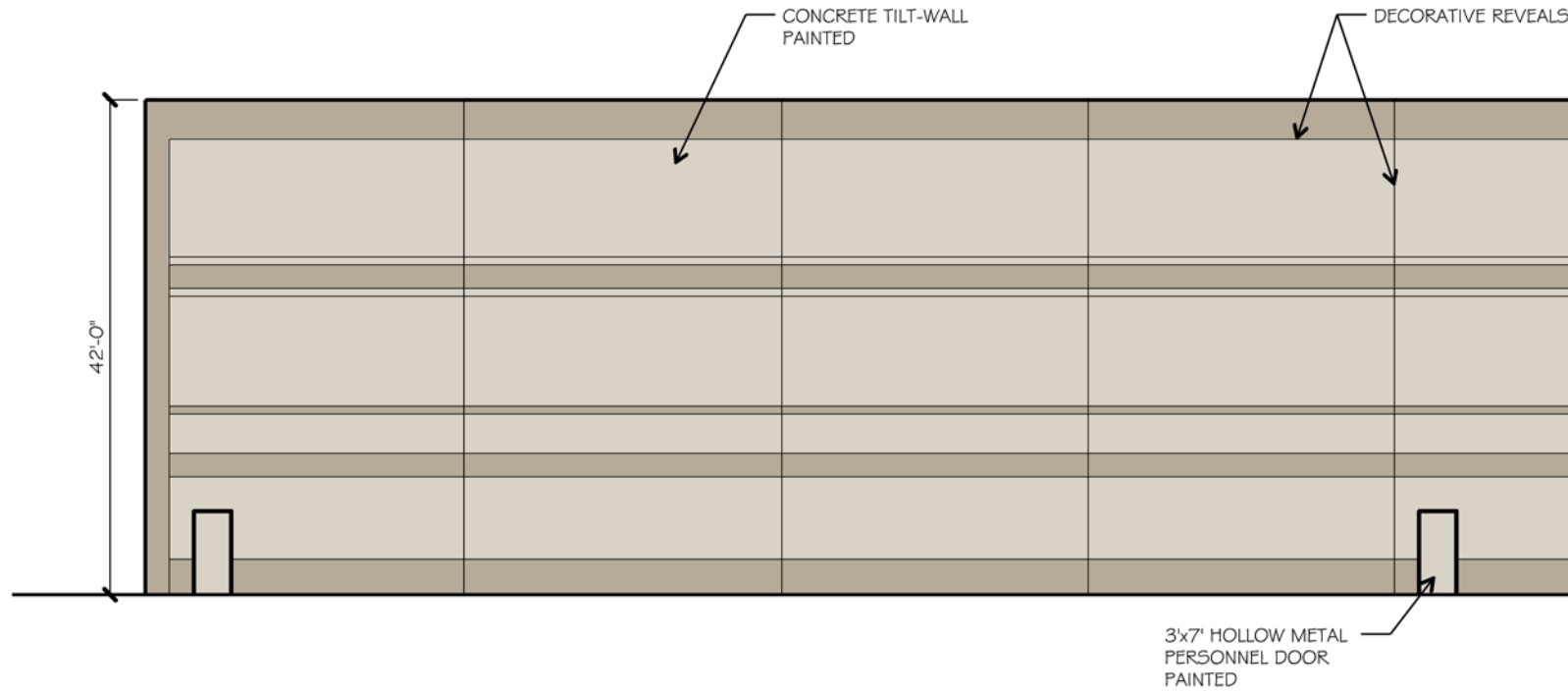
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3 BUILDING 5 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

FACADE MATERIAL CALCULATIONS TABLE PER PD-134

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	11,730.4 SF	11,182.4 SF	15,805 SF	17,641.4SF
2. FACADE S.F. (EXCLUSIVE OF DOORS & WINDOWS)	8,662.8 SF	10,102.8 SF	12,671 SF	17,545.8 SF
3. DOORS AND WINDOWS	3,067.6 SF	1,079.6 SF	3,134 SF	95.6 SF
4. ALUMINUM AWNINGS	78.4 SF	78.2 SF	90 SF	0 SF
5. PRIMARY MASONRY TOTALS	8,584.4 SF 99.1% OF 2	10,024.6 SF 99.2% OF 2	12,581 SF 99.3% OF 2	17,545.8 SF 100% OF 2



4 BUILDING 5 WEST ELEVATION
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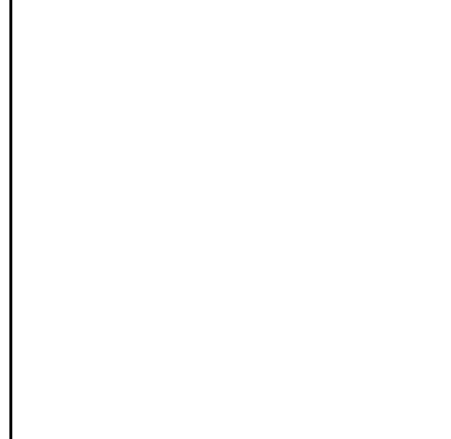
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.241.7300
FAX: 972.241.7305

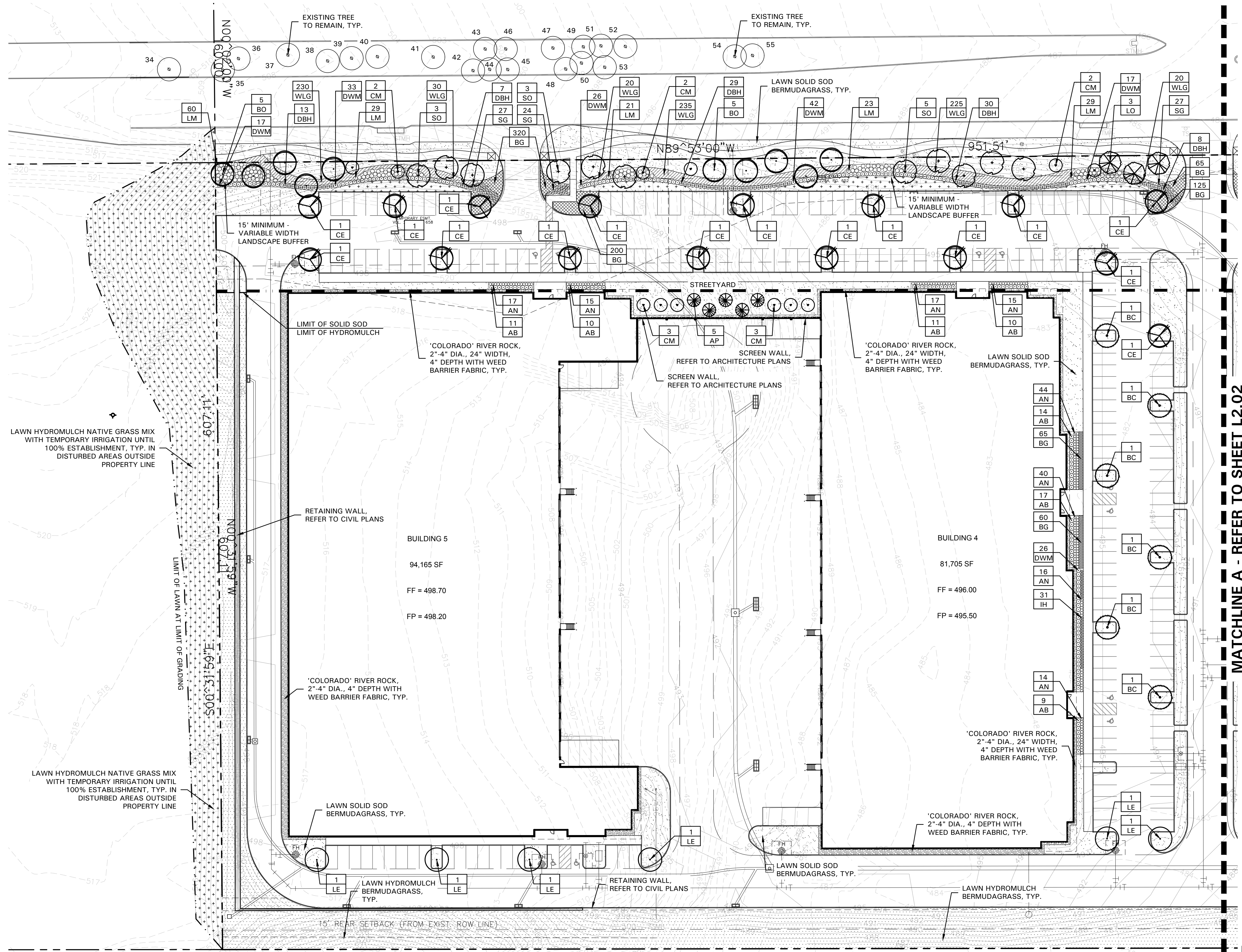
Revision No.	Date	Description
1	11/21/18	City Comments
2	12/06/18	Coordination
3	01/15/19	City Comments
4	03/04/19	Coordination
5	03/20/19	Coordination
6	04/08/19	City Comments



Project No.: 33197
Issued: JANUARY 2018
Drawn By: APL
Checked By: KAH
Scale: 1" = 40'
Sheet Title

LANDSCAPE PLAN

L2.01
Sheet Number



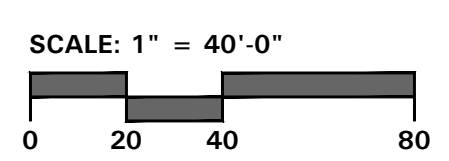
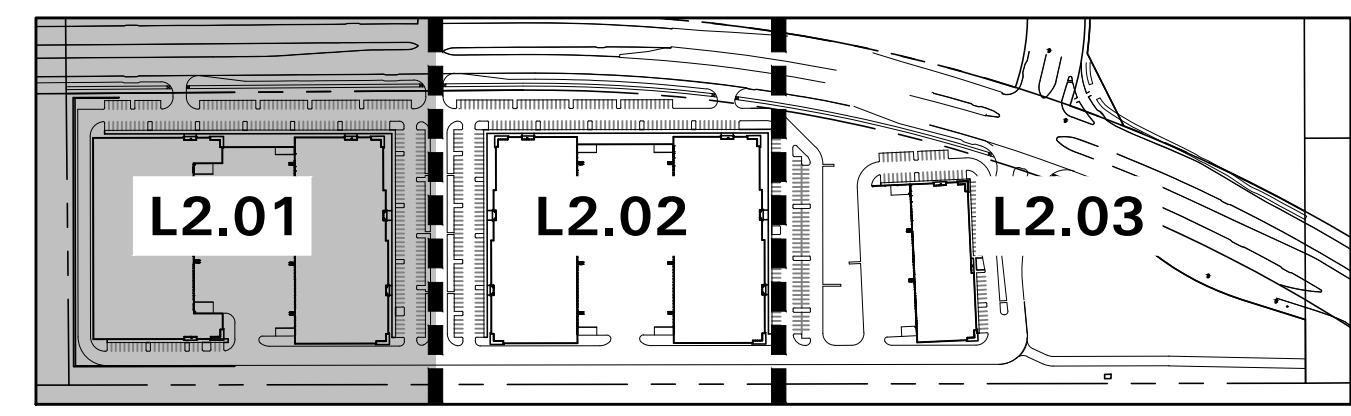
MATCHLINE A - REFER TO SHEET L2.02

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



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

EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



Revision No.	Date	Description
1	11/21/18	City Comments
2	12/06/18	Coordination
3	01/15/19	City Comments
4	03/04/19	Coordination
5	03/20/19	Coordination
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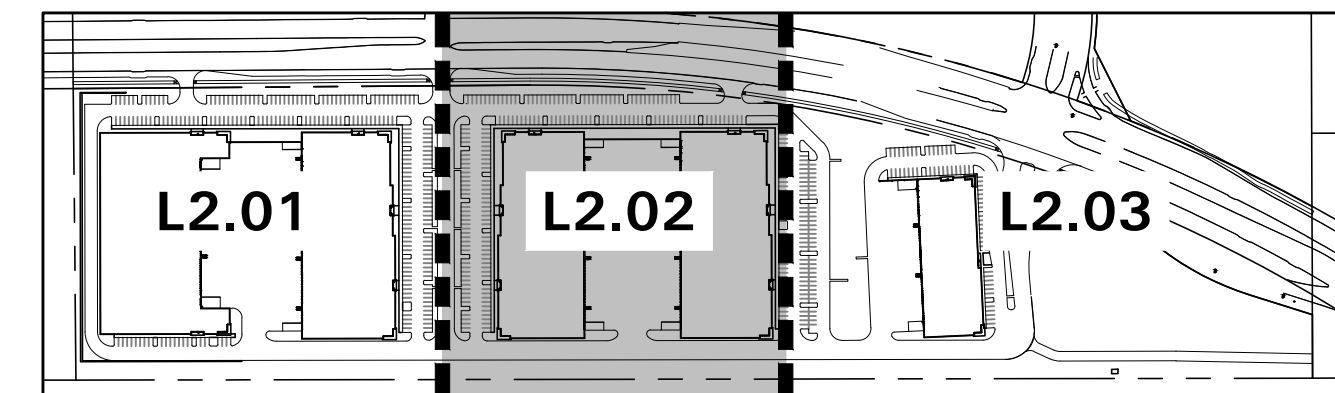


Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'
Sheet Title	LANDSCAPE PLAN
Sheet Number	L2.02

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

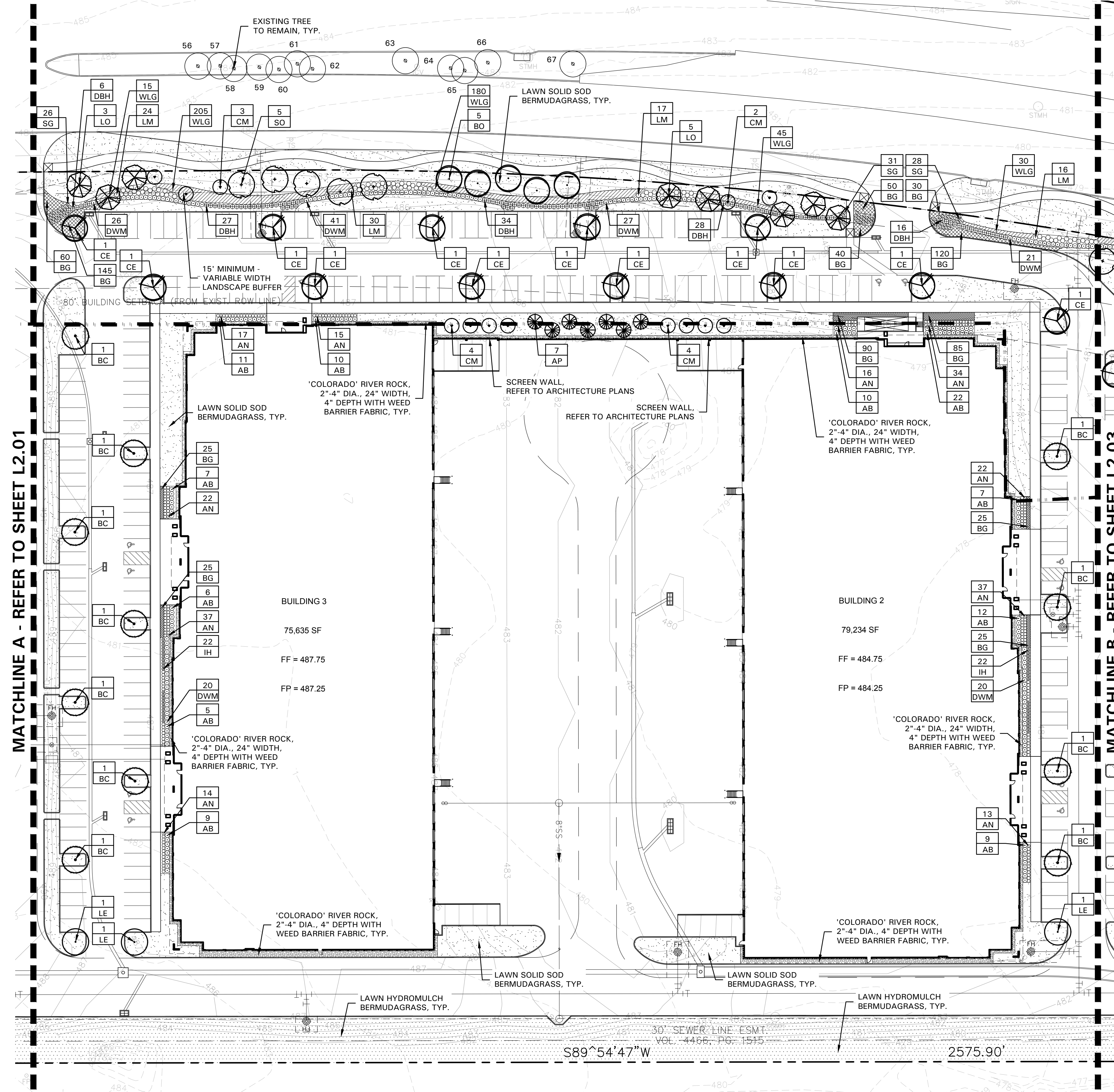
KEY MAP
SCALE: 1" = 400'



SCALE: 1" = 40'-0"
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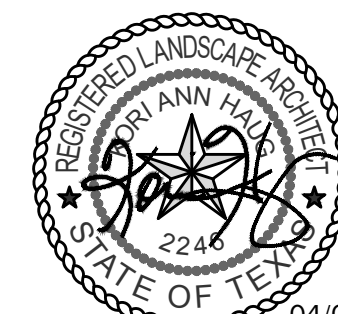
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.241.2275
FAX: 972.241.2275

Revision No.	Date	Description
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4	03/04/19	Coordination
5	03/20/19	Coordination
6	04/08/19	City Comments



04/08/19

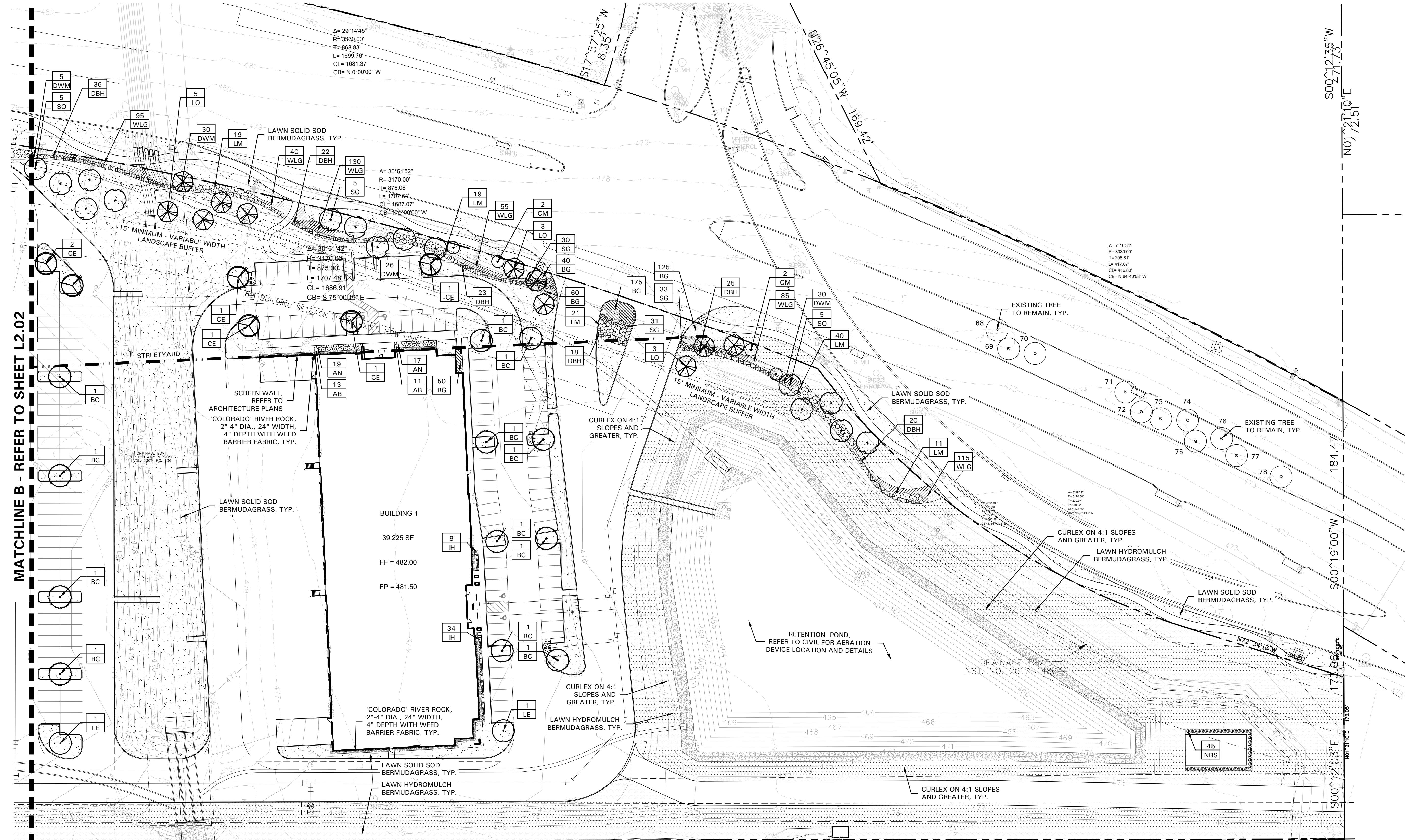
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Issued: JANUARY 2018
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Checked By: KAH
Scale: 1" = 40'

Sheet Title

LANDSCAPE PLAN

L2.03

Sheet Number

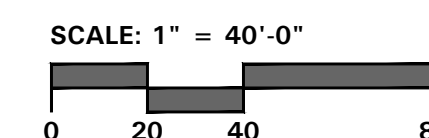
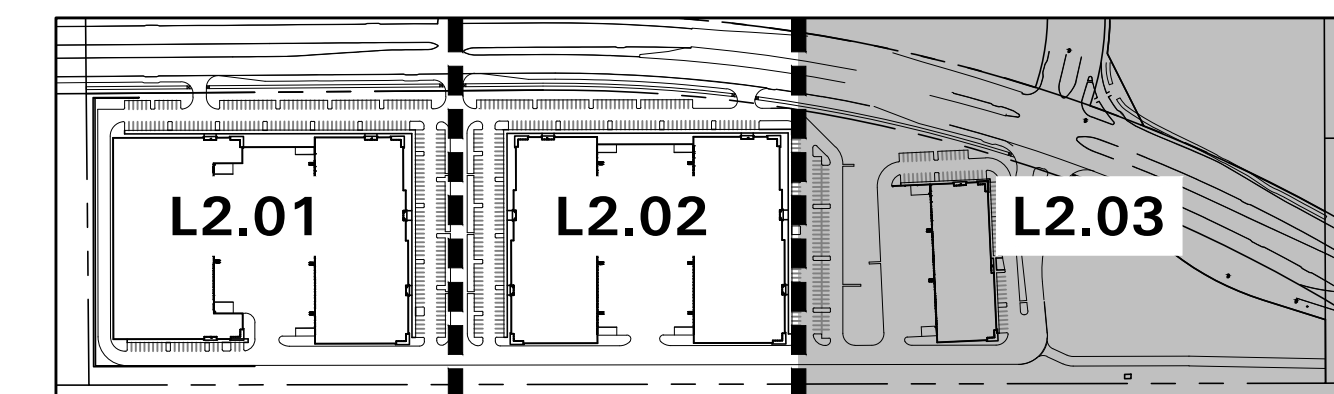


PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
AP	Austrian Pine
BC	Bald Cypress
BG	Blue Grama
BO	Bur Oak
CE	Cedar Elm
CM	Crepe Myrtle 'Tuscarora'
DBH	Dwarf Burford Holly
DWM	Dwarf Wax Myrtle
IH	Indian Hawthorne
LE	Lacebark Elm
LM	Lindheimer's Muhly
LO	Live Oak
NRS	Nellie R. Stevens Holly
SG	Salvia Greggii 'Red'
SO	Shumard Red Oak
WLG	Weeping Lovegrass

REFER TO L2.04 FOR PLANT LIST

KEY MAP
SCALE: 1" = 400'



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Suite 501
Dallas, Texas 75205
214.865.7192 office

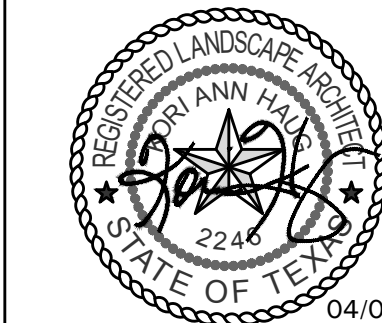
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



Revision No.	Date	Description
1	11/21/18	City Comments
2	12/06/18	Coordination
3	01/15/19	City Comments
4	03/04/19	Coordination
5	03/20/19	Coordination
6	04/08/19	City Comments

04/08/19



Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'
Sheet Title	LANDSCAPE NOTES
L2.04	
Sheet Number	



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

THE TOWN OF FLOWER MOUND - SOUTHGATE DEVELOPMENT CODE			
STREET YARD LANDSCAPING			
STANDARD	TOTAL S STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	196,139 s.f. of Street Yard	39,229 s.f. of Street Yard	61,750 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL S STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	196,139 s.f. of Street Yard	68 Trees (3" cal.)	68 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 2499		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	FM 2499 = 2,690 l.f.	68 Trees (3" cal.)	68 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	376 Parking Spaces	2,820 s.f.	12,949 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	376 parking spaces	38 trees (3" cal.)	46 trees (3" cal.)
** All parking spaces to be located within 50 ft. of Parking lot tree.			
*** 30% of the required parking lot trees can be small trees.			
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.)
OPEN SPACE REQUIREMENTS			
STANDARD	TOTAL SITE AREA (SQUARE FEET)	REQUIRED	PROVIDED
5% of the site to be open space	1,322,330 s.f	66,117 s.f.	75,108 s.f.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
AP	<i>Pinus nigra</i>	Austrian Pine	12	6' ht.	B&B or container grown, full to base, 3' spread
BC	<i>Taxodium distichum</i>	Bald Cypress	29	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	15	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	34	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica 'Tuscarora'</i>	Crepe Myrtle 'Tuscarora'	29	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	11	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	22	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	31	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	214	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper	441	5 gal.	container full, 20" spread, 24" o.c.
BG	<i>Bouteloua gracilis</i>	Blue Grama	2,005	1 gal.	container full, 18" o.c.
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	342	36" ht.	container full, 24" spread, 36" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	407	36" ht.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	117	5 gal.	container full, 20" spread, 24" o.c.
LM	<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly	359	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	45	7 gal.	container full to base, 36" ht., 36" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	257	5 gal.	container full, 20" spread 24" o.c.
WLG	<i>Nassella tenuissima</i>	Weeping Lovegrass	1,755	1 gal.	container full, 24" o.c.
	<i>Cynodon dactylon</i>	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.

LANDSCAPE NOTES

- 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.
- 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.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 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.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY EDGING. NO EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 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.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 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.
- 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.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 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.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 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.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- 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.

HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

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:

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, 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, 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:
- 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.
 - 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.
 - 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:

- 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.
 - 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.
 - 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.
 - 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.
- 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.
- 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.
- 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:
- 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.
 - 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.
 - 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.
 - 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.

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

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- 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.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- 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:**

- 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 Dallisgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.
- 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 Acid Gro Municipal Mix as supplied by Soil Building Systems, 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. Edging: All edging shall be black in color and 1" thick x 4" deep x 20' long with 5 stakes per section, as manufactured by Epic Plastics Landscaping Products and under its trade name Benda Board, item number: 100051993. Available from Epic Plastics Landscape Products, or approved equal.
- 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: 'Mirafra 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:

- 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.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - 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:
- 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 (¾") 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 around tree planting detail as approved by the Landscape Architect if the percolation test fails.

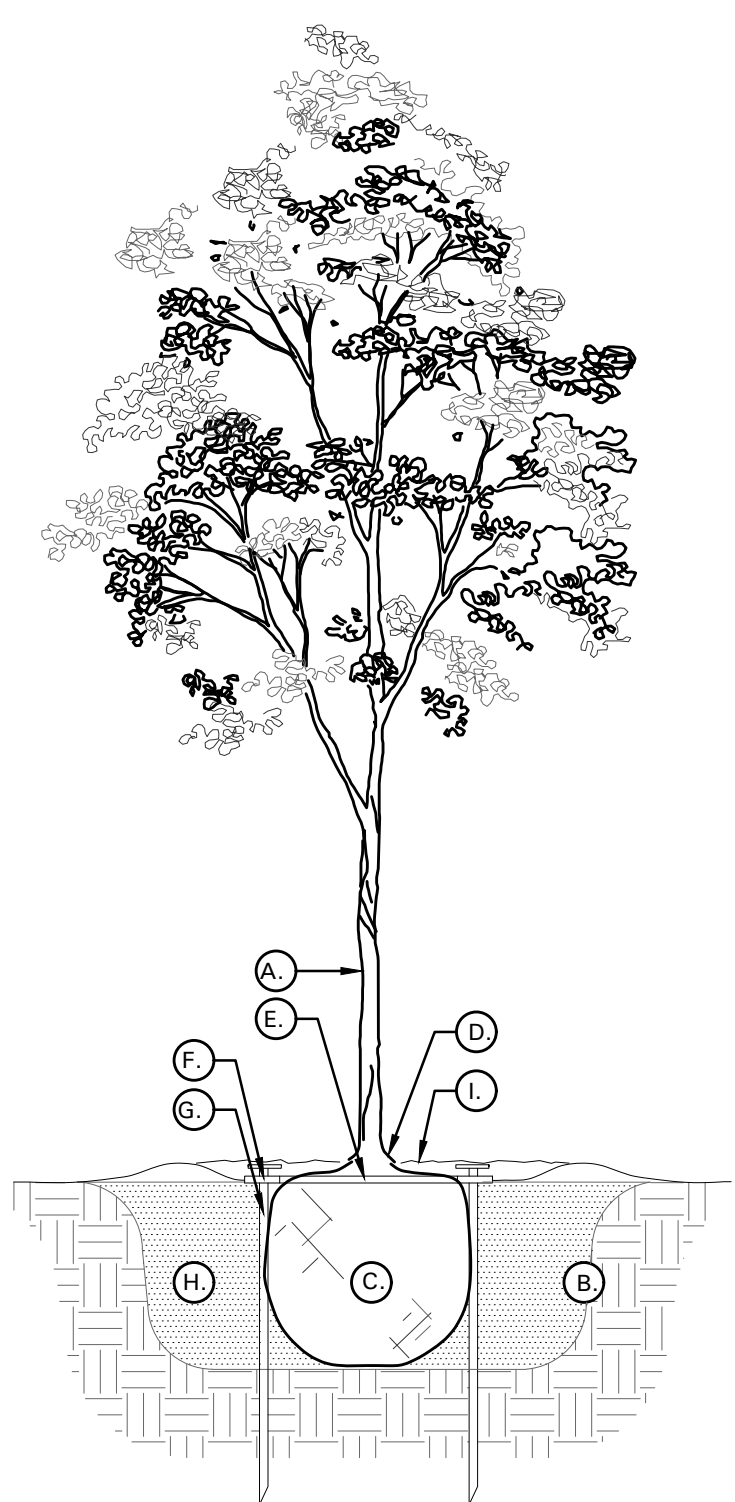
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top ½ of the ball, as well as all nylon, plastic string 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.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - 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. Edging Installation:
- Edging shall be aligned as indicated on plans. Stake out limits of edging and obtain Owner's approval prior to installation.
 - All edging shall be free of kinks and abrupt bends.
 - Top of edging shall be ½" maximum height above final finished grade.
 - Stakes are to be installed on the planting bed side of the edging, as opposed to the grass side.
 - Do not install edging along sidewalks or curbs.

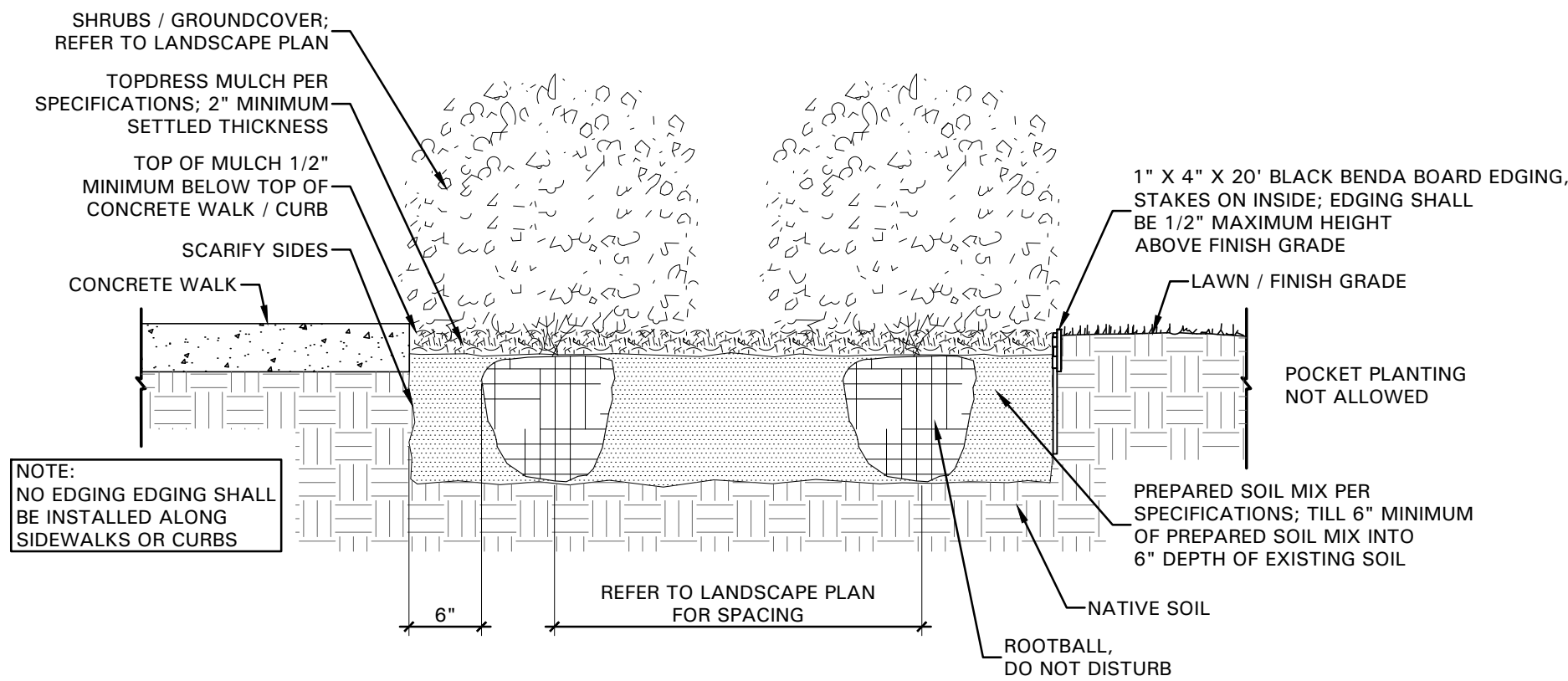
3.3 CLEANUP AND ACCEPTANCE

- 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

**TREE PLANTING DETAIL LEGEND AND NOTES**

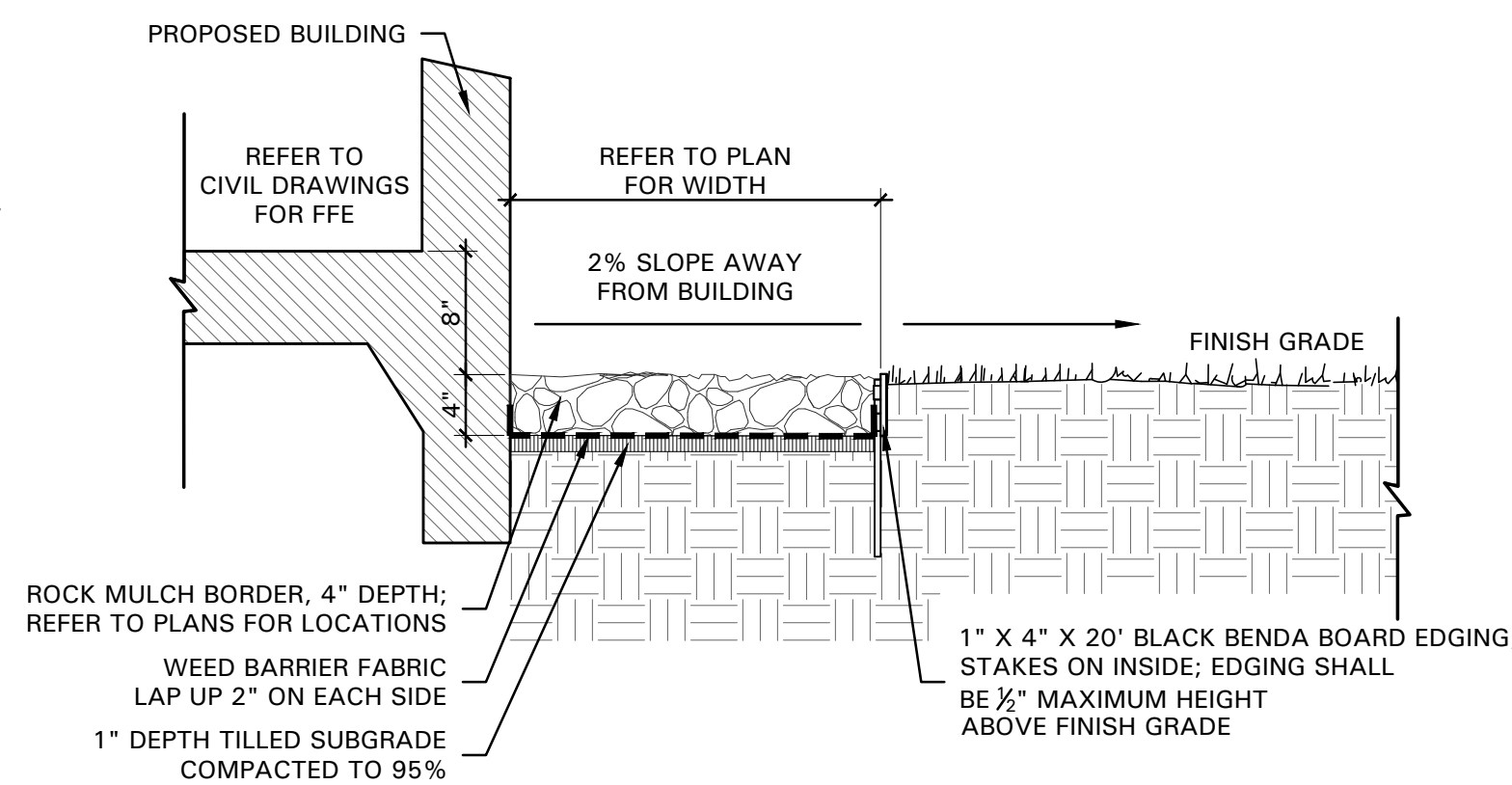
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; 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. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- 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 jett@treestakesolutions.com www.treestakesolutions.com
- K. OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- L. 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.



NOTE: NO EDGING EDGING SHALL BE INSTALLED ALONG SIDEWALKS OR CURBS

02 SHRUB / GROUNDCOVER DETAIL

NOT TO SCALE

**03 GRAVEL DETAIL**

NOT TO SCALE

01 TREE PLANTING DETAIL

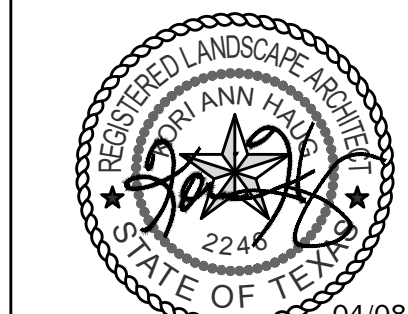
NOT TO SCALE

EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



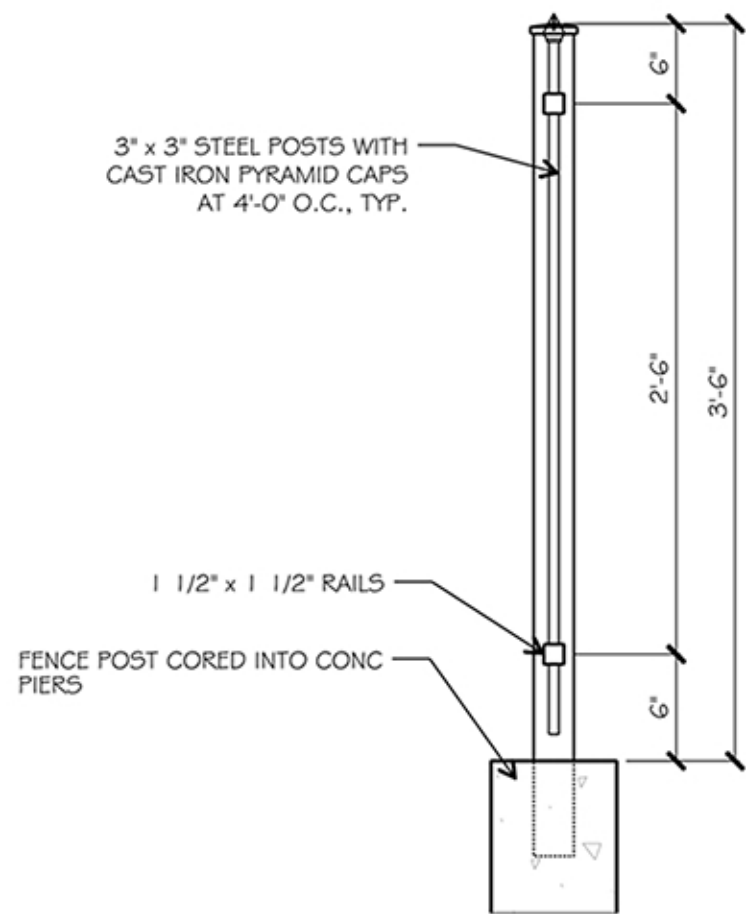
Revision No.	Date	Description
1	11/21/18	City Comments
2	12/06/18	Coordination
3	01/15/19	City Comments
4	03/04/19	Coordination
5	03/20/19	Coordination
6	04/08/19	City Comments



Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	NONE
Sheet Title	LANDSCAPE SPECIFICATIONS AND DETAILS
	L2.05
Sheet Number	

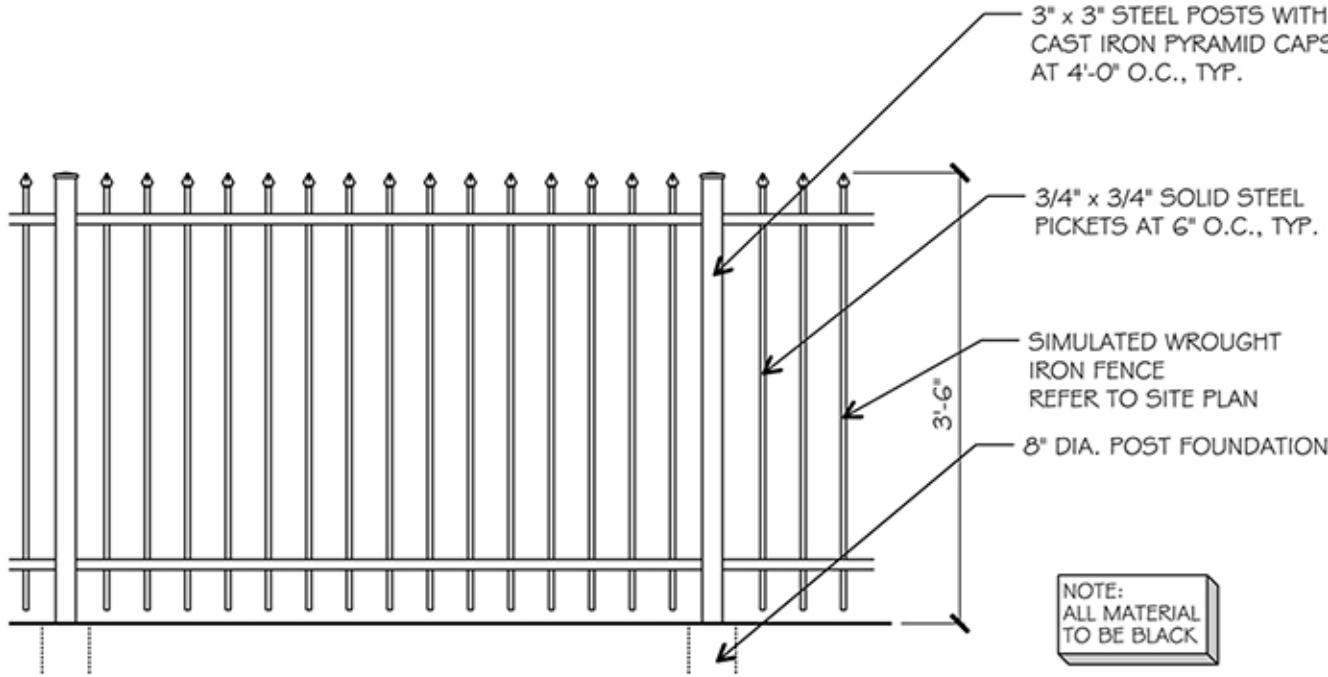


- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



FENCE SECTION

SCALE: NTS



FENCE ELEVATION

SCALE: NTS



Mosaic Retaining Wall Example
(Color of stone to match building colors)

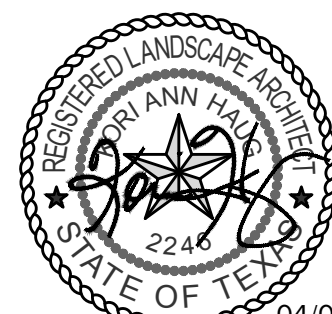
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL (972) 241-7500
FAX (972) 241-7505

Revision No.	Date	Description	City Comments	Coordination	City Comments	Coordination	City Comments
1	11/21/18						
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04/08/19

Project No.: 33197
Issued: JANUARY 2018
Drawn By: APL
Checked By: KAH
Scale: 1" = 40'

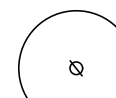
Sheet Title
TREE PRESERVATION
PLAN

L1.01

Sheet Number

TREE SURVEY FIELD DATA					
No.	Dia. (Inches)	Species (botanical name)	Species (common name)	Status	Remarks
1	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
2	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
3	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
4	26	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
5	27	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
6	38	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
7	36	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
8	26	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
9	33.5	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
10	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
11	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
12	26.5	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
13	25.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
14	25	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
15	28.5	ULMUS AMERICANA	AMERICAN ELM	TO BE REMOVED	
16	29	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
17	28.5	QUERCUS SHUMARDII	SHUMARD OAK	TO BE REMOVED	
18	25	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
19	31.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
20	23	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
21	23.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
22	23.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
23	19.5	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
24	24.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
25	23.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
26	25.5	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
27	25	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
28	25	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
29	23	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
30	28.5	ULMUS CRASSIFOLIA	CEDAR ELM	TO BE REMOVED	
31	22	QUERCUS STELLATA	POST OAK	TO BE REMOVED	
32	25	FRAXINUS PENNSYLVANICA	GREEN ASH	TO BE REMOVED	
33	25	CARYA ILLINOINENSIS	PECAN	TO BE REMOVED	
34		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
35		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
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52		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
53		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
54		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
55		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
56		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
57		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
58		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
59		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
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74		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
75		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
76		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
77		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
78		TREE	TREE	TO REMAIN	OUTSIDE OF PROPERTY
Total Caliper Inches on Site				869	
Total Caliper Inches Removed				869	

EXISTING TREE LEGEND

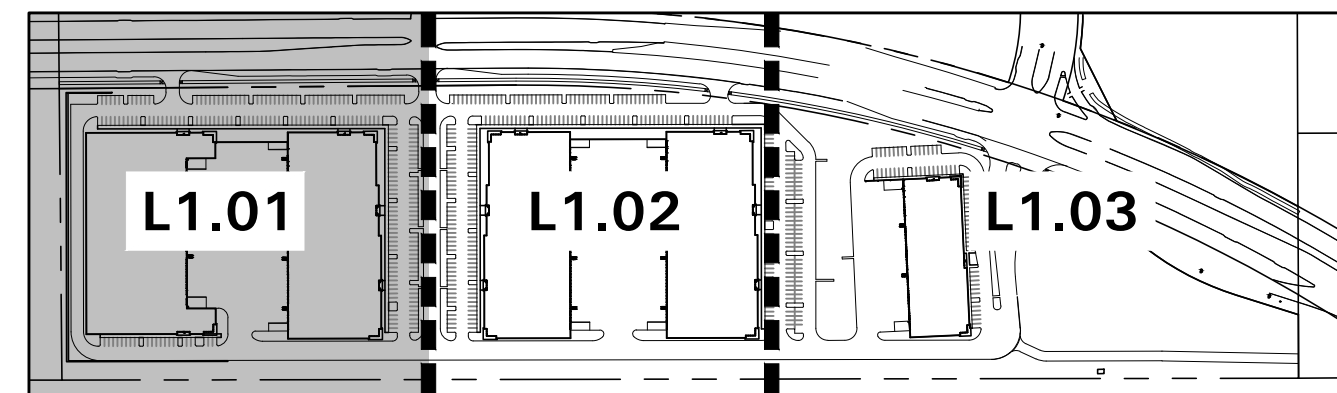


EXISTING TREE
TO REMAIN



EXISTING TREE
TO BE REMOVED

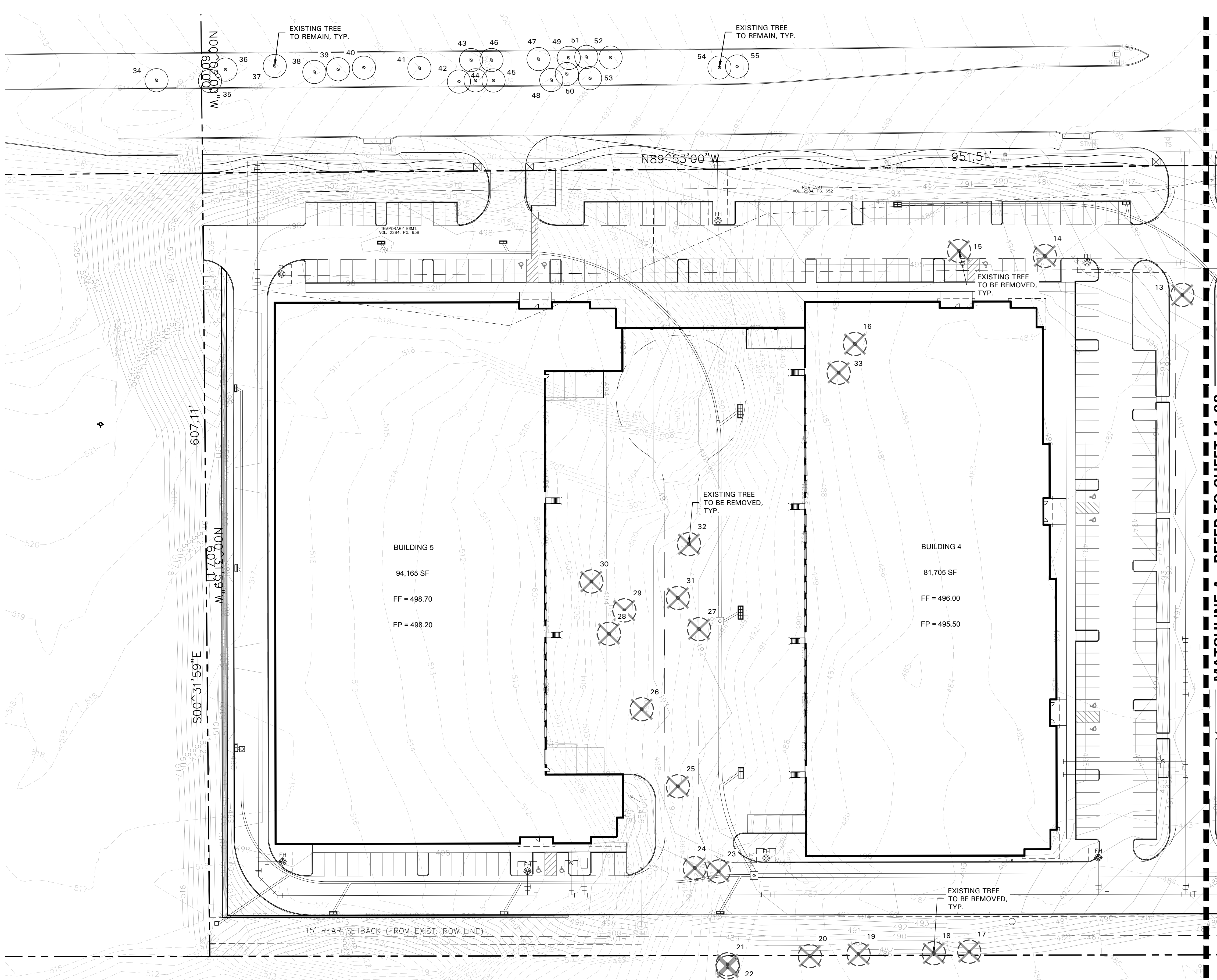
KEY MAP
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SCALE: 1" = 40'-0"
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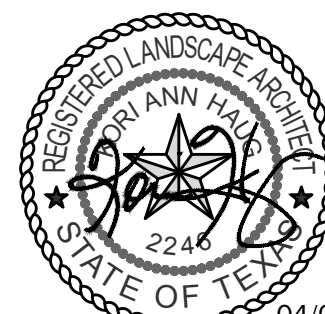


• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office





Revision		
No.	Date	Description
1	11/21/18	City Comments
2	12/06/18	Coordination
3	01/15/19	City Comments
4	03/04/19	Coordination
5	03/20/19	Coordination
6	04/08/19	City Comments



04/08/19

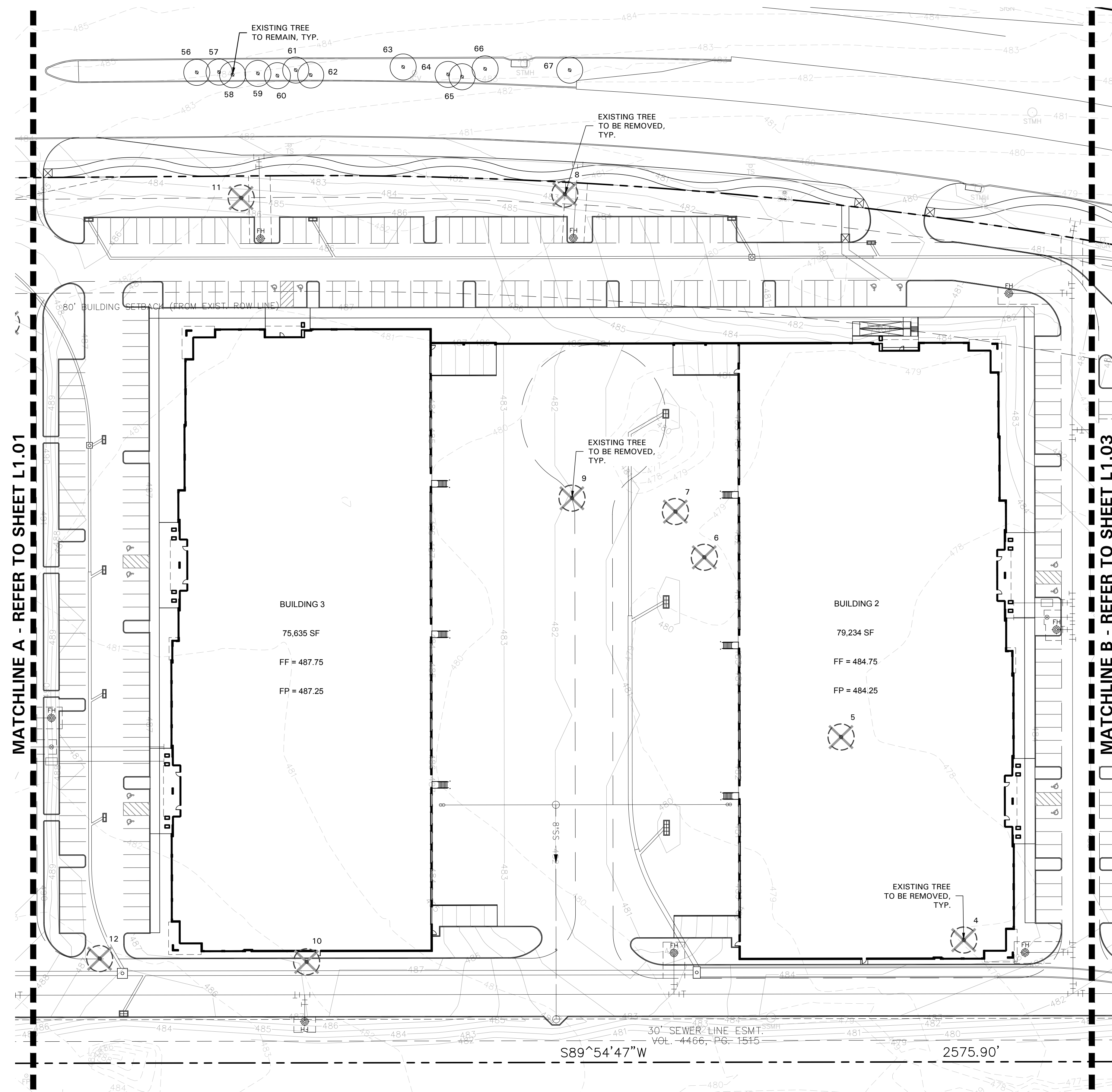
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Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'

Sheet Title

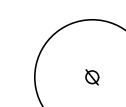
**TREE PRESERVATION
PLAN**

L1.02

Sheet Number



EXISTING TREE LEGEND



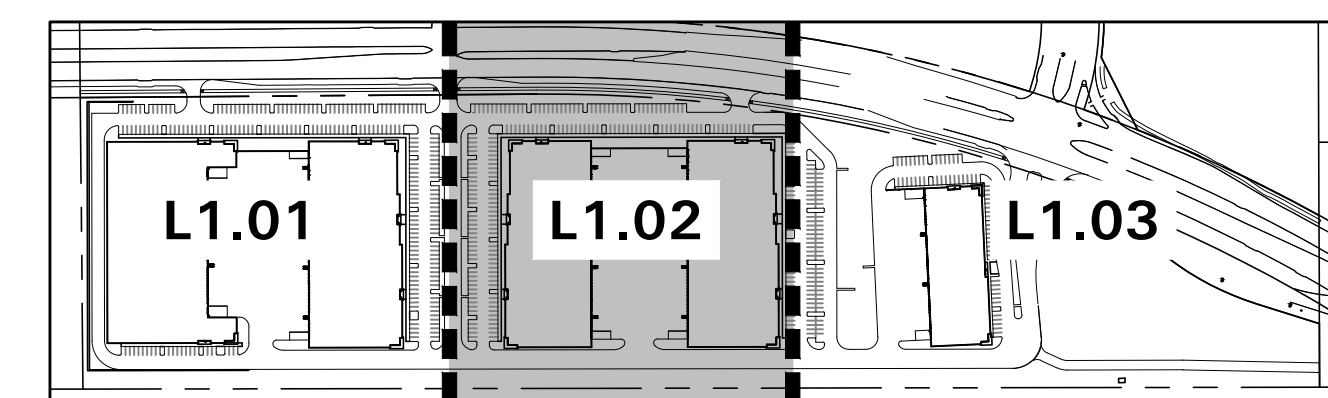
EXISTING TREE
TO REMAIN



EXISTING TREE
TO BE REMOVED

KEY MAP

SCALE: 1" = 400'



SCALE: 1" = 40'-0"



**BELLE
FIRMA**

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

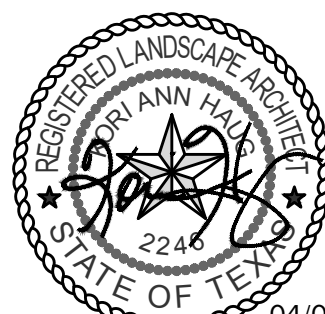
EASTGROUP FLOWER MOUND

FLOWER MOUND, TEXAS



1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081-2275
TEL: 972.798.0000
FAX: 972.798.0005

Revision No.	Date	Description	City Comments
1	11/21/18	City Comments	
2	12/06/18	Coordination	
3	01/15/19	City Comments	
4	03/04/19	Coordination	
5	03/20/19	Coordination	
6	04/08/19	City Comments	



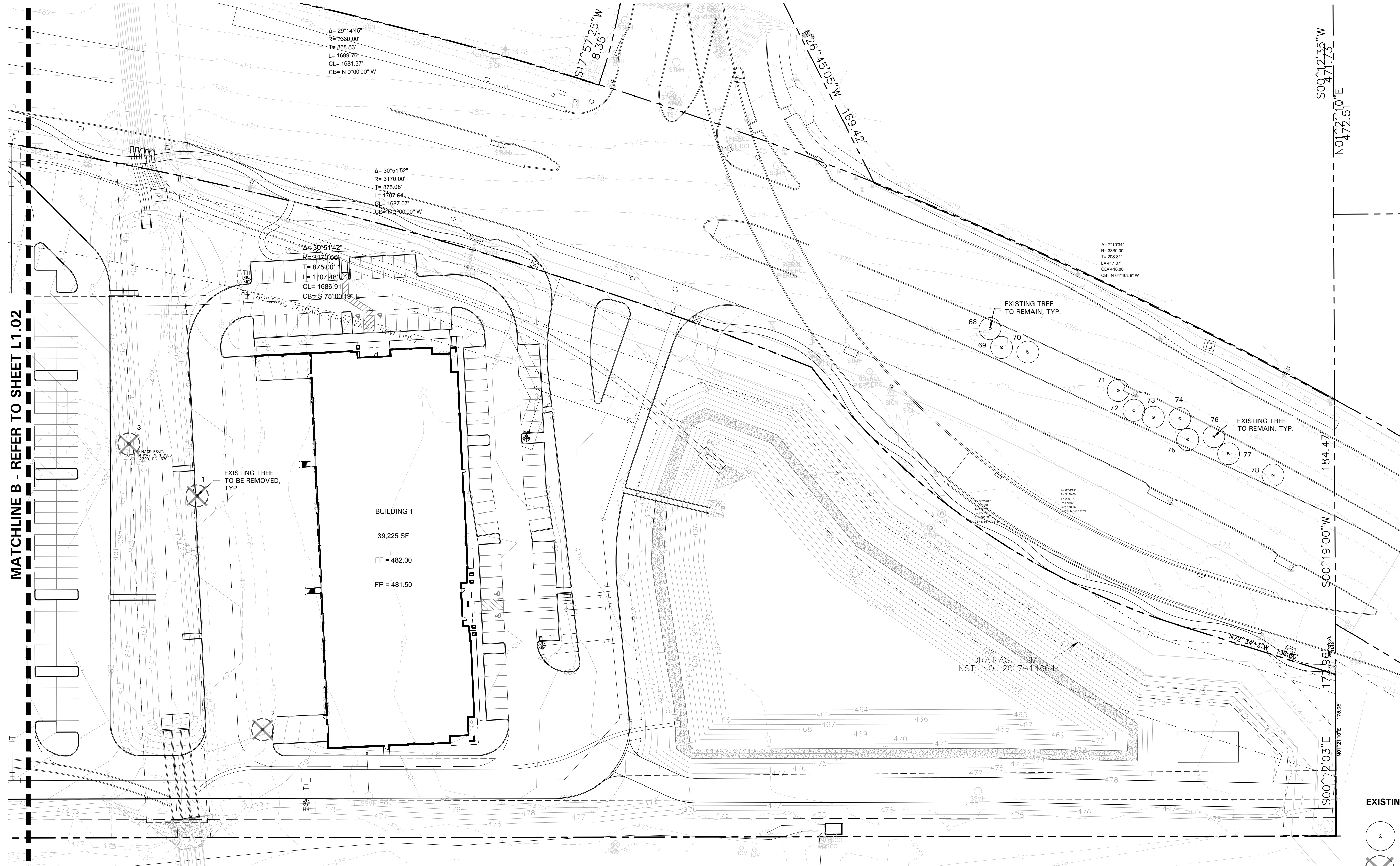
04/08/19

Project No.:	33197
Issued:	JANUARY 2018
Drawn By:	APL
Checked By:	KAH
Scale:	1" = 40'

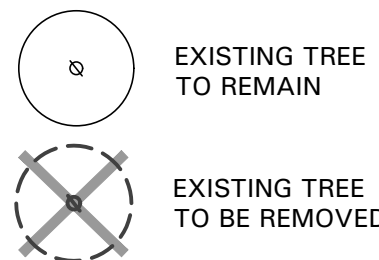
Sheet Title
TREE PRESERVATION
PLAN

L1.03

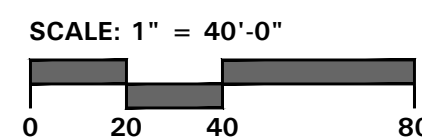
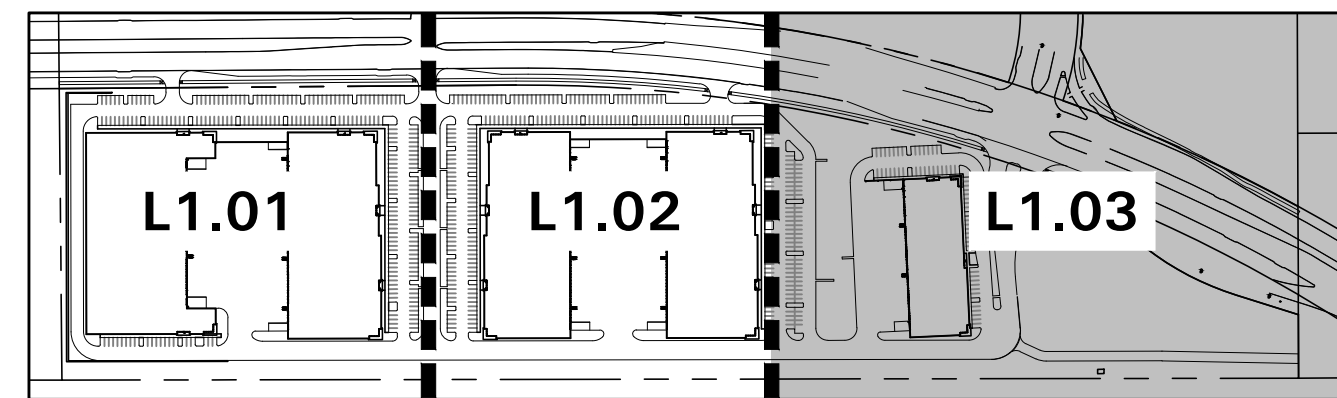
Sheet Number



EXISTING TREE LEGEND



KEY MAP
SCALE: 1" = 400'



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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: May 13, 2019

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Public Hearing to consider a request for a Master Plan Amendment (MPA19-0001 – Senior Housing Overlay) to amend Section 1, Land Use Plan, by deleting the provisions related to Senior Housing.

I. ITEM SUMMARY

This is a Town initiated item and is ready for consideration by the Planning and Zoning Commission.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The senior overlay was established by Council on March 6, 2017, to address demand for affordable, high-quality, senior housing options for persons 55 years of age or older. The overlay encourages high-quality senior housing development, and allows new applications for zoning changes within the overlay without having to change the underlying land use (master plan designation).

During the March 4, 2019 Town Council meeting, the Council requested a future agenda item to discuss rescinding the senior overlay. The senior overlay was discussed by the Town Council at their March 18, 2019 meeting and direction was received to eliminate the overlay.

- March 4, 2019 request: Fast forward to the 2:52 minute mark.
 - <http://flowermoundtx.swagit.com/play/03042019-933/7/>.
- March 18, 2019 discussion:
 - <https://flowermoundtx.swagit.com/play/03182019-1046>

Overall, there was general consensus from the Town Council that the overlay has served its purpose prior to its expiration on March 6, 2020. Two multi-family independent senior living facilities have been approved within the overlay since its approval in March of 2017:

Project	Units	Approval Date
NEM Senior Living	183	Nov. 5, 2018
Watermere	240	Feb. 18, 2019
<i>Total Units</i>	423	

Prior to the creation of the overlay, two other multi-family independent senior living facilities either existed or were under construction outside of the overlay:

Project	Units	Approval Date
Pinewood Hills	115	Mar. 21, 2005
Overture	200	May 23, 2016
<i>Total Units</i>	315	

If this item is approved, it will eliminate the senior overlay prior to its expiration on March 6, 2020.

III. CORRESPONDENCE

The Town Code requires public notice in a newspaper of general circulation (Denton Record Chronicle) for Master Plan amendments. At the time this report was written, the Town had not received any correspondence regarding the request.

IV. ATTACHMENTS

A. Background Information

1. Senior Overlay

1.0 LAND USE PLAN

Senior Housing

The Town encourages high quality, age-restricted, independent housing projects in appropriate locations to address the demand for diverse senior housing options. In January 2017, the Town Council determined there was a need to address the demand for diverse housing options. To address the immediate need the following provisions were adopted on March 6, 2017. Specifically, within the area identified as 2,500 feet on either side of FM 2499 (Long Prairie Road) from FM 407 (Justin Road) down to the northern boundary of the Lakeside Business District, but not including the Lakeside Business District, a senior housing project can be approved within any land use category. The basis of this allowance is due to the lower impact such developments would have in any of the land use categories. Any senior housing development would need to proceed by submitting a rezoning request for a Planned Development (PD) where such issues as design, adjacency, density and amenities would be reviewed.

Senior Housing is defined as high quality retirement or active living residential facility designed for persons 55 years of age or older.

- This use includes age-restricted, for-rent multi-family independent living facilities with high quality amenities, services, and programs.
- Any project proposing such a use shall include deed restrictions on the property limiting residents of the project to 55 years or older in accordance with the Fair Housing Act.
- Any project shall include industry building accessibility standards for the targeted demographic.
- Any project should have easy access to arterial and collector streets, and convenient access to signalized intersections is preferred.
- Any project shall demonstrate appropriate transition to existing land uses. Factors to be considered include building height, setbacks, screening and landscaping, use of open space, among other factors.
- This use does not include “convalescent and nursing homes, hospice care, assisted living, and related institutions.”

Due to the nature of Senior Housing, a developer may request a potential exemption from the Town’s parkland dedication and park development fee requirements in order to reinvest those funds into the project. Such a request shall be considered by the Town Council concurrent with a zoning PD application.

To attract affordable Senior Housing within the Overlay, it is recognized that certain projects that qualify as senior housing due to their size, location, amenities and design, may request potential waivers from some SMARTGrowth Criteria. Any requested waiver shall be evaluated during the development process and action taken thereon by the Planning and Zoning Commission and the Town Council in accordance with the purposes and objectives contained in the Town’s SMARTGrowth program and the need for high quality senior housing. The Town Council may consider certain exceptions from the Town SMARTGrowth Program for a project meeting the above definition and criteria, and submitted under a PD application. Potential exceptions may include:

- Water and wastewater studies
- Traffic Impact Analysis
- Environmental Quality

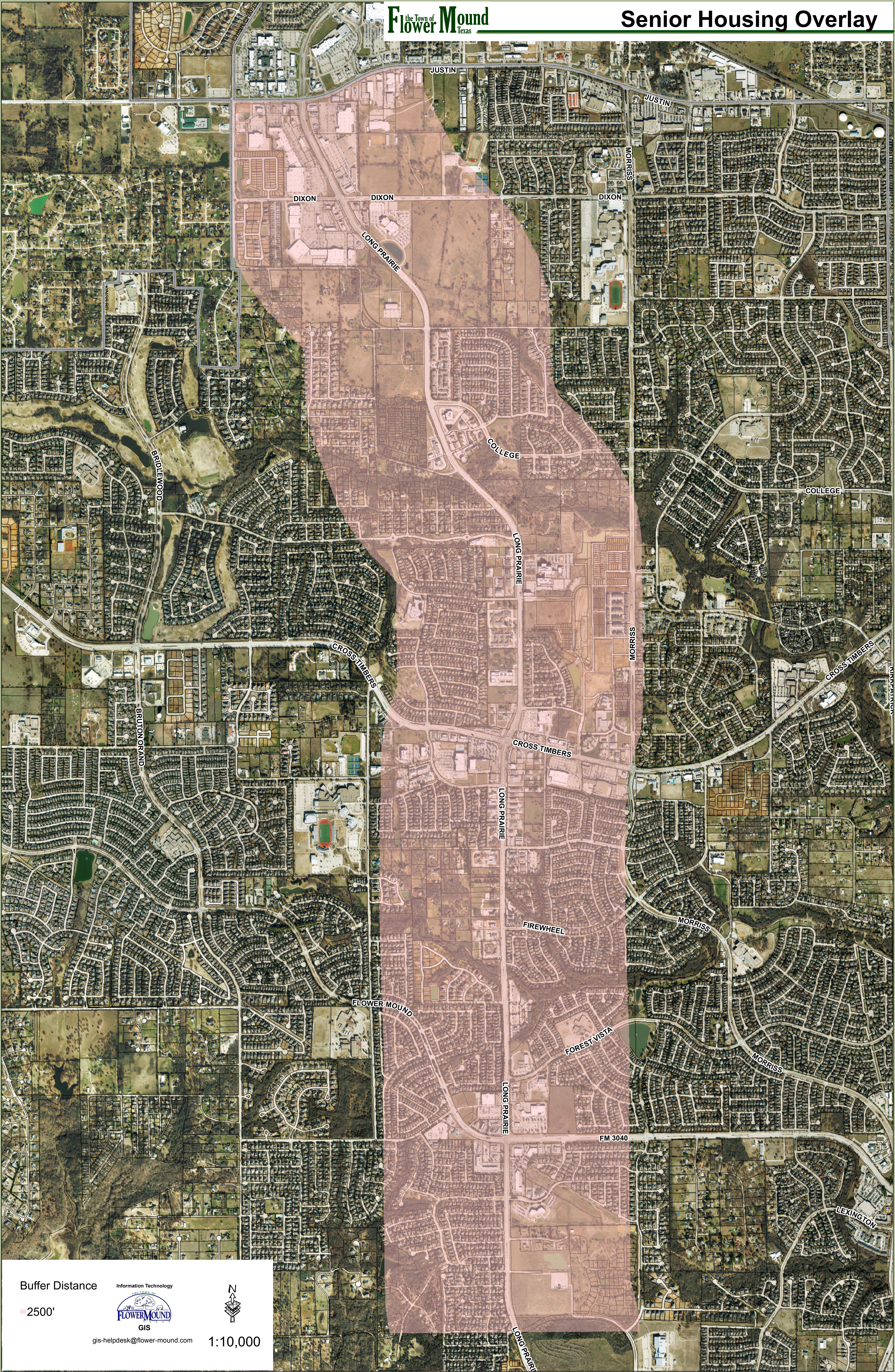
The language and authorizations articulated within this section shall expire and have no legal force or effect after March 6, 2020, unless extended after a public hearing and action by the Town Planning and Zoning Commission and the Town Council, in accordance with the procedures set forth in Chapter 213 of the

1.0 LAND USE PLAN

Texas Local Government Code and the procedures governing an amendment of the Master Plan of the Town of Flower Mound, as established by Subpart B of the Town Code.

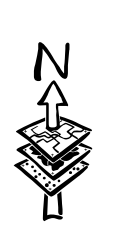
Senior Housing Overlay - Mar 2017

Senior Housing Overlay - Mar 2017



Buffer Distance

2500'



1:10,000



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: May 13, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA18-0007- Highland Pointe Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Medium Density Residential to Retail uses. The property is generally located north of Valley Ridge Boulevard and east of Morriss Road.**

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD18-0011), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Medium Density Residential to Retail on approximately 1.75 acres. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with two 5,000 square-foot buildings with one building being used for a veterinary hospital with indoor pens use. The accompanying zoning application encompasses specific development standards for the subject site.

The Town's Master Plan defines the current Medium Density land use designation as "residential development, typically being single family detached residential development with a minimum 10,000 square feet or greater development."

The requested Retail land use designation is defined as "neighborhood or community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category."

On April 9, 1984, the Town Council established Planned Development District-19 (PD-19) for approximately 142.5 acres. The subject site is located within this PD and is zoned for Office uses. The Town processed several Town wide Master Plan amendments from 1986 to 2001 which changed the land use of the subject site several times. However, the zoning of the subject site was not changed to correspond to the land use and has remained Office since the approval of PD-19. The land use designation history of the subject site is below:

Master Plan	Designation
1982	Industrial
1985	Office
1994	High Density Residential
2001	Medium Density Residential
Today	Medium Density Residential

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 one item of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

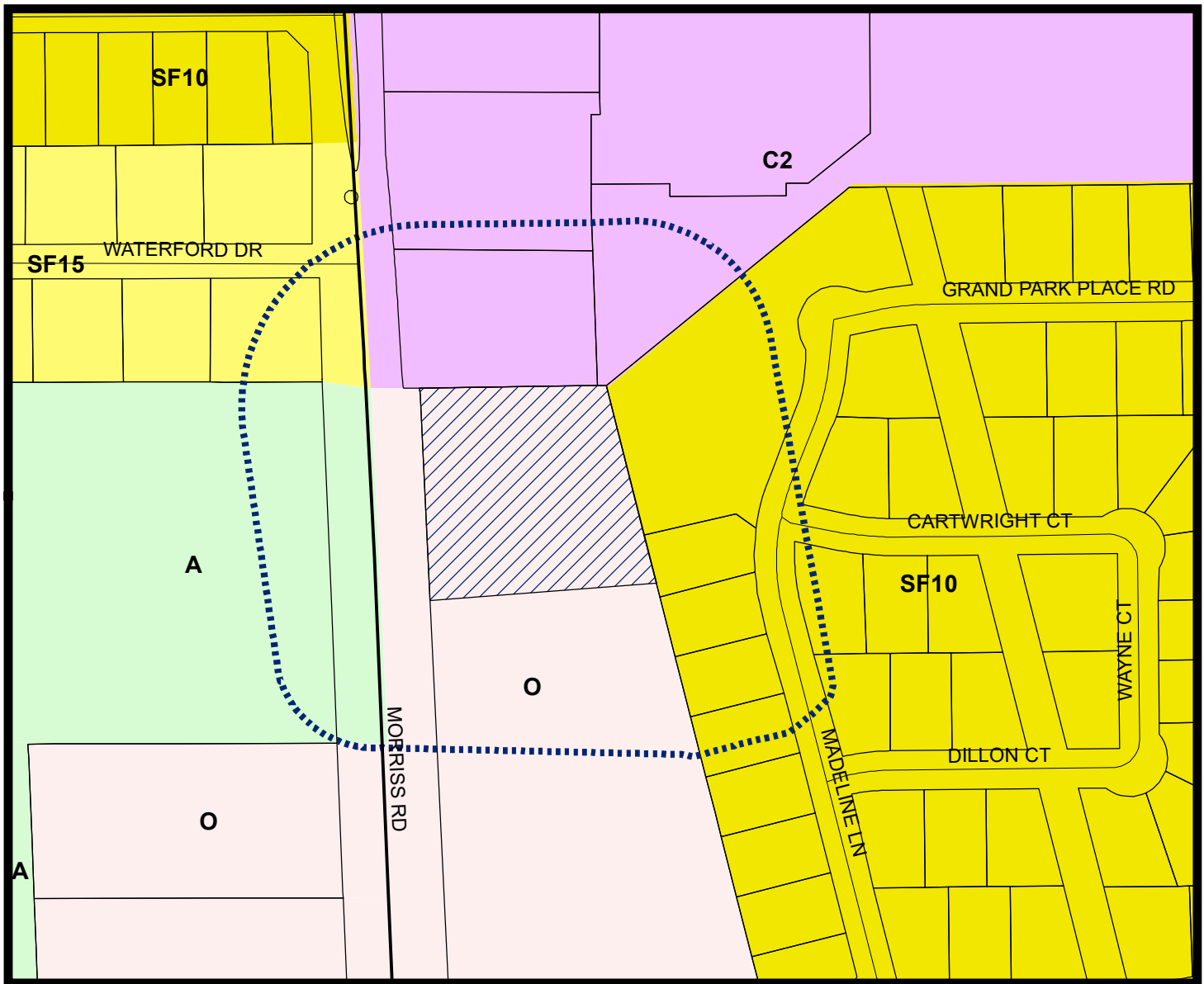
B. Application Details

1. Master Plan Exhibit

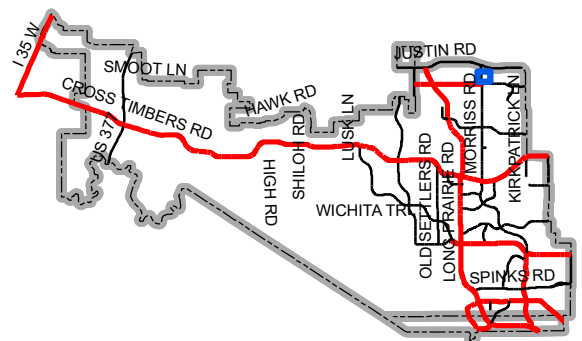
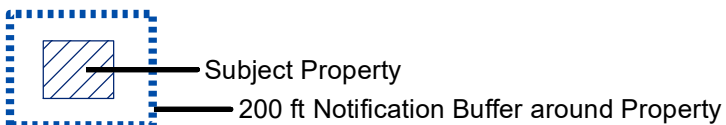


Vicinity Map

Reference Project: MPA18-0007 & ZPD18-0011



LEGEND



Map Location



LETTER OF INTENT > HIGHLAND POINTE PARK

May 8, 2019

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

RE: Master Plan Amendment & Zoning Change Request – Highland Pointe Park

Mr. Russell:

Please accept this letter, on behalf of Chris Carmichael, as an explanation of the proposed Master Plan Amendment and Zoning Change Request for approximately 1.75 acres of land located east of Morriss Road and south of FM 407. The current land use designation of the property is Medium Density Residential and it is currently zoned as PD-19 with Office Uses.

Faith Lutheran Church, the property owner, has discussed the sale of this property for several years. The church has determined that the property is not needed for expansion nor needed for the current mission and operation of the church.

The purpose of this application is to request a zoning change to the existing PD to allow for a veterinarian use with no outside pens. The church is requiring the applicant to purchase a total of 1.75 acres out of their parcel. The vet only needs a little less than an acre to build a 5,000 square foot building to replace their current site in Highland Village. The excess land has been shown to accommodate a second 5,000 building that could be used for retail uses. The site is adjacent to the Grand Park Estates neighborhood to the east. The concept plan shows that the site will meet the Town's compatibility setback and buffer, except the 6' masonry wall along the southeast property line. The access to this site will be from the existing driveway on Morriss Road.

The Master Plan amendment is to clean up the current map that shows the property to be used for residential uses. As the existing zoning of the property indicates, this area was to be for non-residential uses going back to the approval of PD-19. We believe that the use of the site for a veterinarian use with no outside pens will have a limited impact to the adjacent property owners as most of the other uses within the Retail zoning district. Further, we have limited the uses within the R-2 zoning district to those that are compatible with adjacent residences.

We are proposing an exception for this property regarding the required masonry wall where the residential abuts the property along the southeast property line. We are requesting the current board on board fence on the residential lot to remain. There is currently a retaining wall and we believe adding a masonry wall parallel to this would create a "no man's land" that would be difficult to maintain.



LETTER OF INTENT > HIGHLAND POINTE PARK

We are very excited to have the opportunity to bring this project forward to appropriately develop this infill site. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A handwritten signature in black ink that reads 'Patricia Fant'. The signature is written in a cursive, flowing style.

Patricia Fant
Designer I, Planning + Entitlement
MCADAMS

Fig. 2: 2018/04/04 (G:\mwa\2018\Zoning Exhibit)
Printed: 1/9/2019 10:20 AM by: G:\mwa\2018\Zoning Exhibit

MORRIS ROAD
(120' R.O.W.)

A=1°56'32"
R=5784.58'
L=196.09'
CD=N 03°25'19" W
CL=196.08'

N 02°27'03" W 81.49'

81.49'

AMSS Development LP P/S
Lot 1RA-2 Block A
Zoned: C2
Landuse: Commercial/Industrial

N 88°55'05" E 251.68'

HIGHLAND POINTE PARK
1.75 Acres

Existing Land Use: Medium Density Residential
Existing Zoning: PD19 W/ O

Proposed Land Use: Retail
Proposed Zoning: PD W/ R-2

Faith Lutheran Church of FM
Lot 1 Block A
Zoned: O
Landuse: Medium Density Residential

S 87°32'57" W 307.97'

E. SMITH
SURVEY A -
767

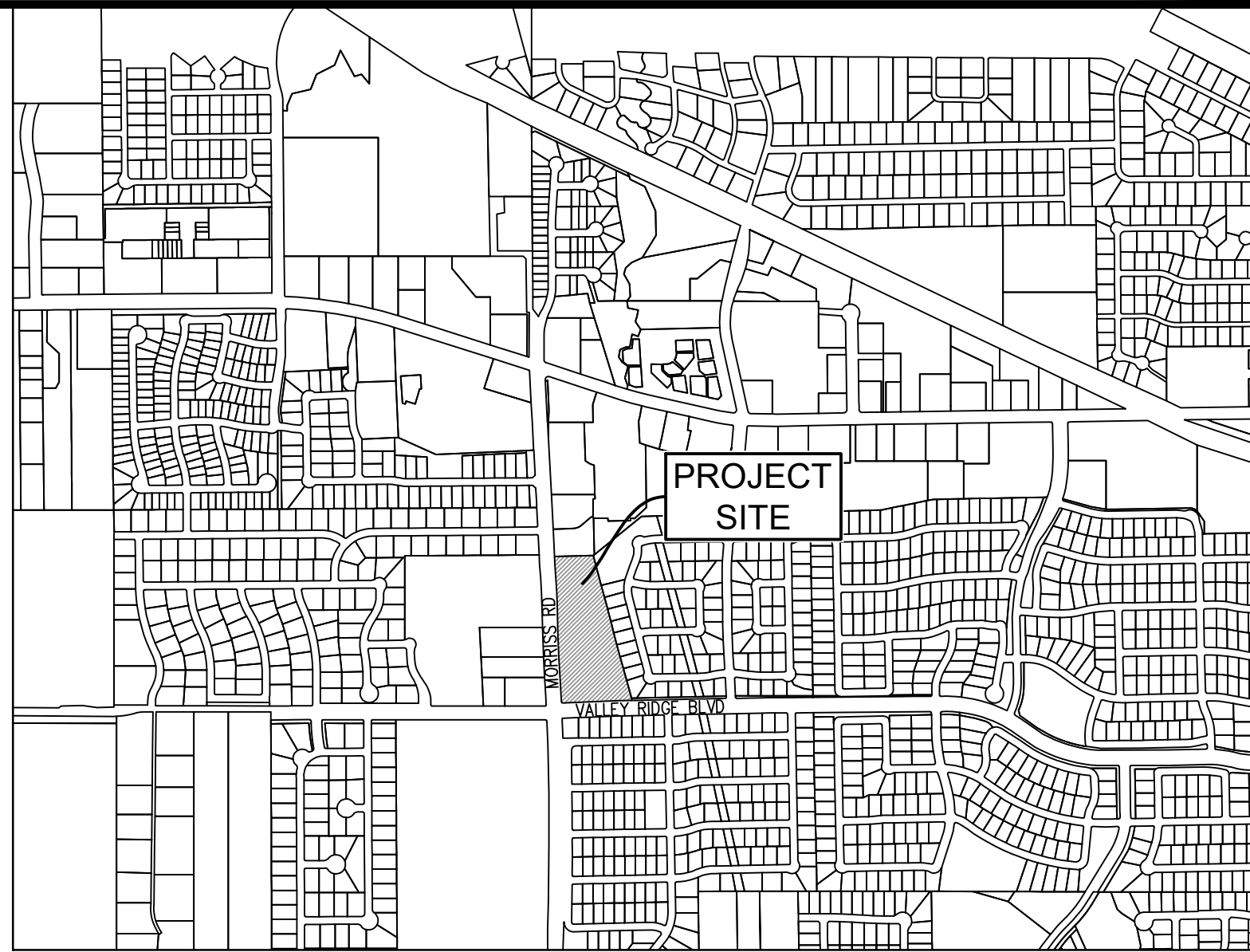
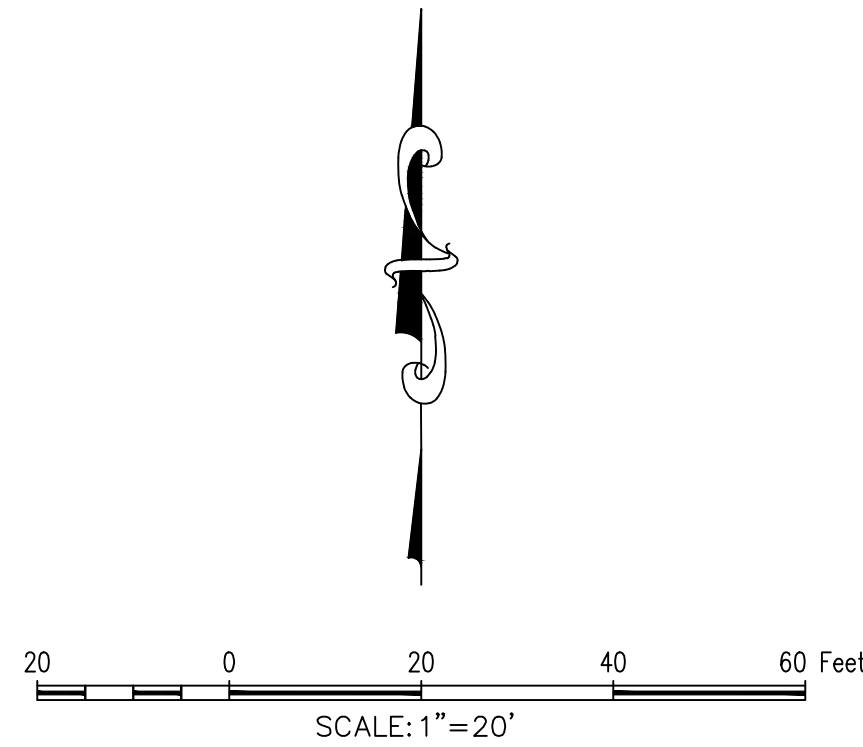
S 14°48'19" E 277.96'

Grand Park Estates
Zoned: SF-10
Landuse: Medium Density Residential

Lot 6, Block A
Grand Park Estates

Lot 7, Block A
Grand Park Estates

Lot 8, Block A
Grand Park Estates



Legal Description for Zoning
Morriss Vet Clinic
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract, or parcel of land, situated in the E. Smith Survey, Abstract Number 767, Town of Flower Mound, Denton County, Texas, and being part of Lot 1, Block A, described in deed to Faith Lutheran Church of Flower Mound, recorded in Document Number 94-22015, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1, Block A, and being on the east line of Morriss Road, a called 120 foot Right of Way;

THENCE N 88°55'05" E, with the north line of said Lot 1, Block A, and the south line of Lot 1RA-2, Block A, AMSS Development LP P/S, recorded in Document Number 97-79956, Official Records, Denton County, Texas, a distance of 251.68 feet, to the northeast corner of said Lot 1, Block A, and the northwest corner of Grand Park Estates, recorded in Document Number 2002-96518, Official Records, Denton County, Texas;

THENCE S 14°48'19" E, with the east line of said Lot 1, Block A, and the west line of said Grand Park Estates, a distance of 277.96 feet;

THENCE S 87°32'57" W, a distance of 307.97 feet, to the east line of said Morriss Road, and the west line of said Lot1, Block A;

THENCE N 02°27'03" W, with the east line of said Morriss Road, and the west line of said Lot 1, Block A, a distance of 81.49 feet;

THENCE northwesterly with the east line of said Morriss Road, and the west line of said Lot 1, Block A, with a curve to the left, having a radius of 5784.58 feet, a central angle of 1°56'32", an arc length of 196.09', and whose chord bears N 03°25'19" W a distance of 196.08 feet to the **POINT OF BEGINNING** and containing approximately 1.755 acres of land.

MASTER PLAN FEATURES	
Land Use Plan	Medium Density Residential
Urban Design Plan	None
Parks and Trail	Existing Multi-Use Trail along Morriss Rd
Thoroughfare Plan	Morriss Rd - Urban Minor Arterial Divided
	Valley Ridge Dr - Urban Minor Arterial
Water Plan	Long Prairie District - Existing waterline along Morriss Rd
	Existing waterline along Valley Ridge Blvd
Wastewater Plan	Long Prairie District - existing sewer along Morriss Rd

OWNER /DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph. 334-332-8357
Contact: CHRIS CARMICHAEL

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, Texas 79307
872.436.9715
201 County View Drive
Roanoke, Texas 76282
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

G&A
MCADAMS

HIGHLAND POINTE PARK
Lot 1, Block A
FAITH LUTHERAN CHURCH ADDITION
1.75 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Master Plan Amendment & Zoning Exhibit

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 1/9/2019

Drawn By: PF
Date: 10/10/2018
Scale: 1"=20'
Revisions: 11/08/2018

18264

MPA & ZE



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: May 13, 2019

FROM: Poornima Kashyap, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD18-0011 - Highland Pointe Park) to amend Planned Development District No. 19 (PD-19) with Office District (O) uses to Planned Development District No. 19 (PD-19) with Retail District-2 (R-2) uses on certain tract of land, to add the conceptual plans and elevations, to modify the development standards, request an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and request certain modifications and exceptions to the Code of Ordinances as related to the subject property. The property is generally located north of Valley Ridge Boulevard and east of Morriss 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 exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

The project has a companion application, Master Plan Amendment (MPA18-0007), for consideration on the same agenda. Approval of this rezoning request is contingent upon approval of the Master Plan Amendment.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On April 9, 1984, the Town Council established Planned Development District-19 (PD-19) for approximately 142.5 acres consisting of Single Family Dwelling-Detached (SFD), Office District (O), Commercial District-2 (C-2) uses, and Industrial District-1 (I-1) uses. PD-19 has been amended multiple times to change the boundary of the zoning districts. Since the approval of PD-19, approximately eight acres of this PD located at the northeast corner of Morriss Road and Valley Ridge Boulevard has retained the Office District (O) uses. The southern portion of this eight acres of land is developed with a Church.

The purpose of this application is to request approval for rezoning the northern portion of the eight acres, consisting of approximately 1.75 acres, from PD-19 with Office District (O) uses to PD-19 with Retail District-2 (R-2) uses, and to allow a veterinary hospital with indoor pens use by right. The proposed use is normally allowed subject to approval of a Specific Use Permit (SUP) within the Retail District-2 (R-2) zoning. The request also includes adding concept plans, elevations, and development standards associated

with the proposed use. In order to keep the list of uses comparable with the existing Office zoning district uses, the applicant is proposing development standards that eliminate certain R-2 uses that are not permitted within the Office zoning district.

As part of the request, the applicant has requested certain exceptions and modifications to the Code of Ordinances. In summary (see Section III, below, for detail):

Exceptions:

- Section 82-302, Compatibility Buffer
- Section 82-302, Retention Pond

Other amendments to PD-19 include deleting subsection III. f of Ordinance No.26-84 as it relates to the subject site consisting of 1.75 acres. The section reads as:

- f. Native trees shall be preserved wherever possible and no tree 6 inches in caliper or greater shall be removed unless noted on the site plan and approved by the Town.**

There are some existing non-specimen, non-protected trees along the eastern property line of the subject site. The applicant is proposing to remove these non-protected trees and install 15, three-inch caliper canopy trees selected from the Town's approved tree planting list within the 25-foot compatibility buffer along the east property line.

Surrounding land use consists of non-residential buildings to the north, Grand Park (Town owned park) and Grand Park Estates residential subdivision to the east, the remainder of the Church property to the south, and Trietsch Memorial United Methodist Church to the west, across Morriss Road.

The conceptual site plan provides for two single story, 5,000 square-foot buildings. The northern building will be used as a veterinary clinic. Additionally, the concept plan depicts a 5,000 square foot fenced-in area adjacent to the veterinary clinic to be used for monitored outdoor space for pets. Access to the lot will be from Morriss Road. The parking requirement for the proposed two buildings is 40 parking spaces calculated at the ratio of one space for every 250 square feet of the facility. The site plan depicts 39 parking spaces, which is within the Town's allowable deviation.

The proposed conceptual elevations comply with the design standards in the Town's Urban Design Plan. The conceptual landscape plan provides for required landscape buffers along Morriss Road, street yard landscaping, and parking lot trees. In accordance with the compatibility buffer and setback requirements, a 25-foot compatibility buffer, six-foot masonry wall, and 60-foot building setback is required along a portion of the eastern boundary that is adjacent to a residential lot within the Grand Park Estates subdivision. The applicant is requesting a partial exception to the compatibility buffer requirements (see section below). Though compatibility buffer standards do not apply along the remainder of the eastern property line that is adjacent to Grand Park, the applicant is proposing a six-foot metal fence on the property line and 25-foot landscape buffer to include three-inch caliper trees.

III. Exceptions and Modifications

A. Exception to Section 82-302 Compatibility Buffer

The residential compatibility standards apply when a non-residential development is proposed adjacent to an existing residential use or zoning, or property designated for residential use on the comprehensive master plan.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The proposed development shares approximately 78 feet of eastern boundary with a residential use. The applicant is requesting a waiver to:

1. A six-foot masonry wall – The applicant is requesting that the existing wood fence on top of a four to five foot retaining wall to remain in its current condition.

B. 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.

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 Specific Use Permit requests. At the time this report was written, the Town had received one item of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

During the application review process, staff was contacted by a resident of Waterford Park Estates, a residential neighborhood located to the northwest of the subject site, across Morriss Road, to seek the possibility of locating a trail through this development to improve the trail connectivity between Grand Park and Morriss Road. The applicant has agreed to provide an easement through the site at platting and site plan stage to allow construction of a trail in the future. Proposed development standards include language that reflects this requirement.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

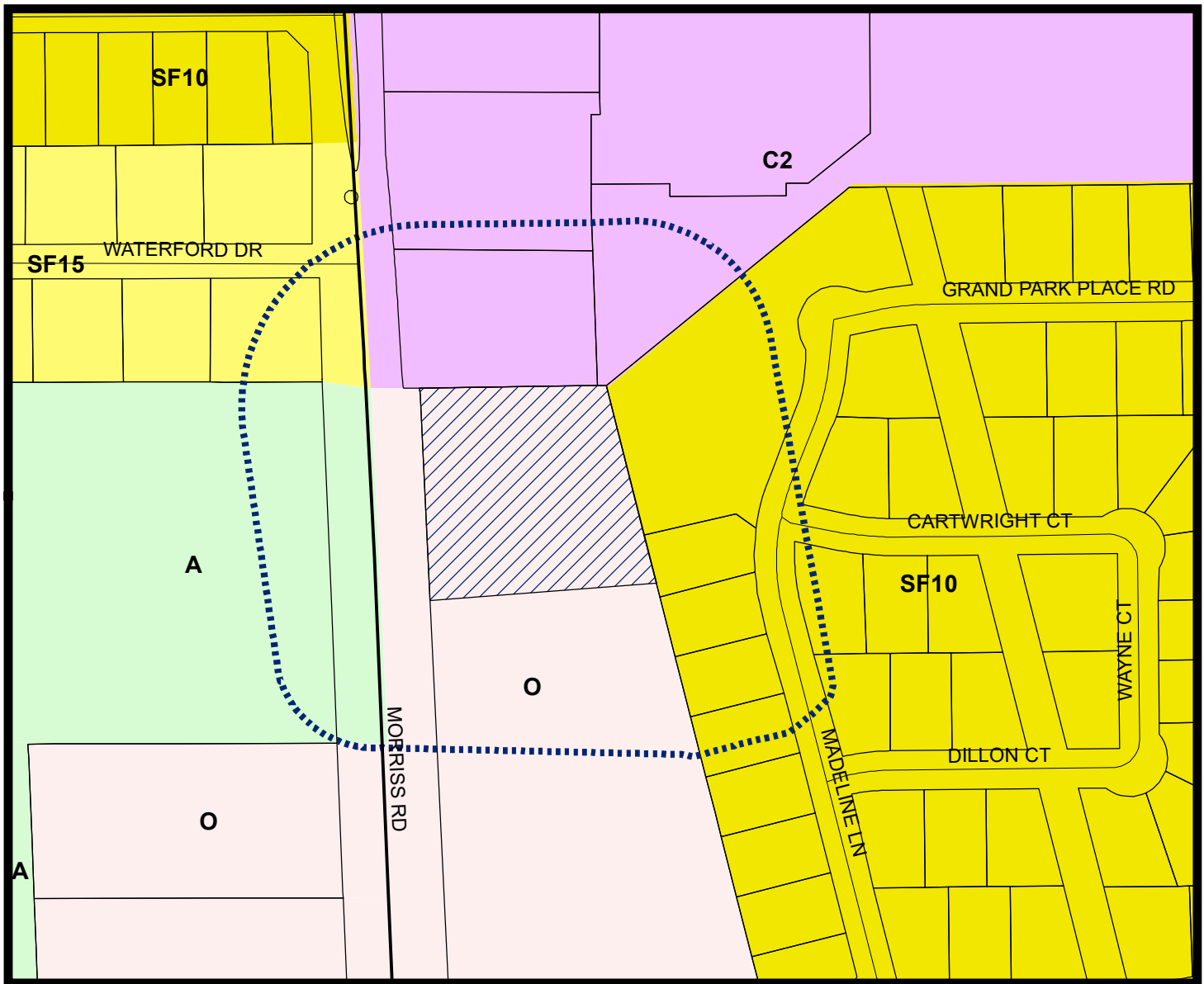
B. Application Details

1. Zoning Planned Development Exhibit
2. Proposed Development Standards

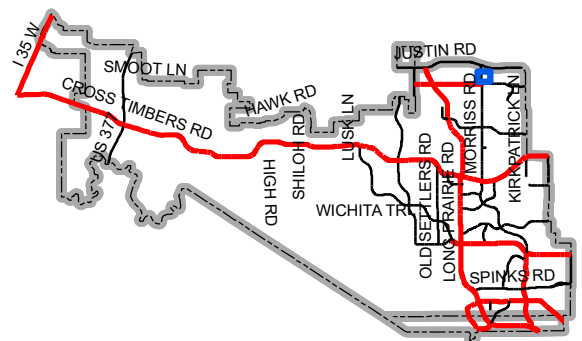
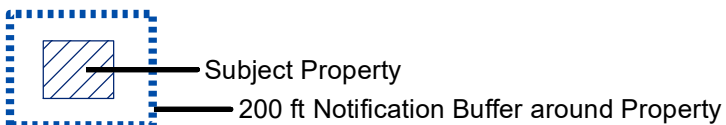


Vicinity Map

Reference Project: MPA18-0007 & ZPD18-0011



LEGEND



Map Location



LETTER OF INTENT > HIGHLAND POINTE PARK

May 8, 2019

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

RE: Master Plan Amendment & Zoning Change Request – Highland Pointe Park

Mr. Russell:

Please accept this letter, on behalf of Chris Carmichael, as an explanation of the proposed Master Plan Amendment and Zoning Change Request for approximately 1.75 acres of land located east of Morriss Road and south of FM 407. The current land use designation of the property is Medium Density Residential and it is currently zoned as PD-19 with Office Uses.

Faith Lutheran Church, the property owner, has discussed the sale of this property for several years. The church has determined that the property is not needed for expansion nor needed for the current mission and operation of the church.

The purpose of this application is to request a zoning change to the existing PD to allow for a veterinarian use with no outside pens. The church is requiring the applicant to purchase a total of 1.75 acres out of their parcel. The vet only needs a little less than an acre to build a 5,000 square foot building to replace their current site in Highland Village. The excess land has been shown to accommodate a second 5,000 building that could be used for retail uses. The site is adjacent to the Grand Park Estates neighborhood to the east. The concept plan shows that the site will meet the Town's compatibility setback and buffer, except the 6' masonry wall along the southeast property line. The access to this site will be from the existing driveway on Morriss Road.

The Master Plan amendment is to clean up the current map that shows the property to be used for residential uses. As the existing zoning of the property indicates, this area was to be for non-residential uses going back to the approval of PD-19. We believe that the use of the site for a veterinarian use with no outside pens will have a limited impact to the adjacent property owners as most of the other uses within the Retail zoning district. Further, we have limited the uses within the R-2 zoning district to those that are compatible with adjacent residences.

We are proposing an exception for this property regarding the required masonry wall where the residential abuts the property along the southeast property line. We are requesting the current board on board fence on the residential lot to remain. There is currently a retaining wall and we believe adding a masonry wall parallel to this would create a "no man's land" that would be difficult to maintain.



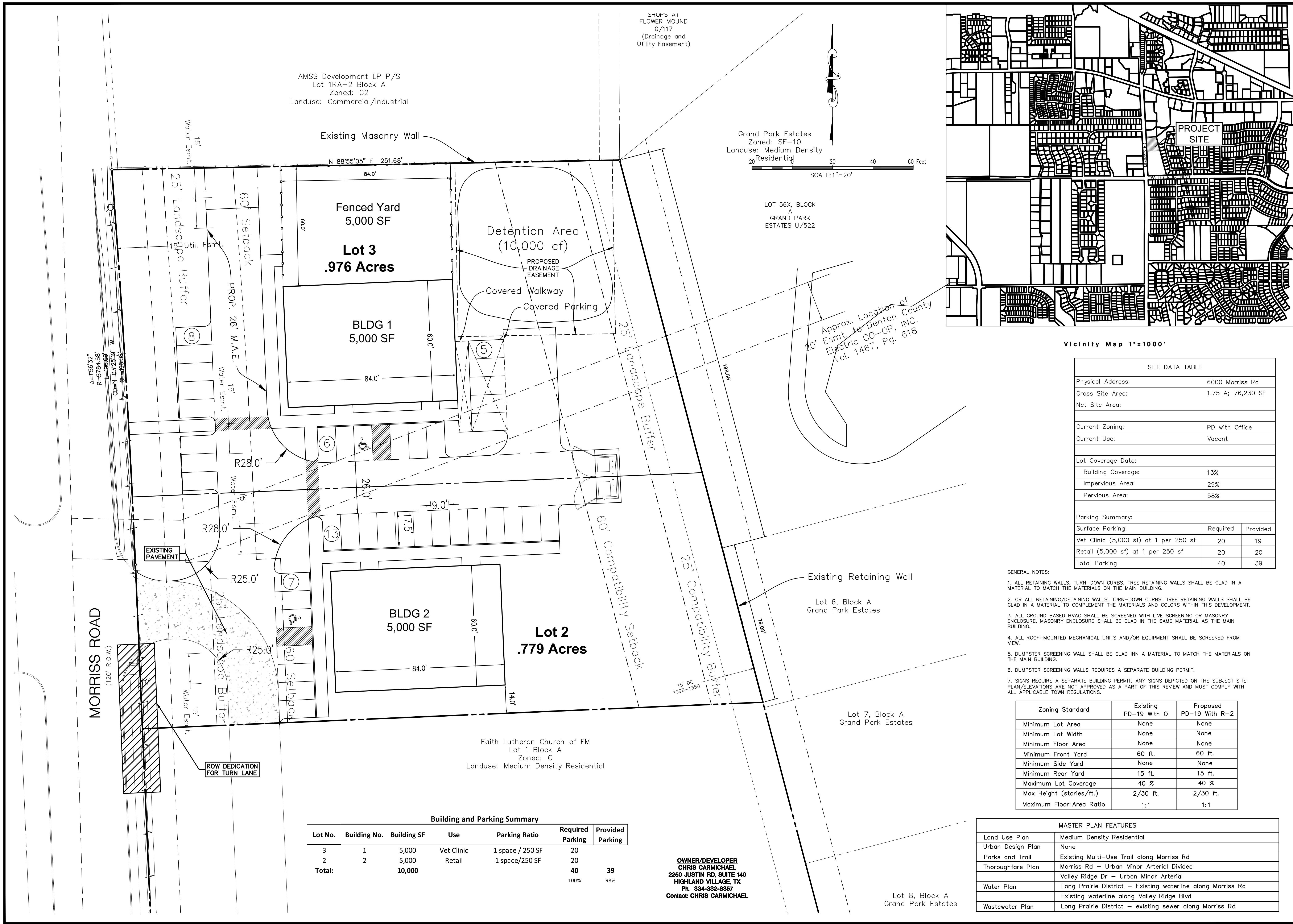
LETTER OF INTENT > HIGHLAND POINTE PARK

We are very excited to have the opportunity to bring this project forward to appropriately develop this infill site. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

A handwritten signature in black ink that reads 'Patricia Fant'. The signature is written in a cursive, flowing style.

Patricia Fant
Designer I, Planning + Entitlement
MCADAMS



SITE DATA TABLE		
Physical Address:	6000 Morriss Rd	
Gross Site Area:	1.75 A; 76,230 SF	
Net Site Area:		
Current Zoning:	PD with Office	
Current Use:	Vacant	
Lot Coverage Data:		
Building Coverage:	13%	
Impervious Area:	29%	
Pervious Area:	58%	
Parking Summary:		
Surface Parking:	Required	Provided
Vet Clinic (5,000 sf) at 1 per 250 sf	20	19
Retail (5,000 sf) at 1 per 250 sf	20	20
Total Parking	40	39

- GENERAL NOTES:
1. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 2. OR 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.
 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 WALLS REQUIRES A SEPARATE BUILDING PERMIT.
 7. 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.

Zoning Standard	Existing PD-19 With O	Proposed PD-19 With R-2
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60 ft.	60 ft.
Minimum Side Yard	None	None
Minimum Rear Yard	15 ft.	15 ft.
Maximum Lot Coverage	40 %	40 %
Max Height (stories/ft.)	2/30 ft.	2/30 ft.
Maximum Floor:Area Ratio	1:1	1:1

	MASTER PLAN FEATURES
Land Use Plan	Medium Density Residential
Urban Design Plan	None
Parks and Trail	Existing Multi-Use Trail along Morriss Rd
Thoroughfare Plan	Morriss Rd – Urban Minor Arterial Divided
	Valley Ridge Dr – Urban Minor Arterial
Water Plan	Long Prairie District – Existing waterline along Morriss Rd
	Existing waterline along Valley Ridge Blvd
Wastewater Plan	Long Prairie District – existing sewer along Morriss Rd

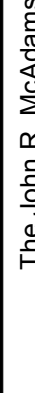
	The John R. McAdams Company, Inc. (DBA, G&A McAdams) 111 Hillside Drive Lewisville, Texas 75057 972.436.3712 201 McAdams Road Rockwall, Texas 75082 940.240.1012  	HIGHLAND POINTE PARK Lot 1, Block A FAITH LUTHERAN CHURCH ADDITION 175 Acres in the ELISHA SMITH SURVEY, ABSTRACT NO. 160 TOWN OF FLOWER MOUND DENTON COUNTY, TEXAS	Conceptual Site Plan	<u>PRELIMINARY PLANS</u> 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 5/5/2019	Drawn By: PF Date: 10/15/2018 Scale: 1"=20' Revisions: 1/8/2019 3/15/2019 7/04/2019	18264	CSP
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Fig. 2. 2018/04/04 (Amended) Zoning Exhibit
Printed: 1/9/2019 10:20 AM by: [unclear] Sheet: 1/2/2019 4:22 PM, by: [unclear]

MORRIS ROAD
(120' R.O.W.)

A=1°56'32"
R=5784.58'
L=196.09'
CD=N 03°25'19" W
CL=196.08'

N 02°27'03" W 81.49'

86.6'

AMSS Development LP P/S
Lot 1RA-2 Block A
Zoned: C2
Landuse: Commercial/Industrial

N 88°55'05" E 251.68'

HIGHLAND POINTE PARK
1.75 Acres

Existing Land Use: Medium Density Residential
Existing Zoning: PD19 W/ O

Proposed Land Use: Retail
Proposed Zoning: PD W/ R-2

Faith Lutheran Church of FM
Lot 1 Block A
Zoned: O
Landuse: Medium Density Residential

S 87°32'57" W 307.97'

E. SMITH
SURVEY A -
767

S 14°48'19" E 277.96'

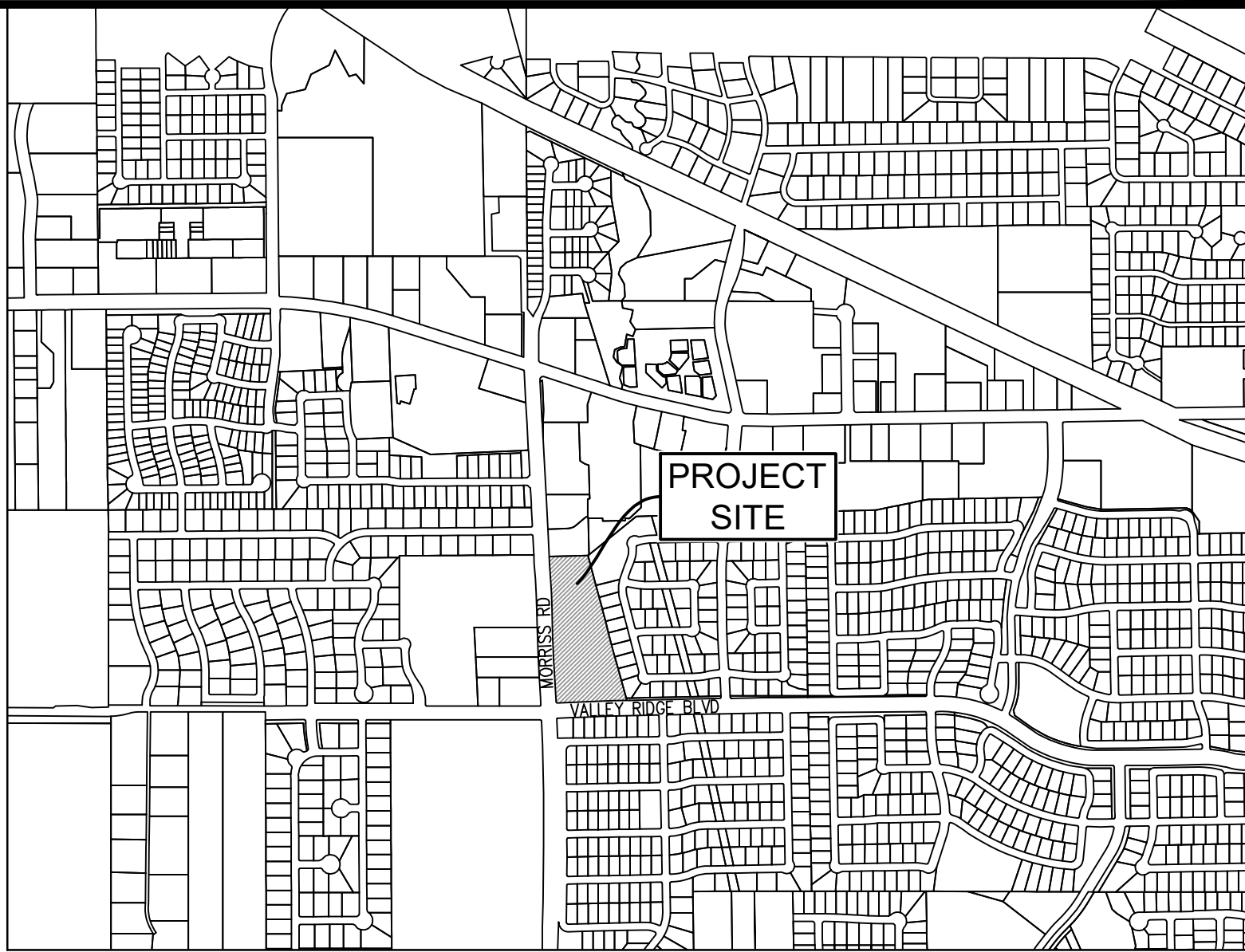
Grand Park Estates
Zoned: SF-10
Landuse: Medium Density Residential

Lot 6, Block A
Grand Park Estates

Lot 7, Block A
Grand Park Estates

Lot 8, Block A
Grand Park Estates

20 0 20 40 60 Feet
SCALE: 1"=20'



Vicinity Map 1"=1000'

Legal Description for Zoning
Morriss Vet Clinic
Town of Flower Mound
Denton County, Texas

BEING all that certain lot, tract, or parcel of land, situated in the E. Smith Survey, Abstract Number 767, Town of Flower Mound, Denton County, Texas, and being part of Lot 1, Block A, described in deed to Faith Lutheran Church of Flower Mound, recorded in Document Number 94-22015, Official Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 1, Block A, and being on the east line of Morriss Road, a called 120 foot Right of Way;

THENCE N 88°55'05" E, with the north line of said Lot 1, Block A, and the south line of Lot 1RA-2, Block A, AMSS Development LP P/S, recorded in Document Number 97-79956, Official Records, Denton County, Texas, a distance of 251.68 feet, to the northeast corner of said Lot 1, Block A, and the northwest corner of Grand Park Estates, recorded in Document Number 2002-96518, Official Records, Denton County, Texas;

THENCE S 14°48'19" E, with the east line of said Lot 1, Block A, and the west line of said Grand Park Estates, a distance of 277.96 feet;

THENCE S 87°32'57" W, a distance of 307.97 feet, to the east line of said Morriss Road, and the west line of said Lot1, Block A;

THENCE N 02°27'03" W, with the east line of said Morriss Road, and the west line of said Lot 1, Block A, a distance of 81.49 feet;

THENCE northwesterly with the east line of said Morriss Road, and the west line of said Lot 1, Block A, with a curve to the left, having a radius of 5784.58 feet, a central angle of 1°56'32", an arc length of 196.09', and whose chord bears N 03°25'19" W a distance of 196.08 feet to the **POINT OF BEGINNING** and containing approximately 1.755 acres of land.

MASTER PLAN FEATURES	
Land Use Plan	Medium Density Residential
Urban Design Plan	None
Parks and Trail	Existing Multi-Use Trail along Morriss Rd
Thoroughfare Plan	Morriss Rd - Urban Minor Arterial Divided
	Valley Ridge Dr - Urban Minor Arterial
Water Plan	Long Prairie District - Existing waterline along Morriss Rd
	Existing waterline along Valley Ridge Blvd
Wastewater Plan	Long Prairie District - existing sewer along Morriss Rd

OWNER /DEVELOPER
CHRIS CARMICHAEL
2250 JUSTIN RD, SUITE 140
HIGHLAND VILLAGE, TX
Ph. 334-332-8357
Contact: CHRIS CARMICHAEL

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, Texas 79307
872.436.9715
201 County View Drive
Roanoke, Texas 76282
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com

G&A
MCADAMS

HIGHLAND POINTE PARK
Lot 1, Block A
FAITH LUTHERAN CHURCH ADDITION
1.75 Acres
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

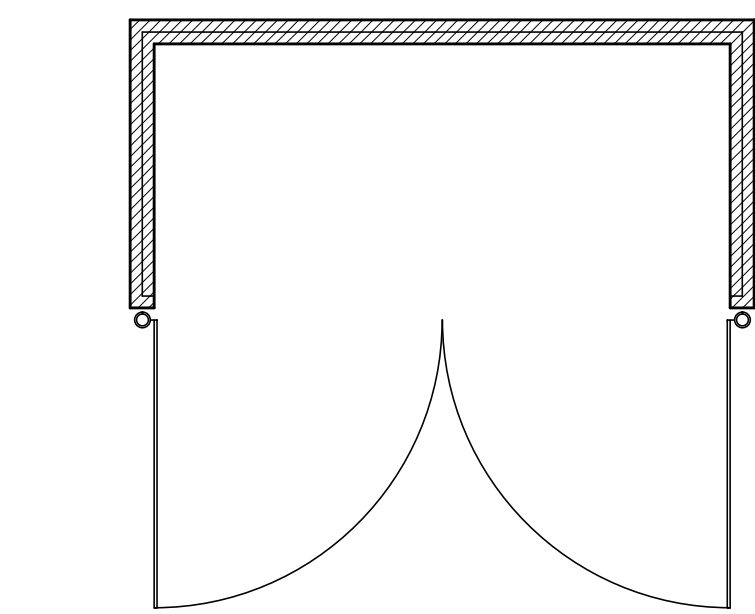
Master Plan Amendment & Zoning Exhibit

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A | MCADAMS
TBPE: 19762
ROBERT JOHN DOLLAK, JR., P.E. #86898
DATE 1/9/2019

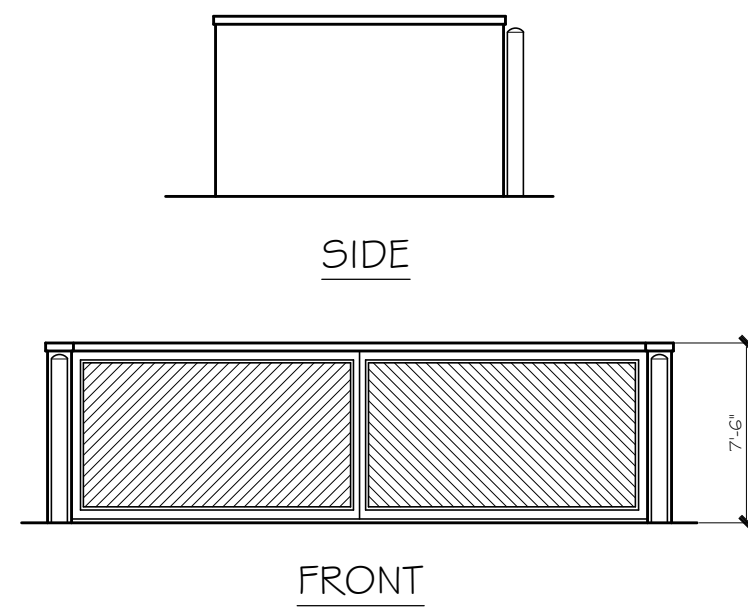
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Revisions: 11/08/2018

18264

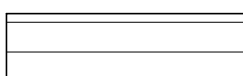
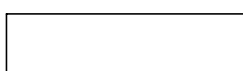
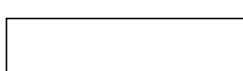
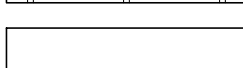
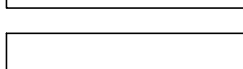
MPA & ZE



DUMPSTER ENCLOSURE
N.T.S.



EXTERIOR MATERIALS LEGEND

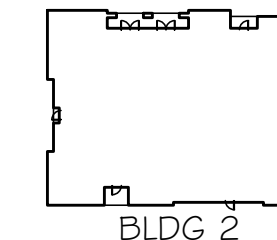
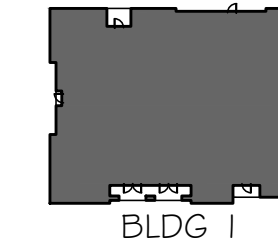
- | | |
|--|------------------------------------|
|  | STONE: AUSTIN CHALK |
|  | BRICK: FORTERRA V224 |
|  | HB SIDING & TRIM: COBBLESTONE |
|  | FASCIA & SOFFITS: BALANCED BEIGE |
|  | WINDOW & DOOR FRAMING: DARK BRONZE |
|  | METAL STANDING SEAM: DARK BRONZE |
|  | COMPOSITE SHINGLES: SABLEWOOD |
|  | METAL AWNINGS: DARK BRONZE |

MATERIAL TABULATION CHART

		South	North	East	West
1.	Total Facade S.F.	1363 s.f.	1084 s.f.	806 s.f.	1005 s.f.
2.	Facade S.F. (exclusive of doors and windows)	1109 s.f.	901 s.f.	656 s.f.	805 s.f.
3.	Doors and Windows S.F.	254 s.f.	183 s.f.	150 s.f.	200 s.f.
4.	Primary Masonry Totals (Min. 80%)	1054 s.f. and 95% of 2	901 s.f. and 100% of 2	601 s.f. and 92% of 2	805 s.f. and 100% of 2
	Brick s.f. (as applicable)	216 s.f. and 19% of 2	727 s.f. and 81% of 2	410 s.f. and 63% of 2	200 s.f. and 25% of 2
	- Stone s.f. (as applicable)	838 s.f. and 76% of 2	174 s.f. and 19% of 2	191 s.f. and 29% of 2	605 s.f. and 75% of 2
5.	Secondary Masonry Totals (Max. 20%)	55 s.f. and 5% of 2	0 s.f. and 0% of 2	55 s.f. and 8% of 2	0 s.f. and 0% of 2
	- Hardiplank s.f. (as applicable)	55 s.f. and 5% of 2	0 s.f. and 0% of 2	55 s.f. and 8% of 2	0 s.f. and 0% of 2

NOTES:

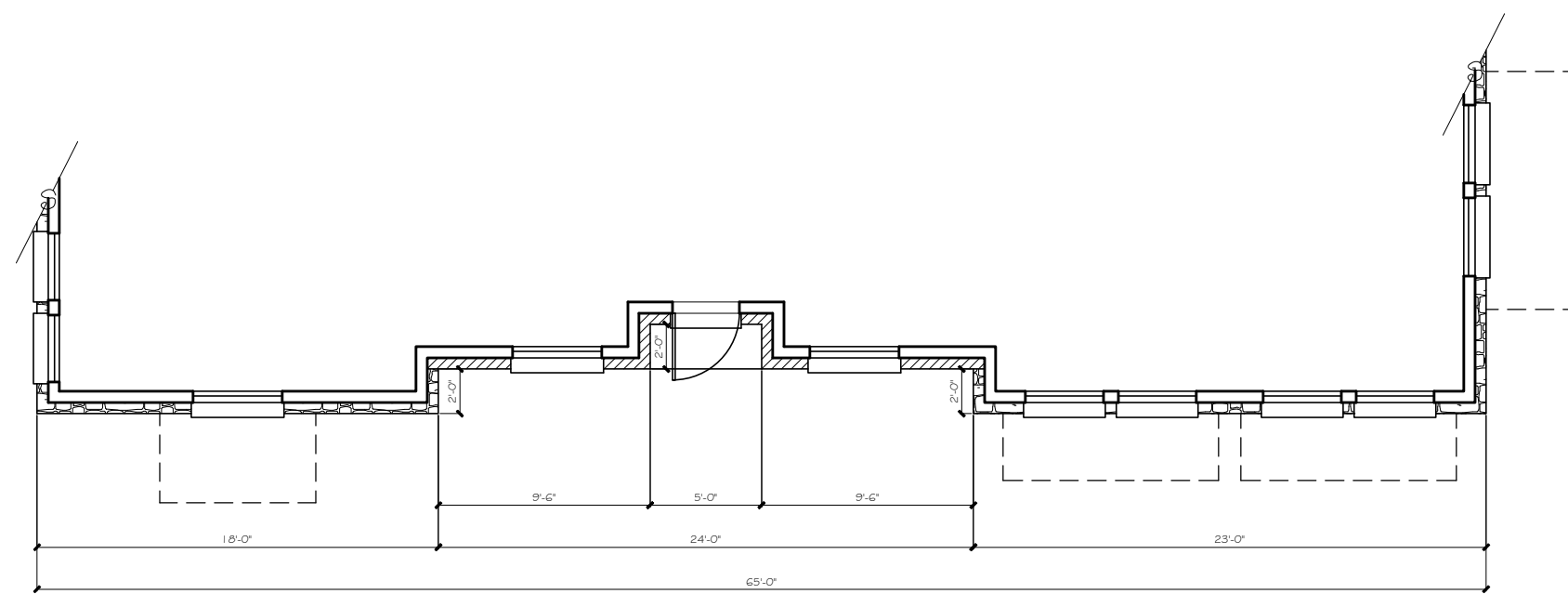
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3. Builder to verify all notes & dimensions prior to construction.



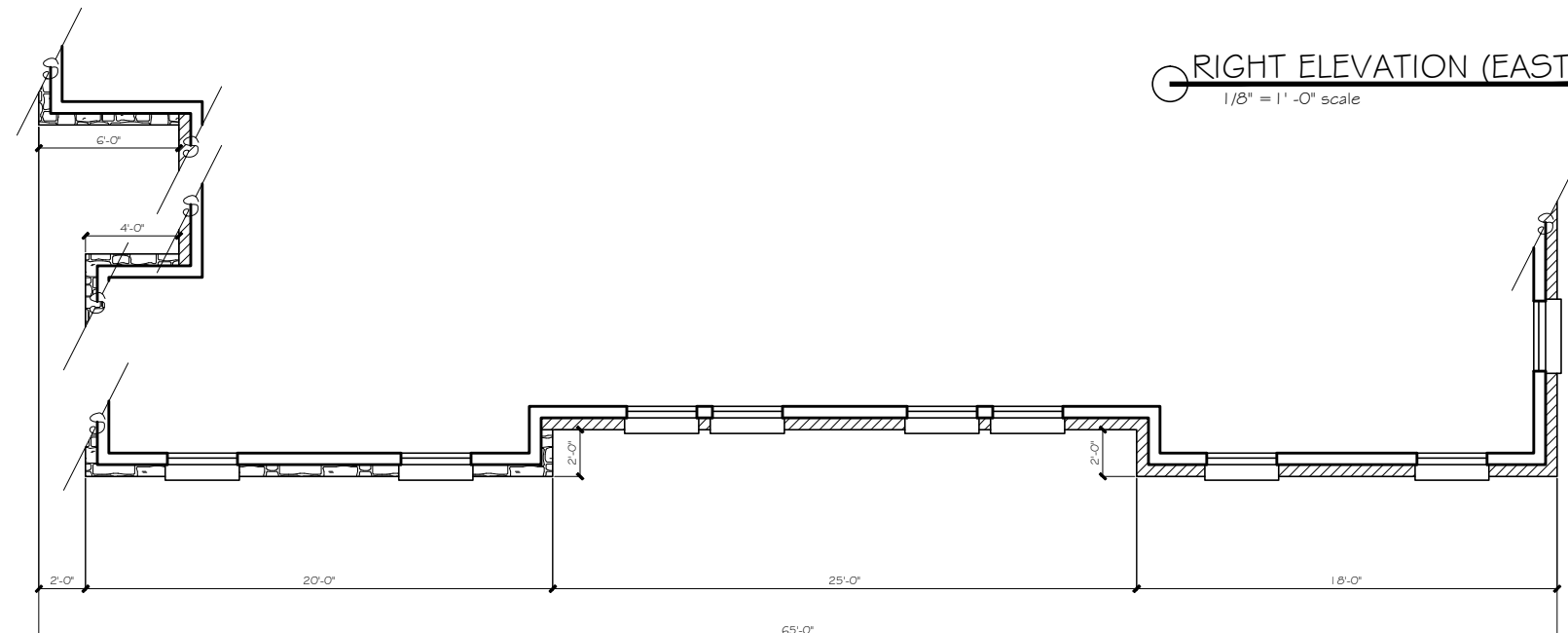
KEY PLAN
NO SCALE



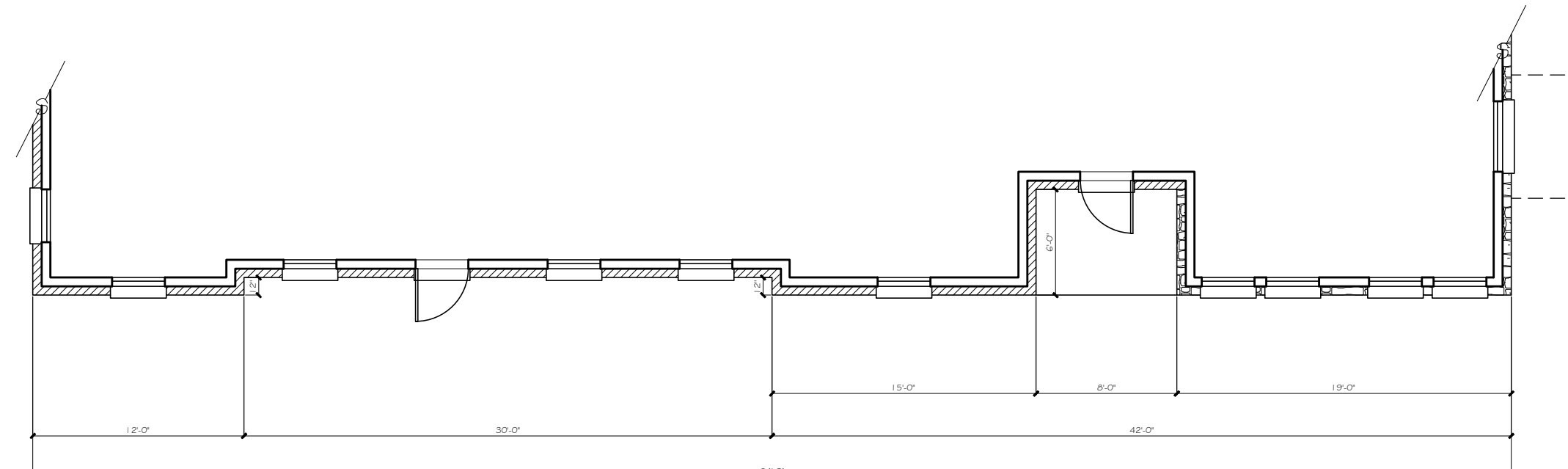
LEFT ELEVATION (WEST)
1/8" = 1' - 0" scale



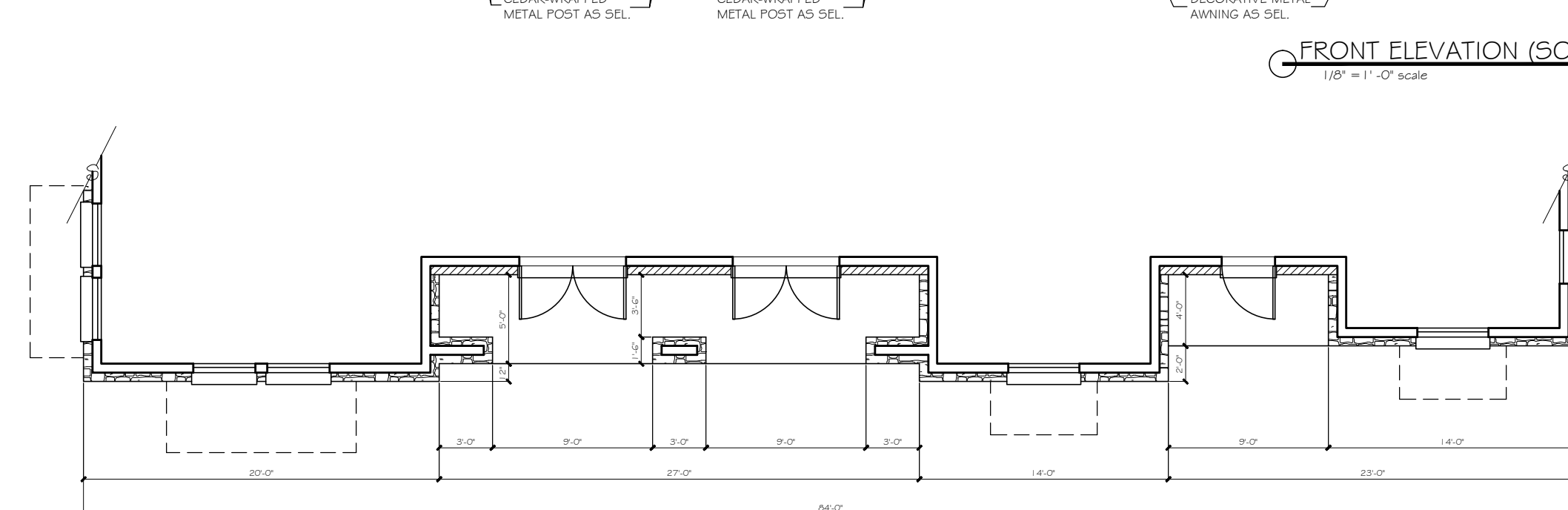
RIGHT ELEVATION (EAST)



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH)



MATERIALS

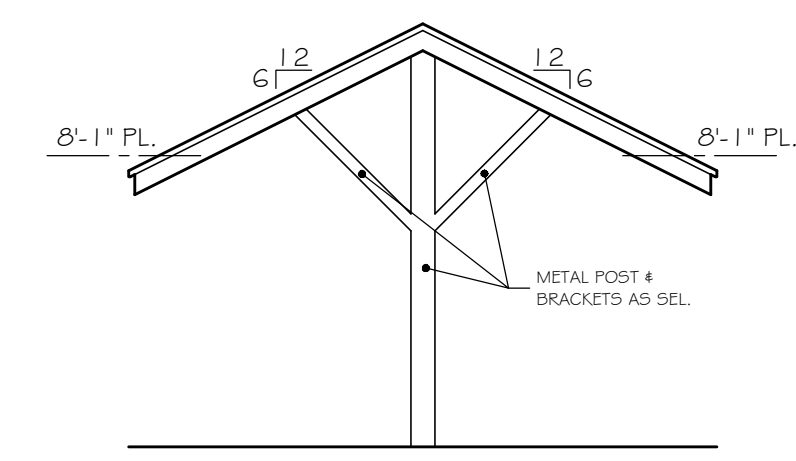
- **ROOFING**
METAL STANDING SEAM: DARK BRONZE
COMPOSITE SHINGLES: SABLEWOOD
- **BRICK**
BLACKSON BRICK FORTERRA V224
ARGOS IVORY BUFF MORTAR
- **STONE**
ALLIANCE AUSTIN CHALK W/
ARGOS IVORY BUFF MORTAR
- **SIDING**
HARDY BOARD SIDING + TRIM: COBBLESTONE
DECORATIVE METAL AWNINGS
POWDER COAT FINISH: DARK BRONZE (0439G6220)
- **FASCIA AND SOFFITS (HARDIE BOARD)**
SHERWIN WILLIAMS: 7037 BALANCED BEIGE
- **WINDOWS**
ANDERSEN 100 SERIES: DARK BRONZE FRAME
- **ENTRY DOORS**
ANDERSEN ENTRY DOOR
W/ DARK BRONZE FRAME

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

O-OFFICE/ GENERAL BUSINESS



CARPORT PROFILE
N.T.S.

REVISED CONCEPTUAL ELEVATION DESIGN

A CUSTOM PROJECT FOR:

A CUSTOM PROJECT FOR:
**HIGHLAND POINTE PARK
 LOT 1, BLOCK A BLDG. 1
 FAITH LUTHERAN CHURCH
 ADDITION
 FLOWER MOUND, TEXAS**

PRELIMINARY
NOT FOR
CONSTRUCTION

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

CLAUSE

DATE: JANUARY 7 2019

SANDAKI, 2013

DRAWN BY:

REVISIONS:

◁

△

Cross Timbers Architects assumes no liability for any structure built from these plans. Before construction, the purchaser, builder, or contractor must verify dimensions, compliance with all governing codes & ordinances & incorporate site conditions. Only a qualified designer, architect, or structural engineer is permitted to alter these plans. These plans shall remain the property of Cross Timbers Architects & are not to be reused or reproduced without written permission.

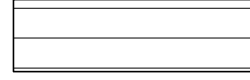
EXTERIOR MATERIALS LEGEND



STONE: AUSTIN CHALK



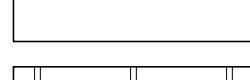
BRICK: FORTERRA V224



HB SIDING & TRIM: COBBLESTONE



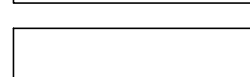
FASCIA & SOFFITS: BALANCED BEIGE



WINDOW & DOOR FRAMING: DARK BRONZE



METAL STANDING SEAM: DARK BRONZE



COMPOSITE SHINGLES: SABLEWOOD



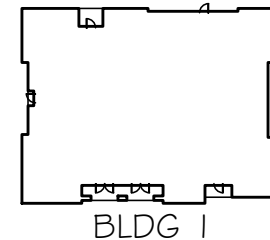
METAL AWNINGS: DARK BRONZE

MATERIAL TABULATION CHART

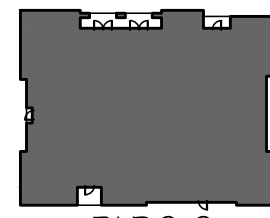
	North	South	West	East
1. Total Facade S.F.	1363 s.f.	1084 s.f.	1005 s.f.	806 s.f.
2. Facade S.F. (exclusive of doors and windows)	1109 s.f.	901 s.f.	805 s.f.	656 s.f.
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- Hardiplank s.f. (as applicable)	55 s.f. and 5% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	55 s.f. and 8% of 2

NOTES:

- Any discrepancies must be brought to the architects' attention for revision prior to the start of construction.
- Refer to all local codes for plumbing, mechanical, & electrical requirements.
- Builder to verify all notes & dimensions prior to construction.



BLDG 1



BLDG 2

KEY PLAN
NO SCALE



NORTH

MATERIALS

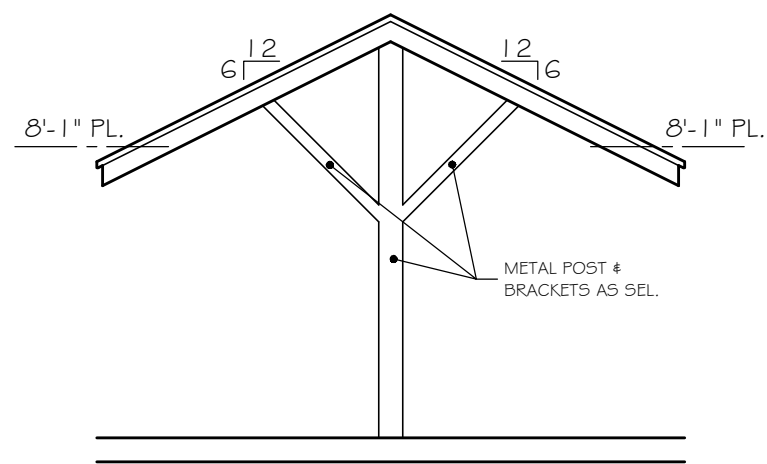
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 - ARGOS IVORY BUFF MORTAR
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- SIDING
 - HARDIE BOARD SIDING & TRIM: COBBLESTONE
- DECORATIVE METAL AWNINGS
 - POWDER COAT FINISH: DARK BRONZE (049/66220)
- FASCIA AND SOFFITS (HARDIE BOARD)
 - SHERWIN WILLIAMS: 7037 BALANCED BEIGE
- WINDOWS
 - ANDERSEN 100 SERIES: DARK BRONZE FRAME
- ENTRY DOORS
 - ANDERSEN ENTRY DOOR W/ DARK BRONZE FRAME

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

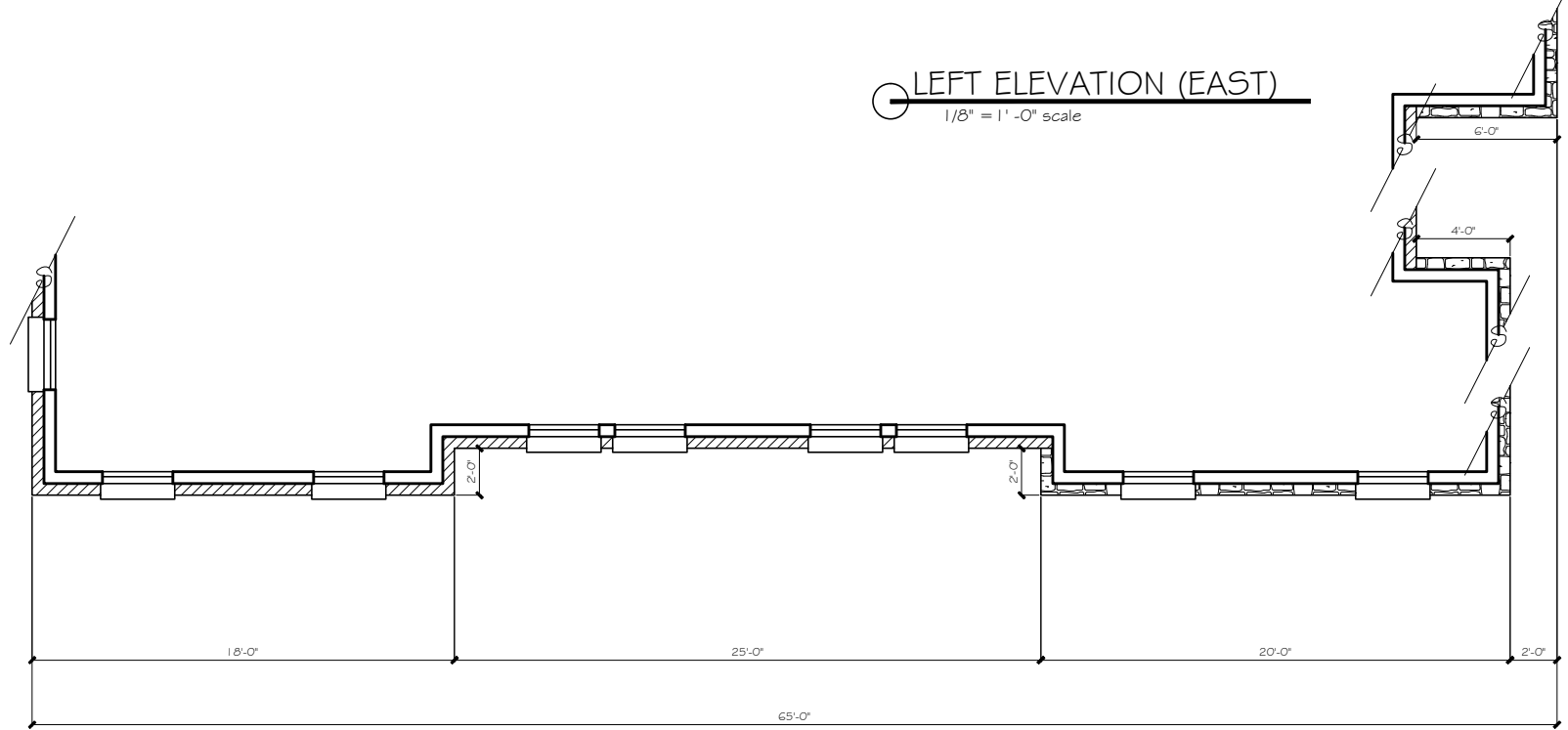
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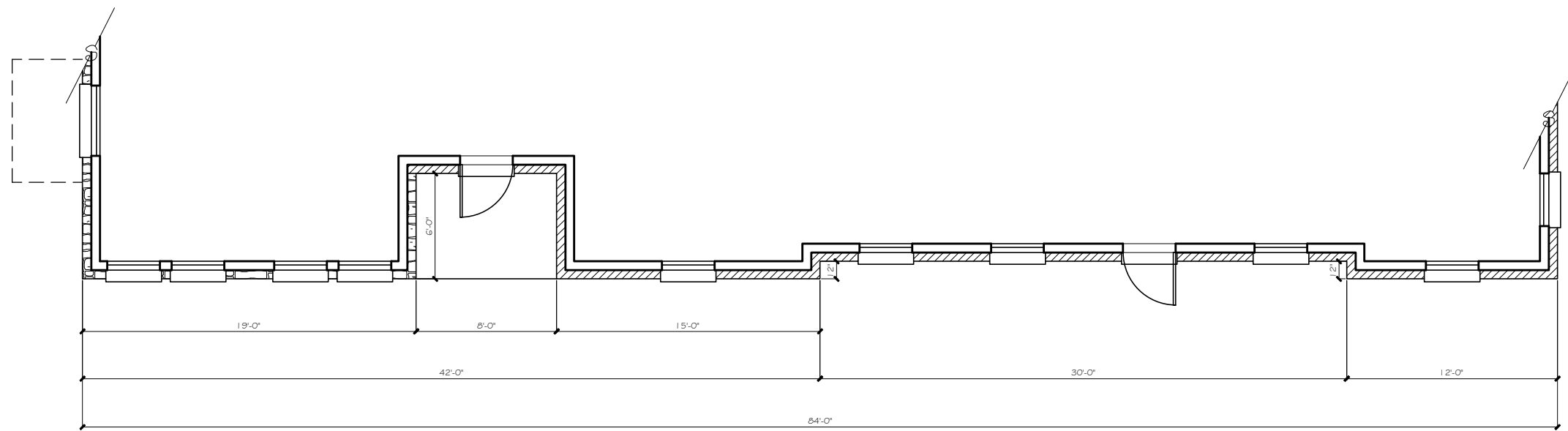
CARPORT PROFILE
N.T.S.



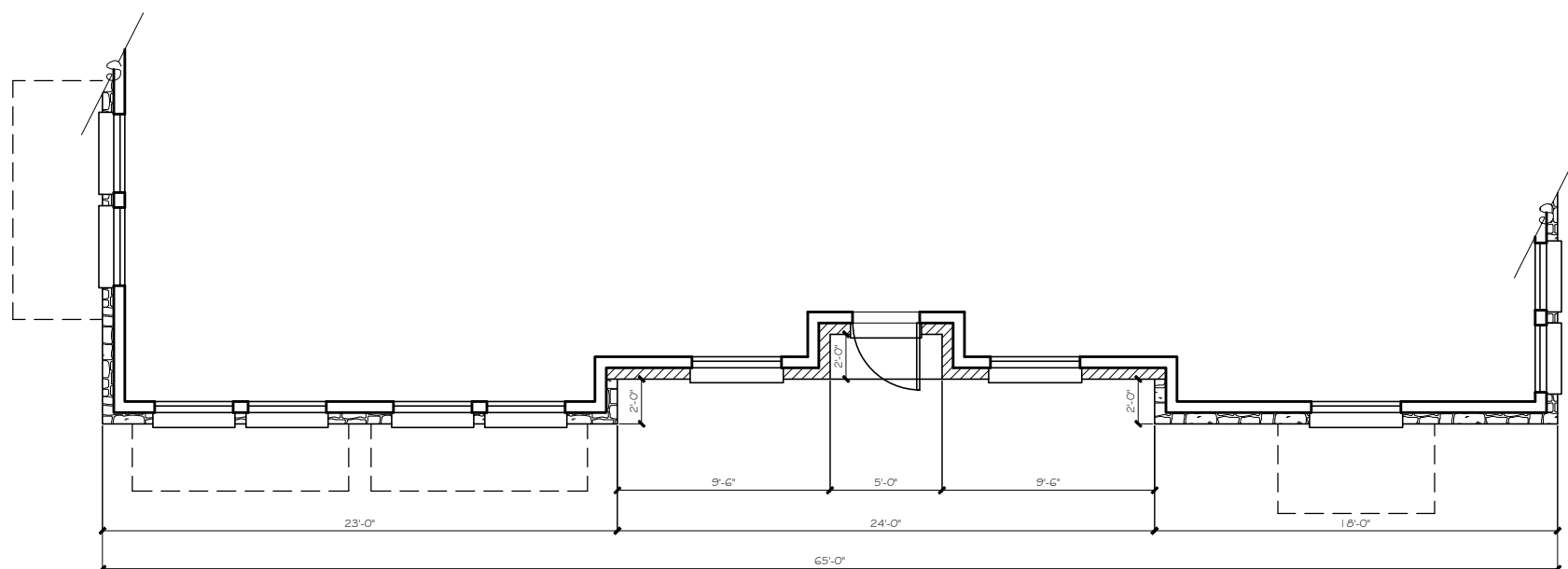
LEFT ELEVATION (EAST)
1/8" = 1'-0" scale



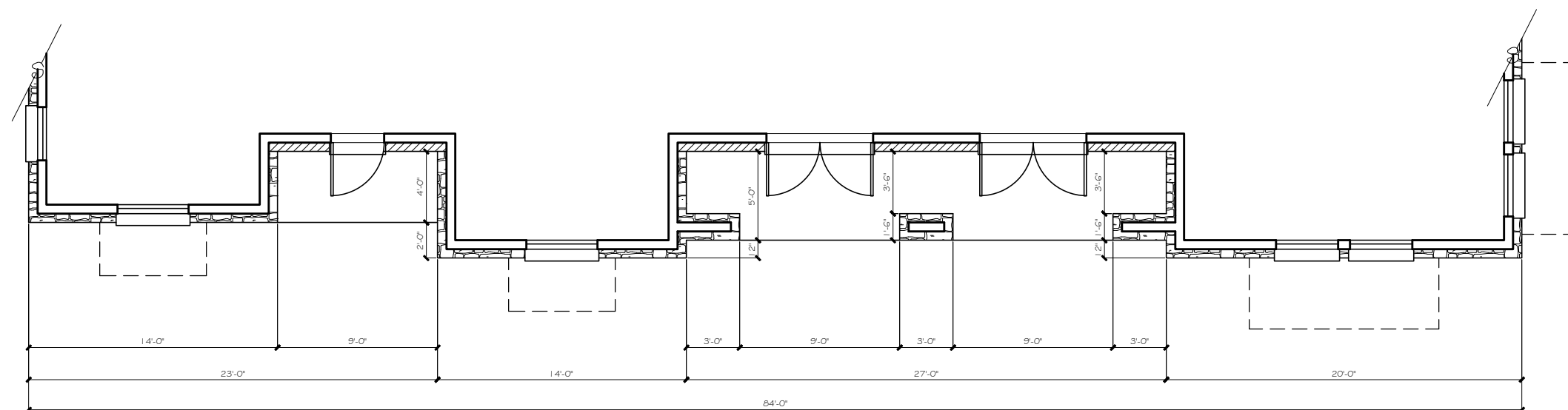
REAR ELEVATION (SOUTH)
1/8" = 1'-0" scale



RIGHT ELEVATION (WEST)
1/8" = 1'-0" scale



FRONT ELEVATION (NORTH)
1/8" = 1'-0" scale



CLAU

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DATE: JANUARY 7, 2019

DRAWN BY: C.R.

REVISIONS:

Δ Δ Δ

CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
**HIGHLAND POINTE PARK
LOT 1, BLOCK A BLDG. 2
FAITH LUTHERAN CHURCH
ADDITION
FLOWER MOUND, TEXAS**

JOB #

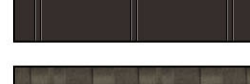
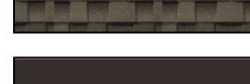
18-094

SHEET

FP

REVISED CONCEPTUAL ELEVATION DESIGN

EXTERIOR MATERIALS LEGEND

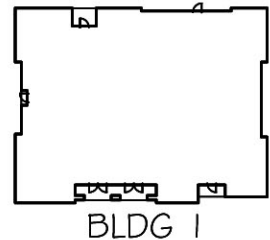
- STONE: AUSTIN CHALK
- BRICK: FORTERRA V224
- HB SIDING & TRIM: COBBLESTONE
- FASCIA & SOFFITS: BALANCED BEIGE
- WINDOW & DOOR FRAMING: DARK BRONZE
- METAL STANDING SEAM: DARK BRONZE
- COMPOSITE SHINGLES: SABLEWOOD
- METAL AWNINGS: DARK BRONZE

MATERIAL TABULATION CHART

	North	South	West	East
1. Total Facade S.F.	1363 s.f.	1084 s.f.	1005 s.f.	806 s.f.
2. Facade S.F. (exclusive of doors and windows)	1109 s.f.	901 s.f.	805 s.f.	656 s.f.
3. Doors and Windows S.F.	254 s.f.	183 s.f.	200 s.f.	150 s.f.
4. Primary Masonry Totals (Min. 80%)	1054 sf and 95% of 2	901 s.f. and 100% of 2	805 s.f. and 100% of 2	601 s.f. and 92% of 2
- Brck s.f. (as applicable)	216 s.f. and 19% of 2	727 s.f. and 81% of 2	200 s.f. and 25% of 2	410 s.f. and 63% of 2
- Stone s.f. (as applicable)	838 s.f. and 76% of 2	174 s.f. and 19% of 2	605 s.f. and 75% of 2	191 s.f. and 29% of 2
5. Secondary Masonry Totals (Max. 20%)	55 s.f. and 5% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	55 s.f. and 8% of 2
- Hardiplank s.f. (as applicable)	55 s.f. and 5% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	55 s.f. and 8% of 2

NOTES:

- Any discrepancies must be brought to the architect's attention for revision prior to the start of construction.
- Refer to all local codes for plumbing, mechanical, & electrical requirements.
- Builder to verify all notes & dimensions prior to construction.



BLDG 1



BLDG 2

KEY PLAN
NO SCALE



NORTH

MATERIALS

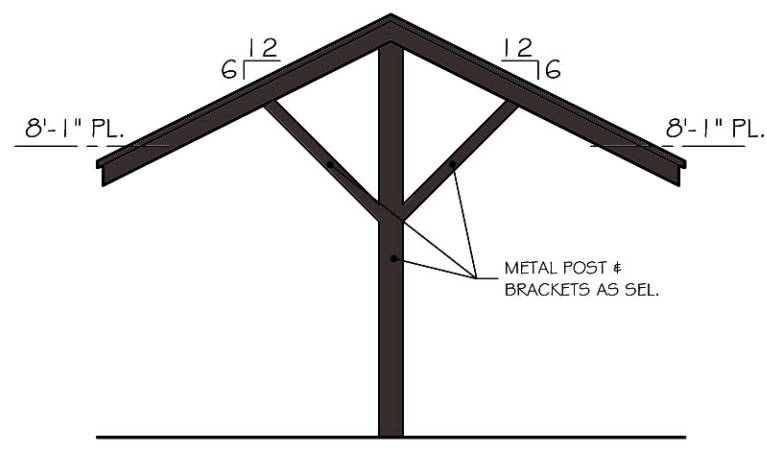
- ROOFING
 - METAL STANDING SEAM: DARK BRONZE
 - COMPOSITE SHINGLES: SABLEWOOD
- BRICK
 - BLACKSON BRICK FORTERRA V224
 - ARGOS IVORY BUFF MORTAR
- STONE
 - ALLIANCE AUSTIN CHALK W/ ARGOS IVORY BUFF MORTAR
- SIDING
 - HARDIE BOARD SIDING & TRIM: COBBLESTONE
- DECORATIVE METAL AWNINGS
 - POWDER COAT FINISH: DARK BRONZE (049/66220)
- FASCIA AND SOFFITS (HARDIE BOARD)
 - SHERWIN WILLIAMS: 7037 BALANCED BEIGE
- WINDOWS
 - ANDERSEN 100 SERIES: DARK BRONZE FRAME
- ENTRY DOORS
 - ANDERSEN ENTRY DOOR W/ DARK BRONZE FRAME

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

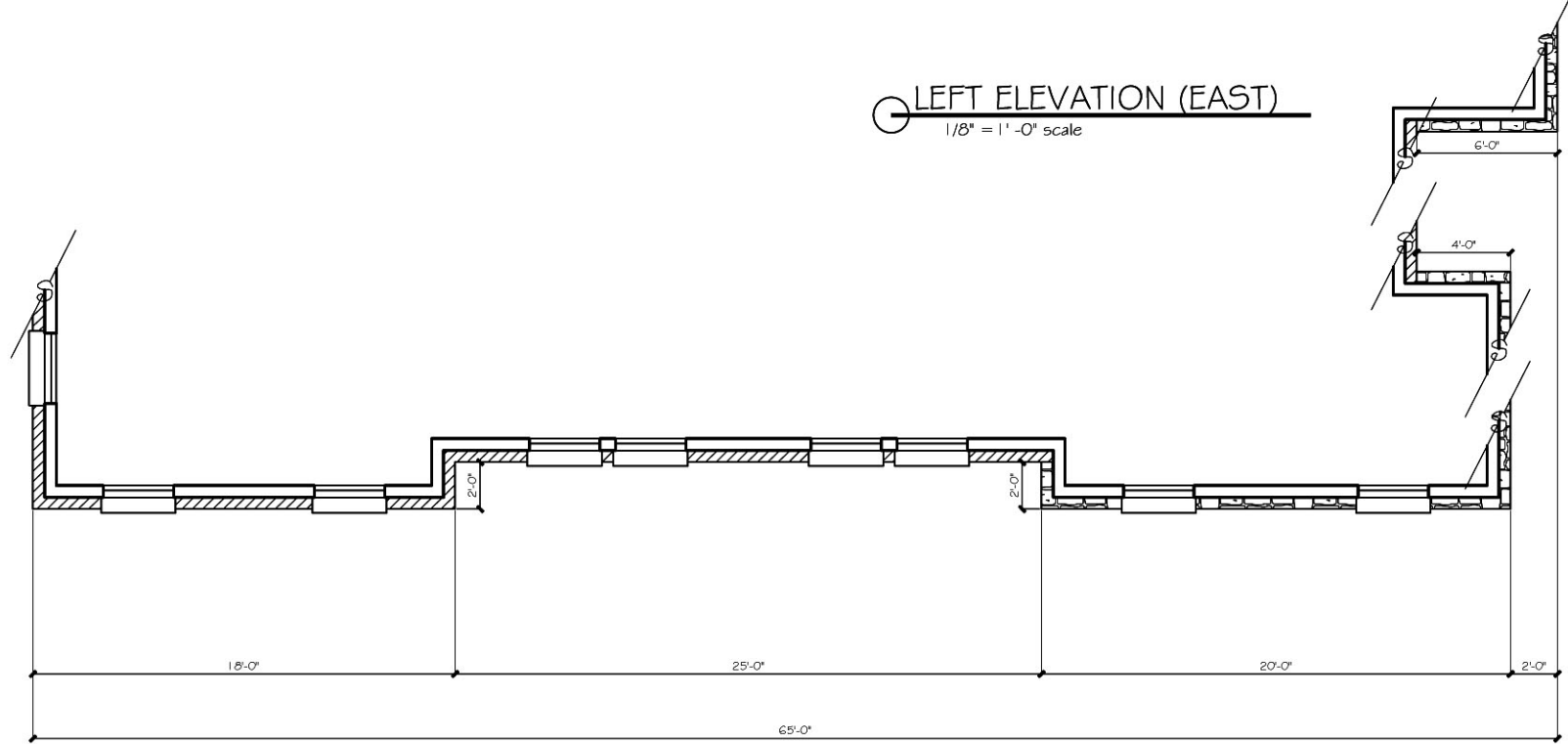
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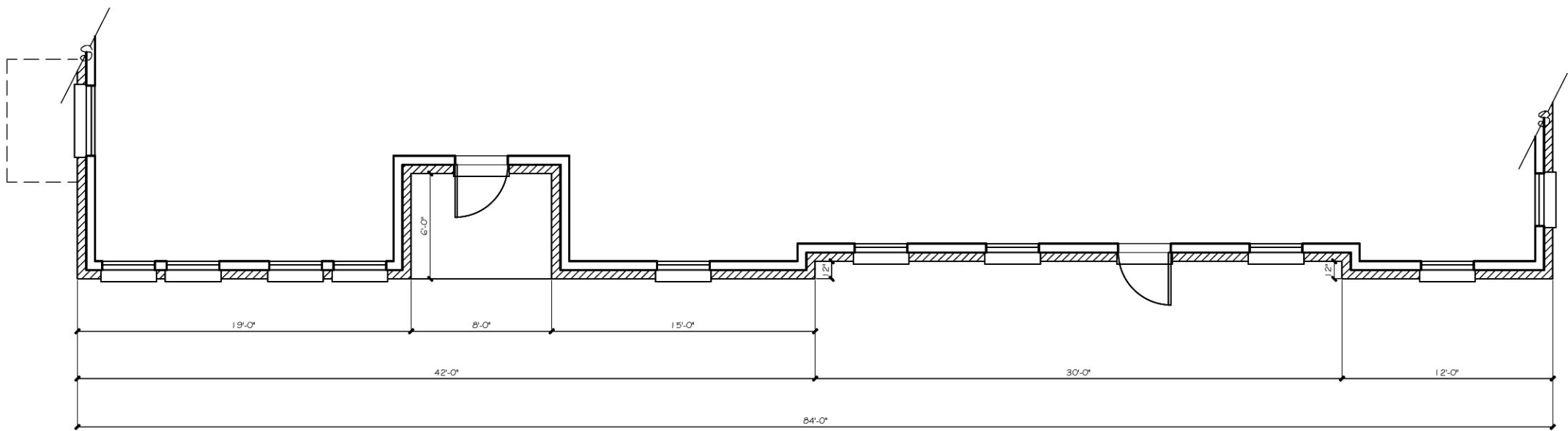
CARPORT PROFILE
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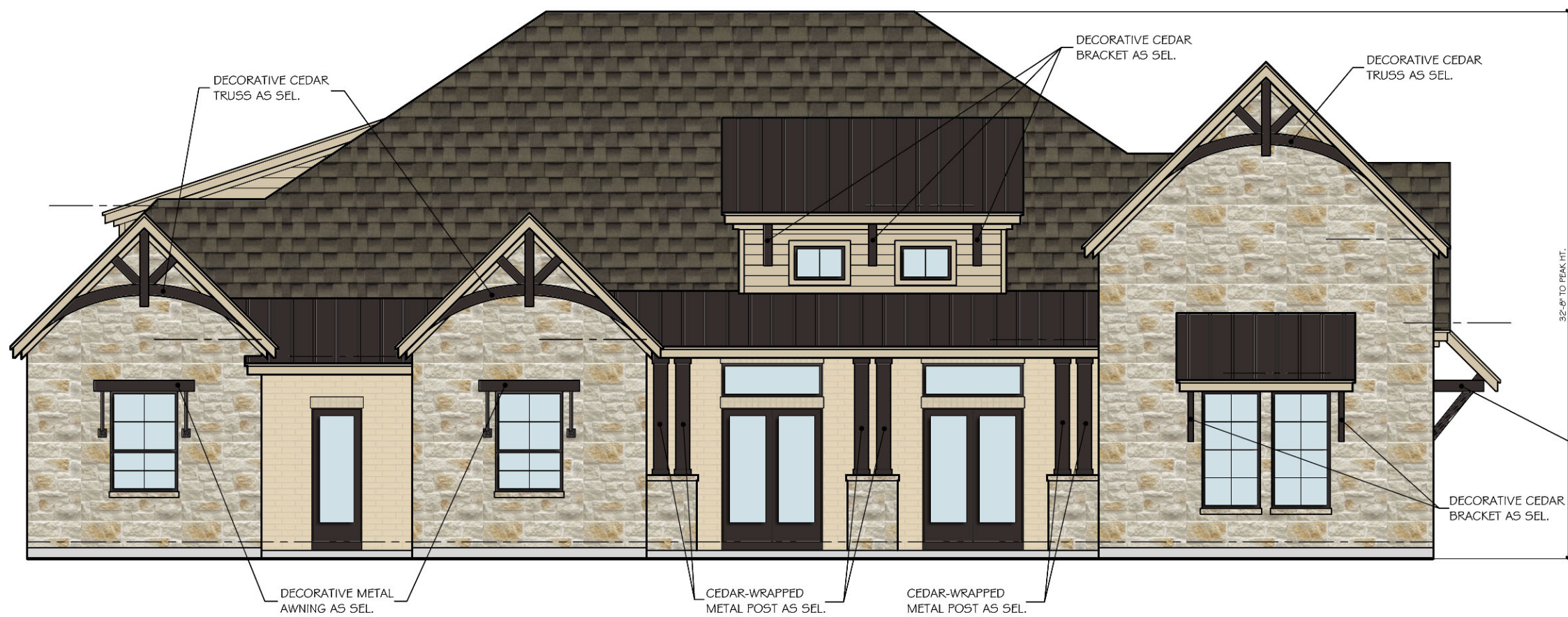
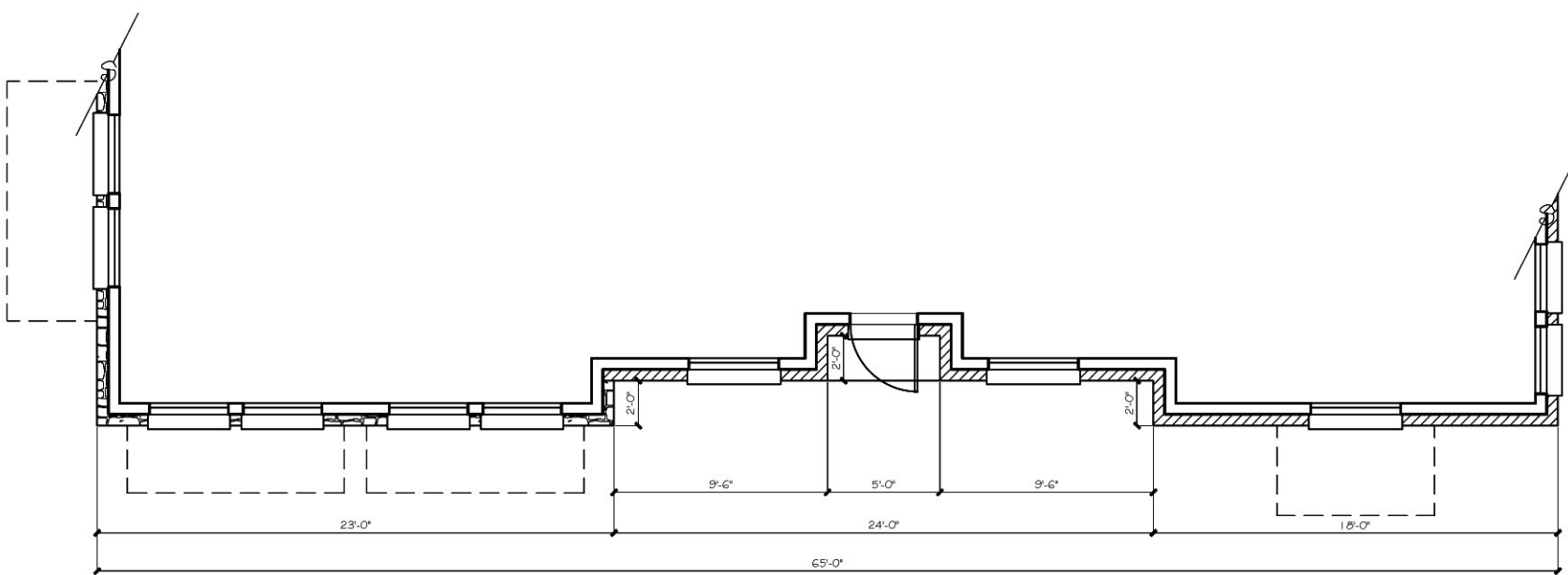
LEFT ELEVATION (EAST)
1/8" = 1'-0" scale



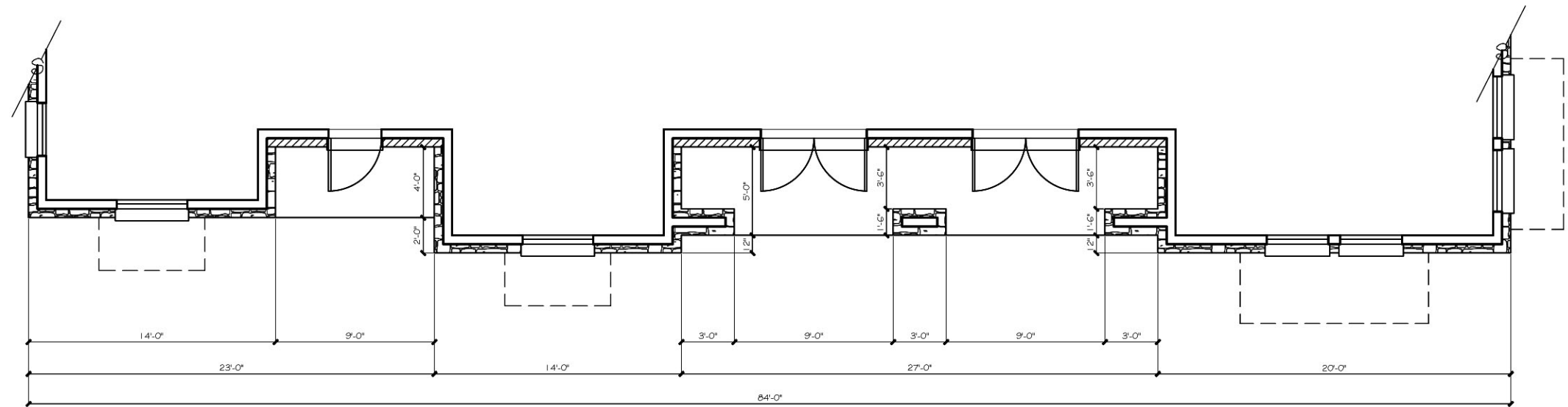
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1/8" = 1'-0" scale



RIGHT ELEVATION (WEST)
1/8" = 1'-0" scale



FRONT ELEVATION (NORTH)
1/8" = 1'-0" scale



REVISED CONCEPTUAL ELEVATION DESIGN

A CUSTOM PROJECT FOR:

HIGHLAND POINTE PARK
LOT 1, BLOCK A BLDG. 2
FAITH LUTHERAN CHURCH
ADDITION
FLOWER MOUND, TEXAS

PRELIMINARY
NOT FOR
CONSTRUCTION

CROSS
TIMBERS
ARCHITECTS
4315 WINDSOR CENTRE TRAIL STE # 200
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

CLAUSE

DATE: JANUARY 7, 2019
DRAWN BY: C.R.
REVISIONS:
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Exhibit “B”
Development Standards

Planned Development District – 19 (PD-19)
Highland Pointe Park

The development on the property comprising approximately 1.75 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. EXHIBITS. The following Exhibits are incorporated into this planned development.
1. Exhibit “C”: Conceptual Site Plan.
 2. Exhibit “D”: Conceptual Landscape Plan.
 3. Exhibit “E”: Conceptual Elevations
- B. PERMITTED USES. The uses listed as Permitted Uses in Retail District (R-2) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted in the areas designated on Exhibit “C” as Retail District (R-2) areas:
1. Auto parts and accessory sales (indoors);
 2. Cleaning/laundry pickup station only;
 3. Cleaning/Laundry shop with pickup station;
 4. Cleaning shop or laundry pickup station;
 5. Convenience store;
 6. Fire station;
 7. Laundry, self-service;
 8. Local utility line;
 9. Mortuary or funeral home;
 10. Plant nursery or garden shop;
 11. Public building, shop or yard;
 12. Railroad track;
 13. Repair Services, limited;
 14. Restaurant, fast food;
 15. Sewage pump station;
 16. Telephone equipment station.
- In addition to uses listed as Permitted Uses in the Retail District (R-2) in the Town’s code of ordinances, the following uses shall be permitted:
1. Kennel (in enclosed building only);
 2. Veterinary hospital (inside pens), subject to section 98-998.
- C. SPECIFIC USES. The uses listed as Specific Uses in the Retail District (R-2) in the Town’s Zoning Ordinance, except as otherwise listed herein, may be permitted only upon approval of a specific use permit by the Town Council in accordance with the procedures and standards of section 98-603, specific use permits in the areas designated on Exhibit “C” as Retail District (R-2) areas.

The following uses that require approval of a specific use permit by the Town Council shall be prohibited in the areas designated on Exhibit "C" as Retail District (R-2) areas

1. Auto repair garage;
2. Car wash, full service;
3. Car wash, self-service;
4. Car wash, automatic;
5. Cleaning/laundry shop with on-site plant;
6. Convenience store with gasoline sales;
7. Motor vehicle fuel service station.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Retail District (R-2) in the Town's Zoning Ordinance may be permitted in areas designated on Exhibit "A" as Retail District (R-2) only upon approval of a temporary use permit in accordance with the procedures and standards of Section 98-604 of the Land Development Code, "Temporary Use Permits".

E. DIMENSIONAL REGULATIONS. The dimensions listed in Section 98-605 of the Town's Zoning Ordinance shall apply except as otherwise herein:

1. Minimum front yard. The minimum front yard shall be sixty feet (60'), subject to section 98-605.
2. Maximum lot coverage. The maximum lot coverage shall be forty percent (40%), subject to section 98-605.
3. Maximum height. The maximum height of buildings and structures shall be two stories (2) or thirty feet (30'), subject to section 98-605.

F. CONCEPT PLAN.

1. Site plan shall comply with the approved Concept Plan, Exhibit "C".

G. LANDSCAPE STANDARDS

1. Landscape shall comply with the approved Concept Landscape Plan (Exhibit "D") and shall be in accordance with the Town's landscape ordinance as amended.
2. A minimum six-foot ornamental metal fence shall be installed along the east property line that is adjacent to Grand Park as shown on Concept Landscape Plan (Exhibit "D").
3. A minimum ten (10) 3-inch caliper trees shall be installed adjacent to the six-foot ornamental metal fencing. The trees must be located within 25-feet measured from the eastern property line.
4. At the time of record plat/replat application, a minimum 10-foot wide pedestrian access easement shall be provided across the subject property in east-west direction, in order to provide future trail connectivity between existing trail within the Grand Park and existing sidewalk along Morriss Road. The applicant shall work with Town staff to determine optimal route for this future trail connection and allow for any fence opening along the east property line to accommodate the trail connection. However, the developer of the subject property shall not be responsible for the construction of this said trail.

H. ARCHITECTURAL STANDARDS

1. Elevations shall comply with the approved Concept Elevations, Exhibit "E".
2. Buildings shall use a combination of brick and stone as primary masonry.

3. The Town's Urban Design Plan shall apply to this development.

I. SUPPLEMENTARY STANDARDS

The following standards shall apply to the veterinary hospital to be located within Building 1.

1. A maximum of 5,000 square feet of fenced yard as shown on the Concept Plan, Exhibit "C" shall be permitted and subject to following conditions.
 - a. Any use of a fenced yard would require minimum of one employee monitor the use of this area.
 - b. There shall be a limitation of 1 employee per 2 animals.
2. Covered Parking as shown on the Concept Plan (Exhibit "C") shall be permitted.
3. Covered Walkway as shown on the Concept Plan (Exhibit "C") shall be permitted.

J. EXCEPTIONS. The following exceptions shall be granted upon the approval of this PD.

1. Compatibility Buffer-Section 82-302.
 - a. Approximately 80 linear feet of six-foot masonry wall requirement along eastern property line that is adjacent to Lot 6, Block A, of the Grand Park Estates shall not be required.
2. Detention Pond (dry).

An exception to the Town's Engineering Design Criteria to allow detention pond to serve this office/retail development.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 9

REGULAR ITEM

DATE: May 13, 2019

FROM: Richard Brown, Senior Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD19-0005 - Windhaven Assisted Living) from Agricultural District (A) uses to Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility, with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

I. ITEM SUMMARY

On April 22, 2019, the Planning and Zoning Commission held this item under advisement until the May 13, 2019 public hearing to permit the applicant time to meet with the abutting property owners to the south as well as to prepare responses to various items raised by the commission. There are still exceptions and modifications to the Town's regulations which necessitate special consideration by the Commission (see Application Analysis below).

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Planned Development to provide for a nursing or congregate care facility on a 4.364 acre parcel currently zoned Agricultural District (A). The applicant will retain the existing Agricultural District (A) zoning in the PD. The land use for the property is Low Density Residential within the Cross Timbers Protection Area. With respect to the latter, the Master Plan states, "An area in which the Eastern Cross Timbers environmental quality has been compromised and where development may occur at indicated land use categories and densities, but with additional development standards to protect the remaining Cross Timbers environmental character."

As part of the request, the applicant has requested certain exceptions and modifications to the Code of Ordinances. In summary (see Section III, below, for detail):

Exception:

- Access Management Policy and Criteria for required driveway spacing
- Section 82-302, Compatibility Buffer
- Section 82-303, Compatibility Setback

Modification:

- Side yard
- Maximum fence height within a front yard

The proposed use is defined in Chapter 98 of the Town Code as a “Nursing or congregate care facility,” which is allowed subject to approval of a Specific Use Permit (SUP) within the Agricultural District zoning. The requested PD will allow this use by right.

The conceptual site plan provides for four buildings that will accommodate 64 assisted living units (16 units per building). Additionally, a 1,050 square foot office is sited within the northeast quadrant of the property. The property will also provide for courtyard areas for the residents, surface parking, and retention pond areas. Excluding the office building and its parking area, the balance of improvements will be secured by fencing and gates with Knox box access for emergency services.

Surrounding land use consists of the Carriage Glen at Bridlewood residential subdivision to the north, across Cross Timbers Road, an undeveloped parcel zoned as Planned Development District No. 72 (PD-72) for limited Office District (O) uses to the east, the Flower Mound Woods residential subdivision to the south, and a single family use on property zoned an Agricultural District (A) to the west.

Exclusive of the requested exceptions and modifications, the conceptual plans [see Attachment B(1)] provide for proposed development that comply with the development standards in the Agricultural District (A) as well as required landscaping and buffering. The proposed conceptual elevations are in compliance with the Urban Design Plan.

III. REQUESTED EXCEPTIONS AND MODIFICATIONS

A. Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Cross Timbers Road (Major Arterial) a minimum 360 feet between drive approaches.

The proposed conceptual site plan provides for one point of ingress/egress. As located, spacing from the closest existing drive approaches is as follows:

- Residential drive approach to the west - 222 feet
- Auburn Drive to the east – 363 feet

B. Exception to Section 82-302, Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The property requires a compatibility buffer along both the western and southern property lines as well as an approximate 13-foot section of the southernmost eastern property line.

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential and multi-family development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

As noted above, the compatibility buffer has several components. The following table summarizes the applicant's compliance or proposed revision to each:

Required Provision	Provided		
	Western p/l	Southern p/l	Eastern p/l
25-foot-wide buffer area	Northern ~320'-full compliance Southern ~360'-required 25' is split into 8' and 17' sections	Full compliance	Full compliance
Minimum 6'-tall brick or masonry wall	Full compliance	8' wood (board-on-board) fence**	8' wood (board-on-board) fence**
One 3" caliper tree for each 400 sf of buffer area	43-3" trees required and 38-3" trees provided	18-3" trees required and 16 trees provided, with retention of one existing tree (17 total)	1-3" tree required and provided

**As noted in Section I, the applicant has continued a dialogue with the abutting property owners to the south to reach a consensus on a screening wall design. All parties have agreed that the applicant will provide an eight-foot-tall wood fence along the applicant's property line. This will involve removal of various privacy fence sections and various sections extended so as to connect with the new screening fence.

C. Exception to Section 82-303, Compatibility Setback

One story nonresidential or multifamily buildings, main or accessory, shall be set back from the property line adjacent to an existing or proposed residential use a minimum of 60 feet. As noted above (Compatibility Buffer exception) the zoning on properties to the west and south as well as a small run of the eastern property line each require a compatibility setback.

While the applicant is complying with this requirement along the western and approximate 13-foot-run along the eastern property line, they are requesting an exception along the southern property line:

- 60 feet required and 50 feet requested

D. Modification to the side yard

The Agricultural District (A) requires a 25-foot side yard building setback. The property is located mid-block, thus the zoning requires a 25-foot-wide side yard setback from both the western and eastern property lines.

While the applicant is complying with this requirement along the entire western property line and the majority of the eastern property line, they are requesting an exception along the northernmost 125 feet of the western property line to provide for a fifteen-foot side yard in the general area of the proposed office building. For reference purposes, the immediate adjacency to the east is the above-referenced PD-72 for limited Office District (O) uses.

E. Modification to the maximum fence height in the front yard

In the Agricultural District (A), no solid fence or wall within a required front yard shall exceed four feet in height above the adjacent grade; however, notwithstanding the foregoing, barbed wire or metal/wire livestock fencing not exceeding five feet in height above the adjacent grade shall be permitted within a required front yard.

The applicant is proposing a six-foot tall wrought iron and stone pilaster fence within the majority of the required front yard setback (40 feet) that ties into the six-foot-tall perimeter masonry wall that secures the property, some of which is also located within the front yard setback.

This modification is requested so as to allow for a more secure living environment for the residents.

With respect to the above exceptions and modifications, refer to the applicant's Letter of Intent [Attachment A(2)] for a detailed explanation for each. It should be noted that the attached development standards [see Attachment B(2)] limit these exceptions and modifications to the nursing or congregate care facility. In summary, staff has no concerns with this portion of the request.

Environmental Conservation Commission

On [March 5, 2019](#), the Environmental Conservation Commission (ECC) recommended approval of a permit to remove nine specimen trees on the site. The item will be forwarded to the Town Council for consideration at the same time as the subject project.

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 Specific Use Permit requests. At the time this report was written, the Town had received five correspondences in support (one by voice mail) and no items of correspondence in opposition to the request. All written 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. Planned Development Zoning Package
2. Draft Planned Development (PD) Standards

Reference Project: ZPD19-0005





SURVEYING & ENGINEERING

May 08, 2019

Town of Flower Mound
Planning Department

RE: Letter of Intent for 3801 Cross Timbers Road – Assisted Living Development

To whom it may concern:

On behalf of the client, 1519 LLC, is submitting the required documents for the submission for a Planned Development for Agricultural District (A) uses and a Nursing or congregate care facility. The property is currently zoned for Agricultural District (A) uses. The Nursing or congregate care facility is allowed by specific use permit within the current zoning and will be requested as a Permitted Use within the PD.

Windhaven Senior Living is currently seeking the requested Planned Development in order to allow WSL Flower Mound, LLC (“WSL”) to construct a cottage style assisted living community, to house up to sixty-four senior care residents, on the subject 4.36-acre property. WSL is seeking to place five independent Tuscan designed structures on the property; a small 1,800 square foot administrative office and four 12,000 square foot, 16-bedroom residences. WSL would seek to license the four residences under the Class B Small License with the Texas Department of Health and Human Services, which would allow placement of a maximum of 16 residents in each Resident Home.

The Tuscan style exterior will provide for a beautiful landscape to the neighborhood. Each interior will be constructed with the highest of quality amenities. Each house will possess a full commercial kitchen and will be fully handicap compliant. Each resident room will have an ensuite bathroom with granite countertops and WSL will operate at an impressive one staff member for every 4 residents. The courtyards and retention pond areas will be furnished with all weather seating so that residents may spend their time outdoors soaking in the beautiful landscaping on the property.

The nearly 15-year-old WSL cottage style assisted living model is focused on providing the highest level of care to each of its residents, supplying the best possible dietary needs and to always seek the fullest level of communication.

Requested Modification:

Windhaven Senior Living is requesting the following modifications to the existing and requested Agricultural District, limited to the proposed nursing or congregate care facility:

CENTRAL TEXAS

5054 Franklin Ave., Suite A Waco, Tx 76710 254.776.1519

DALLAS / FT WORTH

11498 Luna Road, Suite 203 Farmers Branch, TX 75234 214.484.8586

1519LLC.com

A LEGACY OF INNOVATION



SURVEYING & ENGINEERING

- Side yard setback of 15 feet (in lieu of required 25 feet) for the office component of the development. With the properties unique slender shape, a modification is required to accommodate the width of the buildings and the fire lanes necessary for this development. This allows the front entrance to have traffic circulation around the office building and outside of the proposed wrought iron security fence, to ensure traffic doesn't back into the street.
- Permit fence height of six feet (in lieu of required four feet in the required front yard). The ornate wrought-iron is used not only for decorative purposes for this development, its main objective is security. A fence of only four feet would not demonstrate sufficient security for those who would potentially seek the services at Windhaven.

Requested Exceptions:

Windhaven Senior Living is requesting the following exceptions to the existing and requested Agricultural District, limited to the proposed nursing or congregate care facility:

Windhaven Senior Living (WSL) has been in contact with current adjoining lot owners. It has been agreed upon by WSL and the lot owners (including the HOA) that, on the south and 13' of the southernmost portion of the eastern property line be rebuilt by WSL as an 8' board on board fence (in lieu of masonry). WSL has signed documents in support of the new development and for removal and rebuilding of the current fencing described herein.

Exception to Section 82-302, Compatibility Buffer

- Modification to the Compatibility Buffer-requires a six-foot-tall masonry wall and 25 foot landscape buffer with specific planting requirements. Along the western property line, required buffer scales in compliance parallel to the two northern buildings, while a split is provided for the balance (8' and 17'). This split is necessary due to the two retention ponds location relative to the southern block. The lot is very narrow, making it necessary to adjust these lines to fit all required features (buildings, parking, retention, and for required fire lane loop for adequate building coverage).

Exception to Section 82-303, Compatibility Setback

- Modification to the Compatibility Setback-requires a 60-foot setback; we are requesting a modification along the southern property line (60'>50'). Required setback is being provided along the western property line. This is requested because from the front buffer (where the fire lane starts), there are three fire lanes, four buildings with a minimum fire and emergency services spacing, and parking for those buildings. The front building could move closer to cross timbers, in order to satisfy the rear setback, but it would cause a buffer conflict with the front (due to the fire lane). Alternatively, should the front

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fire lane remain per plan and buildings be shifted, this would cause the front building to have no façade landscaping and the rear building to have no space between the building and the fire lane, which would cause the southernmost building to vulnerable to vehicular damage.

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Exception to Access Management Policy and Criteria to capture detail related to driveway
Spacing

- A driveway exception is being requested as the entrance will need to be closer than 360 feet to another existing driveway. Because Auburn Dr. is a more significant intersection, the proposed entrance will be further from it (363'). The separation distance from the proposed drive to the neighboring existing drive to the west is being improved and increased to 222'.

Sincerely,

1519 LLC
TBPE Firm Registration No. F-17299

Clint Lannen, P.E.

xc: Project File

CENTRAL TEXAS

5054 Franklin Ave., Suite A Waco, Tx 76710 254.776.1519

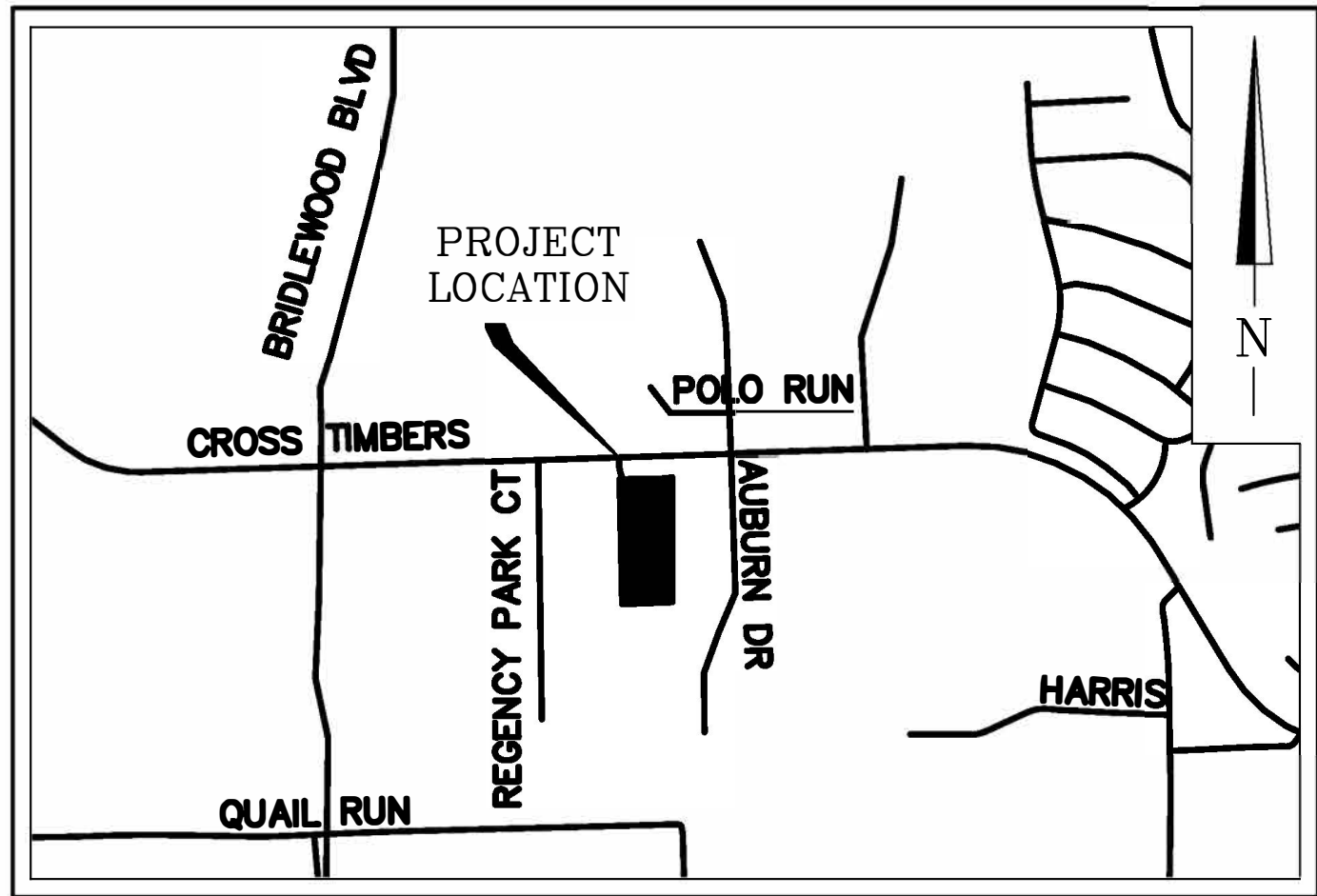
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TBPLS#10193968 TBPE# F-17299 TBPLS#10194351 TBPLS# 10194283

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Vicinity Map 1"=1000'

NOTES:

1. THIS PROPERTY IS LOCATED WITHIN A FEMA ZONE "X", PER FEMA MAP PANEL 48121C0540G, DATED 04/18/2011.
2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLIMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT
3. 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
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. 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.
8. THE FDC WILL BE LOCATED REMOTELY, NOT ON THE BUILDING. THESE MUST BE WITHIN FIFTY FEET OF A HYDRANT LOCATED ON THE SAME SIDE OF THE FIRE LANE. THESE MAY BE LOCATED IN THE ABOVEGROUND FREEZE PROTECTED ENCLOSURES IF THE SPACING REQUIREMENTS ARE MET.
9. ANY GATE THAT CROSSES THE FIRE LANE WILL BE EQUIPPED WITH AN APPROVED 3M BRAND OPTI-COM OPENING DEVICE. KNOX LOCKS WILL BE PROVIDED FOR USE IN THE EVENT OF A POWER FAILURE

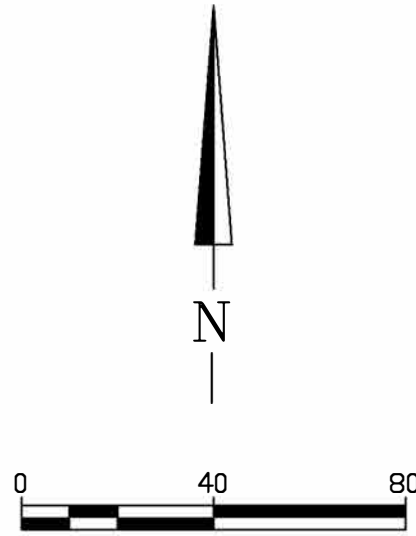
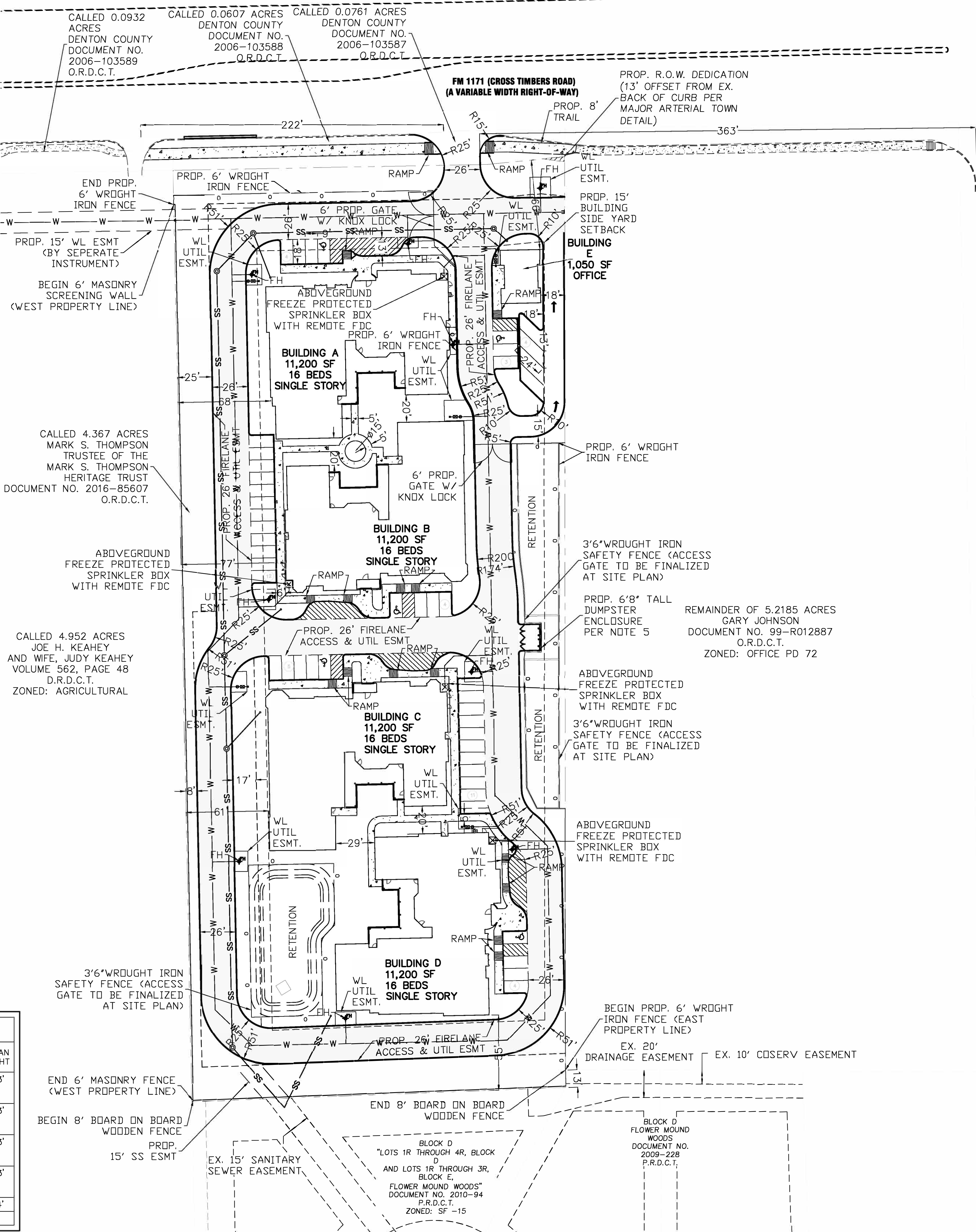
SITE DATA:

PHYSICAL ADDRESS	3801 CROSS TIMBERS RD
GROSS SITE AREA	4.36 ACRES 190,035 S.F.
NET SITE AREA	3.64 ACRES 158,595 S.F.
ZONING:	AGRICULTURAL
CURRENT USE:	MOBILE HOMES
PROPOSED USE:	NURSING OR CONGREGATE CARE FACILITY
LOT COVERAGE DATA:	
PROPOSED TOTAL BUILDING COVERAGE:	45,850 S.F.
PROPOSED IMPERVIOUS AREA	125,663 S.F.
PROPOSED PERVIOUS AREA	64,402 S.F.

PARKING SUMMARY:	
OFFICE	REQUIRED: 04, PROVIDED: 07
NURSING OR CONGREGATE CARE FACILITY	REQUIRED: 43, PROVIDED: 40
TOTAL PARKING:	REQUIRED: 47, PROVIDED: 47
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.	

BUILDING DATA

BUILDING		RESIDENTIAL UNITS	OFFICE UNITS	TOTAL UNITS	TOTAL FLOOR AREA (SF)	STORIES	PEAK HEIGHT	MEAN HIGHT
A	NURSING /CONGREGATE CARE	16	NONE	16	11,200	1	34'	23'
B	NURSING /CONGREGATE CARE	16	NONE	16	11,200	1	34'	23'
C	NURSING /CONGREGATE CARE	16	NONE	16	11,200	1	34'	23'
D	NURSING /CONGREGATE CARE	16	NONE	16	11,200	1	34'	23'
E	OFFICE	NONE	1	1	1,050	1	19'	14'
TOTALS:		48	1	49	45,850			



LEGEND

- ABOVEGROUND FREEZE-PROTECTED SPRINKLER VALVE ENCLOSURES WITH REMOTE FDC
- SSMH SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WM WATER METER

ENGINEER
1519 LLC
5054 FRANKLIN AVENUE
STE. A, WACO, TEXAS 76710
CONTACT: CLINT LANNEN P.E.
PHONE: 254-776-1519

DEVELOPER/OWNER
WINDHAVEN SENIOR LIVING, LTD
4500 RATLIFF LANE, SUITE 115
ADDISON, TEXAS 75001
CONTACT: DAVID GOLDSTEIN
PHONE: 214-244-2945

SURVEYOR
1519 LLC
5054 FRANKLIN AVENUE
STE. A, WACO, TEXAS 76710
CONTACT: DAVID DOSSEY, R.P.L.S
PHONE: 254-776-1519

PRELIMINARY PLANS
THIS DOCUMENT IS PROVISIONAL AND FOR REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, PE # 107845
DATE: 01/09/2019

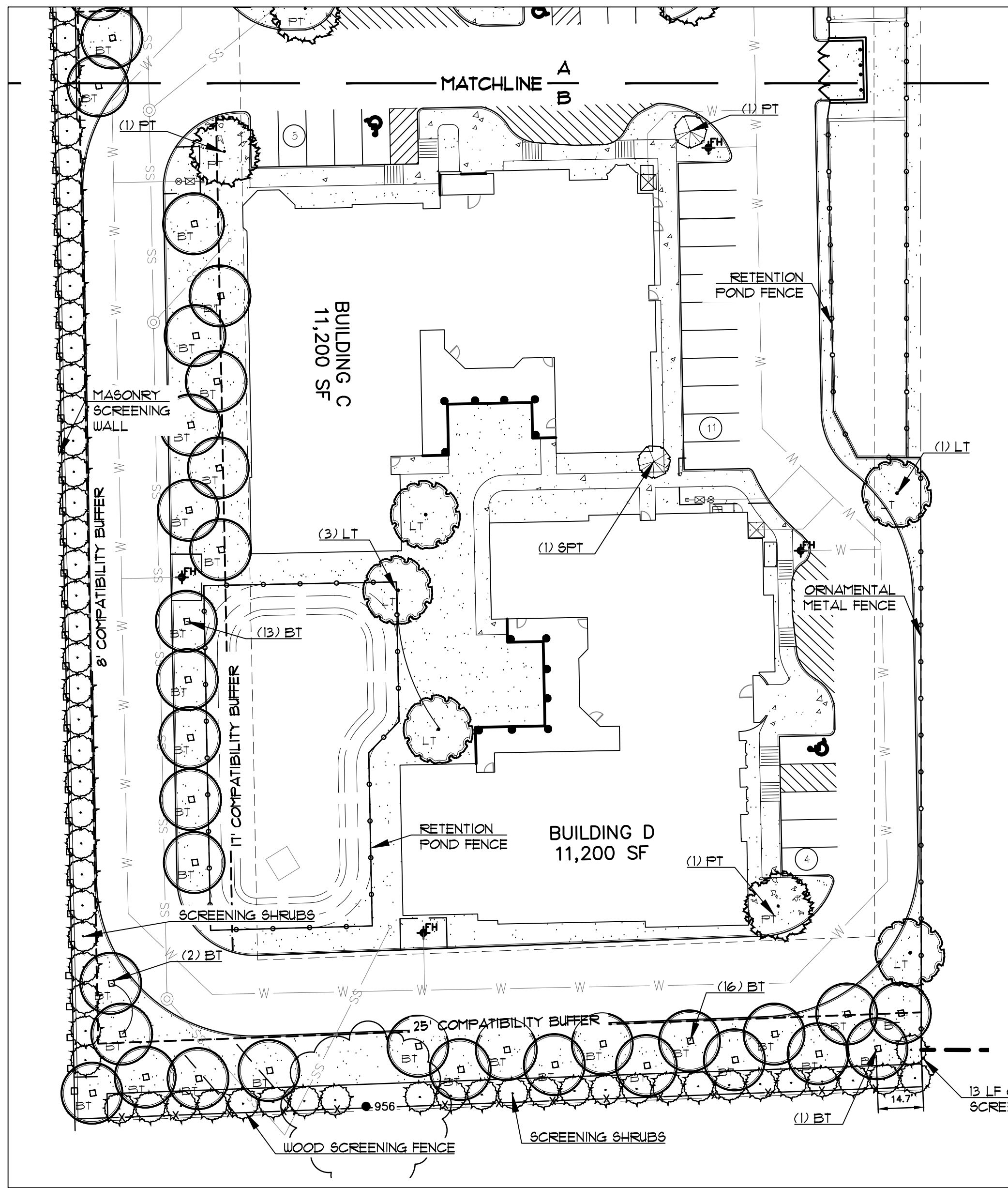
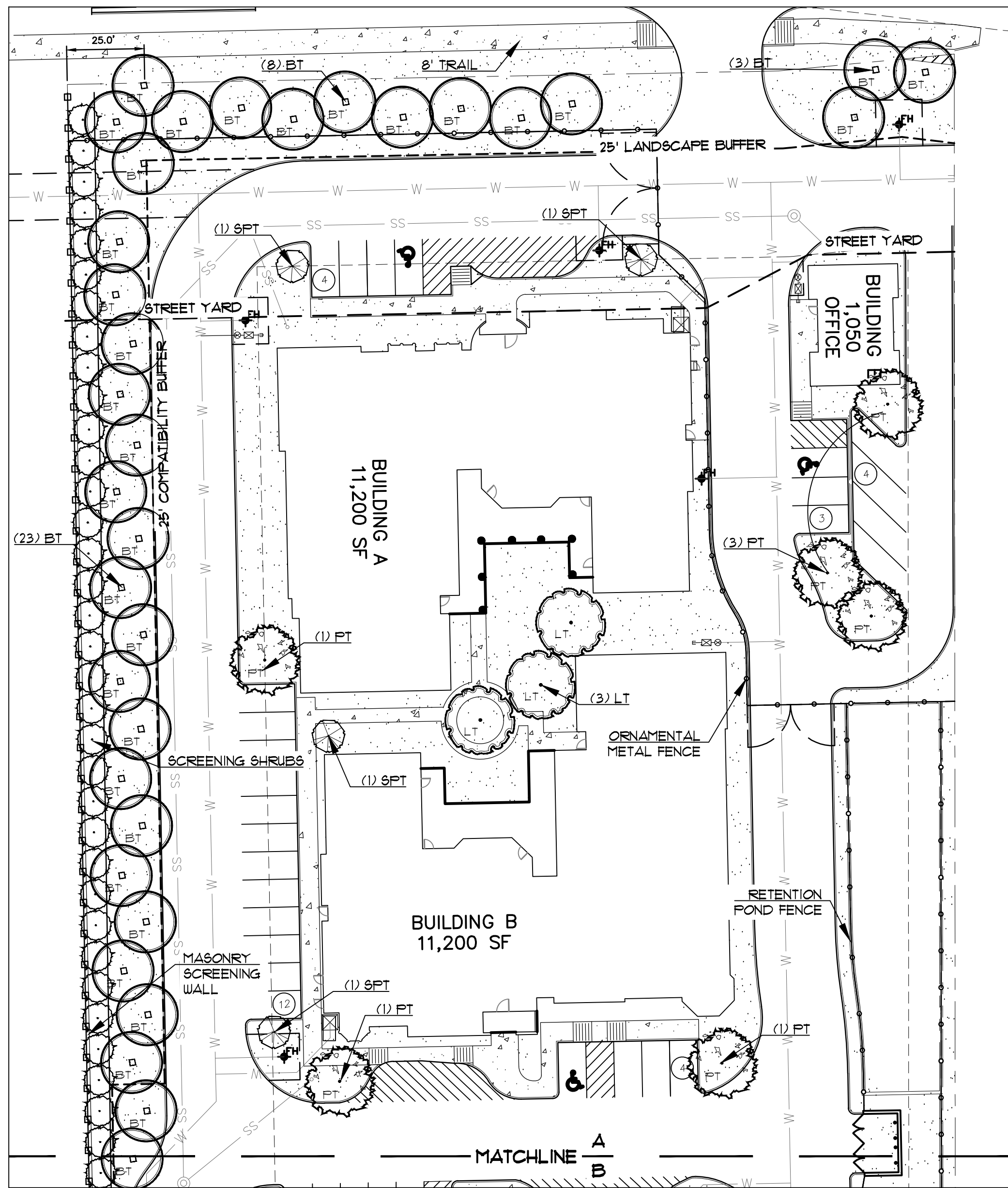
5054 Franklin Avenue
Suite A
Waco, TX 76710
Ph: 254-776-1519
www.1519LLC.com
TBPLS # 10193968
TBPE # F-17299



WINDHAVEN ASSISTED LIVING
4.367 ACRES
3801 CROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TEXAS

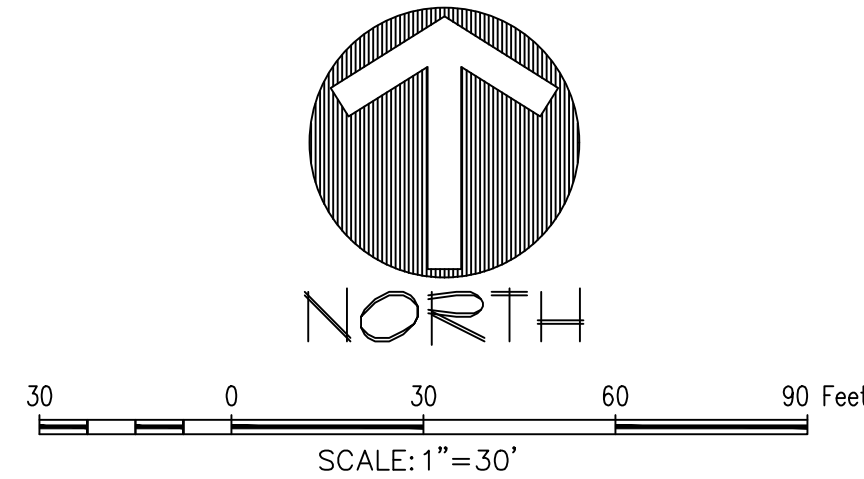
CONCEPTUAL
SITE PLAN

DRAWN: TDC
DATE:02/05/2018
1519 JOB#: 41669
SHEET NO:
EXHIBIT



LEGEND

- (PT) PARKING TREE
- (BT) BUFFER TREE
- (LT) LANDSCAPE TREE
- (SPT) SMALL PARKING TREE
- SCREENING SHRUB
- BERMUDA SOD
- MASONRY SCREENING WALL
- ORNAMENTAL METAL FENCE
- WOOD SCREENING FENCE



LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Windhaven Assisted Living

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Cross Timbers Rd		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 l.f.	Cross Timbers - 287 l.f.	10 trees (3" cal.)	11 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	21,874 s.f. of street yard	15 trees (3" cal.)	18 trees (3" cal.)
COMPATIBILITY BUFFER TREES			
STANDARD (SOUTH PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f.	6,850 s.f.	18 trees (3" cal.)	1 existing tree and 16 new trees (3" cal.)
STANDARD (EAST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f.	325 s.f.	1 tree (3" cal.)	1 tree (3" cal.)
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
1 per 400 s.f.	17,050 s.f.	43 trees (3" cal.)	38 trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	47 parking spaces	352.5 s.f.	3,207 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	47 parking spaces	5 trees (3" cal.)	10 trees (3" cal.)

**All parking spaces to be located within 50 ft. of parking lot tree.

5054 Franklin Avenue
Suite A
Waco, TX 76710
Ph: 254-776-1519
www.1519LLC.com
TBPLS # 10193968
TBPE # F-17299



WINDHAVEN ASSISTED LIVING
4.36 ACRES
3801 CROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TEXAS

CONCEPT LANDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 5/9/2019

DRAWN: VC
DATE: 5/9/2019
1519 JOB#: 41669

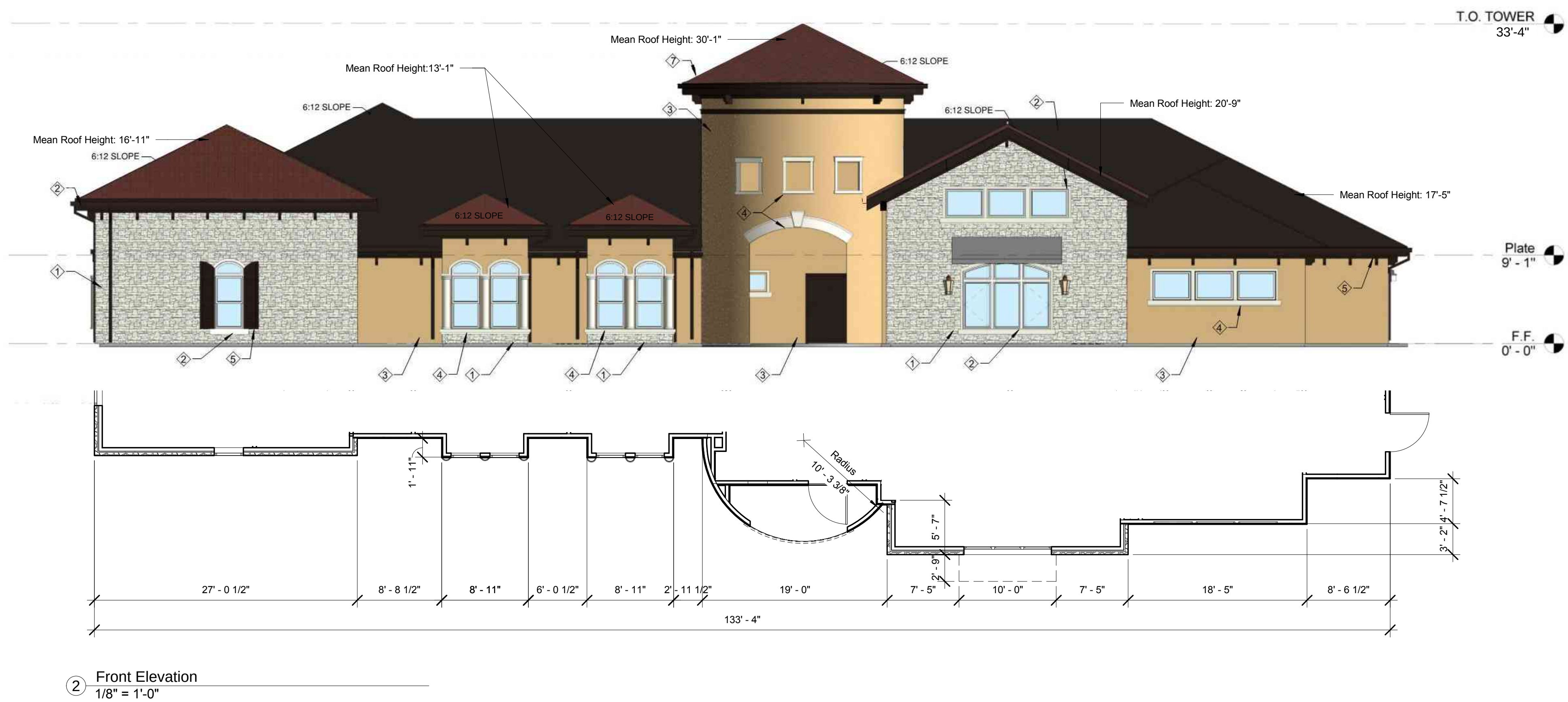
SHEET NO:
CL1.0



MATERIAL LEGEND	
①	STONE- SALADO QUARRY- "SONOMA CAVE".
②	CAST STONE- STONE LEGENDS- "WHITE".
③	STUCCO- SHERWIN WILLIAMS EXT. PAINT- "GOLDEN FLEECE" (SW 6388)
④	STUCCO TRIM- BENJAMIN MOORE EXT. PAINT- "MUSLIN" (1037).
⑤	WOOD TRIMSHUDDERS- SHERWIN WILLIAM EXT. PAINT- "BLACK BEAN".
⑥	SHINGLE ROOF- CERTAIN TEED- "CLASSIC WEATHERED WOOD".
⑦	TERRA COTTA ROOF- BORAL ROOFING- "TEJAS ESPANA".
⑧	CORRUGATED METAL- SHERWIN WILLIAMS EXT. PAINT- "BLACK BEAN".
⑨	METAL- FENCE. PAINT BLACK.
⑩	PRECAST CONCRETE PANEL WITH STONE MOLD. PAINTED TO MATCH SALADO QUARRY STONE- "SONOMA CAVE".
⑪	WOOD- FENCE. STAINED.

Material Tabulation Chart				
	North Elevation	East Side Elevation	South Elevation	West Side Elevation
Total Façade SF	1958	1471	1268	1217
Façade SF (Exclusive of Doors and Windows)	1685	1273	966	986
Doors and Windows SF	273	198	302	231
Primary Masonry Materials (Min 80%)				
Stucco	837 SF and 49.7% of 2	847 SF and 66.5% of 2	868 SF and 89.9% of 2	842 SF and 85.5% of 2
Stone	763 SF and 45.3% of 2	376 SF and 29.5% of 2	31 SF and 3.2% of 2	104 SF and 10.5% of 2
Cast Stone	31 SF and 1.8% of 2	20 SF and 1.6% of 2	0 SF and 0% of 2	0 SF and 0% of 2
Secondary Masonry Materials (Max 20%)				
Other Materials	54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2
Wood Trim	54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2

- NOTE:
- All retaining/ detaining walls, turn- down curbs, tree retaining walls shall be clad in a material to match the material of the building.
 - All ground based HVAC shall be screened with live screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
 - All electrical panels and associated components shall be painted/textured to match the color of the building.
 - Dumpster screening wall requires a separate building permit.
 - Signs require a separate building permit. Any signs depicted on the subject site plan/ elevations are not approved as part of this review and must comply with all applicable town regulations.
 - Reference to directional orientation for each façade for all buildings will be clarified at site plan application.
 - The Conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



② Front Elevation
1/8" = 1'-0"



① Left Side Elevation
1/8" = 1'-0"

Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

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Project Number
1830.001
Drawn By
Author
Issue Date
02/07/2019
Revised:

Sheet Title
CONCEPTUAL ELEVATIONS-
CONGREGATE CARE
Sheet Number

A 2.1

Material Tabulation Chart				
	North Elevation	East Side Elevation	South Elevation	West Side Elevation
Total Facade SF	1958	1271	1268	1217
Facade SF (Exclusive of Doors and Windows)	1685	1473	966	986
Doors and Windows SF	273	198	302	231
Primary Masonry Materials (Min 80%)	1631 SF and 96.8 % of 2	1243 SF and 97.6% of 2	899 SF and 93.1% of 2	946 SF and 96% of 2
	Stucco 837 SF and 49.7% of 2	847 SF and 66.5% of 2	868 SF and 89.9% of 2	842 SF and 85.5% of 2
	Stone 767 SF and 45.3% of 2	376 SF and 29.5% of 2	31 SF and 3.2% of 2	104 SF and 10.5% of 2
	Cast Stone 31 SF and 1.8% of 2	20 SF and 1.6% of 2	0 SF and 0% of 2	0 SF and 0% of 2
Secondary Masonry Materials (Max 20%)	-	-	-	-
Other Materials	54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2
	Wood Trim 54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2

1. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to match the color of the building.
2. All ground based HVAC shall be screened with free screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
3. All electrical panels and associated components shall be painted/textured to match the color of the building.
4. Signs required to be posted on the subject building permit.
5. Signs require a separate building permit. Any signs depicted on the subject site plan/elevations are not approved as part of this review and must comply with all applicable town regulations.
6. Reference to directional orientation for each facade for all buildings will be clarified at site plan application.
7. For consistency of design, all buildings shall be designed to conform to the design elevations, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

Project Number
1830. 001
Drawn By
Author
Issue Date
02/07/2019
Revised:

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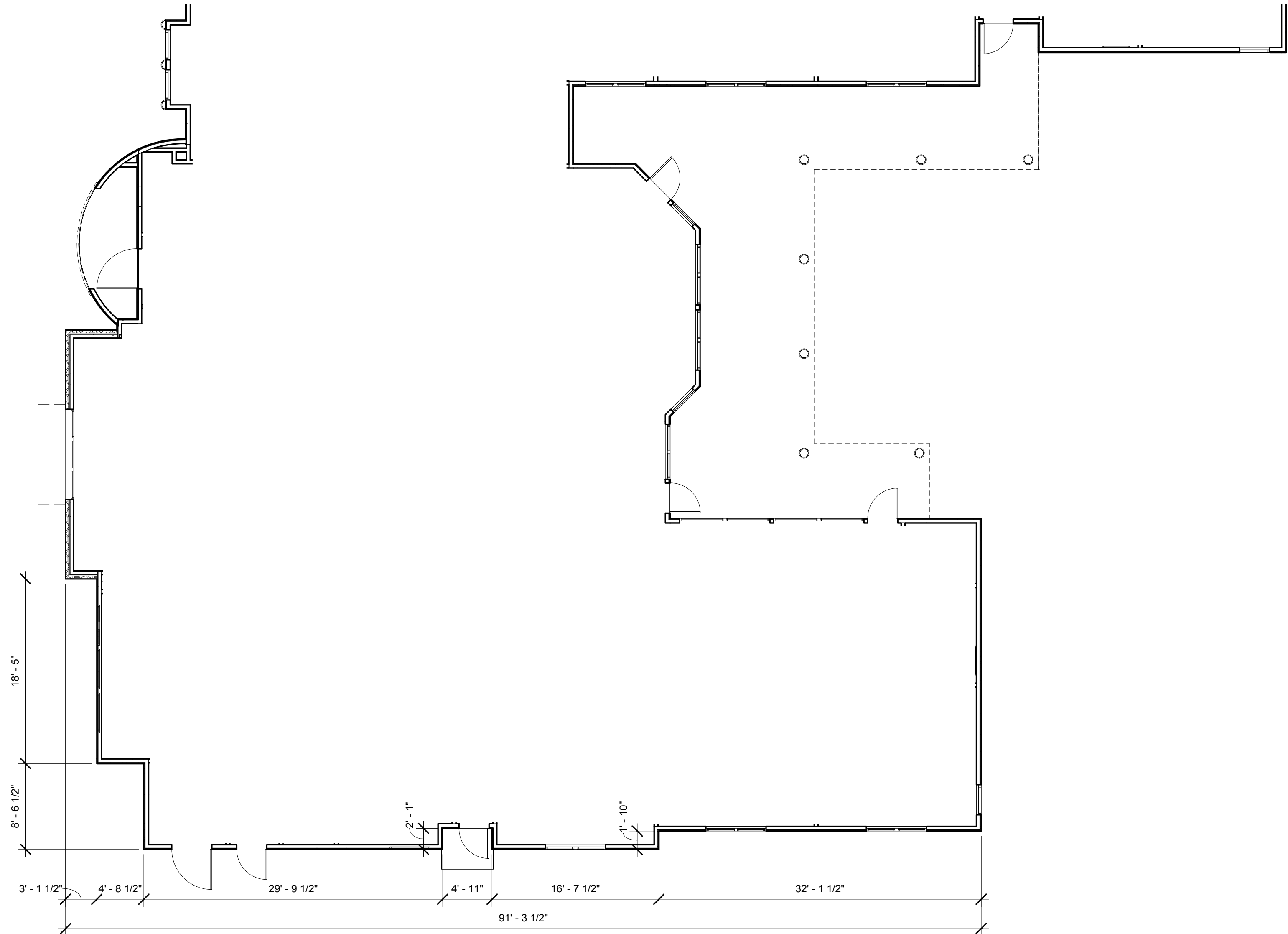
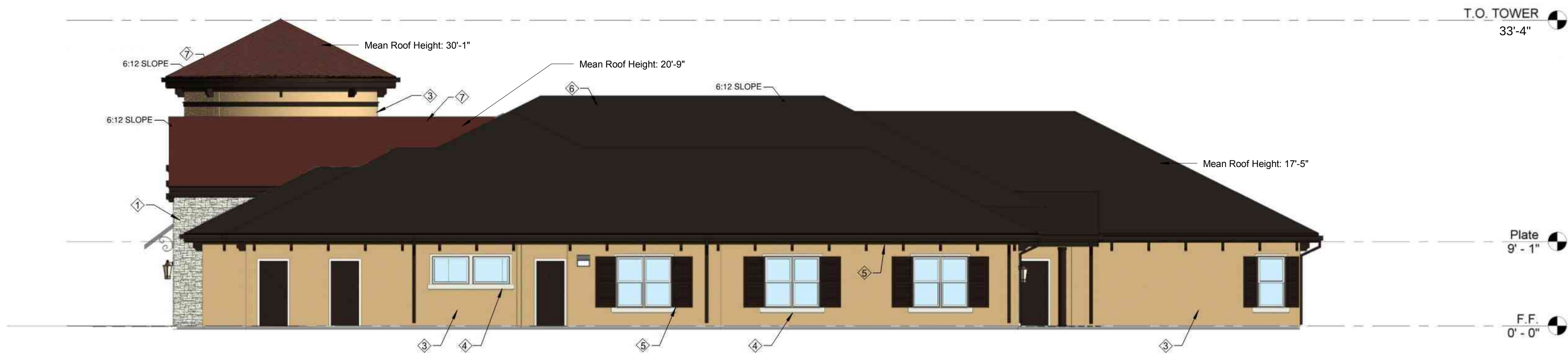
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MATERIAL LEGEND	
①	STONE- SALADO QUARRY. "SONOMA CAVE".
②	CAST STONE- STONE LEGENDS. "WHITE.
③	STUCCO- SHERWIN WILLIAMS EXT. PAINT. "GOLDEN FLEECE" (SW 6388)
④	STUCCO TRIM- BENJAMIN MOORE EXT. PAINT. "MUSLIN" (1037).
⑤	WOOD TRIMSHUDDERS- SHERWIN WILLIAM EXT. PAINT. "BLACK BEAN".
⑥	SHINGLE ROOF- CERTAIN TEED. "CLASSIC WEATHERED WOOD".
⑦	TERRA COTTA ROOF- BORAL ROOFING. "TEJAS ESPANA".
⑧	CORRUGATED METAL- SHERWIN WILLIAMS EXT. PAINT. "BLACK BEAN".
⑨	METAL- FENCE. PAINT BLACK.
⑩	PRECAST CONCRETE PANEL WITH STONE MOLD. PAINTED TO MATCH SALADO QUARRY STONE. "SONOMA CAVE".
⑪	WOOD- FENCE. STAINED.

Material Tabulation Chart				
	North Elevation	East Side Elevation	South Elevation	West Side Elevation
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Stucco	837 SF and 49.7% of 2	847 SF and 66.5% of 2	868 SF and 89.9% of 2	842 SF and 85.5% of 2
Stone	763 SF and 45.3% of 2	376 SF and 29.5% of 2	31 SF and 3.2% of 2	104 SF and 10.5% of 2
Cast Stone	31 SF and 1.8% of 2	20 SF and 1.6% of 2	0 SF and 0% of 2	0 SF and 0% of 2
Secondary Masonry Materials (Max 20%)	-	-	-	-
Other Materials	54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2
Wood Trim	54 SF and 3.2% of 2	30 SF and 2.4% of 2	67 SF and 6.9% of 2	40 SF and 4% of 2

- Note:
1. All retaining/ detaining walls, turn- down curbs, tree retaining walls shall be clad in a material to match the material of the building.
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 3. All electrical panels and associated components shall be painted/textured to match the color of the building.
 4. Dumpster screening wall requires a separate building permit.
 5. Signs require a separate building permit. Any signs depicted on the subject site plan/ elevations are not approved as part of this review and must comply with all applicable town regulations.
 6. Reference to directional orientation for each façade for all buildings will be clarified at site plan application.
 7. The Conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



① Right Side Elevation
1/8" = 1'-0"

Windhaven Senior Living Center

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

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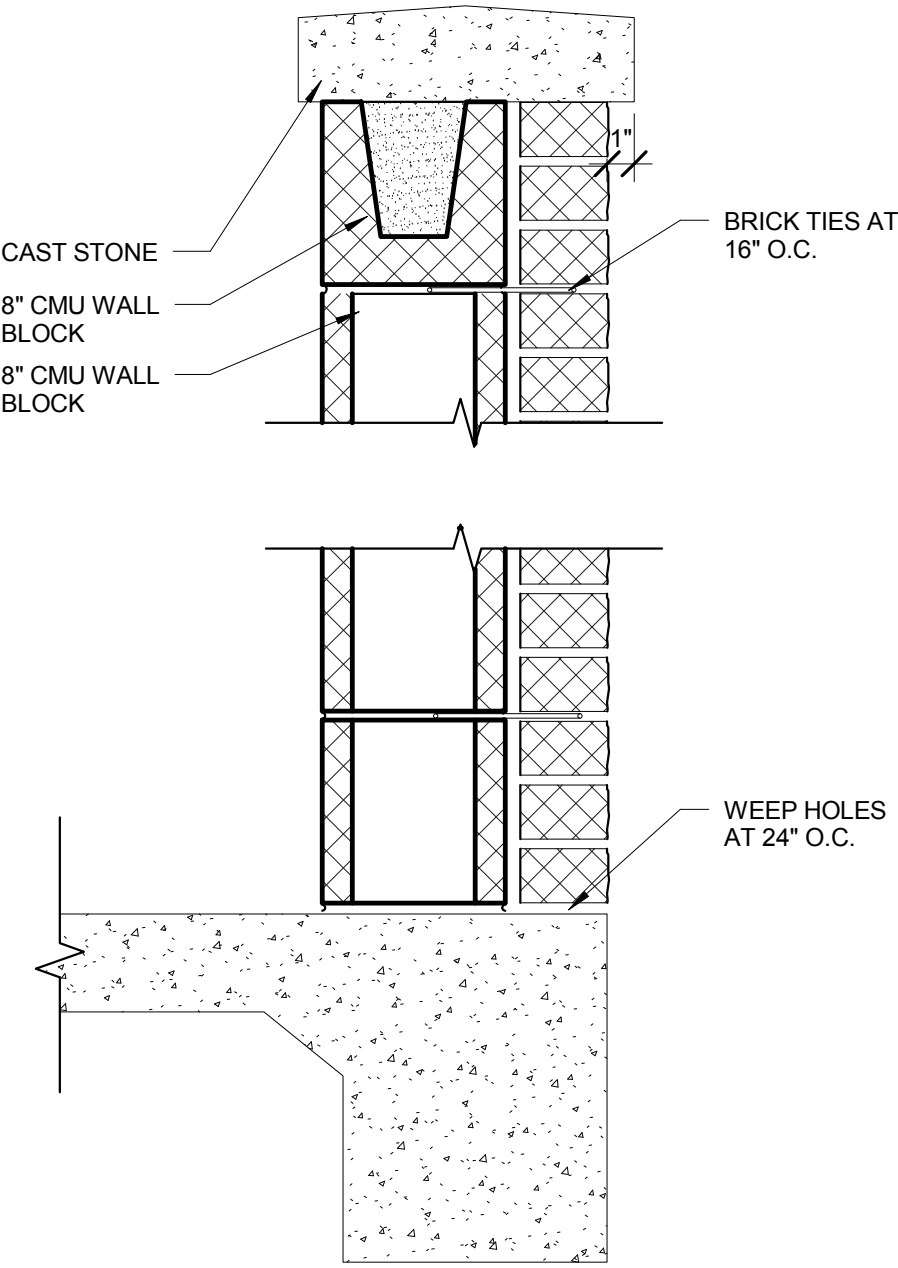
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1630.001
Drawn By
Author
Issue Date
02/07/2019
Revised:

Sheet Title
CONCEPTUAL ELEVATIONS-
CONGREGATE CARE
Sheet Number

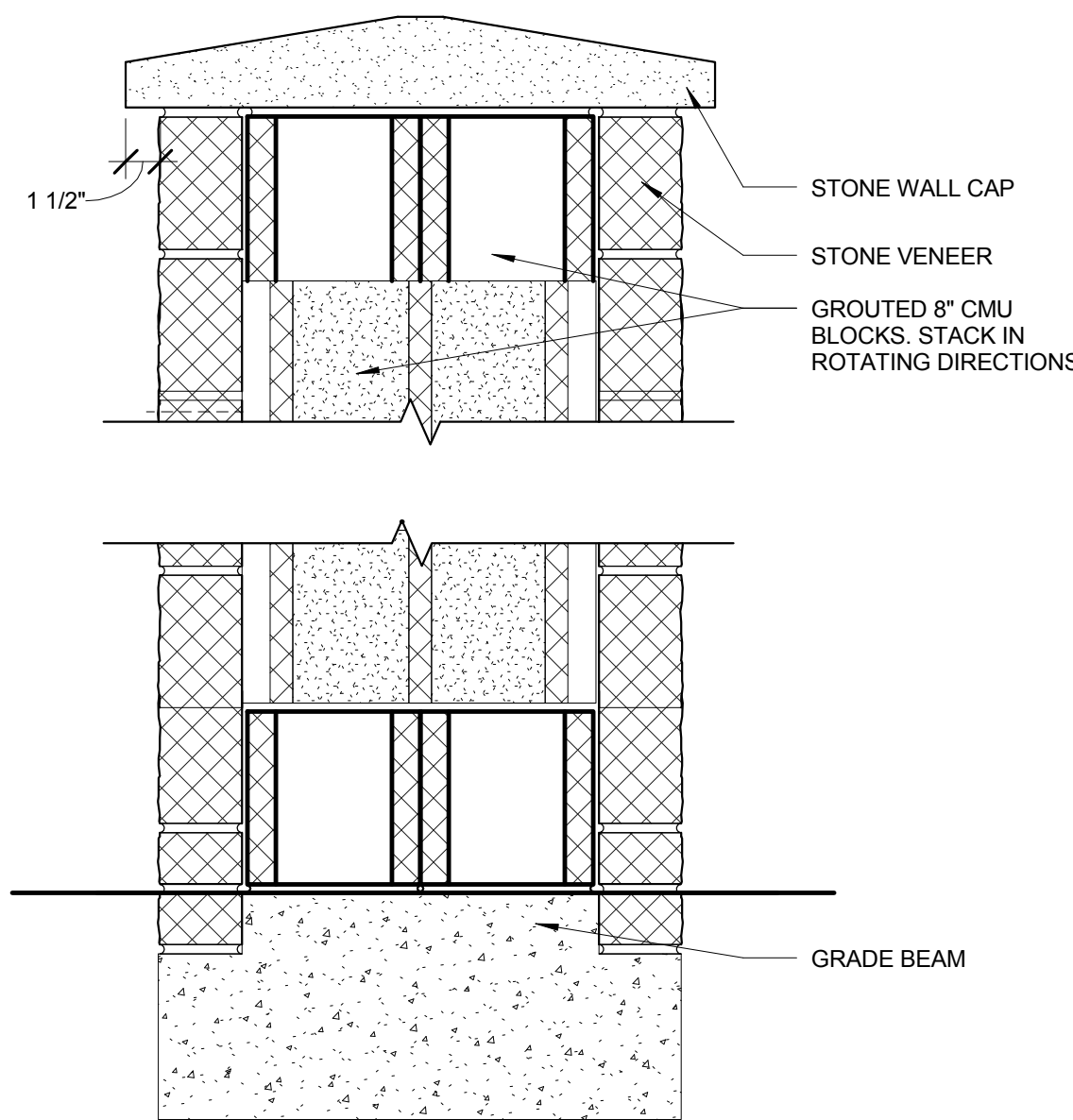
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MATERIAL LEGEND	
①	STONE- SALADO QUARRY. "SONOMA CAVE".
②	CAST STONE- STONE LEGENDS. "WHITE".
③	STUCCO- SHERWIN WILLIAMS EXT. PAINT. "GOLDEN FLEECE" (SW 6388)
④	STUCCO TRIM- BENJAMIN MOORE EXT. PAINT. "MUSLIN" (1037).
⑤	WOOD TRIM/SHUDDERS- SHERWIN WILLIAM EXT. PAINT. "BLACK BEAN".
⑥	SHINGLE ROOF- CERTAIN TEED. "CLASSIC WEATHERED WOOD".
⑦	TERRA COTTA ROOF- BORAL ROOFING. "TEJAS ESPANA".
⑧	CORRUGATED METAL- SHERWIN WILLIAMS EXT. PAINT. "BLACK BEAN".
⑨	METAL- FENCE. PAINT BLACK.
⑩	PRECAST CONCRETE PANEL WITH STONE MOLD. PAINTED TO MATCH SALADO QUARRY STONE. "SONOMA CAVE".
⑪	WOOD- FENCE. STAINED.

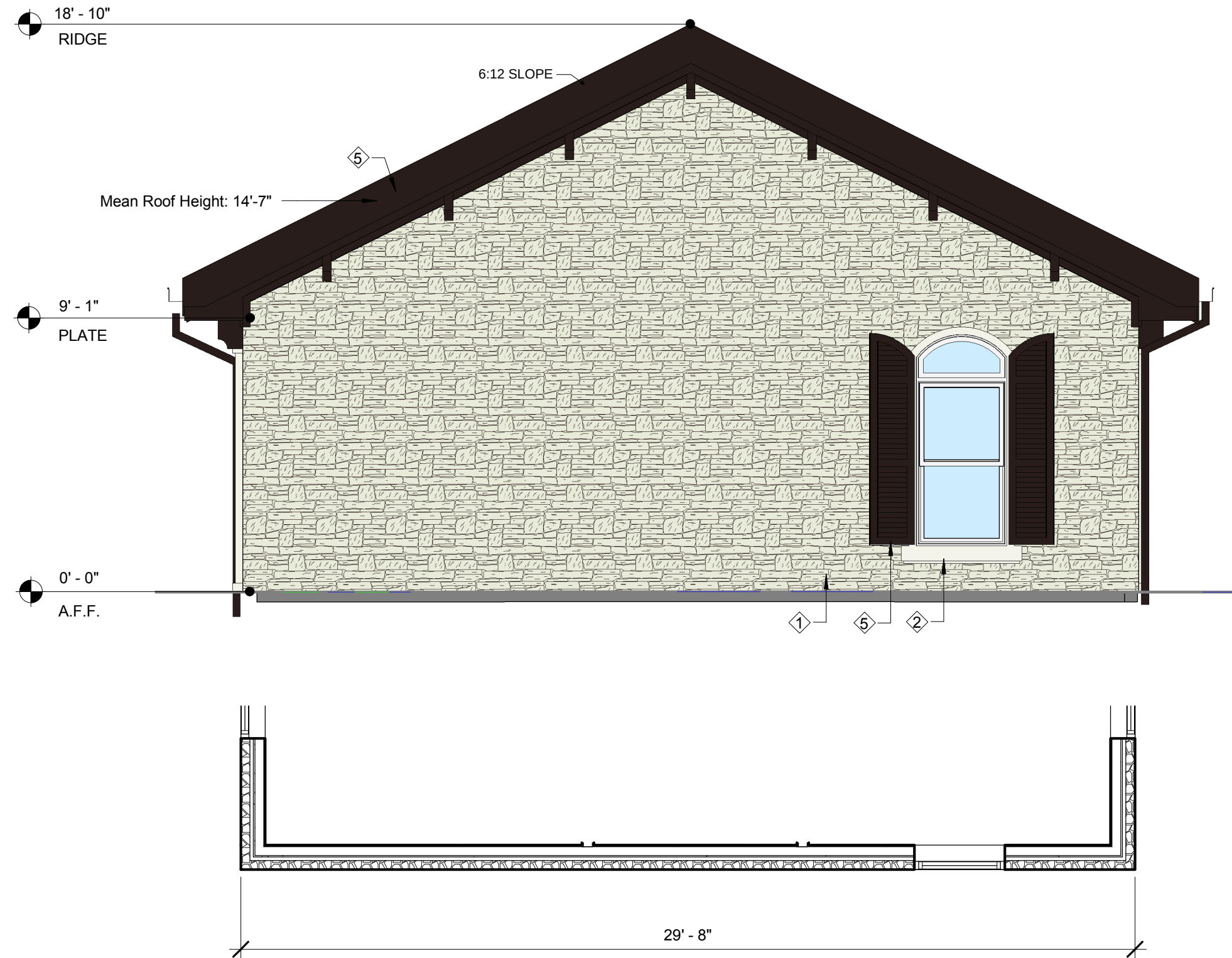
Office Material Tabulation Chart				
	North Side Elevation	East Side Elevation	South Elevation	West Elevation
Total Façade SF	459	412	459	412
Façade SF (Exclusive of Doors and Windows)	439	235	419	235
Doors and Windows SF	20	177	40	177
Primary Masonry Materials (Min 80%)	378 SF and 86.1% of 2	221 SF and 94% of 2	336 SF and 80.2% of 2	221 SF and 94% of 2
Stucco	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2	0 SF and 0% of 2
Stone	372 SF and 84.7% of 2	193 SF and 82.1% of 2	324 SF and 77.3% of 2	193 SF and 82.1% of 2
Cast Stone	6 SF and 1.4% of 2	28 SF and 11.9% of 2	12 SF and 2.9% of 2	28 SF and 11.9% of 2
Secondary Masonry Materials (Max 20%)	-	-	-	-
Other Materials	61 SF and 13.9% of 2	14 SF and 6% of 2	83 SF and 19.8% of 2	14 SF and 6% of 2
Wood Trim	61 SF and 13.9% of 2	14 SF and 6% of 2	83 SF and 19.8% of 2	14 SF and 6% of 2



⑪ Dumpster Wall Section
1 1/2" = 1'-0"



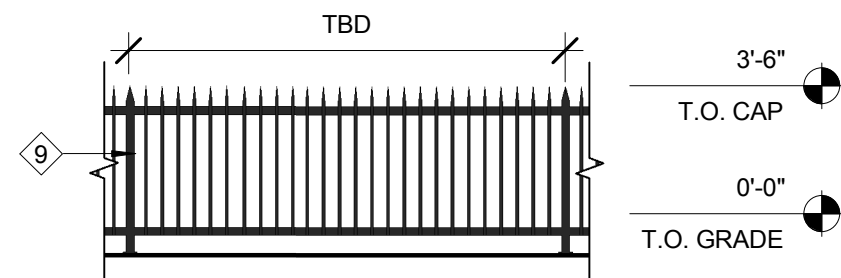
⑥ Perimeter Fence Section
1 1/2" = 1'-0"



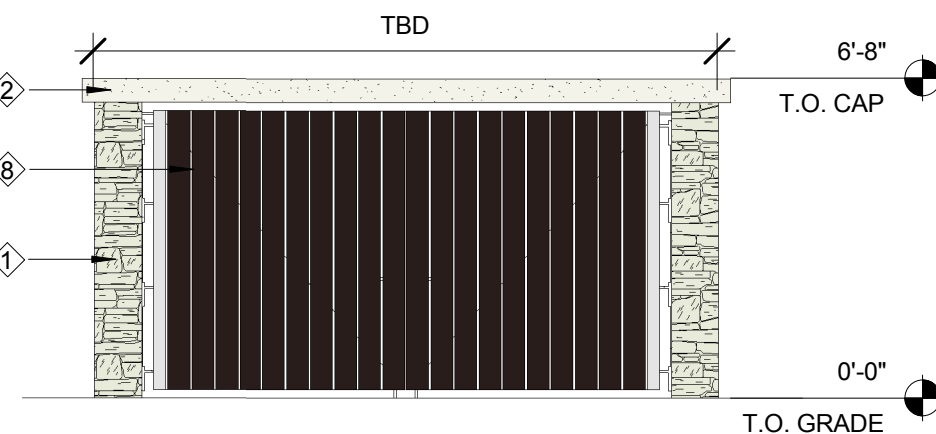
④ Office North Elevation
1/4" = 1'-0"



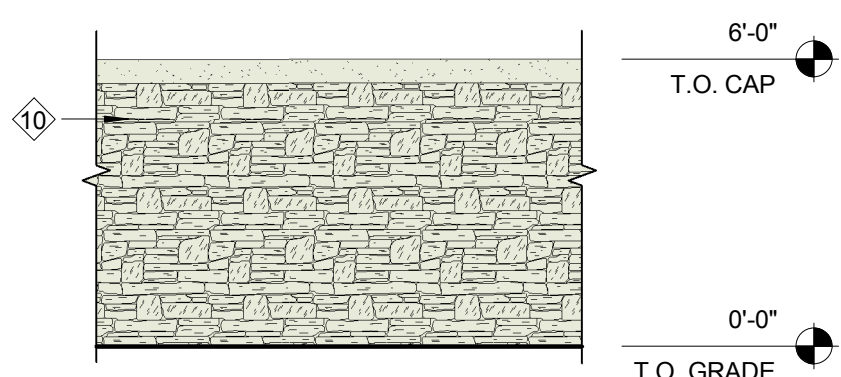
② Office West Elevation
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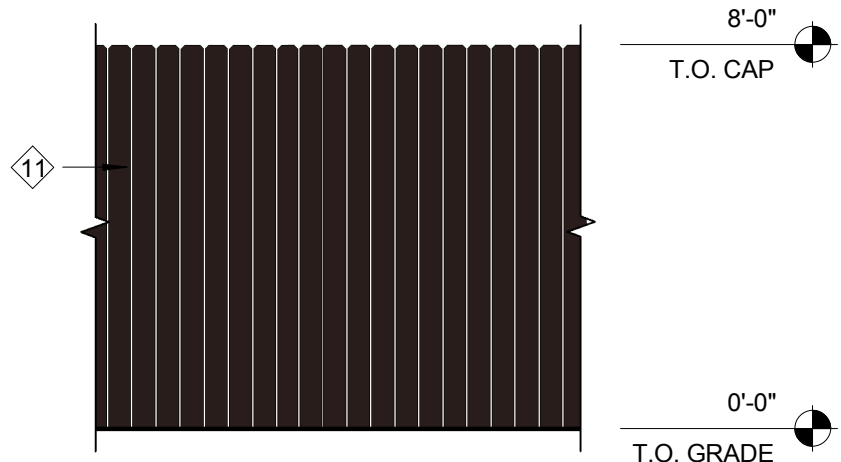
⑩ Retention Pond Fence
1/4" = 1'-0"



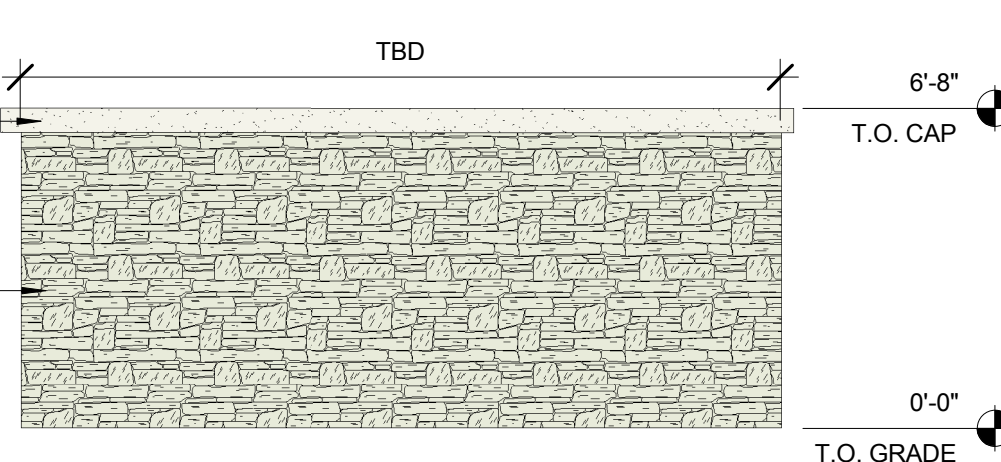
⑨ Perimeter Fence Elevation
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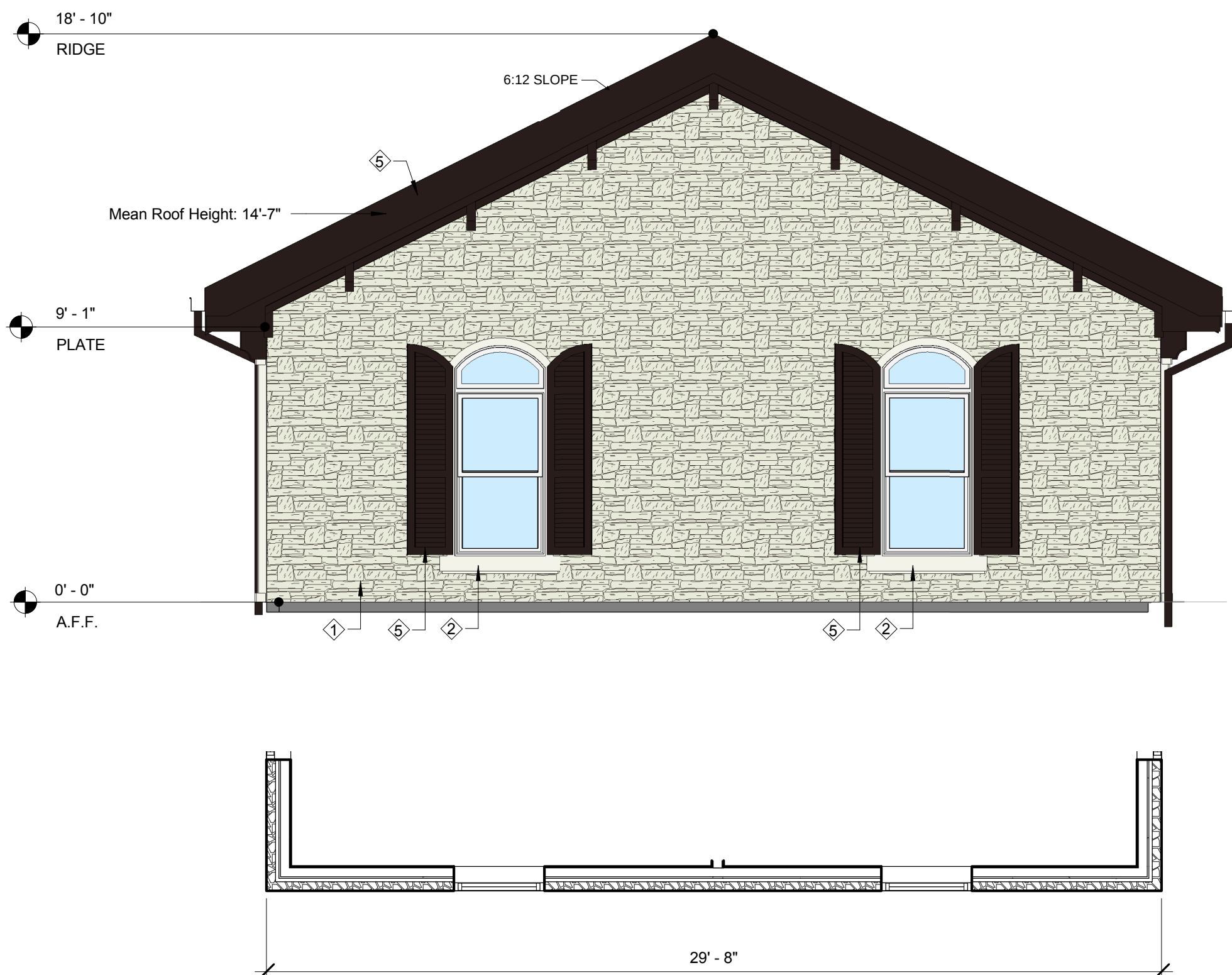
⑧ Perimeter Side Fence Elevation
1/4" = 1'-0"



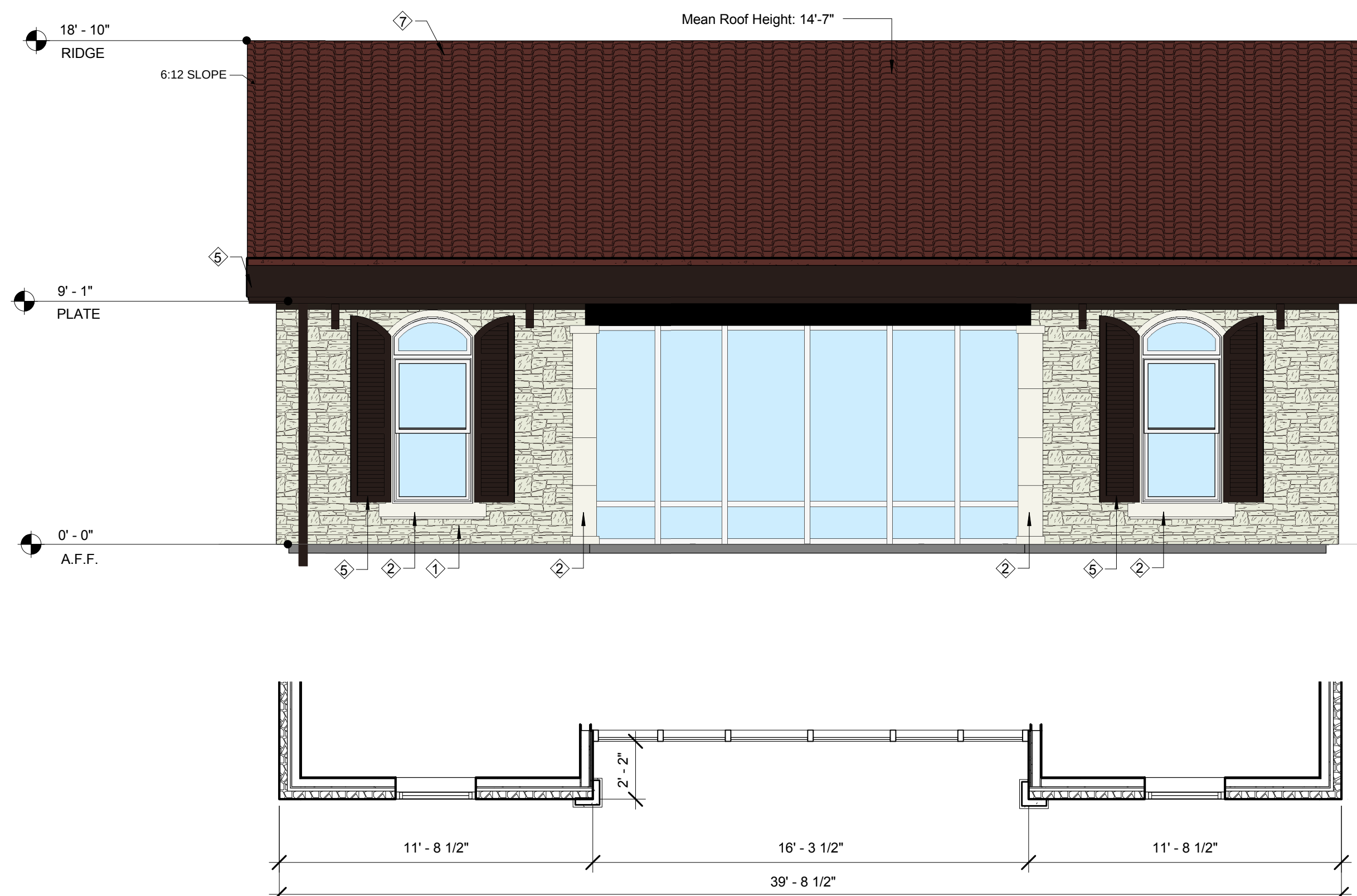
⑦ Privacy Fence Elevation
1/4" = 1'-0"



⑤ Dumpster Wall Elevations
1 1/2" = 1'-0"



③ Office South Elevation
1/4" = 1'-0"



① Office East Elevation
1/4" = 1'-0"

CaCo
architecture

CaCo Architecture, LLC
1412 Main St. Suite 1600
Dallas, TX 75202
Tel 972.934.7600 Fax 972.934.7601



Windhaven Senior Living Center

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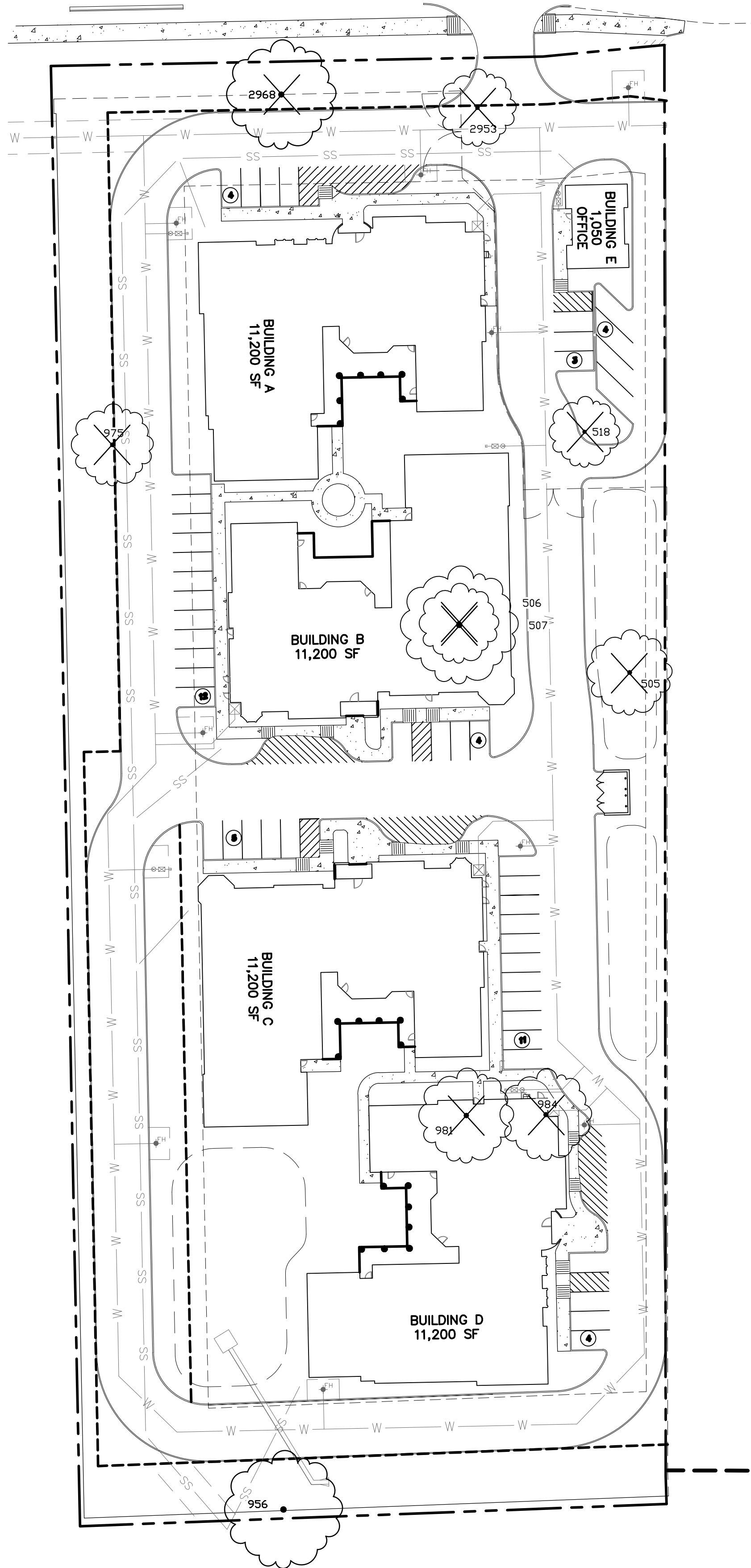
Project Number
1470.001
Drawn By
Author
Issue Date
02/07/2019
Revised:

Sheet Title
CONCEPTUAL OFFICE
ELEVATIONS
Sheet Number

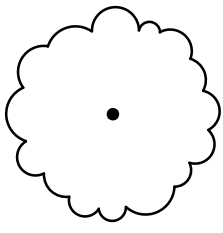
A 3.0

Windhaven Management, LLC
3801 Cross Timbers Rd.
Flower Mound, TX 75028

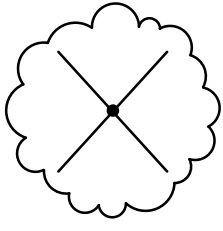
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LEGEND



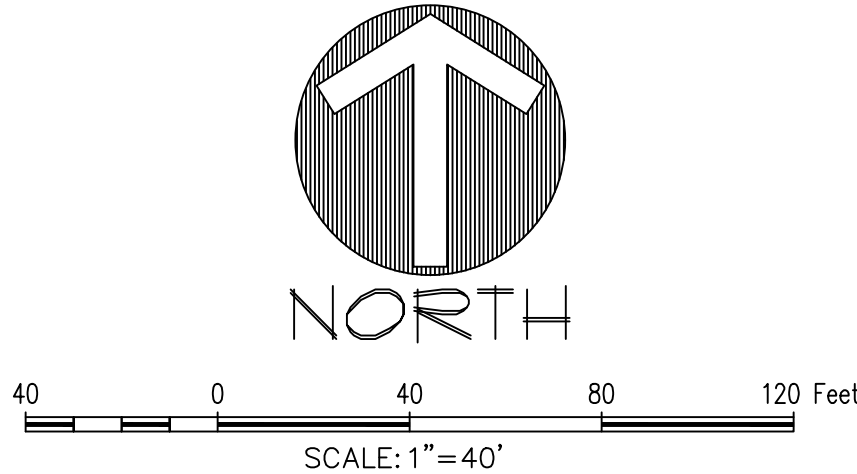
SPECIMEN TREE
TO REMAIN



SPECIMEN TREE
TO BE REMOVED

TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMARKS	REMOVED	MITIGATION
505	26	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA, measured 3' above grade	Yes	52
506	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
507	31	American Elm	<i>Ulmus americana</i>	Yes	Stressed, in Decline	Yes	62
518	22	Blackjack Oak	<i>Quercus marilandica</i>	Yes	Specimen, BA	Yes	44
956	31	Pine	<i>Pinus taeda</i>	Yes	Specimen, OBA	No	
975	25	American Elm	<i>Ulmus americana</i>	Yes	Specimen, BA	Yes	50
981	30	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	60
984	29	Pine	<i>Pinus taeda</i>	Yes	Specimen, BA	Yes	58
2953	24	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	48
2968	33	Post Oak	<i>Quercus stellata</i>	Yes	Specimen, OBA	Yes	66
TOTAL SPECIMEN TREES ON SITE							10
TOTAL SPECIMENS REMOVED							9
TOTAL INCHES TO MITIGATE							490



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TBPLS # 10193968
TBPE # F-17299



WINDHAVEN ASSSISTED LIVING
4.36 ACRES
3801 GROSS TIMBERS RD.
FLOWER MOUND, DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY

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



DRAWN: VC

DATE: 03/01/2019

1519 JOB#: 41669

SHEET NO:
T1.0

Exhibit “B”

Development Standards

Planned Development District - 173 (PD-173) Windhaven Assisted Living

The development on the property comprising approximately 4.364 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. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.
 - i. Exhibit “C”: Conceptual Site Plan.
 - ii. Exhibit “D”: Conceptual Landscape Plan.
 - iii. Exhibit “E”: Conceptual Elevations.

B. PERMITTED USES.

1. Except as provided in this section, the uses listed as Permitted Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C”.
2. Nursing or congregate care facility.

C. SPECIFIC USES.

1. Except as provided in this section, the uses listed as Specific Uses in Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” with a Specific Use Permit (SUP) approved by the Town Council.
2. Nursing or congregate care facility does not require a Specific Use Permit.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Agricultural District (A) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” as 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 Agricultural District (A) in the Town’s Zoning Ordinance shall be required for this Planned Development.

1. Nursing or congregate care facility.
 - a. Front yard. A maximum fence height of six feet is permitted in the front yard as designated on Exhibit “C”.
 - b. Side yard. A minimum setback of 15 feet from the eastern property line shall be provided for any portion of Building E as designated on Exhibit “C”.

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

1. Driveway Spacing. 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.
2. Compatibility Buffer-Section 82-302.
 - a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. Except as provided in this subparagraph, a 25-foot-wide compatibility buffer along the northernmost 320 feet (approximate) of the western property line shall be provided as designated on Exhibit "D".

AA. A 25-foot-wide compatibility buffer, consisting of eight-foot-wide and 17-foot-wide sections along the southernmost 360 feet (approximate) of the western property line shall be provided as designated on Exhibit "D".
 - ii. A minimum of 38 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the western property line.
 - iii. A minimum of 17 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the southern property line.
 - iii. A minimum eight-foot-tall wood fence, board-on-board construction, along the southern property line and the southernmost 13 feet of the eastern property line shall be provided as designated on Exhibit "D".
3. Compatibility Setback-Section 82-303.
 - a. Except as provided in this section, the compatibility setback applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. A minimum setback of 50 feet from the southern property line shall be provided.
4. Design Standards.
 - i. The overall design of buildings as well as the various fence and wall sections shown on the conceptual site plan shall be in general compliance with Exhibit "E".