

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

AUGUST 26, 2019

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

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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. *(or immediately after the Capital Improvement Advisory Committee meeting)*

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not the subject of a public hearing. Items requiring a public hearing are clearly marked as such on the agenda, and citizens and visitors will be allowed to speak on those items during the public hearing.

C. FUTURE AGENDA ITEMS

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

D. REGULAR ITEMS

1. *Minutes of August 12, 2019*

Consider approval of the minutes of the August 12, 2019, Planning and Zoning Commission Regular Session.

2. *ZPD17-0013 – Lakewood PD-163*

Public Hearing

Public Hearing to consider a request for rezoning (ZPD17-0013 - Lakewood) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.163 (PD-163) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch for certain buildings less than 15,000 square feet in size, a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances including but not

limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Long Prairie Road and east of Silveron Boulevard.

E. ADJOURNMENT – REGULAR SESSION

i. WORK SESSION

- a. Discussion of ZPD18-0014, Graham Tract PD-171
- b. Discussion of ZPD19-0006, Parkway Office Lakeside PD-174
- c. Discussion of SUP19-0001, RaceTrac SUP-456

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: August 22, 2019, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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

AGENDA ITEM NO: 1

REGULAR ITEM

DATE: August 26, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the August 12, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on August 12, 2019.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE
12TH DAY OF AUGUST, 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
Forrest Williams	Comprehensive Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER (Council Chambers): 6:31 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Picardi inquired about AirBNB and short-term rental ordinances and if the Town is working on anything related.
2. Commissioner Rawson would like a report or presentation from Commissioner Picardi in September after he attends the NCTCOG Planning & Zoning Series training on August 22-23, 2019.

E. DIRECTOR'S REPORT

1. Upcoming Work Sessions
2. Legislative Update

F. REGULAR ITEMS

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

Commission Deliberation

Commissioner Picardi moved to approve the July 22, 2019, minutes, as presented. Commissioner Johnson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Johnson, Picardi, Dillon

NAYS: None

ABSTAIN: Neal, Rawson, Pickering

The motion to approve passed with a vote of 4-0-3.

2. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0005 – Extended Stay Hotels) by amending Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances, to create or modify the definitions and define the standards for hotels and motels, extended stay hotels, and specific use permit automatic renewals.

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Pickering moved to recommend approval of LDR19-0005 – Extended Stay Hotels, as presented and adding an amendment to include a maximum unit count of 23 units per acre and to restrict the location of accommodations to one primary structure. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: Johnson

The motion to recommend approval passed with a vote of 6-1.

G. ADJOURNMENT – REGULAR SESSION 7:38 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 2 REGULAR ITEM

DATE: August 26, 2019

FROM: Chuck Russell, Town Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD17-0013 - Lakewood) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.163 (PD-163) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, and a waiver to the Architectural Standards in the Town's Urban Design Plan for roof pitch for certain buildings less than 15,000 square feet in size, a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection". The property is generally located north of Long Prairie Road and east of Silveron Boulevard.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 122 acres of land in order to create a planned development district which includes a mixture of both non-residential and residential uses, in accordance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

As part of the request, the applicant has requested certain waivers, exceptions and modifications to the Code of Ordinances. There are also unresolved items. In summary, the major items are listed below (See Section III below for additional information):

Exceptions:

- **Topographic Slope:** An exception to Section 98-147 of the Town Code in order to impact 7.2-acres of slopes greater than 12%. There is a total of 11.9 acres of slopes greater than 12% on the subject property.

Waivers:

- **Meritorious Design:** Waiver to Section 5.1 of the Town's Urban Design standards to allow elevations of low-rise non-residential buildings to have more than 50% doors and windows per facade.
- **Roof Pitch:** Waiver to Section 12.1 of the Town's Urban Design standards requiring roofs of non-residential buildings 15,000 square feet or less to reflect hip and/or gable styles that replicate residential scale and pitch.
- **Compatibility Buffer:** Waiver to Section 82-302 of the Town Code is being requested for certain proposed non-residential buildings near proposed single-family structures.
- **Compatibility Setback:** Waiver to Section 82-303 of the Town Code is being requested for certain proposed non-residential buildings near proposed single-family structures.

Modifications:

- **Street Buffer Landscaping:** A modification to Section 82-242 of the Town Code to provide variable width street buffers along Silveron Boulevard and Lakeside Parkway in lieu of the required 25 feet of width. Also, a request to modify the required 60-foot-wide buffer requirement in the Campus Commercial zoning district by providing a 25 foot wide buffer along Long Prairie Road. (See Attachment B(1)).
- **Parking:** A modification to Section 82-74 of the Town Code that requires two parking spaces per residential dwelling unit. The applicant is proposing to provide an average of one and a half spaces per unit, or a minimum of one space for each one-bedroom unit and a minimum of two spaces for each two and three-bedroom unit, whichever is greater. The applicant is also requesting a deviation from the required 20 percent parking reduction for large developments.
- **Alternative Tree Planting Standards:** A modification to the Town's standards providing details for onsite soil storage/amendments, standards for delivery of trees, planting details and a list of recommended deep-root non-invasive trees (See Appendix A in Attachment B(2)).
- **Alternative Park Land Dedication and Development Fee Standards:** A modification to the Town's standards essentially providing credit for publically accessible private open space and amenities proposed by the applicant (See Parks Board recommendation below and Section M in Attachment B(2)).
- **Signs:** Modifications to the Town's Sign Code through a proposed Comprehensive Sign Package to primarily allow various ground signs that are situated at the ingress/egress points to the development to serve as signature markers for the development. The applicant is also requesting modifications to building signs and tenant blade signs.
- **Modifications to PD-31 and Base Campus Commercial District Standards:** See below for details.

Unresolved Items:

- **Hotel Elevations:** No elevations for the proposed hotel have been provided by the applicant. The applicant is proposing to provide these elevations at site plan in concert with an amendment to the PD.
- **General Elevations:** Building elevations lack enough vertical elements, particularly at corners of multifamily elevations and on one-story retail buildings (See staff review comments in Attachment (A)10).

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

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

Development in the district must demonstrate the following:

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

The requested underlying zoning in the PD will be based on certain uses and standards in the Campus Commercial (CC) district. The Town’s Land Development Regulations defines this district as follows:

‘The CC campus commercial district is designed primarily to accommodate a variety of large-scale campus commercial developments such as corporate offices, office parks, hotels, resorts and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the campus commercial uses could be appropriate if they are planned as integral elements of the developments. In addition

to the use and area regulations of this division, development in the CC campus commercial district shall be in compliance with all other applicable provisions of this chapter.'

With respect to permitted uses, the applicant has requested that two additional uses not permitted in the CC Campus Commercial District be allowed in this planned development:

- Multifamily
- Dwelling, single-family detached

The applicant has also requested that five uses that require approval of an SUP in the CC Campus Commercial District be allowed by right in this planned development:

- Retail, single tenant (25,000 SF but less than 50,000 SF)
- Retail, single tenant (25,000 SF but less than 50,000 SF)
- Drugstore or pharmacy
- Health club or athletic club
- Office-showroom/warehouse

The undeveloped 122-acre site possesses frontage along Long Prairie Road, Lakeside Parkway and Silveron Boulevard. Access to the development will consist of four ingress/egress points along Long Prairie Road; five along Silveron Boulevard; one along Lakeside Parkway and an access point to the Southgate development to the east. The accompanying conceptual site plan [Attachment B(1)] provides for a mixture of uses as well as designated public and private open space areas.

Non-residential component

The conceptual site plan provides for various nonresidential uses:

- 244,800 square feet of office uses located within eight buildings
- 46,000 square feet of retail uses located within six buildings
- 23,000 square feet of restaurant/retail uses located within four buildings
- 79,200 square feet of hotel use (90 room six stories)
- Surface parking areas abutting each building

Residential component

The applicant is requesting a maximum of 850 multifamily dwelling units and a maximum of 170 single family dwellings (1,020 total dwelling units):

- Two four-story multifamily buildings with 2,000 square feet of retail on the first floor
- Eight three-story multifamily buildings
- 128 detached single-family dwellings with a minimum lot size of 3,000 square feet
- 36 detached single-family dwellings with a minimum lot size of 5,000 square feet

Public and Private Open Space and Pedestrian Connectivity

The Planned Development will require various components of publically accessible privately owned open space to be provided so as to engage tenants, employees, and residents within the Planned Development as well as providing access from visitors outside of the development (See Attachment B(1)).

Phasing

The Planned Development includes a phasing component that obligates the developer to complete certain nonresidential development and open space triggers prior to the construction and completion of any residential dwelling units (See Attachment B(2), Section L.8).

Parks Board

At their March 7, 2019 meeting, the Parks Board recommended approval to Town Council of park land dedication via public access easement of an estimated 34.272 acres of land and that park land dedication credits be provided for each acre or part thereof for areas indicated as publicly accessible open space in Ordinance ZPD17-0013, specifically areas OS 1-7 and OS 9, toward park development fees in the amount of \$1,388.00 per unit or \$1,415,760.00 and that credit for park development fees be granted for amenities and improvements in open space areas OS 1-7 and OS 9 as defined in ordinance ZPD17-0013. Note the Parks Board meeting may be viewed here:

<http://flowermoundtx.swagit.com/play/03072019-1089/5/>

Environmental Conservation Commission (ECC)

At their March 5, 2019 meeting, the ECC recommended approval to Town Council of an application for a tree removal permit for one hundred seven (107) specimen trees located on the subject property. The site contains 122 specimen trees. The ECC meeting may be viewed here:

<http://flowermoundtx.swagit.com/play/03052019-1584/6/>

III. EXCEPTIONS AND WAIVERS

A. Exception to Topographical Slope Protection

An exception to Section 98-147 of the Town Code is being requested for 7.2-acres of slopes greater than 12%. There is a total of 11.9 acres of slopes greater than 12% on the subject property. According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural

physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

*Exception. An exception to this requirement may be approved by the town council by the affirmative vote of **at least three-fourths super majority vote** of all members of the town council, for any development that keeps the character of the natural topography and integrates the development into and maintains the overall integrity of the natural topography.*

B. Waiver to Architectural Standards (Meritorious Design)

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

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

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

The applicant is proposing to exceed 50% doors and windows on certain facades. The percent of proposed doors and windows is less a concern to staff that the overall architectural theme being proposed.

C. Waiver to Architectural Standards (Roof Pitch)

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

Roofs and Parapets

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

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

D. Waivers to Section 82-302 “Compatibility Buffer” and to Section 82-303 “Compatibility Setback”

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. The applicant is proposing to develop four one-story commercial buildings that meet the definition of being adjacent to single family homes also being proposed by the applicant, thus necessitating the need to request the waivers.

E. Parking

The submitted conceptual site plan provides for a mixture of uses with an aggregate off-street parking requirement of 2,676 spaces. According to the applicant’s required parking study:

“The number of spaces estimated for the multifamily land use comes from the proposed Planned Development District requirements which state that the total multifamily parking should provide an average of one and a half spaces per unit, or a minimum of one space for each one-bedroom unit and a minimum of two spaces for each two and three-bedroom unit, whichever is greater. With the assumed breakout of units for the multifamily land use being 65% one-bedroom units, 30% two-bedroom units, and 5% three-bedroom units, the average of 1.5 spaces per dwelling unit results in a greater supply with a total of 1,275 spaces needed to adequately park Zone 2.” Zone 2 is the area developed with multifamily uses.

Town Code defines a large development as one that is required to provide over 250 spaces per established parking ratios. For a large development, the Town’s parking regulations require a minimum reduction of 20 percent of the aggregate parking requirement along with a parking study.

The Town Code requires a total of **3,097** parking spaces. The required 20 percent reduction (620 spaces) brings the total required parking to **2,477** spaces. Therefore, the applicant’s proposed **2,676** parking spaces exceed the required 20 percent reduction and necessitate the need for a deviation from the Town Code.

F. Comprehensive Sign Package

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

A Comprehensive Sign Package is being proposed for consideration of the following:

- Ground signs
- Building signs (Multi-story buildings only)
- Tenant Blade signs

Various ground signs will serve as signature markers for the development and are situated at the ingress/egress points to the development. Please refer to Attachment A(9) for details.

With respect to the building signs, the basis of the applicant's request for flexibility is to address anticipated multi-story structure signage that will allow tenant identification for these areas within the Planned Development. The Town Code limits these signs as follows:

- Maximum sign area of 300 sf.
- Maximum of one primary and two secondary signs per tenant with 60' or more lineal frontage of building wall, with maximum sign area of 300 sf for all primary and secondary signs
- For 60 feet or more of lineal building wall frontage, maximum sign width of 55% of lineal frontage and maximum height of 72 inches; maximum of 12" depth

The applicant is proposing:

- In multi-story office or mixed-use buildings, a primary or single occupant may add signage identifying the building. This sign is in addition to ground floor tenant wall signs if applicable.
- The sign area of Building signs shall not exceed 240 square feet.
- The height shall not exceed 6 feet.
- The width shall not exceed 50 feet.
- Only one sign per building facade is permitted

Regarding tenant blade signs, the Town Code requires the following:

- For nonresidential multitenant buildings, maximum of one sign for each tenant, with maximum width and height based on lineal frontage of the storefront (example, less than 20 feet of frontage permits sign width of 80% of frontage and 36 inches of sign height)

The applicant is proposing:

- Permitted only for office, retail or restaurant uses.
- Maximum of one per tenant.
- The height shall not exceed three feet.
- The width shall not exceed five feet.
- The sign area shall not exceed 15 square feet (per side if a double-faced sign).
- The sign may encroach into the sidewalk area subject to maintaining a minimum clearance of eight feet above the sidewalk
- The sign may be internally or externally illuminated and must not create a glare onto a building or the sidewalk.

At this time, the developer anticipates complying with the Town's sign standards for all other signage.

G. Modifications to PD-31 and Base Campus Commercial District Standards

The applicant has requested the proposed Planned Development be based, in part, on the uses and development standards in the Campus Commercial district (CC) uses, with certain modifications to the dimensional regulations for this district. As the property is currently zoned PD-31 for Campus Commercial District uses, a comparison of the respective development standards where different is noted in the following table:

Development Standard	Existing PD-31 and Campus Commercial District Standards	Proposed PD-163 Standards
Minimum Front Yard	Long Prairie Road, Silveron Boulevard and Lakeside Parkway 65 feet with first 25 feet as a street buffer. Parking prohibited within the first 45 feet	Long Prairie Road- 70 feet with 25 feet as a street buffer and parking prohibited within the first 25 feet Silveron Boulevard-Variable setback width (See Attachment B(1)) Lakeside Parkway- 60 feet and parking prohibited within the first 25 feet No minimum setbacks for internal nonresidential buildings
Minimum Rear Yard	15 feet	No minimum setbacks for internal nonresidential buildings
Maximum Lot Coverage	50 percent	60 percent for multifamily buildings and 80 percent for nonresidential buildings
Maximum Floor Area Ratio	1:1	No maximum FAR for multifamily and nonresidential buildings
Height and Stories	120 feet and 10 stories	70 feet and 5 stories for multifamily uses and 120 feet and 10 stories for nonresidential uses
Minimum Street Buffer	25 feet	25 feet along Long Prairie Road and variable width along Silveron Boulevard and Lakeside Parkway

Street Buffer Trees	One tree (existing or preserved) per 500 square feet of the buffer	One tree (existing or preserved) per 30 linear feet of the buffer, no additional street buffer within existing drainage easement along Lakeside Parkway
Tree Planting Requirements	Town Code	Enhanced planting techniques including augmented soil amendments and sensitivity to planting areas in close proximity to underground detention

IV. CORRESPONDENCE

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

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. TIA Summary
4. Parking Study
5. Existing PD-31 Ordinance
6. Campus Commercial Design Intent
7. Environmental Protection Plan
8. Tree survey
9. Comprehensive Sign Package
10. Staff's Elevation Comments

B. Application Details

1. Planned Development Package
2. Draft PD Standards

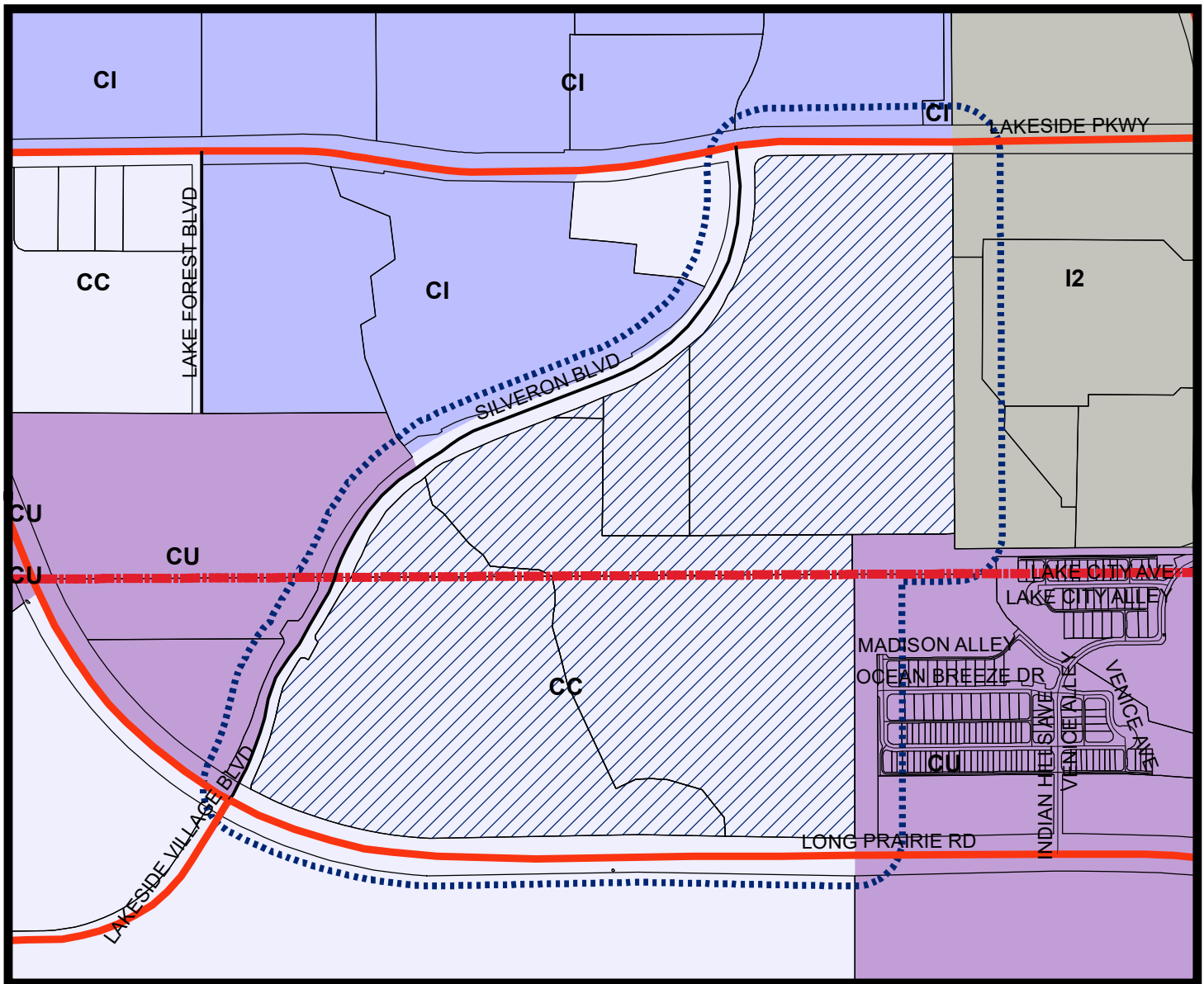
C. Correspondence

1. Correspondence in Favor

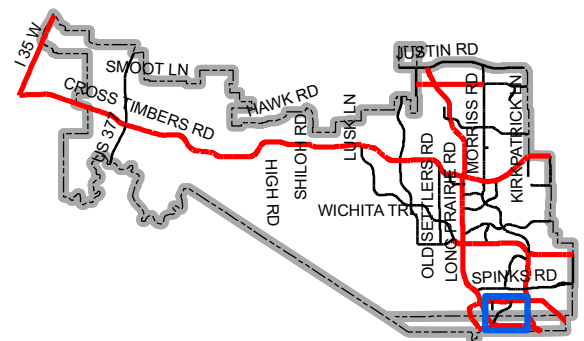
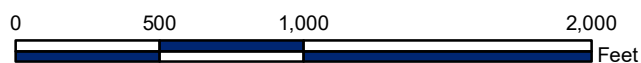
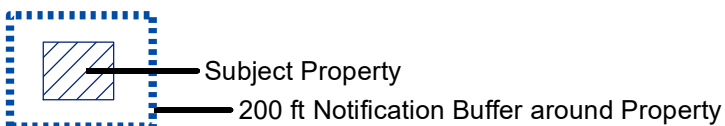


Vicinity Map

Reference Project: ZPD17-0013



LEGEND



Map Location

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

July 9, 2018

Dear Mr. Russell,

Lakewood is a proposed 122 acre mixed-use development that we believe meets the vision and intent of the Town's Lakeside Business District. The property is currently zoned Campus Commercial under PD-31.

The Lakewood proposal is similar to other recent projects approved in the area, but we believe the design and benefits exceeds those of the other developments. This letter briefly highlights the factors that should be considered when reviewing the Lakewood proposal.

The developer of the property has been part of the ownership for over 20 years and has actively worked with the Town to develop the Lakeside District as outlined in the Master Plan. During this time the owner participated in and continued to pay for their share of the public improvements to the area through the Chapter 380 agreements entered into in 2000.

In 2013, the Town realized that the district vision needed to be amended as the development of the desired office uses was not occurring despite an overall robust office market in DFW. Beginning with the establishment of the original Master Plan in 2000 and since the Master Plan update in 2013, the property owner has worked to bring development that meets the Town's stated goals to the property and has worked as a partner with the Town. The proposed development reflects the goals outlined in the Master Plan as updated in 2013.

The proposal we have put forward for approval is the culmination of many months work by the development team in conjunction with Town Staff. The project has evolved through months of review and revision to address all of the concerns that have been raised; and we believe it is a better project because of this assessment and analysis. The resulting Lakewood project we believe maximizes capturing the vision of the Town and the uniqueness of the site. We have brought together a development team with the knowledge, extensive background and body of work that ensures that the project can be built as proposed, to Flower Mound's exacting standards.

The starting point for developing the Lakewood plan was the land itself. Specifically, we developed a detailed understanding of how the property is unique to the Lakeside Business District and specifically the Campus Commercial area. The 5-acre spring-fed lake is iconic to the area. It is dominated by steep topography from north to south and west to east. It has mature tree stands and other natural features and is impacted by drainage regulations and area detention. Additionally, the property is surrounded by developed projects that establish a need to address adjacency issues.

The Lakewood development proposal respects and works to incorporate the unique natural features in a manner that preserves the land's integrity while creatively dealing with both the natural challenges and the challenges created by adjacent development. In order to accomplish this, various modifications to Flower Mound's standard zoning districts are required. These are included in the submitted development standards.

A main design tenant of the project was to preserve the beauty of the lake and open it up to the residents of Flower Mound and visitors to Lakewood. This is in keeping with the original intent for the property going back to the early and mid 2000's. Just as important, we are confident that the proposal meets the intent of what the Town has asked of landowners and developers in the Lakeside Business District.

Specifically, the Lakeside Business District / Campus Commercial text of the Master Plan lays out the intent of development in this area:

"Lakeside Business District Land Use Categories:

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

Development in the district must demonstrate the following:

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

Our proposal has a mixture of office, retail, residential and open space uses that has been designed respecting the natural features of the site as required by the Master Plan. Lakewood also complies with the three elements of the Districts Vision and provides for exemplary and enduring quality and design by proposing high development standards and industry leading development partners.

Further, the proposed development meets the Town's stated desires for the Campus Commercial District as outlined during the Town Council's 2017 retreat. Those ideas stressed office development, design in context of the natural environment, and limiting high density residential along FM 2499.

The following table shows the land uses for the other developments approved in the area as compared to the proposal for the Lakewood development:

Land Use by Development

Development	Southgate	The Point	Lakeside DFW	Lakewood (pending)
Total Acres	108	33.4	155.8	122
Open Space	7%	16%	10%	29%
Commercial	33%	26%	16%	34%
Mixed Commercial / Residential	19%	3%	14%	0%
Residential	41%	43%	60%	37%
Total Residential & Mixed Use	60%	46%	74%	37%

The Lakewood development has by far the largest amount of open space and retained environmental features compared to the other developments. This is a benefit for residents (both current and future), employees and guests of the district. The plan also shows the greatest concentration of office uses within the district. Our commitment is to build Class A buildings with one of the premier office developers within the DFW area. Our office development partner will be announced in the near future.

Additional features and elements (including requirements for landscaping and other urban design standards) are contained in the Master Plan text for the Campus Commercial district. The proposed plan meets or exceeds all of the requirements of the district including provisions for roadways, landscaping, architecture, trees and natural features, parks and floodplains and trails. This is detailed in the various standards and zoning exhibits submitted to the Town Staff.

The proposal meets the purpose and intent of the Campus Commercial zoning district regulations:

Sec. 98-841. - Purpose and intent.

“The CC campus commercial district is designed primarily to accommodate a variety of large scale campus commercial developments such as corporate offices, office parks, hotels, resorts and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the campus commercial uses could be appropriate if they are planned as integral elements of the developments. In addition to the use and area regulations of this division, development in the CC campus commercial district shall be in compliance with all other applicable provisions of this chapter.”

This text mirrors that of the Master Plan and as stated above we meet this standard. And finally, we believe the application meets the purpose and intent of the Planned Development (PD) regulations as outlined in the following text from Flower Mound’s Code of Ordinances.

Sec. 98-811. - Purpose and intent.

“The PD planned development district (PD) is designed to permit flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces and circulation patterns by allowing a mixture or combination of uses and to best utilize special site features such as topography, size and shape. A planned development district may be used to permit new or innovative concepts in land utilization not permitted by other zoning districts in this Code. While greater flexibility is given to allow special conditions or restrictions that would not otherwise allow the development to occur, the requirements

established herein ensure against the misuse of such increased flexibility. It is intended for application in all land use designations on the land use map of the master plan, provided that the uses and development standards proposed are consistent with the stated goals of the town's master plan.”

In conclusion, we ask the Town Council to approve this proposal as it meets all of the standards stated for developments in the Lakeside Business District. Taken from the Town’s PD standards, the following is the criteria for approval:

Sec. 98-813. - Criteria for approval.

“In approving the planned development district, the town council may impose conditions relative to the quality and standards of development. Based upon the concept plan, the planning and zoning commission and town council shall determine whether the PD district should be established, taking into account the following criteria:

- (1) The proposed planned development district is consistent with the town's, vision, goals, objectives, and policies adopted in the master plan;
- (2) Proposed uses and project design are compatible with existing and planned adjoining uses and the character of the neighborhood in which the project is located;
- (3) Adequate public facilities required to be installed by the developer will be provided in a timely manner to support each phase of the development in accordance with the SMARTGrowth program;
- (4) Proposed uses and development standards are consistent with the purposes of the base zoning district, where applicable; and
- (5) The proposed phasing of development is consistent with the overall growth and development of the town.

As discussed above and demonstrated in the master plan and zoning information provided to the Town, the Lakewood development complies with the Lakeside Business District and should be approved by the Town. Specifically, objectively evaluating the development based the five criteria listed above, demonstrates the proposed development should be approved. We believe this development will be a benefit to the Town, the future residents, employees and guests of the district. The proposed concept plan will protect and integrates the existing natural features and will provide an improved and substantial tax base for the Town. And finally, our development team and partners include the premier firms in the DFW Metroplex and nationwide. Working with us and our development partners, the Town can be assured of the quality of the development moving forward.



MEMORANDUM

To: Matthew J. Hotelling, P.E., PTOE
Transportation Services
Town of Flower Mound, Texas

From: Jeff Whitacre, P.E., AICP, PTP
Pete Kelly, P.E.
Kimley-Horn and Associates, Inc.
TBPE Registered Firm Number F-928

Date: September 10, 2018

Subject: Traffic Impact Analysis – Lakewood Development



09-10-2018

Introduction

This technical memorandum documents a traffic impact analysis for the proposed Lakewood development located southeast of Silveron Boulevard in the Town of Flower Mound, Texas. A conceptual site plan is attached to this document. A vicinity map is provided in **Exhibit 1**.

Purpose

The primary purpose of this study is to evaluate the impact of the traffic that will be introduced to the study area by the Lakewood development and to evaluate access spacing and auxiliary lane needs at the proposed site driveways.

The analysis will also consider additional development that is anticipated to occur northwest of Silveron Boulevard, known as The Point. The Point is a known development anticipated to be built out by 2019. A Traffic Impact Analysis (TIA) was conducted for The Point and submitted to the Town of Flower Mound in September 2017. This TIA will be referenced in this study.

This analysis will examine the impacts of the Lakewood development on the surrounding roadway network and intersections while incorporating the results obtained from the previously conducted studies.

Proposed Development

The proposed development is anticipated to include 183 Single-Family Detached Housing units, 850 Multi-Family Apartments, one hotel with 90 keys, 28,000 square-feet of Retail, 23,000 square feet of Restaurant, and 228,000 square-feet of Office space. Lakewood is proposed to have eleven (11) access points. Along Lakeside Parkway, one (1) full-access drive (Drive 1) is proposed. Along Silveron Boulevard, four right-in/right-out (RI/RO) access drives (Drives 2, 4, 5, and 7) and two (2) full-access drives (Drives 3 and 6) are proposed. Along FM 2499, three (3) RI/RO access drives (Drives 8, 9, and 11) and one full-access drive (Drive 10) are proposed. Drive 3 is anticipated to align with the eastern access point of the Stryker facility. In addition, Drive 6 is anticipated to align with the proposed full-access entry into The Point development. The existing lane use and intersection control in the study area are provided in **Exhibit 2**. A conceptional site plan is attached to this document.



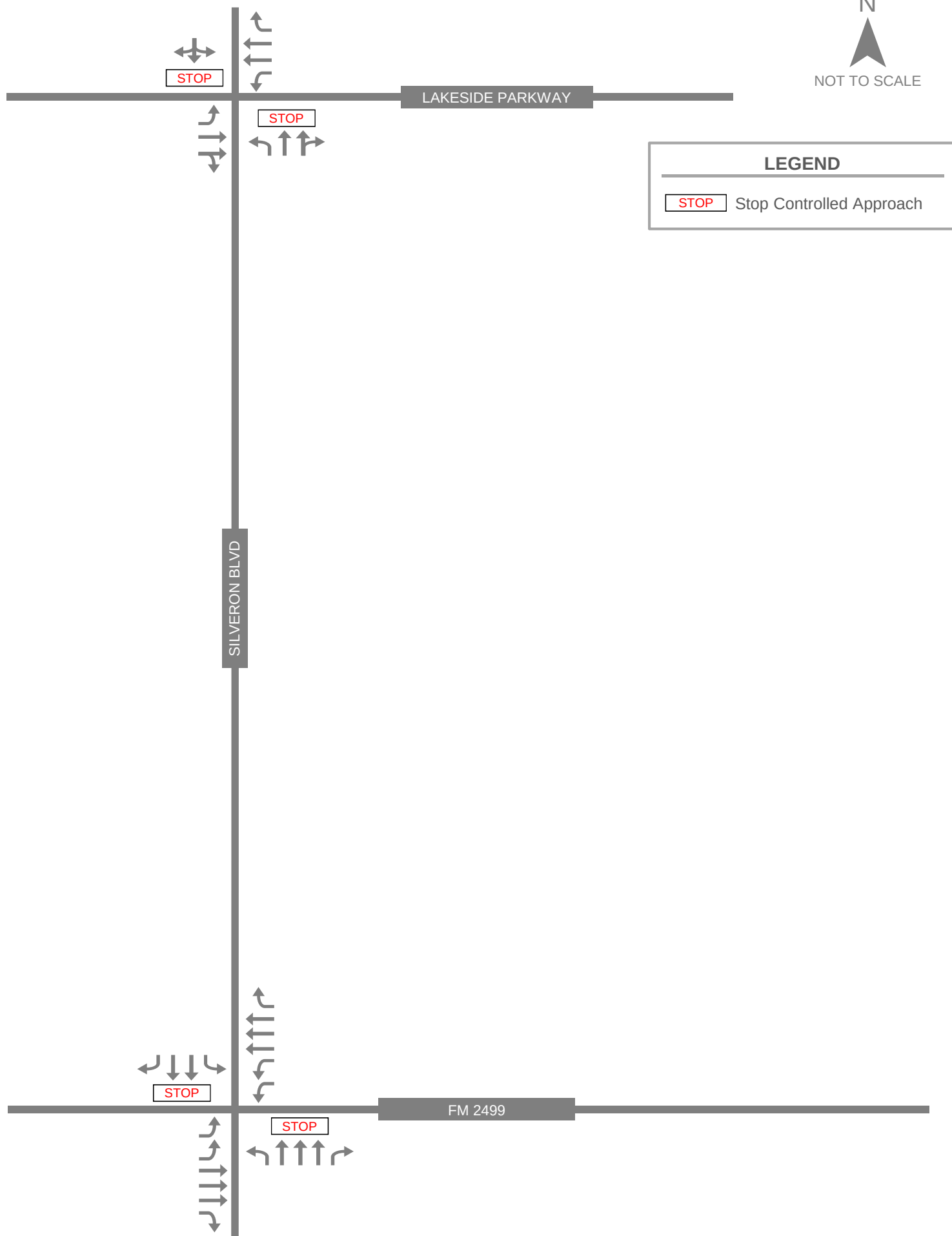
Existing Volumes

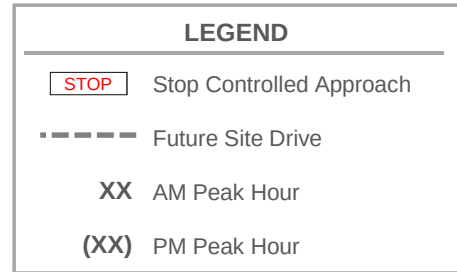
Turning movement counts were collected on Wednesday, March 7, 2018 during the AM and PM peak hours at the following intersections:

- FM 2499 and Silveron Boulevard
- Silveron Boulevard and Lakeside Parkway

The Existing (2018) traffic volumes are presented in **Exhibit 3**. Raw traffic counts are provided in the **Attachments**.







Trip Generation

The trip generation was evaluated for the proposed development using the 10th edition of the *ITE Trip Generation Manual*. **Table 1** shows the estimated trip generation rates and in/out splits for the Lakewood development during the AM and PM Peak Hours.

Table 1. Estimated Trip Generation Rates (AM & PM)

Land Use Description	ITE Code	Units	Daily	AM Peak Hour			PM Peak Hour		
				Average Rate	Split		Average Rate	Split	
					In	Out		In	Out
Single Family	210	Units	9.44 * (X)	0.74 * (X)	25%	75%	0.99 * (X)	63%	37%
Apartments (Multi-Family Mid-Rise Apartments)	221	Units	5.44 * (X)	0.36 * (X)	26%	74%	0.44 * (X)	61%	39%
Hotel	310	Rooms	8.36 * (X)	0.47 * (X)	59%	41%	0.6 * (X)	51%	49%
Retail	820	ft ²	37.75 * (X)	0.94 * (X)	62%	38%	3.81 * (X)	48%	52%
Restaurant (High-Turnover (Sit-Down) Restaurant)	932	ft ²	112.18 * (X)	9.94 * (X)	55%	45%	9.77 * (X)	62%	38%
Office	710	ft ²	9.74 * (X)	1.16 * (X)	86%	14%	1.15 * (X)	16%	84%

Table 2 summarizes the trip generation analysis evaluated using the rates provided in **Table 1**. According to the ITE Trip Generation rates, the total trips generated by the proposed development during the AM Peak Hour is 1,003, which consists of 509 entering trips and 494 exiting trips. For the PM Peak Hour, the total trips generated by the proposed development is 1,203, which consists of 603 entering trips and 600 exiting trips.

Table 2. Trip Generation Analysis (AM & PM)

Land Use Description	ITE Code	Intensity	Units	Daily	AM Peak Hour			PM Peak Hour		
					Split		Total	Split		Total
					In	Out		In	Out	
Single Family	210	183	Units	1,728	34	101	135	114	67	181
Apartments (Multi-Family Mid-Rise Apartments)	221	850	Units	4,624	80	226	306	228	146	374
Hotel	310	90	Rooms	752	25	17	42	28	26	54
Retail	820	28,000	ft ²	1,057	16	10	26	51	56	107
Restaurant (High-Turnover (Sit-Down) Restaurant)	932	23,000	ft ²	2,580	126	103	229	140	85	225
Office	710	228,000	ft ²	2,220	228	37	265	42	220	262
Total					509	494	1,003	603	600	1,203

Trip Distribution and Trip Assignment

The trip distribution was assigned for the proposed development based on the area characteristics and surrounding roadway network. The distribution is as follows:

- 15% from West along Lakeside Parkway
- 15% from East along Lakeside Parkway
- 15% from South along Silveron Boulevard
- 15% from West along FM 2499
- 40% from East along FM 2499

The Peak Hour trip distribution is shown in **Exhibit 4**.

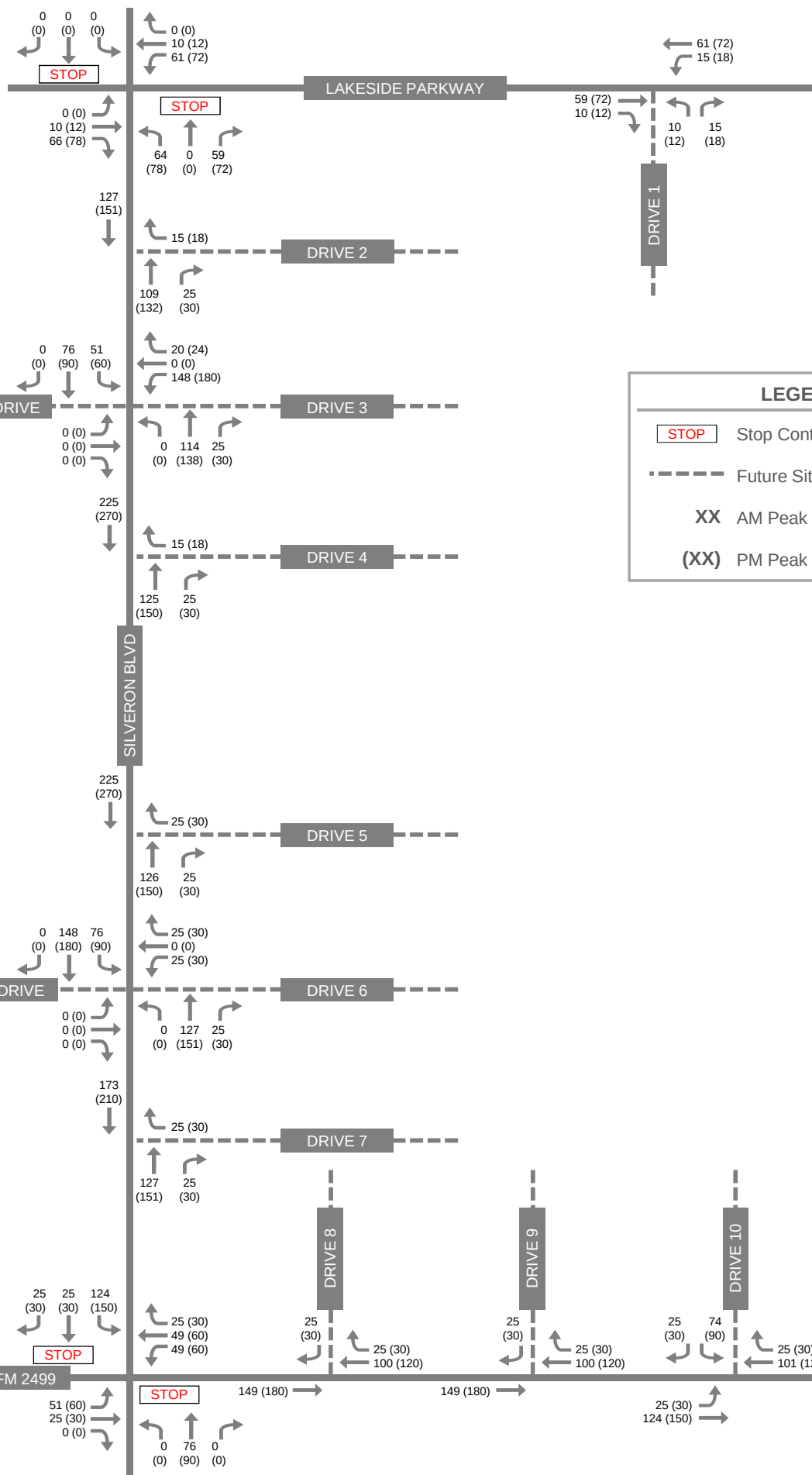
Trip assignment was determined based on the 10th edition of the ITE Trip Generation totals shown in **Table 2** and the Peak Hour trip distribution shown in **Exhibit 4**. The AM and PM Peak Hour trip assignment is presented in **Exhibit 5**. Note, the trip assignment values were rounded to the nearest whole trip. Any minor discrepancies between the trip assignment in/out totals found in **Table 2** and the total in/out trips in the trip assignment **Exhibit 4** are the result of rounding.

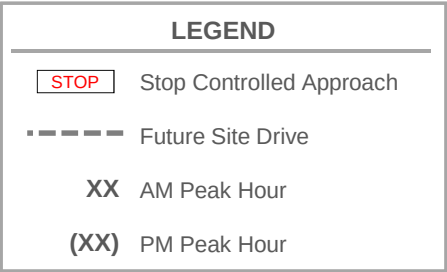
Future Volume Development

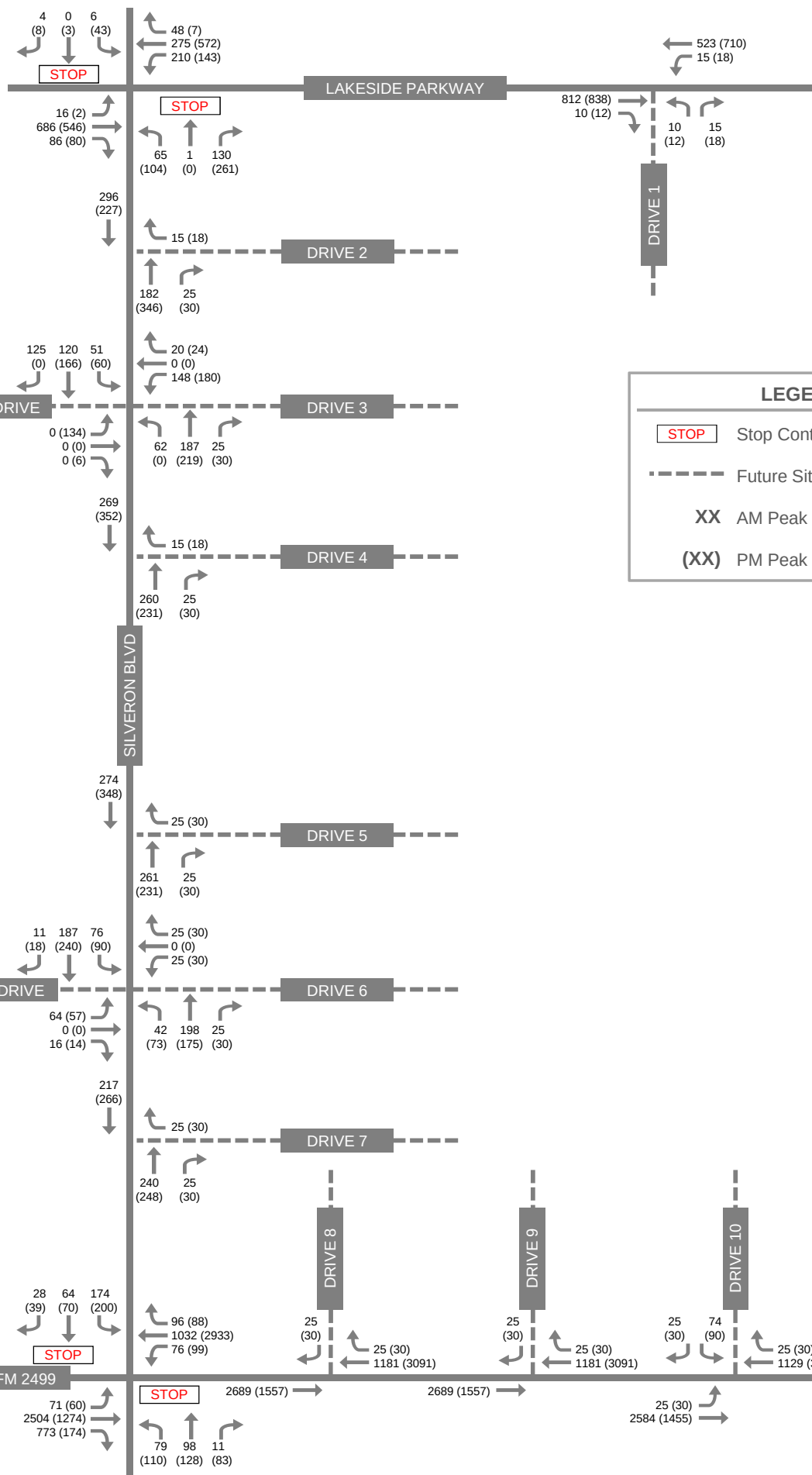
Future volumes were developed for three (3) analysis scenarios: Buildout (2021) Background, Buildout (2021, and Horizon (2026) Conditions. Based on TxDOT requirements, the horizon analysis year is required to occur five (5) years after the buildout year. With this consideration, this study assumes Year 2026 at the horizon analysis year. According to results obtained from the traffic impact analysis conducted for The Point, a conservative growth rate of 4% was used to estimate annual growth. This growth rate was applied to the existing volumes for this study for three (3) years for Buildout (2021) Background and Buildout (2021) Conditions, and for eight (8) years for Horizon (2026) Conditions.

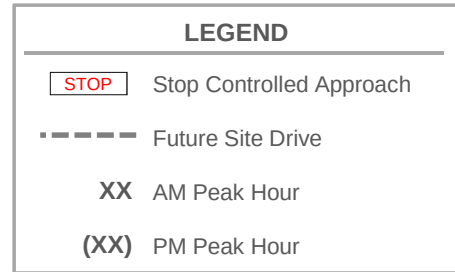
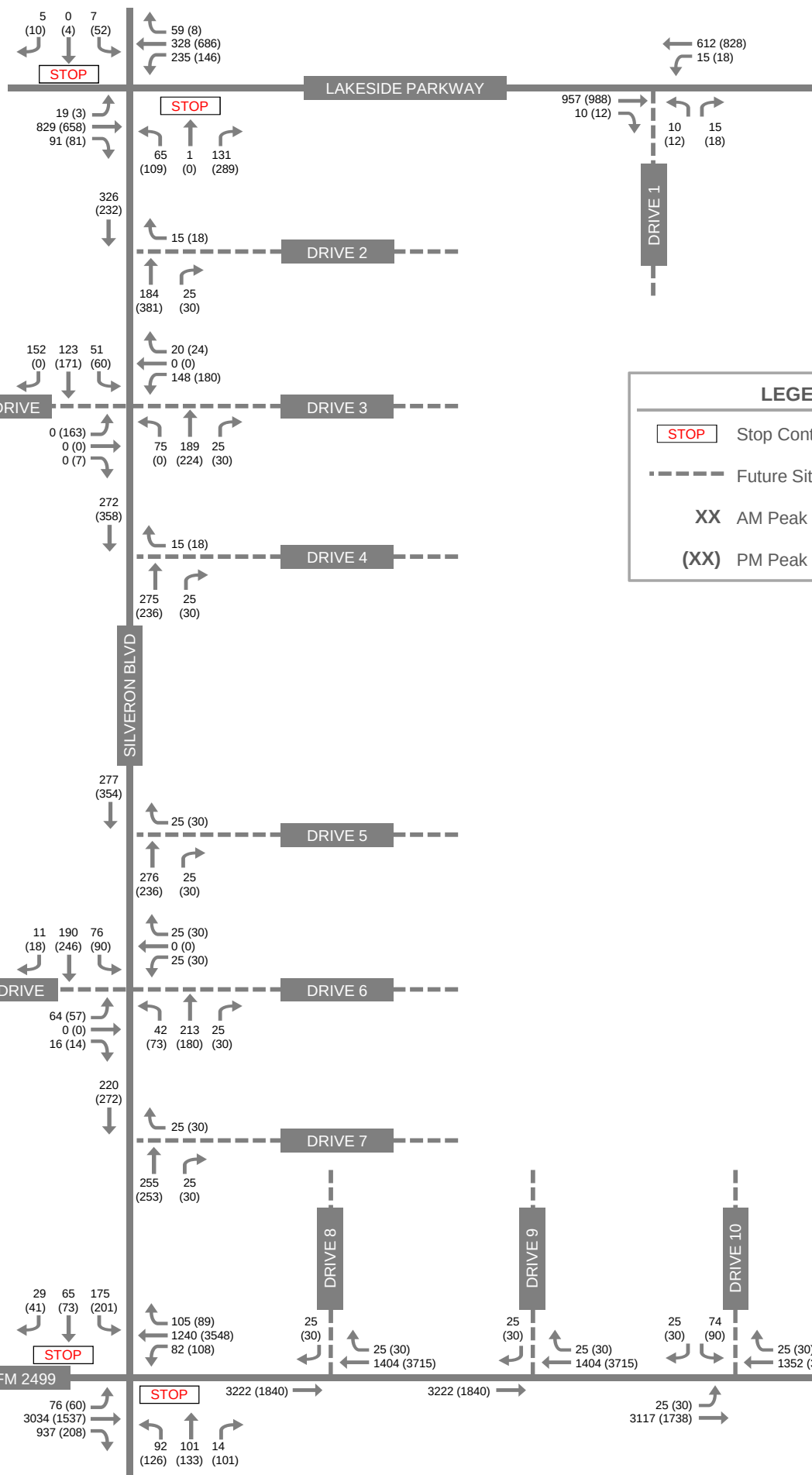
Exhibit 6 provides the Buildout (2021) Background traffic volumes, which include three (3) years of background growth. **Exhibit 7** provides the Buildout (2021) Total traffic volumes, which are a summation of Buildout (2021) Background traffic volumes (**Exhibit 6**), Lakewood Trip Assignment (**Exhibit 5**), and The Point Trip Assignment (see **Attachments**). **Exhibit 8** provides the Horizon (2026) Total traffic volumes, which are a summation of Lakewood Trip Assignment (**Exhibit 5**), The Point Trip Assignment (see **Attachments**), and eight (8) years of background growth.











Intersection and Thoroughfare Capacity Analysis

The evaluation of the existing and future operation of the roadway system is comprised of both weekday AM and PM peak hour level of service analyses. Intersection analysis was performed using *Synchro 10™*, and the thoroughfare capacity analysis was completed using level of service criteria provided in Chapter 6 of the *Town of Flower Mound SMARTGrowth Manual*.

Capacity defines the volume of traffic that can be accommodated by a roadway at a specific “level of service,” and is affected by various geometric factors including roadway type (divided vs undivided), number of lanes, lane widths, and grade. Level of service (LOS), which is a measure of the degree of congestion, ranges from LOS A (free flowing) to LOS F (a congested, forced flow condition). A description of each operational state for the study intersections is presented in **Table 3**.

Table 4 shows the *Town of Flower Mound SMARTGrowth Manual* level of service criteria for the thoroughfare capacity analysis. LOS C is the minimum acceptable level of service by the Town of Flower Mound for design and evaluation purposes.

Table 3. Level of Service Definitions for Intersections

Level of Service	Average Control Delay per Vehicle (sec/veh)		Description
	Signalized	Unsignalized	
A and B	< 10 (A)	< 10 (A)	No delays at intersections with continuous flow traffic. Uncongested operations; high frequency of long gaps available for all left and right-turning traffic; no observable queues.
	> 10 and < 20 (B)	> 10 and < 15 (B)	
C	> 20 and < 35	> 15 and < 25	Moderate delays at intersections with satisfactory to good traffic flow. Light congestion; infrequent backups on critical approaches.
D	> 35 and < 55	> 25 and < 35	Increased probability of delays along every approach. Significant congestion on critical approaches, but intersection functional. No long standing lines formed.
E	> 55 and < 80	> 35 and < 50	Heavy traffic flow condition. Heavy delays probable. No available gaps for cross-street traffic or main street turning traffic. Limit of stable flow.
F	> 80	> 50	Unstable traffic flow. Heavy congestion. Traffic moves in forced flow condition. Average delays greater than one minute highly probable. Total breakdown.

Table 4. SMARTGrowth Level of Service Thresholds for Thoroughfares

Roadway Type	Level of Service "C"		Level of Service "D"		Level of Service "E"	
	Daily Service Volumes*	Hourly Service Volume	Daily Service Volumes*	Hourly Service Volume	Daily Service Volumes*	Hourly Service Volume
A8D***	52,000 - 58,000	780 - 880**	58,000 - 66,000	880 - 990**	66,000 - 73,000	990 - 1,100**
A6D***	39,000 - 44,000	780 - 880**	44,000 - 49,000	880 - 990*	49,000 - 55,000	990 - 1,100**
A4D***	21,000 - 23,000	620 - 700**	23,000 - 26,000	700 - 775**	26,000 - 29,000	775 - 875**
MC4U	17,000 - 18,000	500 - 550**	18,000 - 21,000	550 - 625**	21,000 - 23,000	625 - 675**
C4U	15,000 - 17,000	440 - 500**	17,000 - 18,000	500 - 550**	18,000 - 21,000	550 - 625**
C2U	6,000 - 7,000	350 - 425**	7,000 - 8,000	425 - 500**	8,000 - 9,500	500 - 575**

* Level of service with "K" = 0.10 and "D" = 60%/40%

** Assumes signal progression; no parking; access management; increased intersection capacity and grade separation

*** Assumes 12' lanes and divided roadway; A8D = arterial 8 lane divided; A6D = arterial 6 lane divided; A4D = arterial 4 lane divided

Note: Metropolitan collector MC4U = 4 lane undivided (12' lanes); C4U = collector 4 lane undivided (11' lanes)

Results

To evaluate the proposed development's impact on the study area intersections, level of service analysis was performed for existing conditions and the future year scenarios. The peak hour factors observed for existing conditions were used in the analysis. The level of service at the study intersections during each analysis scenario is summarized in **Table 5** for the AM peak hour and **Table 6** for the PM peak hour.

An alternative analysis tool was developed by Zhou and was published in the September 2006 ITE Journal. This tool provides an alternative solution to *Synchro 10TM* for calculating minor street delay and level of service for multi-lane two-way stop-controlled intersections to account for the fact that the Highway Capacity Manual (HCM) does not always provide an accurate analysis of the stop-controlled approaches on a multi-lane signalized corridor. This alternative analysis was used to obtain the levels of service for all analysis scenarios at the following intersections:

- Lakeside Parkway & Silveron Boulevard
- FM 2499 & Drive 8
- FM 2499 & Drive 9
- FM 2499 & Drive 10
- FM 2499 & Drive 11

As a result of the analysis, the following recommendations are provided:

FM 2499 & Silveron Boulevard – The intersection is currently operating at LOS F during the AM and PM peak hours and is anticipated to continue operating at failing conditions in future scenarios. In the study conducted for The Point, a signal warrant analysis was performed, and a traffic signal was determined to be warranted at the intersection. This study concurs with the recommendation in the Point TIA to install a traffic signal. A traffic signal was implemented into all subsequent analysis scenarios. Based on the results of the Buildout (2021) Mitigated analysis, it is anticipated that a traffic signal will allow the intersection to operate at LOS D during the AM and PM peak hours.

Lakeside Parkway & Drive 1 – During the PM peak hour of Horizon (2026) Conditions, this intersection is projected to operate below the target level of service (LOS D). However, the delay is anticipated to be contained within the development and is not anticipated to negatively impact operations along Lakeside Parkway. The 95th percentile queue length at this location is not projected to exceed one (1) vehicle during the PM peak hour in Horizon (2026) Conditions. Therefore, no further recommendations are provided.

FM 2499 & Drives 8, 9, 10, and 11 – During the PM peak hour of Buildout (2021) Conditions, the southbound approaches of the FM 2499 intersections with Drives 8, 9, 10, and 11 are projected to operate at failing conditions. This delay is due to the projected high volume through movements along FM 2499.

Traffic signals were not considered for Drives 8 or 9 due to their right-in/right-out configuration and their proximity to the intersection of FM 2499 & Silveron Boulevard. Drive 8 is anticipated to be approximately 360 feet east of Silveron Boulevard along FM 2499, and Drive 9 is anticipated to be approximately 800 feet east of Silveron Boulevard. However, a traffic signal was considered for Drive 10, which is 1200 feet east of Silveron Boulevard. It is anticipated that implementing traffic signals at Drive 10 and at Silveron Boulevard along FM 2499 will help to alleviate congestion at Drives 8 and 9 by providing gaps in traffic as vehicles navigate between Drive 11 and Silveron Boulevard.

To determine the need for a traffic signal, a signal warrant analysis was performed at Drive 10 using the projected Buildout (2021) peak hour volumes. As a result of this analysis, a traffic signal is not projected to be warranted at this location in Buildout (2021) Conditions. It is recommended that the volumes at FM 2499 and Drive 10 continue to be monitored for the potential need for a traffic signal.

Table 5. Intersection Level of Service Summary (AM Peak Hour)

INTERSECTION	CONTROL	APPROACH	Existing (2018)		Buildout (2021)		Horizon (2026)	
			DELAY (Sec/Veh)	LOS	DELAY (Sec/Veh)	LOS	DELAY (Sec/Veh)	LOS
Lakeside Parkway at Silveron Boulevard*	TWSC	NB	11.1	B	13.3	B	14.6	B
		SB	9.4	A	9.6	A	10.1	B
Silveron Boulevard at FM 2499	TWSC	NB	100+	F	100+	F	100+	F
		SB	100+	F	100+	F	100+	F
Silveron Boulevard at FM 2499 (Mitigated)	Signal	Overall	-	-	26.3	C	36.9	D
Lakeside Parkway at Drive 1	TWSC	NB	-	-	17.9	C	22.0	C
Silveron Boulevard at Drive 2	TWSC	WB	-	-	9.0	A	9.0	A
Silveron Boulevard at Stryker Drive/Drive 3	TWSC	EB	-	-	0.0	A	0.0	A
		WB	-	-	17.2	C	18.5	C
Silveron Boulevard at Drive 4	TWSC	WB	-	-	9.2	A	9.3	A
Silveron Boulevard at Drive 5	TWSC	WB	-	-	9.3	A	9.4	A
Silveron Boulevard at The Point Drive/Drive 6	TWSC	EB	-	-	16.3	C	16.6	C
		WB	-	-	12.5	B	12.7	B
Silveron Boulevard at Drive 7	TWSC	WB	-	-	9.0	A	9.0	A
FM 2499 at Drive 8*	TWSC	SB	-	-	15.2	C	16.6	C
FM 2499 at Drive 9*	TWSC	SB	-	-	15.2	C	16.6	C
FM 2499 at Drive 10*	TWSC	SB	-	-	36.8	E	54.1	F
FM 2499 at Drive 11*	TWSC	SB	-	-	15.2	C	16.6	C

*This intersection was analyzed using an empirical delay model for multi-lane two-way stop controlled intersections.

Table 6. Intersection Level of Service Summary (PM Peak Hour)

INTERSECTION	CONTROL	APPROACH	Existing (2018)		Buildout (2021)		Horizon (2026)	
			DELAY (Sec/ Veh)	LOS	DELAY (Sec/ Veh)	LOS	DELAY (Sec/ Veh)	LOS
Lakeside Parkway at Silveron Boulevard*	TWSC	NB	11.1	B	14.3	B	15.4	C
		SB	9.3	A	9.9	A	10.9	B
Silveron Boulevard at FM 2499	TWSC	NB	100+	F	100+	F	100+	F
		SB	100+	F	100+	F	100+	F
Silveron Boulevard at FM 2499 (Mitigated)	Signal	Overall	-	-	37.4	D	50.9	D
Lakeside Parkway at Drive 1	TWSC	NB	-	-	20.2	C	26.1	D
Silveron Boulevard at Drive 2	TWSC	WB	-	-	9.6	A	9.7	A
Silveron Boulevard at Stryker Drive/Drive 3	TWSC	EB	9.3	A	16.4	C	18.0	C
		WB	-	-	16.6	C	16.9	C
Silveron Boulevard at Drive 4	TWSC	WB	-	-	9.2	A	9.2	A
Silveron Boulevard at Drive 5	TWSC	WB	-	-	9.3	A	9.3	A
Silveron Boulevard at The Point Drive/Drive 6	TWSC	EB	-	-	20.5	C	20.8	C
		WB	-	-	13.9	B	14.0	B
Silveron Boulevard at Drive 7	TWSC	WB	-	-	9.0	A	9.0	A
FM 2499 at Drive 8*	TWSC	SB	-	-	37.0	E	51.5	F
FM 2499 at Drive 9*	TWSC	SB	-	-	37.0	E	51.5	F
FM 2499 at Drive 10*	TWSC	SB	-	-	52.0	F	83.8	F
FM 2499 at Drive 11*	TWSC	SB	-	-	37.0	E	51.5	F

*This intersection was analyzed using an empirical delay model for multi-lane two-way stop controlled intersections.

Table 7 provides the thoroughfare capacity analysis for Silveron Boulevard. As shown in the table, the facility is anticipated to operate at LOS C or better for all analysis scenarios.

Table 7. Silveron Boulevard Thoroughfare Capacity Analysis

Scenario	Segment	Lane Configuration	Class (Section)	SMART-Growth Capacity	Direction	AM Peak Hour			PM Peak Hour		
						Vol	V/C	Traffic Condition	Vol	V/C	Traffic Condition
Existing (2018)	North of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	8	0.01	A-C	140	0.10	A-C
					SB	122	0.09	A-C	19	0.01	A-C
					Total	130	0.05	A-C	159	0.06	A-C
	South of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	63	0.05	A-C	21	0.02	A-C
					SB	11	0.01	A-C	24	0.02	A-C
					Total	74	0.03	A-C	45	0.02	A-C
Buildout (2021)	North of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	207	0.15	A-C	377	0.27	A-C
					SB	296	0.21	A-C	227	0.16	A-C
					Total	503	0.18	A-C	604	0.22	A-C
	South of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	287	0.21	A-C	262	0.19	A-C
					SB	274	0.20	A-C	348	0.25	A-C
					Total	561	0.20	A-C	610	0.22	A-C
Horizon (2026)	North of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	209	0.15	A-C	411	0.29	A-C
					SB	326	0.23	A-C	232	0.17	A-C
					Total	535	0.19	A-C	643	0.23	A-C
	South of Bridge	4 Lanes Divided	Urban Minor Arterial	700	NB	302	0.22	A-C	267	0.19	A-C
					SB	277	0.20	A-C	354	0.25	A-C
					Total	579	0.21	A-C	621	0.22	A-C

Auxiliary Lane Analysis

Turn lane requirements at the study intersections along Silveron Boulevard were based on the Town of Flower Mound's *Design Criteria* (April 2010). Based on the criteria, right-turn deceleration lanes will be required at all driveways served by a median opening and all driveways with a projected peak-hour right-turn entering volume of 50 vehicles or more. In addition, right-turn deceleration lanes will be required at any intersection of collectors and arterials as shown on the Town of Flower Mound Thoroughfare Plan.

TxDOT's Access Management Manual sets forth criteria for auxiliary lanes on FM 2499. According to Table 2.3, *Auxiliary Lane Thresholds*, a right-turn deceleration lane must be considered on roadways with a posted speed greater than 45 mph if the projected right-turn volume into the driveway is greater than 50 vehicles per hour.

All intersections were analyzed for the Buildout (2021) scenario. Based on the above criteria, the following are the recommendations for auxiliary lanes at the intersections:

Table 8. Right-Turn Lane Analysis

Intersection	Direction	Buildout (2021)			
		Volume		Warranted?	Justification
		AM	PM		
Lakeside Parkway at Drive 1	EB	10	12	YES	Existing Median Opening
Silveron Boulevard at Stryker Drive/Drive 3	NB	25	30	YES	Existing Median Opening
Silveron Boulevard at The Point Drive/Drive 6	NB	25	30	YES	Existing Median Opening
FM 2499 at Drive 10	WB	25	30	YES	Existing Median Opening
FM 2499 at Drive 11	WB	102	121	YES	Volumes

Access Management

The Town of Flower Mound's Design and Construction Standards contain the Town's *Access Management Policy and Criteria*. Additionally, the TxDOT *Access Management Manual* contains access spacing standards. The access spacing criteria is based on the functional classification and posted speed of the roadway.

FM 2499 Access

Based on TxDOT standards, the minimum spacing along a state highway with a speed limit of 55 mph or greater is 425 feet.

- Drive 8 on FM 2499 is a proposed RI/RO driveway that is located approximately 355 feet from the intersection of FM 2499 & Silveron Boulevard and approximately 430 feet from the intersection of FM 2499 & Drive 9.
- Drive 9 on FM 2499 is a proposed RI/RO driveway that is located approximately 430 feet from the intersection of FM 2499 & Drive 8 and approximately 400 feet from the intersection of FM 2499 & Drive 10.
- Drive 10 on FM 2499 is a proposed full-access driveway at an existing median opening that is located approximately 400 feet from the intersection of FM 2499 & Drive 9 and approximately 1,100 feet from the intersection of FM 2499 & Drive 11.
- Drive 11 on FM 2499 is a proposed full-access driveway that is located approximately 1,100 feet from the intersection of FM 2499 & Drive 10 and approximately 300 feet from the Lakewood development property line.

Based on the distances provided, all proposed access driveways along FM 2499 meet TxDOT access spacing criteria with a few exceptions. The following recommendations are offered:

- Drive 8 is located approximately 355 feet east of the intersection of FM 2499 & Silveron Boulevard. It is recommended that a 70-foot variance be requested to allow for this driveway, as it is a right-in/right-out driveway which is projected to have a minimal impact to operations on FM 2499.
- Drive 9 is located approximately 400 feet west of the intersection of FM 2499 & Drive 10. It is recommended that a 25-foot variance be requested to allow for this driveway, as it is a right-in/right-out driveway which is projected to have a minimal impact to operations on FM 2499.
- Alternatively, Drives 8 and 9 could be consolidated into a singular driveway to accommodate all spacing requirements.

Silveron Boulevard Access

For an Urban Minor Arterial with a speed limit of 40 mph, the Town's access spacing criteria is 250 feet.

- Drive 2 on Silveron Boulevard is a proposed RI/RO driveway that is located approximately 500 feet from the intersection of Lakeside Parkway & Silveron Boulevard and approximately 500 feet from the intersection of Silveron Boulevard & Stryker Drive (Drive 3).
- Stryker Drive (Drive 3) on Silveron Boulevard is a proposed full access driveway at an existing median opening that is located approximately 500 feet from the intersection of Silveron Boulevard & Drive 2 and approximately 280 feet of the intersection of Silveron Boulevard & Drive 4.
- Drive 4 on Silveron Boulevard is a proposed RI/RO driveway that is located approximately 280 feet from the intersection of Silveron Boulevard & Stryker Drive (Drive 3) and approximately 975 feet from the intersection of Silveron Boulevard & Drive 5.
- Drive 5 on Silveron is a proposed RI/RO driveway that is located approximately 975 feet from the intersection of Silveron Boulevard & Drive 4 and approximately 540 feet of the intersection of Silveron Boulevard & The Point Drive (Drive 6).
- The Point Drive (Drive 6) on Silveron Boulevard is a proposed full-access driveway at an existing median opening that is located approximately 540 feet from the intersection of Silveron Boulevard & Drive 5 and approximately 315 feet of the intersection of Silveron Boulevard & Drive 7.
- Drive 7 on Silveron Boulevard is a proposed RI/RO driveway that is located approximately 315 feet from the intersection of Silveron Boulevard & The Point Drive (Drive 6) and approximately 310 feet of the intersection of Silveron Boulevard & FM 2499.

Based on the distances provided, the proposed access driveways along Silveron Boulevard meet the Town's access management requirements.

Lakeside Parkway Access

For a Major Arterial with a speed limit of 45 mph, the Town's access spacing criteria is 360 feet.

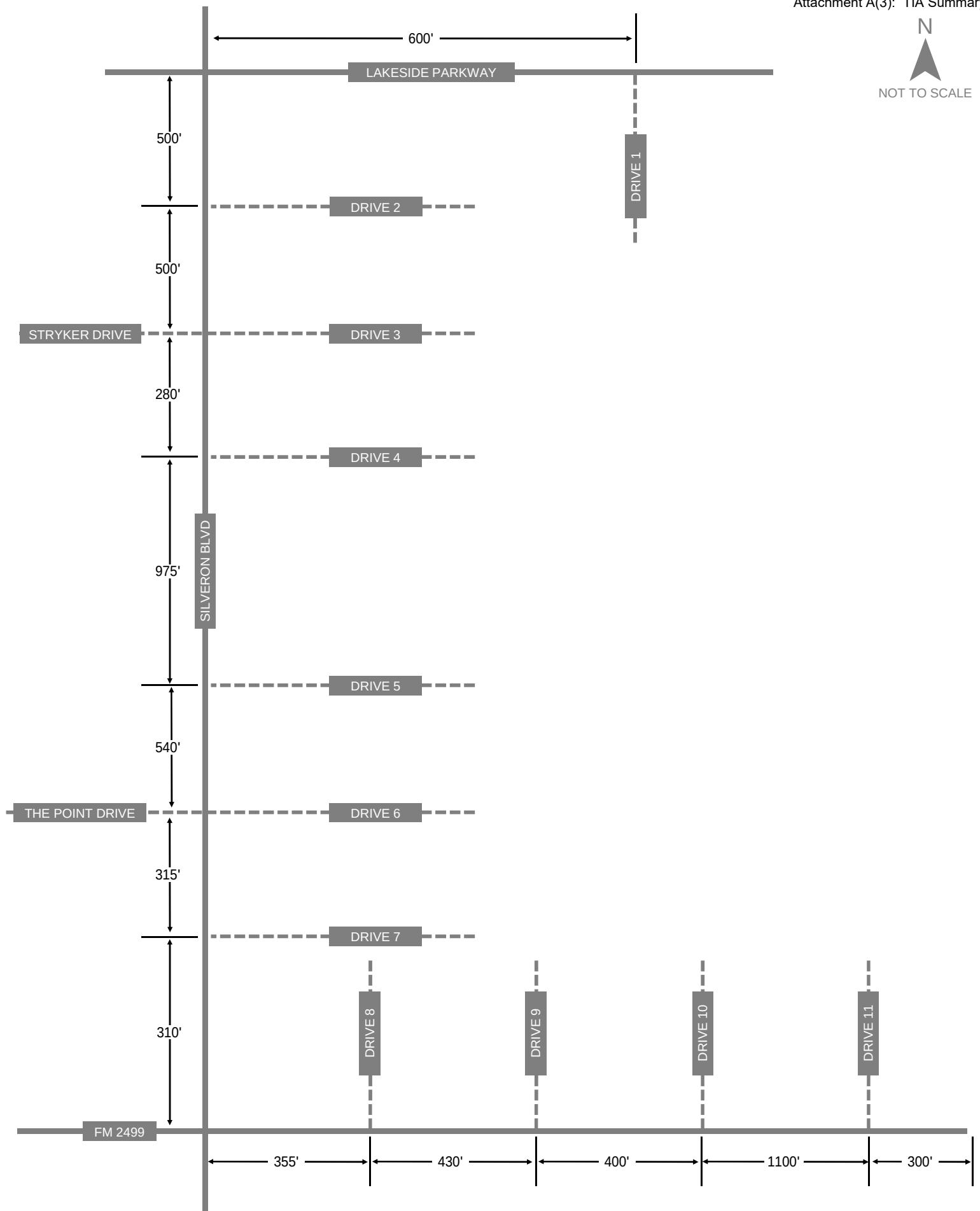
- Drive 1 on Lakeside Parkway is a proposed full-access driveway that is located approximately 600 feet from the intersection of Lakeside Parkway & Silveron Boulevard.

Based on the distance provided, the proposed access driveway along Lakeside Parkway meets the Town's access management requirements.

The access spacing for the development is shown in **Exhibit 9**.

Sight Distance

Field observations were performed to evaluate sight distance at the proposed site driveways. Based on the field observations, adequate sight distance will be available at all site driveways. We recommend that all driveways be designed to provide adequate sight distance (i.e. clear sight with no obstructing object, signs, landscaping, etc).



Conclusions and Recommendations

Based on our review of the proposed development, we offer the following conclusions and recommendations.

Trip Generation – Based on ITE trip generation rates, the development is anticipated to generate 1,003 net new trips during the AM peak hour (509 entering, 494 exiting), and 1,203 net new trips during the PM peak hour (603 entering, 600 exiting).

Intersection Capacity Analysis – Based on the results of the intersection capacity analysis, the following recommendations are provided:

- FM 2499 & Silveron Boulevard operates at failing conditions in all scenarios. In the study conducted for The Point, a signal warrant analysis was performed, and a traffic signal was determined to be warranted at the intersection. This study concurs with the previous analysis, and a traffic signal was implemented into all future analysis scenarios. Based on the results of the Buildout (2021) Mitigated analysis, it is anticipated that a traffic signal will allow the intersection to operate at LOS D during the AM and PM peak hours.
- In the PM peak hour of Horizon (2026) Conditions, the northbound approach of the intersection of Lakeside Parkway and Drive 1 is projected to operate at LOS D. The delay is anticipated to be contained within the development and is not anticipated to negatively impact operations along Lakeside Parkway. The 95th percentile queue length at these locations is not projected to exceed one (1) vehicle during the PM peak hour in Horizon (2026) Conditions. Therefore, no further recommendations are provided.
- During the AM and PM peak hours of Buildout (2021) Conditions, the southbound approaches of the FM 2499 intersections with Drives 8, 9, 10, and 11 are projected to operate at failing conditions. The anticipated delays at these driveways are due to the heavy traffic flow along FM 2499. Signalization was not considered for Drives 8 or 9 due to their proximity to the intersection of the recommended signal at FM 2499 & Silveron Boulevard. To alleviate the anticipated congestion at these driveways, a traffic signal was instead considered at Drive 10. However, the results of a peak hour traffic signal warrant analysis show that a traffic signal is not projected to be warranted at this intersection. It is recommended that the volumes at FM 2499 and Drive 10 continue to be monitored for the potential need for a traffic signal.

Access Management – Based on access spacing criteria provided by the Town of Flower Mound and by TxDOT, all proposed access drives meet access spacing criteria, with the exceptions of Drives 8 and 9. It is recommended that a 70-foot variance be requested for Drive 8 and a 25-foot variance be requested for Drive 9. Alternatively, Drives 8 and 9 could be consolidated into a singular driveway to accommodate all spacing requirements along FM 2499.

Auxiliary Lanes – Based on requirements from TxDOT and the Town of Flower Mound, the following right-turn auxiliary lanes are recommended:

Intersection	Direction	Buildout (2021)			
		Volume		Warranted?	Justification
		AM	PM		
Lakeside Parkway at Drive 1	EB	10	12	YES	Existing Median Opening
Silveron Boulevard at Stryker Drive/Drive 3	NB	25	30	YES	Existing Median Opening
Silveron Boulevard at The Point Drive/Drive 6	NB	25	30	YES	Existing Median Opening
FM 2499 at Drive 10	WB	25	30	YES	Existing Median Opening
FM 2499 at Drive 11	WB	102	121	YES	Volumes

SMARTGrowth (Town Arterial and Collector Links) – The proposed development's trip generation is not anticipated to reduce LOS on any Town arterial or collector thoroughfares below LOS C during the peak-hour demand; therefore, the development meets SMARTGrowth requirements.



MEMORANDUM

To: Chuck Russell, Town Planner
Robert Pegg, Engineering Manager
Town of Flower Mound

From: Jeffrey Whitacre, P.E., AICP, PTP
Kimley-Horn and Associates, Inc.
TPBE Registered Firm Number F-928

Date: August 2, 2019

Re: Northeast Corner of Long Prairie & Silveron Parking Study
Flower Mound, Texas



PURPOSE

Kimley-Horn and Associates, Inc. conducted a parking study for the proposed development located on the northeast corner of Long Prairie Road & Silveron Boulevard in the Town of Flower Mound, Texas. This memorandum summarizes the results of the parking study required in Section 82-73 of the Town's Code of Ordinances.

According to the conceptual site plan (see **Appendix**), the site is planned to include the following:

- **Office Land Use (Zone 1):** 168,000 ft²
- **Office Land Use (Zone 3):** 76,800 ft²
- **Restaurant Land Use:** 23,000 ft²
- **Retail Land Use (Zone 1):** 28,000 ft²
- **Retail Land Use (Zone 3):** 18,000 ft²
- **Multi-Family Land Use:** 850 Dwelling Units
- **Hotel Land Use:** 90 Keys

This study is intended to determine the number of parking spaces needed on site in order to adequately serve the development and meet requirements outlined by the Town of Flower Mound, the Institute of Transportation Engineers (ITE), and the Urban Land Institute (ULI).

METHODOLOGY

Three (3) analyses were performed for this study:

- **Flower Mound Code of Ordinances**
Utilized off-street parking requirements outlined in Section 82-74.
- **ITE Parking Generation**
Utilized the average peak period parking demand rates.
- **ULI Shared Parking Generation**
Utilized base rates as well as time distribution of parking demand.



PROPOSED SUPPLY

Based on the conceptual site plan for the development, 2,676 spaces are planned to be provided on site. **Table 1** outlines the total number of spaces currently planned to be provided for each study zone. The development is split into three zones for analysis purposes.

Table 1 - Planned Parking On-Site			
Zone	Land Use	Intensity/Units	Provided Parking
1	Office	168,000	1,070
	Restaurant	23,000	
	Retail	28,000	
	Hotel	90	
2	Multifamily	850	1,276*
3	Office	76,800	330
	Retail	18,000	
Total			2,676

*Parking for Multifamily land use assumed to follow requirements outlined for the proposed Planned Development District

The number of spaces estimated for the multifamily land use comes from the proposed Planned Development District requirements which state that the total multifamily parking should provide an average of one and a half spaces per unit, or a minimum of one space for each one-bedroom unit and a minimum of two spaces for each two and three-bedroom unit, whichever is greater. With the assumed breakout of units for the multifamily land use being 65% one-bedroom units, 30% two-bedroom units, and 5% three-bedroom units, the average of 1.5 spaces per dwelling unit results in a greater supply with a total of 1,275 spaces needed to adequately park Zone 2.

PARKING ANALYSIS

Flower Mound Code of Ordinances

As stated in Section 82-73 of the Town's Code of Ordinances, the required number of parking spaces for a proposed development is to be based on the requirements listed in section 82-74. These sections of the Town's Code of Ordinances are provided in the **Appendix**.

Based on the site plan provided, office, restaurant, retail, multifamily, and hotel land uses are all proposed on site. When developments are considered "large," requiring over 250 parking spaces, a minimum reduction of 20% from the sum of the specific parking required for each use is required.

Table 2 summarizes the specified study zones and land uses, the corresponding number of parking units, and the parking required based on the Town's Code of Ordinances. Using base ratios outlined in the Town's Code of Ordinances, 3,097 spaces are required for the site. Considering the site as a large development and reducing the parking by the required 20% results in 2,479 required spaces.



Table 2 - Town Parking Requirements					
Zone	Land Use	Intensity/ Units	Parking Requirement	City Required Parking	City Required Reduced Parking
1	Office	168,000	1 space per 300 square feet	560	448
	Restaurant	23,000	1 space per 75 square feet	307	246
	Retail	28,000	1 space per 250 square feet	112	90
	Hotel	90	1 space per guest suite	90	72
2	Multifamily	850	2 spaces per dwelling unit	1,700	1,360
3	Office	76,800	1 space per 300 square feet	256	205
	Retail	18,000	1 space per 250 square feet	72	58
Total Zone 1				1,069	856
Total Zone 2				1,700	1,360
Total Zone 3				328	263
Grand Total				3,097	2,479

ITE Parking Generation

The *ITE Parking Generation Manual* summarizes collected parking demand data which is compiled into statistics. Average peak period demand rates were used for each specified land use to obtain an anticipated parking demand the site.

During the late evening/early morning, both multifamily and hotel land uses experience their peak demand. Other hotel peak demand times occur around noon and during the late evening. Similarly, office land use has multiple peak demand times. Office land use experiences its peak demand from morning-noon and during the late afternoon/early evening. Around noon, restaurant land uses experience their peak demand. Retail land uses have a very specific peak demand time, occurring during December from 11:00 AM to 9:00 PM.

Table 3 summarizes the analysis carried out using the *Parking Generation Manual*. Based on the peak period demand and the site, the anticipated parking demand is 2,206 spaces.

Table 3 - ITE Parking Generation				
Zone	Land Use	Intensity/ Units	Parking Requirement	Parking
1	Office	168,000	2.84 vehicles per 1,000 square feet	478
	Restaurant	23,000	10.1 vehicles per 1,000 square feet	233
	Retail	28,000	3.76 vehicles per 1,000 square feet	106
	Hotel	90	0.91 vehicles per room	82
2	Multifamily	850	1.20 vehicles per dwelling unit	1,020
3	Office	76,800	2.84 vehicles per 1,000 square feet	219
	Retail	18,000	3.76 vehicles per 1,000 square feet	68
Total Zone 1				899
Total Zone 2				1,020
Total Zone 3				287
Grand Total				2,206



ULI Parking Generation

ULI's *Shared Parking* collects parking usage data and calculates peak parking demands for various land uses. ULI provides a rate for both visitors and employees for each land use. Using the ULI base parking ratios, peak parking supply can be calculated.

In addition to peak rates, ULI *Shared Parking* identifies time distributions of parking demand through an average day. By factoring the peak parking demand of each land use, the actual parking demand for each hour of the day can be modeled, taking into account that the same space can be used by different land uses throughout the day. Using the ULI base parking supply as a starting point, time factors can be applied to yield the hourly peak parking demand.

Table 4 shows the ULI recommended parking using base parking ratios as well as anticipated parking during the weekday peak period which is anticipated to occur from 10:00 to 11:00 AM. The time of day adjusted shared parking numbers reduced anticipated demand from 2,930 spaces to 2,347 spaces.

Table 4 - ULI Parking Generation						
Zone	Land Use	Intensity/ Units	Parking Requirement	Base Parking	Time of Day Factor for Weekdays	ULI Shared Parking
Visitor						
1	Office	168,000	0.25 spaces per 1,000 square feet	42	100%	42
	Restaurant	23,000	9 spaces per 1,000 square feet	207	85%	176
	Retail	28,000	2.9 spaces per 1,000 square feet	82	65%	53
	Hotel	90	1 space per room	90	60%	54
Employee						
1	Office	168000	3.15 spaces per 1,000 square feet	530	100%	530
	Restaurant	23000	1.5 spaces per 1,000 square feet	35	100%	35
	Retail	28000	0.7 spaces per 1,000 square feet	20	85%	17
	Hotel	90	0.25 spaces per room	23	100%	23
Visitor						
2	Multifamily	850	0.15 spaces per unit	128	20%	26
Employee						
2	Multifamily	850	1.7 spaces per unit	1,445	75%	1,084
Visitor						
3	Office	76,800	0.25 spaces per 1,000 square feet	20	100%	20
	Retail	18,000	2.9 spaces per 1,000 square feet	53	65%	34
Employee						
3	Office	76,800	3.15 vehicles per 1,000 square feet	242	100%	242
	Retail	18,000	0.7 vehicles per 1,000 square feet	13	85%	11
Total Zone 1				1,029		930
Total Zone 2				1,573		1,110
Total Zone 3				328		307
Grand Total				2,930		2,347



PARKING ANALYSIS SUMMARY

According to the three analyses carried out, the current conceptual site plan exceeds the number of spaces considering guidance provided by The Town, ITE, and ULI. **Table 5** summarizes the anticipated parking supply for the development and the parking projections based on the three analyses.

Table 5 - Parking Analysis Summary							
Zone	Land Use	Provided Parking	City Required Parking	City Required Large Development Parking	ITE Parking	ULI Base Parking	ULI Shared Parking
1	Office	1,070	560	448	478	572	572
	Restaurant		307	246	233	242	211
	Retail		112	90	106	102	70
	Hotel		90	72	82	113	77
2	Multifamily	1,276	1,700	1,360	1,020	1,573	1,110
3	Office	330	256	205	219	262	262
	Retail		72	58	68	66	45
Total Zone 1		1,070	1,069	856	899	1,029	930
Total Zone 2		1,276	1,700	1,360	1,020	1,573	1,110
Total Zone 3		330	328	263	287	328	307
Grand Total		2,676	3,097	2,479	2,206	2,930	2,347

LOT UTILIZATION ANALYSIS

Typical practice for parking lot design attempts to achieve a lot utilization of around 80% to 90% during peak periods. Drivers entering a parking lot with a utilization in this range perceive that the lot still has openings. As this utilization approaches 100%, driver's perception of the lot capacity changes to thinking it is full. This can lead to an increase in illegal parking.

The ITE peak parking demand analysis projects a peak parking demand of 2,206 parking spaces.

Table 6 shows the range of spaces needed to have a 100%, 90%, and 80% parking space utilization based on the anticipated peak parking demand.

Table 6 - Lot Utilization Analysis			
Zone	100 % Parked (Peak ITE Demand)	90% Parked (10% Open)	80% Parked (20% Open)
1	899	999	1,124
2	1,020	1,133	1,275
3	287	319	359
TOTAL	2,206	2,451	2,758

When attempting to provide for 80% to 90% utilization, it is estimated that the site would need a parking supply of 2,451 to 2,758 spaces. Based on the current site plan, the site is planned to provide 2,676 spaces which is above this range. The proposed parking planned on site results in a lot utilization of about 82%.



CONCLUSIONS

The current conceptual site plan for provides 2,676 spaces. Based on the analyses carried out, a supply ranging from 2,206 to 2,479 spaces is projected to be needed for the site. Both ITE and ULI analyses conducted yielded less spaces than requirements provided by the Town. Furthermore, when considering “large” developments the Town's Code of Ordinances states a **minimum** reduction of 20% is to be applied. Applying this reduction results in the overall site being adequately parked. However, when looking at the three study zones, the following was observed

- **Zone 1 (Mixed Commercial):** Meets parking requirements outlined in all three methodology analyses conducted. Based on the analysis, the Zone 1 allotment for parking is over the amount of parking necessary.
- **Zone 2 (Multifamily):** Meets parking requirements for all agency analyses conducted apart from The Town requirements. If using the Town's requirements and reducing by 20% for the “large” development, Zone 2 is under parked by approximately 84 spaces. This is likely due to the fact that the Town requirements park two vehicles per unit which can overestimate the amount of parking needed for an apartment complex with a majority of single-unit apartments. However, the proposed Planned Development District matches the ITE requirements with the 80% parked, 20% open general planning principle by providing 1,276 spaces.
- **Zone 3:** Meets parking requirements outlined in all three methodology analyses conducted. Based on the analysis, the Zone 3 allotment for parking is over the amount of parking necessary.

If you have any questions, please contact me at jeff.whitacre@kimley-horn.com or by phone at 817-339-2254.



Appendix

Conceptual Site Plan

Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74



Conceptual Site Plan

VICINITY MAP



MASTER PLAN FEATURES	
LAND USE PLAN	LAKE SIDE BUSINESS DISTRICT / CAMPUS COMMERCIAL
PARKS AND TRAILS	REQUIRED MULTI USE TRAIL ALONG FM2499
THOROUGHFARE PLAN	FM 2499(MAJOR ARTERIAL),SILVEORN BLVD (URBAN MINOR ARTERIAL), LAKE SIDE PARKWAY (MAJOR ARTERIAL).
WATER PLAN	LAKE SIDE SERVICE AREA - 12" WATER ALONG FM 2499, 12" WATER ALONG SILVERON BLVD.
WASTEWATER PLAN	EXISTING 8" GRAVITY SANITARY SEWER MAIN IN SILVERON BLVD, EXISTING 12" GRAVITY SANITARY SEWER MAIN IN LAKE SIDE PKWY, EXISTING 18" GRAVITY SANITARY SEWER MAIN SOUTH OF THE DEVELOPMENT.
ECONOMIC IMPACT	\$250 MILLION AD VALOREM; HOTEL AND ADDITIONAL REVENUE STREAMS TBD.

ALL FIRE LANES TO BE 26 FEET WIDE, WITH 25 FEET TURNING RADIUS. DRIVE APPROACHES FROM SILVERON OR FM2499 AT MEDIAN CUT INTO THE PROJECT TO BE 36 FEET WIDTH WITH 25' TURNING RADIAS.

SEE OPEN SPACE AND TRAIL ACCESS PLAN FOR ALL TRAIL LOCATIONS AND WIDTH.

LAKEWOOD

CONCEPT PLAN
- BLACK AND WHITE

EXHIBIT FOR **ZPD 17-0013**

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

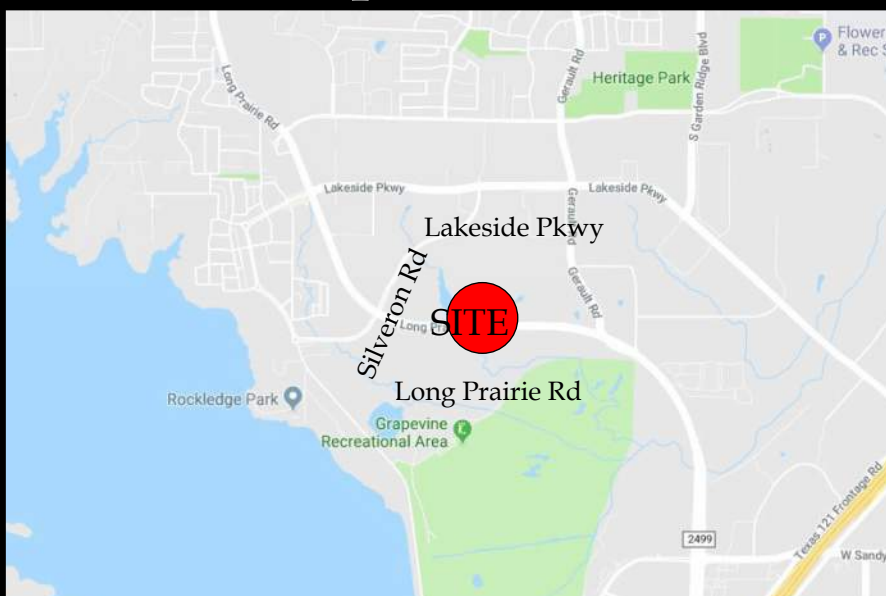
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



Reference sheet

Name	Description
Land Use Plan	Shows proposed land use and acreages
Concept Plan	Color rendered conceptual master plan
Open Space & Trail Access Plan	Shows types of proposed open space with acreage and proposed different type, width, location of trails.
Open Space Amenity Key	Shows open space with labels that is referenced in planned development, shows matrix of proposed type of amenities in each open space area and the quantities
Vehicular Network	Shows proposed street network, street types and cross sections, location of utility, enlargement of firelane trail, enlargement of lots that have landscape easement in front yard, enlargement of street tree detail.
Concept Plan - Black and White	Detail drafted site plan with building summary
Conceptual Landscape Plan	Detail drafted landscape plan with landscape requirement compliance chart.
Conceptual Signage Plan	Proposed signage elevations

General Note

All plans are conceptual in nature and subject to change based on site and development conditions.

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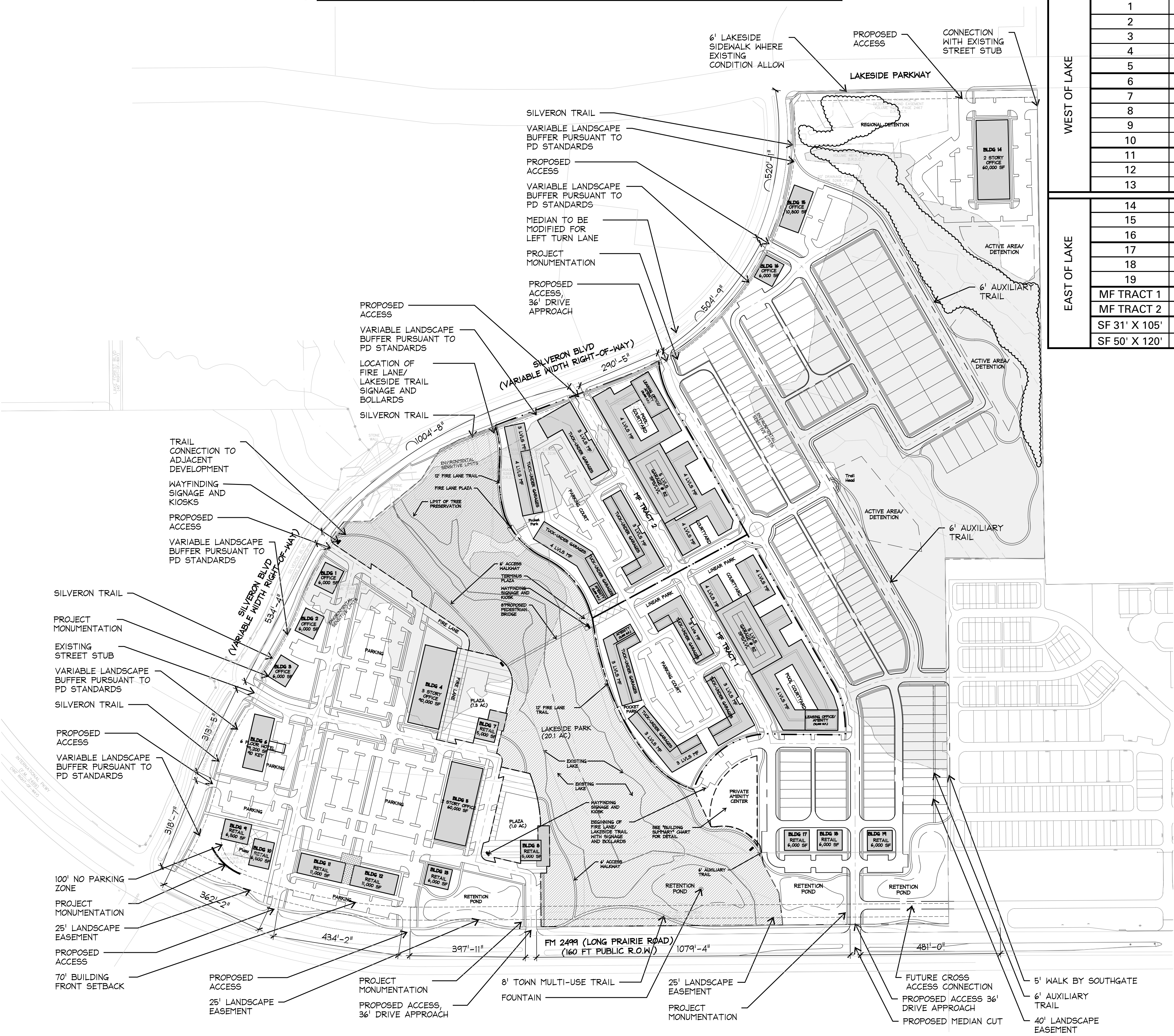
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Scale 1" = 200'

0' 200' 400'

May 31, 2019

The information shown is based on the best information available and is subject to change without notice.



- NOTES:**
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE
 - 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 MATERIAL OF THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGN DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - RETAINING WALLS 4 FEET IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT. RETAINING WALLS 6' IN HEIGHT LOCATED IN THE SINGLE FAMILY WILL BE MAINTAINED BY THE HOA.
 - LOCATIONS OF ALL OUTDOOR SEATING AREAS, GATHERING AREAS, DINING AREAS, AND PERMEABLE OPEN SPACE AREAS MAY BE REVISED DURING SITE PLAN REVIEW FOR EACH BUILDING.
 - BUILDING FOOTPRINTS, GROSS AREA, AND PROJECTED USE MAY BE REVISEDIN THE SITE PLAN APPLICATION

PROJECT NAME: LAKEWOOD
STREET ADDRESS: UNPLATTED, NOT ASSIGNED
SITE AREA: 122.1 AC
EXISTING ZONING: PD 31
EXISTING LAND USE: CAMPUS COMMERCIAL



Town of Flower Mound Code of Ordinances Sections 82-73 & 82-74

Sec. 82-73. - Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking and loading space requirements, and the following provisions:

- (1) *Deviation of required spaces.* The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.
- (2) *Unlisted uses.* Where questions arise concerning the minimum off-street parking and loading requirements for any use not specifically listed, the requirements may be interpreted by the town as those of a similar use.
- (3) *Large developments.* A large development is defined as any development that is required to provide over 250 parking spaces based on the parking ratios listed in section 82-74. All large developments are required to provide a parking study as defined in this section and should provide a minimum reduction of 20 percent from the sum of the specific parking required for each use.
- (4) *Parking study.* A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.
- (5) *Location.* All required parking shall be located and arranged on the site to insure optimal access and use.

- (6) *Fractions.* When measurements determining the number of required parking and loading spaces result in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded upward to the next highest full number.
- (7) *Seating capacity.* Where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code.
- (8) *Floor area.* Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking and loading requirements of any use.

(Code 1989, ch. 12, § 5.02(c); Ord. No. 62-04, § 4, 7-19-2004)

Sec. 82-74. - Off-street parking and loading space requirements.

The following are the off-street parking and loading space requirements:

SCHEDULE OF PARKING AND LOADING REQUIREMENTS

Use Type	Parking
<i>Residential Uses</i>	
All residential uses	2 spaces per dwelling unit
<i>Educational, institutional and special uses</i>	
Church or rectory	1 space per 3 seats in main sanctuary
College or university	A space per classroom/instruction area plus 1 space per 3 students accommodated
Day care center	1 space per 4 persons accommodated

Fraternal club or lodge	1 space per 4 persons accommodated
Hospital	2 spaces per 3 beds
Institution, drug or psychiatric treatment	2 spaces per 3 beds
Medical office	1 space per 250 square feet
Museum, library or art gallery (public)	10 plus 1 space per 500 square feet
Nursing or congregate care facility	2 spaces per 3 beds
School, elementary or secondary	Elem. or Jr. High, 1 space per classroom plus 1 space per 3 seats in gym or assembly; high school (see college)
<i>Utility and public service uses</i>	
All utility and public service uses	To be determined by town engineer
<i>Transportation-related uses</i>	
All Transportation-related uses	To be determined by town engineer
<i>Retail uses</i>	
Restaurant	1 space per 75 square feet
All other retail uses	1 space per 250 square feet
<i>Personal service uses</i>	

Hotel or motel	1 space per guest suite plus specified requirements for restaurant and other associated uses
Laboratory, medical and dental	1 space per 300 square feet
Office, general business and professional	1 space per 300 square feet
Studio, television or radio	1 space per 300 square feet
All other personal service uses	1 space per 250 square feet
<i>Recreational and entertainment uses</i>	
Amusement and recreation (indoors)	10 spaces, plus 1 space per 200 square feet over 2,000 square feet; bowling alleys: 6 per bowling lane
Health club or athletic club	1 space per 250 square feet
Stable, commercial boarding or rental	1 space per 2 stalls
Theater	1 space per 3 seats
<i>Automobile and related service uses</i>	
Car wash, self-service	2 spaces plus 1 space per bay for drying area
Motor vehicle fuel service station	6 spaces
All other automobile and related service uses	1 space per 250 square feet

<i>Heavy commercial uses</i>	
Building material sales and storage (indoors)	1 space per 250 square feet
Building material sales or storage (outdoors)	1 space per 250 square feet
Cabinet and upholstery shop	1 space per 750 square feet
Cleaning, dyeing or laundry plant	1 space per 750 square feet
Laboratory, manufacturing	1 space per 750 square feet
Laboratory, scientific and research	1 space per 750 square feet
Lithographic or print shop	1 space per 250 square feet
Maintenance service	1 space per 750 square feet
Miniwarehouse	1 space per 75 storage bays with minimum of 3 spaces
Office-showroom/warehouse	Retail — 1 space per 250 square feet; Office — 1 space per 300 square feet; Showroom/warehouse — 1 space per 2,000 square feet
Repair services, general	1 space per 250 square feet
Warehousing and wholesale, general	1 space per 2,000 square feet
Vehicle and equipment sales or rental	1 space per 250 square feet

Welding or machine shop	1 space per 250 square feet
<i>Industrial uses</i>	
All industrial uses	1 space per 750 square feet
<i>Agriculture and extractive uses</i>	
Feed store	1 space per 250 square feet
Greenhouse, wholesale	1 space per 500 square feet

(Code 1989, ch. 12, § 5.02(d); Ord. No. 75-99, § 4, 12-6-1999; Ord. No. 14-00, § 10, 2-17-2000; Ord. No. 40-00, § 2, 6-5-2000; Ord. No. 48-03, § 2, 8-18-2003; Ord. No. 62-04, § 5, 7-19-2004; Ord. No. 06-12, § 7, 2-20-2012)

Sec. 82-75. - Off-site parking.

Required off-street parking spaces shall be on the same lot as the principal use, provided that all or a portion of the required parking spaces may be located on a separate lot from the lot on which the principal use is located, based on the following provisions:

- (1) *Contiguous.* The off-site parking shall be located on a lot that is immediately adjacent to, and contiguous with the lot containing the principal use.
- (2) *Ownership.* If a proposed off-site parking area is not under the same ownership as the principal use to which it is accessory, all necessary legal instruments shall be executed to ensure that the required number of spaces shall remain available throughout the life of the principal use.
- (3) *Zoning.* An off-site parking area shall be located on a lot zoned to permit the principal use as a permitted or specific use. If the principal use is authorized as a specific use in the district in which the proposed off-site parking area is to be located, a specific use permit shall be required for the off-site parking area.

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 33-00**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES (LAND DEVELOPMENT CODE) AND REPEALING ORDINANCE NUMBER 69-85 OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 281.443 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 AND THE J.N. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, BY AMENDING THE ZONING EXHIBIT WITHIN PLANNED DEVELOPMENT NUMBER 31 (PD-31), WHICH ALLOWS FOR COMMERCIAL DISTRICT-2 (C-2) AND INDUSTRIAL DISTRICT-1 (I-1) USES TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI), AND BY CHANGING THE ZONING ON APPROXIMATELY 128.31 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI) REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment Chapter 12 of the Code of Ordinances (Land Development Code) and repealing Ordinance Number 69-85 of the Town of Flower Mound, Texas, by changing the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, by amending the zoning exhibit within Planned Development Number 31 (PD-31), which allows for Commercial District-2 (C-2) and Industrial District-1 (I-1) uses to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI), and by changing the zoning on approximately 128.31 acres in the Joseph Knight Survey, Abstract Number 692 from Agricultural District (A) to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI); and,

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town that the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252 and the zoning of an additional 128.31 acres land in the Joseph Knight Survey, Abstract Number 692 be amended as described below;

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

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The uses allowed on a certain tract of land being approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned as Planned Development Number 31 (PD-31) with Commercial District-2 (C-2) and Industrial District-1 (I-1) uses and a certain tract of land being approximately 128.31 acres of land in the Joseph Knight Survey, Abstract Number 692, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned Agricultural District (A) are changed to Planned Development Number 31 (PD-31) with Campus Commercial District (CC) and Campus Industrial District (CI) uses in accordance with Exhibit "B," attached hereto and incorporated herein."

SECTION 3

A general development plan, depicting the general tract sizes and zoning classifications thereof, is attached hereto as Exhibit "C" and incorporated herein.

SECTION 4

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the

ORDINANCE NO. 33-00

PAGE 3

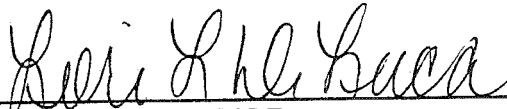
remainder of the ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 6

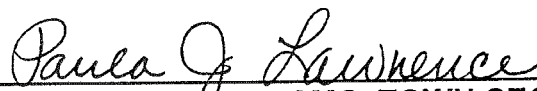
This Ordinance shall take effect and be in full force from and after its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 17TH DAY OF APRIL, 2000.

APPROVED:


Lori DeLuca, MAYOR

ATTEST:


Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, TOWN ATTORNEY

03-14-00 17:10 From-

EXHIBIT "A-1"

Legal Descriptions

TRACT I: BEING 288.497 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas, and all of the 4.003 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1470, Page 279 of the Real Property Records of Denton County, Texas, and all of the tracts of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deeds recorded in Denton County Clerk's Files No. 96R-0075624, No. 96R-0085598 and No. 96-0091514. Said 208.496 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the East boundary line of said 284.535 acre tract with the North right-of-way line of Farm-to-Market Road No. 2499 (a 160 foot wide right-of-way). Said Point of Beginning also being located at a point S 89° 52' 42" E 3690.83 feet, and THENCE N 00° 20' 16" W 767.37 feet from the Southwest corner of said JOSEPH KNIGHT SURVEY;

THENCE Along the North right-of-way line of said Farm-to-Market Road No. 2499, as follows:

1. S 89° 46' 02" W 1790.47 feet, to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Right;
2. NORTHWESTERLY 2189.77 feet, along said curve to the Right, having a radius of 1829.86 feet, a central angle of 68° 33' 54" and a chord bearing N 55° 57' 01" W 2061.41 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 21° 40' 04" W 1224.17 feet, to a 1/2" iron rod set, at the intersection of the centerline of Old Donald Road, being the North boundary line of aforesaid 284.535 acre tract;

THENCE S 88° 39' 39" E 257.70 feet, along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the common boundary between the aforesaid KNIGHT and TANNEHILL SURVEYS;

THENCE SOUTH along the common line between said surveys, generally following a fence at 25.0 feet passing a 1/2" iron rod in the former South right-of-way line of said Old Donald Road, and in all 499.95 feet along the West boundary line of the tract of land conveyed to Mae Powell, by the deed recorded in Volume 373, Page 467 of the Deed Records of Denton County, Texas, to a 1/2" iron rod set, at the Southwest corner of said Powell Tract;

THENCE N 89° 52' 08" E 857.83 feet, along a fence in the South boundary line of said Mae Powell Tract to a 1/2" iron rod set, at the Southeast corner of said Powell Tract;

THENCE N 00° 15' 17" W 2557.72 feet, along the East boundary line of said Powell Tract to a 1/2" iron rod set, in the South right-of-way line of Spinks Road;

THENCE S 89° 10' 58" E 742.23 feet, along the South right-of-way line of said Spinks Road to a 1/2" iron rod set, at the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by Denton County Clerk's File No. 96R-0075623;

THENCE S 00° 15' 17" E 1457.48 feet, departing said Spinks Road and running along the West boundary line of said Harris Tract to a 1/2" iron rod set, at the Southwest corner of said Harris Tract;

03-14-00 17:10 From-

1. S 01° 40' 34" E 284.72 feet, to a 1/2" iron rod set at the beginning of a curve to the left;
2. SOUTHEASTERLY 145.72 feet, along said curve to the left having a radius of 1000.00 feet, a central angle of 08° 20' 57" and a chord bearing S 85° 57' 00" E 145.59 feet to a 1/2" iron rod set at the end of said curve;
3. N 89° 52' 32" E 177.01 feet, to a 1/2" iron rod set at the Southeast corner of said Harris Tract, lying at the most Westerly Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0075624;

THENCE N 89° 52' 32" E 272.92 feet, along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod set;

THENCE N 04° 03' 59" W 1500.05 feet, along the West boundary line of said E-Systems Tract to a 1/2" iron rod set, at the most Northerly Northwest corner of said E-Systems Tract, lying in the South right-of-way line of aforesaid Spinks Road;

THENCE Along the South right-of-way line of said Spinks Road as follows:

1. S 89° 08' 14" E 200.63 feet to a 5/8" iron rod found, at the Northeast corner of the aforesaid E-Systems Tract, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0065598;
2. S 89° 20' 53" E 470.78 feet along the North boundary line of said E-Systems Tract to a 1/2" iron rod set, at the Northeast corner thereof, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96-0091514;
3. S 89° 23' 28" E 560.49 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said E-Systems Tract;

THENCE S 00° 26' 21" E 484.96 feet departing said right-of-way line and running along the most Westerly East boundary line of said E-Systems Tract to a 1/2" iron rod found;

THENCE N 89° 33' 41" E 360.08 feet along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod found, at the most Easterly Northeast corner of said E-Systems Tract, lying in the West boundary line of the Tract of land conveyed to United States of America by the deed recorded in Volume 2014, Page 746 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the west boundary line of said United State of America Tract as follows:

1. S 00° 25' 16" E 729.74 feet to a 1/2" iron rod set;
2. S 89° 22' 53" W 90.00 feet to a 5/8" iron rod found;
3. S 00° 37' 07" E 100.56 feet to a 5/8" iron rod found, at the Southwest corner of said United States of America Tract;
4. N 89° 18' 55" E 130.17 feet to a 5/8" iron rod found, at the Southeast corner of said United States of America Tract, lying in the West boundary line of the Tract of land conveyed to Suzann Ruff by the deed recorded in Volume 2162, Page 247 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the West boundary line of said Ruff Tract, also being the same line defined by the boundary line agreement recorded in Denton County Clerk's File No. 96-R0025321, as follows:

1. S 00° 03' 24" E 421.68 feet to a 60d nail found;

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3. S 00° 47' 23" E 902.24 feet to a 6" steel fence post found at the Southeast corner of said E-Systems Tract;

THENCE N 69° 32' 38" W 341.96 feet along the South boundary line of said E-Systems Tract to a 6" steel fence post found, at the most Easterly Northeast corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE S 00° 20' 16" E 1259.09 feet along the East boundary line of said E-Systems Tract to THE PLACE OF BEGINNING, containing 288.497 acres of land.

EXHIBIT "A-2"

Legal Descriptions

TRACT I:

B.

BEING 72.948 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas. Said 72.948 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/4" iron pipe found, at a fence corner marking the Southwest of said JOSEPH KNIGHT SURVEY and the Southeast corner of said J.N. TANNEHILL SURVEY, and lying in the boundary line between Denton and Tarrant Counties;

THENCE N 00° 20' 37" W 1663.16 feet along the common line between said KNIGHT and TANNEHILL SURVEYS to a fence post at the Northeast corner of the tract of land conveyed to M.E. & S.J. Colville, by the deed recorded in Volume 82, Page 213 of the Deed Records of Denton County, Texas;

THENCE N 87° 58' 47" W 209.85 feet along a fence and the North boundary line of said Colville Tract to a 1/2" iron rod found, at the Southeast corner of the tract of land conveyed to Austin Allen Roach, et ux., Elizabeth M. Roach, by the deed recorded in Volume 811, Page 519 of the Deed Records of Denton County, Texas;

THENCE N 00° 09' 36" W 573.63 feet to a 1/2" iron rod found, at the Northeast corner of said Roach Tract;

THENCE S 89° 23' 57" W 64.15 feet along the North boundary line of said Roach Tract to a fence post at the Southeast corner of the tract of land conveyed to Sadie S. Allen, by the deed recorded in Volume 865, Page 760 of the Deed Records of Denton County, Texas;

THENCE along the East and North boundary line of said Allen Tract, also being the West boundary line of aforesaid 284.535 acre tract, as follows:

1. N 00° 49' 28" W 273.48 feet to a 1/2" iron rod found;
2. N 85° 13' 07" W 129.73 feet to a 1/2" iron rod found;
3. N 07° 24' 36" E 321.52 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said Allen Tract;
4. S 89° 24' 24" W 483.82 feet along the North boundary line of said Allen Tract to a 1/2" iron rod set, at the Northwest corner thereof, lying in the East right-of-way line of Old Farm-to-Market Road No. 2499;

THENCE N 00° 07' 00" W along the East right-of-way line of said Old Farm-to-Market Road No. 2499, at 193.76 feet passing a 1/2" iron rod in the South right-of-way line of Old Donald Road, and in all 218.76 feet, to a 1/2" iron rod set, in the centerline of said Old Donald Road;

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

EXHIBIT "A-3"
Legal Descriptions

TRACT II:

BEING 20.551 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 632, Denton County, Texas, and being a portion of the tract of land conveyed to Trustees, E-Systems, Inc. Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas. Said 20.551 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northeast corner of said E-Systems Tract, lying in the South right-of-way line of Spinks Road. Said point of beginning also being the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas;

THENCE S 00° 27' 06" E 1499.60 feet generally following a fence along the common boundary line between said E-Systems and Harris Tracts to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 177.01 feet severing said E-Systems Tract to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE NORTHWESTERLY 145.72 feet along said curve to the right having a radius of 1,000.00 feet a central angle of 08° 20' 57" and a chord bearing N 85° 57' 00" W 145.59 feet to a 1/2" iron rod set at the end of said curve;

THENCE N 81° 46' 32" W 284.72 feet to a 1/2" iron rod set;

THENCE N 00° 15' 17" W 1457.48 feet to a 1/2" iron rod set in the North boundary line of aforesaid E-Systems Tract and the South right-of-way line of said Spinks Road;

THENCE S 89° 10' 58" E 598.75 feet along the North boundary line of said E-Systems Tract and the South boundary line of said Spinks Road to THE PLACE OF BEGINNING, containing 20.551 acres (895,204 square feet) of land.

EXHIBIT "A-4"
Legal Descriptions

TRACT II:

B.

BEING 7.757 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, Denton County, Texas, and being a portion of the tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas. Said 7.757 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northwest corner of said Harris Tract, lying in the South right-of-way line of Spinks Road:

THENCE S 69° 05' 14" E 178.38 feet along the North boundary line of said Harris Tract and the South right-of-way line of said Spinks Road to a 1/2" iron rod set;

THENCE S 04° 03' 59" E 1500.06 feet severing said Harris Tract to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 272.92 feet to a 1/2" iron rod set in a fence in the West boundary line of said Harris Tract being the East boundary line of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE N 00° 27' 06" W 1499.60 feet, generally following a fence along the common boundary line between said Harris and E-Systems Tracts to THE PLACE OF BEGINNING, containing 7.757 acres (337,923 square feet) of land.

EXHIBIT "A-5"

PROPERTY DESCRIPTION

BEING a 7.0969 acre tract of land situated in the JOSEPH KNIGHT SURVEY, Abstract Number 692 and the J.N. TANNEHILL SURVEY, Abstract Number 1252, Denton County, Texas and being part of the same tracts of land as conveyed to Trustees, E-Systems, Inc. Pool Trust by the deeds recorded in the County Clerk's Files 96R-0075624, 96R-0065598 and 96R-009151 of the Real Property Records of Denton County, Texas; said 7.0969 acres being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ " iron pipe at the southwest corner of said Knight Survey, being the southeast corner of said Tannehill Survey, lying in the Denton and Tarrant County line; thence N00°20'37"W along the line between said Knight and Tannehill Surveys a distance of 1663.16 feet to a fence post for the POINT OF BEGINNING, said fence post being the northeast corner of the Colville tract recorded in Volume 882, Page 213, Deed Records, Denton County, Texas;

THENCE N87°58'47"W along the north line of said Colville tract a distance of 209.85 feet to a $\frac{1}{2}$ " iron rod at the southeast corner of the Roach tract recorded in Volume 811, Page 519, Deed Records, Denton County, Texas;

THENCE N00°09'36"W along the east line of said Roach tract a distance of 573.63 feet to a $\frac{3}{8}$ " iron rod at the northeast corner thereof;

THENCE S89°23'57"W along the north line of said Roach tract a distance of 64.15 feet to a fence post at the southeast corner of the Allen tract recorded in Volume 865, Page 760, Deed Records, Denton County, Texas;

THENCE N00°49'28"W along the east line of said Allen tract a distance of 273.48 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N86°13'07"W continuing with said east line a distance of 129.73 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N07°24'36"E continuing with said east line a distance of 321.52 feet to a $\frac{1}{2}$ " iron rod for the northeast corner thereof;

THENCE S33°13'50"W a distance of 1189.37 feet;

THENCE S56°46'10"W a distance of 340.00 feet to the POINT OF BEGINNING and containing 7.0969 acres of land, more or less.

EXHIBIT "B"**DEVELOPMENT STANDARDS**

- I. The development on approximately 280.3 acres depicted on Exhibit "C" shall be for Campus Commercial District (CC) uses in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract One, consisting of approximately 24.6 acres; Tract Two, consisting of approximately 29.3 acres; Tract Three, consisting of approximately 41.3 acres; and Tract Four, consisting of approximately 185.1 acres shall be developed for Campus Commercial District (CC) uses allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- II. The development on approximately 93.1 acres depicted on Exhibit "C" shall be for Campus Industrial District (CI) uses in accordance with the Town's Land Development Code, as amended and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract Five, consisting of 21.4 acres; Tract Six, consisting of 28.2 acres; and Tract Seven, consisting of 43.5 acres shall be developed for Campus Industrial District (CI) uses as allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- III. General requirements for Planned Development Number 31 (PD-31) shall be as follows:
 - A. A comprehensive site plan for each proposed development shall be submitted for approval to the Planning and Zoning Commission. Each comprehensive site plan shall be in general conformity to the requirements of the general development plan attached hereto as Exhibit "C" and all other applicable provisions of the Town's Comprehensive Plan and Land Development Code.

- B. Access points of ingress/egress from any major street or thoroughfare into any of the tracts shown on Exhibit "C" shall be determined at the time the comprehensive site plan for the respective Tract is submitted for approval by the Planning and Zoning Commission.
- C. Prior to the issuance of a Certificate of Occupancy, that portion of the north/south road as shown in Exhibit "C" and directly adjacent to any platted lot for which the application for a Certificate of Occupancy has been filed shall be completed and accepted in accordance with the required standards of the Town.
- D. Developer and owner agree that all ingress and egress from any major street or thoroughfare shall be limited in a manner approved by the Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.
- E. All development must be in compliance with all components outlined in the Lakeside Business District Area Plan of the Comprehensive Plan.

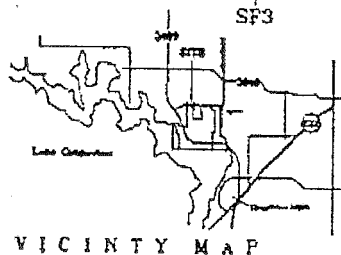
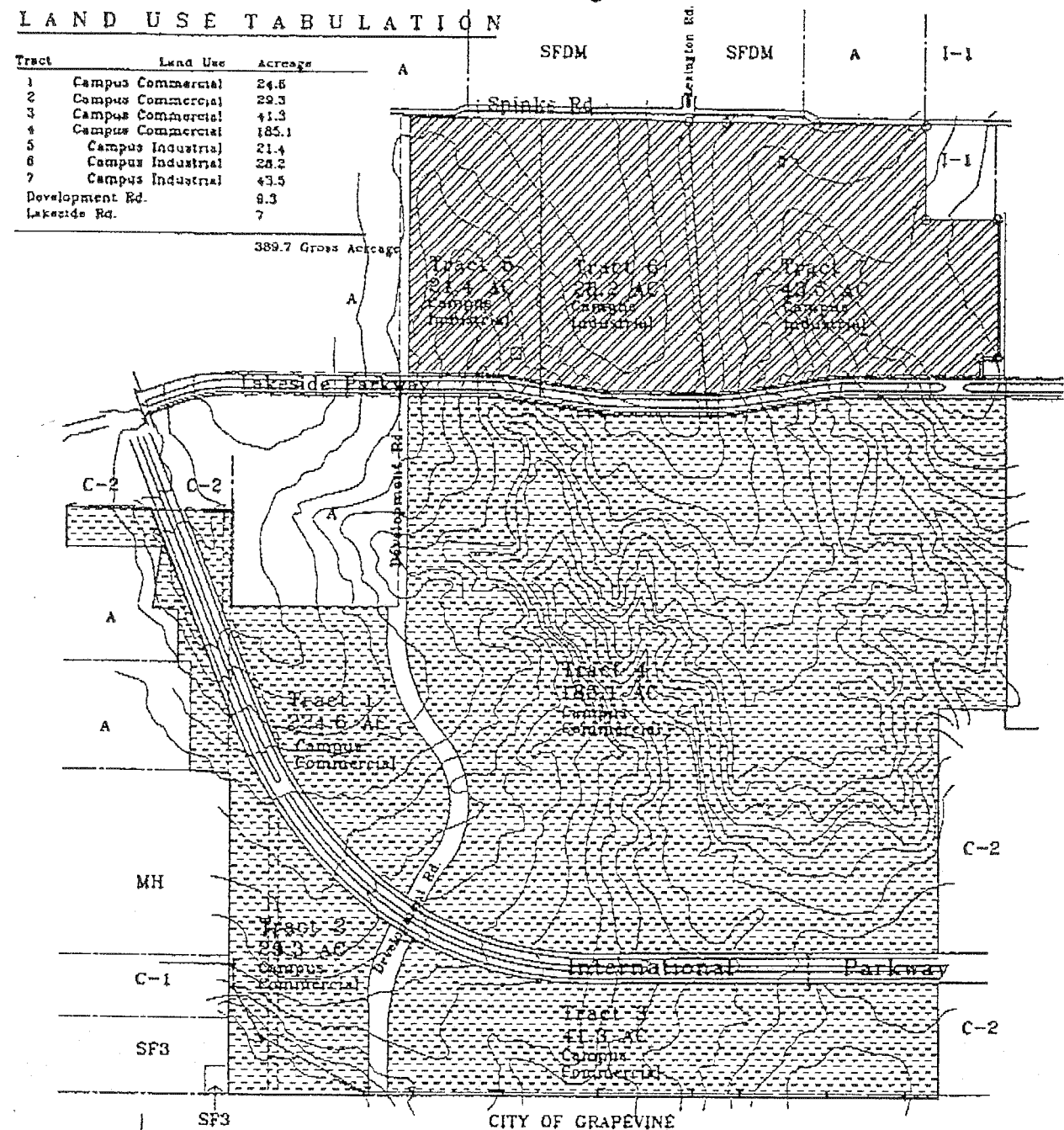
Exhibit "C"

General Development Plan

LAND USE TABULATION

Tract	Land Use	Acreage
1	Campus Commercial	24.6
2	Campus Commercial	29.3
3	Campus Commercial	41.3
4	Campus Commercial	185.1
5	Campus Industrial	21.4
6	Campus Industrial	28.2
7	Campus Industrial	43.5
Development Rd.		9.3
Lakeside Rd.		7

389.7 Gross Acreage



389.7 ACRE TRACT
 Planned Development 31
 Flower Mound, Texas



02/28/00

TBC
 PARTNERS

BROCKETTE DAVIS DRAKE, inc.
 consulting engineers

CROFT COMPTON CO.
 ARCHITECTURE & ENGINEERING

CURRENT LAKESIDE BUSINESS DISTRICT MASTER PLAN POLICY LANGUAGE:

Lakeside Business District

Large scale commercial and/or light industrial developments such as corporate offices, office parks, industrial parks, clean manufacturing, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

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

Development in the district must demonstrate the following:

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

DESIGN AND USE INTENT:

In implementing the standards for the Campus Commercial areas, it is the intent that proposed developments focus on job creation and developing a non-residential tax base by planning and designing office and commercial uses. Continuing with the elements of the District's vision, development must:

1. Focus on exemplary and enduring building and site design
2. Focus on high quality development standards
3. Focus on place making, and creating engaging and inspiring places
4. Focus on protecting, respecting, and incorporating open and natural areas through preservation and creating unique outdoor experiences
5. Focus on connectivity to adjacent developments and amenities

In that context development shall:

1. Focus on high quality office development
2. Provide for high quality office and focused commercial uses along FM 2499
3. Limit large parking fields along FM 2499
4. Provide a design that incorporates all uses into a walkable site including open spaces, gathering spots and linked to environmental amenities

In consideration of office and focused commercial development, the Town may allow a limited number of residential units as an incentive for development that incorporates the elements of the district. Any planned residential areas shall be away from, and off of, FM 2499.

The Town will initiate an amendment to change the cross section of Silveron to make it pedestrian oriented.

Environmental Protection Plan

Silveron Mixed-Use Development
Flower Mound, Denton County, Texas

Prepared For:

5054 Development
Pacific Center II
14160 North Dallas Parkway, Suite 750
Dallas, Texas 75254

MARCH 2019 | VERSION 1

Prepared By:

Kimley-Horn and Associates, Inc.
Two Galleria Office Tower, Suite 700
Dallas, TX 75240

Kimley»Horn

ENVIRONMENTAL PROTECTION PLAN

PROJECT DESCRIPTION AND PURPOSE

Kimley-Horn and Associates, Inc (Kimley-Horn) developed this Environmental Protection Plan (EPP) for the proposed Silveron mixed-use development to satisfy the Town of Flower Mound's (Town) development requirements. The Silveron mixed-use development is located on an approximately 122-acre tract in the Town of Flower Mound, Denton County, Texas (site or study area). The site is generally located north of Farm-to-Market 2499 (Long Prairie Road) and east of Silveron Boulevard, as shown on Sheet 1 in Appendix A. This EPP was developed in accordance with the Town's SMARTGrowth Program.

The project proposes to construct a mixed-use development to meet the needs of this rapidly expanding area. Associated support infrastructure, such as access roads, overhead and underground utilities, and parking lots will also be constructed.

A review of the site by Mr. James Hoefert, with the Town of Flower Mound, Development Services & Environmental Services, was conducted to initially identify Environmentally Sensitive Area (ESA) criteria within the study area. The Environmentally Sensitive Area Survey results were provided to Kimley-Horn on February 12, 2018 (Appendix C). That report states that multiple ESAs are located within the study area which include: Upland Habitat, Riparian Habitat, Waters of the State, Wetlands, a Water Impoundment, and Topographical Slope Protection.

On March 1, and March 8, 2018, Kimley-Horn conducted site visits with the objective of collecting data necessary to revise the Town's ESA survey, delineate aquatic resources, and to formulate this EPP. The EPP will outline applicable best management practices (BMPs) to minimize habitat loss, maintain continuity of tree stands and other wildlife habitat areas or corridors, and identify proposed measures to inform and educate future residents or occupants about the EPP.

SITE DESCRIPTION AND BACKGROUND MAPPING

The study area is located in the Lower Denton Creek Watershed (United States Geological Survey (USGS) Hydrologic Unit Code (HUC) 120301403). The center coordinates of the study area are Latitude 32.989 and Longitude: -97.054 (1983 North American Datum (NAD) Coordinates).

The study area is shown on Sheets 1 through 5 in Appendix A. Sheet 1 provides a vicinity map which depicts the general location of the study area. Sheet 2 depicts the boundaries of the study area on United States Geological Survey (USGS) Topographic base data. Sheet 3 depicts the location of likely waters of the U.S. and Kimley-Horn's revisions to the Town of Flower Mound's ESA boundaries with recent aerial photography from Nearmap (January 2018) used as base data. Aerial photography from 1996 serves as base data for Sheet 4. The proposed site plan and Environmentally Sensitive Area (ESA) boundaries are shown on Sheet 5.

Sheet 1 in Appendix B shows the general location and direction of representative ground-level photographs taken during the site visits that took place on March 1 and March 8, 2018. The two-digit numbering system on the sheet corresponds to the site visit photograph numbers, included in Appendix B.

The site currently is undeveloped, except for fences surrounding the property and pond in the southern portion of the site. Based on Kimley-Horn's ESA review, the site contains large wooded areas, several small ephemeral streams, two larger intermittent streams, two emergent wetlands and two open water features (Sheet 3 in Appendix A). One of the intermittent streams and its ephemeral tributaries flow through the northeast corner of the site. A second series of ephemeral streams flows south of the first stream system. One of the open water features covers approximately 6.0-acres and feeds a small emergent wetland and intermittent stream near the southern boundary of the site. The second open water feature is a historic borrow pit excavated in uplands and does not have connections to the other surrounding aquatic features.

The Town's ESA survey listed three wetlands; however, based on Kimley-Horn's delineation, OW2 (Sheet 3 in Appendix A) should not be classified as a wetland according to USACE criteria, it lacked hydric soil conditions. The Town's ESA also classified the entire length of feature E9 as a stream (Appendix C); however, is it Kimley-Horn analysis that a portion of this feature should be classified as upland drainage and would likely not be considered a water of the U.S. (Sheet 3 in Appendix A).

The site topography varies from approximately 570-feet above mean sea level (MSL) in the southwest and northwest portions of the study area to approximately 520-feet above MSL along the center of the stream systems, the large pond, and within the southern intermittent stream.

FEMA FLOODPLAIN

The Federal Emergency Management Agency (FEMA) designates areas of mapped floodway and floodplain; these mapped areas are shown in Appendix D. This map was used to determine that the study area is located outside the mapped FEMA 100-year floodplain.

NATIONAL WETLANDS INVENTORY MAP

The United States Fish and Wildlife Service's (USFWS) National Wetland Inventory (NWI) Wetlands Mapper was used to generate a NWI map for the study area. Although these maps are not always accurate, six mapped aquatic features are depicted on the sit: one freshwater forested wetland

(PFO1Ch), two riverine features (R5UBH and R4SBC), and three freshwater ponds (PAB4Hh and PUBHh), are shown within the study area on the NWI map. A reproduction of this map is provided in Appendix E.

USDA SOILS DATA

According to the USDA Texas Soil Survey for Denton County none of the mapped soil types are located on the Denton County hydric soils list and wetlands would not be expected (Appendix F).

VEGETATIVE CHARACTERISTICS

Vegetation on the study area was dominated by upland species including: poison ivy (*Toxicodendron radicans*), greenbrier (*Smilax rotundifolia*), prickly pear (*Opuntia spp.*) mesquite (*Prosopis glandulosa*), eastern redcedar (*Juniperus virginiana*), Johnson grass (*Sorghum halepense*), Osage-orange (*Maclura pomifera*), post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), and cedar elm (*Ulmus crassifolia*). A majority of the study area is a combination of mixed forest, mesquite groves, and disturbed open areas.

ENVIRONMENTALLY SENSITIVE AREA CRITERIA

The Town of Flower Mound categorizes an ESA as one of the following: Upland Habitat, Riparian Habitat, Prairie Habitat, Waters of the State, Floodplain, Wetlands, Water Impoundment Protection and Topographical Slope Protection. The Town conducted an ESA Survey for the proposed development site (Appendix C). Kimley-Horn conducted site visits to revise the Town's ESA boundaries (Sheet 3 in Appendix A). The following discussion is a summary of the revised Kimley-Horn ESA Survey results for the site with brief definitions of the ESA criteria.

UPLAND HABITAT

The Town Defines Upland Habitat as:

"Areas, a minimum of ten acres in size, equal to or exceeding 50 trees per acre, which contain a predominant matrix of tree species identified in the town's protected tree list. Any tree species that makes up over 30 percent of the population within a complex is considered to be the predominant species."

Areas of upland habitat were delineated at the site and cover 40-acres. The predominant species included: post oak and blackjack oak. Based on the concept site plan, 28% (11.3-acres) of the existing upland habitat will be preserved and 72% (28.7-acres) of the upland habitat will be impacted (Sheet 5 in Appendix A).

RIPARIAN HABITAT

The Town Defines Riparian Habitat as:

"Areas designated within the FEMA 100-year floodplain or interconnected and adjacent to wetland, tree and understory vegetation and including significant stands of predominantly native water-related habitat. These areas include wetlands."

The site does not contain areas of mapped FEMA 100-year floodplain. The site does contain two wetlands areas that are designated as riparian habitat for a total of 0.4-acre. Based on the concept site plan, the wetland areas will not be impacted. Wetland W1 (Sheet 3 in Appendix A) has developed in a detention area that will remain as a detention area.

PRAIRIE HABITAT

The Town Defines Prairie Habitat as:

"Areas designated as containing onsite predominant distributions of climax or mid-successional native grass species underlain by intact (noneroded) prairie and savannah soil types."

According to the Town's ESA survey and Kimley-Horn's ESA survey, Prairie Habitat was not observed on this site.

WATERS OF THE STATE

The Town Defines Waters of the State (WOTS) as:

"Groundwater, percolating or otherwise, lakes, bays, ponds, impounding reservoirs, springs, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Gulf of Mexico inside the territorial limits of the state, and all other bodies of surface water, natural or artificial, inland or costal, fresh or salt, navigable or nonnavigable, and including the beds and banks of all watercourses and banks of all watercourses and bodies of surface water, that are wholly or partially inside or bordering the state or inside the jurisdiction of the state."

Waters of the State ESA is present on the site. Kimley-Horn completed a stream and wetland delineation and mapped the following Waters of the State: nine ephemeral streams, two intermittent streams, one upland drainage, two emergent wetlands, and two open water features (Sheet 3 in Appendix A).

Two of the mapped aquatic features would likely not be considered a water of the U.S. according to the USACE. Open Water Two would likely not be considered jurisdictional because it does not have a surface hydrologic connection to another jurisdictional aquatic feature. The upland drainage upstream of Ephemeral Stream Nine (E9) would likely not be considered jurisdictional because there is a broken connection to a downstream aquatic feature and flow has been directed from stormwater drainage coming from Silveron Boulevard (Sheet 3 in Appendix A).

Based on the concept site plan, 60% (1,701-linear feet) of the existing ephemeral streams will be preserved and there are no proposed impacts to either of the intermittent streams. 1,147-linear feet of ephemeral stream are proposed to be impacted. Proposed direct impacts to streams, that require permitting through the U.S. Army Corps of Engineers, are shown on (Sheet 3 in Appendix A).

Stream Name	Length of Proposed Direct Impact (Linear Feet)
E1	221
E2	98
E3	134
E4	105
E5	26
E6	226
E7	0
E8	82
E9	254
Total	1,147

The larger open water feature will not be impacted (6.0-acres) and the smaller open water feature will be completely impacted (0.4-acre). The entire length of the upland drainage feature (E9) will be impacted (707-linear feet).

FLOODPLAIN

Floodplain ESA was not present because the site does not contain areas of mapped FEMA 100-year floodplain.

WETLANDS

The Town Defines Wetlands as:

“Jurisdictional wetlands as defined by the federal Clean Water Act and the standards and guidelines in use by the United States Army Corps of Engineers, including the Federal Manual for Identifying and Delineating Jurisdictional Wetlands.”

Kimley-Horn completed a wetland delineation at the site. The results indicated that there were two likely jurisdictional emergent wetlands totaling 0.4-acre.

Based on the concept site plan, the wetland areas will not be impacted. Wetland W1 (Sheet 3 in Appendix A) has developed in a detention area that will remain as a detention area.

WATER IMPOUNDMENT PROTECTION

The Town's SMARTGrowth Program requires preservation and enhancement of impoundments greater than 0.5-acre identified at proposed developments. There were two open water features located on the site. One open water feature appears to be an old soil borrow pit that was excavated in uplands and retains rain water and is 0.4-acre in size. The other open water feature is an impoundment totaling 6.0-acres in size. The larger 6.0-acre impound will require Water Impoundment Protection.

TOPOGRAPHICAL SLOPE PROTECTION

The Town's SMARTGrowth Analysis contains topographical slope protection criterion as it applies to development on existing topographical slopes of 12% or greater, or projects that propose to alter existing topographical slopes that are less than 12% but equal to or greater than 5% (other than within 5-feet of the footprint of the proposed structure or structures). This criterion applies when the stated topographical slopes exist for a total horizontal distance over 50-feet or if the total vertical rise is over 6-feet.

Based on the Town's topographic slope protection map, several areas on the site contain slopes between 5% and 12% and are subject to corresponding development criteria. Those areas are highlighted in Appendix C.

The proposed site plan will avoid impacts to 10.0-acres of slopes between 5% and 12%; 4.7-acres of slopes greater than 12%. The proposed site plan will impact 28.1-acres of slopes between 5% and 12%; 7.2-acres of slopes greater than 12% (Sheet 6 in Appendix A).

STATE AND FEDERALLY LISTED SPECIES INFORMATION

Kimley-Horn performed a review of readily accessible resources to assess the potential for state or federally listed species to be found on site prior to field reconnaissance.

A review of the United States Fish and Wildlife Service (USFWS) Information, Planning and Conservation System (IPaC) (<http://ecos.fws.gov/ipac>, March 28, 2018, listed four threatened and endangered species for Denton County (Appendix G).

A review of the Texas Parks and Wildlife Department (TPWD) Annotated County Lists of Rare Species for Denton County (http://www.tpwd.state.tx.us/landwater/land/maps/gis/ris/endangered_species/, last revised 12/30/2016) listed several State listed Rare, Threatened and Endangered Species (Appendix H). During the site visit, the study area was evaluated for suitable habitat for listed species and compared to the database information that was compiled. No USFWS designated Critical Habitat is present within the study area. The table below includes information on both state and federally listed species in Denton County.

Table 1, below, is a Summary of the State and Federally listed species for Denton County.

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Birds					
American peregrine falcon , <i>Falco peregrinus anatum</i>	De-listed	Threatened	No	No Impact	--
Arctic peregrine falcon , <i>Falco peregrinus tundrius</i>	De-listed	Species of concern	No	No Impact	--

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Bald Eagle , <i>Haliaeetus leucocephalus</i>	De-listed	Threatened	Yes	No Impact	Large trees and water present, however no nests or individuals were observed on site.
Henslow's Sparrow , <i>Ammodramus henslowii</i>	Not listed	Species of concern	Yes	No Impact	Historic agricultural use makes it unlikely this species would be observed on site.
Interior least tern , <i>Sterna antillarum athalassos</i>	Endangered	Endangered	No	No Effect	--
Piping plover , <i>Charadrius melodus</i>	Threatened	Not listed	No	No Effect	--
Red knot , <i>Calidris canutus rufa</i>	Threatened	Species of concern	No	No Effect	--
Sprague's Pipit , <i>Anthus spragueii</i>	Not listed	Species of concern	No	No Impact	--
Western Burrowing Owl , <i>Athene cunicularia hypugaea</i>	Not listed	Species of concern	Yes	No Impact	No burrows or individuals were observed on site.
White faced-ibis , <i>Plegadis chihi</i>	Not listed	Threatened	No	No Effect	--
Whooping crane , <i>Grus Americana</i>	Endangered	Endangered	No	No Effect	--
Wood stork , <i>Mycteria Americana</i>	Not listed	Threatened	No	No Effect	--
Mammals					
Plains spotted skunk , <i>Spilogale putorius interrupta</i>	Not listed	Species of concern	Yes	Not likely to adversely effect	Historic agricultural use make it unlikely this species would be observed on site. No individuals were observed on site.
Red wolf , <i>Canis rufus</i>	Endangered	Endangered	No	No Effect	--
Mollusks					
Louisiana pigtoe , <i>Pleurobema riddellii</i>	Not listed	Threatened	No	No Impact	--
Sandbank pocketbook , <i>Lampsilis satura</i>	Not listed	Threatened	No	No Impact	--
Texas heelsplitter , <i>Potamilus amphichaenus</i>	Not listed	Threatened	No	No Impact	--
Texas pigtoe , <i>Fusconaia askewi</i>	Not listed	Threatened	No	No Impact	--
Reptiles					
Texas garter snake , <i>Thamnophis sirtalis annectens</i>	Not listed	Species of concern	Yes	No Impact	Habitat within the study area is low quality, and past agricultural uses make it unlikely that this species would be present.

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Texas horned lizard , Phrynosoma cornutum	Not listed	Threatened	No	No Impact	--
Timber rattlesnake , Crotalus horridus	Not listed	Threatened	Yes	Not likely to adversely effect	Low quality habitat is present on site; however no individuals were observed during field reconnaissance.
Plants					
Glen Rose yucca , Yucca necopina	Not listed	Species of concern	No	No Impact	--
Topeka purple-coneflower , Echinacea atrorubens	Not listed	Species of concern	No	No Impact	--

No rare or listed species were observed during field reconnaissance. Limited, low-quality habitat for listed species is present within the study area within the open fields, however historic land use for agriculture makes it unlikely that listed species would be present. 'Take' of either state or federally listed species is limited by law and enforced by multiple agencies. It is Kimley-Horn's opinion that it is unlikely that listed species would be impacted by the proposed project. However, if state or federally listed species are observed within the project area during construction all impacts to these species should be avoided.

PROPOSED DEVELOPMENT PLAN

The current site plan proposes the property to be developed as a mixed-use development. The goals of this project are to provide a variety of services to the growing community of the Town of Flower Mound while seeking to preserve natural resources to the maximum extent practicable while achieving development feasibility. Impacts to ESAs have been minimized, where practicable, to reduce overall impact to the natural habitats onsite. Best Management Practices (BMPs) will be employed during construction to retain sediments and other pollutants onsite.

MITIGATION MEASURES DURING CONSTRUCTION

The following mitigation measures will be employed through the planning and construction of the project:

- The site plan has been designed to preserve as many trees and ESAs as possible while still maintaining an economically viable mixed-use development project and in conformance with the Town's applicable zoning criteria.
- Stormwater control devices will be installed and maintained during construction to limit sediment and pollutant runoff, to reduce velocity of concentrated flows, and protect downstream water quality.
- Stormwater Pollution Prevention Plan(s) will be utilized during construction activities per local, state, and federal requirements.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- During construction, procedural BMPs will be implemented to minimize impacts to resident and migrant native wildlife.
- Fill placed into jurisdictional waters of the U.S. will be authorized by a U.S. Army Corps of Engineers permit.
- Active migratory bird nesting areas will be avoided during site development. Although not anticipated, if a threatened or endangered species is encountered during site development, the USFWS and/or TPWD authorities will be contacted.
- Approximately 40-acres of Town-defined Upland Habitat exists on the site. The concept development plan has been designed to preserve a portion of this habitat. Mitigation for the 28.7-acres of impacted upland habitat will be partially accomplished by preserving 11.3-acres of upland habitat onsite and paying into the Town's tree mitigation fund.
- Areas of planned green space will be incorporated into the development to offset the loss of upland habitat.
- Three stream and wetland mitigation areas are located on the site and no impacts to these areas are proposed.

CONCLUSION

It is our opinion that this project is expected to have no effect on the federally listed species and is not expected to have adverse impacts on state listed animal or plant species. Resident or migrant wildlife that may be displaced by the proposed development are highly mobile and generally benefit from urban landscapes.

Efforts were made to design a development footprint that minimizes impacts to Town ESA and natural habitat. Areas within the development will remain as natural habitats and wildlife corridors for the surrounding area.

This EPP, including applicable structural and procedural BMPs, will be implemented to minimize ESA loss, minimize habitat loss, maintain continuity of tree stands and other wildlife habitat areas, while allowing for practicable development.

Please contact us by phone at (972) 770-3029 or by email at alex.brown@kimley-horn.com, if you have questions or need additional information about this Environmental Protection Plan.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



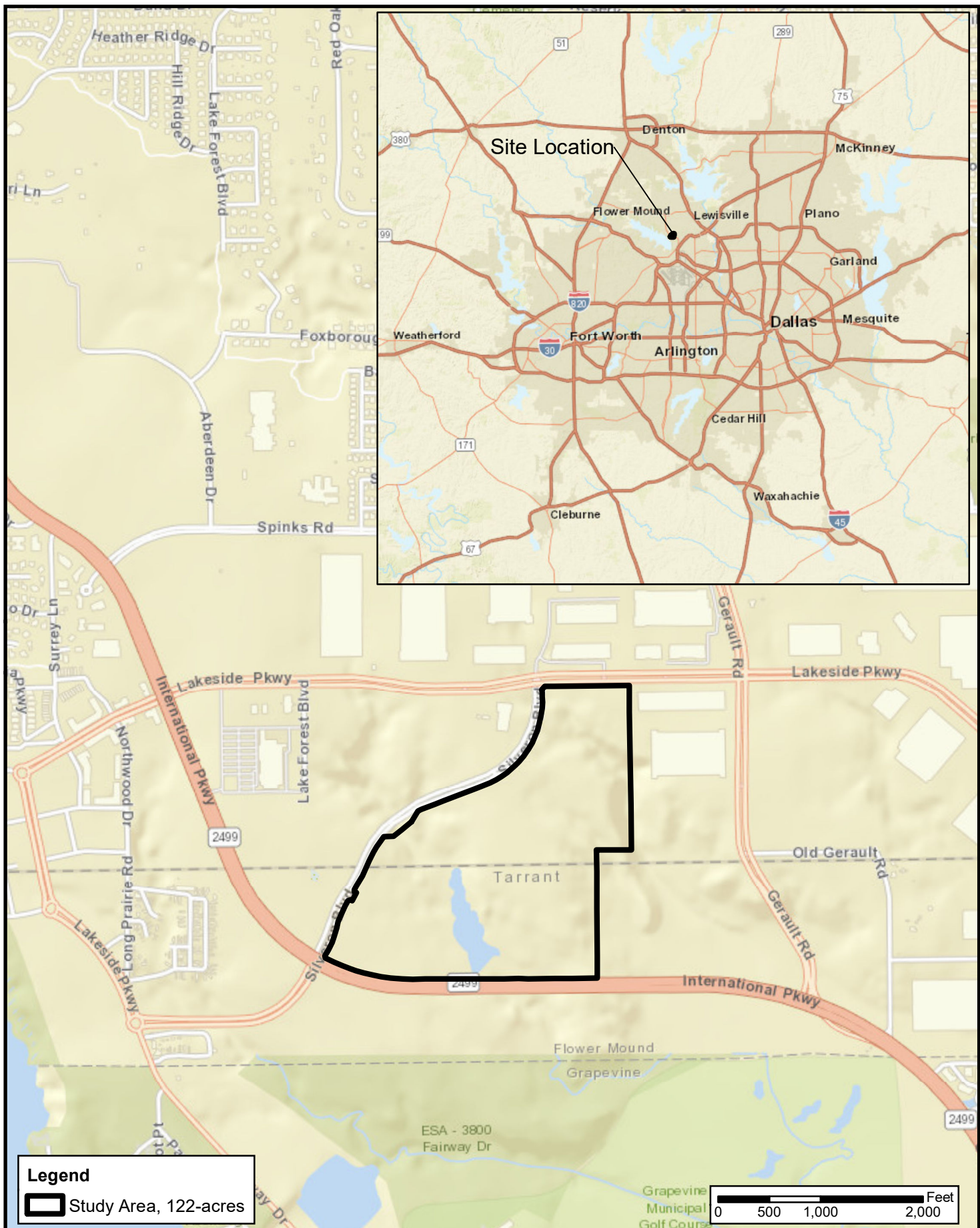
Alex M. Brown, PWS



Larry Clendenen, CF, PWS

APPENDIX A

Study Area Maps



SHEET

1

DATE: 02/24/2017

DESIGN: SDG

DRAWN: SDG

CHECKED: LDC

KHA NO.: 064509200

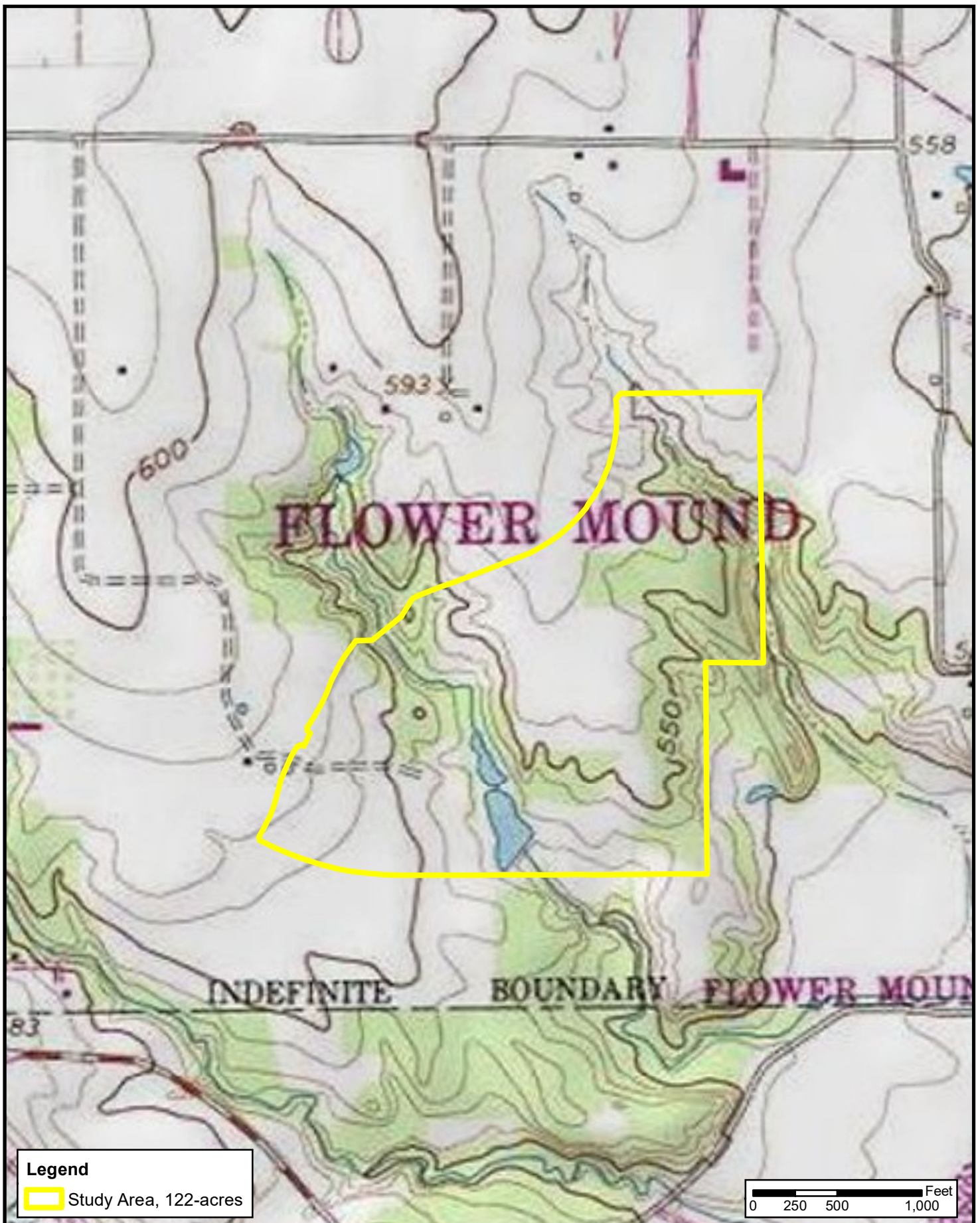
Vicinity Map

Silveron Mixed-Use

Flower Mound,
Denton County, Texas

Kimley»Horn

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



SHEET

2

DATE: 02/24/2017

DESIGN: SDG

DRAWN: SDG

CHECKED: LDC

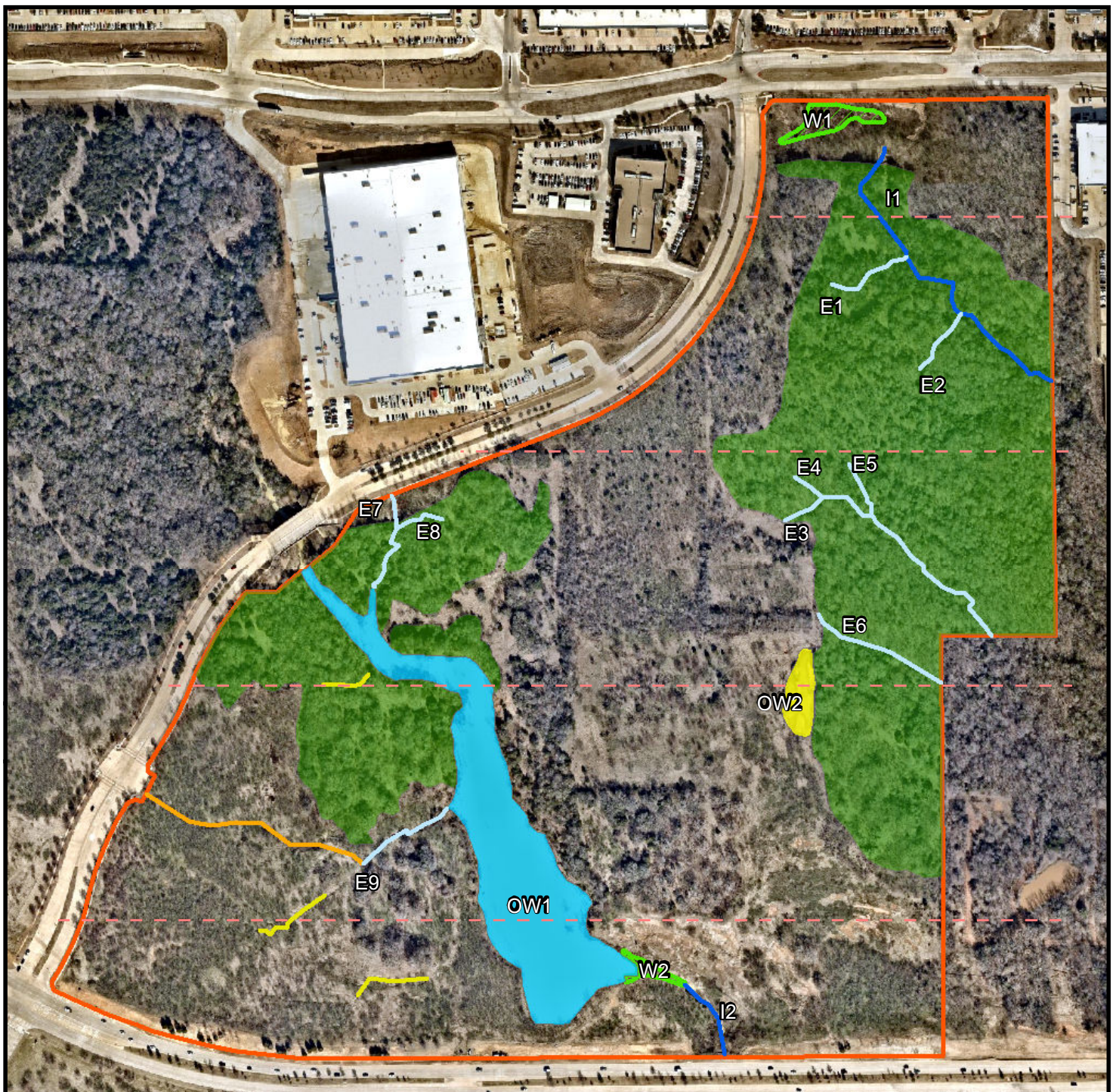
KHA NO.: 064509200

Topographic Map

Quad Name: Grapevine

Silveron Mixed-UseFlower Mound,
Denton County, Texas**Kimley»Horn**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- Transect
- Likely Jurisdictional Ephemeral Streams, ~2,850-linear feet
- Likely Jurisdictional Intermittent Streams, ~1,280-linear feet
- Potentially Non-Jurisdictional Upland Drainage, ~705-linear feet
- Likely Non-Jurisdictional Linear Features, ~640-linear feet
- Likely Non-Jurisdictional Open Water, ~0.4-acres
- Likely Jurisdictional Open Water, ~6.0-acres
- Likely Jurisdictional Emergent Wetlands, ~0.4-acres
- Upland Habitat, 40.0-acres
- Study Area, 122-acres

0 125 250 500 Feet

SHEET

3

DATE: 03/13/2018

DESIGN: SDG

DRAWN: SDG

CHECKED: AMB

KHA NO.: 064509200

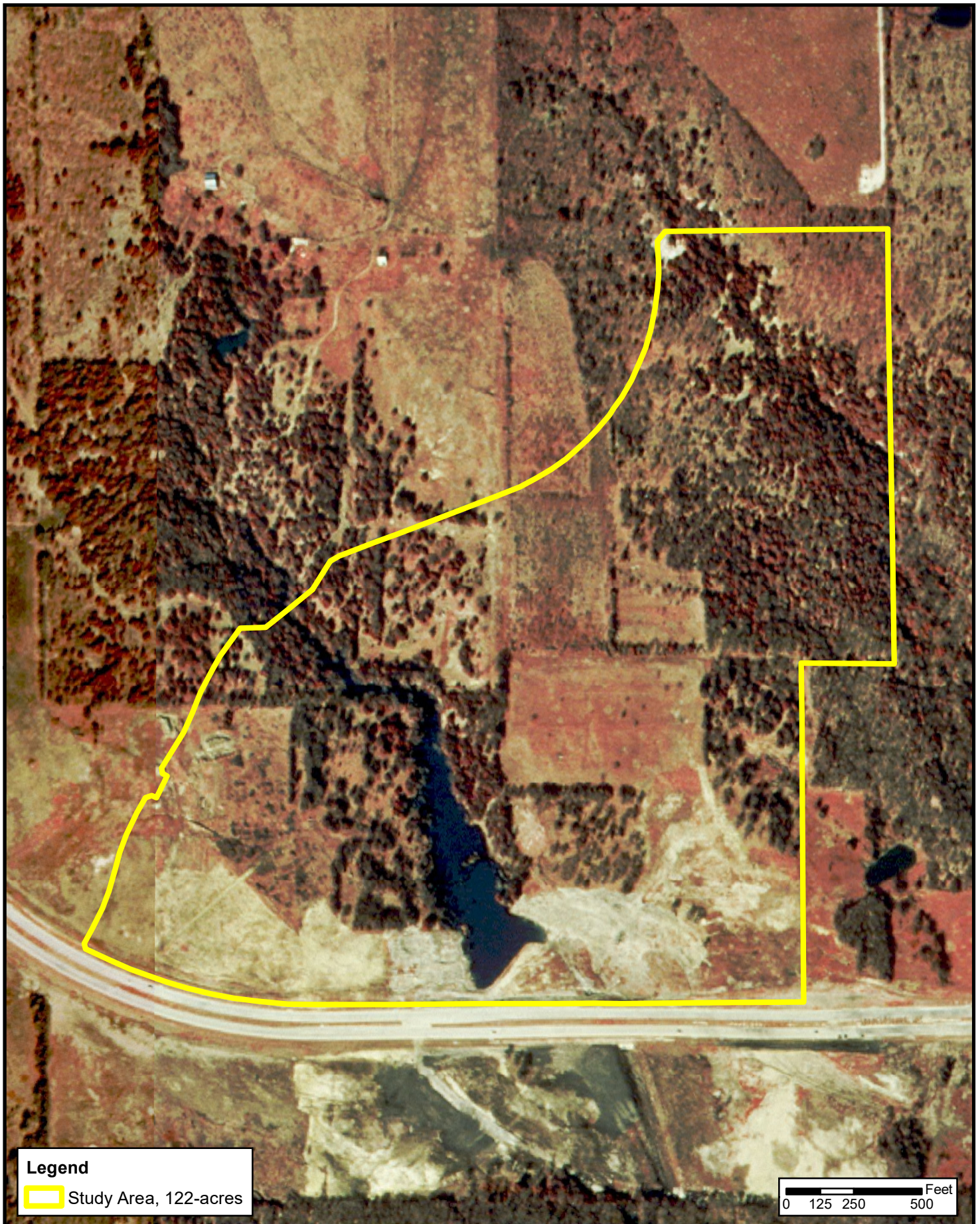
Aquatic Resource Delineation Map

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas
Kimley»Horn

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SHEET

4

DATE: 02/24/2017

DESIGN: SDG

DRAWN: SDG

CHECKED: LDC

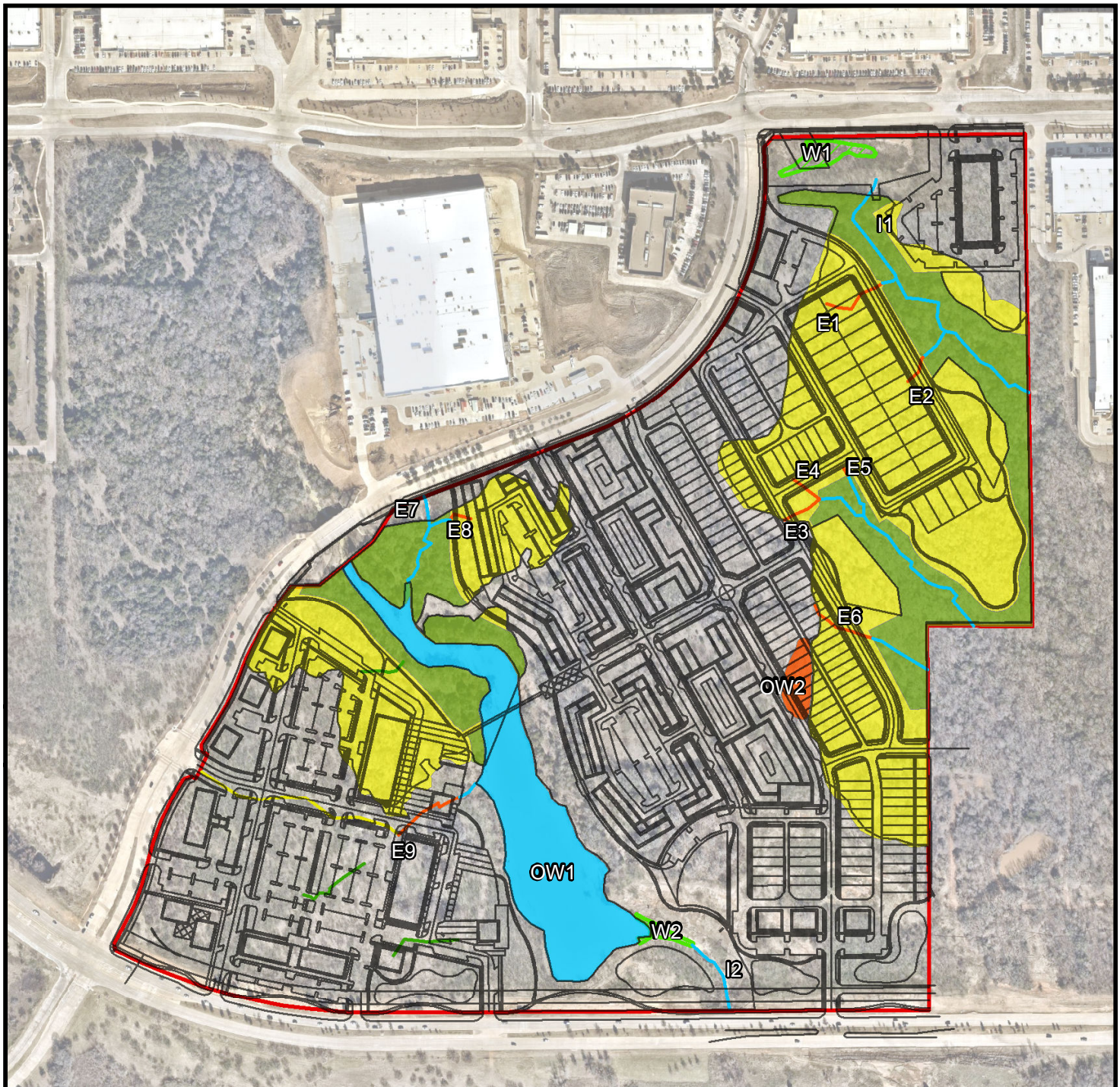
KHA NO.: 064509200

Historic Aerial Map

Aerial Date: 1996

Silveron Mixed-UseFlower Mound,
Denton County, Texas**Kimley»Horn**

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- Site Plan
- Avoided Streams, 2,982-linear feet
- Impacted Streams, 1,147-linear feet
- Impacted Upland Drainage, 707-linear feet
- Impacted Non-Stream Linear Features, 637
- Avoided Upland Habitat, 11.3-acres
- Impacted Upland Habitat, 28.7-acres
- Impacted Open Water, 0.4-acres
- Avoided Open Water, 6.0-acres
- Avoided Wetlands, 0.4-acres
- Study Area, 122-acres

	Avoided Linear Feet	Impacted Linear Feet
E1	47	221
E2	112	98
E3	0	134
E4	719	105
E5	148	26
E6	206	226
E7	331	0
E8	70	82
E9	68	254
I1	1028	0
I2	253	0

0 125 250 500 Feet

SHEET

5

DATE: 03/28/2019

DESIGN: AMB

DRAWN: AMB

CHECKED: MMC

KHA NO.: 064509200

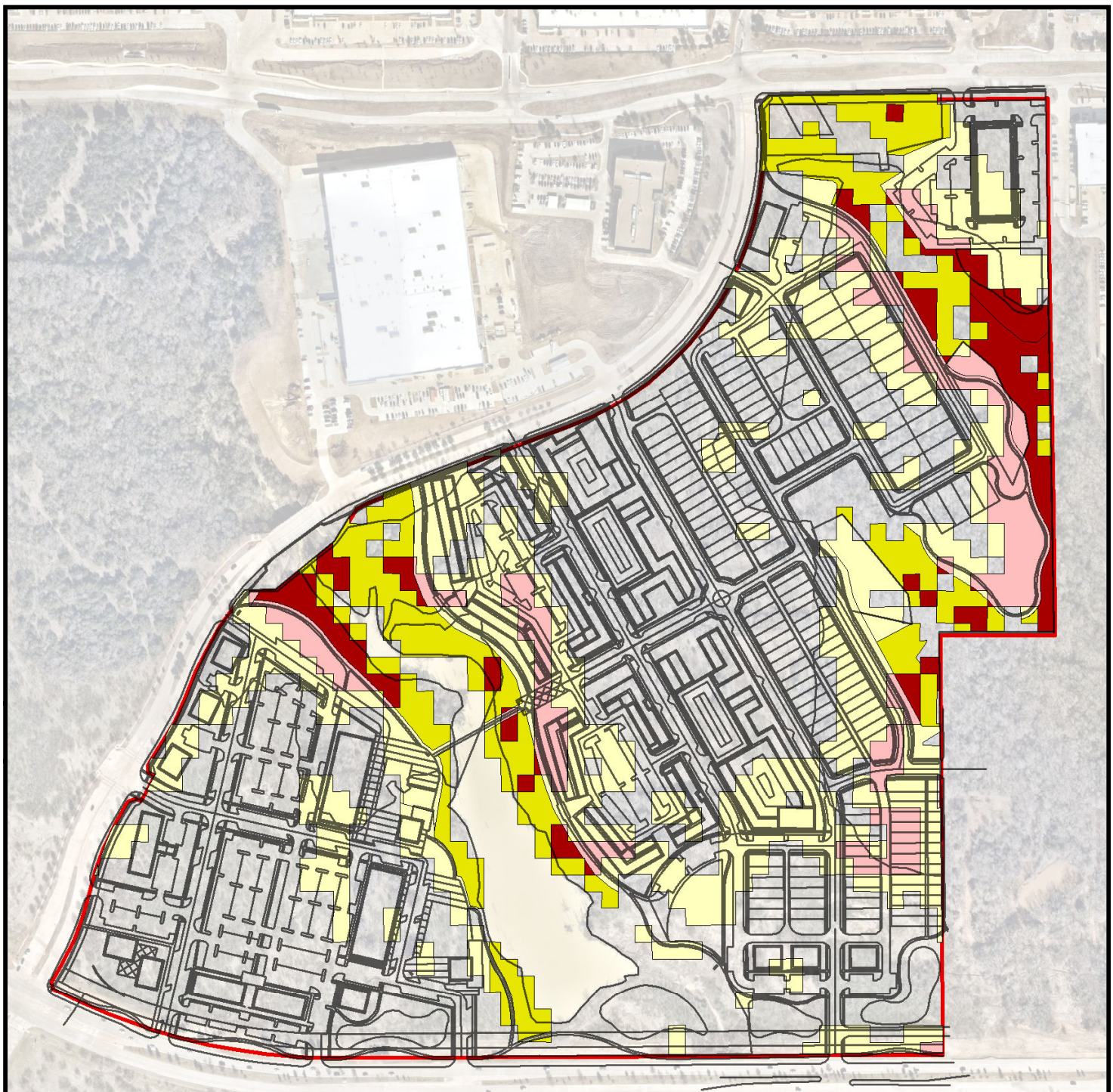
ESA Impacts Map

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas
Kimley»Horn

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

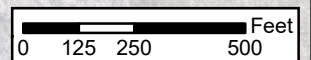


Legend

— Site Plan

ESA Slope Impacts

- Slopes 5% to 12%, Impacted (28.1-acres)
- Slopes 12% and Greater, Impacted (7.2-acres)
- Slopes 5% to 12%, Avoided (10.0-acres)
- Slopes 12% and Greater, Avoided (4.7-acres)
- Study Area, 122-acres



SHEET

6

DATE: 03/28/2019

DESIGN: AMB

DRAWN: AMB

CHECKED: MMC

KHA NO.: 064509200

Slope Impacts Map

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas



Kimley»Horn

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APPENDIX B

Site Visit Photos



SHEET

1

DATE: 03/13/2018

DESIGN: SDG

DRAWN: SDG

CHECKED: AMB

KHA NO.: 064509200

Representative Photo Location Map

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas
Kimley»Horn

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Photos were taken on 03/08/2018



19



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21

APPENDIX C

Town of Flower Mound

ESA Survey



Environmentally Sensitive Area Survey

Property Name: Silveron Project		Contact: Alex Brown, with Kimley-Horn
Property Address: Generally located north of Long Prairie Rd. and east of Silveron Blvd.		
Environmentally Sensitive Area Criteria	ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☒ Yes ☐ No	Multiple Upland Habitat areas appear to be located on the site. The predominant matrix of species identified in these areas includes post oak, blackjack oak, cedar elm and Texas ash.	
<u>Riparian Habitat</u> Criteria Present? ☒ Yes ☐ No	The three (3) wetland areas are classified as Riparian Habitat areas.	
<u>Prairie Habitat</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No	There is a large intermittent stream that bisects the northern portion of the property, with another stream that appears to also be intermittent, which feeds into it. The rest of the streams identified on the site appear to be ephemeral streams. A few of the ephemeral streams that flow SE to an adjacent property appear to have been significantly impacted by that development. Any proposed impacts to the existing streams on the site must be assessed by the developer and an authorization letter from the USACE will need to be submitted to the Town before the Record Plat can be approved for this site.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No	None	
<u>Wetlands</u> Criteria Present? ☒ Yes ☐ No	There were three (3) wetland areas identified on the site.	
<u>Water Impoundment Protection</u> Criteria Present? ☒ Yes ☐ No	The existing pond is large enough to warrant water impoundment protection.	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No	There are multiple areas on the site with significant slope ($\geq 5\%$). The estimated location of these areas is shown on the slope map provided. This map shows areas where these slope conditions could exist. This data is not exact and is meant to be used as a guide. Based on Town staff's field observations, there appears to be areas on this property that exceed slopes of 12% where the streams have been identified and along the western portion of the large pond, which might be significantly impacted by the proposed development. The Town's SMARTGrowth Program allows modification of slopes between 5% and 12% - but only up to 5 feet outside the footprint of the structure or structures being built. The objective of this provision of SMARTGrowth is to preserve topographic features and the topographic character of each site, and to avoid the "balancing" or flattening of sites. A thorough analysis to identify all areas on the site with slopes greater than or equal to 5% will need to be completed by the applicant's consultant and forwarded to Town staff for review.	
Action Steps/Additional Notes		
Multiple ESAs were identified on this site. Therefore, an EPP will be required. The construction plans will need to show that the developer is working with existing slopes on the site. The applicant needs to demonstrate that the development complies with the topographic slope requirements found in the Town's SMARTGrowth Program – Environmental Quality Section.		

EPP Required? ☒ Yes ☐ No	Attachments ☒ Site Orthographic Aerial Photograph ☐ Other:	
EPP Consultant: N/A		
Submitted by: (print) James Hoefert		Signature & Date: James Hoefert 2/12/2018
Forwarded to EPP Consultant: N/A	Filed with Development Services & Environmental Services	Last Modified: 2/12/2018

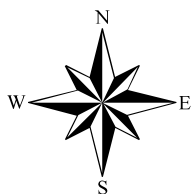


Environmentally Sensitive Area Survey Silveron Project

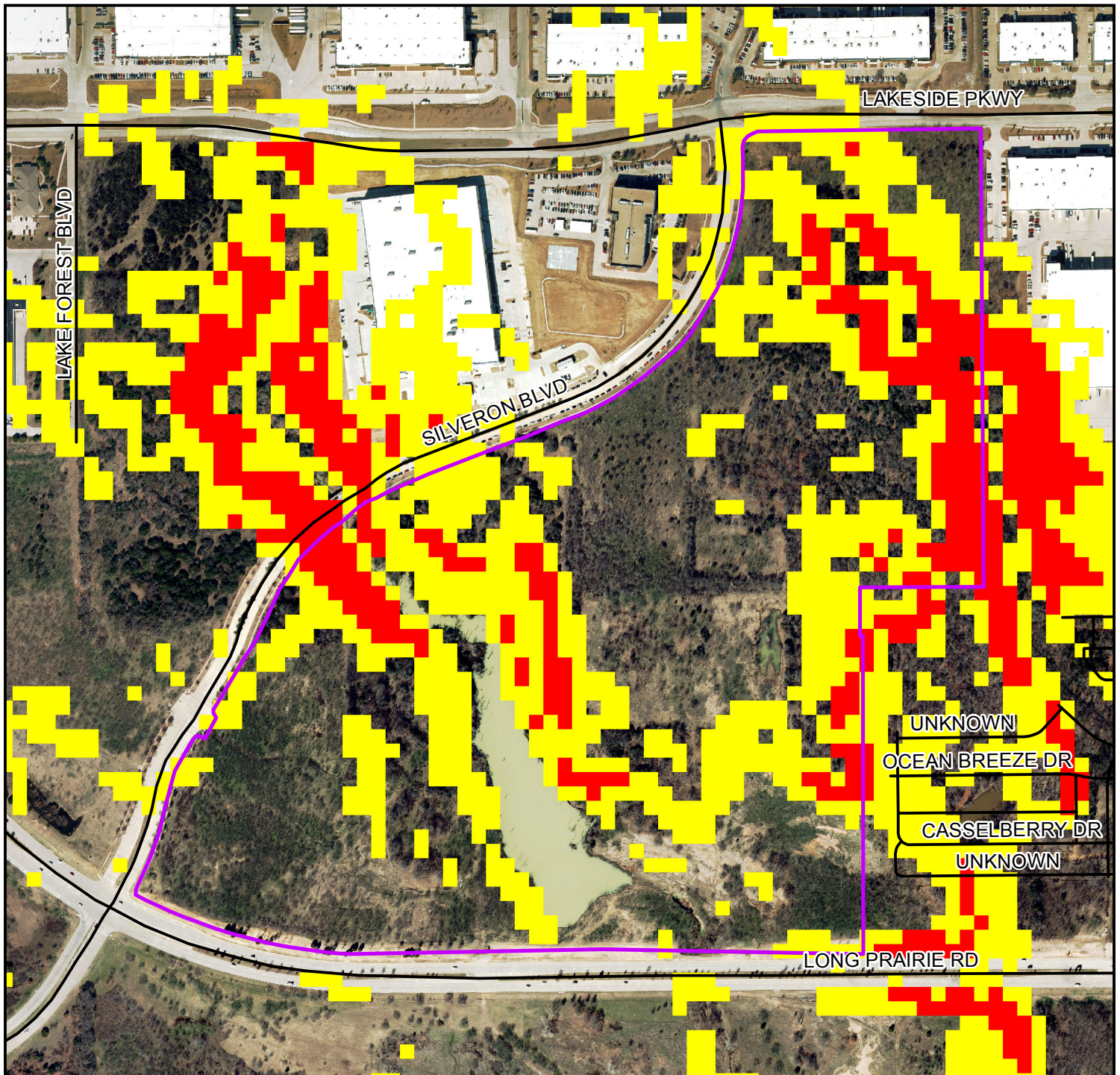
Map Created: February 12, 2018
Environmental Services Department
Town of Flower Mound

1 inch = 500 feet

0 150 300 600 900 1,200 Feet



Property **Streets** Streets Upland Habitat Streams Wetlands Pond

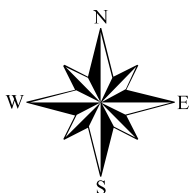


Silveron Project - Slope Map

Map Created: February 12, 2018
Environmental Services Department
Town of Flower Mound

1 inch = 500 feet

0 195 390 780 1,170 1,560 Feet



Property	Streets	Slope Percent	< 5.0	> 5.0 - 12.0
				> 12.0

APPENDIX D

FEMA FIRMette Map



SHEET

1

DATE: 03/13/2018

DESIGN: SDG

DRAWN: SDG

CHECKED: AMB

KHA NO.: 064509200

FEMA Flood Hazard Map

FEMA FIRM: 48121C0545G,
48121C0685G, 48439CD110K,
48439CD105K

Silveron Mixed-Use

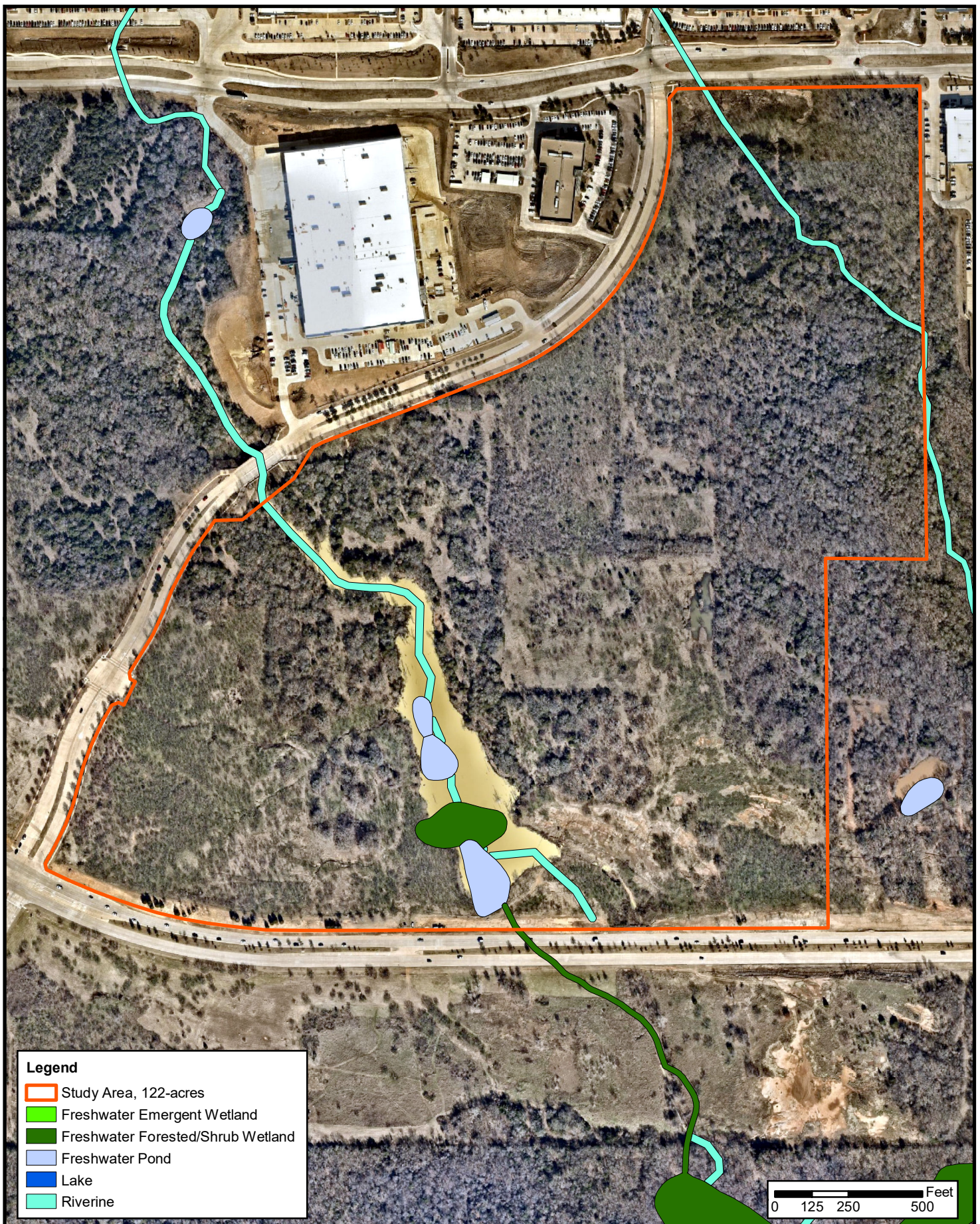
Flower Mound,
Denton County, Texas


Kimley»Horn

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APPENDIX E

USFWS NWI Map



SHEET

1

DATE: 03/13/2018

DESIGN: SDG

DRAWN: SDG

CHECKED: AMB

KHA NO.: 064509200

National Wetlands Inventory

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas

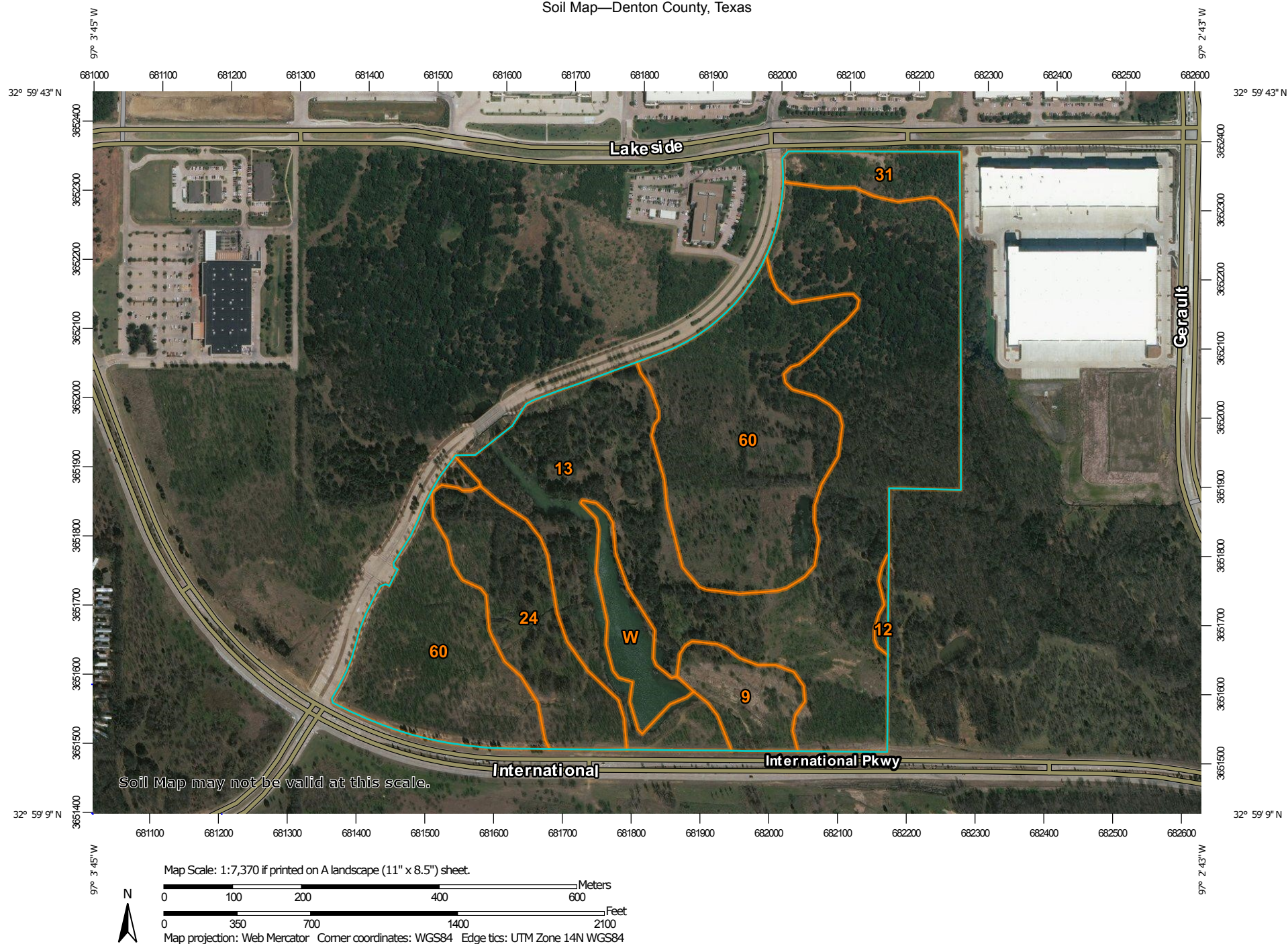

Kimley»Horn

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APPENDIX F

USDA Soils Map

Soil Map—Denton County, Texas



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

3/28/2018
Page 1 of 3

Soil Map—Denton County, Texas

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Denton County, Texas

Survey Area Data: Version 14, Nov 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 27, 2014—Feb 23, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Bastil fine sandy loam, 1 to 3 percent slopes	4.7	3.9%
12	Birome fine sandy loam, 3 to 5 percent slopes	0.4	0.4%
13	Birome-Rayex-Aubrey complex, 2 to 15 percent slopes	59.6	49.0%
24	Callisburg fine sandy loam, 3 to 5 percent slopes	10.9	8.9%
31	Ferris-Heiden clay, 3 to 5 percent slopes	4.0	3.3%
60	Navo clay loam, 1 to 3 percent slopes	38.1	31.3%
W	Water	3.9	3.2%
Totals for Area of Interest		121.7	100.0%

APPENDIX G

USFWS IPaC Official Species List

IPaC Information for Planning and Consultation U.S. Fish & Wildlife Service

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Denton County, Texas



Local office

Arlington Ecological Services Field Office

☎ (817) 277-1100

📅 (817) 277-1129

2005 Ne Green Oaks Blvd
Suite 140
Arlington, TX 76006-6247

<http://www.fws.gov/southwest/es/arlingtontexas/>
<http://www.fws.gov/southwest/es/EndangeredSpecies/lists/>

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act requires Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are not shown on this list. Please [contact NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Least Tern <i>Sterna antillarum</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8505	Endangered
Piping Plover <i>Charadrius melodus</i> This species only needs to be considered if the following condition applies: • Wind Energy Projects There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039	Threatened
Red Knot <i>Calidris canutus rufa</i> This species only needs to be considered if the following condition applies: • Wind Energy Projects No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane <i>Grus americana</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/758	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.

2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see maps of where birders and the general public have sighted birds in and around your project area, visit E-bird tools such as the [E-bird data mapping tool](#) (search for the name of a bird on your list to see specific locations where that bird has been reported to occur within your project area over a certain timeframe) and the [E-bird Explore Data Tool](#) (perform a query to see a list of all birds sighted in your county or region and within a certain timeframe). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Golden-plover *Pluvialis dominica*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Bald Eagle *Haliaeetus leucocephalus*

Breeds Sep 1 to Jul 31

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Buff-breasted Sandpiper *Calidris subruficollis*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9488>

Harris's Sparrow *Zonotrichia querula*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Henslow's Sparrow *Ammodramus henslowii*

Breeds May 1 to Aug 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3941>

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9679>

Marbled Godwit *Limosa fedoa*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9481>

Red-headed Woodpecker *Melanerpes erythrocephalus*

Breeds May 10 to Sep 10

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Semipalmated Sandpiper *Calidris pusilla*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Sprague's Pipit *Anthus spragueii*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8964>

Willet *Tringa semipalmata*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in your project's counties during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the counties of your project area. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

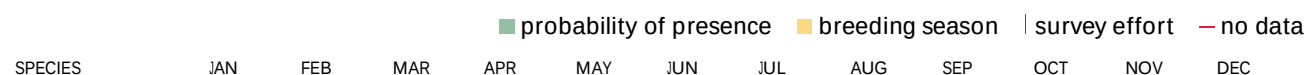
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

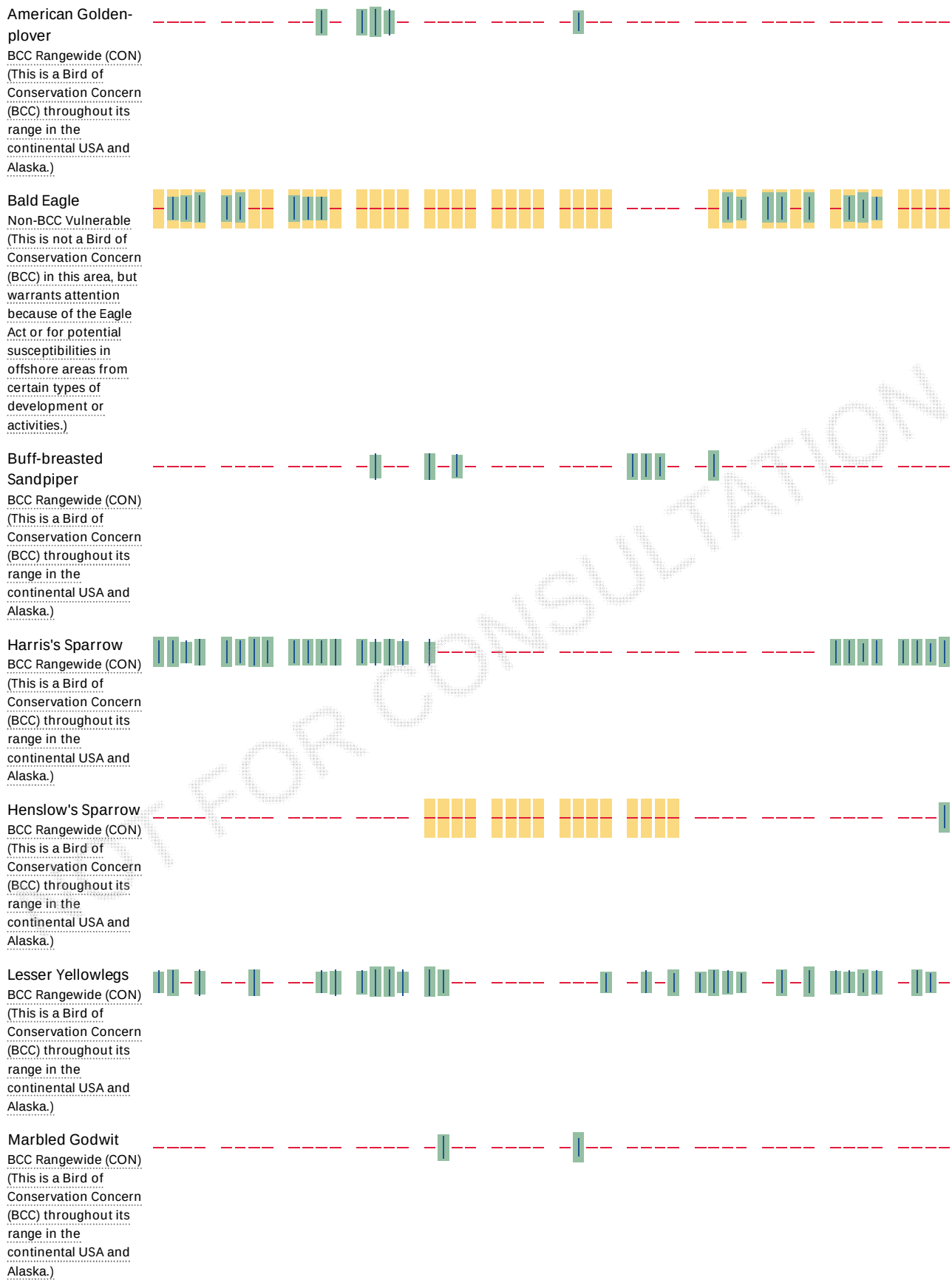
No Data (—)

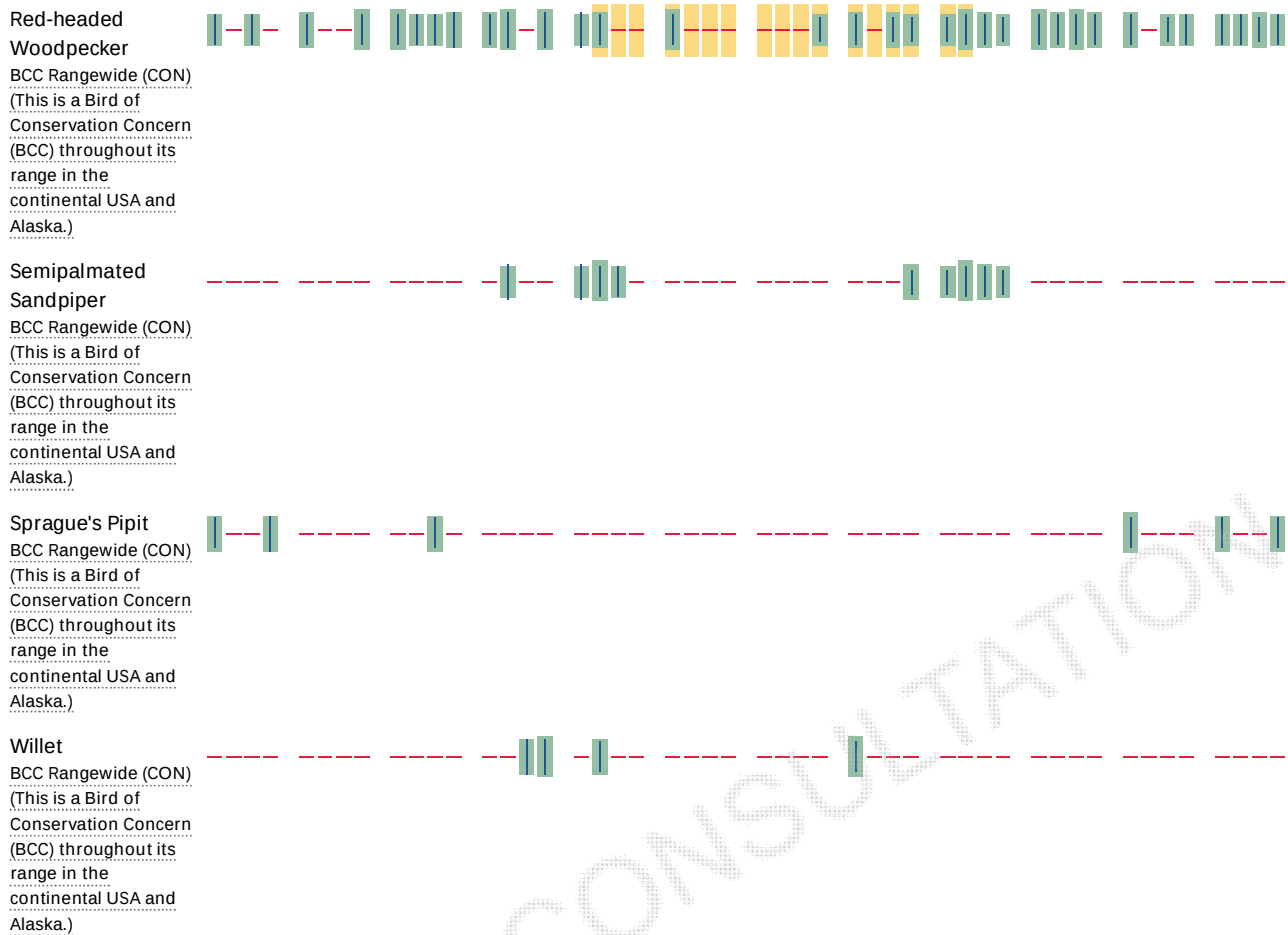
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information.







Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the counties which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird entry on your migratory bird species list indicates a breeding season, it is probable that the bird breeds in your project's counties at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the BGEPA should such impacts occur.

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the

geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

APPENDIX H

TPWD Annotated List of Rare Species for Denton County

DENTON COUNTY**BIRDS**

		Federal Status	State Status
American Peregrine Falcon	<i>Falco peregrinus anatum</i>	DL	T
year-round resident and local breeder in west Texas, nests in tall cliff eyries; also, migrant across state from more northern breeding areas in US and Canada, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Arctic Peregrine Falcon	<i>Falco peregrinus tundrius</i>	DL	
migrant throughout state from subspecies' far northern breeding range, winters along coast and farther south; occupies wide range of habitats during migration, including urban, concentrations along coast and barrier islands; low-altitude migrant, stopovers at leading landscape edges such as lake shores, coastlines, and barrier islands.			
Bald Eagle	<i>Haliaeetus leucocephalus</i>	DL	T
found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds			
Henslow's Sparrow	<i>Ammodramus henslowii</i>		
wintering individuals (not flocks) found in weedy fields or cut-over areas where lots of bunch grasses occur along with vines and brambles; a key component is bare ground for running/walking			
Peregrine Falcon	<i>Falco peregrinus</i>	DL	T
both subspecies migrate across the state from more northern breeding areas in US and Canada to winter along coast and farther south; subspecies (F. p. anatum) is also a resident breeder in west Texas; the two subspecies' listing statuses differ, F.p. tundrius is no longer listed in Texas; but because the subspecies are not easily distinguishable at a distance, reference is generally made only to the species level; see subspecies for habitat.			
Red Knot	<i>Calidris canutus rufa</i>	T	
Red knots migrate long distances in flocks northward through the contiguous United States mainly April-June, southward July-October. A small plump-bodied, short-necked shorebird that in breeding plumage, typically held from May through August, is a distinctive and unique pottery orange color. Its bill is dark, straight and, relative to other shorebirds, short-to-medium in length. After molting in late summer, this species is in a drab gray-and-white non-breeding plumage, typically held from September through April. In the non-breeding plumage, the knot might be confused with the omnipresent Sanderling. During this plumage, look for the knot's prominent pale eyebrow and whitish flanks with dark barring. The Red Knot prefers the shoreline of coast and bays and also uses mudflats during rare inland encounters. Primary prey items include coquina clam (<i>Donax</i> spp.) on beaches and dwarf surf clam (<i>Mulinia lateralis</i>) in bays, at least in the Laguna Madre. Wintering Range includes- Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kennedy, Kleberg, Matagorda, Nueces, San Patricio, and Willacy. Habitat: Primarily seacoasts on tidal flats and beaches, herbaceous wetland, and Tidal flat/shore.			

DENTON COUNTY**BIRDS**

Federal Status

State Status

Sprague's Pipit*Anthus spragueii*

only in Texas during migration and winter, mid September to early April; short to medium distance, diurnal migrant; strongly tied to native upland prairie, can be locally common in coastal grasslands, uncommon to rare further west; sensitive to patch size and avoids edges.

Western Burrowing Owl*Athene cunicularia hypugaea*

open grasslands, especially prairie, plains, and savanna, sometimes in open areas such as vacant lots near human habitation or airports; nests and roosts in abandoned burrows

White-faced Ibis*Plegadis chihi*

T

prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats

Whooping Crane*Grus americana*

LE

E

potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties

Wood Stork*Mycteria americana*

T

forages in prairie ponds, flooded pastures or fields, ditches, and other shallow standing water, including salt-water; usually roosts communally in tall snags, sometimes in association with other wading birds (i.e. active heronries); breeds in Mexico and birds move into Gulf States in search of mud flats and other wetlands, even those associated with forested areas; formerly nested in Texas, but no breeding records since 1960

MAMMALS

Federal Status

State Status

Plains spotted skunk*Spilogale putorius interrupta*

catholic; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie

Red wolf*Canis rufus*

LE

E

extirpated; formerly known throughout eastern half of Texas in brushy and forested areas, as well as coastal prairies

MOLLUSKS

Federal Status

State Status

Louisiana pigtoe*Pleurobema riddellii*

T

streams and moderate-size rivers, usually flowing water on substrates of mud, sand, and gravel; not generally known from impoundments; Sabine, Neches, and Trinity (historic) River basins

Sandbank pocketbook*Lampsilis satura*

T

small to large rivers with moderate flows and swift current on gravel, gravel-sand, and sand bottoms; east Texas, Sulfur south through San Jacinto River basins; Neches River

Texas heelsplitter*Potamilus amphichaenus*

T

quiet waters in mud or sand and also in reservoirs. Sabine, Neches, and Trinity River basins

DENTON COUNTY

MOLLUSKS

Federal Status

State Status

Texas pigtoe

Fusconaia askewi

T

rivers with mixed mud, sand, and fine gravel in protected areas associated with fallen trees or other structures; east Texas River basins, Sulphur River, Cypress Creek, Sabine through Trinity rivers as well as San Jacinto River

REPTILES

Federal Status

State Status

Texas garter snake

Thamnophis sirtalis annectens

wet or moist microhabitats are conducive to the species occurrence, but is not necessarily restricted to them; hibernates underground or in or under surface cover; breeds March-August

Texas horned lizard

Phrynosoma cornutum

T

open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September

Timber rattlesnake

Crotalus horridus

T

swamps, floodplains, upland pine and deciduous woodlands, riparian zones, abandoned farmland; limestone bluffs, sandy soil or black clay; prefers dense ground cover, i.e. grapevines or palmetto

PLANTS

Federal Status

State Status

Glen Rose yucca

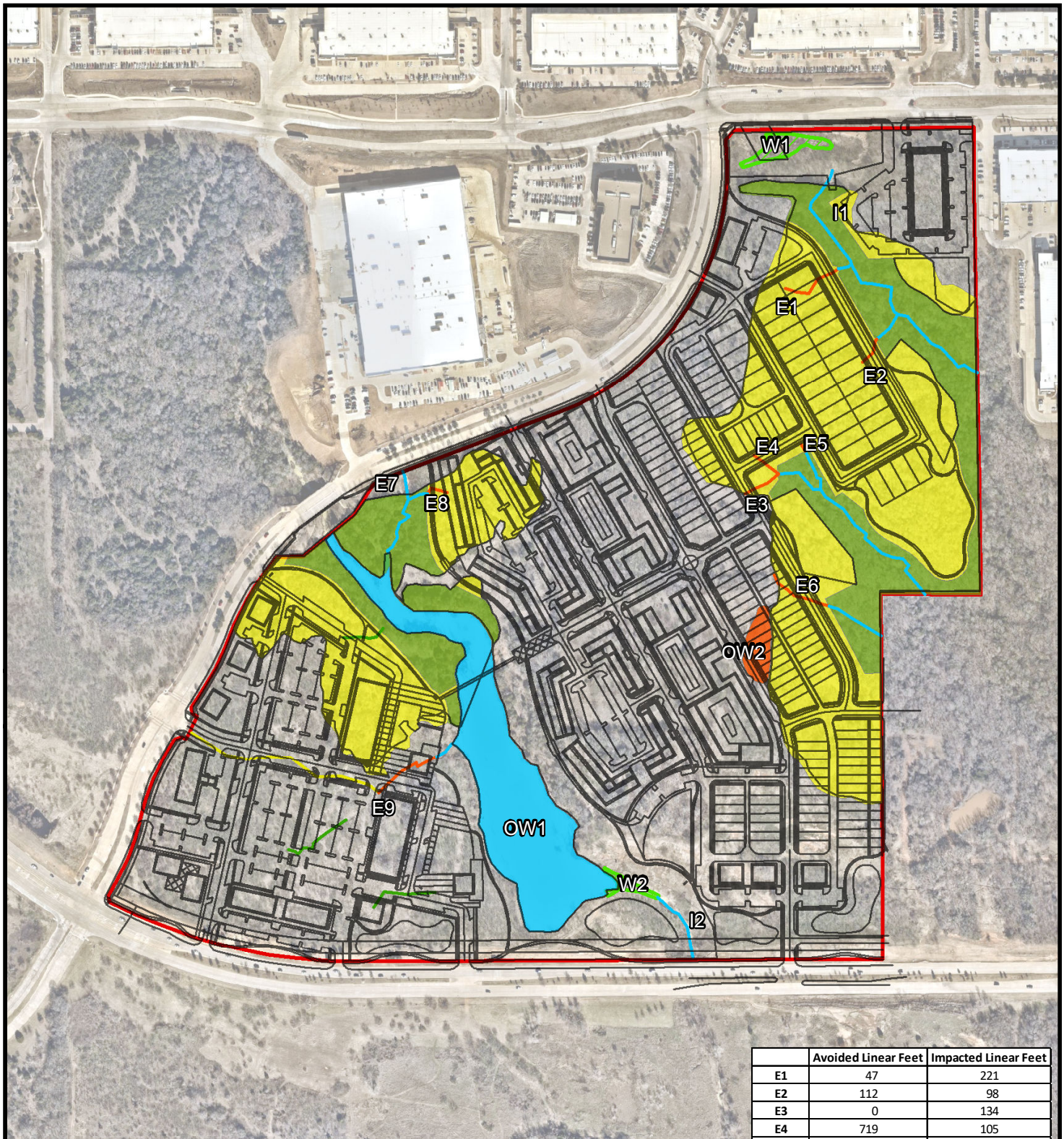
Yucca necopina

Texas endemic; grasslands on sandy soils and limestone outcrops; flowering April-June

Topeka purple-coneflower

Echinacea atrorubens

GLOBAL RANK: G3; Occurring mostly in tallgrass prairie of the southern Great Plains, in blackland prairies but also in a variety of other sites like limestone hillsides; Perennial; Flowering Jan-June; Fruiting Jan-May



Legend

- Site Plan
- Avoided Streams, 2,982-linear feet
- Impacted Streams, 1,147-linear feet
- Impacted Upland Drainage, 707-linear feet
- Impacted Non-Stream Linear Features, 637
- Avoided Upland Habitat, 11.3-acres
- Impacted Upland Habitat, 28.7-acres
- Impacted Open Water, 0.4-acres
- Avoided Open Water, 6.0-acres
- Avoided Wetlands, 0.4-acres
- Study Area, 122-acres

	Avoided Linear Feet	Impacted Linear Feet
E1	47	221
E2	112	98
E3	0	134
E4	719	105
E5	148	26
E6	206	226
E7	331	0
E8	70	82
E9	68	254
I1	1028	0
I2	253	0

0 125 250 500 Feet

SHEET

5

DATE: 03/28/2019

DESIGN: AMB

DRAWN: AMB

CHECKED: MMC

KHA NO.: 064509200

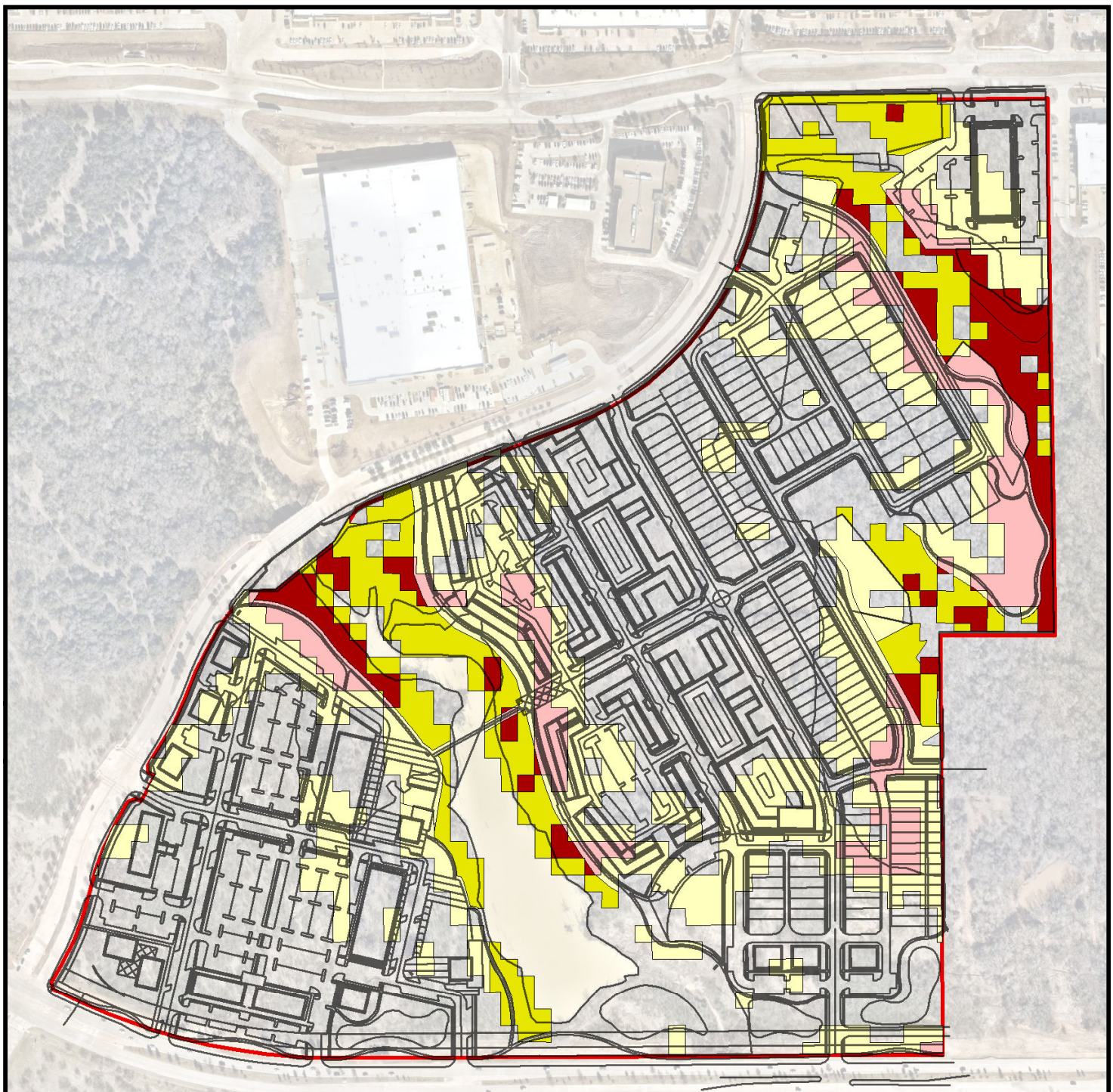
ESA Impacts Map

Aerial Date: January 2017

Silveron Mixed-Use

Flower Mound,
Denton County, Texas
Kimley»Horn

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

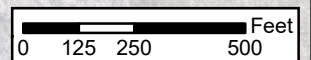


Legend

— Site Plan

ESA Slope Impacts

- Slopes 5% to 12%, Impacted (28.1-acres)
- Slopes 12% and Greater, Impacted (7.2-acres)
- Slopes 5% to 12%, Avoided (10.0-acres)
- Slopes 12% and Greater, Avoided (4.7-acres)
- Study Area, 122-acres



SHEET

6

DATE: 03/28/2019

DESIGN: AMB

DRAWN: AMB

CHECKED: MMC

KHA NO.: 064509200

Slope Impacts Map

Aerial Date: January 2017

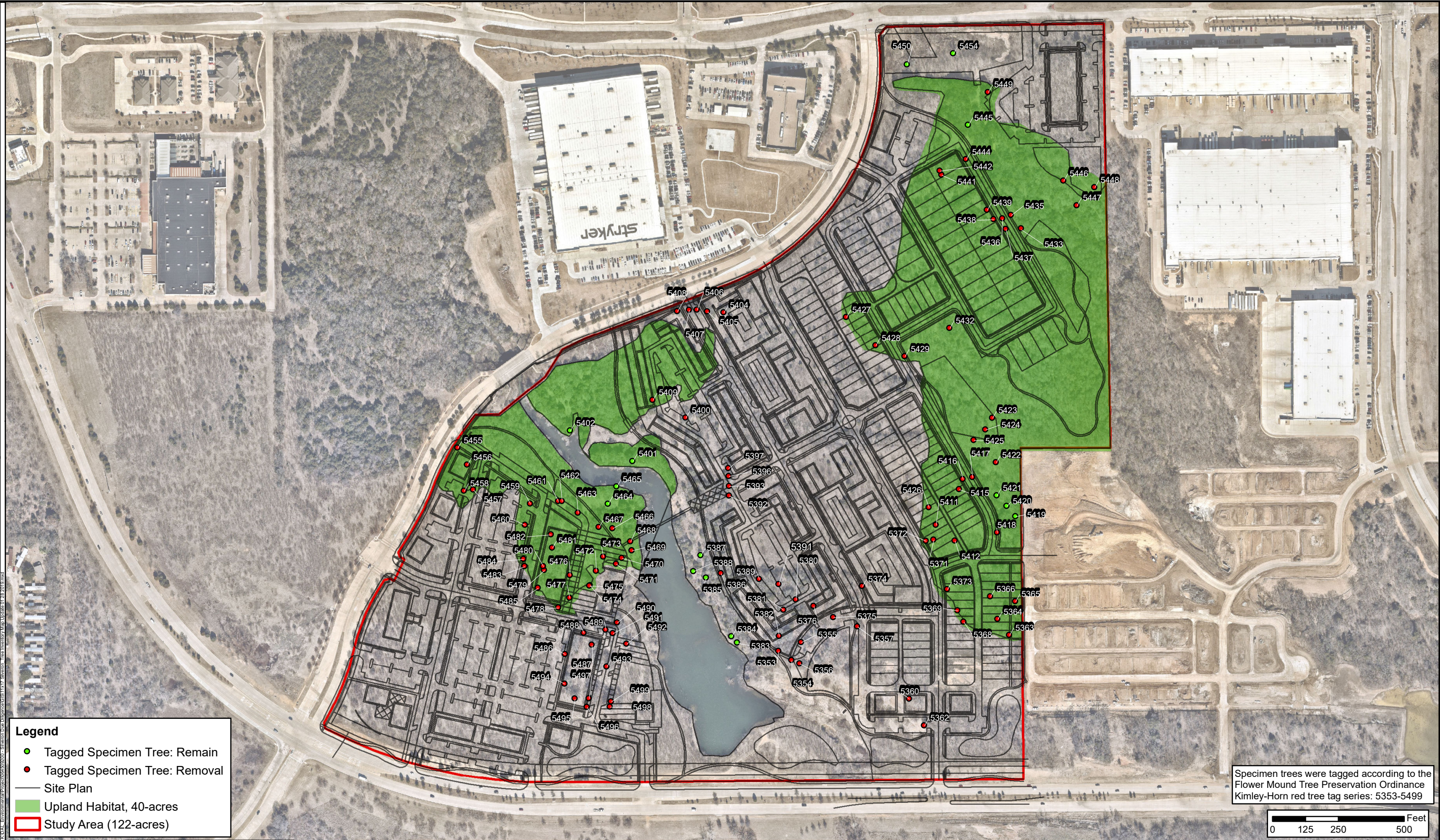
Silveron Mixed-Use

Flower Mound,
Denton County, Texas



Kimley»Horn

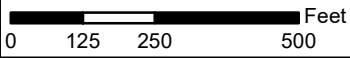
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Legend

- Tagged Specimen Tree: Remain
- Tagged Specimen Tree: Removal
- Site Plan
- Upland Habitat, 40-acres
- Study Area (122-acres)

Specimen trees were tagged according to the Flower Mound Tree Preservation Ordinance
Kimley-Horn red tree tag series: 5353-5499



Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 03/28/2019
Attachment A(6). Tree Survey

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5353	28.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5354	23.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5355	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5356	26.2	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5357	23.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5360	25.9	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	N
5362	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5363	20.3	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5364	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5365	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5366	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5368	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5369	19.5	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5371	22.2	post oak	<i>Quercus stellata</i>	Declining	Multi	Remove	Y
5372	24.1	cedar elm	<i>Ulmus crassifolia</i>	Declining	Multi	Remove	Y
5373	25.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Forked	Remove	Y
5374	25.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5375	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5376	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5380	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5381	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5382	28.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5383	26.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5384	22.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5385	23.4	post oak	<i>Quercus stellata</i>	Declining	Multi	Remain	N
5386	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5387	22.0	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	N
5388	19.6	blackjack oak	<i>Quercus marilandica</i>	Declining	Single	Remain	N
5389	24.3	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	N
5391	23.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5392	29.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5393	28.3	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5396	28.1	blackjack oak	<i>Quercus marilandica</i>	Declining	Multi	Remove	N
5397	19.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Forked	Remove	N
5400	29.7	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5401	23.6	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Remain	Y
5402	25.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5404	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5405	25.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5406	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5407	24.8	blackjack oak	<i>Quercus marilandica</i>	Healthy	Single	Remove	N
5408	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5409	33.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5411	24.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5412	24.4	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5415	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5416	22.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5417	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5418	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5419	22.2	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	Y
5420	29.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5421	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y

Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 03/28/2019
 Attachment A(6). Tree Survey

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5422	23.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5423	24.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5424	19.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5425	24.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5426	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5427	24.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5428	22.1	blackjack oak	<i>Quercus marilandica</i>	Declining	Multi	Remove	Y
5429	25.1	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remove	Y
5432	28.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5433	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5435	23.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5436	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5437	26.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5438	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5439	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5441	24.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5442	22.7	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	Y
5444	23.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5445	20.8	post oak	<i>Quercus stellata</i>	Declining	Single	Remain	Y
5446	22.2	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5447	18.5	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5448	25.8	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5449	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5450	31.9	post oak	<i>Quercus stellata</i>	Healthy	Forked	Remain	N
5454	25.1	post oak	<i>Quercus stellata</i>	Declining	Single	Remain	N
5455	23.3	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5456	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5457	31.6	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5458	28.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5459	23.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5460	22.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5461	22.9	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5462	22.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5463	20.8	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5464	24.7	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remain	Y
5465	24.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remain	Y
5466	22.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5467	27.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5468	22.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5469	26.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	Y
5470	23.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5471	22.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5472	23.7	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5473	20.8	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5474	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5475	22.1	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5476	27.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5477	27.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5478	28.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5479	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5480	24.6	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5481	26.1	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	Y
5482	22.0	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y

Silveron Mixed-Use - Specimen Tree Inventory
Flower Mound, Denton County, Texas

Updated 03/28/2019
 Attachment A(6). Tree Survey

TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	MULTIPLE-STEMMED	Remain / Remove	Upland Habitat (Y/N)
5483	19.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Single	Remove	Y
5484	19.0	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	Y
5485	27.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	Y
5486	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5487	22.2	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5488	20.7	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5489	19.9	cedar elm	<i>Ulmus crassifolia</i>	Healthy	Multi	Remove	N
5490	22.2	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5491	19.7	cedar elm	<i>Ulmus crassifolia</i>	Declining	Single	Remove	N
5492	22.1	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N
5493	27.4	post oak	<i>Quercus stellata</i>	Declining	Single	Remove	N
5494	24.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5495	24.3	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5496	22.8	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5497	23.4	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5498	22.5	post oak	<i>Quercus stellata</i>	Healthy	Single	Remove	N
5499	28.9	post oak	<i>Quercus stellata</i>	Healthy	Multi	Remove	N

- Kimley-Horn red tree tag series: 5353-5499

- Specimen trees were tagged according to the Flower Mound Tree Preservation Ordinance*

- Multiple trunk trees are measured by adding the diameter of the largest stem with one-half of the diameter of each additional stems, all measured at DBH.

* Specimen trees are defined as any tree listed in the town's small protected tree list that measures 13-inches or more at DBH, medium protected tree list that measures 19-inches or more at DBH, or large protected tree list that measures 25-inches or more at DBH. Post oaks are designated a specimen tree if they measure 22-inches or greater at DBH.

LEGEND

- 1 SIGN 1 - COMMUNITY MONUMENT SIGN
- 2 SIGN 2 - COMMUNITY ENTRY SIGN
- 3 SIGN 3 - COMMUNITY MULTI TENANT SIGN
- 4 SIGN 4 - TRAIL SIGN

Note: Sign 5 (Educational Sign) and Sign 6 (Mile Marker) to be located along community trails, exact location to be determined at detail site plan submission.



LAKEWOOD

CONCEPTUAL
SINGAGE LOCATION

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

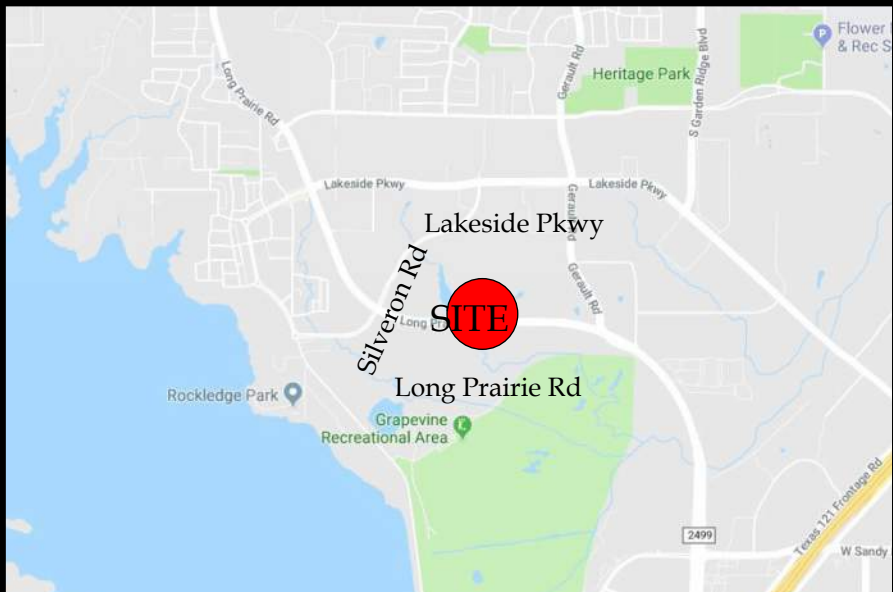
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



Reference sheet

Name	Description
Land Use Plan	Shows proposed land use and acreages
Concept Plan	Color rendered conceptual master plan
Open Space & Trail Access Plan	Shows types of proposed open space with acreage and proposed different type, width, location of trails.
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Conceptual Signage Plan	Proposed signage elevations

General Note

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TBG

Scale 1" = 200'

0' 200' 400'

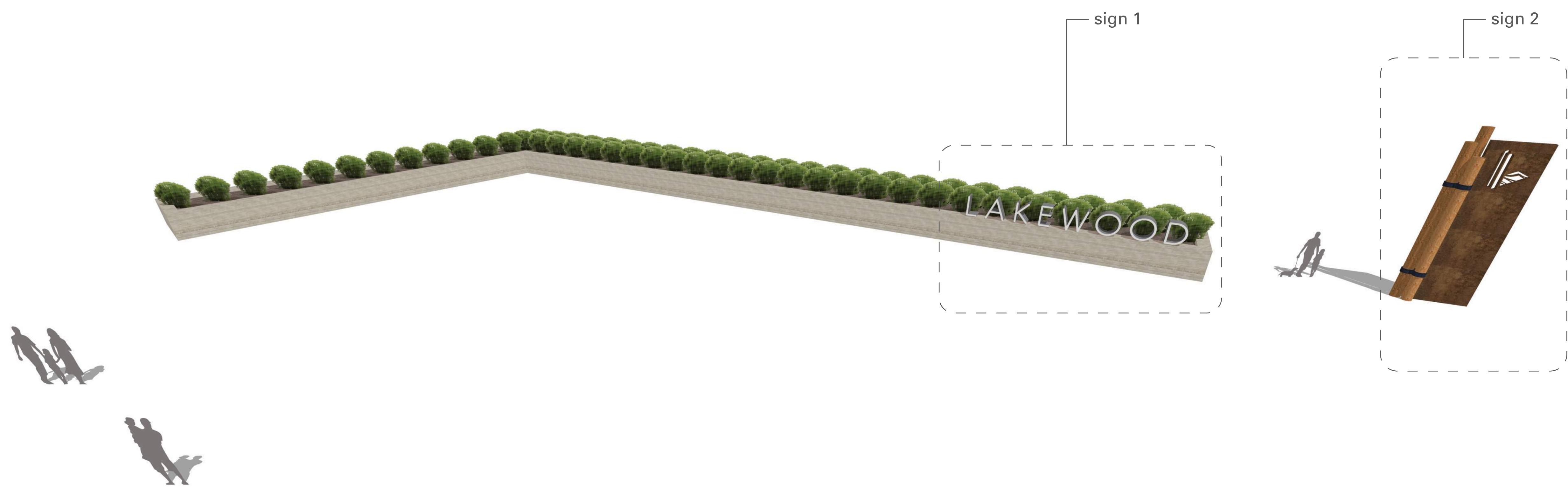
May 31, 2019

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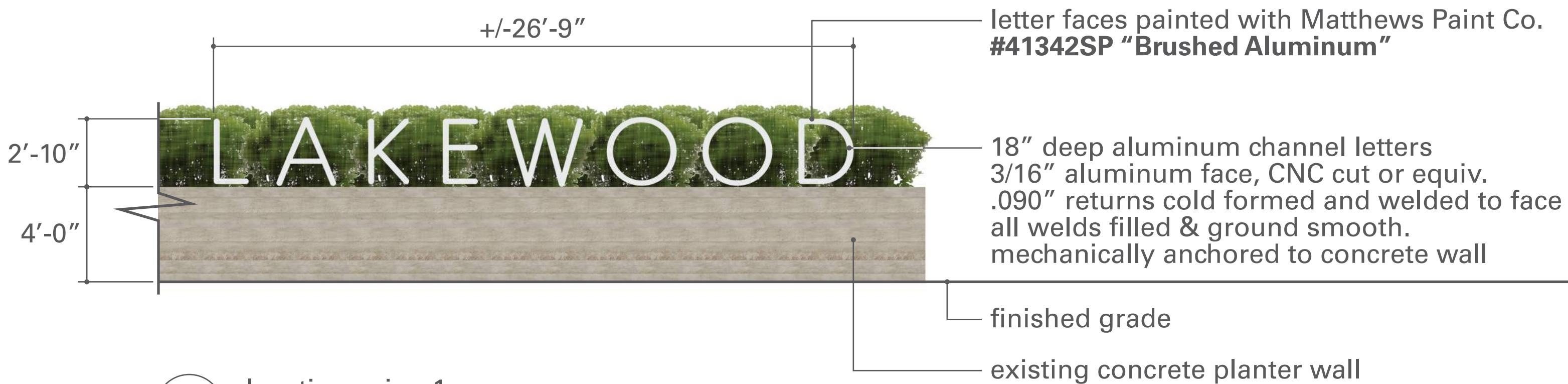
sign 1

Ground Sign Requirements - Sign 1				
Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	10'	7'
Max. Width	Sec. 86-67 (2)	10'	30'	27'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	100 sf/side	81 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	15'	15'+
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	60'	60'+
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	120'	120'+
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	N/A

Ground Sign Requirements - Sign 2				
Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	20'	20'
Max. Width	Sec. 86-67 (2)	10'	10'	7'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	100 sf/side	90 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	15'	15'+
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	60'	60'+
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	120'	120'+
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES



2 overall perspective
scale: nts



1 elevation - sign 1
scale: 1/4" = 1'-0"

LAKEWOOD

CONCEPTUAL SIGNAGE PLAN

Development Team

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Location Map

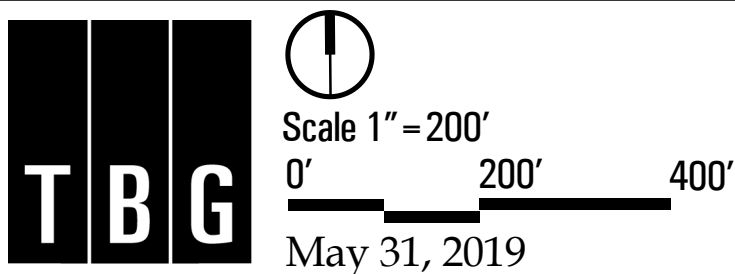


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sign 1 and 2



1 entrance gateway elevation
scale: 1/2" = 1'-0"

LAKEWOOD

CONCEPTUAL SIGNAGE PLAN

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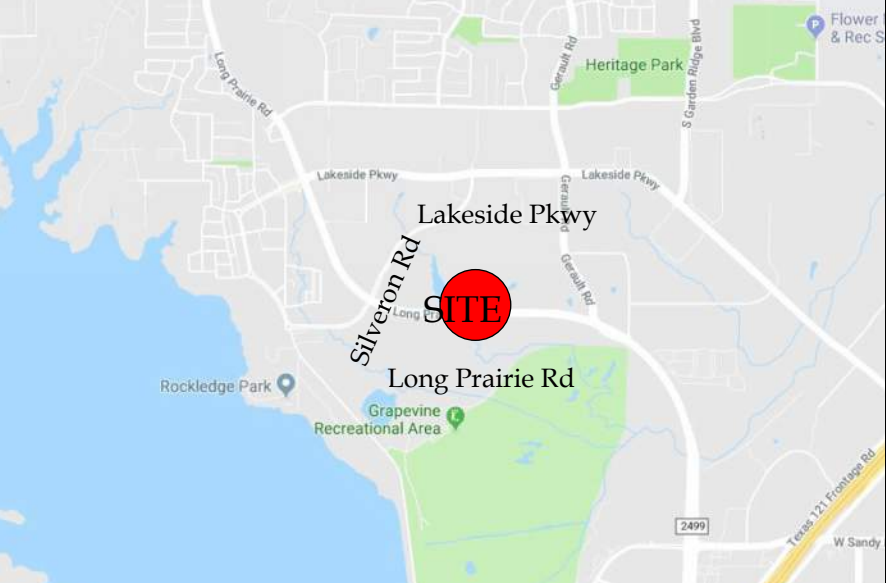
Planner / Landscape Architect:

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TBG

Scale 1" = 200'

0'200'400'

May 31, 2019

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sign 2

Ground Sign Requirements - Sign 2

Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	20'	20'
Max. Width	Sec. 86-67 (2)	10'	10'	7'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	100 sf/side	90 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	15'	15'+
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	60'	60'+
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	120'	120'+
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES

Development Team

Owner/Applicant :

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5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

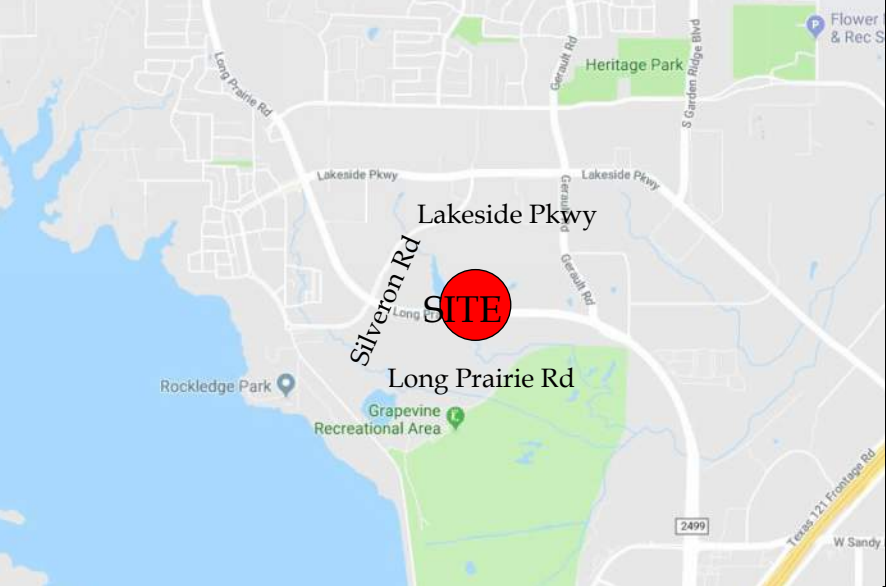
Planner / Landscape Architect:

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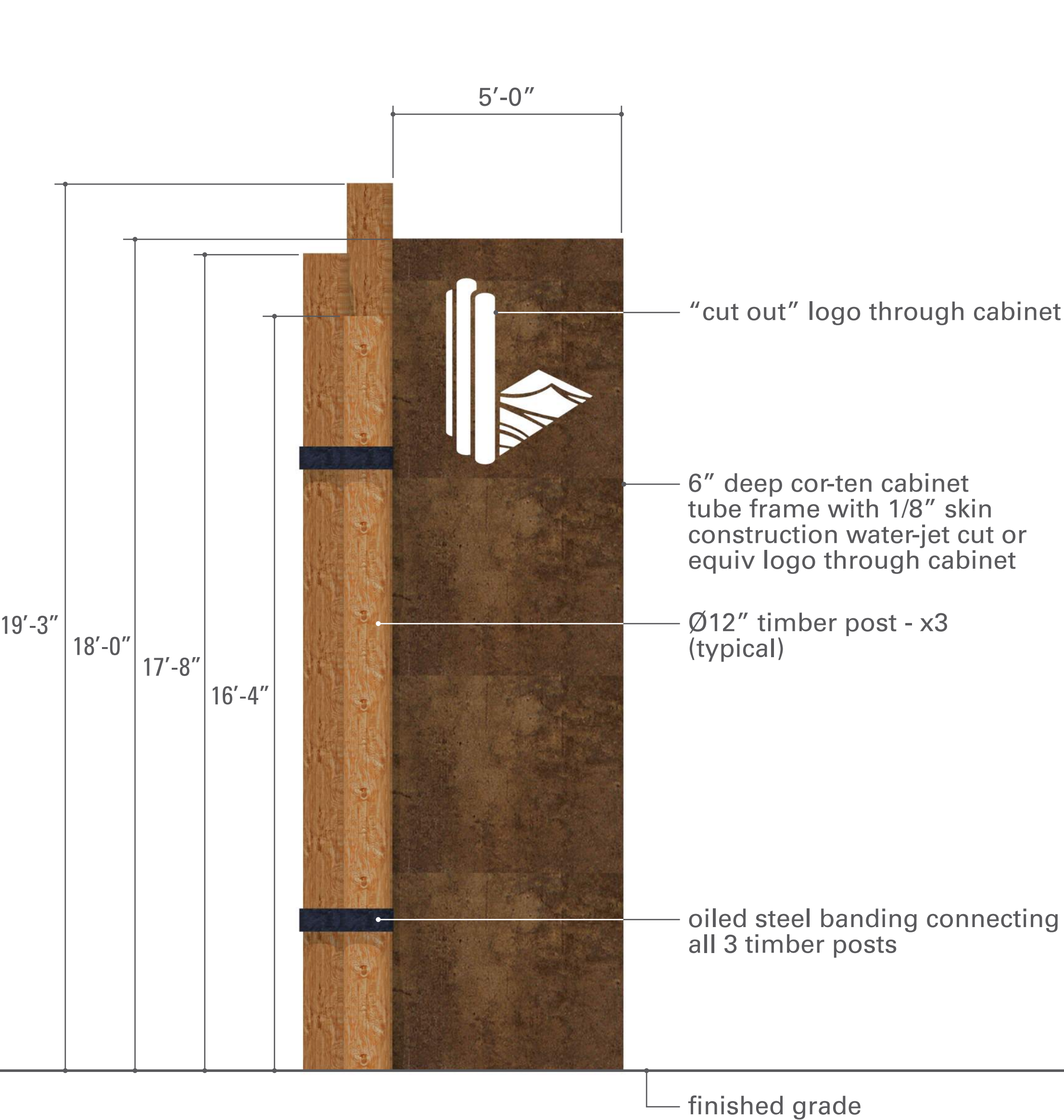
TBG

Scale 1" = 200'

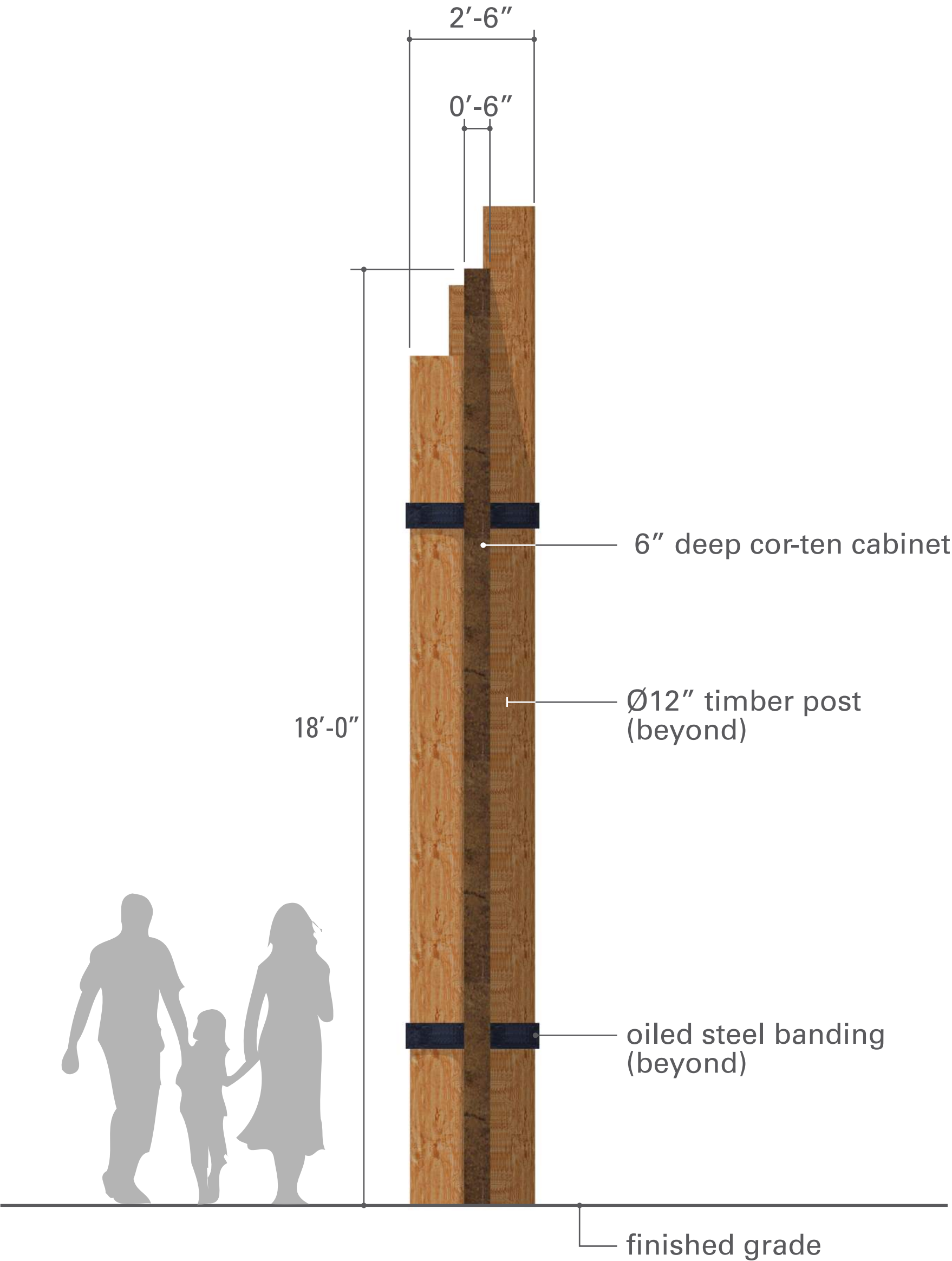
0'200'400'

May 31, 2019

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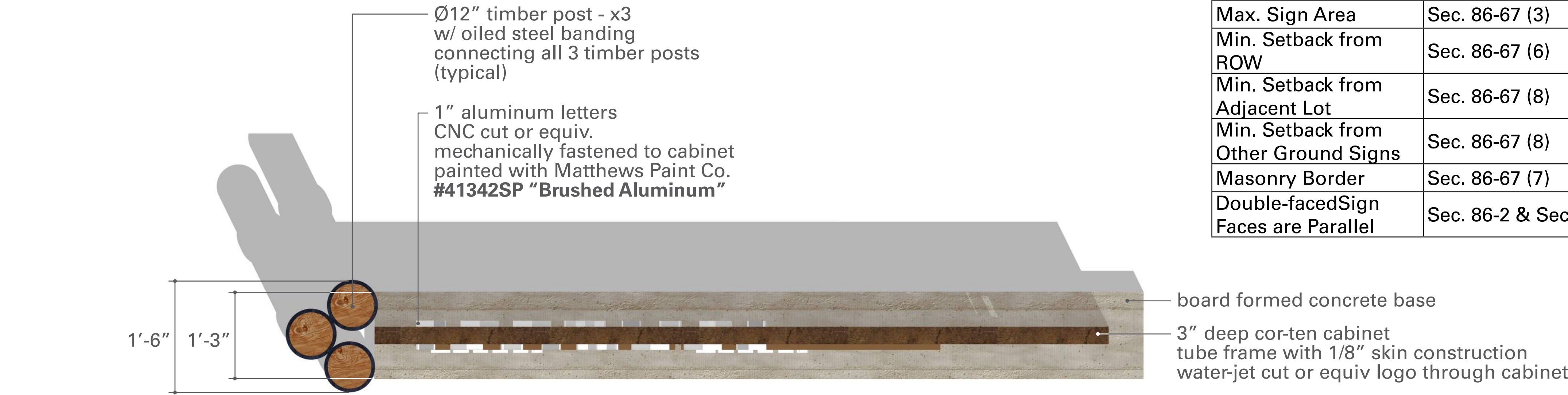


1 elevation - pylon
scale: 1/2" = 1'-0"

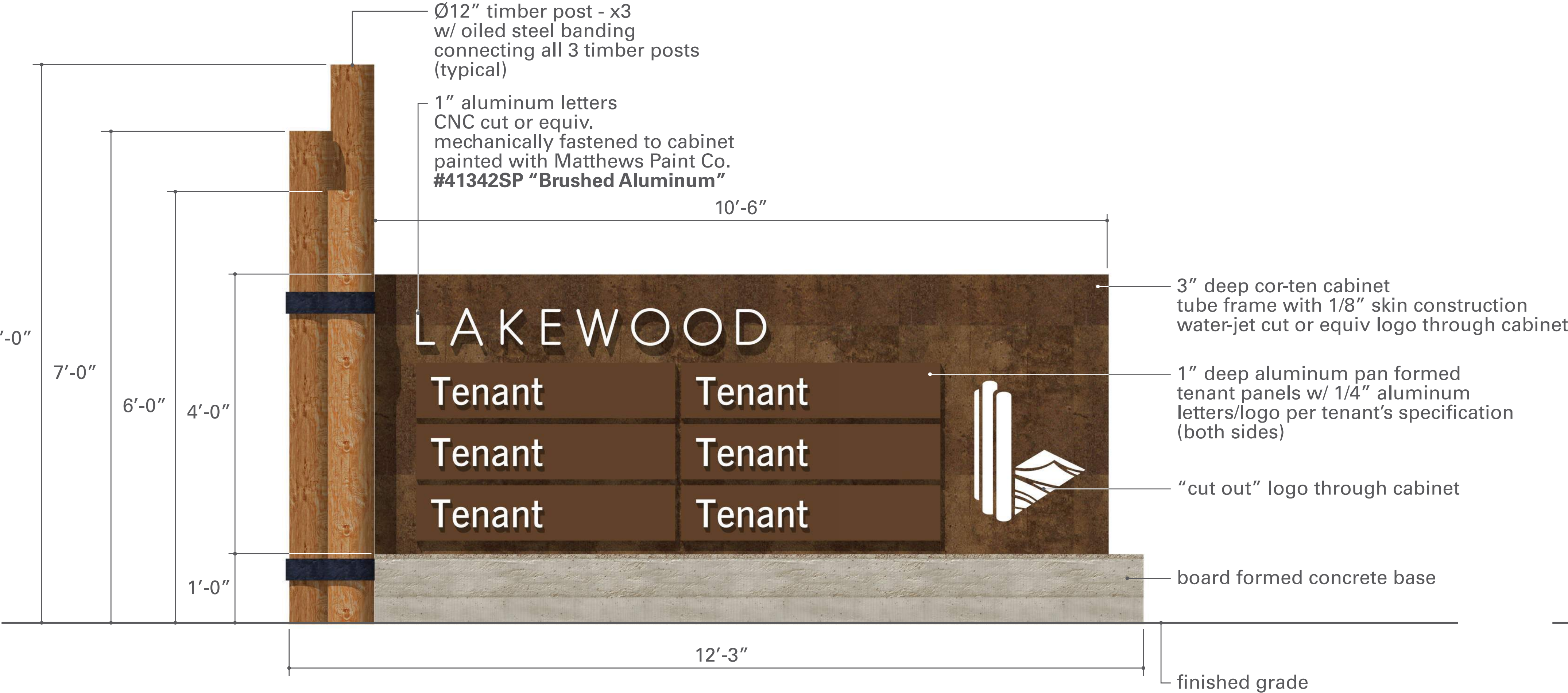


2 side view - pylon
scale: 1/2" = 1'-0"

sign 3



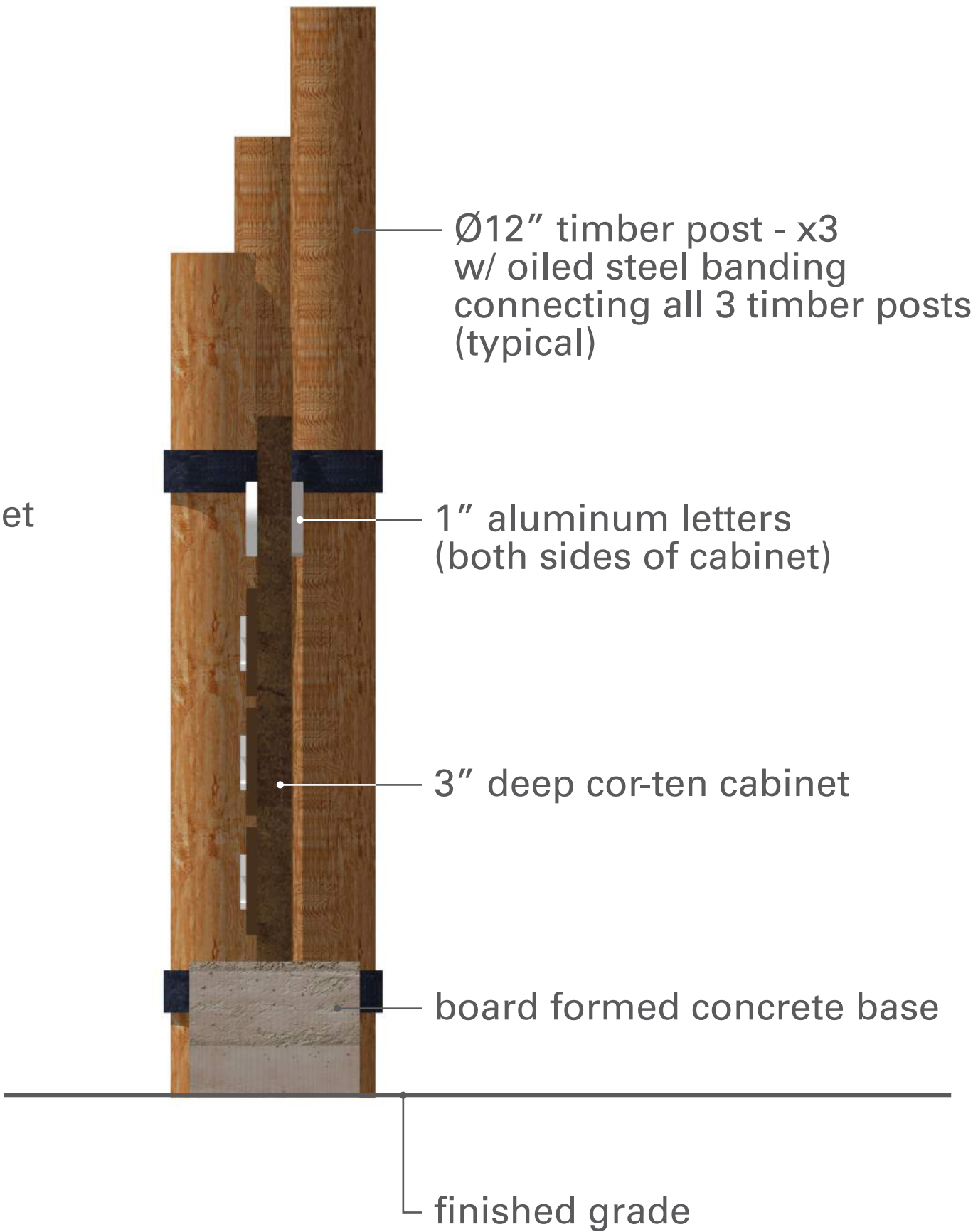
3 plan
scale: 1" = 1'-0"



1 elevation
scale: 1" = 1'-0"

Ground Sign Requirements - Sign 3

Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	10'	8'
Max. Width	Sec. 86-67 (2)	10'	15'	13'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	80 sf/side	50 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	15'	15'+
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	60'	60'+
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	120'	120'+
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES



2 side view
scale: 1" = 1'-0"

LAKEWOOD

CONCEPTUAL SIGNAGE PLAN

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
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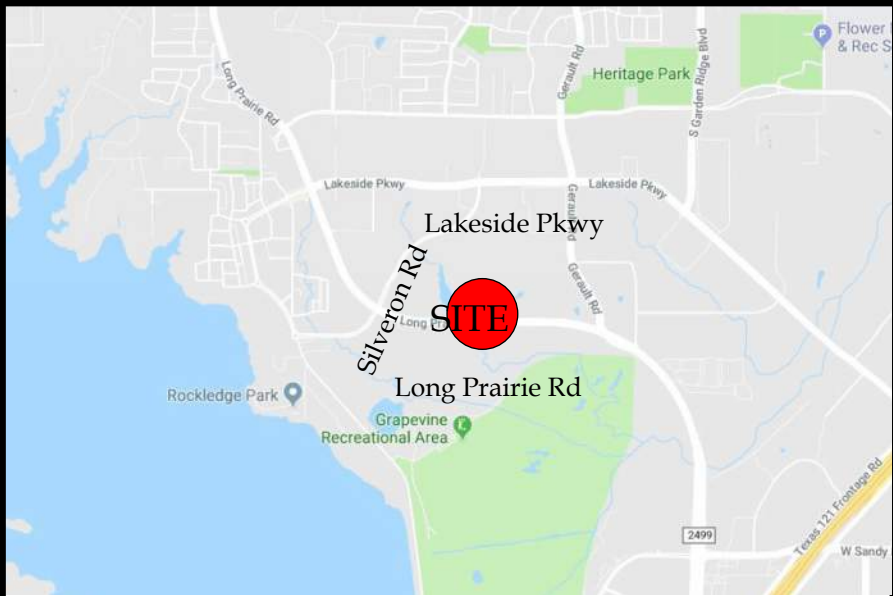
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
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Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map

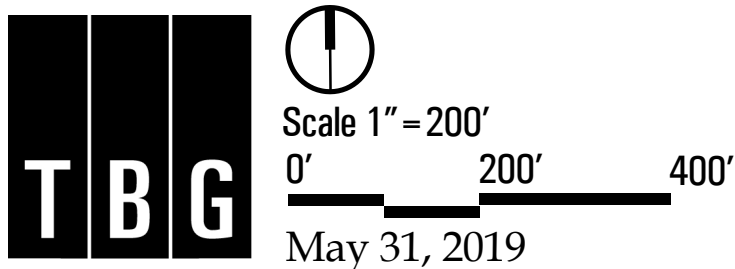


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Conceptual Signage Plan	Proposed signage elevations

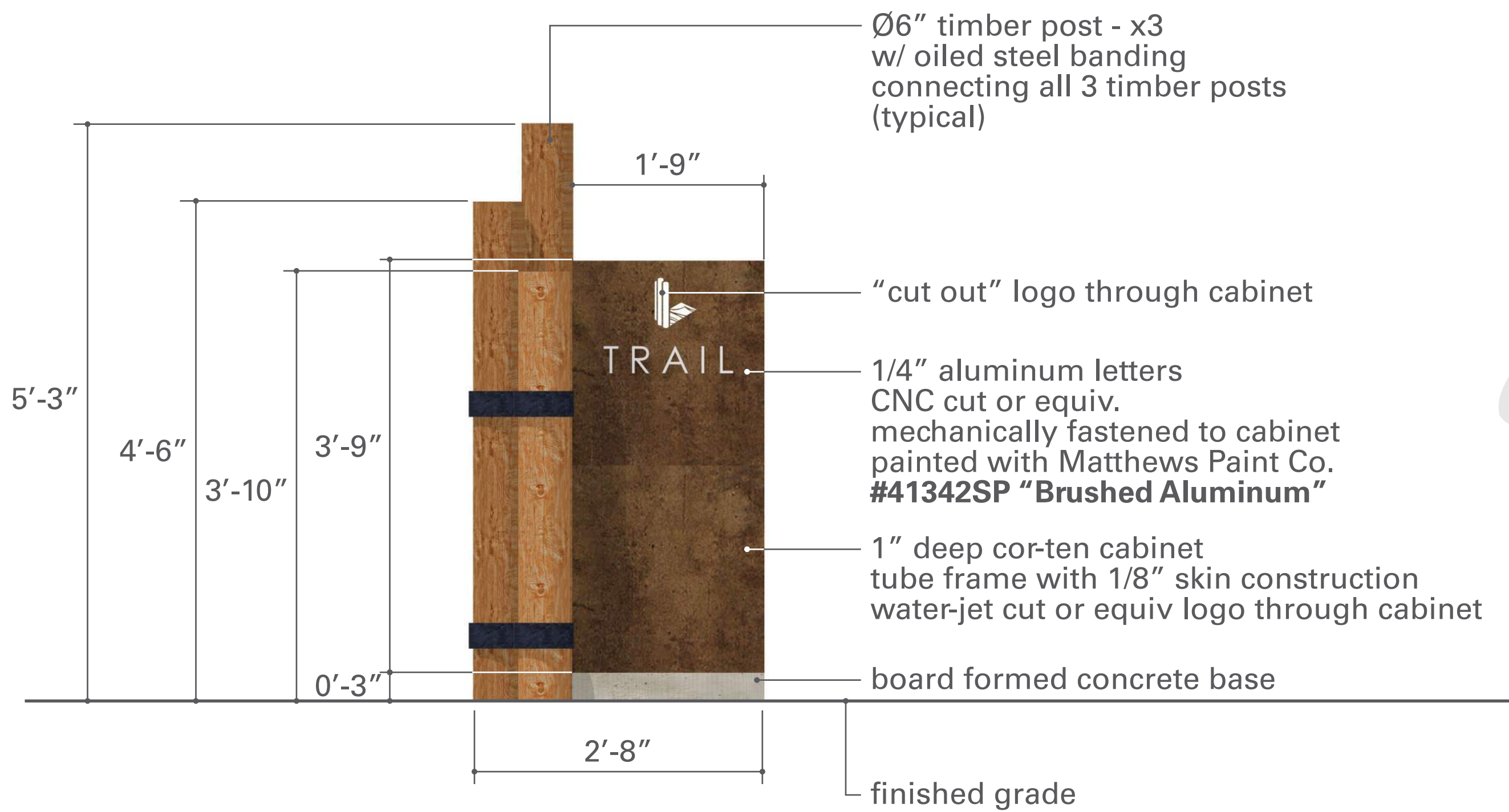
General Note

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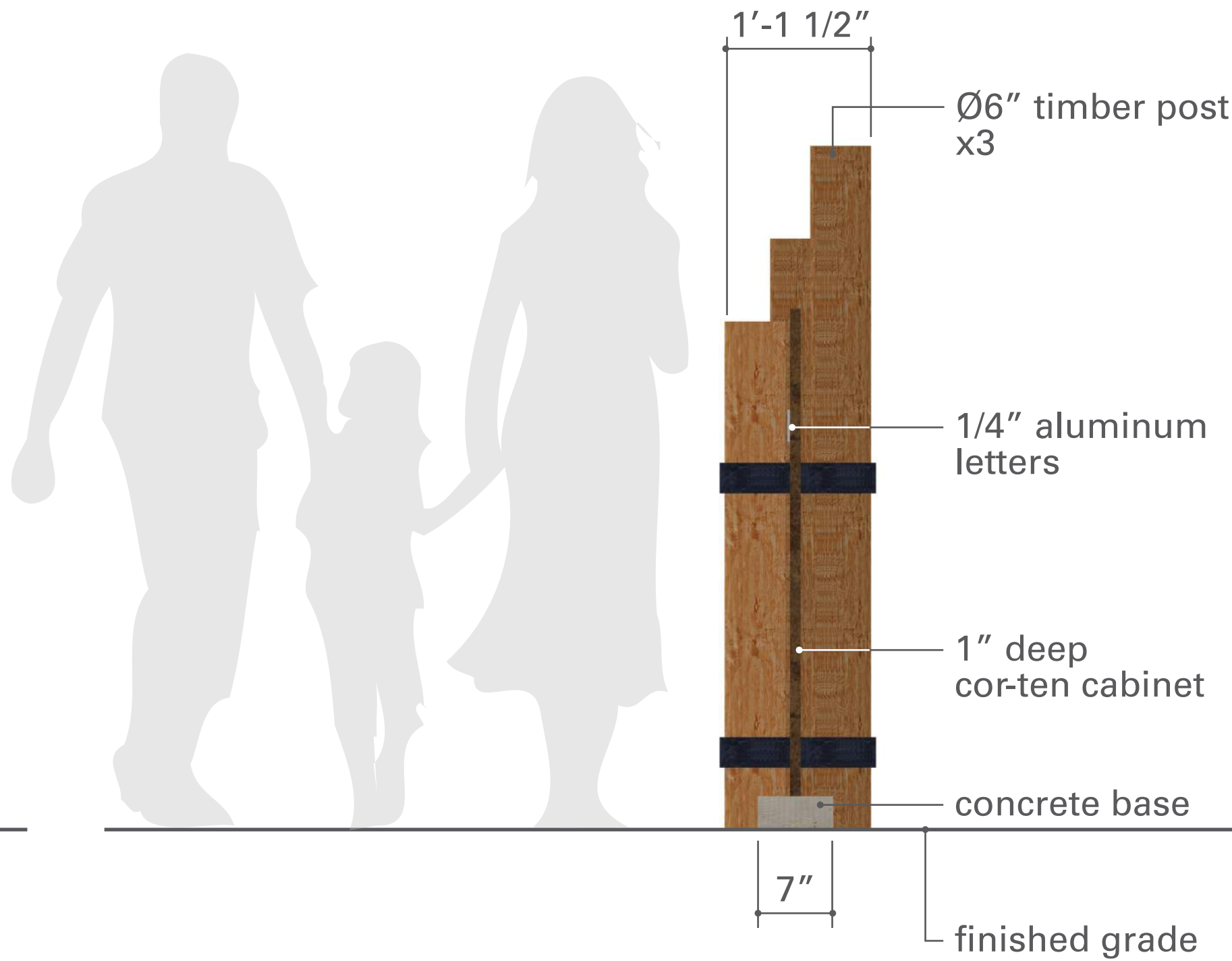


The information shown is based on the best information available and is subject to change without notice.

sign 4



1 elevation - trailhead
scale: 1" = 1'-0"



2 side view - trailhead
scale: 1" = 1'-0"



3 perspective - trailhead
scale: nts

Ground Sign Requirements - Sign 4

Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	5'	4'
Max. Width	Sec. 86-67 (2)	10'	2'	2'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	10 sf/side	8 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	0'	TBD
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	0'	TBD
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	0'	TBD
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES

LAKEWOOD

CONCEPTUAL SIGNAGE PLAN

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
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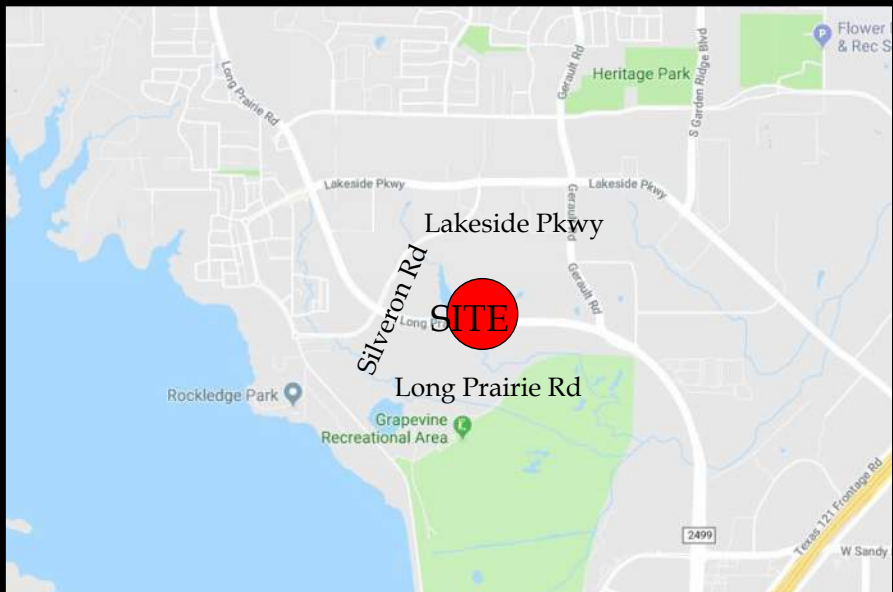
Planner / Landscape Architect:

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2001 Bryan Street, Suite 1450.
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Engineer / Surveyor:

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Location Map

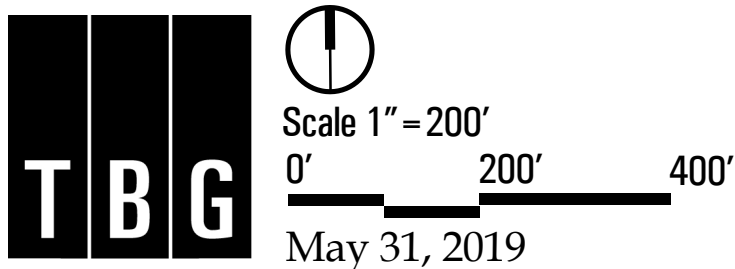


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Conceptual Signage Plan	Proposed signage elevations

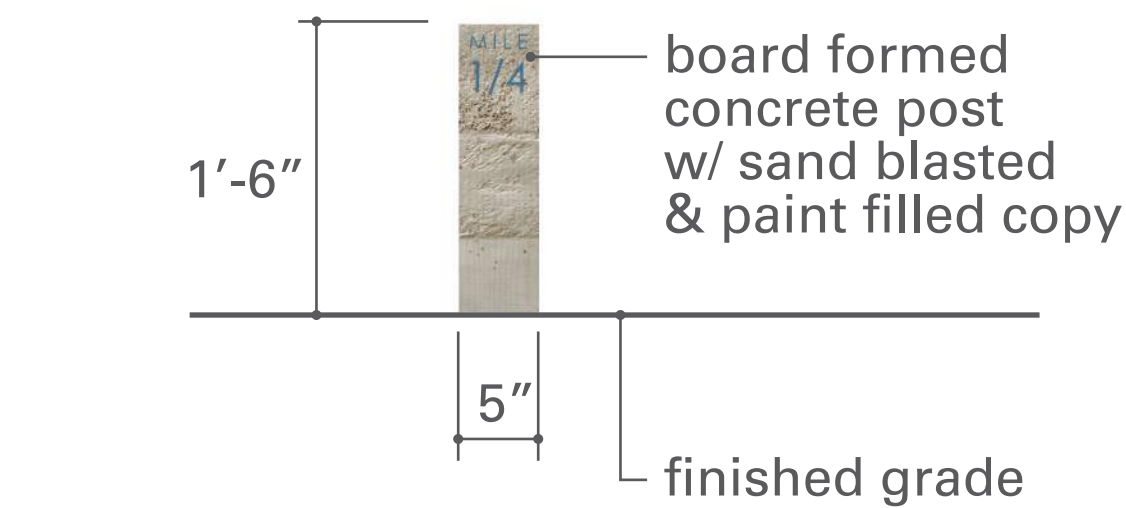
General Note

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signs 5 and 6



4 elevation - mile marker
scale: 1" = 1'-0"



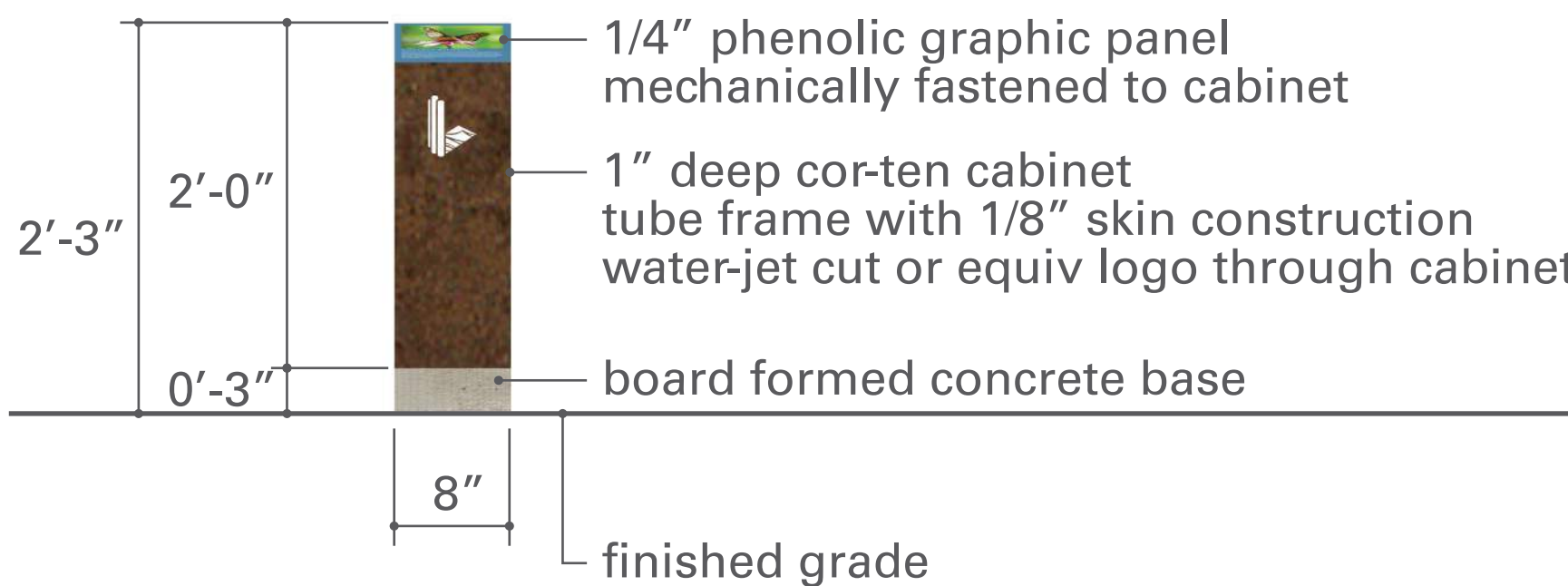
5 plan - mile marker
scale: 1" = 1'-0"



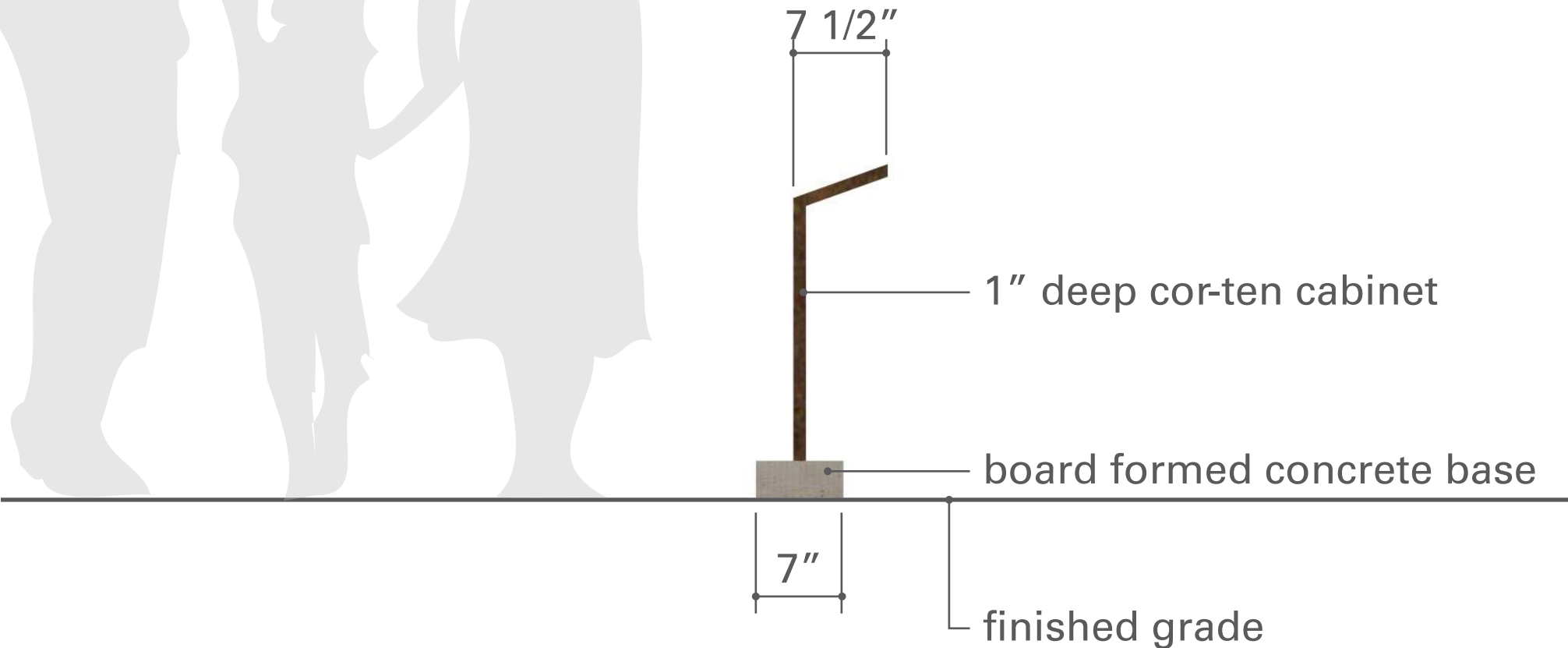
6 perspective - mile marker
scale: nts

Ground Sign Requirements - Sign 6			No Permit Required	
Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	2'	2'
Max. Width	Sec. 86-67 (2)	10'	1'	0.7'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	2 sf/side	2 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	0'	TBD
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	0'	TBD
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	0'	TBD
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES

Ground Sign Requirements - Sign 5			No Permit Required	
Item	Reference	Required	PD standard	As Shown
Max. Height	Sec. 86-67 (1)	10'	3'	3'
Max. Width	Sec. 86-67 (2)	10'	1'	1'
Max. Sign Area	Sec. 86-67 (3)	60 sf/side	3 sf/side	3 sf/side
Min. Setback from ROW	Sec. 86-67 (6)	15'	0'	TBD
Min. Setback from Adjacent Lot	Sec. 86-67 (8)	60'	0'	TBD
Min. Setback from Other Ground Signs	Sec. 86-67 (8)	120'	0'	TBD
Masonry Border	Sec. 86-67 (7)	YES	NO	NO
Double-facedSign Faces are Parallel	Sec. 86-2 & Sec. 86-4 (10)	YES	YES	YES



1 elevation - interpretive
scale: 1" = 1'-0"



2 side view - interpretive
scale: 1" = 1'-0"



3 perspective - interpretive
scale: nts

LAKEWOOD

CONCEPTUAL SIGNAGE PLAN

Development Team

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Location Map



Reference sheet

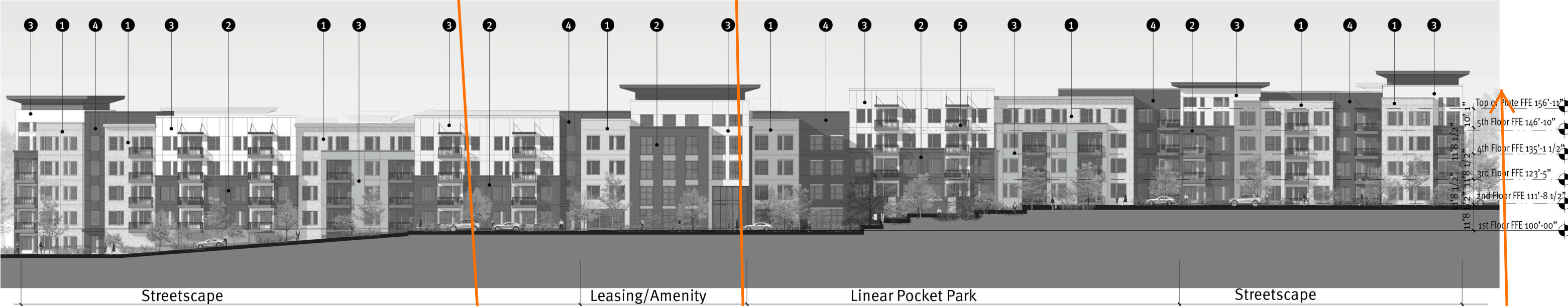
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01 Building 1
East Elevation-Colored



02 Building 1
East Elevation-Black&white

this is quite interesting, in a good way. while there is repetition of 'modules', the various materials and finishes create a bit of excitement

again, see previous comments.
lacking the introduction of additional vertical design pieces

need peak height, all facades

- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket

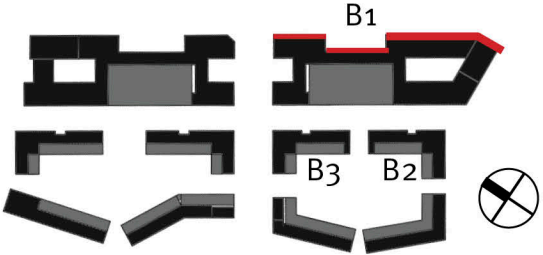


Flower Mound
Flower Mound, TX

for the commercial, there is a material/finish sample sheet
not finding one for the mf.



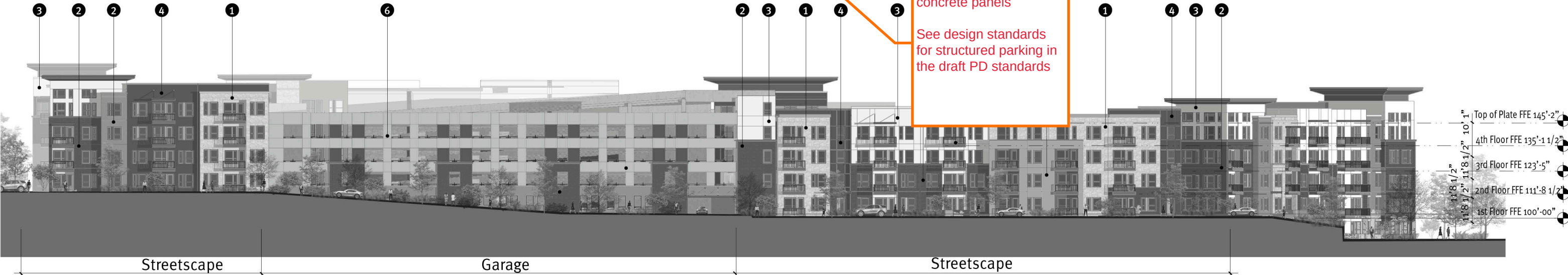
	East B1
Primary Masonry totals(Min. 80%)	82%
Brick s.f. (as applicable)	28%
Stone s.f. (as applicable)	22%
Stucco s.f. (as applicable)	32%
Tilt Wall s.f. (as applicable)Ⓜ	
Secondary Masonry totals max. 20%)	18%
EIFS s.f. (as applicable)	
Hardiplank s.f. (as applicable)Ⓜ	18%
Detail any additional (as applicable)	



Elevation



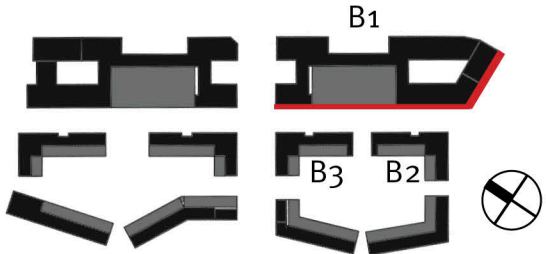
01 Building 1
West Elevation-Colored



02 Building 1
West Elevation-Black&white

- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket Railing
- 6 Painted Precast Concrete

	West B1
Primary Masonry totals(Min. 80%)	84%
Brick s.f. (as applicable)	29%
Stone s.f. (as applicable)	7%
Stucco s.f. (as applicable)	48%
Tilt Wall s.f. (as applicable)Ⓜ	
Secondary Masonry totals max. 20%	16%
EIFS s.f. (as applicable)	
Hardiplank s.f. (as applicable)Ⓜ	16%
Detail any additional (as applicable)	



Flower Mound
Flower Mound, TX



Elevation

04.17.20192018051.00 KM

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Not for Regulatory Approval, Permit or Construction: John Schrader
Registered Architect of State of Texas, Registration No. 17828

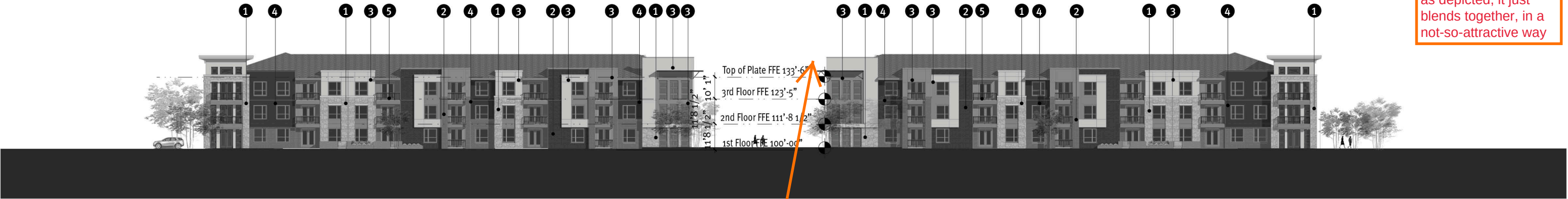


there needs to be a greater offset of the corner vertical element and the highest point of the ridge.

as depicted, it just blends together, in a not-so-attractive way

01 Building 2
East Elevation-Colored

03 Building 3
East Elevation-Colored



need a peak height dimension, all facades

01 Building 2
East Elevation-Black&white

03 Building 3
East Elevation-Black&white

- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket Railing

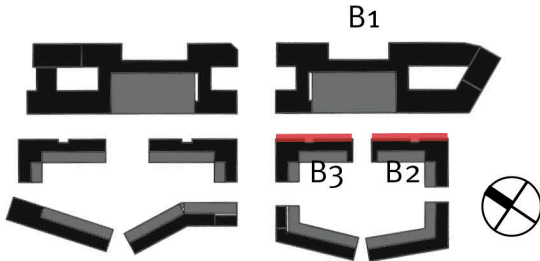


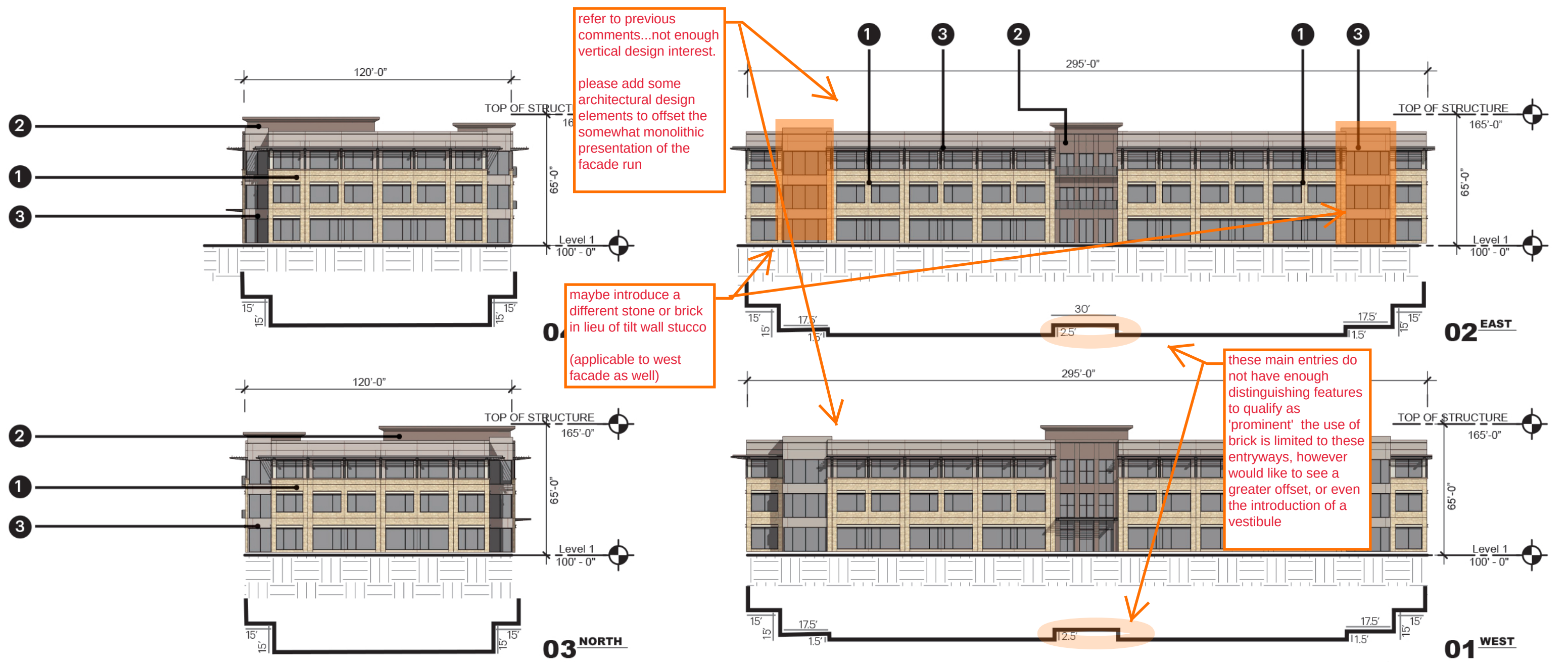
Flower Mound
Flower Mound, TX



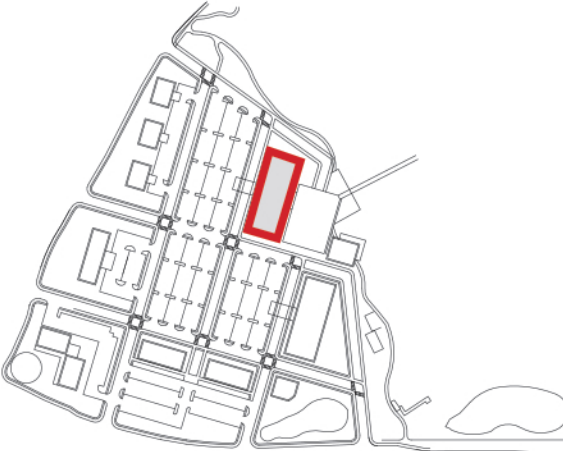
Elevation

	East B2	East B3
Primary Masonry totals(Min. 80%)	83%	83%
Brick s.f. (as applicable)	26%	26%
Stone s.f. (as applicable)	25%	25%
Stucco s.f. (as applicable)	32%	32%
Tilt Wall s.f. (as applicable)Ⓜ		
Secondary Masonry totals max. 20%)	17%	17%
EIFS s.f. (as applicable)		
Hardiplank s.f. (as applicable)Ⓜ	17%	17%
Detail any additional (as applicable)		



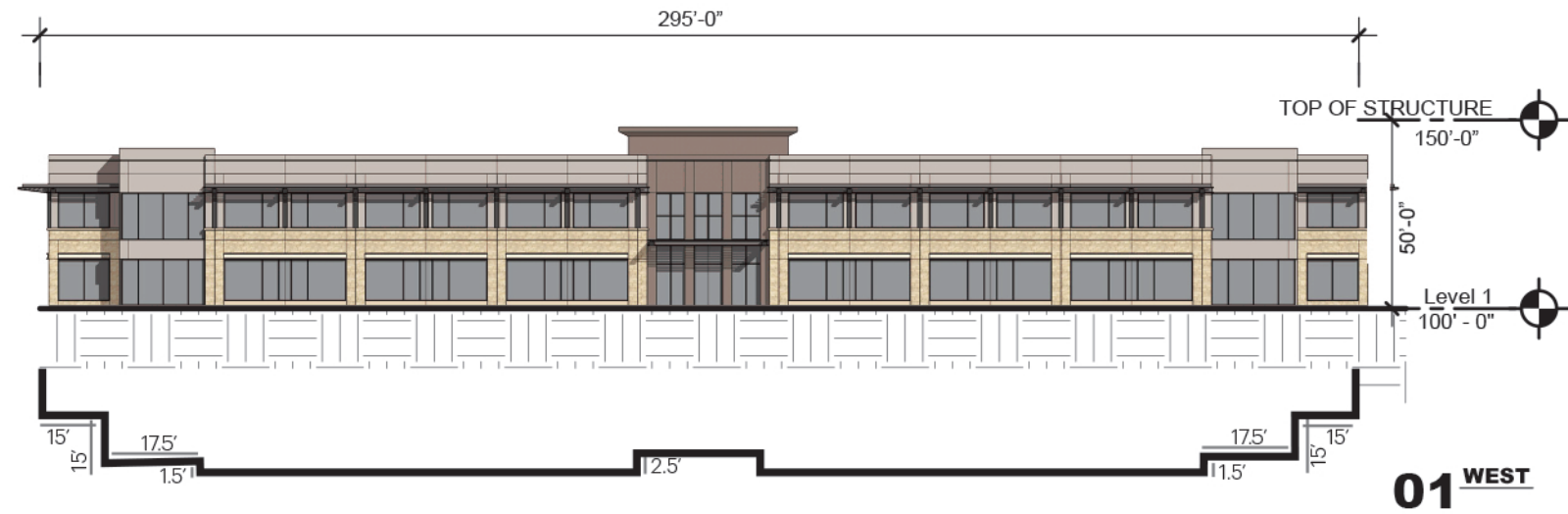
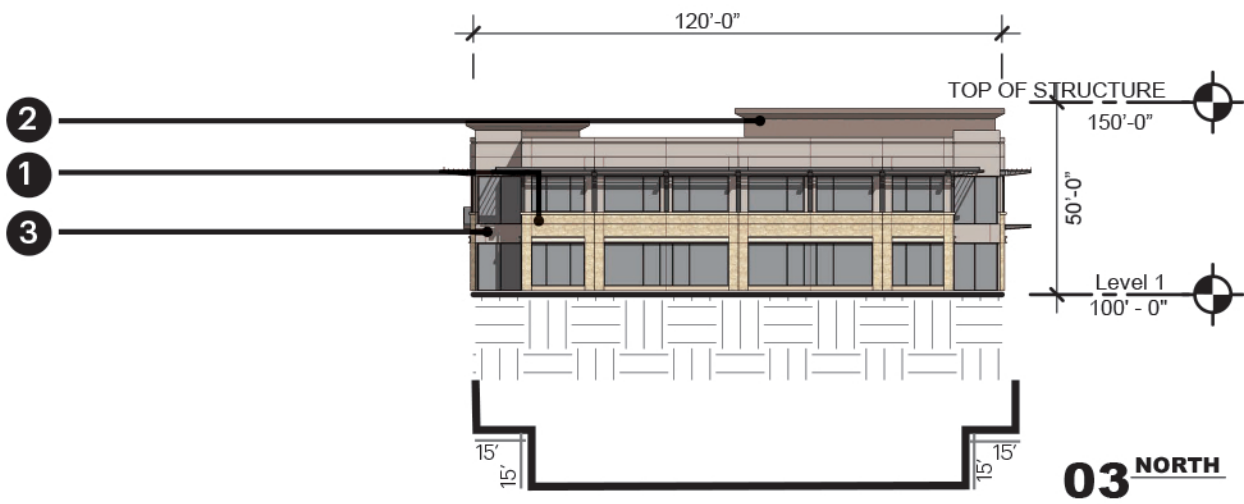
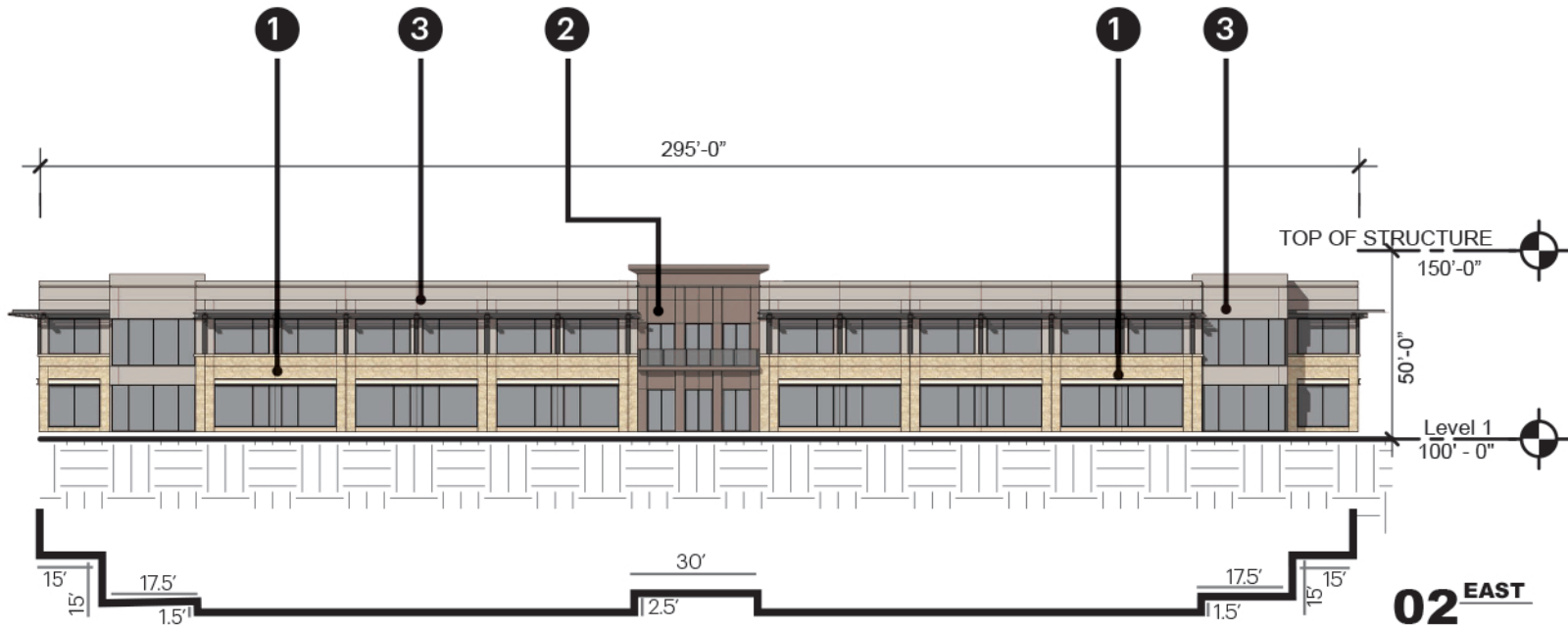
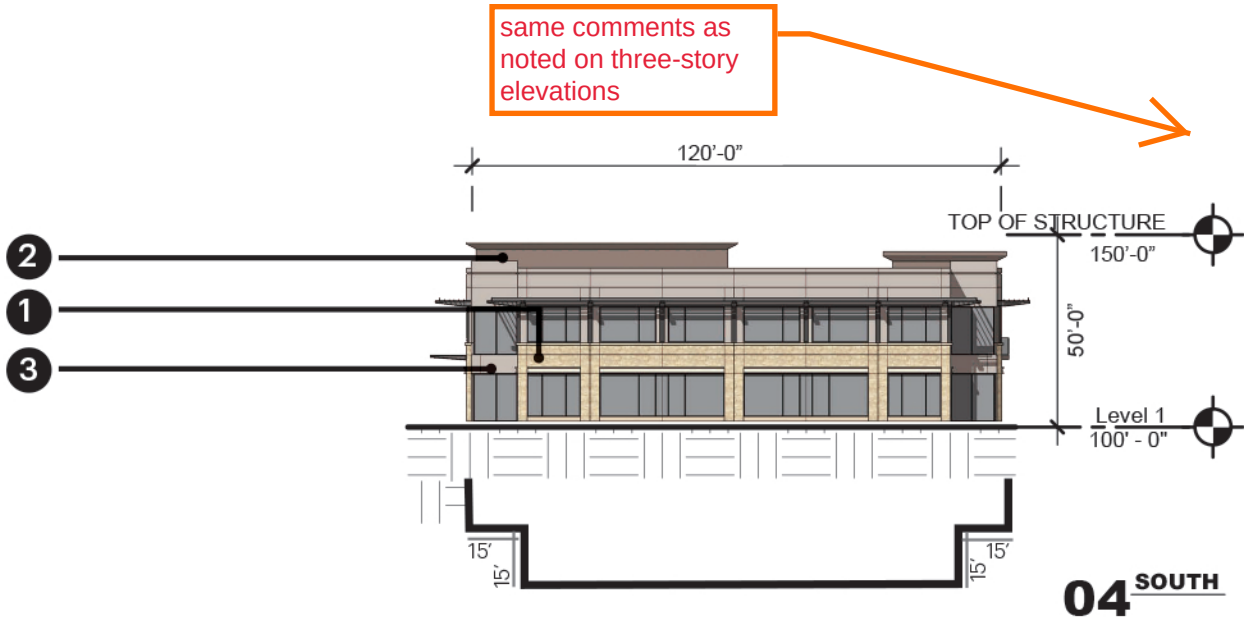


		North	South	East	West
1.	Total Facade S.F.	5,357 SF	5,357 SF	12,903 SF	13,115 SF
2.	Facade S.F. (exclusive of doors and windows)	3,139 SF	3,139 SF	7,371 SF	7,493 SF
3.	Doors and Windows S.F.	2,218 SF	2,218 SF	5,532 SF	5,632 SF
4.	Primary Masonry totals (Min. 80%)	3,139 SF & 100% of 2	3,139 SF & 100% of 2	7,371 SF & 100% of 2	7,493 SF & 100% of 2
	• Brick s.f. (as applicable)	322 SF & 10% OF 4	322 SF & 10% OF 4	662 SF & 9% OF 4	814 SF & 11% OF 4
	• Stone s.f. (as applicable)	1,235 SF & 39% OF 4	1,235 SF & 39% OF 4	3,395 SF & 46% OF 4	3,395 SF & 45% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)	1,582 SF & 51% OF 4	1,582 SF & 51% OF 4	3,314 SF & 45% OF 4	3,284 SF & 44% OF 4
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				



1 STONE VENEER 2 B ALL
ARCHITECTURE, DESIGN, COLORS A ALL SUBSEQUENT BUILDINGS
WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DERIVED.

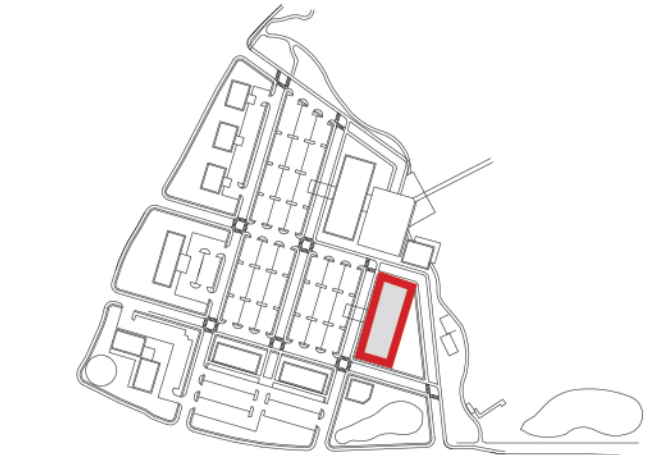
see above...this is a very high percentage for an office building. Please consider using a formliner design...we have a good example of one that is a faux stone design if needed

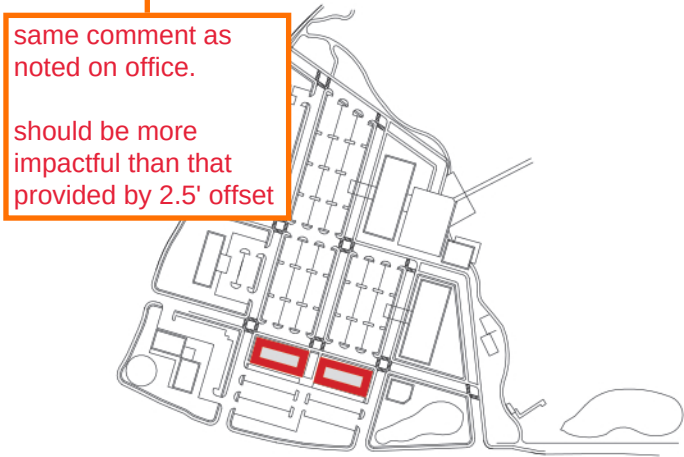
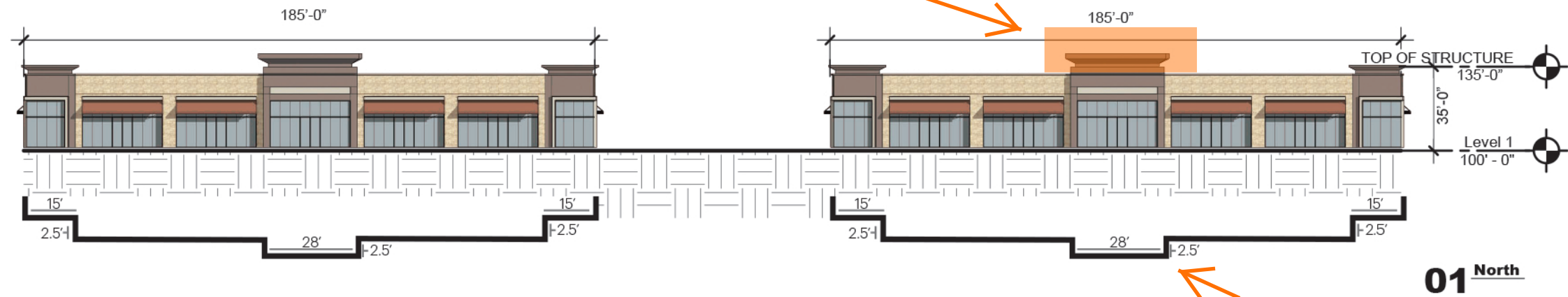
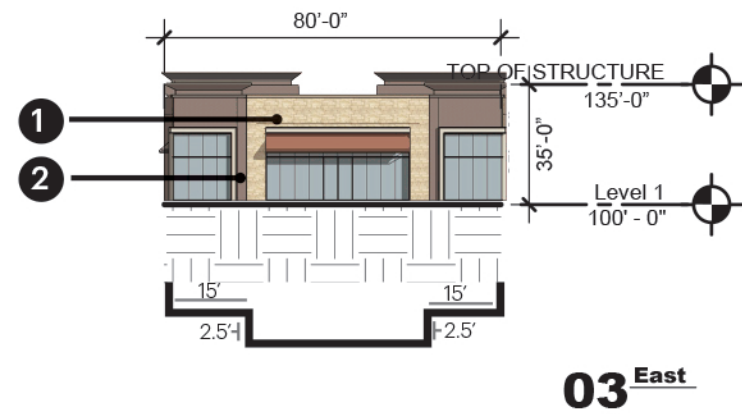
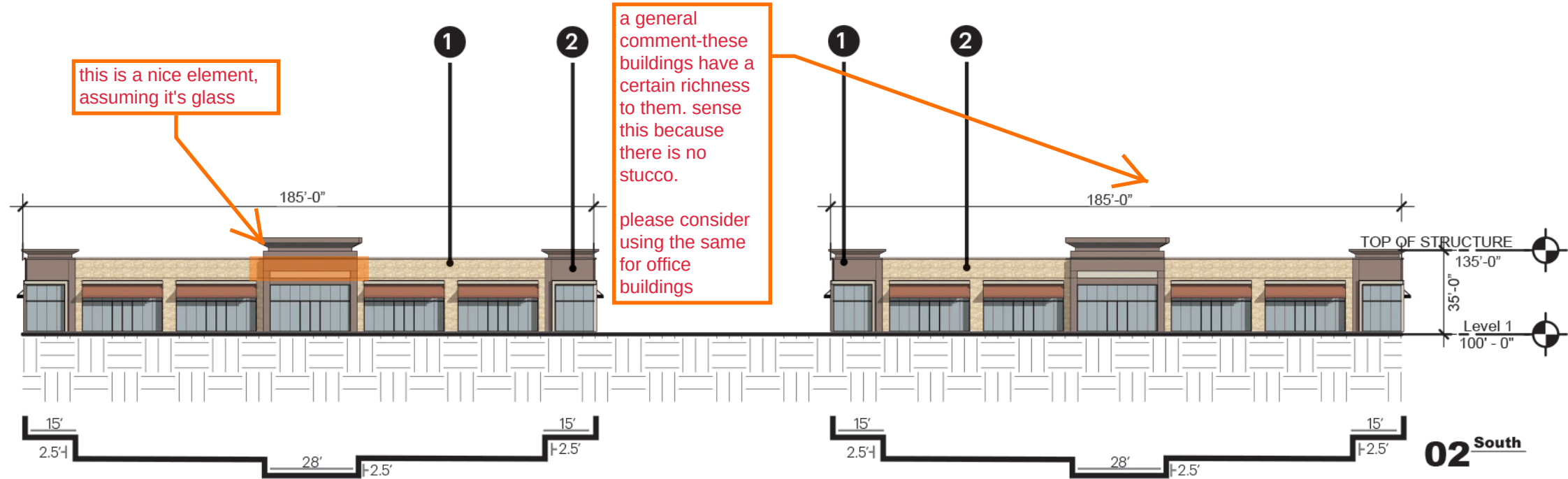
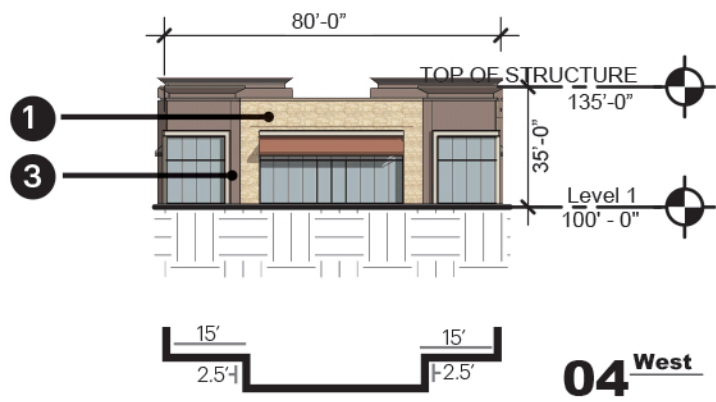


		North	South	East	West
1.	Total Facade S.F.	3,826 SF	3,826 SF	8,976 SF	9,188 SF
2.	Facade S.F. (exclusive of doors and windows)	2,262 SF	2,262 SF	5,107 SF	5,233 SF
3.	Doors and Windows S.F.	1,564 SF	1,564 SF	3,869 SF	3,955 SF
4.	Primary Masonry totals (Min. 80%)	2,262 SF & 100% of 2	2,262 SF & 100% of 2	5,107 SF & 100% of 2	5,233 SF & 100% of 2
	• Brick s.f. (as applicable)	322 SF & 14% OF 4	322 SF & 14% OF 4	508 SF & 10% OF 4	630 SF & 12% OF 4
	• Stone s.f. (as applicable)	726 SF & 32% OF 4	726 SF & 32% OF 4	1,417 SF & 28% OF 4	1,417 SF & 27% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)	1,214 SF & 54% OF 4	1,214 SF & 54% OF 4	3,182 SF & 62% OF 4	3,186 SF & 61% OF 4
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

1 STONE VENEER 2 BRICK 3 TILT WALL

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.

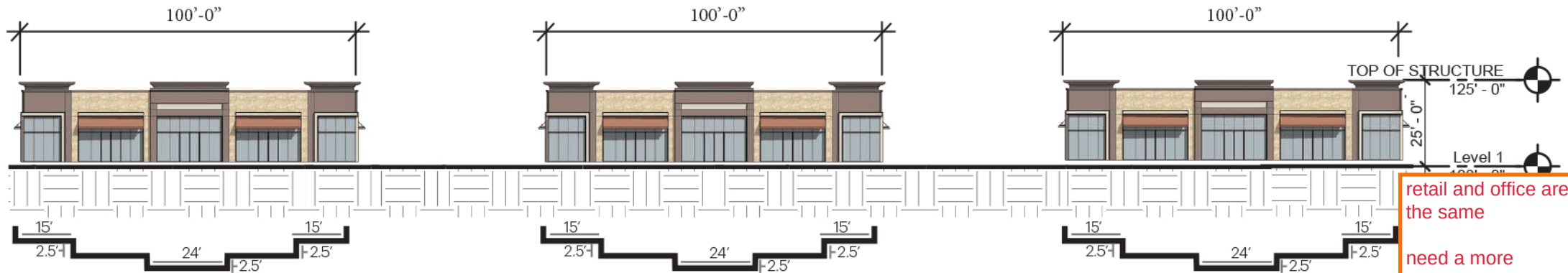
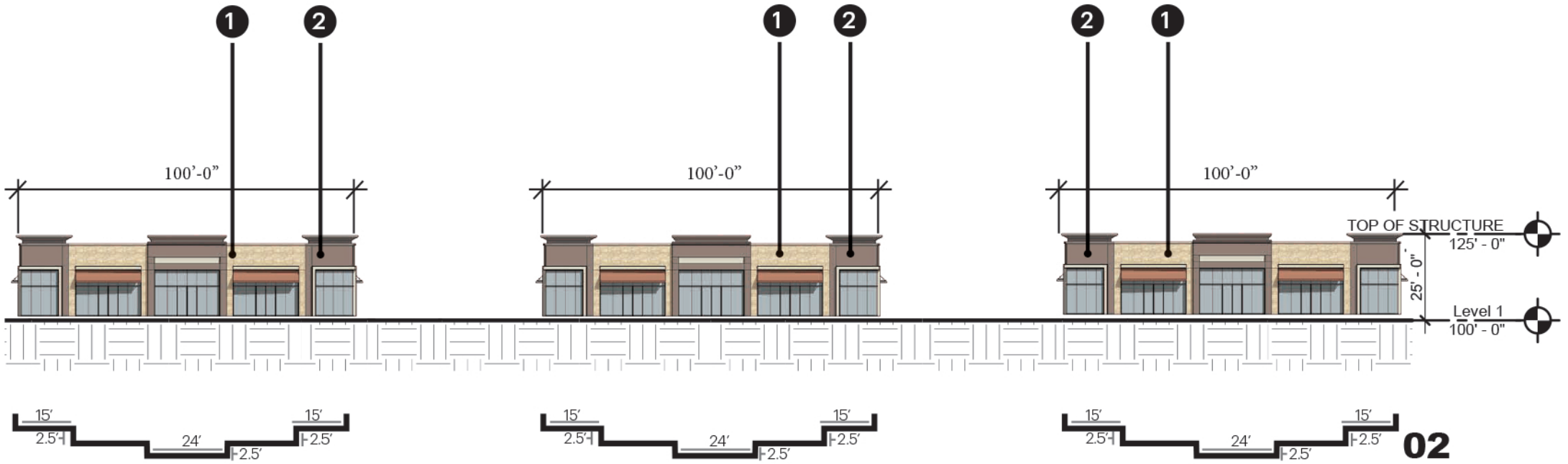
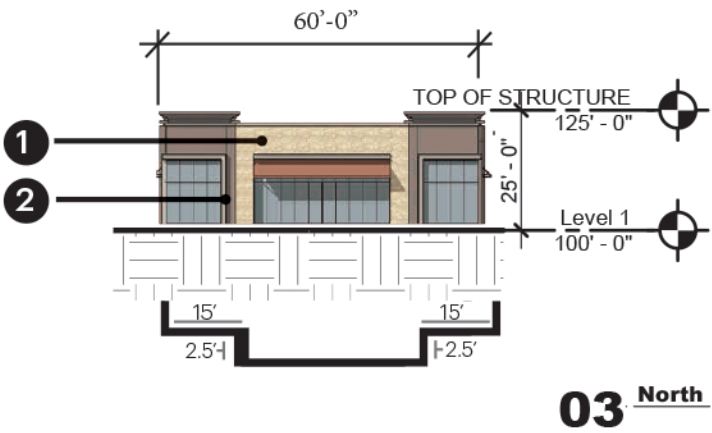
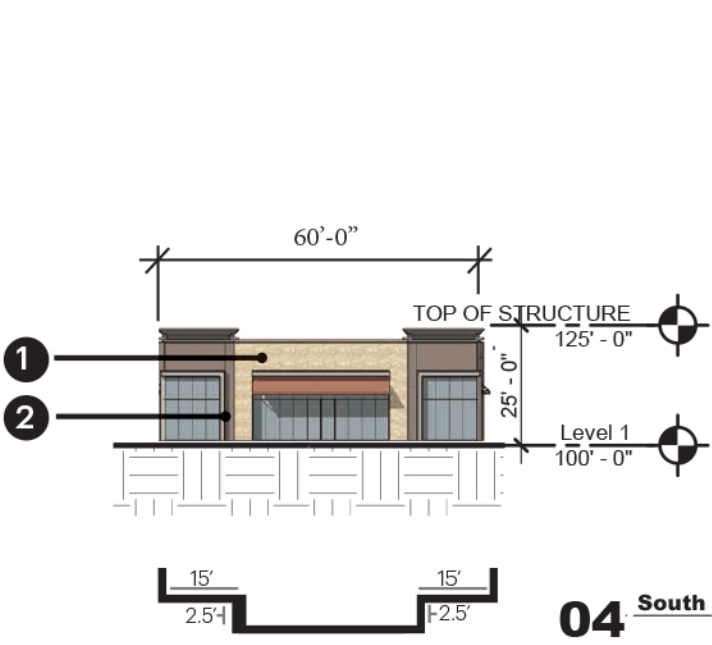




1 STONE VENEER 2 BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.

		North	South	East	West
1.	Total Façade S.F.	3,803 SF	3,803 SF	1,614 SF	1,614 SF
2.	Façade S.F. (exclusive of doors and windows)	1,815 SF	1,815 SF	858 SF	858 SF
3.	Doors and Windows S.F.	1,988 SF	1,988 SF	756 SF	756 SF
4.	Primary Masonry totals (Min. 80%)	1,815 SF & 100% of 2	1,815 SF & 100% of 2	858 SF & 100% of 2	858 SF & 100% of 2
	• Brick s.f. (as applicable)	336 SF & 19% OF 4	336 SF & 19% OF 4	336 SF & 39% OF 4	336 SF & 39% OF 4
	• Stone s.f. (as applicable)	1,479 SF & 81% OF 4	1,248 SF & 81% OF 4	522 SF & 61% OF 4	522 SF & 61% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				



retail and office are the same

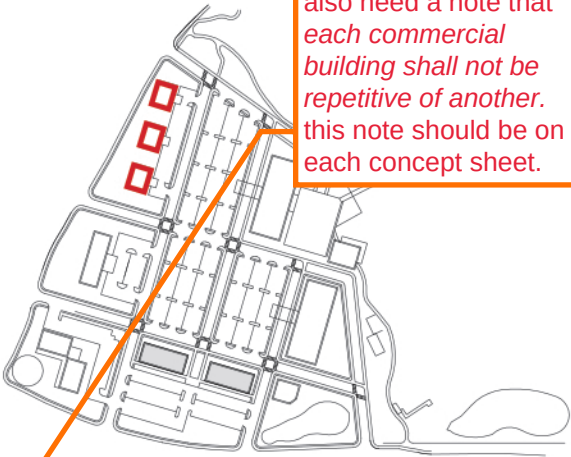
need a more prominent design

also need a note that each commercial building shall not be repetitive of another. this note should be on each concept sheet.

		North	South	East	West
1.	Total Facade S.F.	1,393 SF	1,393 SF	2,080 SF	2,080 SF
2.	Facade S.F. (exclusive of doors and windows)	697 SF	697 SF	1,022 SF	1,022 SF
3.	Doors and Windows S.F.	696 SF	696 SF	1,058 SF	1,058 SF
4.	Primary Masonry totals (Min. 80%)	697 SF & 100% of 2	697 SF & 100% of 2	1,022 SF & 100% of 2	1,022 SF & 100% of 2
	• Brick s.f. (as applicable)	282 SF & 40% OF 4	282 SF & 40% OF 4	282 SF & 27% OF 4	282 SF & 27% OF 4
	• Stone s.f. (as applicable)	415 SF & 60% OF 4	415 SF & 60% OF 4	740 SF & 73% OF 4	740 SF & 73% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

1 STONE VENEER **2** BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.



PAD OFFICE ELEVATIONS | COLOR



STONE - CORONADO 8"
CLASSIC JERUSALEM
SAHARA BEIGE



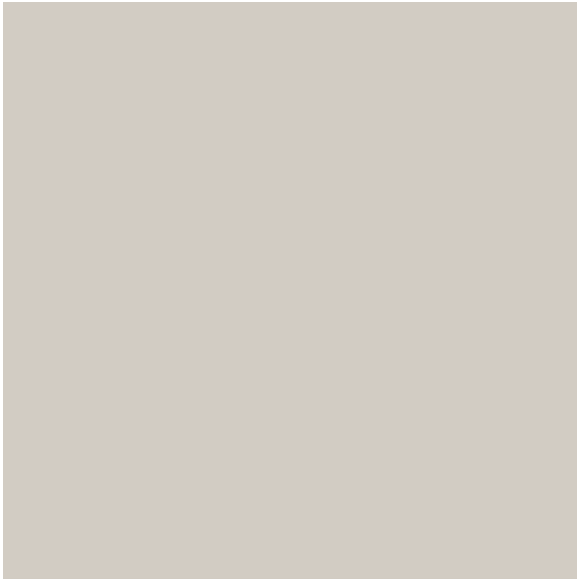
BRICK 1 - ACME - MUSHROOM
BROWN



RAILING, DOORS, WINDOW
AND DOOR TRIM, METAL
AWNING AND METAL TRIM
SW7048 URBANE BRONZE

these various masonry products and paint options are so close, it makes the previously offered comments more critical.

would like to see more contrast so the interplay b/t application can be enhanced where you want it on a particular commercial building



STONE HEADER AND BASE
FINISH TO MATCH STONE



SW 7024 FUNCTIONAL GRAY
TILT UP WALL

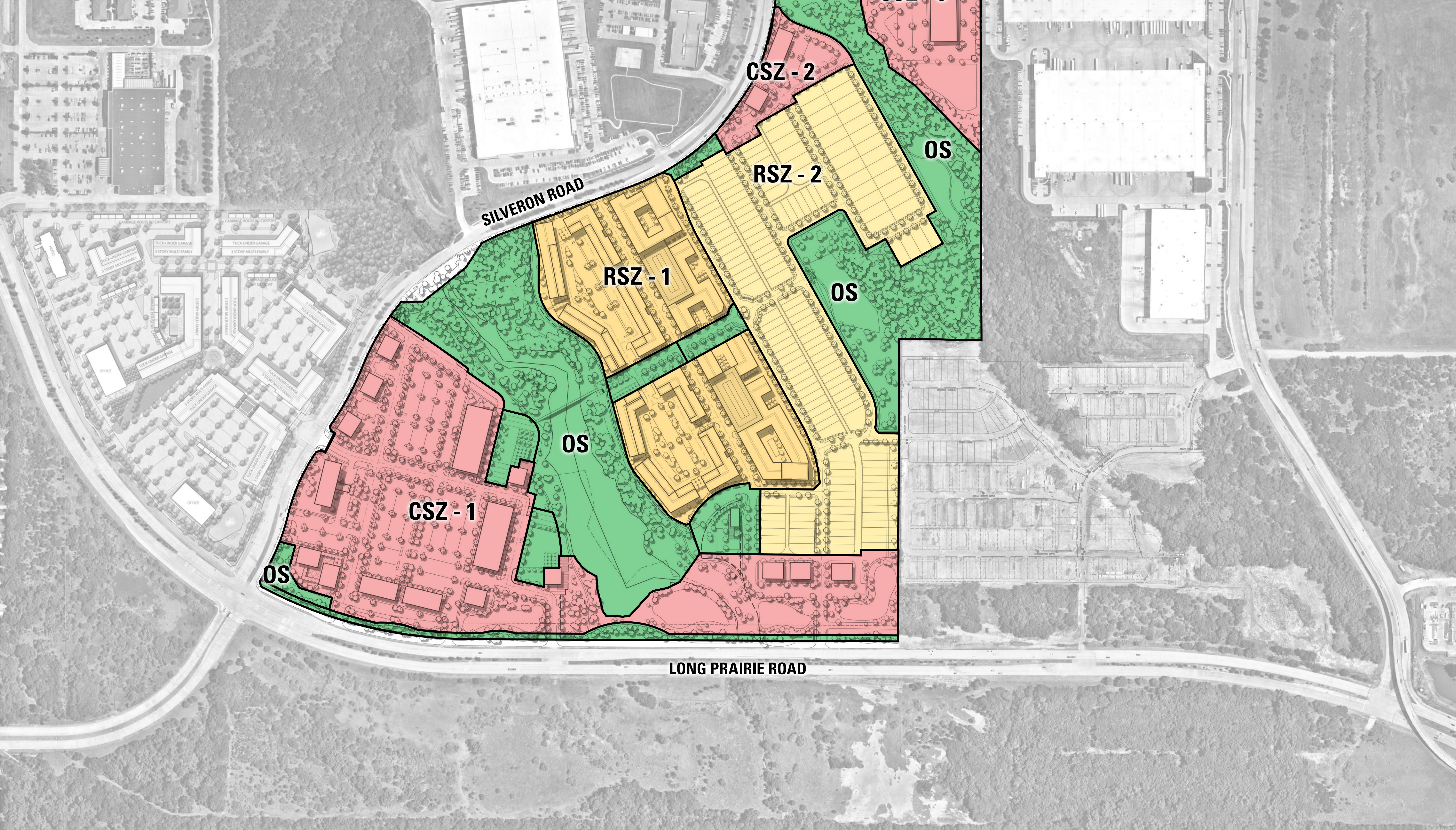


STONE HEADER AND BASE
FINISH TO MATCH BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS
WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.

LEGEND

	LAND USE	GROSS AREA	PERCENTAGE
	COMMERCIAL (CSZ)	42.3 ACRES	34.6%
	URBAN RESIDENTIAL (RSZ-1)	19.4 ACRES	34.9%
	SINGLE FAMILY RESIDENTIAL (RSZ-2)	23.2ACRES	
	OPEN SPACE	37.2 ACRES	30.5%
	TOTAL:	122.1 ACRES	100%



LAKEWOOD

LAND USE PLAN

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

PS Silveron/RMR LP
5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
Contact: Jim Wills
Phone: 214-354-3931

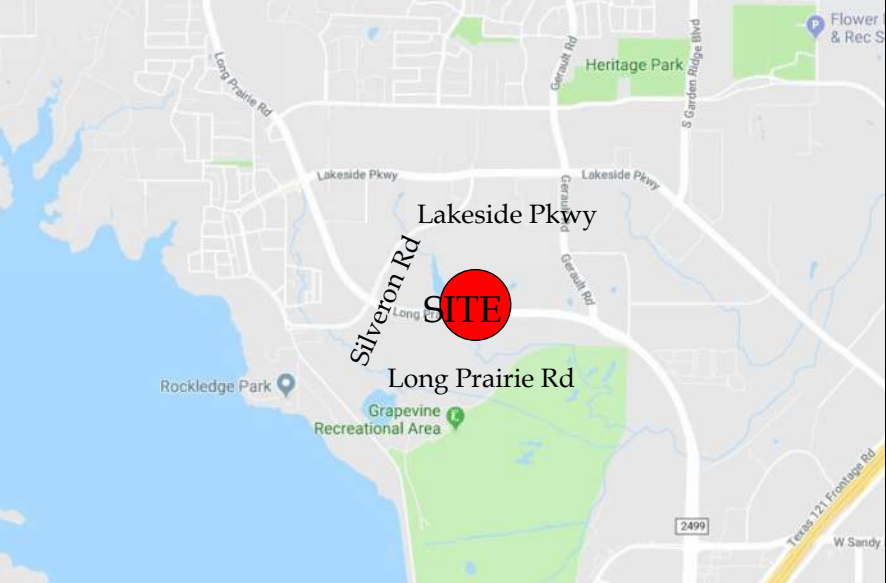
Planner / Landscape Architect:

TBG Partners Inc.
2001 Bryan Street, Suite 1450.
Dallas, TX 75201
Contact: Mark Meyer
Phone: 214-744-0757

Engineer / Surveyor:

Kimley-Horn.
13455 Noel Road, Two Galleria Office Tower
Suite 700
Dallas, Texas 75251
Contact: Brad Moss, P.E.
Phone: 972-770-1300

Location Map



Reference sheet

Name	Description
Land Use Plan	Shows proposed land use and acreages
Concept Plan	Color rendered conceptual master plan
Open Space & Trail Access Plan	Shows types of proposed open space with acreage and proposed different type, width, location of trails.
Open Space Amenity Key	Shows open space with labels that is referenced in planned development, shows matrix of proposed type of amenities in each open space area and the quantities
Vehicular Network	Shows proposed street network, street types and cross sections, location of utility, enlargement of firelane trail, enlargement of lots that have landscape easement in front yard, enlargement of street tree detail.
Concept Plan - Black and White	Detail drafted site plan with building summary
Conceptual Landscape Plan	Detail drafted landscape plan with landscape requirement compliance chart.
Conceptual Signage Plan	Proposed signage elevations

General Note

All plans are conceptual in nature and subject to change based on site and development conditions.

T
B
G

Scale 1" = 200'

0' 200' 400'

May 31, 2019

The information shown is based on the best information available and is subject to change without notice.

LEGEND

OFFICE/ HOTEL

COMMERCIAL

MULTI-FAMILY RESIDENTIAL

SINGLE FAMILY RESIDENTIAL



LAKEWOOD

CONCEPT PLAN

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

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5054 Development
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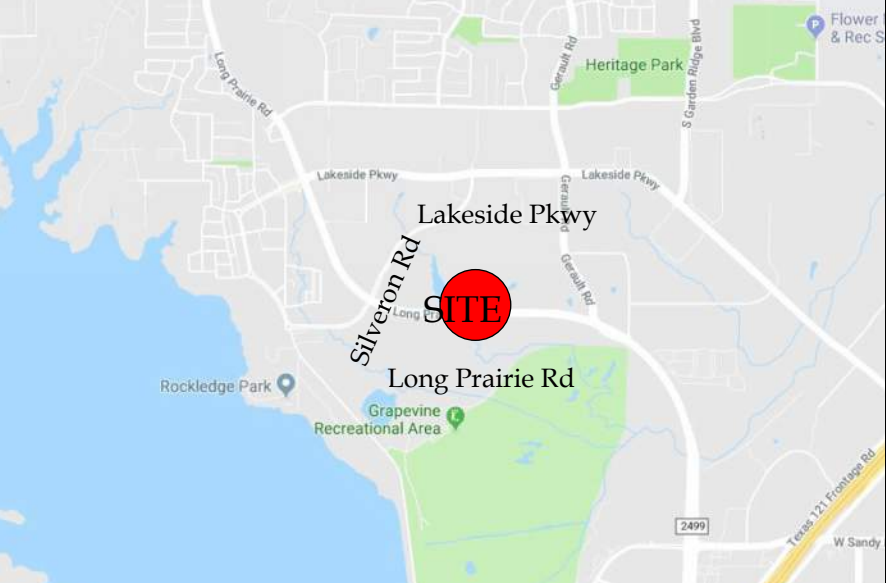
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TBG

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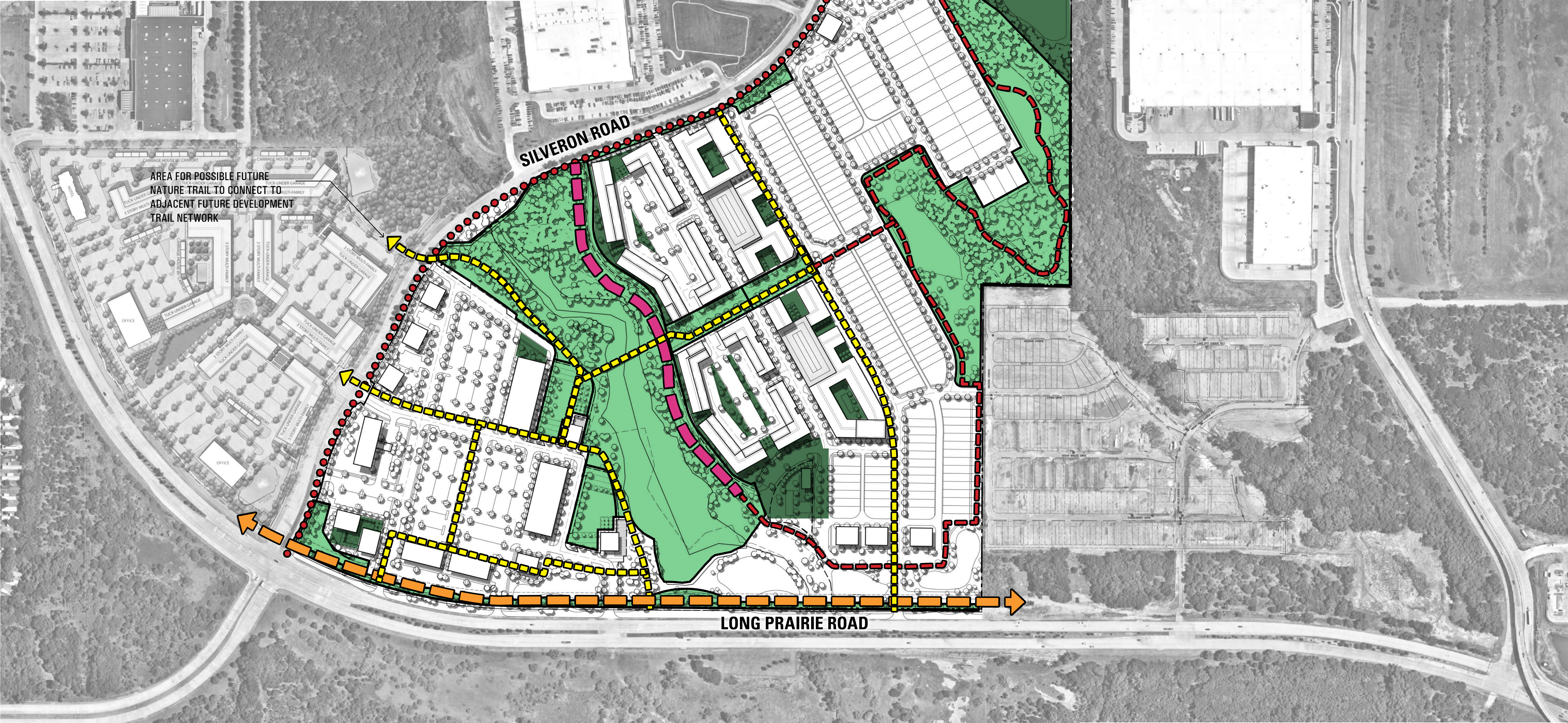
0'200'400'

May 31, 2019

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LEGEND

SYMBOL	TYPE	MINIMUM WIDTH	GROSS AREA
	SILVERON TRAIL	EXISTING	
	LAKESIDE SIDEWALK	6'	
	ACCESS WALKWAYS	6'	
	AUXILIARY TRAILS	6'	
	TOWN MULTI-USE TRAIL	8'	
	FIRE LANE TRAIL	12'	
	PUBLIC ACCESS OPEN SPACE		35.6 ACRES
	PRIVATE ACCESS OPEN SPACE		6.3 ACRES



NOTE: FINAL LOCATION OF WALKS AND WIDTH TO BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL BASED ON EXISTING CONDITIONS.

LAKEWOOD

OPEN SPACE & TRAIL ACCESS PLAN

EXHIBIT FOR ZPD 17-0013

Development Team

Owner/Applicant :

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5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
Dallas, TX 75254
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Phone: 214-354-3931

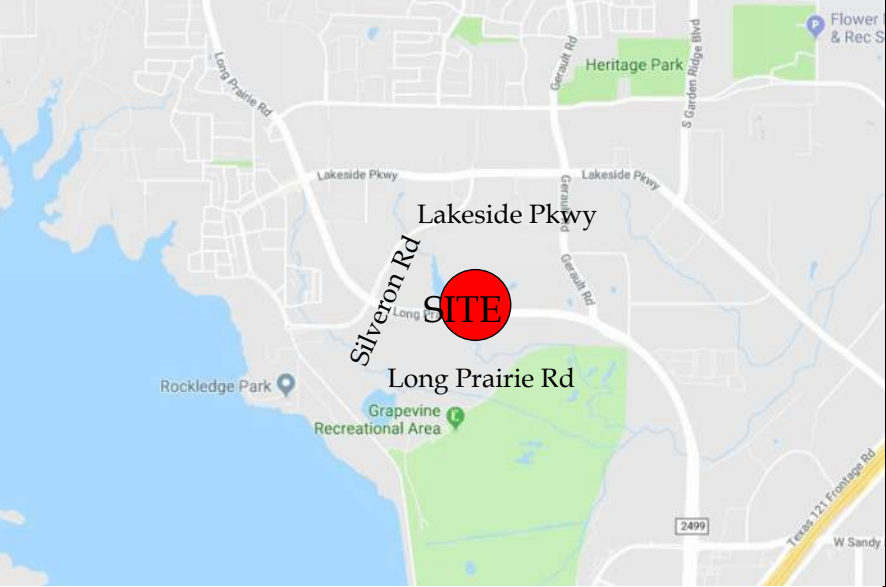
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0' 200' 400'

May 31, 2019

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LEGEND

- OS-1, LAND MARK CORNER
- OS-2, GREEN
- OS-3, LAWN
- OS-4, NATURAL AREA
- OS-5, COURTYARD
- OS-6, SQUARE
- OS-7, RECREATION DETENTION
- OS-8, PRIVATE
- OS-9, POCKET PARK
- OS-10, TRAIL EASEMENT



LAKEWOOD

OPEN SPACE
AND PARK PLAN

EXHIBIT FOR ZPD 17-0013

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5054 Development
Pacific Center II
14160 North Dallas Parkway Suite 750
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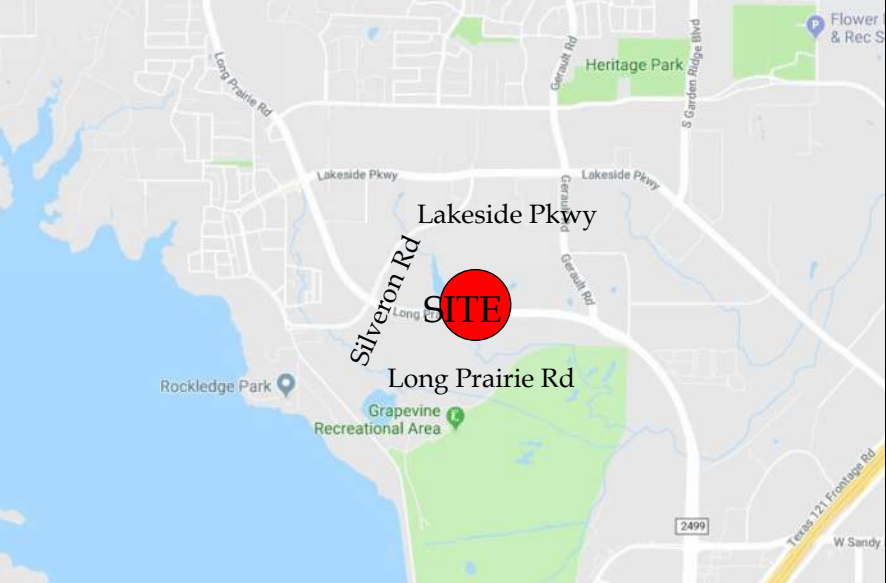
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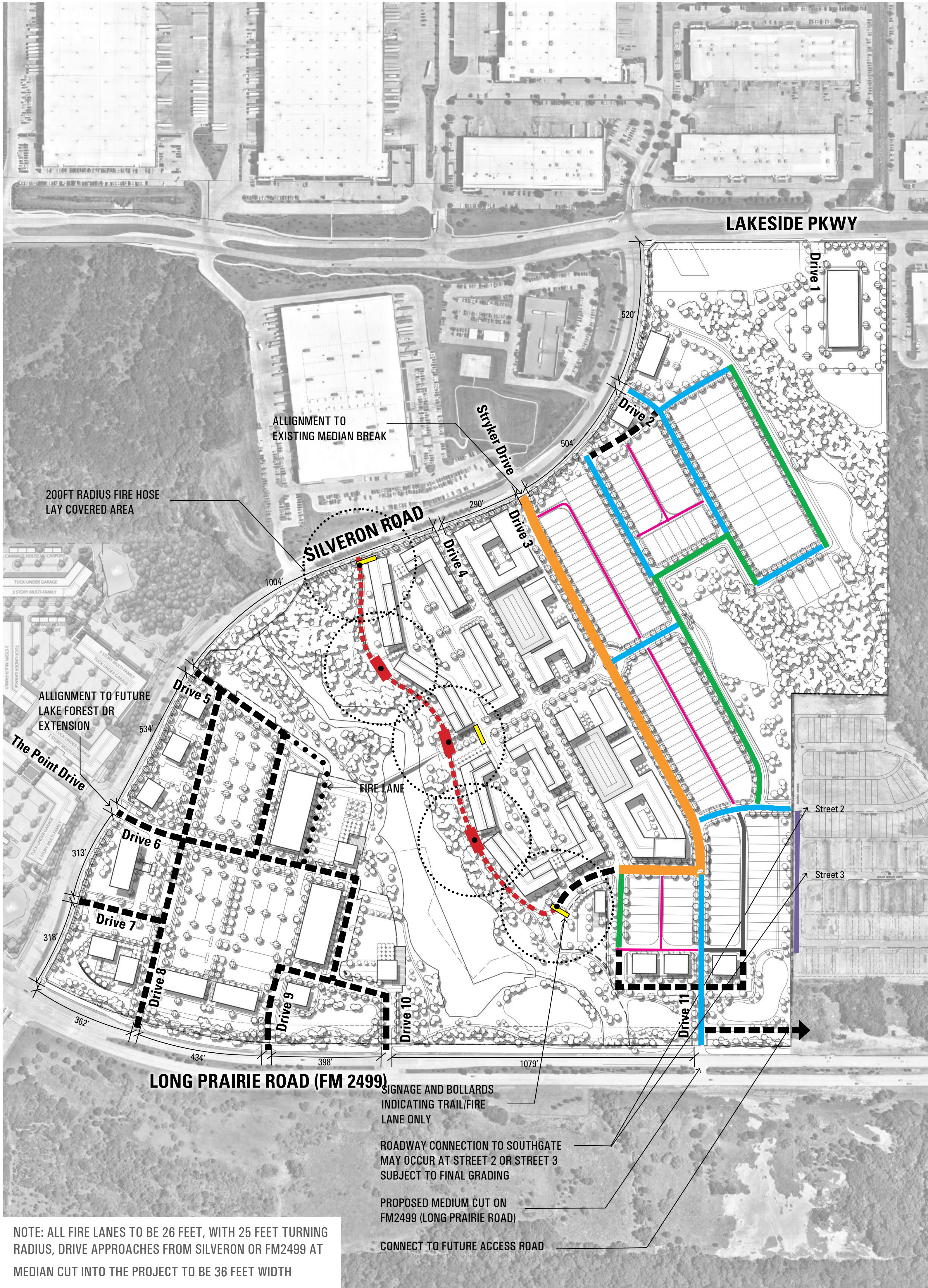
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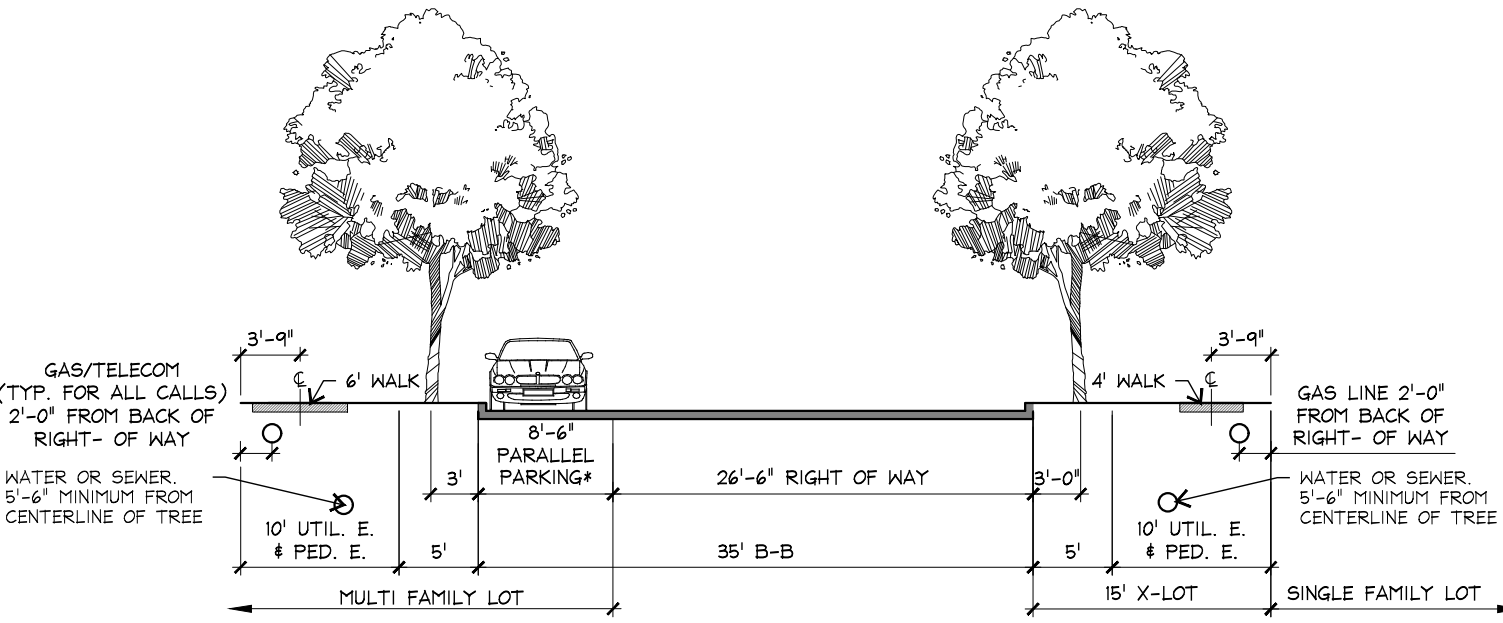
TBG

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0' 200' 400'
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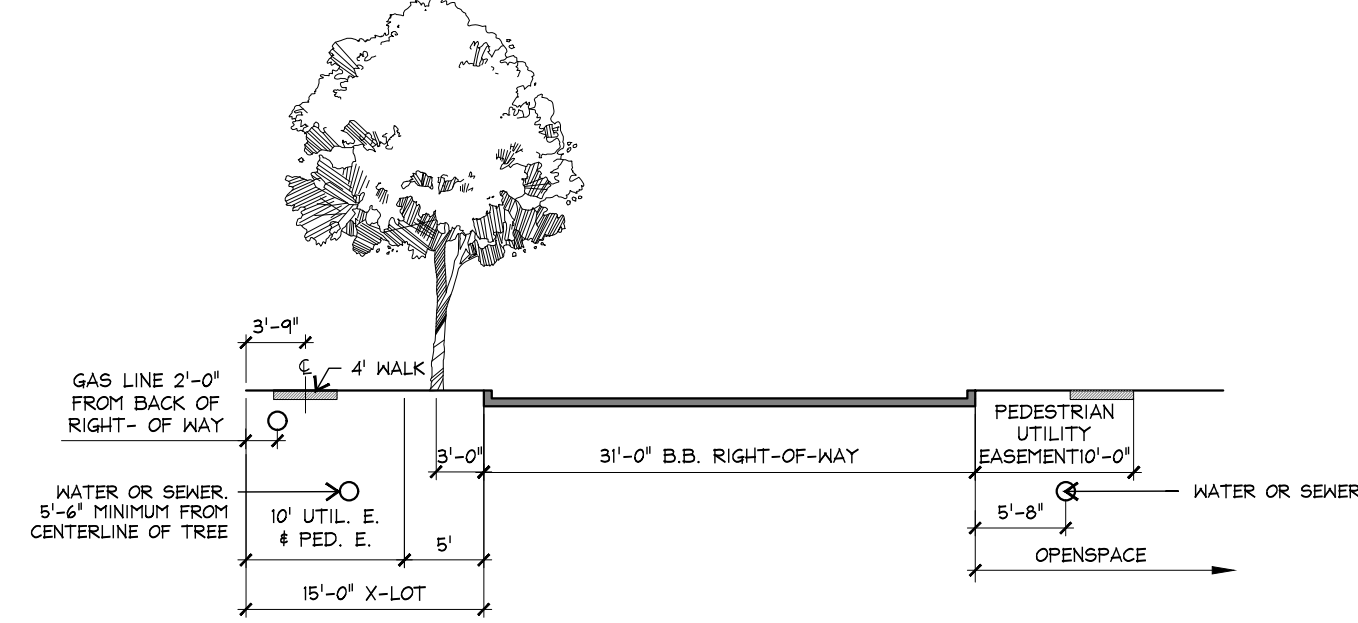


STREET A



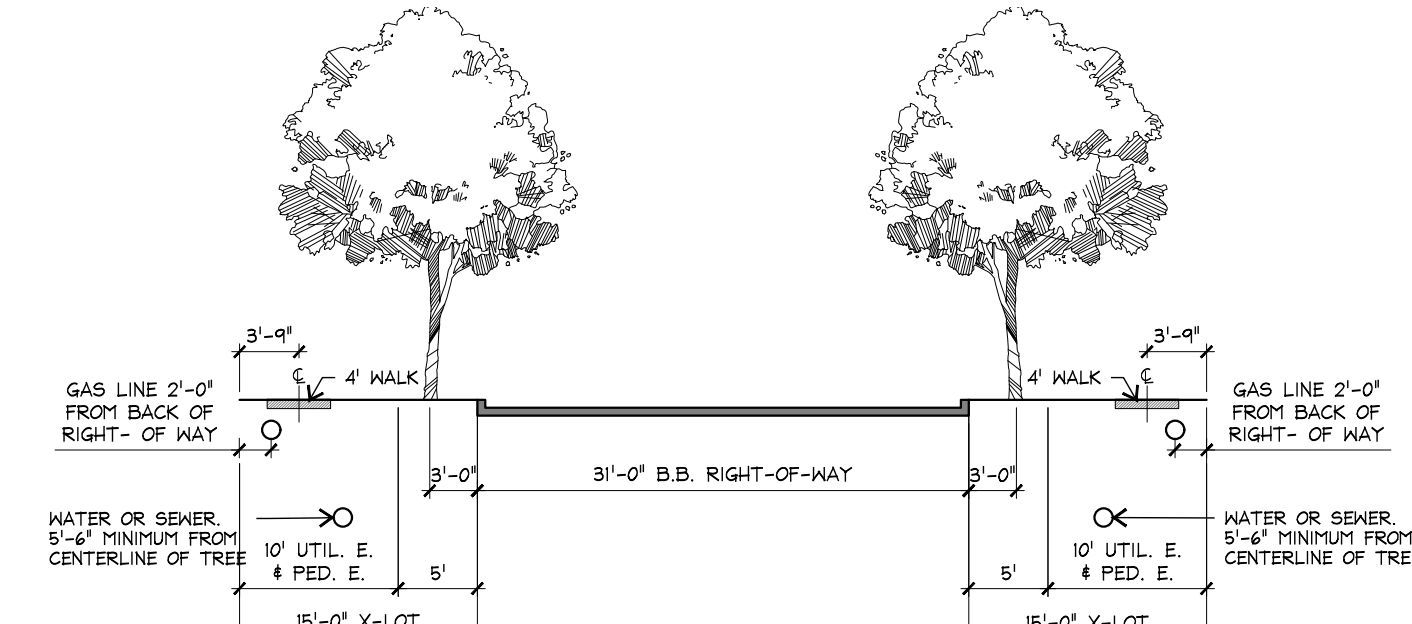
URBAN STREET: 35' R.O.W.

STREET B



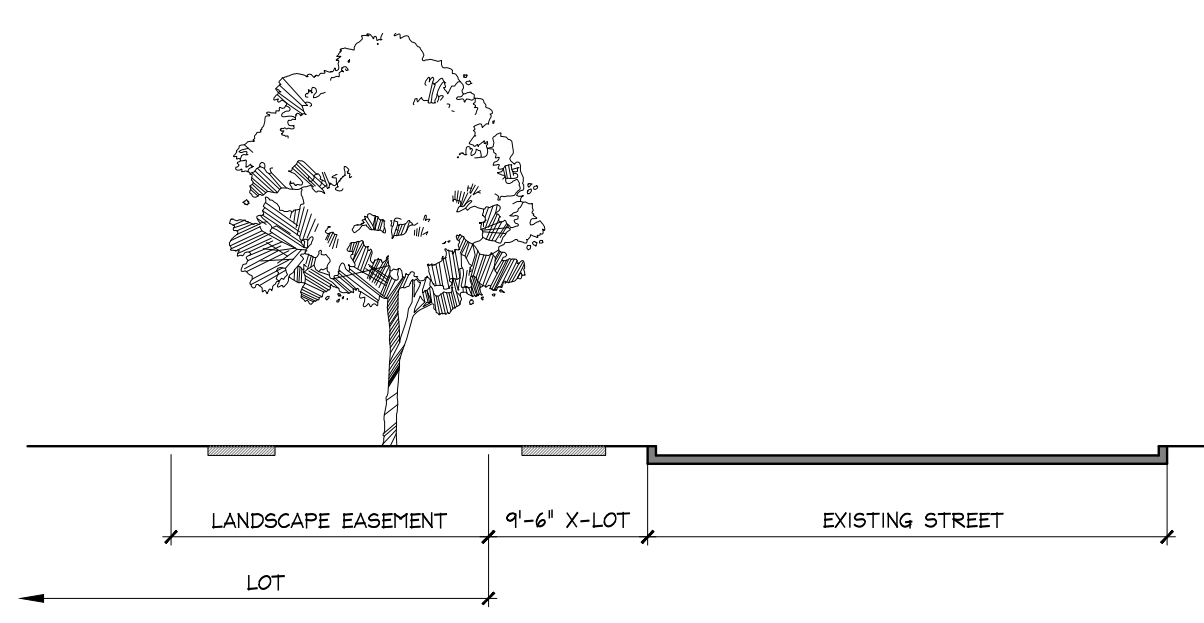
NEIGHBORHOOD STREET: 31' B.B. R.O.W. W/ 15' X-LOTS (ONE SIDE)

STREET C



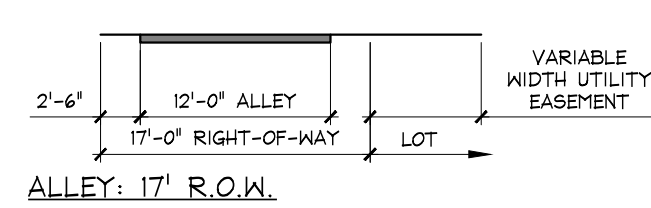
NEIGHBORHOOD STREET: 31' B.B. R.O.W. W/ 15' X-LOTS (BOTH SIDES)

STREET D

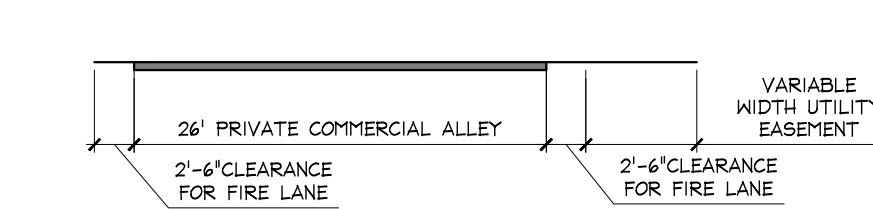


NEIGHBORHOOD STREET: MUSE STREET SECTION

ALLEY E

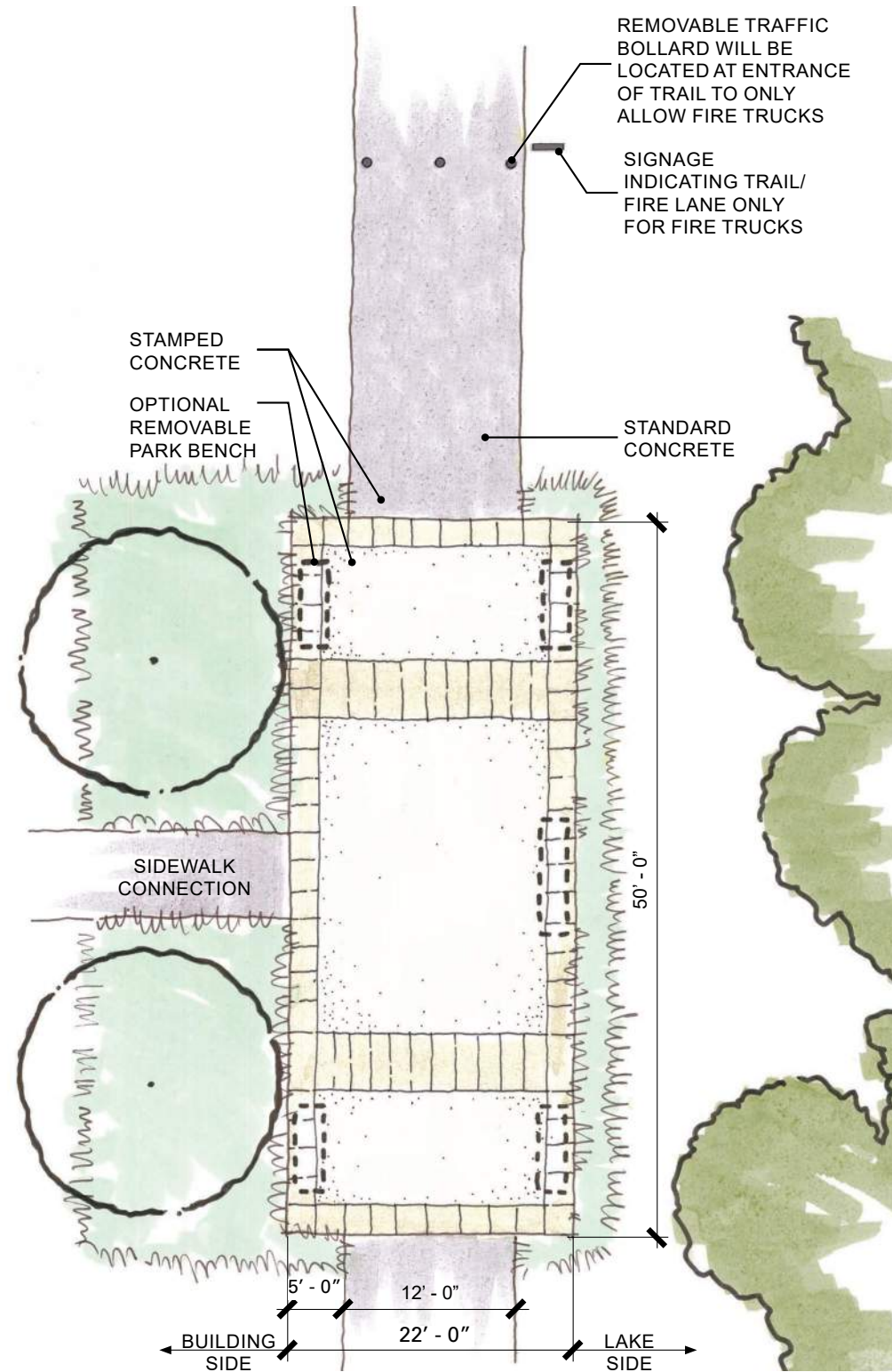


ALLEY F

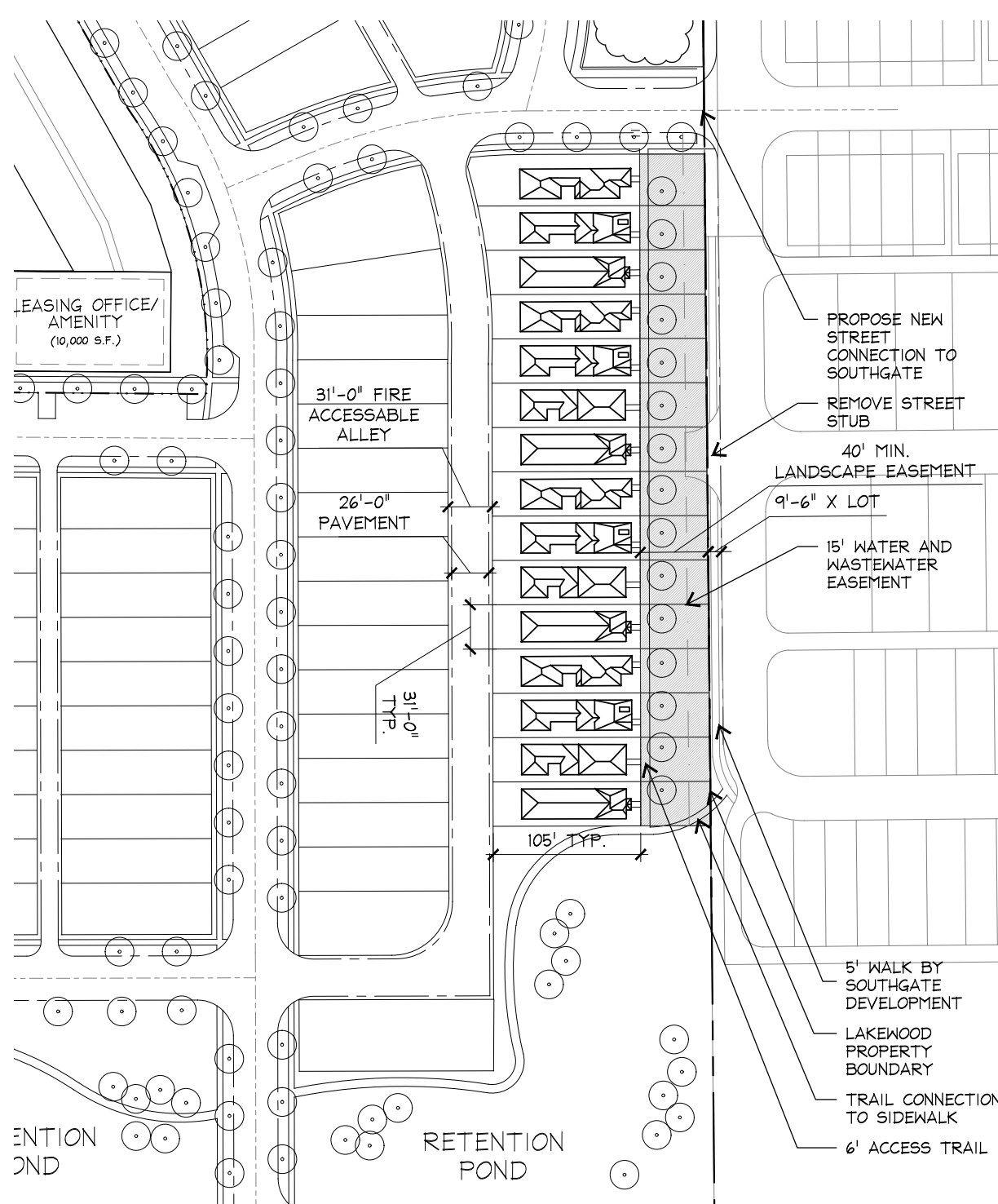


ALLEY: 26' ACCESS EASEMENT

- PRIVATE STREET WITH PUBLIC ACCESS EASEMENT, MINIMUM 26' WIDE STREET.
- 26' WIDE FIRE LANE
- SINGAGE AND BOLLARDS INDICATING TRAIL/FIRE LANE ONLY
- TRAIL/FIRE LANE ENLARGEMENT, SETUP AREA IS DETERMINED BY 200' FIRE HOSE LAY DISTANCE



STREET D PLAN VIEW ENLARGEMENT



LAKESWOOD

VEHICULAR NETWORK

EXHIBIT FOR **ZPD 17-0013**

Development Team

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0' 200' 400'
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VICINITY MAP



MASTER PLAN FEATURES	
LAND USE PLAN	LAKESIDE BUSINESS DISTRICT / CAMPUS COMMERCIAL
PARKS AND TRAILS	REQUIRED MULTI USE TRAIL ALONG FM2499
THOROUGHFARE PLAN	FM 2499(MAJOR ARTERIAL),SILVEORN BLVD (URBAN MINOR ARTERIAL), LAKESIDE PARKWAY (MAJOR ARTERIAL).
WATER PLAN	LAKESIDE SERVICE AREA - 12" WATER ALONG FM 2499, 12" WATER ALONG SILVERON BLVD.
WASTEWATER PLAN	EXISTING 8" GRAVITY SANITARY SEWER MAIN IN SILVERON BLVD, EXISTING 12" GRAVITY SANITARY SEWER MAIN IN LAKESIDE PKWY, EXISTING 18" GRAVITY SANITARY SEWER MAIN SOUTH OF THE DEVELOPMENT.
ECONOMIC IMPACT	\$250 MILLION AD VALOREM; HOTEL AND ADDITIONAL REVENUE STREAMS TBD.

ALL FIRE LANES TO BE 26 FEET WIDE, WITH 25 FEET TURNING RADIUS. DRIVE APPROACHES FROM SILVERON OR FM2499 AT MEDIAN CUT INTO THE PROJECT TO BE 36 FEET WIDTH WITH 25' TURNING RADIAS.

SEE OPEN SPACE AND TRAIL ACCESS PLAN FOR ALL TRAIL LOCATIONS AND WIDTH.

LAKESWOOD

CONCEPT PLAN
- BLACK AND WHITE

EXHIBIT FOR **ZPD 17-0013**

Development Team

Owner/Applicant :

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Phone: 214-354-3931

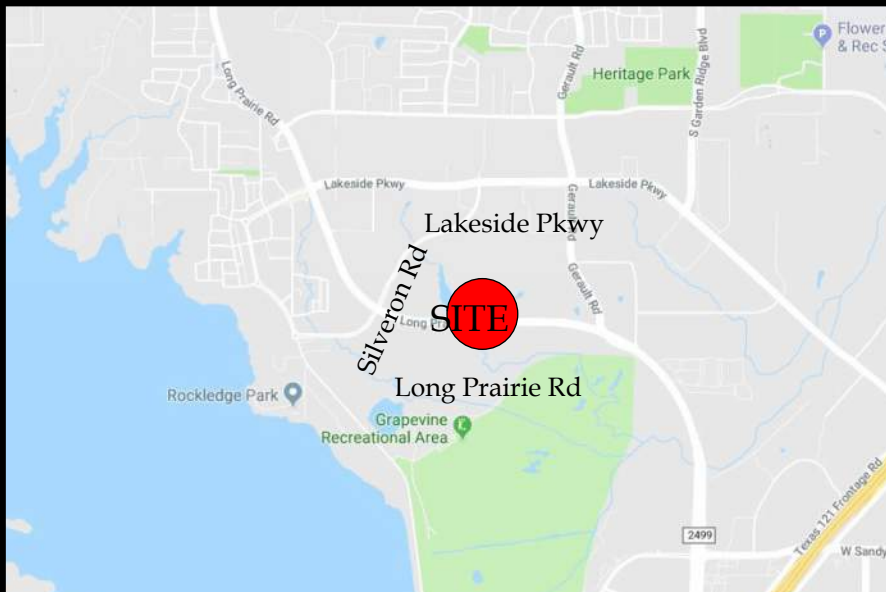
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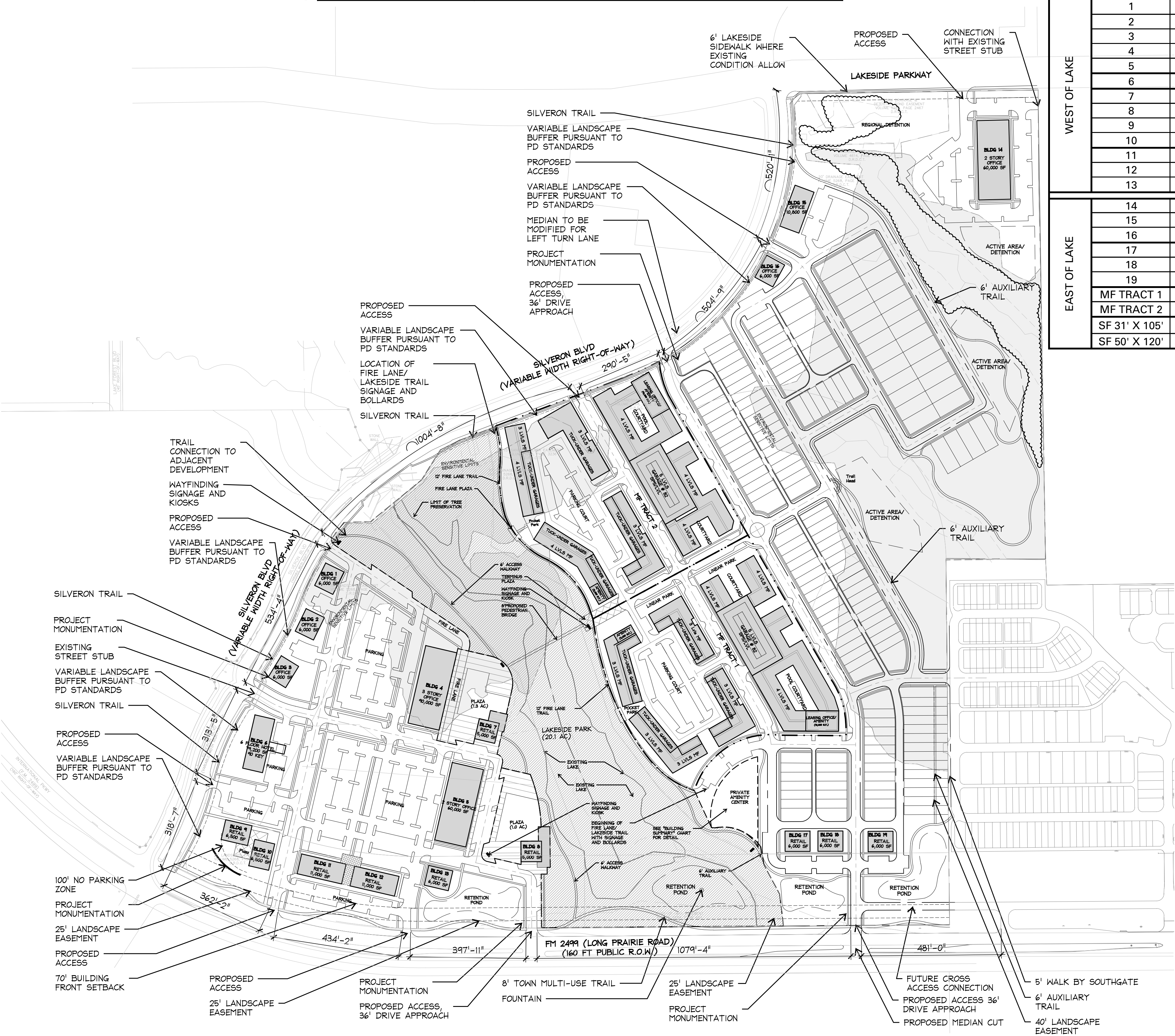
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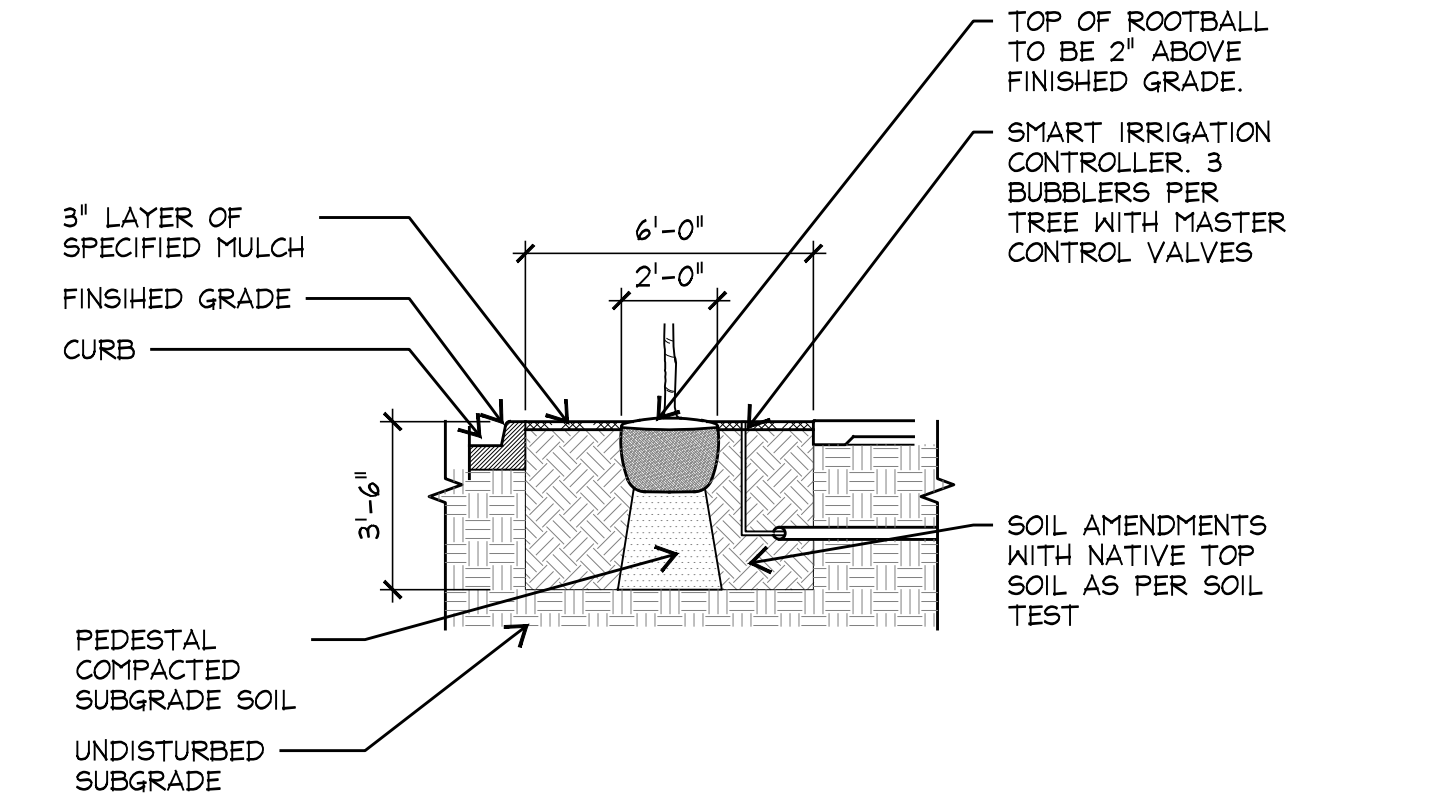
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AREA	BLDG #	LAND USE	SQUARE FOOTAGE	NUMBER OF STORIES	UNITS	CITY PARKING RATIO	CITY PARKING REQ.	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED	TOTAL SF/ UNITS
WEST OF LAKE	1	OFFICE	6,000	1	NA	1 / 300 SF	20	1069	1070	168,000
	2	OFFICE	6,000	1	NA	1 / 300 SF	20			
	3	OFFICE	6,000	1	NA	1 / 300 SF	20			
	4	OFFICE	90,000	3	NA	1 / 300 SF	300			
	5	OFFICE	60,000	2	NA	1 / 300 SF	200			
	6	HOTEL	79,200	6	90 KEYS	1 / 1 KEY	90			79,200
	7	RETAIL/REST.	5,000	1	NA	1 / 75 SF	67			23,000
	8	RETAIL/REST.	5,000	1	NA	1 / 75 SF	67			
	9	RETAIL/REST.	6,500	1	NA	1 / 75 SF	87			
	10	RETAIL/REST.	6,500	1	NA	1 / 75 SF	87			
	11	RETAIL	11,000	1	NA	1 / 250 SF	44			28,000
	12	RETAIL	11,000	1	NA	1 / 250 SF	44			
	13	RETAIL	6,000	1	NA	1 / 250 SF	24			
EAST OF LAKE	14	OFFICE	60,000	2	NA	1 / 300 SF	200	328	330	76,800
	15	OFFICE	10,800	1	NA	1 / 300 SF	36			
	16	OFFICE	6,000	1	NA	1 / 300 SF	20			
	17	RETAIL	6,000	1	NA	1 / 250 SF	24			
	18	RETAIL	6,000	1	NA	1 / 250 SF	24			18,000
	19	RETAIL	6,000	1	NA	1 / 250 SF	24			
	MF TRACT 1	MULTI - FAMILY	NA	4	421	1.5 / UN.	632	1275	1276	850
	MF TRACT 2	MULTI - FAMILY	NA	4	429	1.5 / UN.	644			
	SF 31' X 105'	SINGLE FAMILY	NA	2	128	NA	NA			164
	SF 50' X 120'	SINGLE FAMILY	NA	2	36	NA	NA			

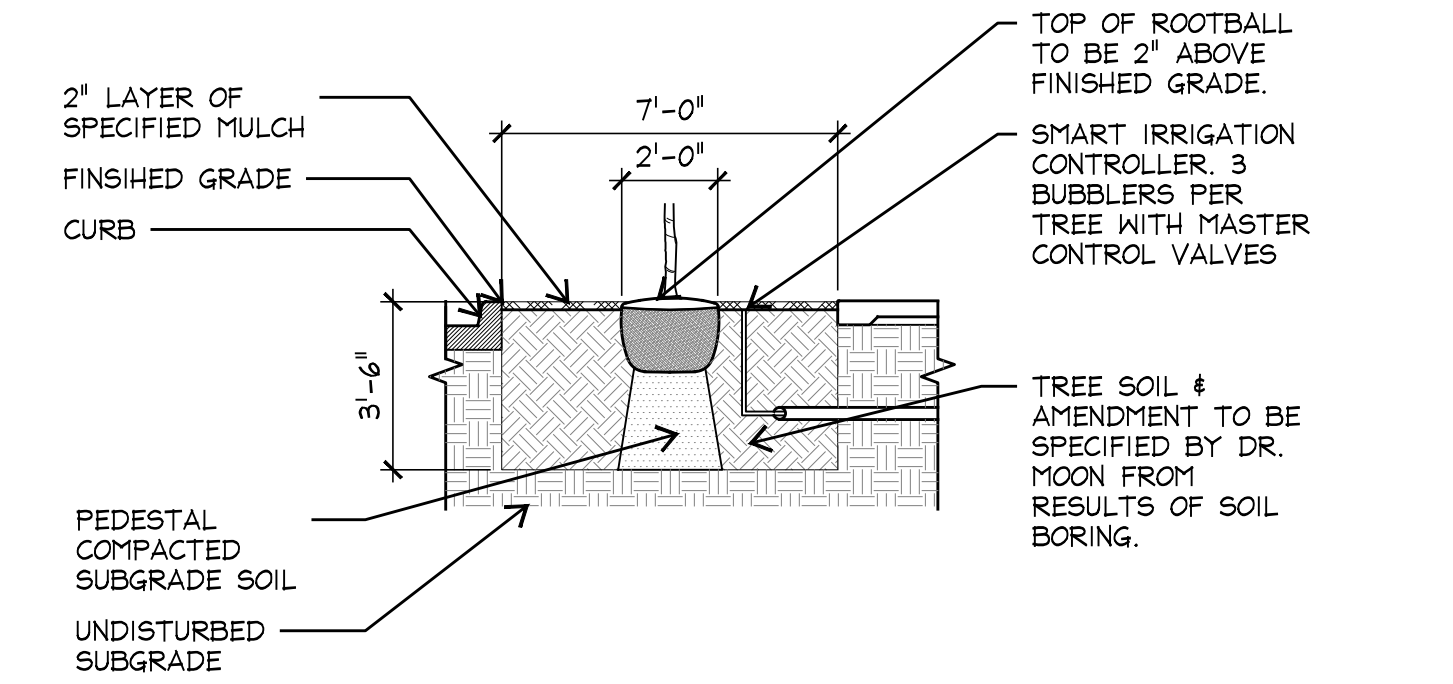
- NOTES:
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS ARE SUBJECT TO BUILDING OFFICIAL APPROVAL.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIAL OF THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES SEPARATE BUILDING PERMIT.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGN DEPICTED ON THE SUBJECT SITE PLAN/ ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 - RETAINING WALLS 4 FEET IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT. RETAINING WALLS 6' IN HEIGHT LOCATED IN THE SINGLE FAMILY WILL BE MAINTAINED BY THE HOA.
 - LOCATIONS OF ALL OUTDOOR SEATING AREAS, GATHERING AREAS, DINING AREAS, AND PERMEABLE OPEN SPACE AREAS MAY BE REVISED DURING SITE PLAN REVIEW FOR EACH BUILDING.
 - BUILDING FOOTPRINTS, GROSS AREA, AND PROJECTED USE MAY BE REVISEDIN THE SITE PLAN APPLICATION

PROJECT NAME: LAKESWOOD
STREET ADDRESS: UNPLATTED, NOT ASSIGNED
SITE AREA: 122.1 AC
EXISTING ZONING: PD 31
EXISTING LAND USE: CAMPUS COMMERCIAL



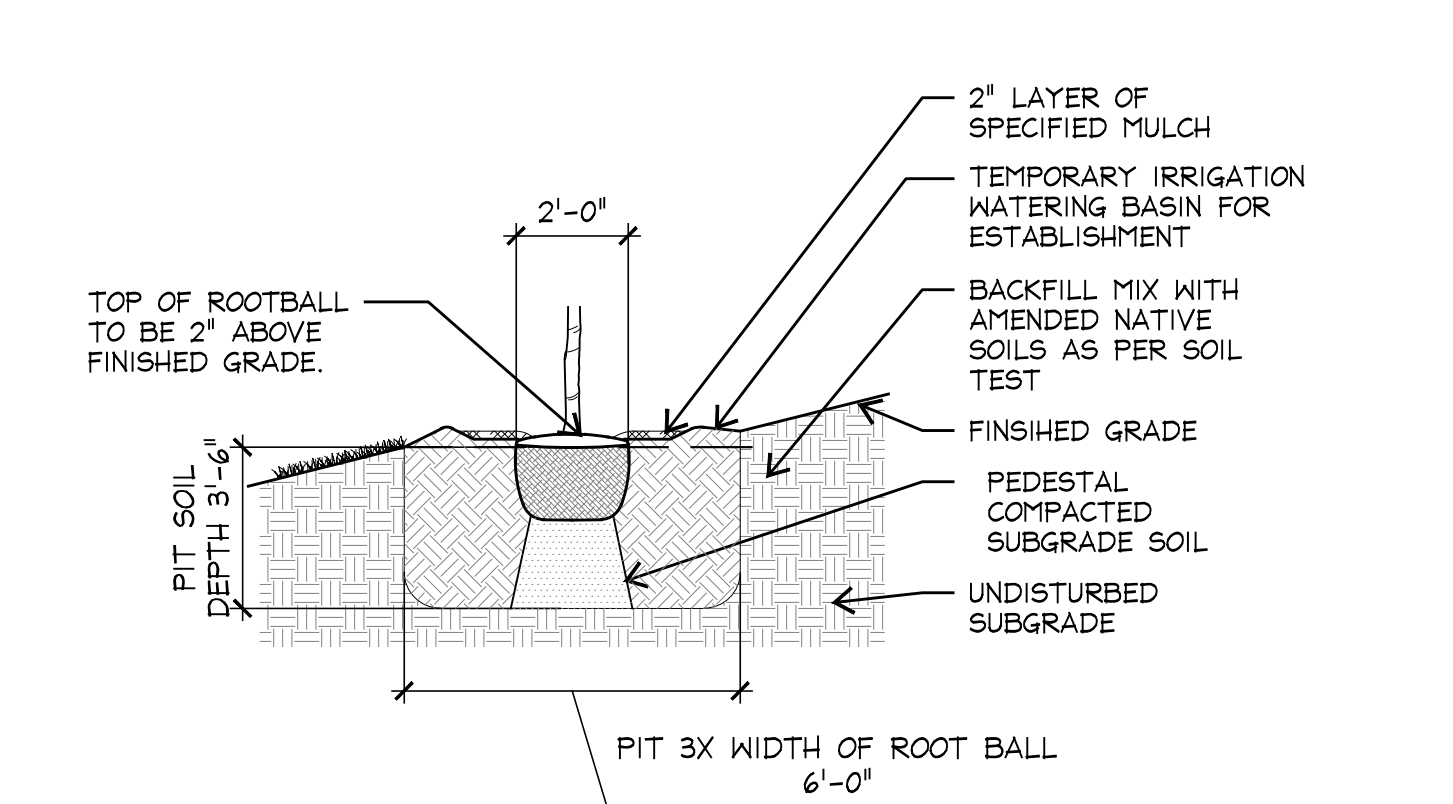
6'X8' ADJACENT TO CURB

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



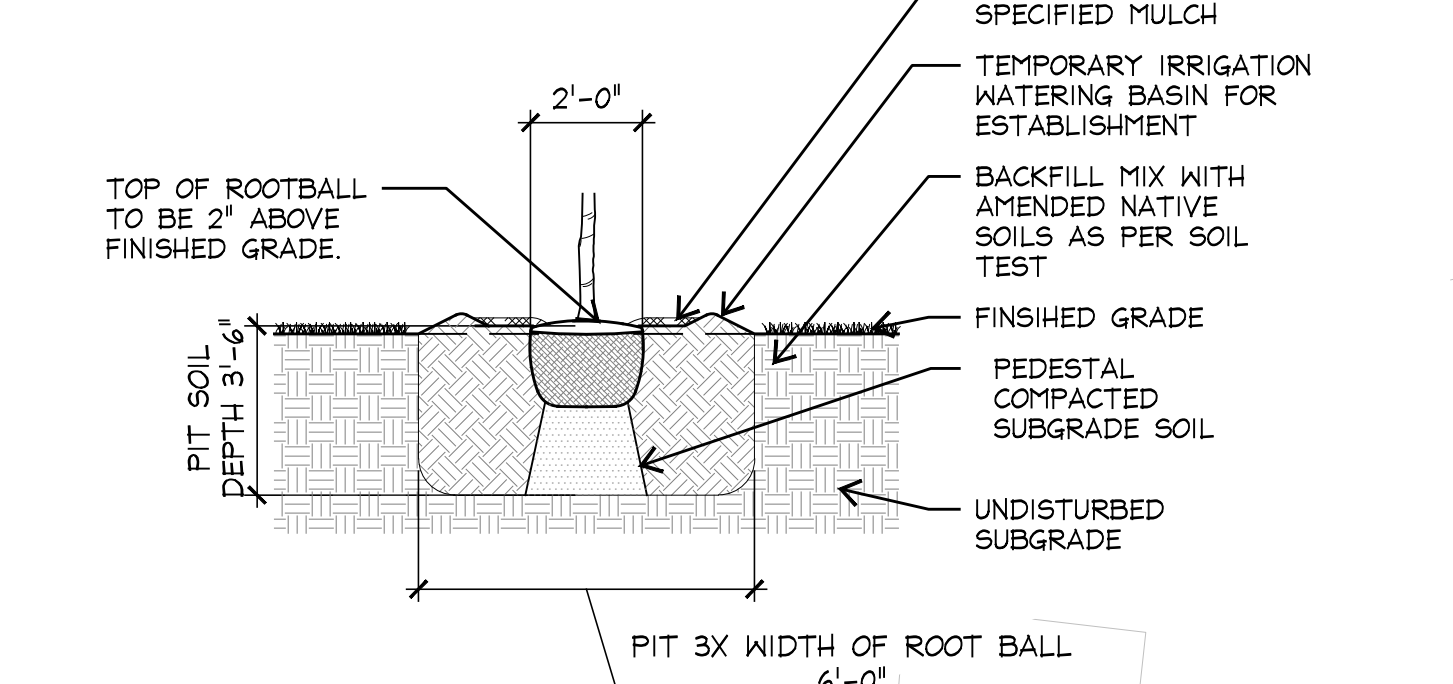
7'X7' ADJACENT TO CURB

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



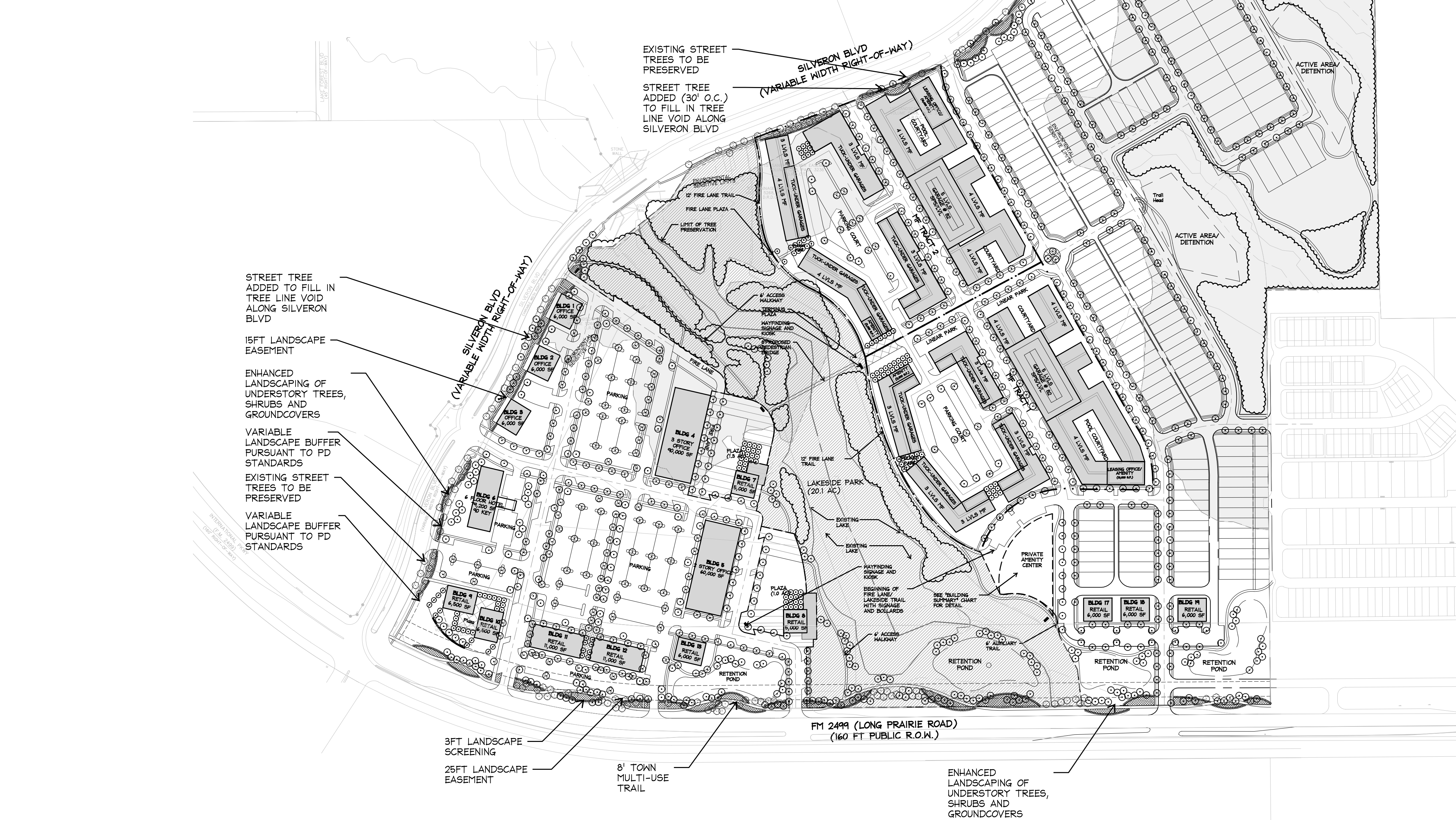
TREES PLANTED ON 4:1 SLOPES

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



TREES PLANTED IN OPEN AREAS

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



- PLANTING NOTES:**
- EXCEPT AS NOTED, ALL PLANTINGS SHALL COMPLY WITH CURRENT LOCAL ORDINANCES AND GUIDELINES FOR THE TOWN OF FLOWER MOUND.
 - REFER TO RZ2.0 FOR ADDITIONAL NOTES AND INFORMATION PERTAINING TO TREE SURVEY AND MITIGATION.
 - REFER TO RZ2.0 FOR CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION.
 - THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN.
 - THE PROPERTY OWNER AND/OR LESSEE SHALL MAINTAIN ALL LANDSCAPE MATERIALS AND LANDSCAPE AREAS IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, MOWING, FERTILIZING, TREATING, PRUNING AND REMOVAL OF DEAD OR DISEASED TREES AND SHRUBS. MAINTENANCE SHALL BE PERFORMED ON A REGULAR BASIS IN ORDER TO MAINTAIN PLANT VIGOR AND STABILITY AND TO PRESENT A NEAT AND WELL-KEPT APPEARANCE AT ALL TIMES.
 - FINAL TREE LOCATIONS TO BE DETERMINED DURING FINAL PLAT.

LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND, TEXAS			
STREET YARD LANDSCAPING			
NOTE			
THERE ARE NO STREET YARDS BETWEEN THE STREET BUFFER AND THE BUILDINGS			
STREET YARD TREES			
NOTE			
THERE ARE NO STREET YARDS BETWEEN THE STREET BUFFER AND THE BUILDINGS, EXCEPT WITH THE PARKING LOTS.			
STREET BUFFER WIDTH			
ROAD NAME	REQUIRED WIDTH	PROVIDED WIDTH	NOTE
FM 2499	25FT BUFFER WIDTH	25FT BUFFER WIDTH	
SILVERON BLVD	VARIABLE LANDSCAPE BUFFER PURSUANT TO PD STANDARDS	VARIABLE LANDSCAPE BUFFER PURSUANT TO PD STANDARDS	
LAKESIDE PRKY	0FT BUFFER WIDTH	0FT BUFFER WIDTH	THE DETENTION EASEMENT ABUTS THE LAKESIDE ROW LEAVING NO ROOM FOR A STREET BUFFER WITHOUT ALTERING THE EASEMENT AND CHANGING THE TOPOGRAPHY AND REPLACING THE DETENTION CAPACITY.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE	REQUIRED	PROVIDED
1 PER 30 LF	FM 2499 = 2,737 LF	92 TREES (3" CAL.)	92 TREES (3" CAL.)
1 PER 30 LF	SILVERON BLVD. = TBD	30 TREES MINIMUM (3" CAL.)	30 TREES (3" CAL.) (45 EXISTING)
1 PER 30 LF	LAKESIDE PRKY = 300 LF	10 TREES (3" CAL.)	10 TREES (3" CAL.)
PARKING AREA LANDSCAPE			
STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
90SF PER 12 SPACES	+/- 1660 SPACES	12,449 SF	12,449 SF
PARKING AREA TREES			
STANDARD	NUMBER OF PARKING SPACES	REQUIRED	PROVIDED
1 TREE PER 20 SPACES	+/- 1660 SPACES	83 TREES (3" CAL.)	83 TREES (3" CAL.)
OPEN SPACE AREA			
STANDARD	NUMBER OF UNITS	REQUIRED	PROVIDED
MULTI-FAMILY: 2.78AC/ 100 UNITS	850 UNITS	23.6 ACRES	24 ACRES
SINGLE-FAMILY: 3.36 AC/ 100 UNITS	164 UNITS	5.7 ACRES	7 ACRES
PRIMARY 25.4%	122 ACRES	29.7 ACRES	+/-31 ACRES
STREET BUFFER MITIGATION TREE CREDITS			
STANDARD	STREET FRONTAGE	PRESERVED TREES	TREE CREDITS
1 PRESERVED PROTECTED / SPECIMEN TREE = 1 TREE CREDIT	FM 2499	TBD	TBD
	SILVERON BLVD	TBD	TBD
	LAKESIDE PRKY	TBD	TBD
BUILDABLE AREA TREE PRESERVATION CREDITS			
STANDARD	LOCATION	PRESERVED TREES	TREE CREDITS
EACH PROTECTED TREE = 1 TREE CREDIT	TBD	TBD	XX CREDITS
UPLAND HABITAT/ RIPARIAN HABITAT PRESERVATION CREDITS			
STANDARD	AREA		TREE CREDITS
XX TREE CREDITS PER ACRE OF PRESERVED PROTECTED / SPECIMEN TREES	X ACRES		XX CREDITS
LEGEND			
PLANT SYMBOL	SIZE		
	PROPOSED TREE: 3" CALIPER		
	EXISTING TREE TO REMAIN		
	ENHANCED LANDSCAPING OF UNDERSTORY TREES, SHRUBS AND GROUNDCOVER.		
	ENVIRONMENTALLY SENSITIVE AREA		

LAKESIDE

CONCEPTUAL LANDSCAPE PLAN

EXHIBIT FOR **ZPD 17-0013**

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Location Map

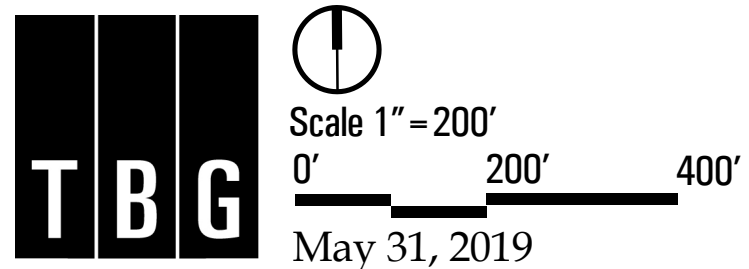


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LAKEWOOD

CONCEPTUAL PERSPECTIVE

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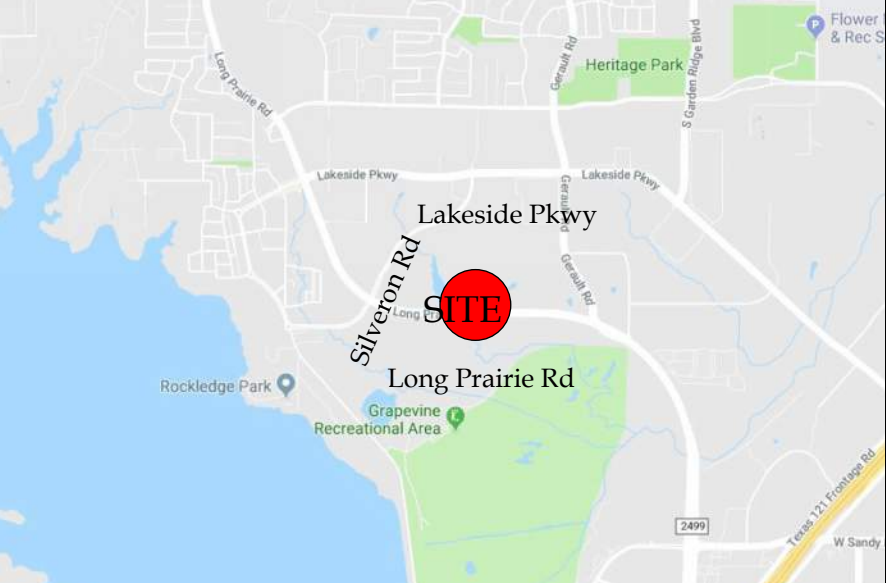
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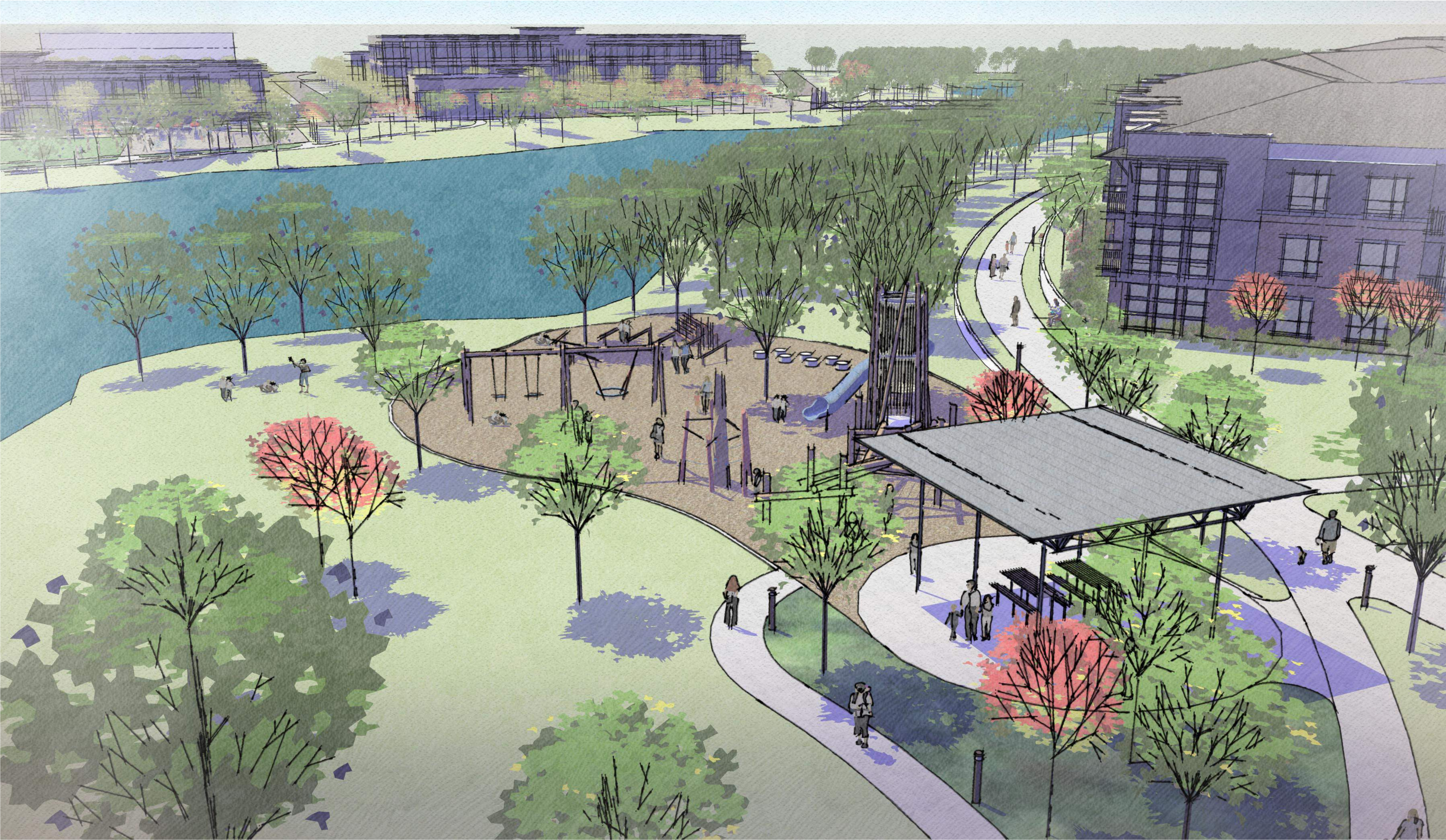
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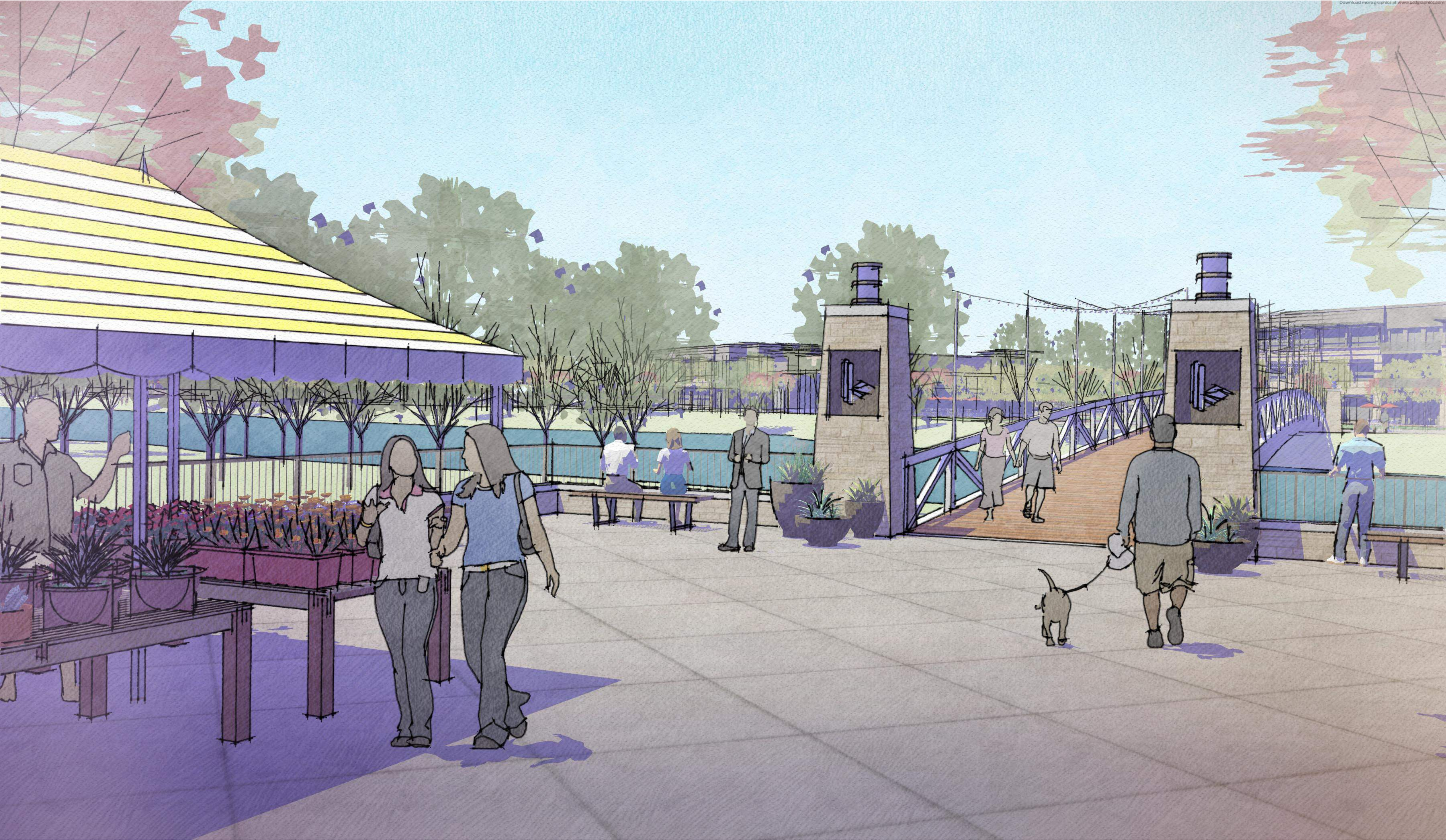
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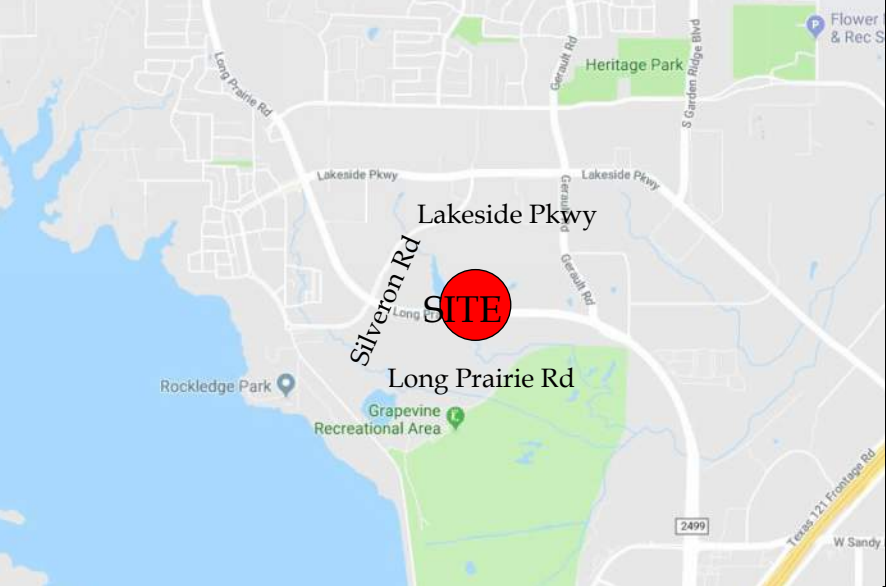
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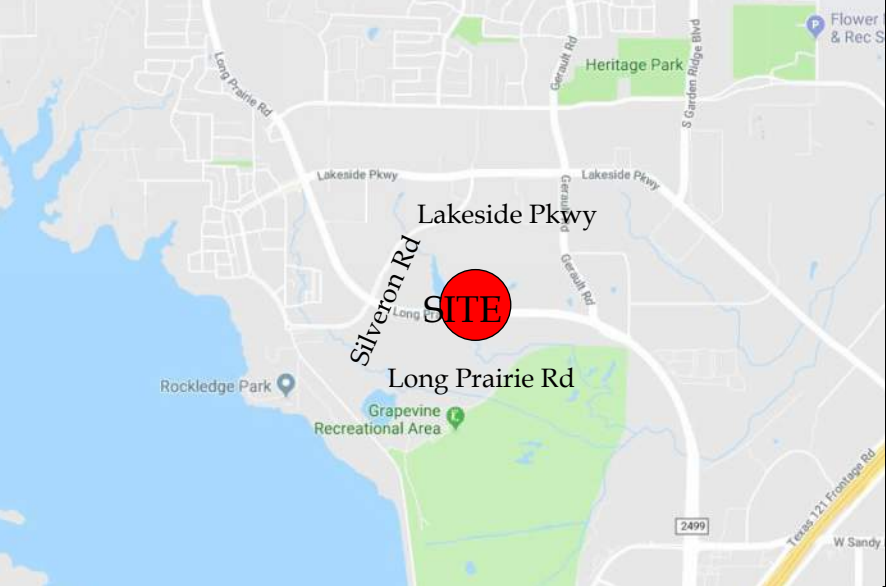
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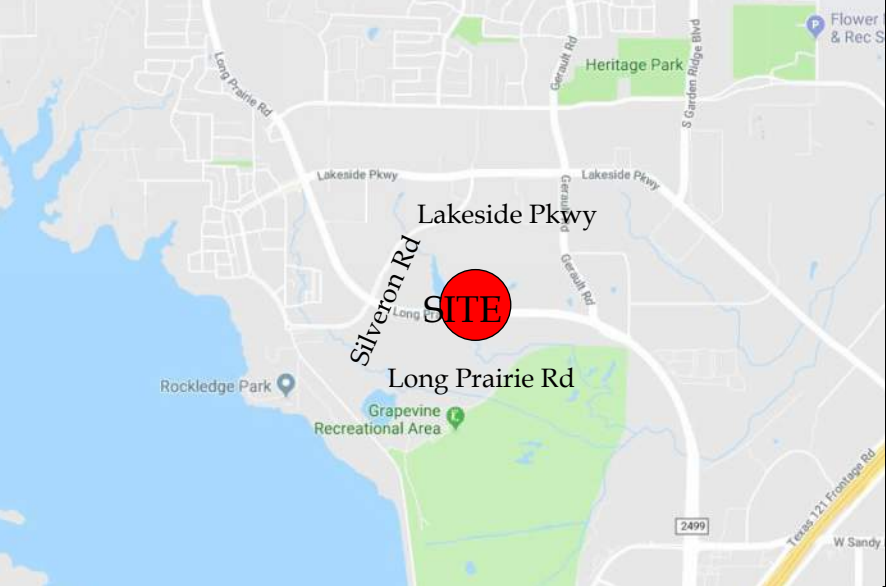
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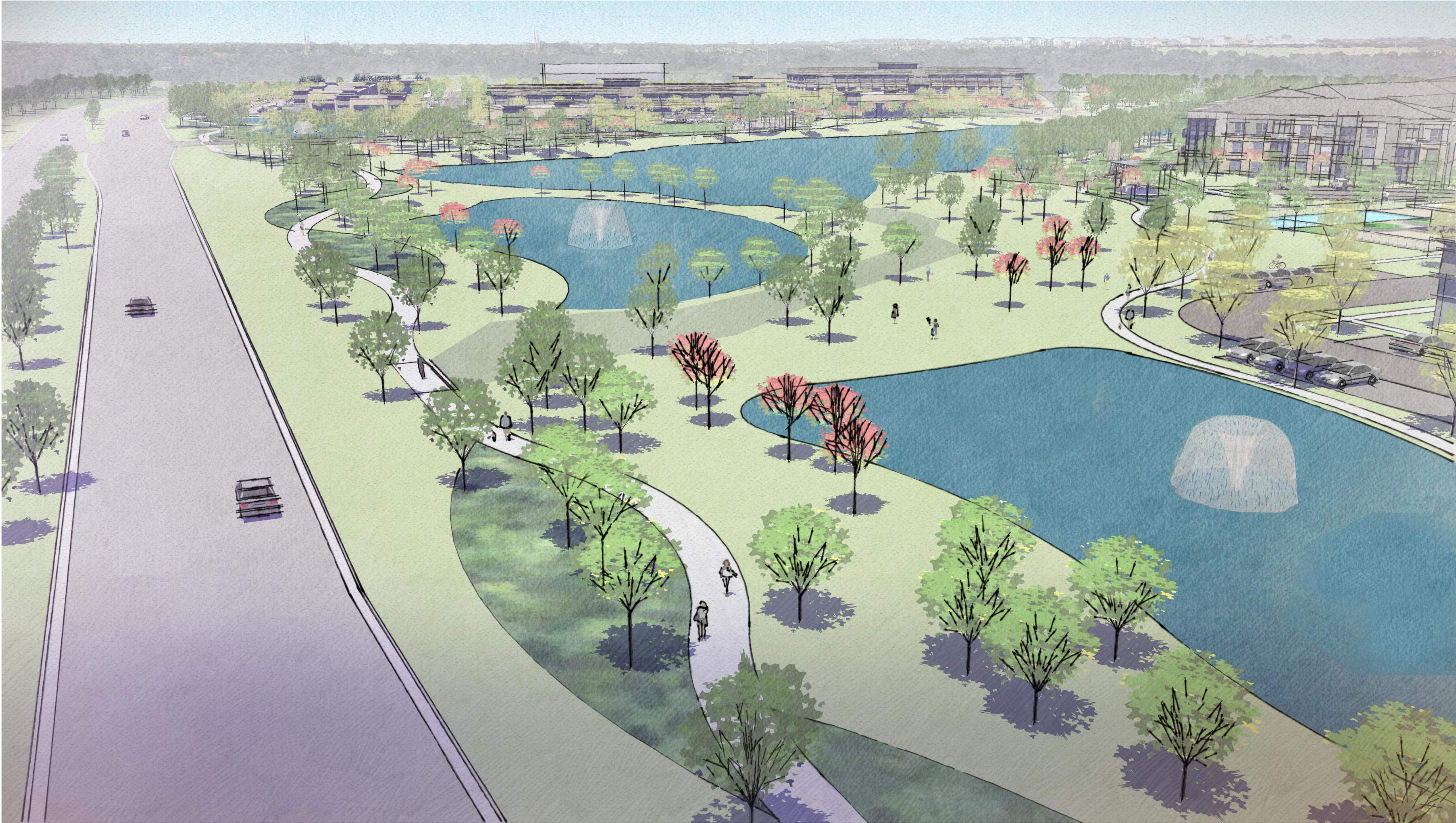
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MF Tract 1	
MF Units (avg. 950 s.f. / unit):	427 units
Leasing/Amenity:	12,000 s.f.
Retail:	1,000 s.f.
Parking Provided:	
4.5 lvl. Garage:	369 sps
Surface:	235 sps
Tuck-under:	71 sps
Total:	675 sps (1.6 sps/unit)
Site Area:	10.08 acres
Density:	42.36 units/acres

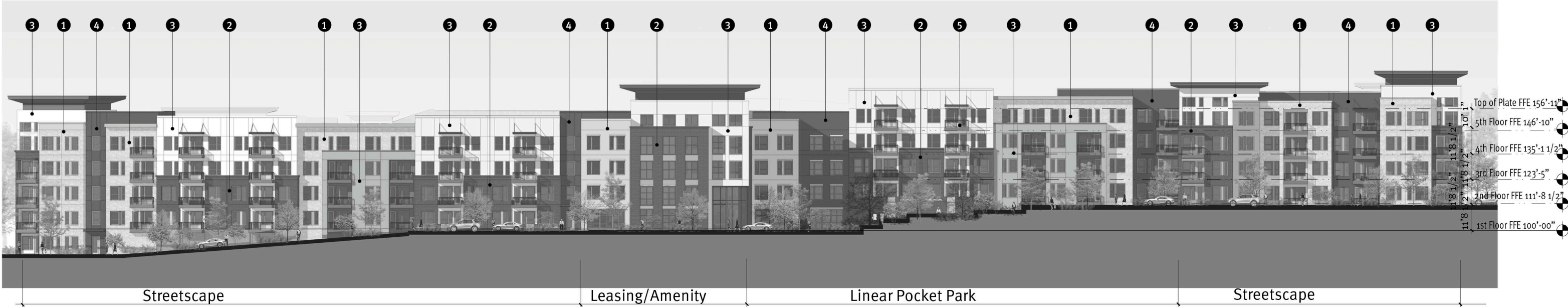
MF Tract 2	
MF Units (avg. 950 s.f. / unit):	423 units
Leasing/Amenity:	12,000 s.f.
Retail:	1,000 s.f.
Parking Provided:	
5 lvl. Garage:	410 sps
Surface:	216 sps
Tuck-under:	88 sps
Total:	714 sps (1.69 sps/unit)
Site Area:	10.42 acres
Density:	40.60 units/acres

Total (MF Tract 1+2)	
MF Units (avg. 950 s.f. / unit):	850 units
Leasing/Amenity:	24,000 s.f.
Retail:	2,000 s.f.
Parking Provided:	
Garage:	779 sps
Surface:	451 sps
Tuck-under:	159 sps
Total:	1,389 sps
Site Area:	20.5 acres
Density:	41.46 units/acres





01 Building 1
East Elevation-Colored



02 Building 1
East Elevation-Black&white

- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket Railing

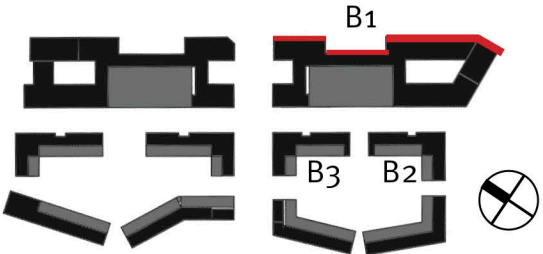


Flower Mound
Flower Mound, TX



Elevation

	East B1
Primary Masonry totals(Min. 80%)	82%
Brick s.f. (as applicable)	28%
Stone s.f. (as applicable)	22%
Stucco s.f. (as applicable)	32%
Tilt Wall s.f. (as applicable)Ⓜ	
Secondary Masonry totals max. 20%)	18%
EIFS s.f. (as applicable)	
Hardiplank s.f. (as applicable)Ⓜ	18%
Detail any additional (as applicable)	





01 Building 1
West Elevation-Colored



02 Building 1
West Elevation-Black&white

	West B1
Primary Masonry totals(Min. 80%)	84%
Brick s.f. (as applicable)	29%
Stone s.f. (as applicable)	7%
Stucco s.f. (as applicable)	48%
Tilt Wall s.f. (as applicable)Ⓜ	
Secondary Masonry totals max. 20%)	16%
EIFS s.f. (as applicable)	
Hardiplank s.f. (as applicable)Ⓜ	16%
Detail any additional (as applicable)	

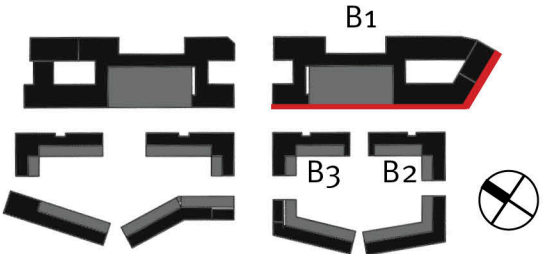
- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket Railing
- 6 Painted Precast Concrete



Flower Mound
Flower Mound, TX



Elevation



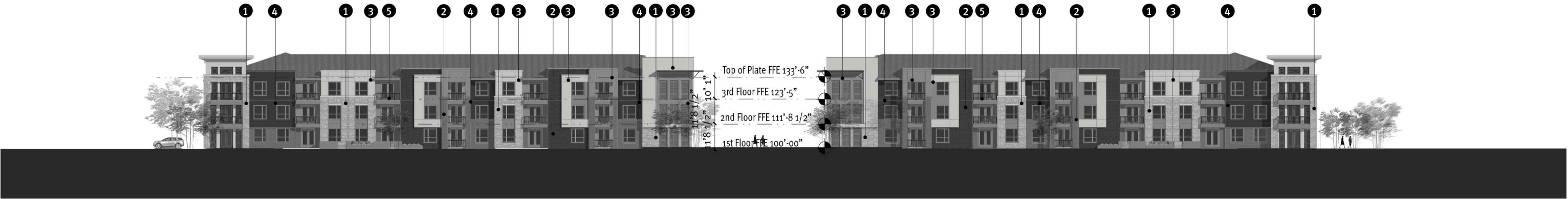
04.17.20192018051.00 KM

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Registered Architect of State of Texas, Registration No. 17828



01 Building 2
East Elevation-Colored

03 Building 3
East Elevation-Colored



01 Building 2
East Elevation-Black&white

03 Building 3
East Elevation-Black&white

- 1 Stone Veneer
- 2 Brick
- 3 Stucco
- 4 Cementitious Panel
- 5 Picket Railing

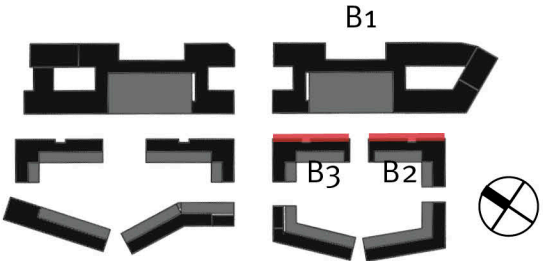


Flower Mound
Flower Mound, TX



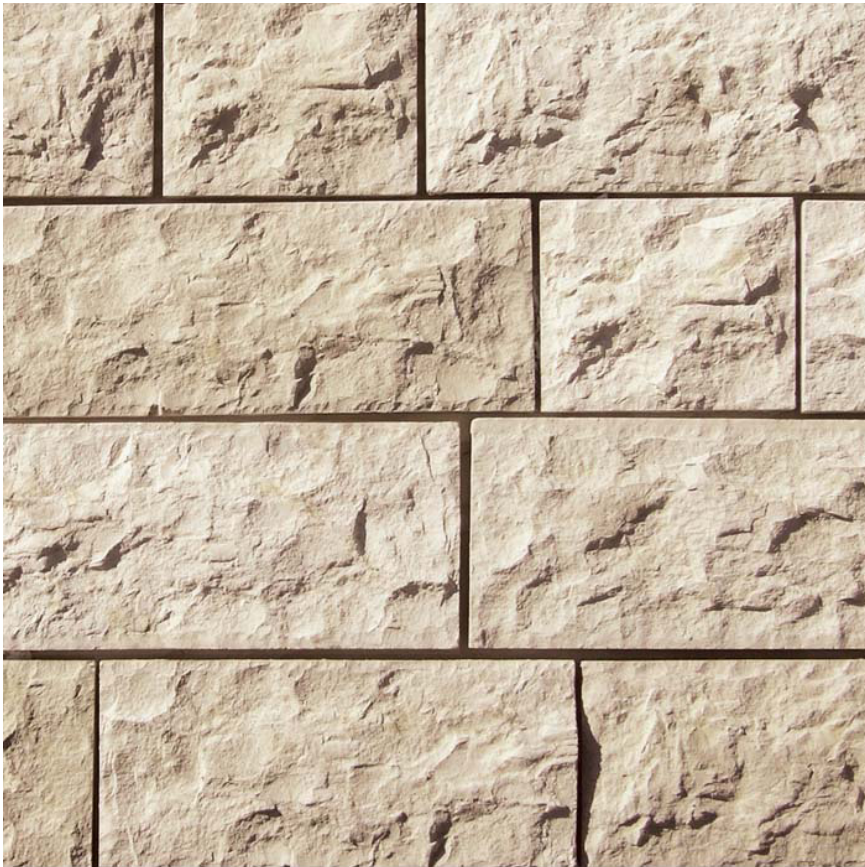
Elevation

	East B2	East B3
Primary Masonry totals(Min. 80%)	83%	83%
Brick s.f. (as applicable)	26%	26%
Stone s.f. (as applicable)	25%	25%
Stucco s.f. (as applicable)	32%	32%
Tilt Wall s.f. (as applicable)Ⓜ		
Secondary Masonry totals max. 20%)	17%	17%
EIFS s.f. (as applicable)		
Hardiplank s.f. (as applicable)Ⓜ	17%	17%
Detail any additional (as applicable)		



04.17.20192018051.00 KM

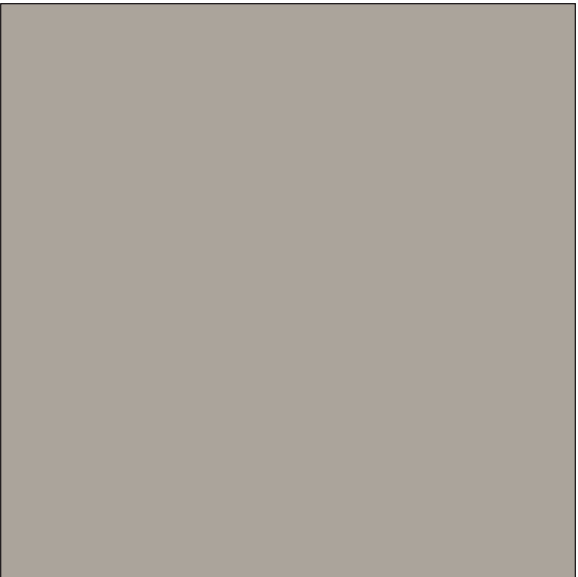
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Registered Architect of State of Texas, Registration No. 17828



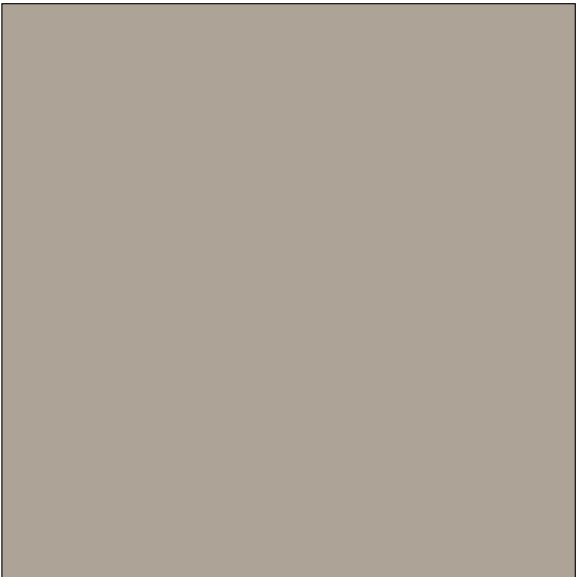
STONE - CORONADO - 8” CLASSIC JERUSALEM SAHARA BEIGE



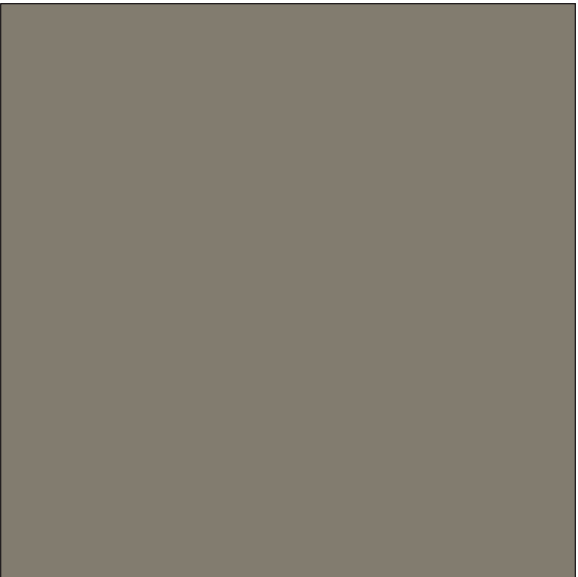
BRICK 1 - ACME - MUSHROOM BROWN



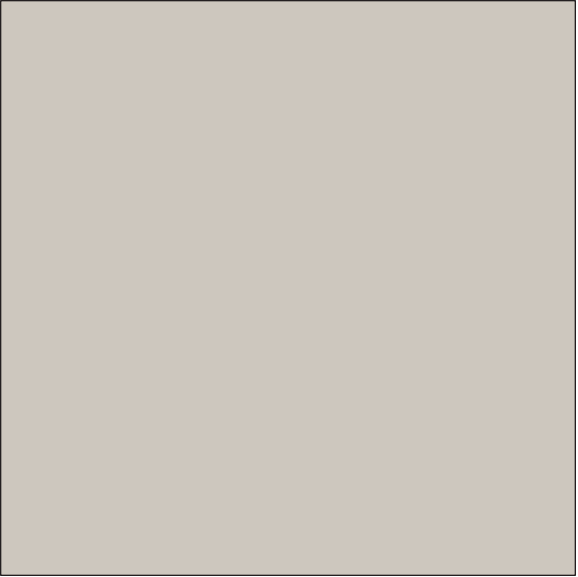
STUCCO 1-
SW 7024 FUNCTIONAL GRAY



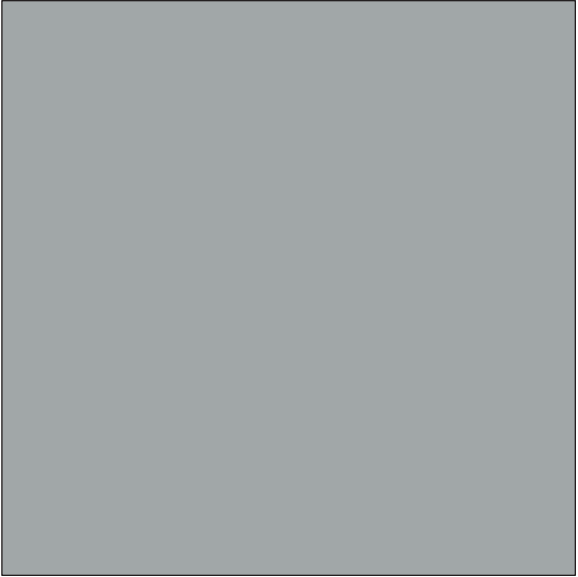
CEMENTITIOUS PANEL
SW 6038 MEGA GRIEGE



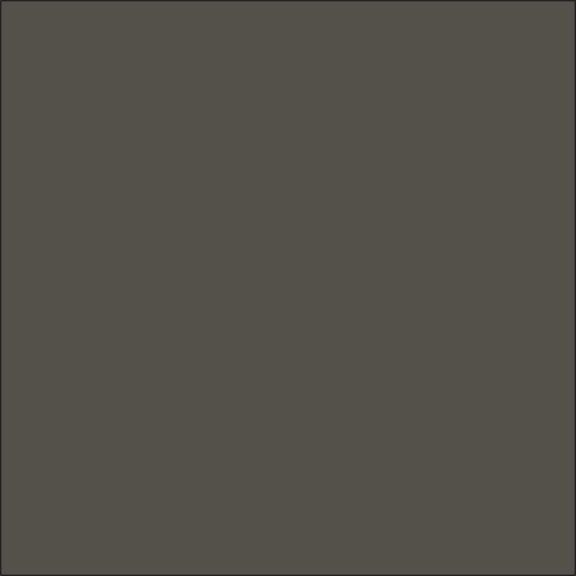
CEMENTITIOUS PANEL- SW 7046 ANONYMOUS



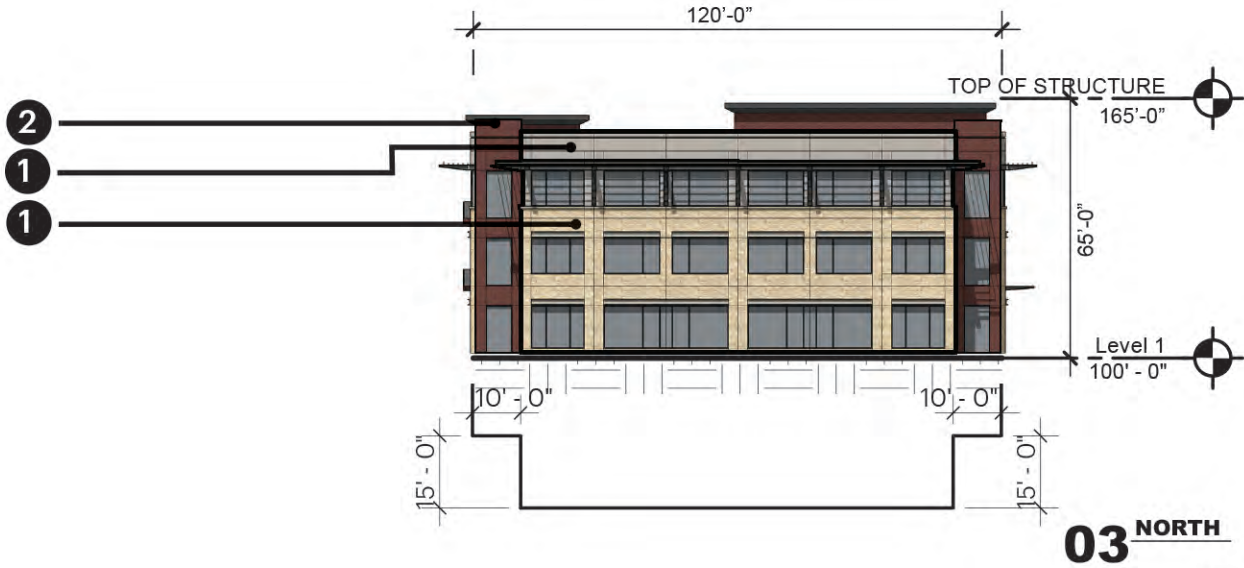
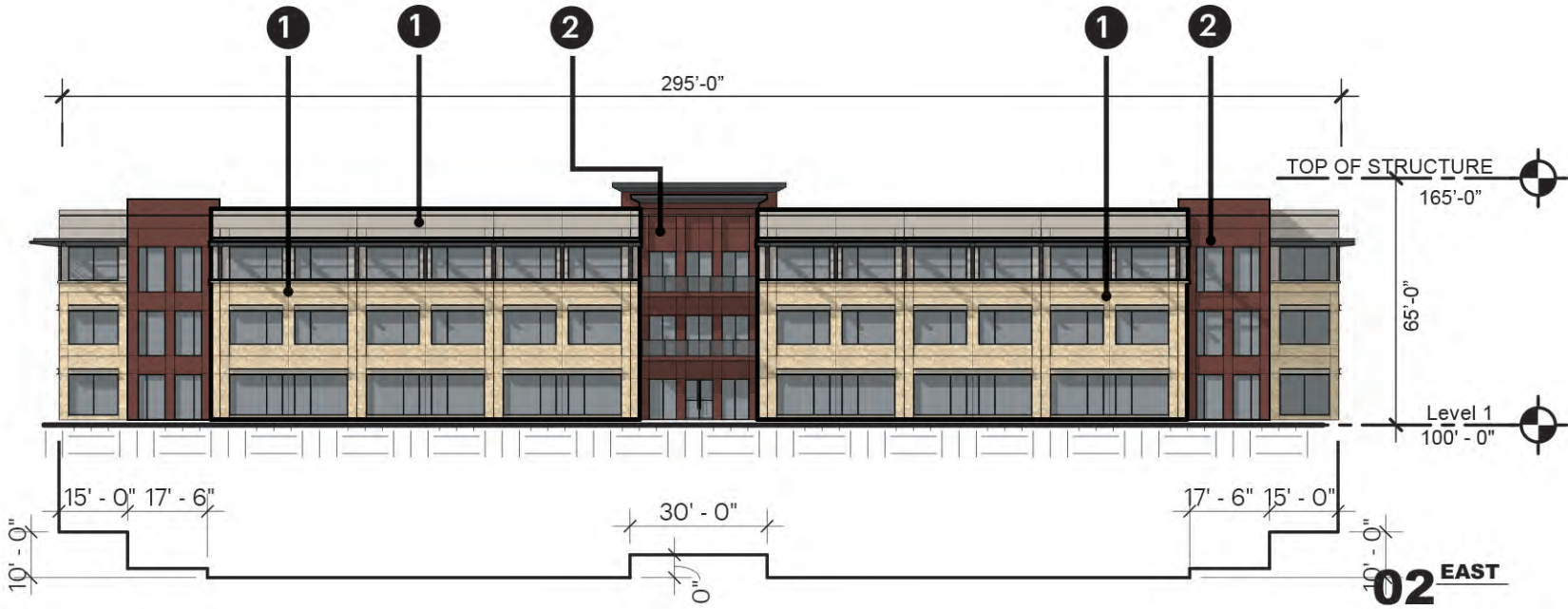
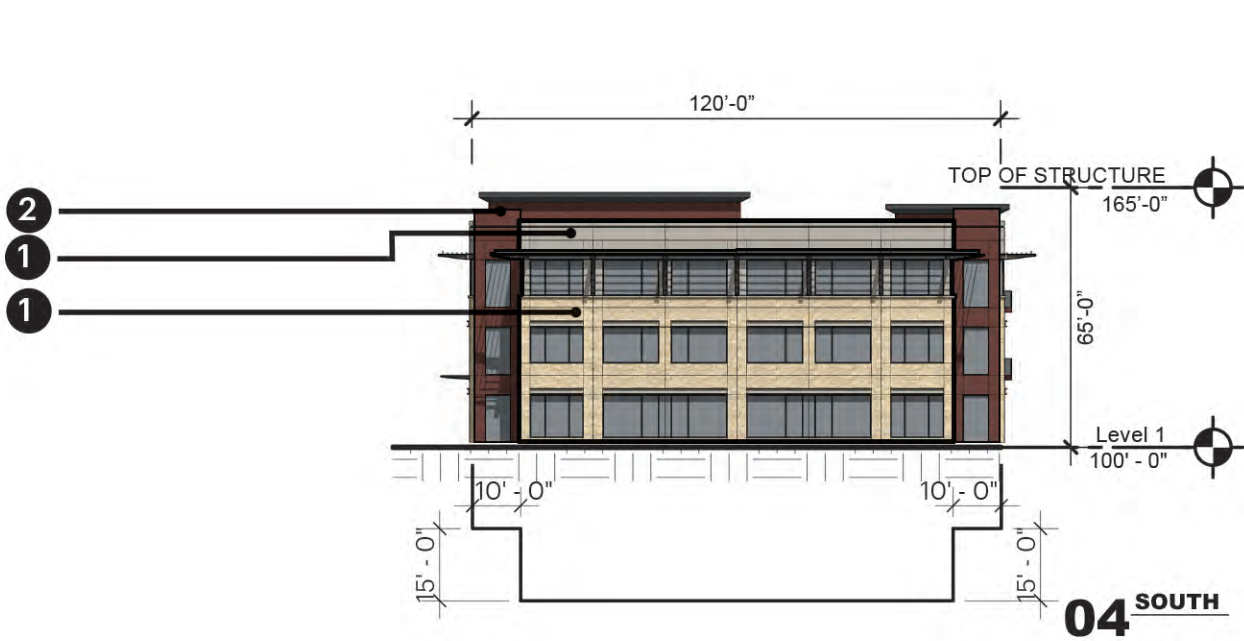
STUCCO 2-
SW 6063 ALPACA



8” SIDING-
SW 7073 NETWORK GRAY



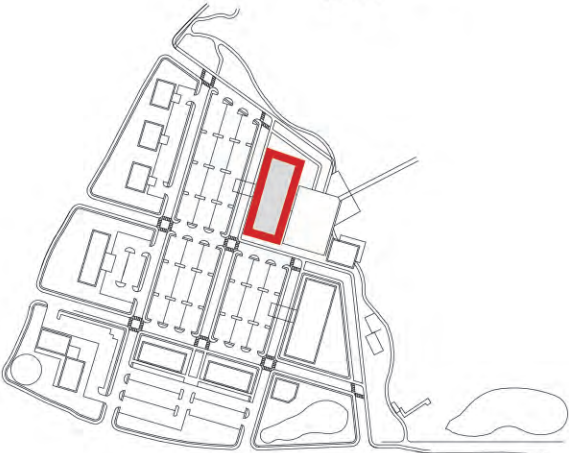
RAILING, DOORS, WINDOW AND DOOR TRIM,
METAL AWNING AND METAL TRIM AND MTL.COP-
ING/FLASHING- SW 7048 URBANE BRONZE

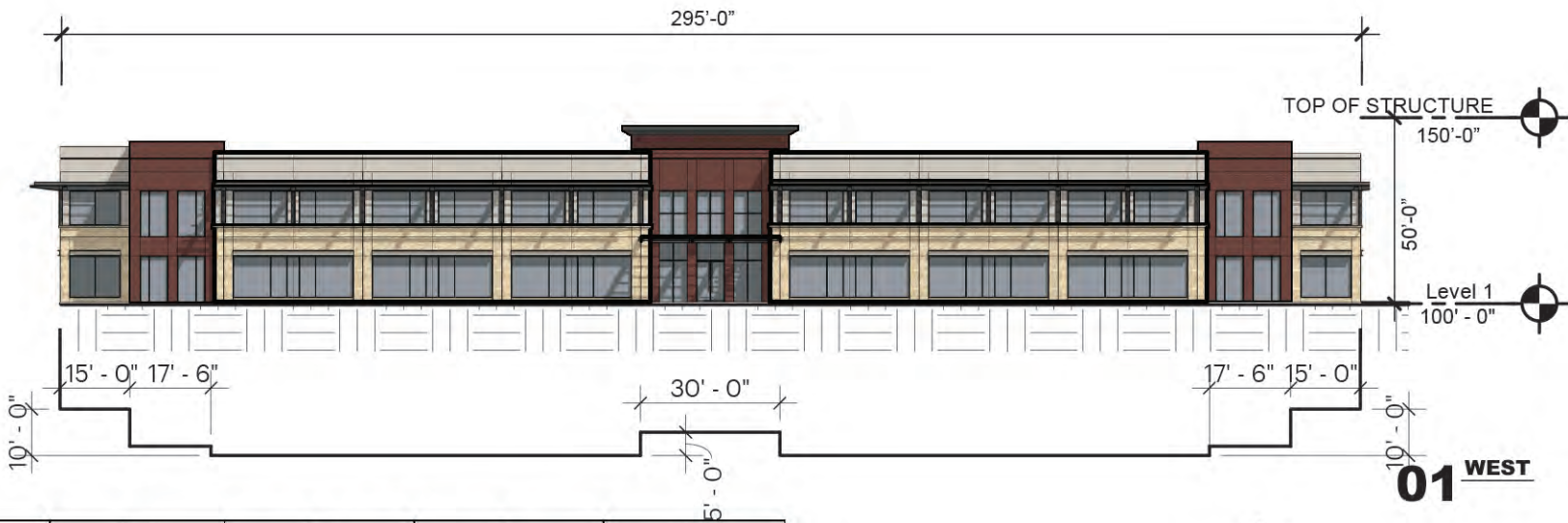
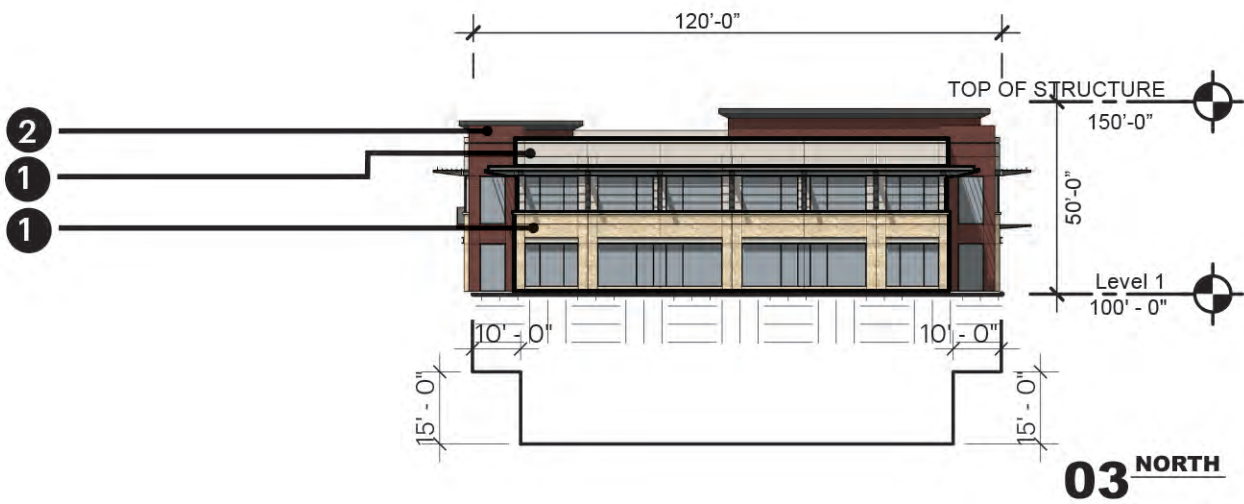
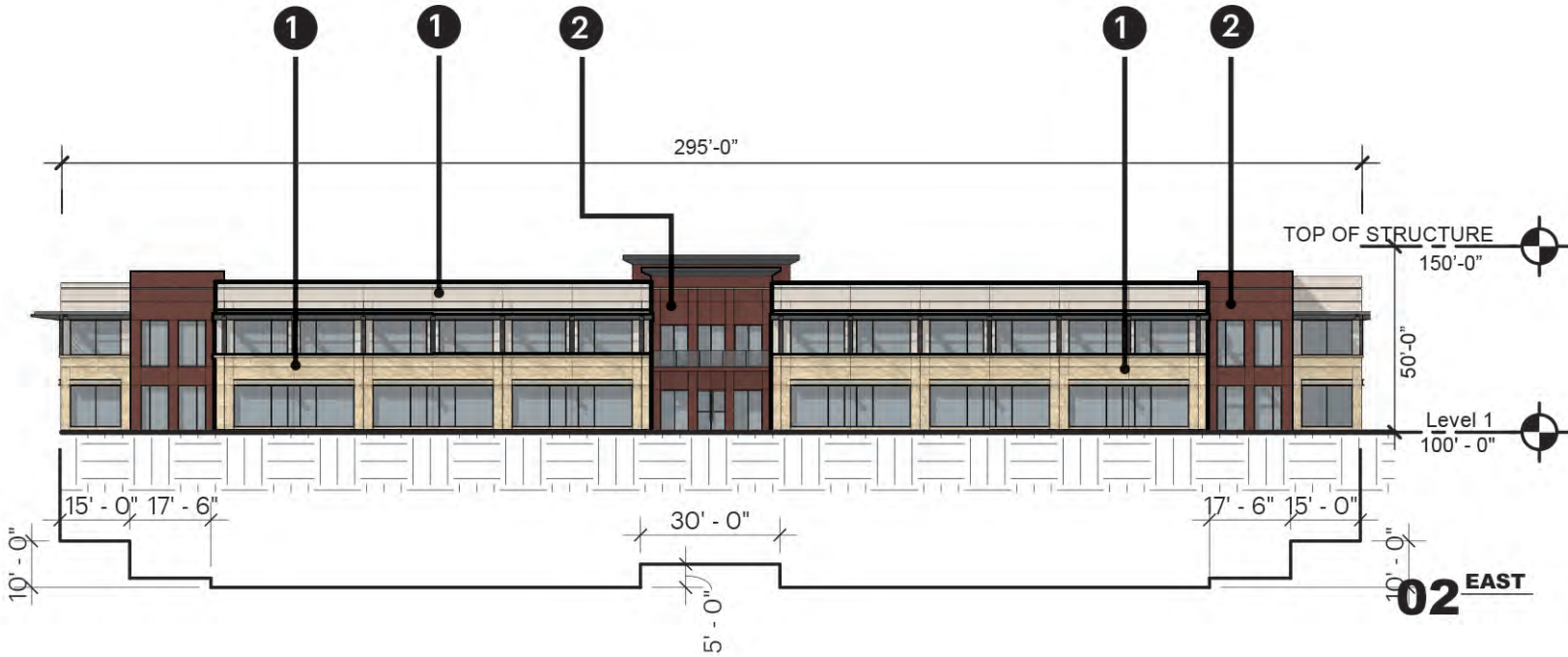
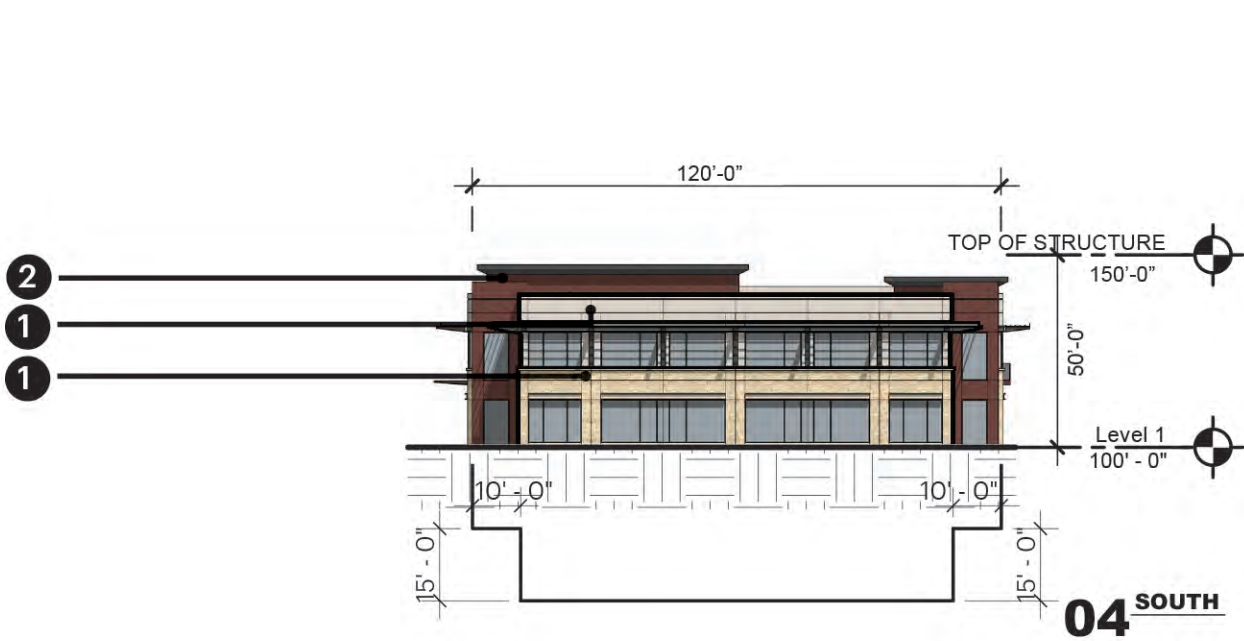


		North	South	East	West
1.	Total Facade S.F.	5,357 SF	5,357 SF	12,903 SF	13,115 SF
2.	Facade S.F. (exclusive of doors and windows)	3,139 SF	3,139 SF	7,371 SF	7,493 SF
3.	Doors and Windows S.F.	2,218 SF	2,218 SF	5,532 SF	5,632 SF
4.	Primary Masonry totals (Min. 80%)	3,139 SF & 100% of 2	3,139 SF & 100% of 2	7,371 SF & 100% of 2	7,493 SF & 100% of 2
	• Brick s.f. (as applicable)	660 SF & 20% OF 4	660 SF & 20% OF 4	1,742 SF & 24% OF 4	1,894 SF & 25% OF 4
	• Stone s.f. (as applicable)	2,659 SF & 80% OF 4	2,659 SF & 80% OF 4	5,629 SF & 76% OF 4	5,629 SF & 75% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

1 STONE VENEER 2 BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.
* EACH COMMERCIAL BUILDING SHALL NOT BE REPETITIVE OF ANOTHER. *

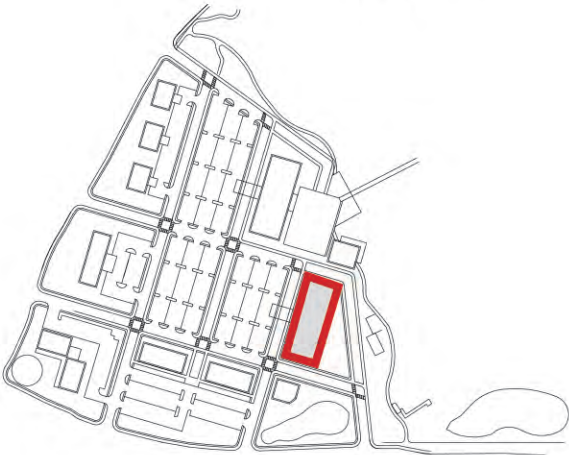


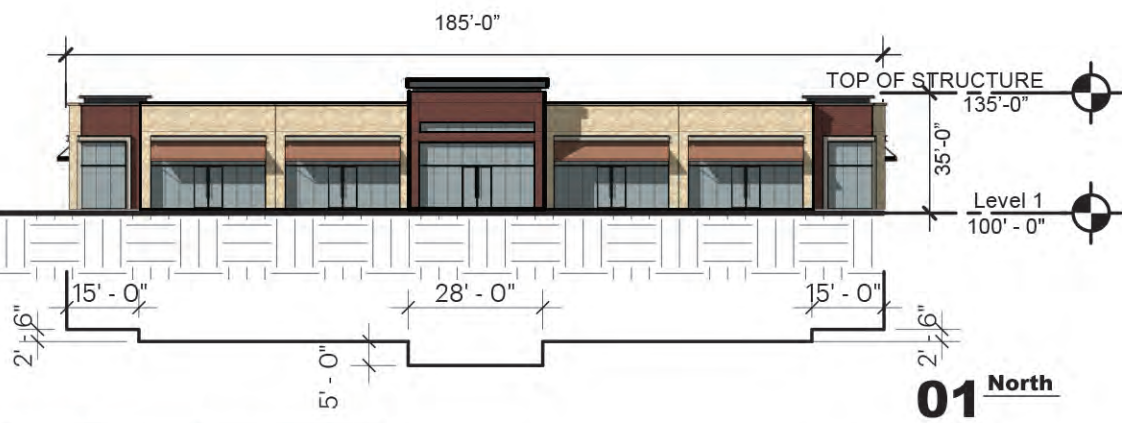
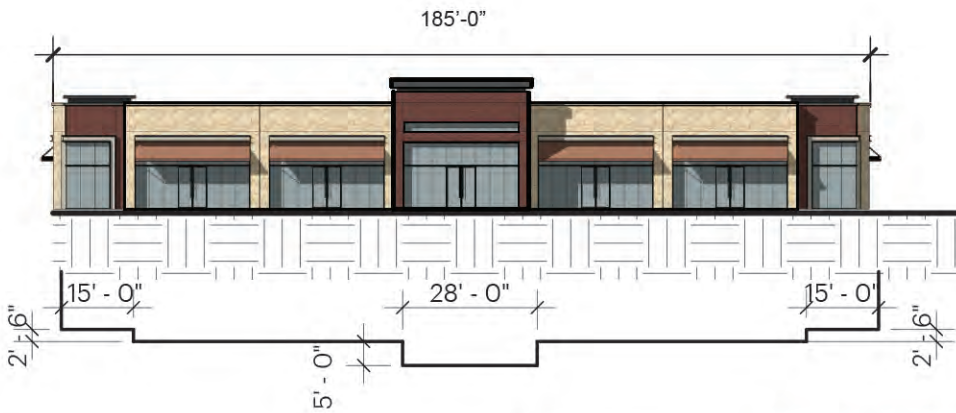
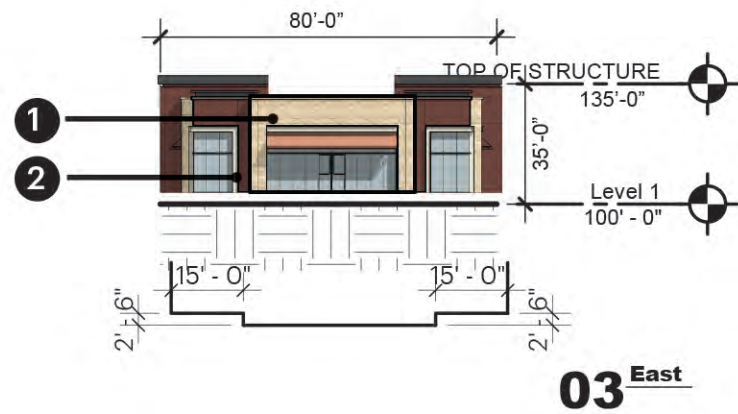
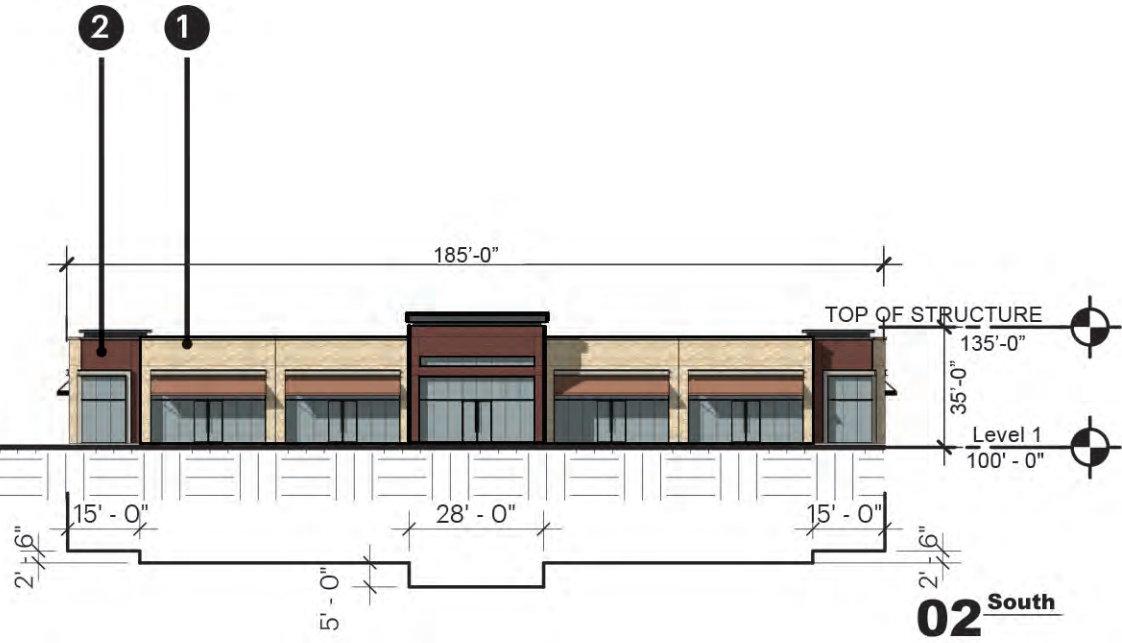
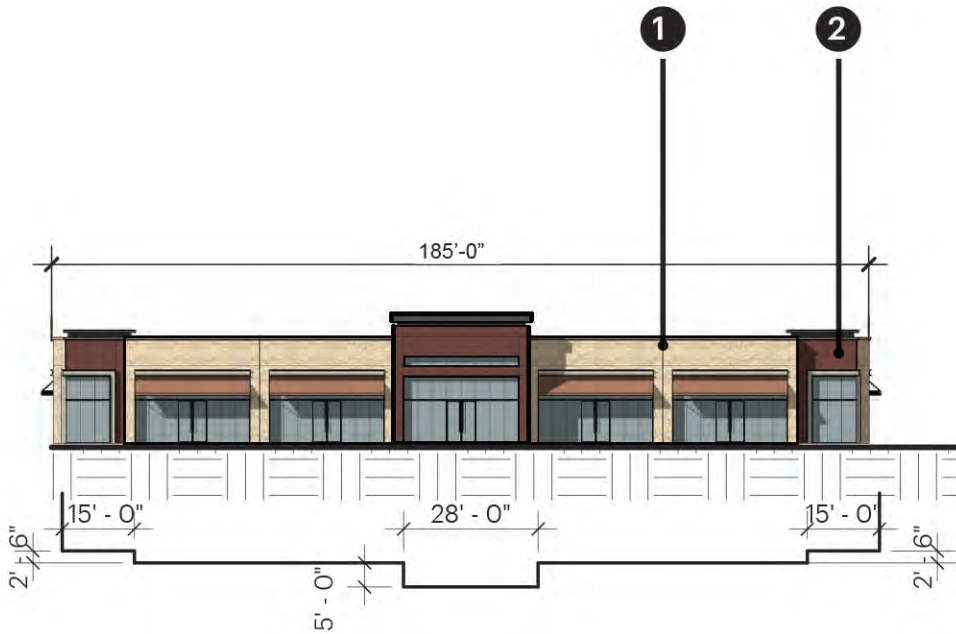
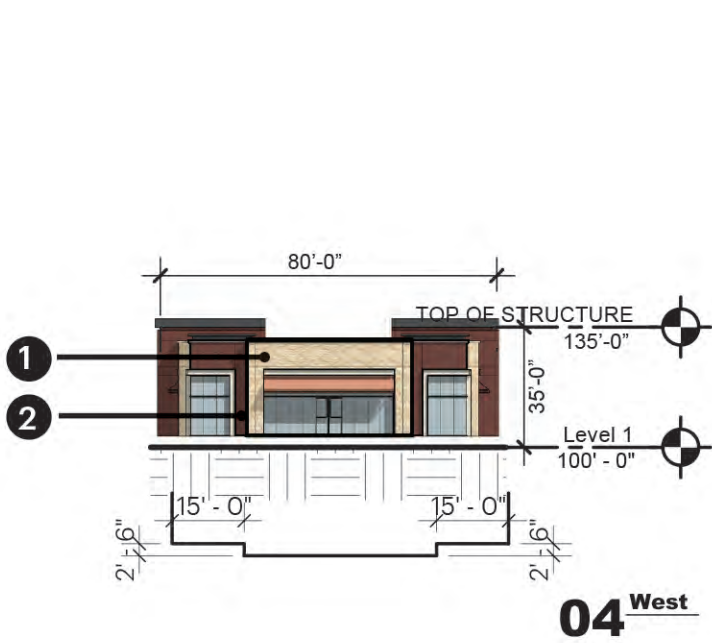


- 1
- STONE VENEER
- 2
- BRICK
- 3
- TILT WALL

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.
* EACH COMMERCIAL BUILDING SHALL NOT BE REPETITIVE OF ANOTHER. *

		North	South	East	West
1.	Total Facade S.F.	3,826 SF	3,826 SF	8,976 SF	9,188 SF
2.	Facade S.F. (exclusive of doors and windows)	2,262 SF	2,262 SF	5,107 SF	5,233 SF
3.	Doors and Windows S.F.	1,564 SF	1,564 SF	3,869 SF	3,955 SF
4.	Primary Masonry totals (Min. 80%)	2,262 SF & 100% of 2	2,262 SF & 100% of 2	5,107 SF & 100% of 2	5,233 SF & 100% of 2
	• Brick s.f. (as applicable)	500 SF & 22% OF 4	500 SF & 22% OF 4	1,288 SF & 25% OF 4	1,410 SF & 26% OF 4
	• Stone s.f. (as applicable)	1,762 SF & 78% OF 4	1,762 SF & 78% OF 4	3,819 SF & 75% OF 4	3,823 SF & 74% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

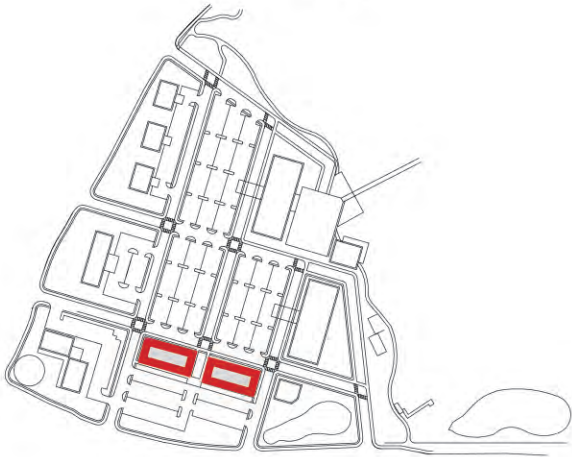


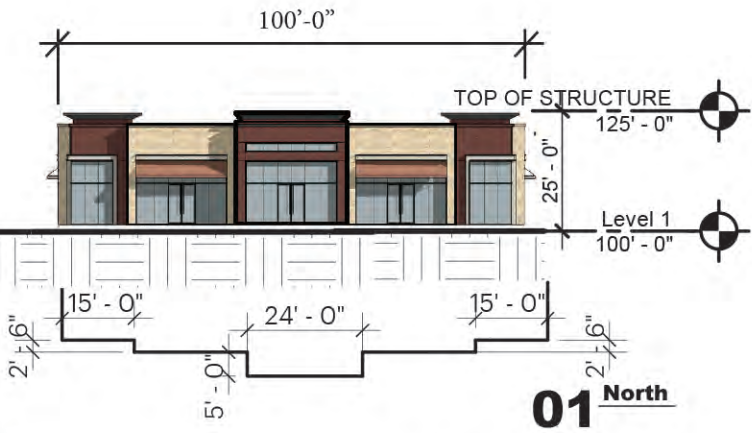
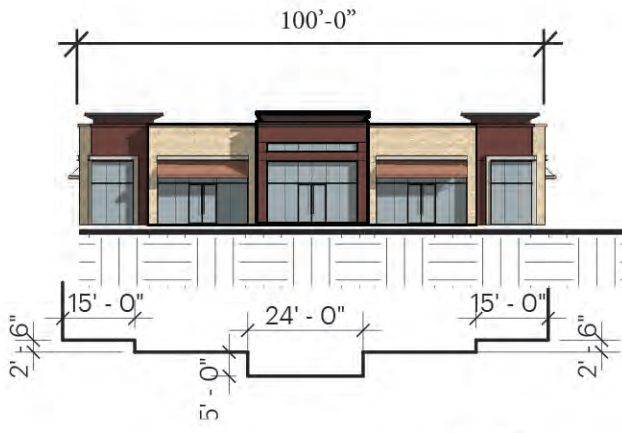
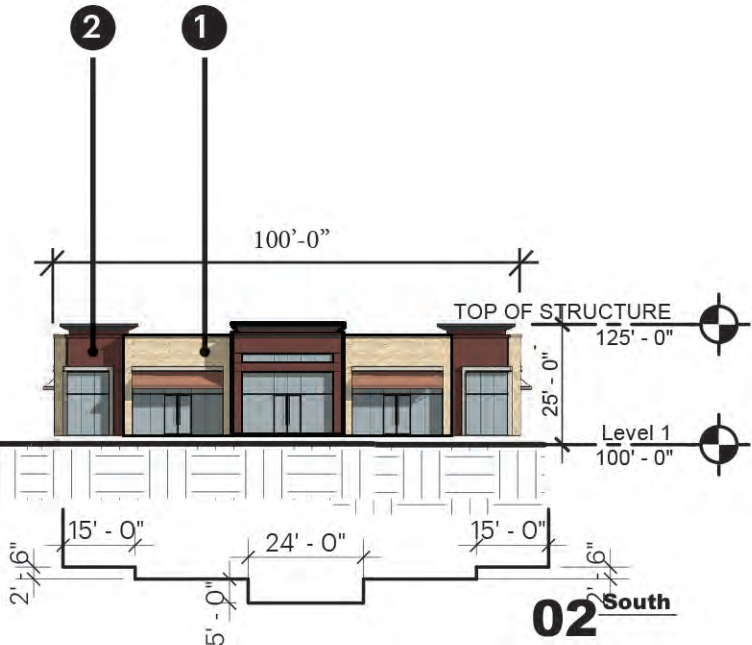
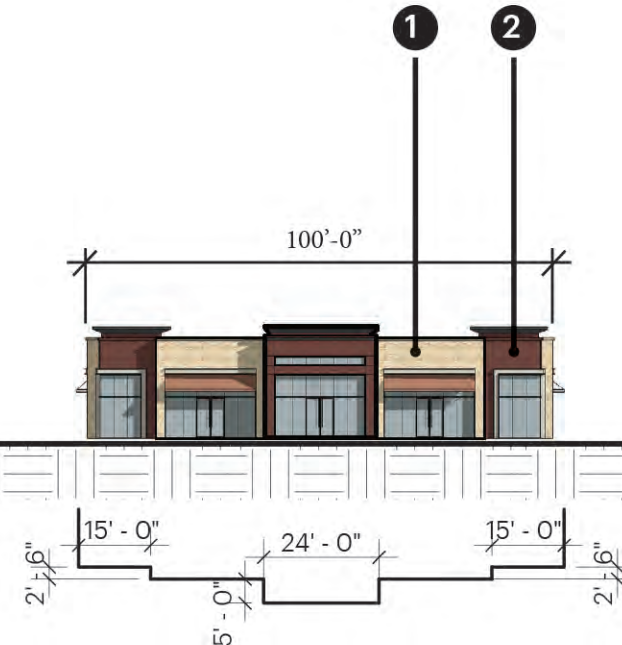
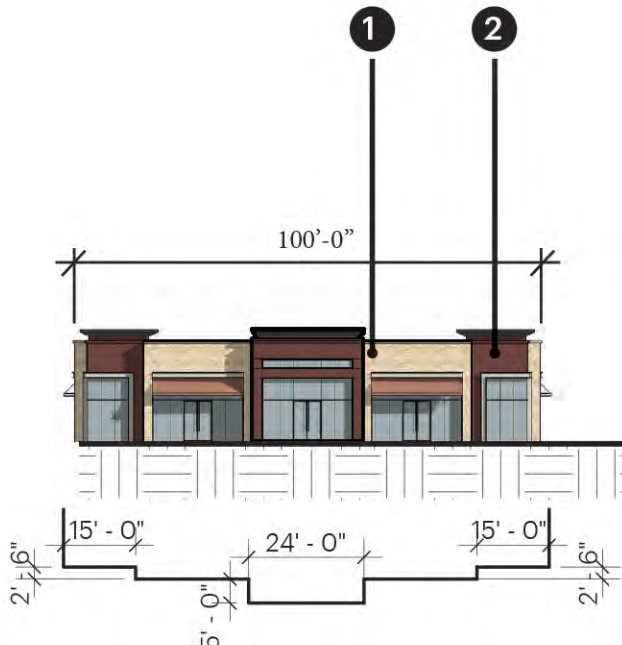
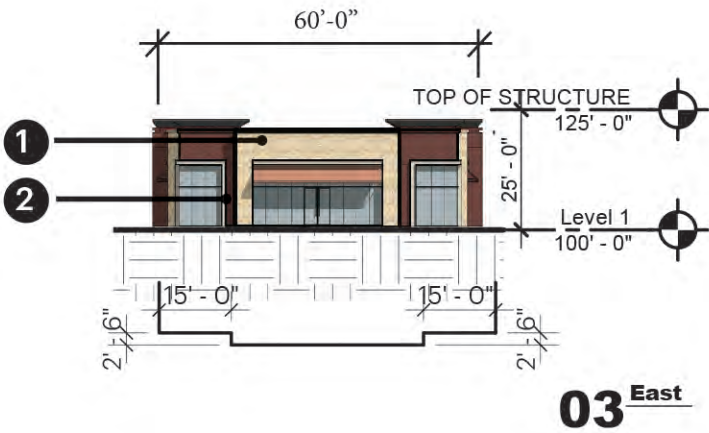
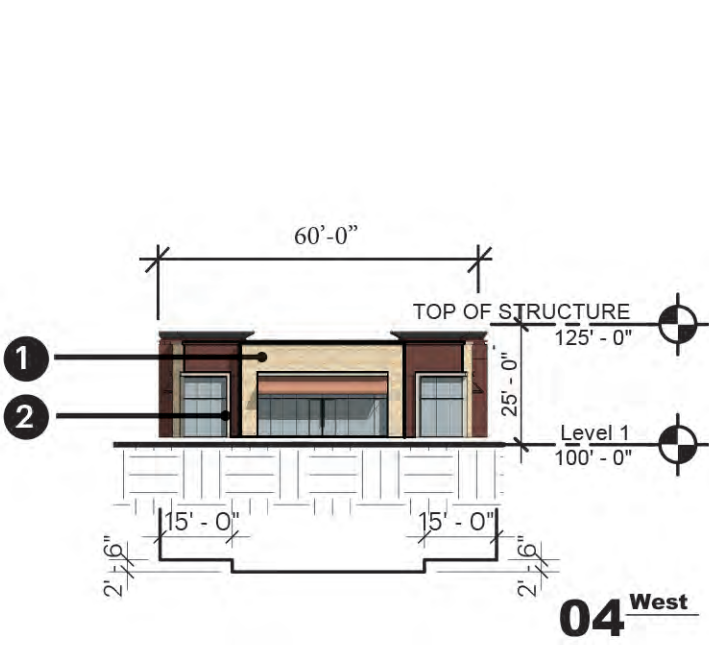


- 1
- STONE VENEER
- 2
- BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.
* EACH COMMERCIAL BUILDING SHALL NOT BE REPETITIVE OF ANOTHER. *

		North	South	East	West
1.	Total Facade S.F.	3,803 SF	3,803 SF	1,614 SF	1,614 SF
2.	Facade S.F. (exclusive of doors and windows)	1,815 SF	1,815 SF	858 SF	858 SF
3.	Doors and Windows S.F.	1,988 SF	1,988 SF	756 SF	756 SF
4.	Primary Masonry totals (Min. 80%)	1,815 SF & 100% of 2	1,815 SF & 100% of 2	858 SF & 100% of 2	858 SF & 100% of 2
	• Brick s.f. (as applicable)	336 SF & 19% OF 4	336 SF & 19% OF 4	336 SF & 39% OF 4	336 SF & 39% OF 4
	• Stone s.f. (as applicable)	1,479 SF & 81% OF 4	1,248 SF & 81% OF 4	522 SF & 61% OF 4	522 SF & 61% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

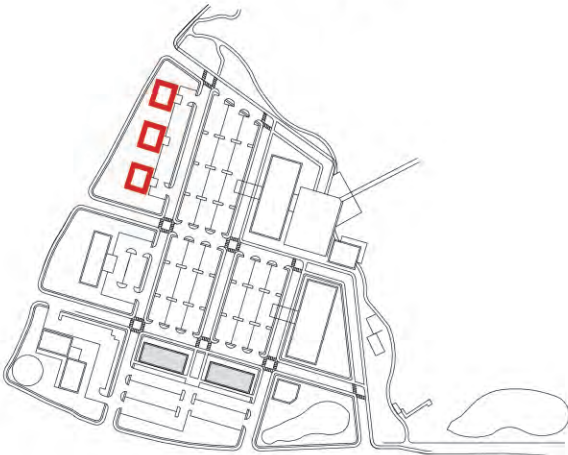




- 1 STONE VENEER 2 BRICK

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.
* EACH COMMERCIAL BUILDING SHALL NOT BE REPETITIVE OF ANOTHER. *

		North	South	East	West
1.	Total Facade S.F.	1,393 SF	1,393 SF	2,080 SF	2,080 SF
2.	Facade S.F. (exclusive of doors and windows)	697 SF	697 SF	1,022 SF	1,022 SF
3.	Doors and Windows S.F.	696 SF	696 SF	1,058 SF	1,058 SF
4.	Primary Masonry totals (Min. 80%)	697 SF & 100% of 2	697 SF & 100% of 2	1,022 SF & 100% of 2	1,022 SF & 100% of 2
	• Brick s.f. (as applicable)	282 SF & 40% OF 4	282 SF & 40% OF 4	282 SF & 27% OF 4	282 SF & 27% OF 4
	• Stone s.f. (as applicable)	415 SF & 60% OF 4	415 SF & 60% OF 4	740 SF & 73% OF 4	740 SF & 73% OF 4
	• *Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)	of 2	of 2	of 2	of 2
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				



0' 25' 50' 100'

PAD OFFICE ELEVATIONS

LAKESWOOD

FLOWER MOUND, TEXAS #00253.010

LINCOLN
PROPERTY
COMPANY

HKS
MAY 9, 2019



STONE - CORONADO 8"
CLASSIC JERUSALEM
SAHARA BEIGE



BRICK 1 - ACME



METAL ACCENTS - BRUSHED
STAINLESS STEEL



SMOOTH CREAM STONE -
STONE SOURCE



METAL PANEL AT STONE TO
MATCH

ARCHITECTURE, DESIGN, COLORS AND CONSTRUCTION OF ALL SUBSEQUENT BUILDINGS
WILL SUBSTANTIALLY CONFORM TO THE ELEVATIONS DEPICTED.

CONTENTS

- A. DEFINITIONS
- B. USE STANDARDS
- C. BUILDING STANDARDS
- D. MULTIFAMILY GROUND FLOOR DESIGN
- E. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS
- F. ACCESS PARKING AND LOADING STANDARDS
- G. TRAIL, SIDEWALK, & CROSSWALK STANDARDS
- H. OPEN SPACE
- I. RESIDENTIAL ARCHITECTURAL STANDARDS
- J. NON-RESIDENTIAL ARCHITECTURAL STANDARDS
- K. EXCEPTIONS & WAIVERS
- L. MISCELLANEOUS STANDARDS
- M. PARKLAND DEDICATION AND PARK DEVELOPMENT FEE STANDARDS
- N. SIGNAGE
- O. ADMINISTRATION

APPENDIX A: TREE PLANTING RECOMMENDATIONS

APPENDIX B: LIST OF EXHIBITS

Exhibit "B"

Development Standards

Planned Development District - 163 (PD-163)

Lakewood

The development on the property comprising approximately 122.1 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:

Development of the Campus Commercial District area designated on Exhibit "C", comprised of approximately 122.1 acres, shall be in compliance with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A) DEFINITIONS.

- 1) DWELLING, SINGLE-FAMILY DETACHED means a single dwelling unit, other than a mobile home, located on a lot or separate building tract and having no physical connection to a building located on any other lot or tract, and may be platted with required alley access or without alley access.
- 2) EXTENDED STAY HOTEL means a type of hotel establishment designed to accommodate extended stays, with financial consideration being calculated on a nightly, weekly or monthly basis.
- 3) NONRESIDENTIAL USES means any Permitted Use, Specific Use, or Temporary Use in this Planned Development, exclusive of the following:
 - I) Dwelling, single-family detached.
 - II) Multifamily.

B) USE STANDARDS.

- 1) Permitted Uses. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development.
 - (a) The following additional uses are permitted in this Planned Development.
 - (i) Dwelling, single-family detached.
 - (ii) Multifamily.
 - (iii) Retail, single tenant (25,000 SF but less than 50,000 SF).
 - (iv) Retail, single tenant (50,000 SF but less than 75,000 SF).
 - (v) Drugstore or pharmacy.
 - (vi) Health club or athletic club.
 - (vii) Office-Showroom /Warehouse
- 2) Specific Uses. Except as provided in this section, the uses listed as Specific Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, may be permitted in this Planned Development with a Specific Use Permit (SUP) approved by the Town Council.

I) The following specific uses are permitted in this Planned Development subject to approved SUP:

- (a) Restaurant, drive-through window
- 3) Temporary Uses. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development 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".
- 4) Prohibited Uses. The following uses are prohibited in this Planned Development:
 - I) Extended Stay Hotel

C) BUILDING STANDARDS.

- 1) Setbacks.
 - I) Long Prairie Road.
 - (a) Between Silveron Boulevard and Drive 8 (as labeled in Exhibit C).
 - (i) Minimum building setback shall be 25 feet.
 - (ii) Except as provided in this subparagraph, off-street parking is prohibited within 25 feet of the property line.
 - (iii) No off-street parking is permitted within 100 feet of the intersection with Silveron Boulevard.
 - (b) East of Drive 8.
 - (i) Minimum building setback shall be 70 feet.
 - (ii) Off-street parking is prohibited within 25 feet of the property line.
 - II) Silveron Boulevard.
 - (a) Between Long Prairie Road and Drive 7 as labeled in Exhibit C).
 - (i) Except as provided in this subparagraph, no minimum building setback.
 - (ii) Except as provided in this subparagraph, off-street parking is prohibited within 25 feet of the property line.
 - (iii) No off-street parking is permitted within 100 feet of the intersection with Long Prairie Road.
 - (b) Between Drive 7 and Lakeside Parkway.
 - (i) Except as provided in this subparagraph, build-to-line shall be 25 feet. A minimum of 60% of a building's front façade shall be located within the build-to line.
 - (ii) Except as provided in this section, off-street parking is prohibited within 25 feet of the property line.
 - (c) Silveron Boulevard Thoroughfare Plan Amendment. Upon Town Council approval of a Thoroughfare Plan Amendment to revise the street profile for Silveron Boulevard providing for on-street parking, the Director of Development Services shall have the authority to consider a revised build-to-line or a revised setback during site plan application for any building fronting the street.
 - III) Lakeside Parkway.
 - (a) There shall be a minimum building setback of 60 feet.
 - (b) Off-street parking is prohibited within 25 feet of the property line.
 - IV) Additional setbacks not regulated by Section C (1) (a), (b), and (c) of this ordinance.
 - (a) Dwelling, single-family detached (with required alley access).

- (i) Front yard. Except as provided in this paragraph, the minimum front yard setback shall be 15 feet.
 - (ii) Porches may encroach a maximum of 8 feet into the front yard.
 - (iii) Side yard.
 - (iv) There shall be no minimum side yard setback on one side of the lot and a minimum side yard setback of five feet on the other side of the lot.
 - (v) Rear yard. Except as provided in this paragraph, the minimum rear yard setback shall be 18 feet, subject to required installation of automatic remote garage door openers.
- (b) Dwelling, single-family detached (without required alley access).
 - (i) Front yard. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet.
 - ◆ Porches may encroach a maximum of 10 feet into the front yard.
 - (ii) Side yard. The minimum side yard setback shall be 5 feet.
 - (iii) Rear yard. The minimum rear yard setback shall be 15 feet.
- (c) Multifamily.
 - (i) Front yard. There shall be no minimum front yard setback.
 - (ii) Side yard. There shall be no minimum side yard setback.
 - (iii) Rear yard. There shall be no minimum rear yard setback.
- (d) Nonresidential Uses.
 - (i) Front yard. There shall be no minimum front yard setback.
 - (ii) Side yard. There shall be no minimum side yard setback.
 - (iii) Rear yard. There shall be no minimum rear yard setback.
- V) Minimum lot area per dwelling or dwelling unit.
 - (i) Dwelling, single-family detached (with required alley access).
 - ◆ The minimum lot area per dwelling shall be 3,000 square feet.
 - (ii) Dwelling, single-family detached (without required alley access).
 - ◆ The minimum lot area per dwelling shall be 5,000 square feet.
 - (iii) Multifamily.
 - ◆ The minimum lot area per dwelling unit shall be 920 square feet.
 - (iv) Nonresidential uses.
 - ◆ There shall be no minimum lot area.
- VI) Minimum lot width.
 - (a) Dwelling, single-family detached (with required alley access).
 - (i) The minimum lot width shall be 30 feet.
 - (b) Dwelling, single-family detached (without required alley access).
 - (i) The minimum lot width shall be 50 feet.
 - (c) Multifamily.
 - (i) There shall be no minimum width.
 - (d) Nonresidential uses.
 - (i) There shall be no minimum lot width.
- VII) Minimum floor area per unit.
 - (a) Dwelling, single-family detached (with required alley access).
 - (i) The minimum floor area per dwelling unit shall be 1,300 square feet.

- (b) Dwelling, single-family detached (without required alley access).
 - (i) The minimum floor area per dwelling unit shall be 1,800 square feet.
- (c) Multifamily.
 - (i) The minimum floor area per dwelling unit shall be 520 square feet.
- (d) Nonresidential uses.
 - (i) There shall be no minimum floor area.

VIII) Maximum Lot Coverage.

- (a) Dwelling, single-family detached (with required alley access).
 - (i) The maximum lot coverage shall be 70 percent.
- (b) Dwelling, single-family detached (without required alley access).
 - (i) The maximum lot coverage shall be 70 percent.
- (c) Multifamily.
 - (i) The maximum lot coverage shall be 60 percent.
- (d) Nonresidential uses.
 - (i) The maximum lot coverage shall be 80 percent.

IX) Maximum floor area ratio.

- (a) Dwelling, single-family detached (with required alley access).
 - (i) There shall be no maximum floor area requirement.
- (b) Dwelling, single-family detached (without required alley access).
 - (i) There shall be no maximum floor area requirement.
- (c) Multifamily.
 - (i) There shall be no maximum floor area requirement.
- (d) Nonresidential uses.
 - (i) There shall be no maximum floor area requirement.

X) Maximum Height.

- (a) Dwelling, single-family detached (with required alley access).
 - (i) The maximum height of buildings and structures shall be three stories or 35 feet.
- (b) Dwelling, single-family detached (without required alley access).
 - (i) The maximum height of buildings and structures shall be three stories or 35 feet.
- (c) Multifamily.
 - (i) Except as provided in this paragraph, the maximum height of occupied buildings and structures shall be five stories or 70 feet.
 - (ii) For a parking structure that provides required off-street parking for a multifamily use, the maximum height of the parking structure shall be six stories or 70 feet.
- (d) Nonresidential uses.
 - (i) The maximum height of buildings and structures shall be ten stories or 120 feet.

D) MULTIFAMILY GROUND FLOOR DESIGN.

- 1) For purposes of this paragraph, a surface parking lot that is either a platted lot or part of a platted lot is not considered an access easement.
- 2) A minimum of 50 percent of the ground floor units of each building façade fronting a public street or access easement shall have individual entries accessed directly from the sidewalk.
- 3) Sidewalk entries to individual units shall provide at least one of the following design components:
 - l) Stoop.

- II) Step(s).
- III) Landing.
- IV) Patio with perimeter railing or low wall, not to exceed 4 feet above the patio floor.
- V) Awning, canopy, or marquee (minimum seven-foot clearance above sidewalk)
- VI) Planter
- 4) Stoops, steps, patios, planters, retaining walls, benches, pots, raised planters, sculptures, cabanas and other decorative landscape items may be located within the required setback with no projection limitation, subject to maintaining a minimum unobstructed sidewalk width of four feet.
- 5) Transformers and other utility equipment located in front of the building shall be screened from view from the public right-of-way, and from public open spaces by screen walls or landscape screening.
- 6) Balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to five feet into required setback with a minimum of eight feet of clearance above the sidewalk.
- 7) If during site plan application, it is determined that existing or proposed utility placement, easements, or other engineering constraints prevent compliance with 2(d) for any unit(s), the Director of Planning will make a determination and recommend options for alternative compliance with this subparagraph.
- 8) Except for ground level units that provide direct access from the sidewalk, all other dwelling units shall be accessed from an interior corridor.
- 9) A minimum of 2,000 SF per phase, shall be allocated to public, non-residential ancillary uses.

E) LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

- 1) Street Buffer Setbacks. Refer to Section C.1 for minimum street setbacks. The area between the property line and the setback shall constitute the arterial buffer. Buffers along Silveron Boulevard shall be either 25' in front of parking lots or 0' in front of buildings.
- 2) Street Buffer Landscaping.
 - I) Long Prairie Road.
 - (a) Tree plantings shall be provided at a ratio of one tree for each 30 linear feet of the buffer.
 - (b) The Town Entrance Landscape Design, including the curvilinear planting edge, as depicted in the Town's Urban Design Master Plan, shall be required along Long Prairie Road.
 - II) Silveron Boulevard.
 - (a) Between Silveron Boulevard and any surface parking:
 - (i) Tree plantings shall be provided at a ratio of one tree for each 30 linear feet of the buffer.
 - (ii) Subject to approval by the Director at the time of site plan submittal, required tree plantings may be equally spaced or clustered.
 - (b) Between Silveron Boulevard and any building that does not have any surface parking between the street and the building, no additional trees shall be required.
 - III) Lakeside Parkway.
 - (a) Due to existing slope and easement constraints, no additional street buffer plantings within the existing drainage easement shall be required.

3) Trees.

- I) Street trees may not be located within the public right-of-way without the approval of the Town's Public Works Department, and if permitted, shall be planted in accordance with the recommendations and specifications of a professional arborist, subject to approval by the Director.
- II) Public street Rights-of-way serving residential lots shall have a community lot, owned by the residential association, not less than 15 feet in width, located between the curb and the front lot line. Within the community lot, trees shall be planted at the rate of at least 1 tree per lot.
- III) Amended soils shall be utilized for each tree required as provided in Appendix A herein.
- IV) No trees are required within the FM 2499 (Long Prairie Road) ROW.
- V) Parking Lot Trees.
 - (a) Except as provided in subsection e of this paragraph, a minimum of one tree for each 20 parking spaces shall be provided.
 - (b) Except as provided in subsection e of this paragraph, each parking space shall be located within 50 feet of a tree.
 - (c) Parking area trees that are required to be located within 50 feet of a parking space and are located within the limits of underground detention shall be located elsewhere within the same parking lot area. The final location of any relocated tree shall be determined during site plan approval.
 - (d) Parking lot trees shall be planted in landscape islands, each of which contains a minimum of 160 square feet.
 - (e) If a parking lot island is encumbered by utility easements or utility equipment, trees may also be located elsewhere within the same parking lot area.
 - (f) Trees planted approximately 30 feet on center, in conformance with tree planting details on the Conceptual Landscape Plan in Exhibit C, shall be required in private parking lots consisting of a drive aisle with parallel parking adjacent to the curb.

4) Retaining walls.

- I) Retaining walls are limited to a maximum of 15 feet in height as measured from the finished grade at the bottom of the wall to the finished grade at the top of the wall.

5) Roundabout.

- I) The roundabout shall have one large tree of at least 8-inch caliper, or a group of at least 3 trees of at least 4-inch caliper, planted in the center of the roundabout as a visual focal point.
- II) The species selection, shall be determined by the Developer's arborist, subject to Town approval.

6) Dwelling, single-family detached.

- I) Except as provided in this paragraph, the required tree planting requirements as provided in Section 94-65 of the Town Code shall apply to this planned development.
- II) Planting of required trees is not required on the lot, provided that trees are planted in accordance with paragraph E.3.II.

7) Disturbed Areas.

- I) Landscaping of disturbed and re-graded areas within Public Open Spaces, including detention areas and areas adjacent to retaining walls, shall be re-established and maintained with turf and trees. The following standards shall apply.
 - (a) Disturbed areas of 5% slope or less, turf, hydro-mulch, or drought resistant grasses shall be established in the disturbed areas and irrigated with rotors near the top of the bank of the detention basins, or irrigated as approved by the Town.
 - (b) Disturbed areas greater than 5% slope shall be planted with trees at the rate of ten trees per acre. Ground shall be covered with turf, hydro-mulch, native grasses, ground cover plantings, or mulch. Subject to Town approval of the Landscape Plan, whips may be planted at the rate of 100 whips per acre in lieu of ten trees per acre.
 - (c) Trees planted in disturbed areas, three-inch caliper or greater, shall qualify for mitigation credits. .
- 8) Wet Detention
 - I) Except as provided in this paragraph, wet detention areas shall comply with Town standards.
 - II) Perimeter banks of a wet detention area shallower than a 4:1 slope shall be stabilized with vegetation, hydro-mulch, or aquatic plants to prevent erosion.
 - III) Perimeter banks exceeding 4:1 slope will be stabilized with stone retaining walls where visible to the public or grouted rip rap where not visible to the public.
 - IV) Pond health shall be maintained with aeration bubblers or fountains.
 - V) At least one detention pond shall have a fountain visible from Long Prairie Road.

F) ACCESS, PARKING, AND LOADING STANDARDS.

- 1) PARKING. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Land Development Regulations. Parking for this development shall use the following standards:
 - I) Multifamily.
 - (a) Except as provided in this subparagraph, an average of one and one-half spaces for each dwelling unit or the minimum parking requirement for the following,
 - (b) A minimum of one space for each one-bedroom unit.
 - (c) A minimum of two spaces for each two bedroom and three-bedroom unit.
 - (d) Tuck-under parking spaces located within the multifamily building footprint shall count towards the required parking.
- 2) The development will be subject to an overall reciprocal easement agreement granting cross-access and cross-parking for the entire non-residential development. For purposes of this subparagraph, cross-parking shall include structured parking and podium parking. A copy of said agreement will be provided to the Town of Flower Mound with the Record Plat for the development.
- 3) On-street parking within the boundary of the Planned Development is permitted in the locations shown on Exhibit "C" and may be considered in required off-street parking calculations.
- 4) Surface Parking Lots.
 - I) Except as provided in this paragraph, surface parking areas shall be located behind buildings.
 - II) For Building Numbers 11 and 12, the location for surface parking lots shall be provided as shown on Exhibit "C".

5) Structured Parking.

- I) The Design of the parking structure shall incorporate materials, fenestrations, and other architectural features that are consistent with the building(s) which the parking serves, and shall include vertical elements such as reveals, projecting ribs and offsets and is applicable on all facades fronting public ROW's or public open spaces.
- II) Except for point(s) of ingress/egress, openings in the parking structure facade fronting a public right of way shall not exceed 60 percent of the total facade area for each level of parking and shall be designed in such a manner to screen headlights. Parking structure facades that do not front on public rights-of-way may use metal or cable railings in lieu of masonry walls.
- III) On all facades fronting public rights-of-way or public open spaces, elevators and stair shafts shall be topped with a gabled roof or other architectural accent. Exterior stairs are prohibited.
- IV) On all facades fronting public rights of way or public open spaces, any level of podium parking above street level shall not exceed 60 percent of the total facade with openings in the parking structure façade.
- V) Any ingress/egress to a parking structure or podium parking area shall not be visible from Long Prairie Road.
- VI) Multifamily Structured Parking shall comply with the standards above for all elevations not wrapped by buildings as shown in Exhibit E.

6) Access Management: The access drives from the perimeter arterial roadways shall comply with the Town's Access Management regulations with the sole exception of the emergency access drive on Silveron Boulevard. The emergency access drive on Silveron Boulevard connects to the designated fire lane which is closed to all public vehicular traffic, and shall not be counted as an access point for the purpose of calculating spacing of access drives.

- I) Internal Streets: Street sections (Type A, B, C, D, E, and F) for all internal streets and alleys are shown on the attached Exhibit C.
- II) For streets without striped on-street parking, the public ROW shall extend from back-of-curb to back-of-curb.
- III) For streets with striped on-street parking, the public ROW shall include only the travel lanes and shall exclude the on-street parking.
- IV) For residential alleys, the public ROW shall be a minimum of 17 feet and paving shall be a minimum 12 feet in width.
- V) For Mutual Access Easements, the public utilities shall be located in easements in accordance with the Town of Flower Mound Land Development Regulations.

7) Loading and waste areas.

- I) All loading areas must be designed so as to not be visible from Long Prairie Road, Lakeside Parkway, and Silveron Boulevard.
- II) Enclosed dumpster areas must be located as to not be visible from Long Prairie Road and Silveron Boulevard.

G) TRAIL, SIDEWALK, & CROSSWALK STANDARDS.

1) Sidewalks.

- I) Except as provided in this paragraph, sidewalks adjacent to streets shall have a minimum width of four feet and shall be paved with concrete.
- II) Lakeside Parkway.

- (a) The sidewalk extension within the south side of the Lakeside Parkway right-of-way shall have a minimum width of six feet and shall be paved with concrete.
- 2) Trails.
 - I) The network of trails and minimum trail requirements are located and identified on the Trail Map in Exhibit "C".
 - II) Town Multi-use Trail. The minimum eight-foot-wide regional trail generally parallel to FM 2499 shall comply with Town Trail Standards and shall be subject to a Public Access Easement.
 - III) Silveron Trail. The existing sidewalk and trail within the Silveron Boulevard right-of-way shall remain.
 - IV) Access Walkways.
 - (a) The minimum walkway width shall be six feet and shall be paved with concrete.
 - (b) Exceptions to the paving standard may be permitted by the Director of Planning through the Site Plan application process.
 - (c) The Access Walkways shall be subject to a public access easement.
 - V) Auxiliary Trails.
 - (a) The minimum walkway width shall be six feet, shall be constructed with all-weather paving, and shall be required to connect to the generally flat areas of the detention basins.
 - (b) The Auxiliary Trails shall be subject to a public access easement.
 - VI) Fire Lane Trail.
 - (a) The minimum walkway width shall be 12 feet, subject to the review and approval of the Fire Department.
 - (b) The Trail shall be subject to a public access easement.
 - VII) Nature Trails.
 - (a) A nature trail shall be located within the northern portion of OS-4, within the Corps Mitigation Easement.
 - (b) The minimum trail width shall be four feet, with a natural surface, as constructed as close to existing grade as possible, in accordance with the restrictions of the Corps Mitigation Easement.
 - (c) The overall length shall be no less than 500 linear feet.
 - (d) Final trail design shall be approved during the site plan review for Phase 2 of the Multifamily development.

H) OPEN SPACE.

- 1) Public Open Space
 - I) All Public Open Space shall generally be located where shown on Exhibit C, and shall be subject to a Public Access Easement.
 - II) The minimum furnishings and amenity requirements for each individual Public Open Space are identified in Exhibit C.
- 2) Private Open Space
 - I) Private Open Space shall not be open to the general public and shall be privately owned and privately maintained. This shall include amenities for the exclusive use of the Multifamily or Single-Family residents.

- 3) Open Space Listing: The following list of Open Spaces outlines the minimum requirements for each of the proposed Open Spaces and parks proposed for the Lakewood Planned Development District. The list shall be used in conjunction with the Concept Plan in Exhibit C.
 - I) A large number of trees are required for the mitigation of Specimen Trees, estimated to be approximately 648 trees. It is the intent of the development to mitigate on-site and to plant the required trees in the public open spaces, common areas, and commercial amenities.
 - II) All proposed Open Spaces shall be privately owned and privately maintained.
 - III) The acreage identified in each open space is an estimate based on current information. The final acreage may vary as much as 20% from the individual acreage listed, but the total of all open space shall total at least 34 acres. Each Site Plan submittal shall include a tabulation of the running total of the acreage of public open space.
- 4) OS-1: Acreage Approximately 0.6 acres
 - I) Park Type: Landmark Corner
 - II) This Landmark Corner is intended to serve as a landmark entryway for Flower Mound and to the Lakewood Planned Development District and act as a placemaking area through the use of restaurants tied to outdoor courtyards accessed by patrons of Lakewood venues. The site will be professionally maintained. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the Town trail and the public trail network
 - (c) Refer to the PD documents for signage and perspectives of this area.
 - (d) 500 Square feet for outdoor courtyard
 - (e) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (f) 1,500 square feet for shrub, groundcover and seasonal color
 - (g) Minimum of (2) Seating benches and (1) trash receptacle.
 - (h) Irrigated
- 5) OS-2: Acreage approximately 0.9 acres
 - I) Park Type: Green
 - II) This Green anchors the west end of the pedestrian bridge and is intended to be an active pedestrian space for gathering with an urban feel. It shall accommodate large gatherings, exercise groups, food trucks and lake viewing. This space is adjacent to one of the lakeside restaurants, an office building and the existing lake. The site shall be professionally maintained. Please refer to PD document of open space maps and design perspectives of these areas.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network
 - (c) 5,000 square foot event lawn
 - (d) 1000 square feet for outdoor plaza with decorative hardscape
 - (e) 500 square foot minimum shade structure
 - (f) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.

- (g) 1,000 square feet for shrub, groundcover and seasonal color
 - (h) Signage: Minimum of 1 Park identification sign, (1) wayfinding markers, (1) trail marker
 - (i) Minimum of (8) Seating benches and (2) trash receptacles.
 - (j) Minimum of (8) bollard lights
 - (k) Irrigated
 - (l) Adjacent to proposed restaurant patio
- 6) OS-3: Acreage: approximately 0.9 acres
- I) Park Type: Lawn
 - II) This Lawn is intended to be an active pedestrian space for gathering that has an urban feel, but softer with more turf and less paving than OS-2. This space is adjacent to one of the lakeside restaurants, office buildings and existing lake. The site will be professionally maintained. Please refer to PD document of open space maps and design perspectives of these areas.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the trail network
 - (c) 15,000 square foot event lawn
 - (d) Minimum 500 square feet for outdoor plaza with decorative hardscape, including colored or stamped concrete
 - (e) Minimum 500 square foot shade structure
 - (f) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (g) Minimum of 1,500 square feet for shrub, groundcover and seasonal color
 - (h) Signage: Minimum of 1 Park identification sign, (1) wayfinding markers, (1) trail marker
 - (i) Minimum of (8) Seating benches and (2) trash receptacles (1) pet waste station
 - (j) Minimum of (8) bollard lights in lawn
 - (k) Irrigated
 - (l) Adjacent to proposed restaurant patio
- 7) OS-4: Acreage: approximately 16.1 acres
- I) Park Type: Natural Open Space
 - II) This natural open space is intended to be publicly accessed by Flower Mound residents to enjoy the tremendous asset of the existing lake. This space ties together all portions of the Lakewood Planned Development District. The site will be a combination of manicured and natural areas based on the existing character of the land surrounding the lake. Please refer to PD document of open space plans and images of this area. A portion of OS-4 is subject to a conservation easement by the Army Corps of Engineers.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network with continuous concrete trail around the lake. Refer to open space and trail plan for trail general location, types and sizes of various trails.
 - (c) Bollard lighting for the proposed trail at the minimum ratio 1 light per 250 feet. Bollards will be placed around the natural playground and restaurants plazas on the west side of the project.

- (d) Pedestrian bridge, 8' wide, connects OS-5 and O-S2. This bridge will include string lights and gateway columns on each end to make the bridge the centerpiece of the Lakewood Planned Development District. The terminus of each plaza will define both ends of the bridge.
 - (e) Public parking shall be located in three areas near the perimeter of OS-4.
 - (f) Playground placed in a natural setting with a minimum 200 SF shade structure as shown in the proposed perspective
 - (g) Minimum of one overlook location with seating for lake viewing
 - (h) Minimum of 500 feet of nature trail on the north side of the park
 - (i) A minimum of 3 picnic tables on concrete pads
 - (j) Park benches or other seating spaced at least every quarter mile along the trail
 - (k) Trash receptacles and pet waste stations placed every half mile along trail and near picnic tables
 - (l) Signage: Minimum of 1 Park identification sign, 3 wayfinding markers, 2 educational maps and trail markers
 - (m) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (n) Irrigated manicured areas where deemed appropriate by developer's landscape architect within the southwest portion of the open space
 - (o) Lake Edge Condition: The standard for the condition of the lake edge shall conform to the following standards
 - (p) The southwestern portion of the lake, outside the Corps Mitigation Easement, shall have a mowed edge allowing pedestrian access to the majority of the lake edge.
 - (q) The northern and eastern portion of the lake, within the Corps Mitigation Easement, shall be cleaned to the extent permitted. The lake edge shall be mowed where possible and permitted and shall not be fenced.
- 8) OS-5: Acreage approximately 0.8 acres
- I) Park Type: Courtyard
 - II) This Courtyard anchors the east end of the pedestrian bridge. This space is a transition space designed with flexibility to accommodate the pedestrian and bike traffic merging in this area. It is intended to be a gathering area and transition into the Esplanade and can be used as a public picnic area or informal, outdoor work area. The site will be professionally maintained. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network
 - (c) Minimum 500 square feet of outdoor plaza with decorative hardscape, including colored or stamped concrete
 - (d) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (e) Minimum of 300 square feet for shrub, groundcover and seasonal color
 - (f) Signage: minimum of (1) directory map, (1) wayfinding markers, (1) trail marker
 - (g) Minimum of (4) Seating benches and (2) trash receptacles.
 - (h) Bike repair station

- (i) Minimum of (8) bollard lights
 - (j) Irrigated
- 9) OS-6: Acreage: approximately 0.6 acres
 - I) Park Type: Square
 - II) This Square, or Esplanade, is a wide linear open space, approximately 50' in width, connecting the single-family residential community to the commercial amenities and services. The intent of this space is to connect the western office, restaurants and retail population to the eastern residential side of the development over the pedestrian bridge. This linear open space will also act as a festival street that can be closed to traffic for community events and can be programmed for pop-up vendors, food trucks, art fairs and other events. The site shall be designed to accommodate tent setup. The site will be professionally maintained. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network
 - (c) Minimum of 500 square feet for outdoor plaza with decorative hardscape, including colored or stamped concrete
 - (d) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (e) 5,000 square feet of lawn or decomposed granite to accommodate tent setup
 - (f) On-street parking for public and for food truck access.
 - (g) Trees to be planted behind curbs with parallel parking in conformance with E.6.V.f.
 - (h) Minimum of 300 square feet for shrub, groundcover and seasonal color
 - (i) Minimum of (4) Seating benches and (2) trash receptacles.
 - (j) Street lighting
 - (k) String lights along esplanade for evening use.
 - (l) Minimum of (4) sets of al fresco dining tables.
 - (m) Irrigated
- 10) OS-7: Acreage: approximately 13.6 acres
 - I) Park Type: Recreation / Detention
 - II) This recreational space is a dual-purpose space for both active and passive recreation as well as detention. The site will be accessed with paved trails into the detention areas that shall be designed for active recreation and other uses. The detention part of the site will be professionally maintained. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network
 - (c) Minimum 100 square foot overlook at terminus of east/west street from the roundabout
 - (d) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.

- (e) Concrete trails will be required to be contained within the open space area for 50% of their total length and the remaining 50% can be adjacent to the public right of way to gain access for the residents, subject to review of the parks department.
 - (f) Detention Areas will be designed to promote active play. The bottom portion of the detention areas will be designed to be sloped at 5% or less to drain water off the fields and shall include a paved pilot channel to drain excess water away from the fields in dry conditions. Detention areas will be designed to Town drainage standards, and shall have maximum 4:1 side slopes.
 - (g) Signage: Minimum of (1) Park identification, (2) wayfinding markers, (2) trail markers
 - (h) Minimum of (4) Seating benches, (2) trash receptacles, (2) pet waste stations.
 - (i) Irrigated with rotors at or near the top of the bank of the detention areas
- 11) OS-8: Acreage: approximately 1.6 acres
- I) Park Type: Private HOA facility
 - II) This recreational and meeting space serves the single-family residents of the Lakewood Planned Development District. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Private area, No public easement
 - (b) Connected to the public trail network
 - (c) Swimming Pool
 - (d) Parking
 - (e) Meeting and event rooms
- 12) OS-9: Acreage: approximately 0.3 acres
- I) Park Type: Pocket Park
 - II) This Pocket Park can be directly accessed from the public trail located within the Silveron ROW. This space separates the single family lots from the Silveron ROW and provides a rest area for pedestrians walking or jogging along Silveron. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement
 - (b) Connected to the public trail network
 - (c) Mitigation trees to be selected from the Town's approved tree mitigation and replacement tree planting list, and Appendix A herein and approved by the Town.
 - (d) Signage: Minimum of (1) wayfinding marker, (1) trail marker
 - (e) Minimum of (1) bench, (1) trash receptacles
 - (f) Irrigated turf and beds.
- 13) OS-10: Acreage: approximately 1.8 acres
- I) Park Type: Town Trail
 - II) This Town Trail shall comply with the specifications and requirements for installation of the Town Trail along the FM 2499 ROW. Please refer to PD document of open space plans and images of this area.
 - III) Park requirements:
 - (a) Public Access Easement, width varies from 25' to 70'. The minimum Town Trail required width is 14' with an 8' concrete pavement.

- (b) Connected to the public trail network
- (c) Trees shall be planted in accordance with Town Trail requirements and in general compliance with Conceptual Landscape Plan in Exhibit C and Section I.1. whichever is more restrictive
- (d) Signage: (3) trail markers
- (e) Park benches or other seating spaced at least every quarter mile along the trail
- (f) Trash receptacles and pet waste stations placed every half mile along trail

I) RESIDENTIAL ARCHITECTURAL STANDARDS.

- 1) Dwelling, Single-family detached. NOTE: These architectural standards apply whether or not alley access is required.
 - I) Roof Pitch shall be between 6/12 and 12/12 slope, excluding patios, porches and porticos.
 - II) Where garage doors face the street, or are part of the front façade, the garage doors shall be carriage style decorative doors.
 - III) For purposes of this paragraph, Primary Materials consists of brick, stone, cast stone, stucco, EIFS, and cementitious siding.
 - IV) Except as provided in this paragraph, each dwelling that faces a street or access easement, shall contain not less than 80 percent Primary Materials for any portion of a façade that faces a street or access easement.
 - V) For all other facades, each dwelling shall contain not less than 80 percent Primary Materials, calculated as an aggregate for all facades exclusive of paragraph I.1.IV. above.
- 2) Multifamily.
 - I) For purposes of this paragraph, Primary Materials consist of brick, stone, cast stone, stucco.
 - II) For purposes of this paragraph, Secondary Materials consist of the following:
 - (a) EIFS
 - (b) Cementitious siding
 - III) Stucco shall not exceed 80 percent of any one façade.
 - IV) Except as provided in this paragraph, each dwelling that faces a street or access easement, shall contain not less than 80 percent Primary Materials for any portion of a façade that faces a street or access easement.
 - V) For all other facades, each dwelling shall contain not less than 80 percent Primary Materials, calculated as an aggregate for all facades exclusive of paragraph I.2.IV. above.

J) NONRESIDENTIAL ARCHITECTURAL STANDARDS.

- 1) For purposes of this paragraph, Primary Materials consist of the following:
 - I) brick
 - II) stone
 - III) cast stone
 - IV) stucco, limited to 80 percent per facade.
- 2) For purposes of this paragraph, Secondary Materials consist of the following:
 - I) EIFS
 - II) Cementitious siding
- 3) Each building façade exclusive of doors and windows shall utilize not less than 80 percent Primary Materials on exterior facades.

K) EXCEPTIONS AND WAIVERS

- 1) The following exceptions and waivers to the Town's Ordinances shall apply to this planned development.
 - I) Compatibility buffers and setbacks between residential and commercial lots:
Compatibility buffers and setbacks between residential and commercial lots shall comply with the following standards:
 - (a) If the commercial occupancy is an office structure 15,000 SF or less, no compatibility buffers or setbacks shall be required.
 - (b) If the commercial occupancy is a retail occupancy 10,000 SF or less, no compatibility buffers or setbacks shall be required.
 - (c) If the commercial occupancy exceeds these limits, or if the commercial occupancy is a restaurant, then the compatibility buffers and setbacks shall comply with the Town's Compatibility Buffer-Section 82.302 and Compatibility Setback-82-303.
- 2) Meritorious Architecture-Urban Design Plan, Section 1.2. The proposed architecture is unique and shall be deemed as 'meritorious' regarding Façade Materials of Urban Design Plan. Commercial buildings may exceed 50 percent doors and windows per facade.
- 3) Pitched Roofs – Urban Design Plan Section 12.1: A Waiver to the pitched roof requirement of buildings less than 15,000 SF may be considered by the Town Council provided that said buildings are part of a large-scale development, not adjacent to single family residences.
- 4) A Waiver pursuant to Section 98-151 is granted. The Waiver is limited to Section 98-147, Topographical Slope Protection. All other elements of Chapter 98 Subdivision F remain in force.
 - I) While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four foot (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding fifteen feet (15') in height are prohibited except on a showing that the property owner will suffer undue hardship in the development of an individual lot in the absence of such a fifteen foot (15') tall retaining wall.

L) MISCELLANEOUS STANDARDS.

- 1) RENDERINGS. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, open space areas (public and private), sidewalk and crosswalk detail, and elevations as shown on Exhibit "C".
- 2) ELEVATIONS.
 - I) There shall be a unified design theme consistent with the attached elevations. Buildings shall use a combination of textures and materials that complement the design theme. Entrances to buildings shall be clearly identified to pedestrians and motorists and shall be accentuated by the use of canopies, porticos, recessed wall planes, overhangs or other similar features that are compatible with the architectural style. Parapets or screening are required on flat roofs so that any roof top equipment is not visible from the street right-of-way.
 - II) The conceptual elevations attached to this ordinance denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on the conceptual site plan. The reference to building numbers shall ensure that, for example, a multifamily building shall comply with the corresponding conceptual elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on the conceptual site plan, then the corresponding elevation shall apply.

- 3) DENSITY.
 - I) Dwelling, single-family detached.
 - (a) Maximum number of dwelling units is one hundred sixty-four (164).
 - II) Multifamily.
 - (a) Maximum number of residential dwelling units is eight hundred fifty (850).
- 4) MULTIFAMILY. Except for ground level units that provide direct access to the sidewalk, all other dwelling units shall be accessed from an internal corridor.
- 5) HOTEL. Hotel developments shall be subject to the following conditions:
 - I) Shall provide at least three amenities from the list below:
 - (a) Pool
 - (b) Spa/sauna
 - (c) Weight room/fitness center
 - (d) Playground
 - (e) Sports court
 - (f) Plaza/atrium
 - (g) Game room
 - (h) Conference room (1,000 square foot minimum)
 - (i) Full-service restaurant (minimum seating capacity of 35)
 - (j) Shall maintain five (5) percent of the lot area as open space, exclusive of required setbacks, buffers, and parking areas, but including amenities from the above list, except for Conference room and Full-service restaurant.
 - (k) Shall provide staff on-site 24 hours a day.
 - (l) The entrance to each room shall be gained from an interior corridor, except first floor units, which may have direct access from an interior courtyard or swimming pool area instead of, or in addition to, hallway access.
 - (m) A porte-cochere or covered area must be provided immediately adjacent to the entrance with a registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two (2) vehicles parked side by side for guests checking in and out.
 - II) Prior to, or concurrent with, the submittal of a site plan for the hotel, approval of an amendment to the Planned Development District shall be required. The said amendment shall provide written standards and conceptual elevations for the hotel.
- 6) OFFICE-SHOWROOM/WAREHOUSE. This use is only permitted by right within 1,000 feet of Lakeside Parkway.
- 7) RESTAURANT DRIVE-IN WINDOW.
 - a. A drive-in window in conjunction with a restaurant is only permitted subject to either of the following provisions:
 - i. A restaurant, general with a minimum floor area of 3,000 square feet, and developed in a single tenant retail building.
 - ii. A restaurant, general located within a multi-tenant retail building.

8) PHASING

A. Intent and phasing: The phasing of the development is intended to ensure that certain portions of the commercial and open space improvements are developed in conjunction with the residential development. For the purposes of this Section 4.A, the following phrases shall be defined as follows:

I) "Commencement of Construction" shall mean:

- (a) the construction plans for the commercial buildings, and certain open spaces, have been prepared and all approvals thereof required by applicable governmental authorities have been obtained; and
- (b) all necessary permits permitting the commencement of construction of the commercial buildings, and certain open spaces, have been issued by all applicable governmental authorities; and
- (c) mobilization, grading or excavation of the approved and permitted commercial property has begun.

II) "Completion of Construction of a shell building" means construction for the particular use has reached the point that, in accordance with the Town's Code of Ordinances, the Town's Building Official has, or is able to, issue a shell building final and that is located within a subdivision that has achieved Subdivision Acceptance.

III) "Completion of Open Space" (OS) shall mean that construction of utilities, landscaping, irrigation, amenities as defined in the associated Park Standards in Section H, and any other elements shown on the approved site plan are completed.

IV) "Subdivision Acceptance" shall mean that the subdivision has met all of the requirements outlined in Chapter 90 Article V of the Town's Code of Ordinances and the Town has issued a letter accepting the subdivision. This phrase may also be styled as "accept the subdivision."

V) "Multi-family" (MF) shall mean residential development located in areas designated as Urban Residential (RSZ-1) on the Lakewood Land Use Plan, Exhibit C.

VI) "Single-family" (SF) shall mean residential development located in areas designated as Single Family Residential (RSZ-2) on the Lakewood Land Use Plan, Exhibit C.

B. Phase 1:

- I) During the 1st phase, 429 MF units and 77 SF homes may be constructed subject to the requirements of this Section 4.B.
- II) Prior to the issuance of any permits for the construction of 429 MF units and 77 SF homes: 1) Commencement of Construction of a minimum of 50,000 square feet of commercial development must occur, which must include Buildings 9 and 10, which upon Completion of Construction of a shell building must comprise a minimum of 13,000 square feet in size; and 2) Commencement of Construction of OS-1 and OS-10 (as modified below), must occur. Hotel uses shall not be calculated toward meeting the minimum square footage of commercial

development in the first Phase. The issuance of permits for the construction of 429 MF units and 77 SF homes shall also be conditioned upon compliance with Section 4.B (III) and 4.B (IV), below.

- III) The Town shall not issue building finals for the 429 MF units until there is Completion of Open Space of OS-5, OS-6, OS-4 (as modified below), and OS-10 (as modified below).
 - (a) Completion of Open Space OS-4 shall exclude the fire lane trail north of the Pedestrian Bridge but includes a 6' wide temporary asphalt trail, and shall exclude the Nature Trail and associated improvements.
 - (b) Completion of Open Space OS-10 shall include construction of the corner segment between Silveron Boulevard and Drive 8, and construction of the segment between Drive 10 and Drive 11 on Long Prairie Road.
- IV) The Town shall not accept the first SF subdivision and shall not issue building permits for 77 SF homes until the following has been completed:
 - (a) Completion of Open Space OS-8, OS-4 (as modified below), and OS-10 (as modified below).
 - (i) Completion of Open Space OS-4 shall exclude the fire lane trail north of the Pedestrian Bridge but include a 6' wide temporary asphalt trail, and shall exclude the Nature Trail and identified in the Park Standards in Section H.
 - (ii) Completion of Open Space OS-10 shall include the segment between Drive 11 and the east property line.

C. Phase 2:

- I) The Town shall not issue any permits for the construction of the remaining MF units and remaining SF homes until the following has been completed:
 - (a) Completion of Construction of a shell building(s) for 50,000 square feet of commercial development, which must include Buildings 9 and 10, and Completion of Open Space OS-1 and OS-10 (as conditioned above); and
 - (b) Commencement of Construction of an additional 50,000 square feet of commercial improvements anywhere within the PD district for a total of 100,000 square feet of commercial improvements. The additional 50,000 square feet of commercial improvements in the second phase may include a hotel structure.
- II) In addition to the requirements set forth in Section 4.B (I) the Town shall not issue any permits for the construction of the remaining MF units unless the fire lane trail in OS-4 has been included in the Development Plan and is completed concurrently with all required fire lanes for the Phase. In addition, the Town shall not accept the subdivision intended for the remaining MF units until the nature trail in OS-4 has been completed.

III) In addition to the requirements set forth in Section 4.B (I) the Town shall not accept the subdivision intended for the remaining SF homes until there is Completion of Open Space OS-7, OS-8 and OS-9.

D. Single Phase Option: In lieu of the sequential development of Phases 1 and 2 described above, the following combined single phase development process may be employed:

I) The Town shall not issue site development permits for the construction of the first 429 MF units or the first single-family residential subdivision until there is Commencement of Construction of a minimum of 100,000 square feet of commercial structures, which at a minimum, must include Buildings 9 and 10, which upon Completion of Construction of a shell building must comprise a minimum of 13,000 square feet in size; and, until there is Commencement of Construction of OS-1 and OS-10.

II) The Town shall not issue building finals for the first 429 MF units until there is Completion of Open Space OS-1, OS-4, OS-5, OS-6, and OS-10.

III) The Town shall not issue any permits for the construction of the remaining MF units until there is Completion of Construction of Shell Buildings consisting of a minimum of 100,000 square feet of commercial structures. The minimum 100,000 square feet of commercial space required by this Section 4.D (III) must include Completion of Construction of a Shell Building for Buildings 9 and 10. The minimum square footage for Buildings 9 and 10 must be 13,000 square feet, total.

IV) The Town shall not accept the first SF subdivision and shall not issue any permits for the construction of the SF homes until there is Completion of Open Space OS-4, OS-7, OS-8, OS-9, and OS-10.

V) Model home permits may be issued prior to Completion of the Open Spaces. The issuance of model home permits shall be subject to the Town's model home ordinance.

E. Additional Phasing Requirements

I) Whenever Buildings 4 and 7 commence construction, OS-2 must be developed concurrently, and completed with the first building.

II) Whenever Buildings 5 and 8 commence construction, OS-3 must be developed concurrently, and completed with the first building.

III) The Town shall not accept the first SF subdivision until the required drainage and access improvements associated with Phase 1 are completed. The required access improvements shall include the roadway connection between Long Prairie Road and Silveron Boulevard identified as Street A and Street C between Drives 11 and 3. The required drainage improvements shall include required detention area(s). If the required detention areas are located in OS-7, they may be constructed independent of the requirement to later complete the park requirements for OS-7, as described in the Park Standards in Section H.

- IV) Any remaining segments of OS-10 shall be completed in conjunction with the development of adjacent commercial buildings such as buildings 11, 12, 13, 17, 18, and 19 as would be required under site plan approval.
- 9) PLAN REVIEW. Building permit applications may be submitted for commercial and residential buildings concurrently without regard to the phasing requirements to commence construction, set forth above. However, commercial and residential construction must be done in accordance with the phasing requirements set forth above.
- 10) ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.
- 11) GRADING PERMITS. Subsequent to the approval of the first record plat, the Applicant shall be permitted to process a grading permit to allow the grading and clearing of the portion of the development required to balance the cut and fill to complete the first phase of the development, subject to the following conditions:
- I) The limits of the proposed grading shall be included in the Record Plat;
 - II) The graded area outside the limits of the proposed landscape plan shall be stabilized, irrigated with temporary irrigation, and planted with turf sufficient to prevent soil erosion.

- 12) DRAINAGE. A comprehensive drainage study is required to be conducted prior to approval of first record plat.
- 13) TREE PROTECTION PLAN. This Planned Development is subject to an approved Protection Plan, to be submitted with the site plan application.
- 14) TREE MITIGATION.
 - I) Mitigation trees, 3-inch caliper or greater, to be selected from the Town's approved tree mitigation and replacement tree planting list, and trees listed in Appendix A and approved by the Town.
 - II) Except as provided in this paragraph, trees planted within this planned development shall be counted towards required tree mitigation:
 - (a) Trees planted on single family lots.
 - (b) Trees required by Section E (2), Street Buffer Landscaping.
 - (c) Required parking lot trees.
 - (d) Ornamental trees.

M) PARK LAND DEDICATION AND PARK DEVELOPMENT FEE STANDARDS.

- 1) Credit for Park Dedication requirements, as calculated in accordance with Section 90-443 of the Flower Mound Code of Ordinances shall be granted for each acre or portion of an acre of all Public Open Space identified on Exhibit C, Open Space and Trail Plan.
- 2) Park Development Fees shall be calculated in accordance with Section 90-446 of the Flower Mound Code of Ordinances. The Developer shall be solely responsible for construction of all improvements within the Open Spaces and Trail Easements.
- 3) Credit for Park Development Fees shall be granted for direct and indirect costs for design and construction of the Public Open Spaces, as submitted and approved by Town Council and as documented by receipts, in accordance with Section 90-446(c) of the Flower Mound Code of Ordinances. Specifically, credit shall be given for all costs associated with improving public open space including the construction of the pedestrian bridge, furnishings and equipment, removal of underbrush and invasive species in natural areas, and the public trail network excluding trails required in the Town's Trails Master Plan. Reimbursable costs exclude costs for grading, clearing and turf establishment.
- 4) Credit for Park Development Fees shall not exceed the amount calculated for total units in accordance with Section 90-443 of the Flower Mound Code of Ordinances, based on the residential dwelling unit count for the overall development.
- 5) The required minimum Public Open Space shall be based upon 3.36 acres per 100 dwelling units.
- 6) Public Open Space shall comply with the Open Space requirements in Section H to qualify for credit and/or reimbursement of Park Development Fees and/or Park Dedication Fees.
- 7) The Town's review and approval process of the proposed public open spaces qualifying for Park Development credit shall be reviewed in accordance with the Town's standard review and approval of building permits and certificates of occupancy.

N) SIGNAGE.

- 1) Except as provided in this paragraph, all signage shall meet the Town's Sign Ordinance. Where noted, reference is made to the respective sign's location within the Planned Development which is depicted on the location map attached to Exhibit "F".

- 2) The following identifies those provisions that may deviate from Chapter 86 of the Land Development Regulations. Wall signs and various ground signs shall be permitted as shown on Exhibit "F", and shall be subject to the following standards:
- I) Ground Sign 1.
 - (a) The height shall not exceed 10 feet.
 - (b) The sign area shall not exceed 100 square feet.
 - (c) A masonry border is not required.
 - (d) Sign shall be single-faced.
 - II) Ground Sign 2.
 - (a) The height shall not exceed 20 feet.
 - (b) The sign area of each face shall not exceed 100 square feet.
 - (c) A masonry border is not required.
 - III) Ground Sign 3.
 - (a) The sign height shall not exceed 10' feet.
 - (b) The sign width shall not exceed 15' feet
 - (c) The sign area shall not exceed 98 square feet per side.
 - (d) A masonry border is not required.
 - IV) Ground Sign 4.
 - (a) The sign height shall not exceed 5' feet.
 - (b) The sign width shall not exceed 2' feet
 - (c) The sign area shall not exceed 10 square feet per side.
 - (d) A masonry border is not required.
 - V) Ground Sign 5.
 - (a) The sign height shall not exceed 3' foot.
 - (b) The sign width shall not exceed 1' feet
 - (c) The sign area shall not exceed 3 square feet per side.
 - (d) A masonry border is not required.
 - (e) No permit shall be required.
 - VI) Ground Sign 6.
 - (a) The sign width height shall not exceed 2' feet.
 - (b) The sign height width shall not exceed 1' feet
 - (c) The sign area shall not exceed 2 square feet per side.
 - (d) A masonry border is not required
 - (e) No permit shall be required.
 - VII) Building Signs
 - (a) In multi-story office or mixed-use buildings, a primary or single occupant may add signage identifying the building. This sign is in addition to ground floor tenant wall signs if applicable.
 - (b) The sign area of Building signs shall not exceed 240 square feet.
 - (c) The height shall not exceed 6 feet.
 - (d) The width shall not exceed 50 feet.
 - (e) Only one sign per building facade is permitted
 - VIII) Wall Signs: Shall comply with Section 86-68 of the Town's Sign Ordinance
 - IX) Tenant Blade Signs

- (a) Permitted only for office, retail or restaurant uses.
- (b) Maximum of one per tenant.
- (c) The height shall not exceed three feet.
- (d) The width shall not exceed five feet.
- (e) The sign area shall not exceed 15 square feet (per side if a double-faced sign).
- (f) The sign may encroach into the sidewalk area subject to maintaining a minimum clearance of eight feet above the sidewalk
- (g) The sign may be internally or externally illuminated and must not create a glare onto a building or the sidewalk.

O) ADMINISTRATION.

- 1) There shall be established a Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Denton County Real Property Records and in the Tarrant County Real Estate Records prior to the first building permit issued and said POA shall be responsible for the maintenance of the following items included within the Record Plat:
 - I) Landscape buffers along Long Prairie Road and Silveron Boulevard.
 - II) Publicly accessible open space areas.
 - III) Striping of parking spaces and pedestrian crosswalks outside of public rights-of-way.
 - IV) Cross-access and cross-parking agreements, if applicable.
 - V) Trails and pedestrian bridges.
 - VI) Other items as listed in the CC&Rs.

APPENDIX A: TREE PLANTING RECOMMENDATIONS

On Site Soil Storage and Amendment:

Areas to be graded for site development will have vegetation removed and the topsoil from the site stockpiled and used for planting trees and soil preparation for beds and turf.

Current soil tests were taken from the site and sent to Wallace Laboratories in California. It is recommended that the native soil be amended by adding:

- Calcium Ammonium Nitrate 27-0-0 at the rate of 1/8 pound per cubic yard; Triple Superphosphate 0-45-0 at the rate of 1/8 pound per cubic yard; Kelly's Capsulated Agricultural Gypsum at the rate of 1/4 pound per cubic yard; BioSol 7-2-1 at the rate of 1/8 pound per cubic yard to add in humate and Mycorrhizae; and Organic Matter 10% by volume, sufficient for 4% organic matter.
- Stockpiling Topsoil: Location for stockpiling of topsoil shall be identified on construction plans. Where stockpiles of topsoil are greater than 5,000 cubic yards, are greater than 4 feet above rough grade and have side slopes greater than 4:1, the stockpile shall be covered with a breathable material and watered on occasion. Where stockpiles are less than 5,000 CY, or less than 4' above rough grade, or have side slopes less than 4:1, the stockpile shall be hydro-mulched.

Taking Delivery of Trees:

- Trees shall have a single, straight trunk with no wounds or torn bark on trunk.
- Canopies of trees shall have no dead wood or broken branches.
- Trees should not have coarse, circling roots that are visible on top of the rootball. Trees with circling roots on the surface of the rootball shall be rejected.
- Trunk diameter (caliper) shall meet ANSI rootball size and tree size.
- During shipping, trees need adequate moisture provided to rootballs and trees should be covered to protect from dehydration.
- Trees should only be handled by the rootball. Never lift trees with straps around trunks damaging the trunk.
- On all thin bark trees, bark protection shall be provided with tree wrap. Tree wraps shall be removed within 1 year after planting.
- Trees shall be kept upright when delivered and not laid on the ground to prevent sunscald on trunks.
- Trees shall receive adequate water at all times to keep roots alive.

Planting Details: (refer to details in Exhibit C)

- At planting, remove container, nursery stakes, burlap, string from around trunk and any ties from top of rootball.
- At planting, remove any excess soil from top of rootball to expose tree root flare.
- Measure rootball width and depth before planting to adjust planting pit for size of rootball.
- Excavate planting pit 3 times wider than rootball width or 7 feet wide by 7 feet long or 6 feet wide by 8 feet long.
- Excavate planting pit 1½ to 2 inches shallower than rootball depth.
- Set the tree rootball on undisturbed soil or compacted soil to prevent tree from sinking after planting. This tree pedestal should be the same width as the tree rootball to support the tree at a height of 16 inches.
- Excavate the planting hole 16 inches deeper on all sides of tree in undisturbed soil to accommodate drainage and keep water away from tree rootball.
- Scarify the edges of the planting pit. Leave no slick soil sides on the planting pit.
- Set tree as per tree planting diagram and orient for best appearance for review and final orientation by review of the Landscape Architect before filling in around tree.
- Adjust trees in pit so that after full settlement has occurred, the natural grade at the base of trees is 1 1/2 " to 2" above the adjacent finish grade.
- If container tree roots are circling, cut the rootball in 3 equally spaced places, ½" to 1" deep, to prevent roots from continuing to circle and girdle tree.
- Each tree shall have 176 cubic feet of amended soil used in planting pit and 624 cubic feet of uncompacted soil.
- For fill, use native soil amended or topsoil amended as per soil tests
- When filling around tree, place soil into pit in 6" lifts. Firmly compact soil around roots to avoid air pockets and water after each lift.
- Install a raised ring of soil 4" high and 8" wide around rootball circumference to direct water into the rootball. Make sure tree rootball is wet after planting.
- Cover raised ring and soil surface around tree with a 2" layer of double ground mulch. Keep mulch 2 inches away from tree trunk.
- Irrigation installed around tree shall be controlled with a master control valve and operated with a Smart Controller to conserve water and to monitor for leaks. Irrigation plans shall be submitted to the Town for review.

- Do not stake tree if it can support itself. Trees smaller in size than 5-inch caliper normally need to be staked. Trees larger than 5-inch caliper do not.
- If staking is needed, stake trees with concrete anchors installed into sidewalk and curb edges to secure tree. Use guys that protect bark of tree when anchoring. All staking material must be removed within 6 months after planting.

Recommended Deep Root / Non-Invasive Trees

Acer buergerianum, Trident Maple, 25' to 30' height, 20' to 30' spread
Acer grandidentatum, Bigtooth Maple, 40' height, 35' spread
Acer truncatum, Shantung Maple, 20' height, 20' spread
Carpinus betulus var. *Fastigiata*, Pyramidal European Hornbeam, 35' to 45' height, pyramidal 25' spread
Craefagus marshalli, Parsley Hawthorn, 20' to 25' height, 15' to 20' spread
Crataegus phaenopyrum, Washington Hawthorn, 25' height, 25' spread
Gleditsia triacanthos var. *Inermis*, Thornless Honeylocust, 50' height, 35' spread
Gleditsia triacanthos var. *Inermis* 'Suncole', Sunburst Thorniest Honeylocust, 30' height, 30' spread
Koelreuteria paniculata, Goldenrain tree, 30' height, 30' spread
Lagerstroemia indica var. *Arapaho*, Arapaho Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Basham's Party Pink*, Basham's Party Pink Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Biloxi*, Biloxi Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Byer's White*, Byer's White Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Carolina Beauty*, Carolina Beauty Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Catawba*, Catawba Crape Myrtle, 15' height, 10' spread
Lagerstroemia indica var. *Choctaw*, Choctaw Crape Myrtle, 5' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Comanche*, Comanche Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Dallcis Red*, Dallcis Red Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Dynamite*, Dynamite Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Lipin*, Lipin Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Miami*, Miami Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Muskogee*, Muskogee Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Natchez*, Notches Crape Myrtle, 20' to 25' height, 15' to 20' spread
Lagerstroemia indica var. *Near East*, Near East Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *New Snow*, New Snow Crape Myrtle, 10' to 15' height, 10' to 15' spread
Lagerstroemia indica var. *Potomac*, Potomac Crape Myrtle, 5' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Osage*, Osage Crape Myrtle, 15' to 20' height, 10' to 15' spread
Lagerstroemia indica var. *Raspberry Sundae*, Raspberry Sundae Crape Myrtle, 15' to 20'

height, 10' to 15' spread

Lagerstroemia indica var. Red Rocket, Red Rocket Crape Myrtle. 20' to 25' height, 15' to 20' spread

Lagerstroemia indica var. Sarah's Favorite, Sarah's Favorite Crape Myrtle, 20' to 25' height, 15' to 20' spread

Lagerstroemia indica var. Seminole, Seminole Crape Myrtle. 15' to 20' height, 10' to 15' spread

Lagerstroemia indica var. Sioux, Sioux Crape Myrtle, 12' to 15' height, 10' to 12' spread

Lagerstroemia indica var. Tuscarora, Tuscororo Crape Myrtle. 20' to 25' height, 15' to 20' spread

Lagerstroemia indica var. Tuskegee, Tuskegee Crape Myrtle. 15' to 25' height, 15' to 20' spread

Lagerstroemia indica var. Yuma, Yuma Crape Myrtle, 15' to 20' height, 10' to 15' spread

Lagerstroemia indica var. Byer's White, Byer's White Crape Myrtle, 15' to 20' height, 10' to 15' spread

Magnolia grandiflora var. Alta, Alto Magnolio, 20' height, 9' spread

Magnolia grandiflora var. Little Gem. 20' height. 10' spread

Quercus canbyi, Canby Oak. 30' height, 30' spread

*Quercus lacey*ii. Lacey Oak, 30' height, 30' spread

Quercus lyrata, Overcup Oak. 45' height, 35' spread

Quercus macrocarpa, Bur Oak, 60' height. 60' spread

Quercus muhlenbergii, Chinquapin Oak, 40' height, 30' spread

Quercus texan, Texas Red Oak, 50' height, 40' spread

Rhamnus caroliniana, Carolina Buckthorn, 15' height, 15' spread

Rhus lanceolata, Prairie Flameleaf Sumac. 20' height, 20' spread

Sophora affinis, Eve's Necklace, 15' height, 10' spread

Sophora secundiflora, Texas Mountain Laurel, 15' height, 10' spread

Ulmus crassifolia, Cedar Elm. 45' to 55' height, 35' to 45' spread

Ulmus parvifolia var. Emerald Prairie, Emerald Prairie Elm. 40' height, 30' spread

Ulmus parvifolia var. Everclear, Everclear Elm. 40' height, 15' spread

Ungnadia speciosa, Mexican Buckeye, 15' to 20' height, 8' to 12' spread

APPENDIX B: LIST OF EXHIBITS

EXHIBIT A: Legal description

EXHIBIT B: Planned Development Standards

EXHIBIT C: Concept Plan

- Land Use Plan
- Concept Plan
- Open Space & Trail Access Plan
- Open space & Park Plan
- Vehicular Network
- Concept Plan, Black & White
- Conceptual Landscape Plan
- Conceptual Perspective 1
- Conceptual Perspective 2
- Conceptual Perspective 3
- Conceptual Perspective 4
- Conceptual Perspective 5
- Conceptual Perspective 6

EXHIBIT D: Conceptual Engineering

- Storm Water & Drainage Plan A
- Storm Water & Drainage Plan B
- Water & wastewater Plan A
- Water & wastewater Plan b

EXHIBIT E1: Elevations, Multifamily

- JPI Plan
- JPI Building 1 Front Elevation
- JPI Building 1 Rear Elevation
- JPI Building 2 & 3 Front Elevation
- JPI Material Board

EXHIBIT E2: Elevations Commercial

- LPC Building Office 1 Elevations
- LPC Building Office 2 Elevations
- LPC Buildings Retail Elevations
- LPC Buildings Pad Office Elevations
- LPC Material Board

EXHIBIT F: Comprehensive Sign Plan

- Sign Plan
- Sign 1
- Sign 1 & Sign 2 Elevation
- Sign 2
- Sign 3
- Sign 4
- Signs 5 & 6



GREEN BRICK
PARTNERS

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

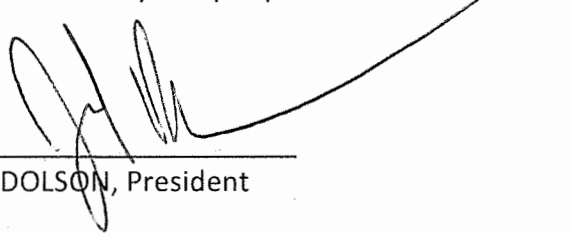
Mr. Russell,

I am writing in support of Lakewood, a mixed use development that is being considered by Planning and Zoning on August 26, 2019. This property has been planned for corporate offices for years with no results.

Lakewood is directly adjacent to our Southgate project and will be a great asset to our development by providing open space and increasing the opportunities to attract additional retail and office users to the area. Lakewood will be a great mixed use project that will support the Town's goals for Lakeside Business district and improve the existing tax base.

This team of will bring a high-quality project and the combination or office, retail, hospitality and residential is the best use of this property.

JBGL Chateau, LLC
A Texas limited liability company

By: 
JED DOLSON, President



PLANNING AND ZONING COMMISSION

AGENDA ITEM A

WORK SESSION

DATE: August 26, 2019

FROM: Richard Brown, Senior Planner

ITEM: **A Work Session in conjunction with a future Public Hearing for a request for rezoning (ZPD17-0007 – Graham Tract) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No. 171 (PD-171) with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan, and with certain exceptions and modifications to the Code of Ordinances. The property is generally located south of Long Prairie Road and east of Lakeside Village Boulevard.**

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 49.759 acres of land in order to create a planned development district which includes a mixture of both non-residential and residential uses, in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers
- Is located along an entrance to the Town

III. APPLICATION ANALYSIS

The applicant is proposing a mixture of residential (requesting the addition of Multifamily as a permitted use) and nonresidential uses, along with various public and private open space areas, design-specific crosswalks (both mid-block and at intersections), alternative street buffer plantings, and enhanced tree planting (soil amendment) requirements.

Non-residential component

The conceptual site plan provides for nine commercial buildings with an aggregate floor area of 312,550 square feet. The number of stories ranges from one to four. One of the

buildings (see Conceptual Site Plan, Building No. 7) has been presented as a 40,000 square foot, two-story office building for the UT Southwestern educational system.

Residential component

As noted above, the applicant is requesting the addition of multifamily as a permitted use. Requested maximum density will permit 550 dwelling units, developed across seven buildings in two phases and constructed within two, three, and four story building configurations, with an aggregate floor area of 598,200 square feet. As part of the requested siting of the various residential buildings, a two-story parking garage (see Conceptual Site Plan, Building No. 11) will be located so as to be screened by adjacent two-story and four-story buildings.

Open Space

The development will provide a total of approximately 17.33 acres of public and private open space. Each open space area will provide for a minimum level of improvements. Sidewalks and pathways will connect the various uses and open space areas across the development. The applicant has chosen to utilize the newly adopted Park Credit Option ordinance for mixed use projects. Currently, several proposed open space areas do not qualify for credit. Each space has minimum standards required to be eligible for credit against required parkland dedication acreage. 15.29 acres of parkland is required for the 550 proposed multifamily dwelling units under the Park Credit Option ordinance. The project will go before the Parks Board for recommendation to the Planning and Zoning Commission and Town Council on parkland credit, park fees, or a combination of fees, credit or open space to satisfy the 15.29 acres of required parkland.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards required by the current zoning (PD-31 for Campus Commercial District uses):

- Addition of the multifamily use
- Reduced front yard setback along both frontages
- Reduced parking setback along both frontages
- Increase in lot coverage
- Increase in floor area ratio (FAR)
- Revised street yard landscape (percentage of undeveloped land area)
- Reduced street buffer plantings
- Revised off-street parking requirements for multifamily
- Provision (parking study) for alternate off-street parking for office

Additionally, an exception to the Architectural Standards, Urban Design Plan-Roofs and Parapets, is being requested to permit buildings of 15,000 square feet or less to not be required to construct hip and/or gable styled roofs.

V. ITEMS UNDER DISCUSSION

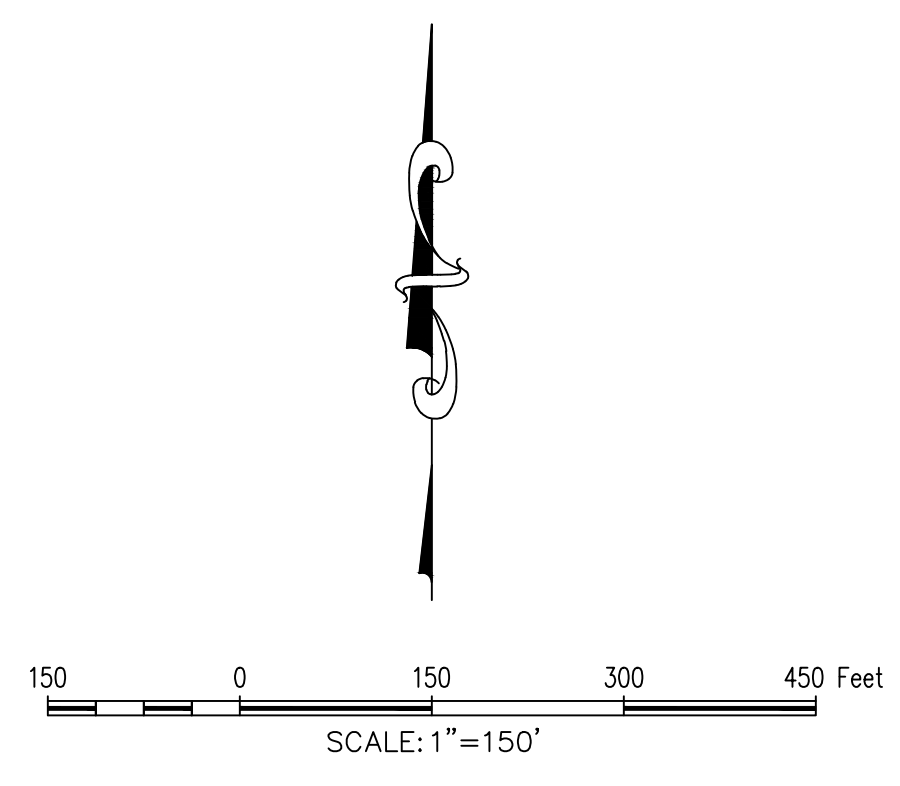
At this time, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- UT Southwestern office-phasing to ensure construction
- General phasing relationship of multifamily and nonresidential
- Expanded off-street parking areas along Long Prairie Road
- Minimum hotel amenity package
- Lack of certain conceptual elevation types
- Internal landscape planting areas
- Open space-overall phasing, minimum amenities/improvements for each type, and compliance with the Parks Ordinance.

VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package



Vicinity Map 1"=1000'

 **MCADAMS**

The John R. McAdams
Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
817.436.3712

201 Hillside Drive
Rockwall, Texas 75082
940.240.1012

TBPE: 19762 TBPA's: 10194440
www.mcadamsco.com

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNERHILL SURVEY; ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL CONCEPT PLAN

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 DOLLAH, J.
P.E. #86898
DATE 7/26/2019

Drawn By: SM
Date: 12/26/2018
Scale: 1"=150'
Revisions:
02/26/2019
05/15/2019
07/26/2019

18257

CP1

* Building Information indicated is for illustrative purposes only, and subject to change based upon the final building designs and future site plans.

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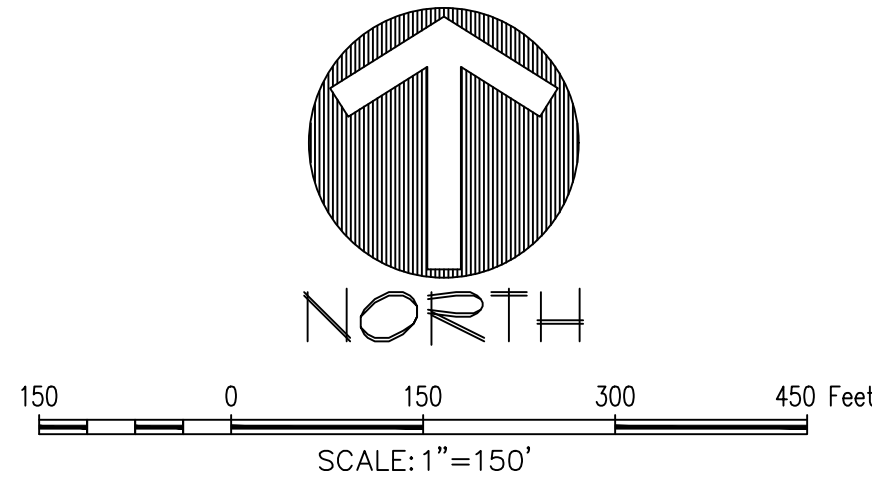
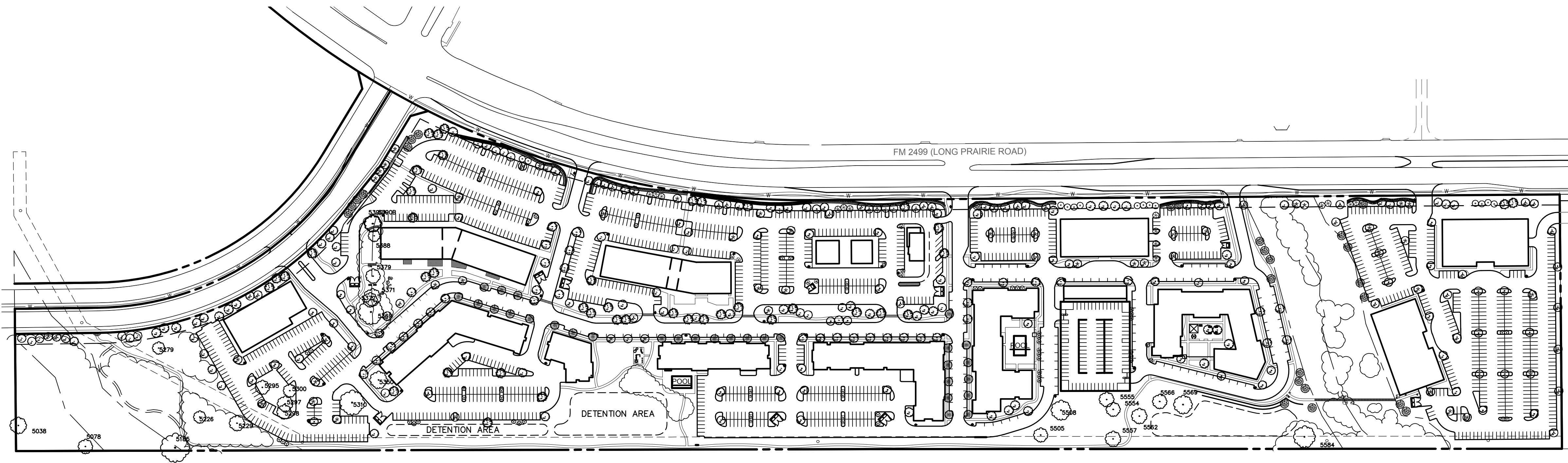
* Building Information indicated is for illustrative purposes only, and subject to change based upon the final building designs and future site plans.

Building Summary					Parking Summary			
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided
1	29,000	Office		2	300	97	168	TBD
	3,000	Restaurant			75	40		
2	18,750	Retail		2	250	75	228	0
	27,700	Office			300	93		
	6,250	Restaurant			75	84		
3	15,950	Retail		2	250	64	190	
	23,200	Office			300	78		
	5,350	Restaurant			75	72		
4	3,050	Restaurant		1	75	41	178	
5	2,800	Restaurant		1	75	38		
6	2,500	Restaurant		1	75	34		
7	40,000	Medical Office		2	250	160	135	TBD
8	45,000	Medical Office		4	250	180	401	TBD
9	90,000	Office		2	300	300		
10		Multifamily	94	4	1.5	141		
11		Multifamily	10	2	1.5	15	294	198
12		Multifamily	102	4	1.5	153		
13		Multifamily	92	3	1.5	138		
14		Multifamily	50	3	1.5	75	218	29
15		Multifamily	30	3	1.5	45		
16		Multifamily	80	3	1.5	120		
Totals	312,550		458			2,043	1973	247

BUILDING	BUILDING TYPE	RESIDENTIAL UNITS	TOTAL FLOOR AREA*	STORIES	PEAK HEIGHT*	MEAN HEIGHT*
1	OFFICE/RESTAURANT	0	32,000	2	35'0"	34'0"
2	RETAIL/RESTAURANT/OFFICE	0	52,700	2	40'0"	34'0"
3	RETAIL/RESTAURANT/OFFICE	0	44,500	2	35'0"	34'0"
4	RESTAURANT	0	3,050	1	25'0"	23'0"
5	RESTAURANT	0	2,800	1	25'0"	23'0"
6	RESTAURANT	0	2,500	1	25'0"	23'0"
7	MEDICAL OFFICE	0	40,000	2	35'0"	34'0"
8	MEDICAL OFFICE	0	45,000	2	37'0"	34'0"
9	OFFICE	0	90,000	4	70'0"	64'0"
10	MULTIFAMILY	138	146,400	4	59'6"	52'0"
11	MULTIFAMILY	10	9,000	2	30'0"	27'6"
12	MULTIFAMILY	102	121,200	4	59'6"	52'0"
13	MULTIFAMILY	92	114,000	4	59'6"	52'0"
14	MULTIFAMILY	50	66,800	4	59'6"	52'0"
15	MULTIFAMILY	30	35,600	4	59'6"	52'0"
16	MULTIFAMILY	80	105,200	4	59'6"	52'0"

* Building Information indicated is for illustrative purpose only, and is subject to change based upon the final buiding designs and future site plans

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



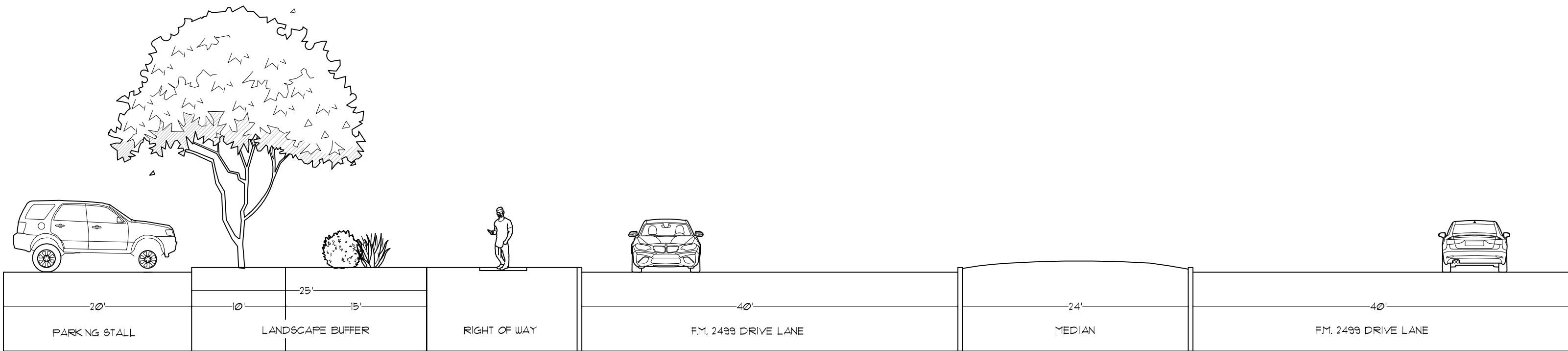
PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(LGP) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>
	(CLO) CATHEDRAL LIVE OAK <i>Quercus virginiana 'SOLV'</i>		(JBP) JAPANESE BLACK PINE <i>Pinus thunbergii</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(G) GRAPEHYTLE <i>Lagerstroemia indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(F) FOSSILIZED HOLLY <i>Ilex decidua</i>
	(CO) CHINGLIAPIN OAK <i>Quercus muhlenbergii</i>		(DT) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Barclay'</i>
	(LE) LACEDARK ELM <i>Ulmus parvifolia</i>		(D) DWARF WAX MYRTLE <i>Myrica pauciflora</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(A) ADAGIO MAIDEN GRASS <i>Microstachys sinensis 'Adagio'</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(E) EDWARD GOUCHER ABELIA <i>Abelita x 'Edward Goucher'</i>
	(B) BALD CYPRESS <i>Taxodium distichum</i>		(DB) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
	(GA) GREEN ACH <i>Platanus pennsylvanica</i>		(DGA) DWARF GOLDEN ARBOVITAE <i>Thuja orientalis 'Aurea Nana'</i>
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		BERMUDA SOD
			ENHANCED LANDSCAPE BED
			ENHANCED PAVEMENT

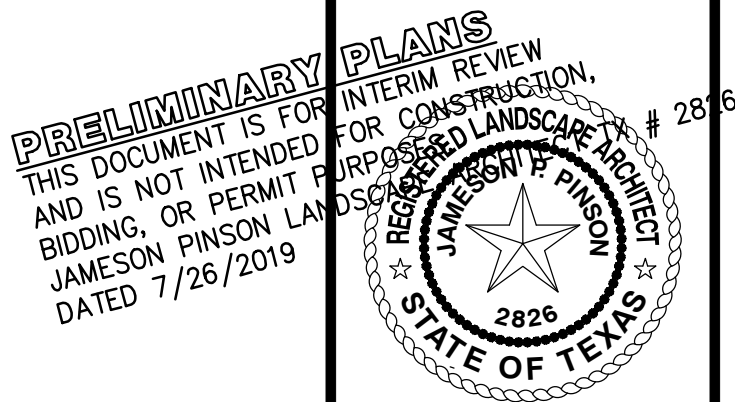
LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Lakeside Crossing			
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
LAKESIDE VILLAGE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LF	Long Prairie - 2,669 LF	92 trees (3" cal.)	101 trees (3" cal.)
1 per 30 LF	Lakeside Village - 1,134 LF	38 trees (3" cal.)	41 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	293,400 s.f. of Long Prairie Rd. street yard	109 trees (3" cal.)	109 trees (3" cal.) (includes buffer trees)
Less than 10,000 s.f. = 1 tree every 1,000 s.f.	5,254 s.f. of Lakeside Village	6 trees (3" cal.)	7 trees (3" cal.) (includes buffer trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	1,592 parking spaces	14,940 s.f.	62,936 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.			Every parking lot tree is within 50 ft. radius
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.)

LANDSCAPE NOTES:
Town of Flower Mound

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



1. LANDSCAPE BUFFER SECTION
1"=10'



Drawn By: --
Date: 12/26/2018
Scale: 1"=150'
Revisions:

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

18257

L1.0

GRAHAM TRACT

48.115 Acres

in the

J. TANNERHILL SURVEY, ABSTRACT NO. 1252

TOWN OF FLOWER MOUND

J. KNIGHT SURVEY, ABSTRACT NO. 692

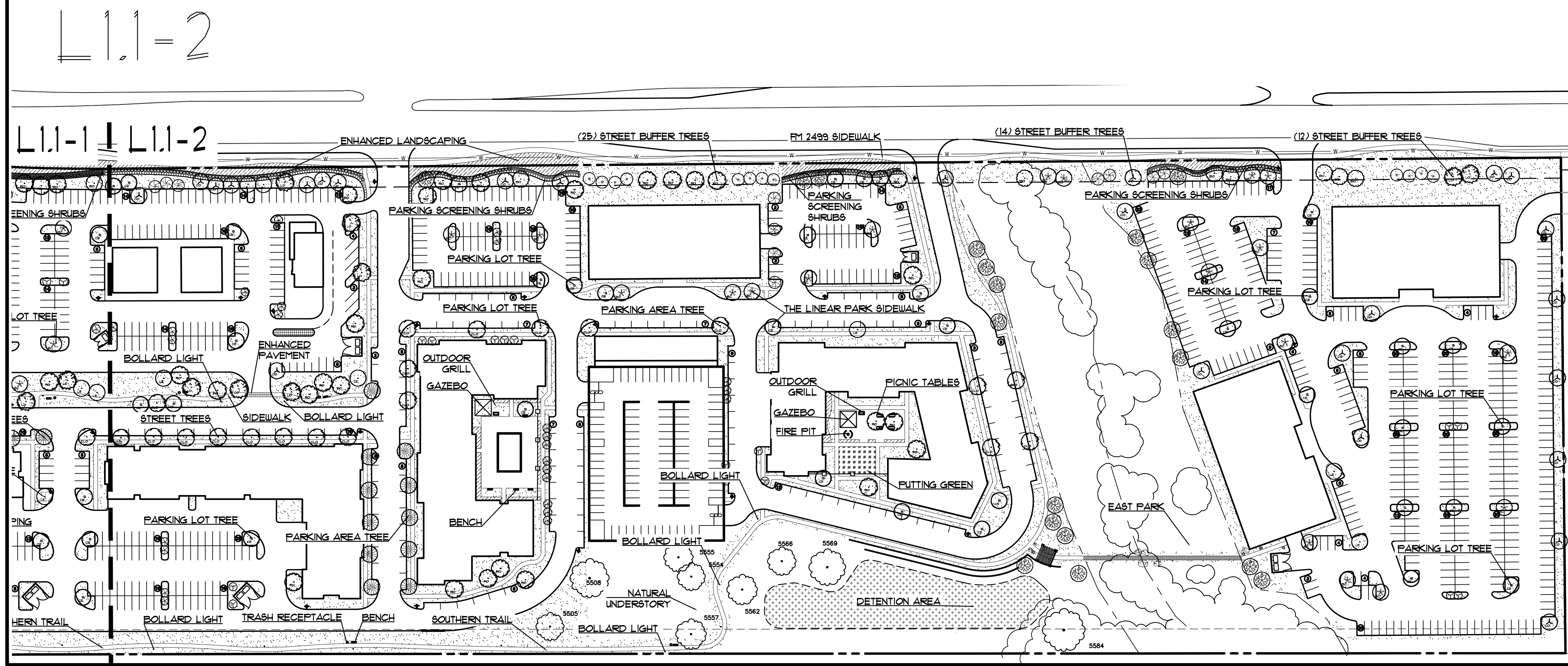
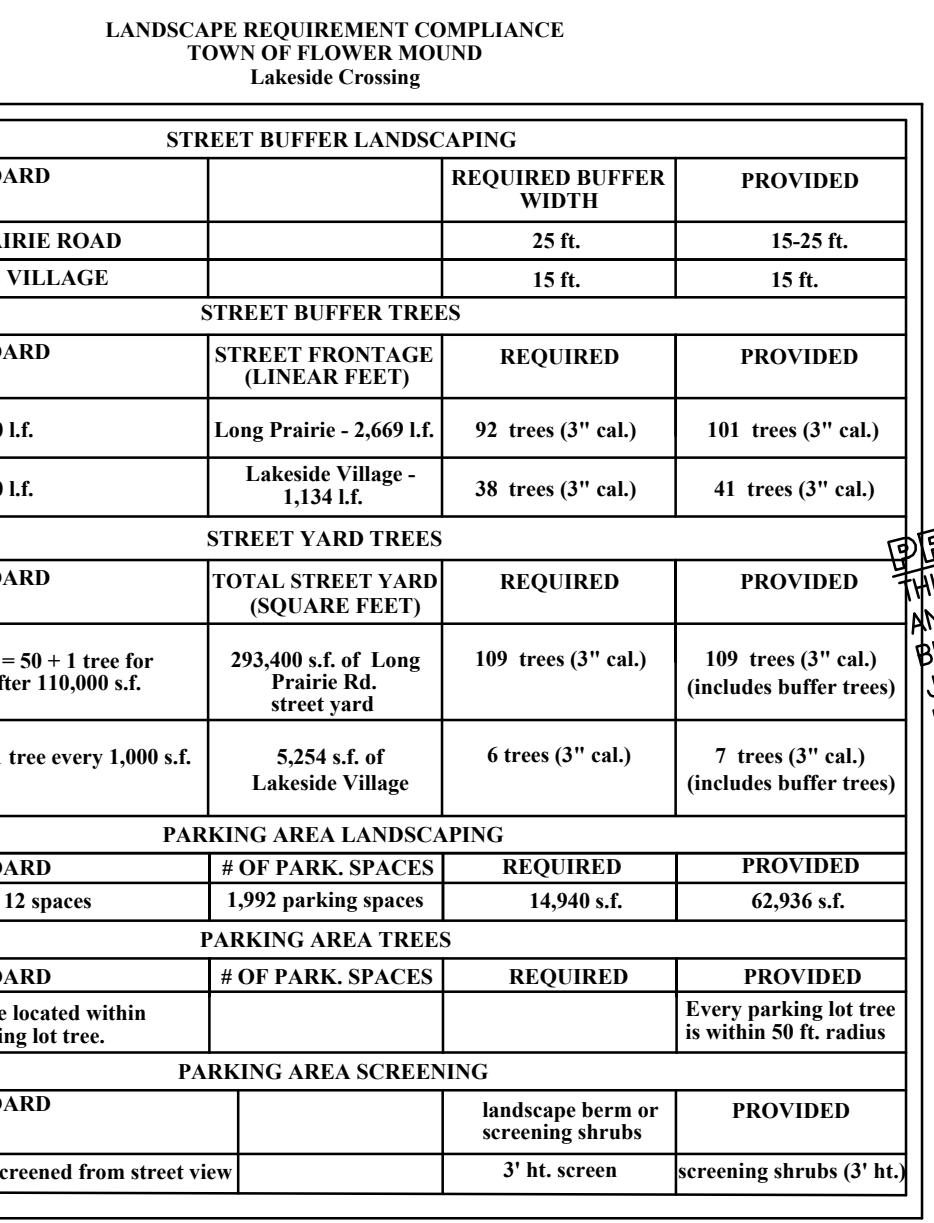
TARRANT COUNTY, TEXAS

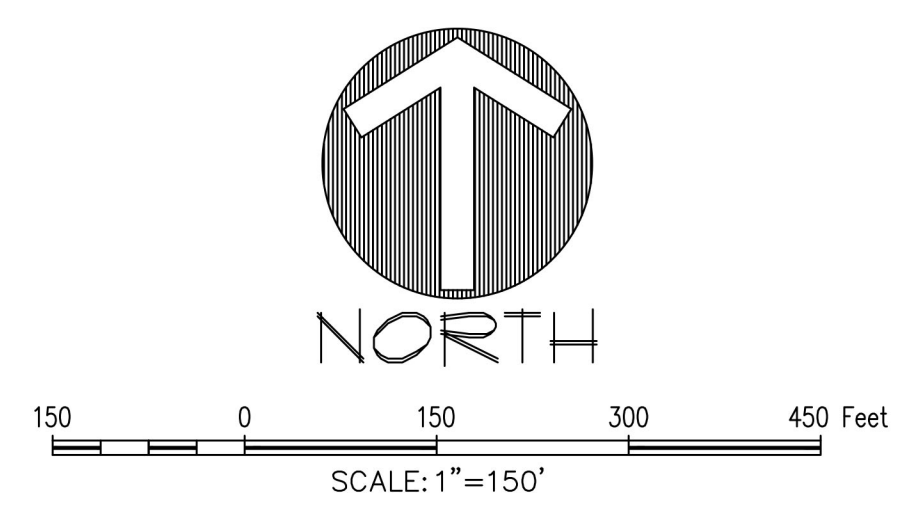
CONCEPT LANDSCAPE
PLAN

GRAHAM TRACT

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McADAMS

G&A

GRAHAM TRACT

GRAHAM TRACT
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 682
TARRANT COUNTY, TEXAS

LEGEND

- 1** OPEN SPACE
*GENERAL OPEN SPACE
0.68 ACRES
 - 2** THE WEST PARK
*NATURAL AREA
*NATURAL PRESERVE
3 ACRES
 - 3** THE LINEAR PARK
*GREEN
1.5 ACRES
 - 4** THE GREEN
*PLAZA
0.78 ACRES
 - 5** CENTRAL PARK
*PLAZA
*DETENTION
2 ACRES
 - 6** THE EAST PARK
*NATURAL AREA
3.4 ACRES
 - 7** OAK BLUFF PARK
*NATURAL AREA
*DETENTION
1.82 ACRES
 - 8** SOUTHERN TRAIL
*GREEN
1.5 ACRES
 - 9** PERIMETER SIDEWALKS
2 ACRES
 - 10** PRIVATE PARK
*PLAZA
0.65 ACRES
- PEDESTRIAN PATHWAYS

*PARK CATEGORIES ARE INTENDED TO BE IN AGREEANCE WITH TOWN OF FLOWER MOUND ORDINANCE NO. 13-19.

GRAHAM TRACT PARK STANDARDS		1	2	3	4	5	6	7	8	9	10
		Open Space	The West Park	The Linear Park	The Green	The Central Park	East Park	Oak Bluff Park	Southern Trail	Perimeter Sidewalks	Private
A	APPROXIMATE AREA	0.68 ACRES	3 ACRES	1.5 ACRES	0.78 ACRES	2 ACRES	3.4 ACRES	1.82 ACRES	1.5 ACRES	2 ACRES	0.65 ACRES
B	PARK TYPE	GENERAL OPEN SPACE	NATURAL AREA; NATURAL PRESERVE	GREEN	PLAZA	PLAZA; DETENTION	NATURAL AREA	NATURAL AREA; DETENTION	GREEN	GREEN	PLAZA
C	TRAIL CONNECTION	NO	YES	YES	YES	YES	YES	YES	YES	YES	N/A
D	PUBLIC ACCESS EASEMENT										
E	STRUCTURES										
	SHADE STRUCTURE (MIN. 200 S.F.)				X	X	X				X
	POOL										X
	PLAYGROUND				X	X					
F	HARDSCAPE (TRAILS NOT INCLUDED)										
	PEDESTRIAN BRIDGE		X		X		X				
	ENHANCED PAVEMENT			X	X	X					
	TRAIL BOLLARD LIGHTING		X	X	X				X	X	
G	LANDSCAPE										
	CANOPY TREES			X	X	X				X	X
	ORNAMENTAL TREES										X
	BERMUDA SOD		X	X	X	X	X	X			
	ARTIFICIAL TURF										X
	SHRUBS			X	X	X					
	SEASONAL COLOR									X	X
	IRRIGATION		X	X	X	X	X	X			
H	SITE FURNISHINGS										
	BENCHES		X	X	X	X	X	X			
	TABLES AND CHAIRS				X						
	TRASH RECEPTACLES		X	X	X	X	X	X			
	BIKE RACK										
	PET WASTE STATIONS		X				X	X	X		
I	LIGHTING										
	STREET LIGHTS										
J	SIGNAGE										
	PARK DEDICATION										
	DIRECTORY/MAP										
	WAYFINDING										
	TRAIL MARKERS		X						X		
	BOTANICAL PLANT TAGS								X		

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 2/27/2019

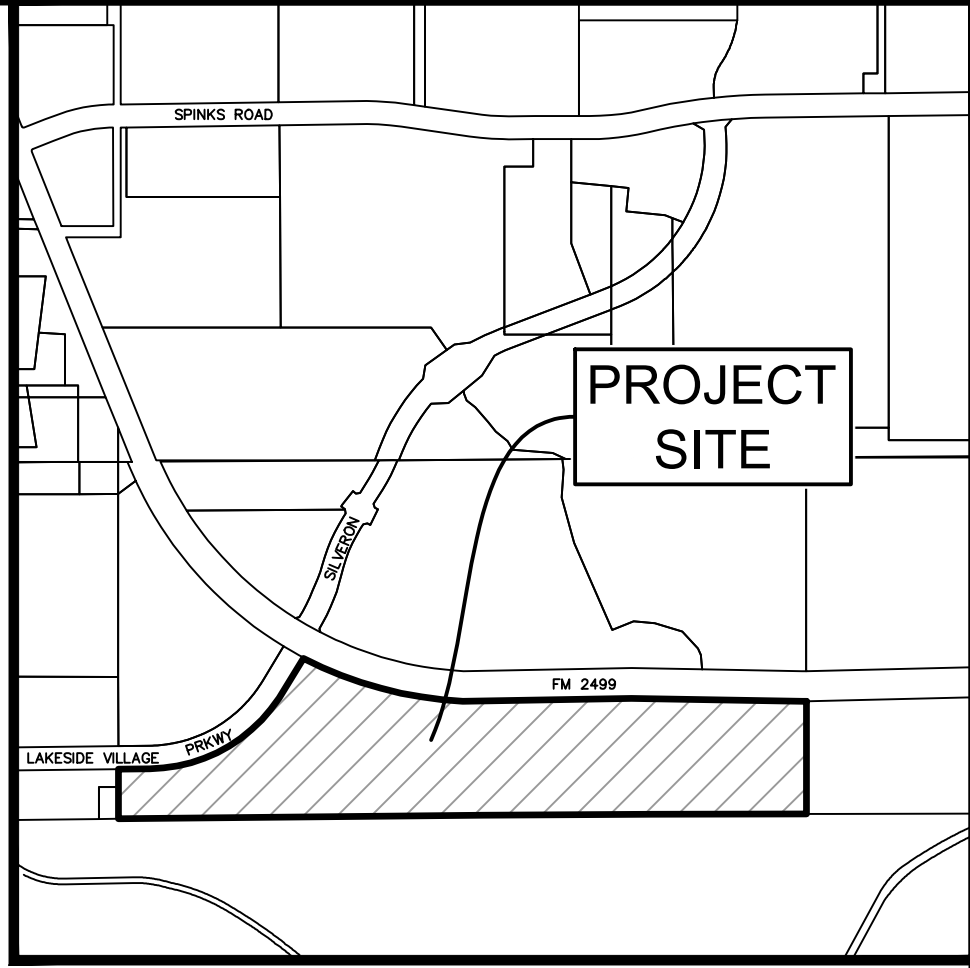
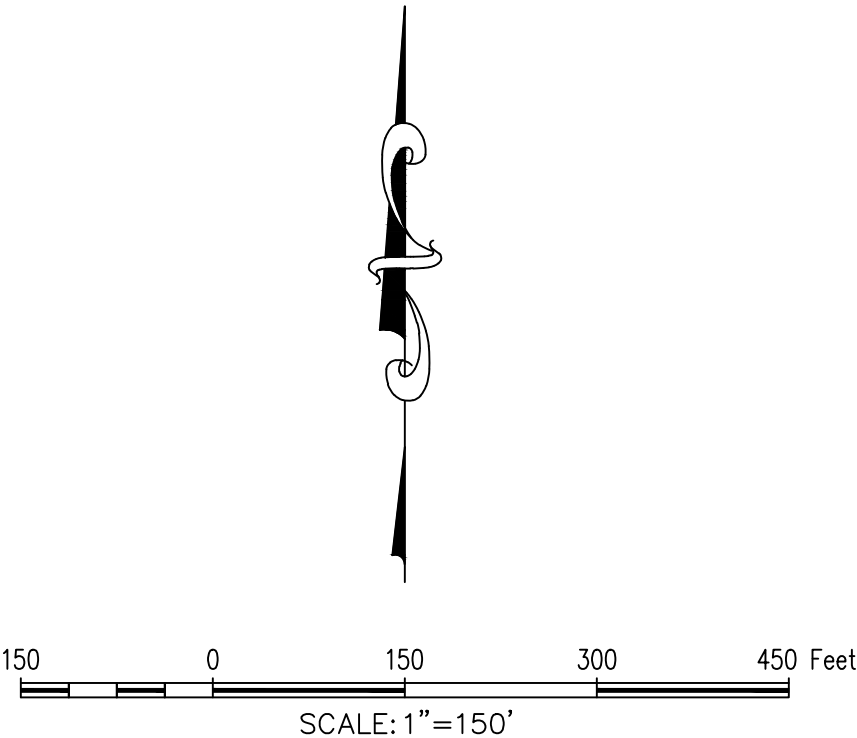
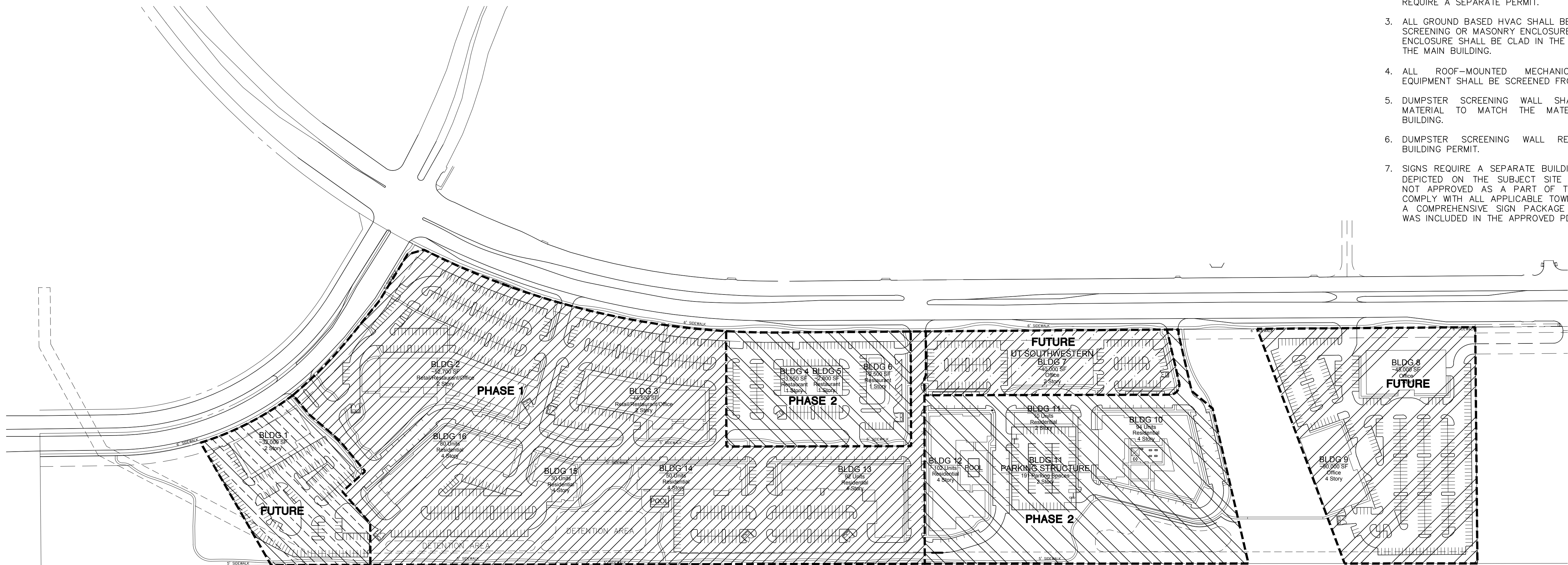
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Date:
Scale: 1"=150'
Revisions:

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TOM FIELD

18257



Fig. 2: 1/20/2019 (Robert John Dollak, Jr.)\Public\Projects\18257 PHASE 1.dwg
Plotted: 7/26/2019 2:14 PM by Scott Means, Save: 7/26/2019 10:15 AM by scott



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

OWNER/DEVELOPER
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The John R. McAdams Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-436-8770
201 Oakmont Road
Roanoke, Texas 75282
940-240-1012
TBPE: 19762 TBPLS: 101944-40
www.mcadamsco.com

MCADAMS

G&A

GRAHAM TRACT - SILVERON
48.115 Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

CONCEPTUAL PHASING PLAN

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 7/26/2019

Drawn By: SM
Date: 12/26/2018
Scale: 1"=150'
Revisions:
02/26/2019
05/15/2019
07/26/2019

18257

PH1

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
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 6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THE REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.

	Building 'A'	North		South		East		West	
1	Total Façade S.F.	7,399		7,220		6,996		13,182	
2	Façade S.F. (exclusive of doors & windows)	5,165		5,232		5,926		9,514	
3	Doors & Windows S.F.	2,234		1,988		1,070		3,668	
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	Primary Masonry Totals (Min. 80%)	4,333	84%	4,349	83%	5,926	100%	7,780	82%
	Stone S.F.	476	9%	990	19%	1,641	28%	1,184	12%
	Brick S.F.	805	16%	690	13%	494	8%	1,689	18%
	Stucco S.F.	3,052	59%	2,669	51%	3,791	64%	4,907	52%
5	Secondary Masonry Totals	525	10%	803	15%	0	0%	1,427	15%
	Hardiplank S.F.	525	10%	803	15%	0	0%	1,427	15%
6	Other Material Totals	307	6%	80	2%	0	0%	307	3%
	Metal S.F.	307	6%	80	2%	0	0%	307	3%



MULTIFAMILY NORTH ELEVATION



MULTIFAMILY WEST ELEVATION

MATERIALS:

BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT	BRICK ROWLOCK ACME BRICK BRISTOL OAK	NATURAL STONE ACME BRICK CREAM CHOPPED	STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH	STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH	SIDING SW 9006 ROJO DUST	METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE	METAL ACCENT BERRIDGE MANUFACTURING CO. AGED BRONZE	SHINGLES GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
--	--	--	--	---	--------------------------------	---	--	---

MULTIFAMILY APARTMENTS
FLOWER MOUND, TEXAS

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3	Doors & Windows S.F.	2,234		1,988		1,070		3,668	
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	Primary Masonry Totals (Min. 80%)	4,333	84%	4,349	83%	5,926	100%	7,780	82%
	Stone S.F.	476	9%	990	19%	1,641	28%	1,184	12%
	Brick S.F.	805	16%	690	13%	494	8%	1,689	18%
	Stucco S.F.	3,052	59%	2,669	51%	3,791	64%	4,907	52%
5	Secondary Masonry Totals	525	10%	803	15%	0	0%	1,427	15%
	Hardiplank S.F.	525	10%	803	15%	0	0%	1,427	15%
6	Other Material Totals	307	6%	80	2%	0	0%	307	3%
	Metal S.F.	307	6%	80	2%	0	0%	307	3%

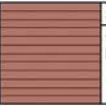


MULTIFAMILY SOUTH ELEVATION



MULTIFAMILY EAST ELEVATION

MATERIALS:

	BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT		BRICK ROWLOCK ACME BRICK BRISTOL OAK		NATURAL STONE ACME BRICK CREAM CHOPPED		STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH		STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH		SIDING SW 9006 ROJO DUST		METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE		METAL ACCENT BERRIDGE MANUFACTURING CO. AGED BRONZE		SHINGLES GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
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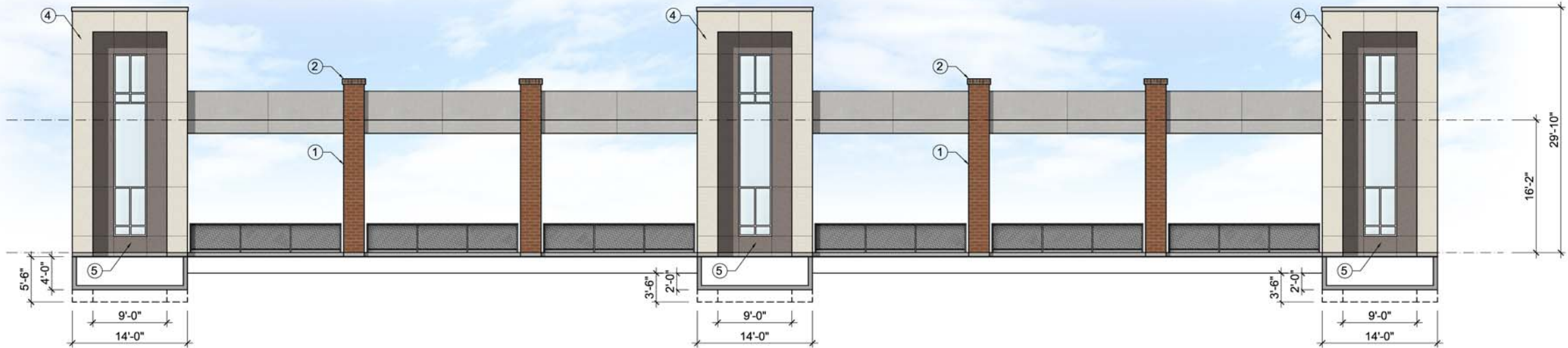
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FLOWER MOUND, TEXAS

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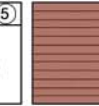
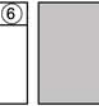
GARAGE TYPICAL ELEVATION REPRESENTS THE DESIGN AND MATERIAL USED FOR ALL 4 SIDES OF THE GARAGE STRUCTURE

	Garage	North		South		East		West	
1	Total Façade S.F.	1,445		1,445		1,445		1,445	
2	Façade S.F. (exclusive of doors & windows)	1,179		1,179		1,179		1,179	
3	Doors & Windows S.F.	266		266		266		266	
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	Primary Masonry Totals (Min. 80%)	1,179	100%	1,179	100%	1,179	100%	1,179	100%
	Brick S.F.	212	18%	212	18%	212	18%	212	18%
	Stucco S.F.	967	82%	967	82%	967	82%	967	82%
5	Secondary Masonry Totals	0	0%	0	0%	0	0%	0	0%
	N/A	0	0%	0	0%	0	0%	0	0%
6	Other Material Totals	0	0%	0	0%	0	0%	0	0%
	N/A	0	0%	0	0%	0	0%	0	0%



GARAGE TYPICAL ELEVATION

MATERIALS:

 BRICK (1) KANSAS BRICK & TILE 530 DARK - GREY GROUT	 BRICK ROWLOCK (2) ACME BRICK BRISTOL OAK	 NATURAL STONE (3) ACME BRICK CREAM CHOPPED	 STUCCO (4) SW 7013 IVORY LACE SANDPEPPLE FINISH	 STUCCO ACCENT (5) SW 6039 POISED TAUPE SANDPEPPLE FINISH	 SIDING (6) SW 9006 ROJO DUST	 METAL PANEL (7) BERRIDGE MANUFACTURING CO. ZINC-COTE	 METAL ACCENT (8) BERRIDGE MANUFACTURING CO. AGED BRONZE	 SHINGLES (9) GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
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MULTIFAMILY APARTMENTS
FLOWER MOUND, TEXAS



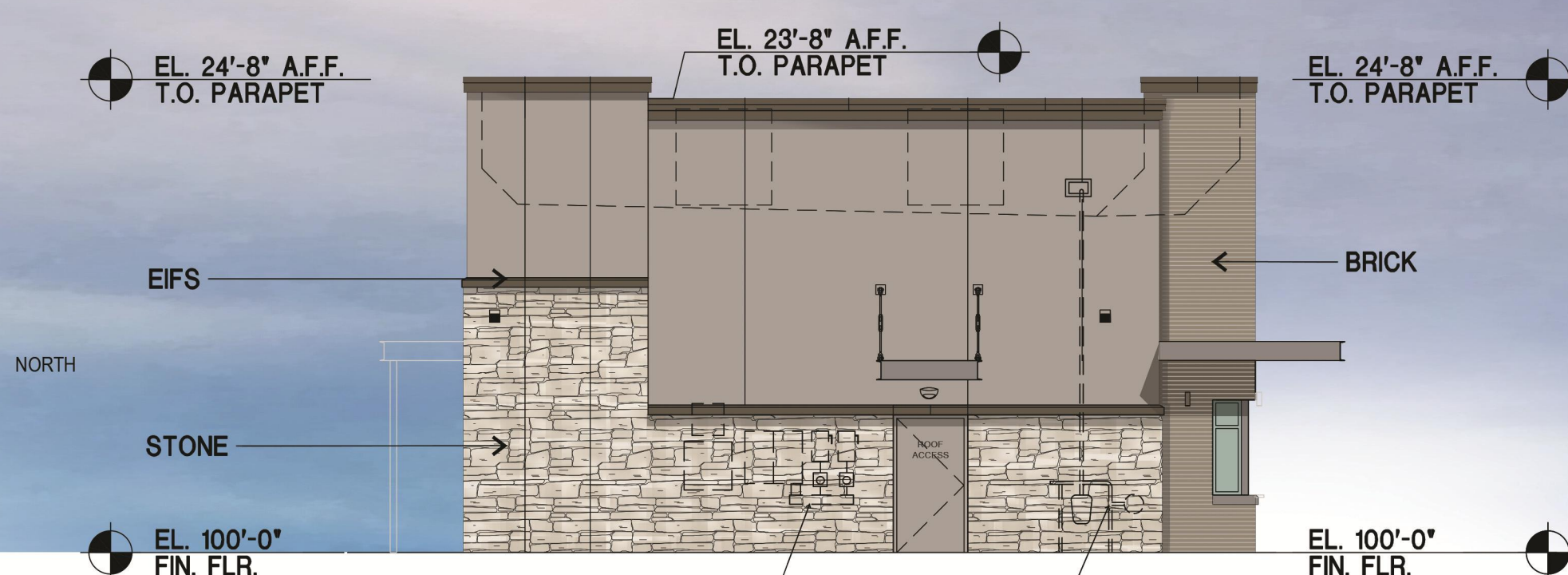
01 FRONT (EAST) ELEVATION

1/8" = 1'-0"



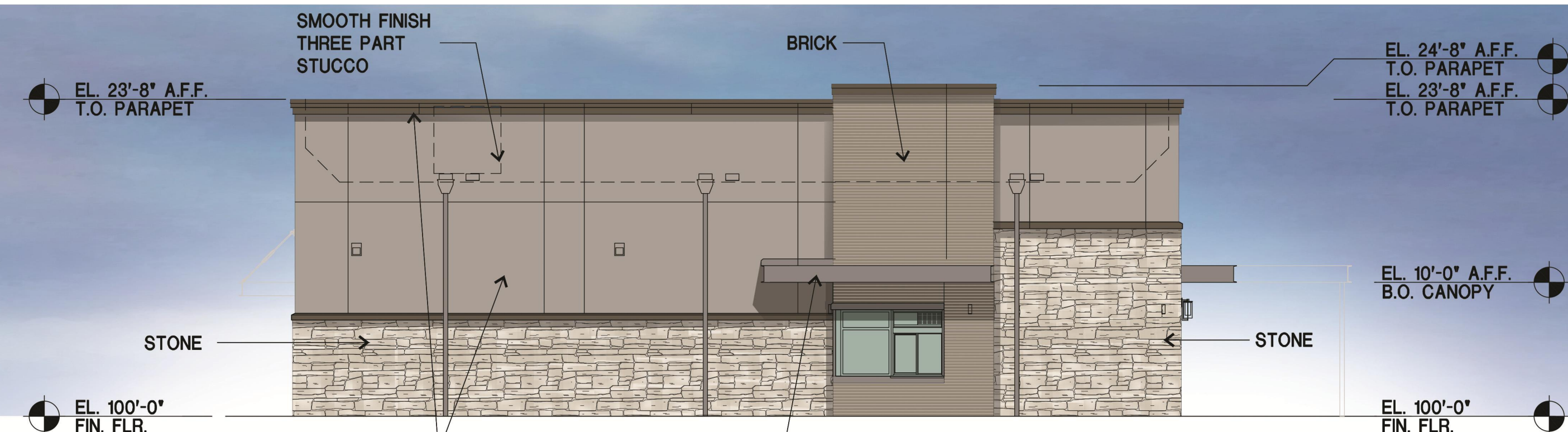
02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"



03 REAR (WEST) ELEVATION

1/8" = 1'-0"



04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:	
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 7744 ZEUS
STUCCO (SECONDARY):	COLOR TO MATCH SW 9168 ELEPHANT EAR
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED

	EAST	WEST	SOUTH	NORTH
1 TOTAL FAÇADE S.F.	1000	995	1560	1620
2 FAÇADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	756.6	958		1288
3 DOORS AND WINDOWS, S.F.	243.4	37	41	332
4 PRIMARY MASONRY TOTALS				
BRICK	121.2	102	223	269
STONE	215.15	298	486	155.6
STUCCO	279.7	488	699	411
EIFS	46.7	60.1	96.3	59
5 OTHER MATERIALS				
METAL CANOPY	40.4	14.4	21.2	55
WOOD				59



DALLAS, TX 972.385.9651
www.GSOarchitects.com
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LAKESSIDE RETAIL BUILDING A & B

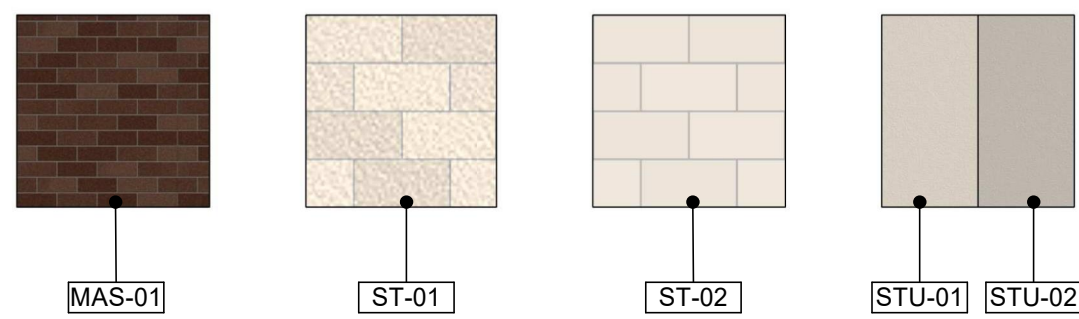
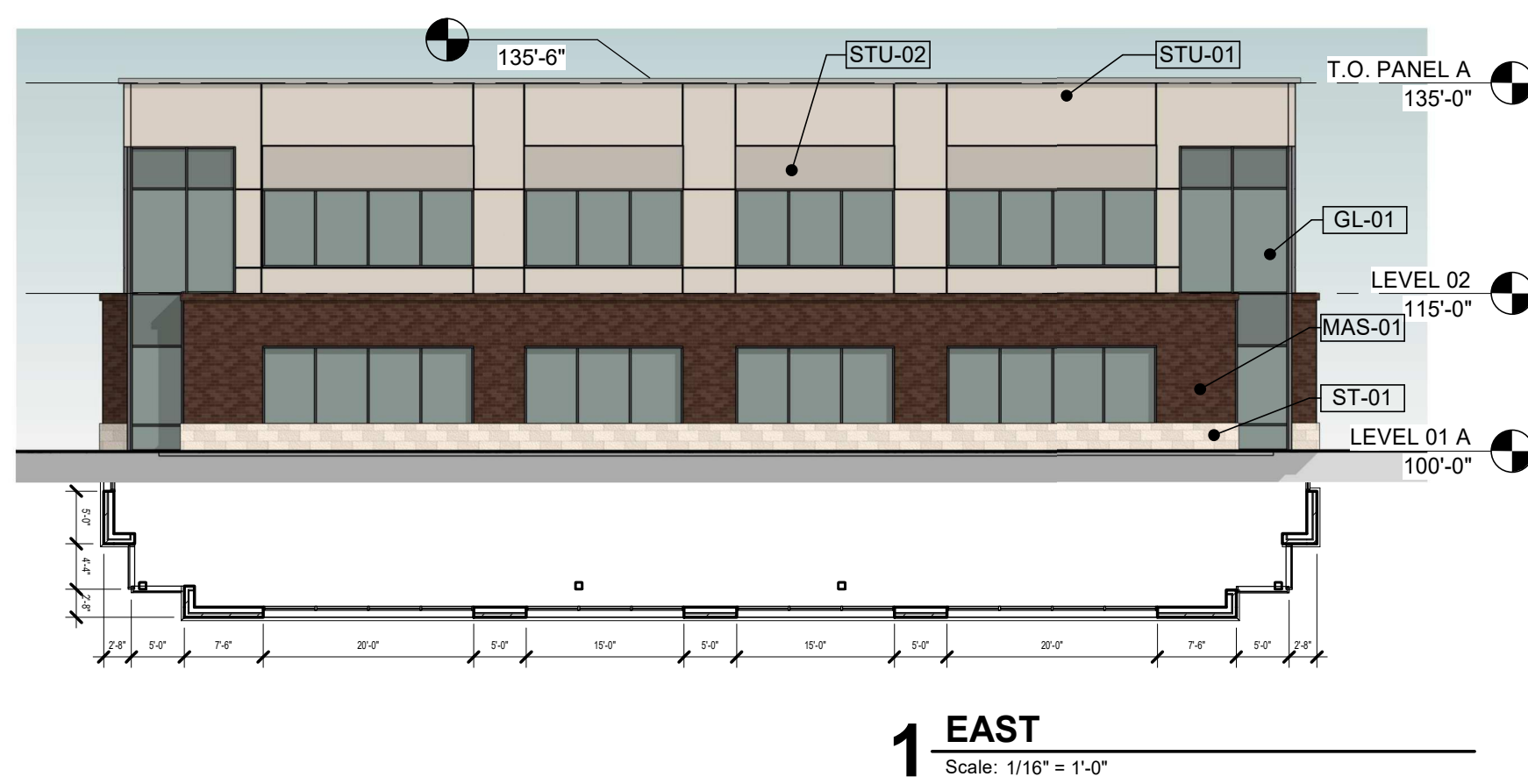
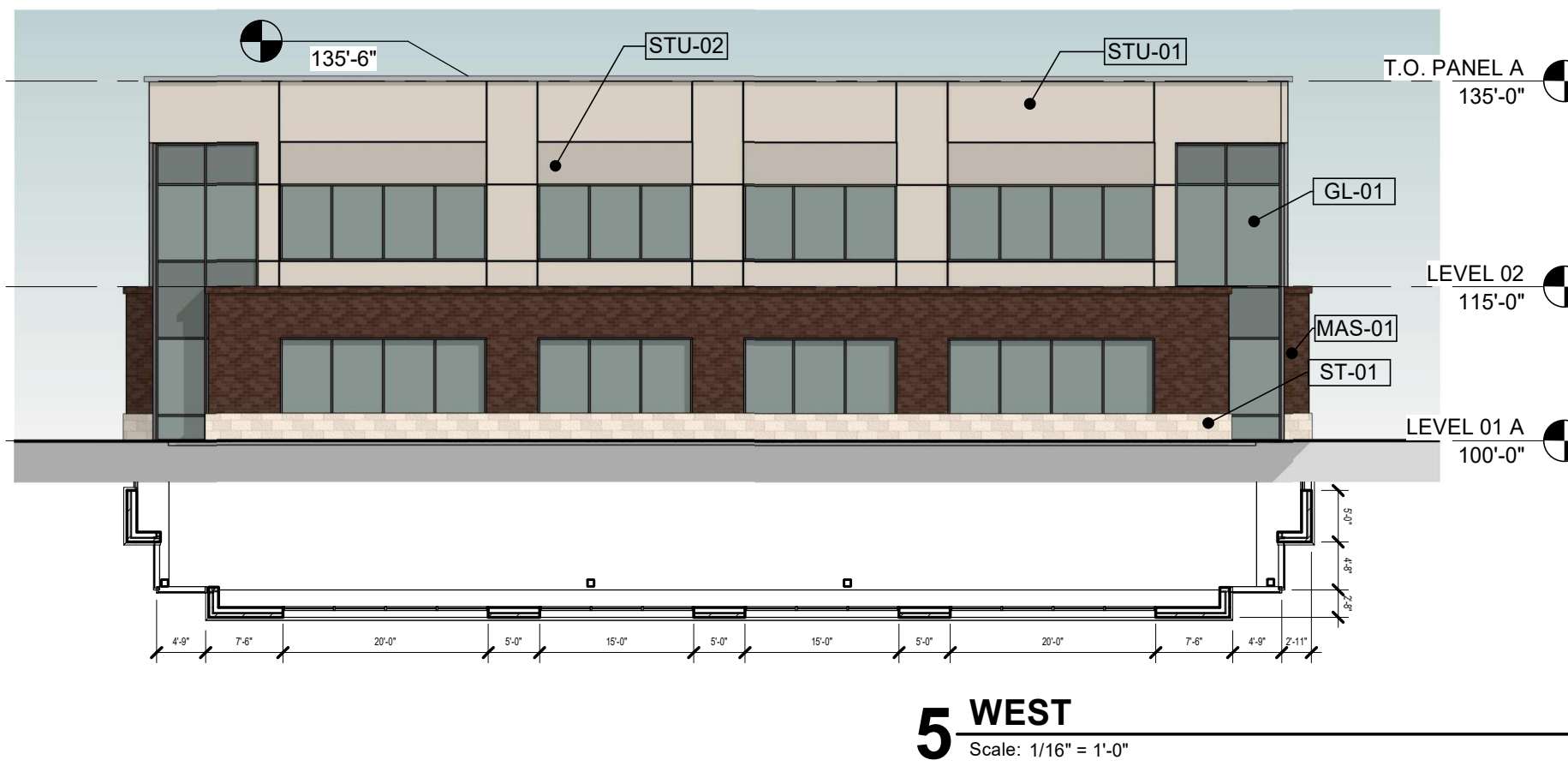
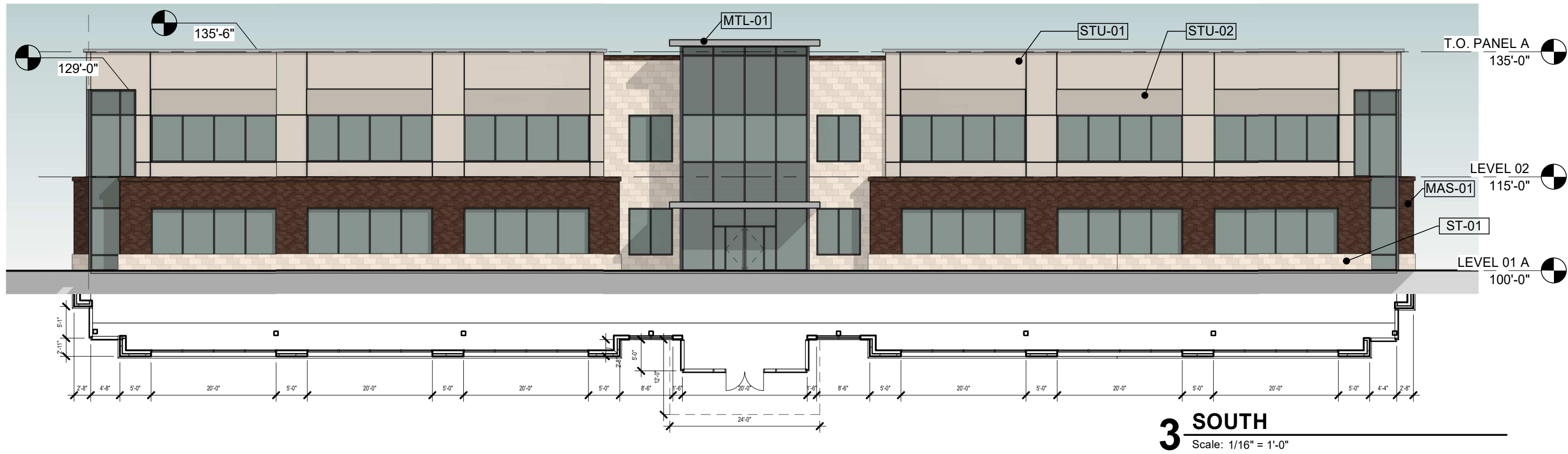
XX

FLOWER MOUND, TEXAS

H.S. MILLER RETAIL

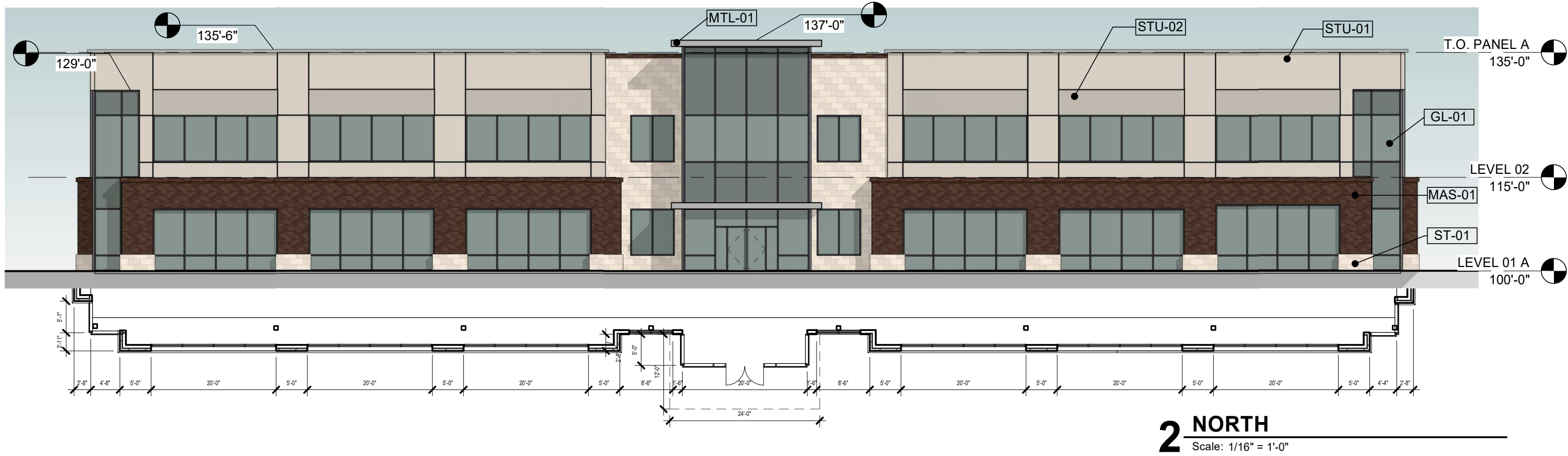
ISSUE DATE: 12/18/2018 PRELIMINARY FAÇADE PLAN

		North		South		East		West	
1	Total Façade S.F.	7500 SF		7493 SF		3914 SF		3914 SF	
2	Façade S.F. (exclusive of doors and windows)	4111 SF		4424 SF		2433 SF		2433 SF	
3	Doors and Windows S.F.	3389 SF		3069 SF		1481 SF		1481 SF	
4	Primary Masonry Totals (min 80%)	4063 SF	99 % of 2	4376 SF	99 % of 2	2433 SF	100 % of 2	2433 SF	100 % of 2
	Brick	1096 SF	27 % of 2	1096 SF	25 % of 2	735 SF	30 % of 2	735 SF	30 % of 2
	Stone	681 SF	17 % of 2	994 SF	22 % of 2	244 SF	10 % of 2	244 SF	10 % of 2
	Stucco	2286 SF	56 % of 2	2286 SF	52 % of 2	1454 SF	60 % of 2	1454 SF	60 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
5	Secondary Masonry Totals (max 20%)	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
6	Other Materials	48 SF	1 % of 2	48 SF	1 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	Metal Panel	48 SF	1 % of 2	48 SF	1 % of 2	0 SF	0 % of 2	0 SF	0 % of 2



EXTERIOR MATERIAL SCHEDULE	
Mark	Description
GL-01	1" Insulated Glazing System
GL-02	1" Insulated Glazing System
MAS-01	Dark Brick
MTL-01	Metal Panel System
ST-01	Rough Cut Stone
ST-02	Smooth Stone
STU-01	Plaster System Color 1
STU-02	Plaster System Color 2

See the ordinance for Planned Development No. 171 (PD-171) for requirements related to required design/elevation details that shall be incorporated into each site plan application on the Property.

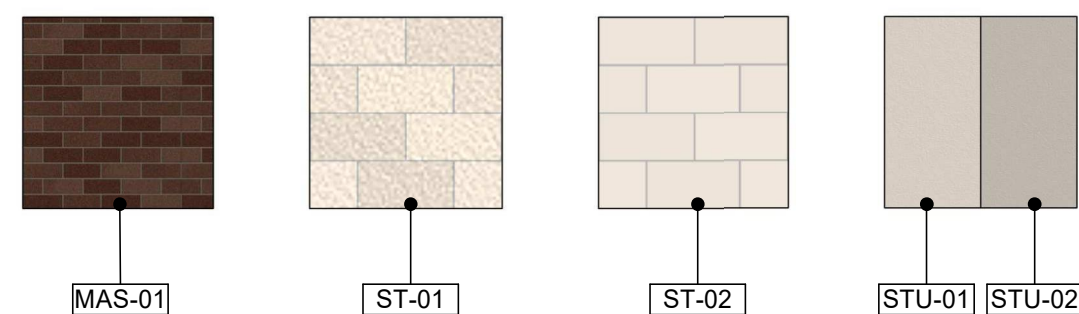
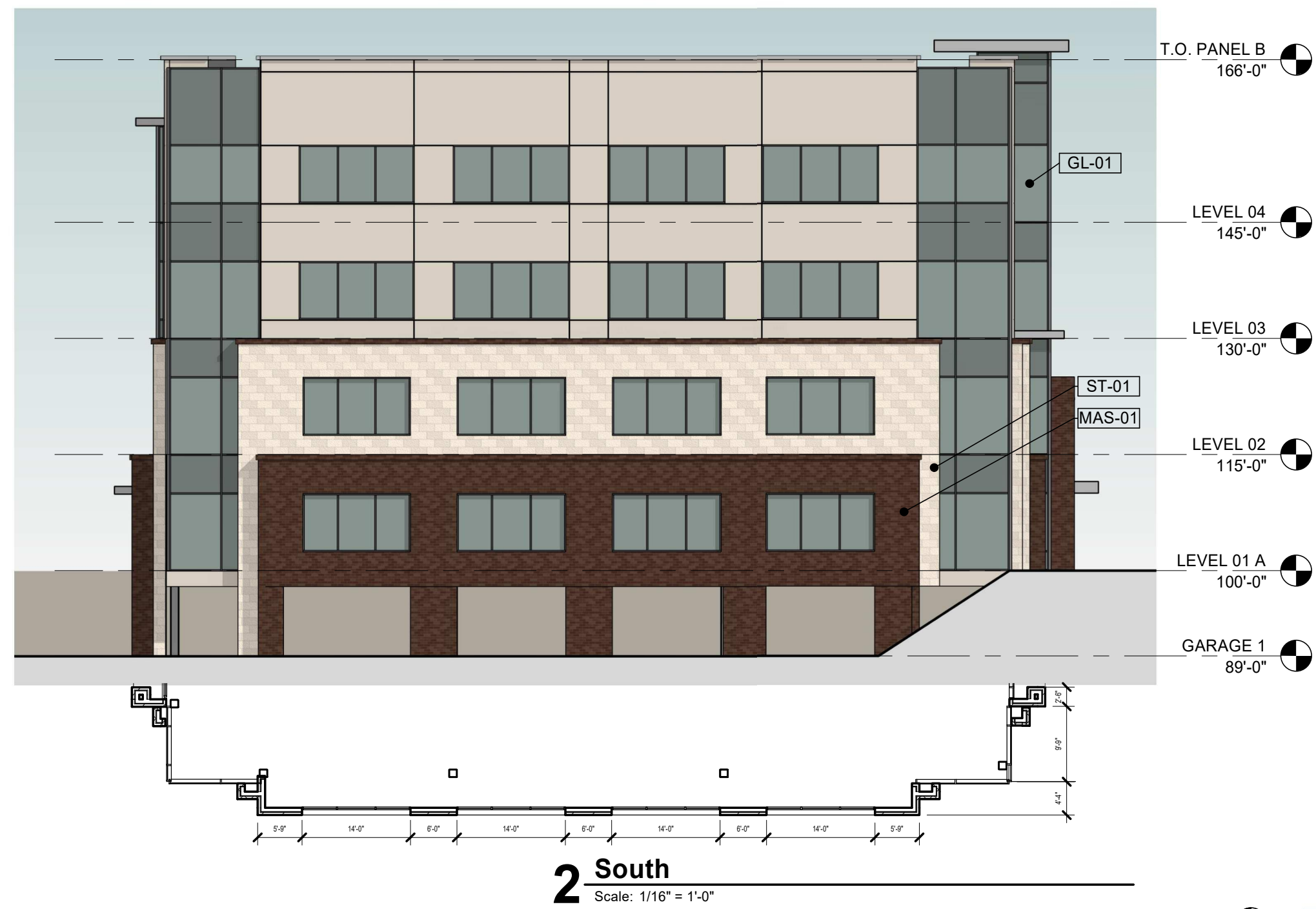
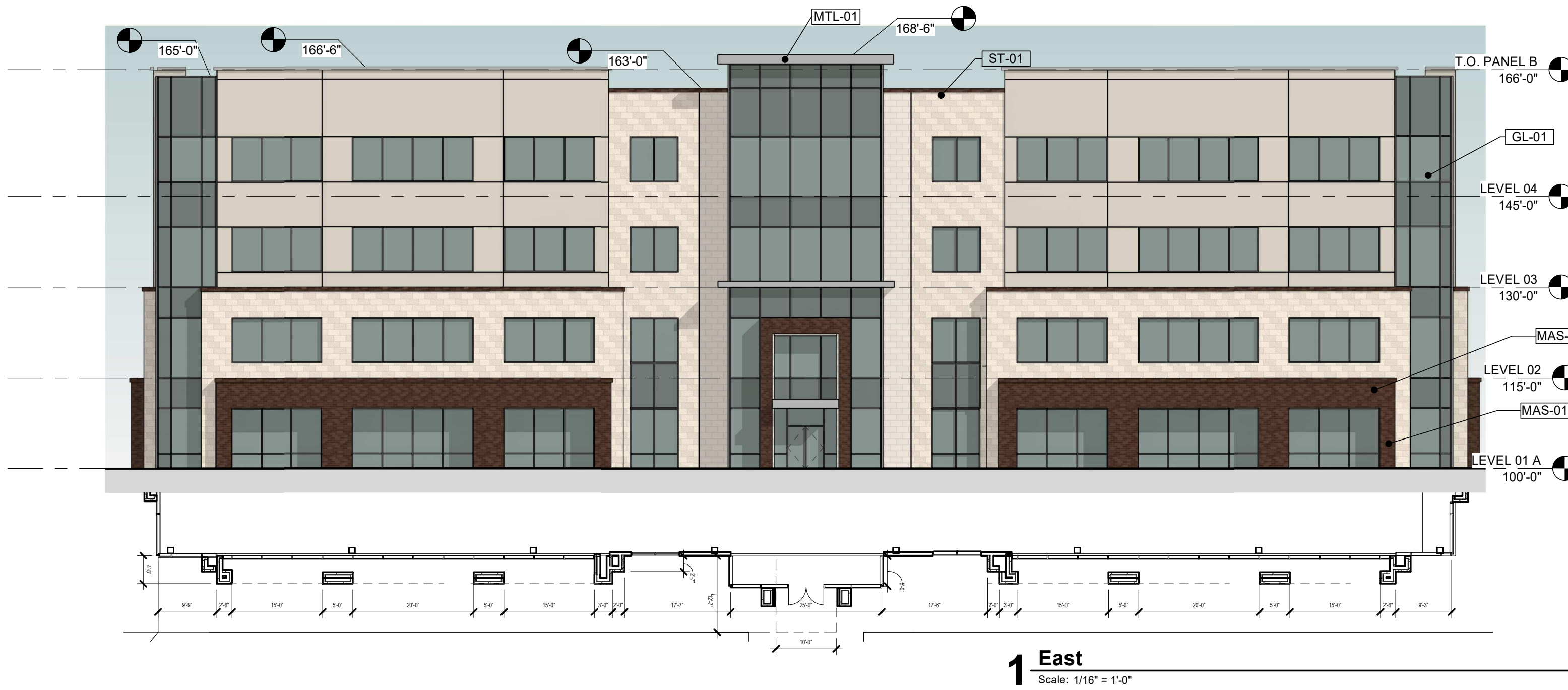


GRAHAM TRACT

FLOWER MOUND, TEXAS

Conceptual Elevations -
Building 9 - Office

		East		West		South		North	
1	Total Façade S.F.	14142 SF		14540 SF		7672 SF		7172 SF	
2	Façade S.F. (exclusive of doors and windows)	7836 SF		8199 SF		4486 SF		3851 SF	
3	Doors and Windows S.F.	6306 SF		6341 SF		3186 SF		3321 SF	
4	Primary Masonry Totals (min 80%)	7741 SF	99 % of 2	8146 SF	99 % of 2	4486 SF	100 % of 2	3851 SF	100 % of 2
	Brick	1106 SF	14 % of 2	1749 SF	21 % of 2	1267 SF	28 % of 2	697 SF	18 % of 2
	Stone	3368 SF	43 % of 2	2413 SF	29 % of 2	1044 SF	23 % of 2	1009 SF	26 % of 2
	Stucco	3267 SF	42 % of 2	3984 SF	49 % of 2	2175 SF	48 % of 2	2145 SF	56 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
5	Secondary Masonry Totals (max 20%)	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	NA	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
6	Other Materials	95 SF	1 % of 2	53 SF	1 % of 2	0 SF	0 % of 2	0 SF	0 % of 2
	Metal Panel	95 SF	1 % of 2	53 SF	1 % of 2	0 SF	0 % of 2	0 SF	0 % of 2



EXTERIOR MATERIAL SCHEDULE	
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MAS-01	Dark Brick
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PLANNING AND ZONING COMMISSION

AGENDA ITEM B

WORK SESSION

DATE: August 26, 2019

FROM: Richard Brown, Senior Planner

ITEM: A Work Session in conjunction with a future Public Hearing for a request for rezoning (ZPD19-0006 – Parkway Office Lakeside) from Planned Development No. 83 (PD-83) with Campus Industrial District (CI) uses to Planned Development No. 174 (PD-174) with Campus Industrial District (CI) uses in compliance with the Campus Industrial land use designation within the Lakeside Business District Area Plan, including a Comprehensive Sign Package, with certain exceptions and modifications to the Code of Ordinances, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, and with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Lakeside Parkway and east of Gerault Road.

I. ITEM SUMMARY

The purpose of this request is to rezone approximately 7.833 acres of land in order to create a planned development district to develop an office in compliance with the Campus Industrial land use designation within the Lakeside Business District Area Plan.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Requires three or more exceptions, modifications, or waivers
- Is located along an entrance to the Town

III. APPLICATION ANALYSIS

The applicant is proposing to develop an office building (single tenant; headquarters) that will be constructed in two phases:

- Phase I - 58,310 sf, two-story, 37'-9" (peak height)
- Phase II - 40,400 sf, two-story, 37'-9" (peak height). This phase is a future building expansion of Phase I

IV. REQUESTED EXCEPTIONS, MODIFICATIONS, WAIVERS

Modifications

The applicant's request for a Planned Development includes various modifications to the development standards required by the current zoning [PD-83 for Campus Industrial District (CI) uses]:

- Increase in floor area (as compared to conceptual site plan)
- Reduced street buffer at northwest and northeast corners
- Revised building materials

Deviation

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent. The applicant has determined their operations will require a parking demand that exceeds that allowed by Town code. As part of the request, the applicant has prepared a parking study to address the increase in parking as well as mitigation measures to accommodate the increase in nonpermeable surface area.

Exception

- A. An exception to the Architectural Standards to permit development that has meritorious quality and design is being requested. Specifically, the introduction of a building design utilizing masonry that has elements of blue and gray tones.
- B. The applicant is requesting a Comprehensive Sign Package to provide for specific signage at the main entry [see attachment A(1)] that is not permitted in the Town's sign regulations; this will require a Comprehensive Sign Package. The remaining signage will comply with current regulations.

V. ITEMS UNDER DISCUSSION

At this time, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

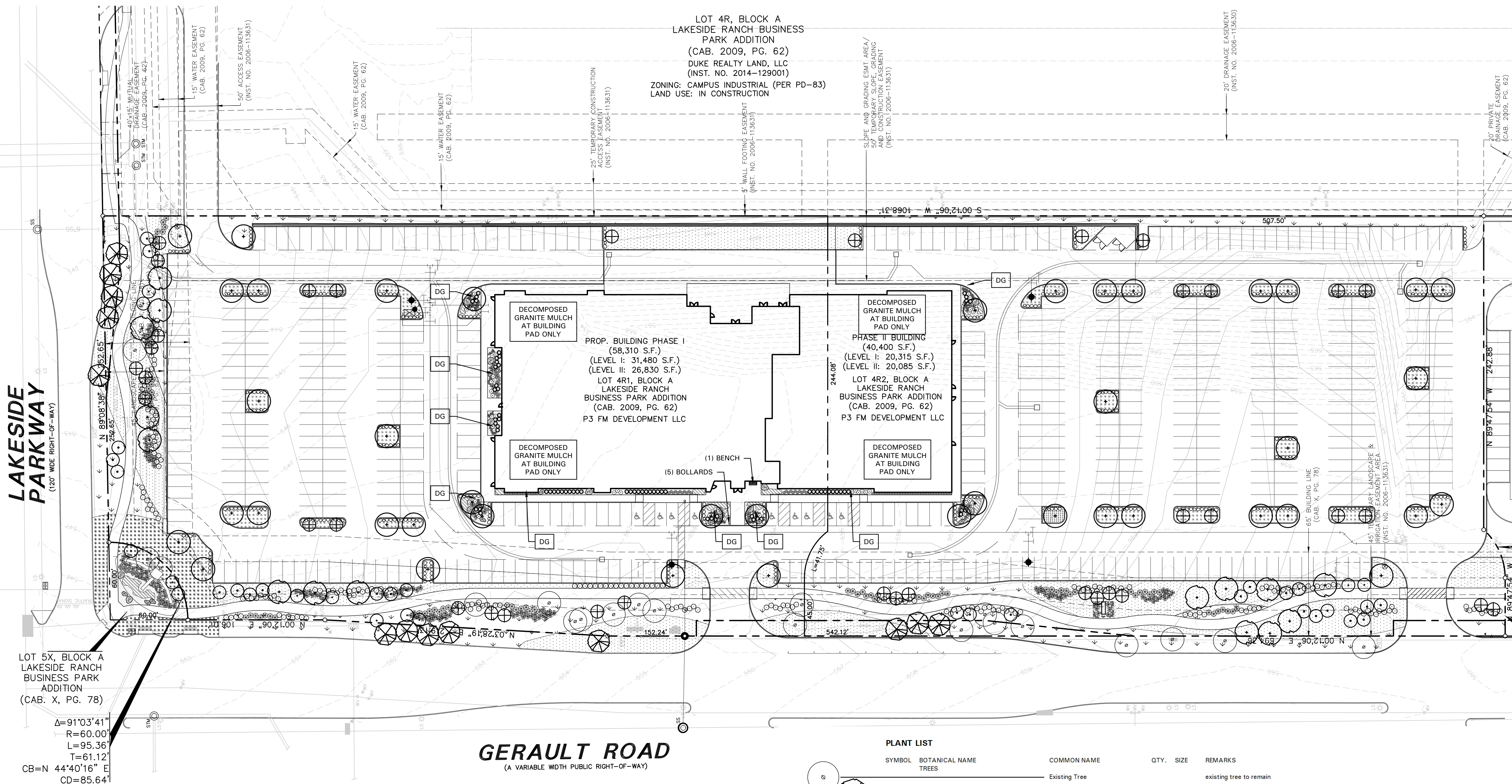
- Reviewing alternatives to facilitate breaking up large parking areas
- Consideration of enhanced plantings along both street frontages to help screen above referenced parking areas.

VI. ATTACHMENTS

A. Application Details

1. Planned Development Zoning Package

CONCEPTUAL SITE PLAN

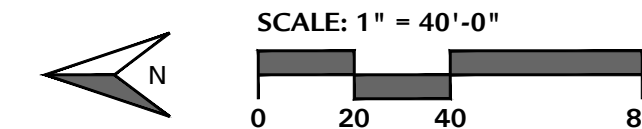


PLANT LIST

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
		Existing Tree			existing tree to remain
	<i>Ulmus crassifolia</i>	Cedar Elm	13	3" cal.	B&B, 12' ht., 4' spread, 4' branching ht., matching
	<i>Quercus muhlenbergii</i>	Chinkapin Oak	15	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	<i>Sophora affinis</i>	Eve's Necklace	25	30 gal.	container grown, 8' ht., 4' spread min., 4' branching ht.
	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	42	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	37	30 gal.	container grown, 8' ht., 4' spread min.
	<i>Vitex agnus-castus</i>	Vitex	13	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	244	5 gal.	container full, 20" spread, 36" o.c.
	<i>Rosa hybrida 'Radtko'</i>	Double Knock Out Rose	46	5 gal.	container full, 20" spread, 36" o.c.
	<i>Loropetalum chinense 'Purple Diamond'</i>	Loropetalum 'Purple Diamond'	108	3 gal.	container full, 20" spread, 24" o.c.
	<i>Nassella tenuissima</i>	Mexican Feathergrass	465	1 gal.	container full, 24" o.c.
	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	69	5 gal.	container full, 36" o.c.
	<i>Cortaderia selloana</i>	Pampas Grass	70	5 gal.	container full
	<i>Hesperaloe parvifolia</i>	Red Yucca	150	5 gal.	container full, 30" o.c.
	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	274	5 gal.	container full, 20" spread 12" o.c.
	<i>Buchloe dactyloides '609'</i>	Buffalograss '609'			
	<i>Cynodon dactylon</i>	Common Bermudagrass			
		Lakeside Ranch Native Grass Mix			
		MISCELLANEOUS			
		Decomposed Granite		3" depth	
		Native Landscape Boulders		1.5 ton min.	

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 CONFORMANCE CHART			
Right of Way Zone Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree per 60 l.f. of property frontage	Lakeside Parkway - 253 l.f.	5 trees	5 trees
	Gerault Road - 902 l.f.	16 trees	8 existing trees
Right of Way Zone Native Grasses			
Standard	Total R.O.W. Area (Square Feet)	Required	Provided
20% of total area to be native seed mix	Lakeside Parkway - 3,113 s.f.	623 s.f.	1,224 s.f.
	Gerault Road - 12,129 s.f.	2,426 s.f.	8,391 s.f.
Street Buffer Zone Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 tree per 70 l.f. of property frontage	Lakeside Parkway - 252 l.f.	4 trees	4 trees
	Gerault Road - 1,019 l.f.	15 trees	9 existing trees
Street Buffer Zone Trees Ornamental and Understory Trees			
Standard	Canopy Perimeter (Linear Feet)	Required	Provided
1 understory tree per 20 ft. of canopy drift perimeter	Lakeside Parkway - 188 l.f.	10 ornamentals	10 ornamentals
	Gerault Road - 719 l.f.	36 ornamentals	36 ornamentals
Street Buffer Zone Trees Additional Tree and Understory Mixture Drifts			
Standard	Street Frontage (Linear Feet)	Required	Provided
40' long and no further than 480' apart	Lakeside Parkway - 259 l.f.		Requirements met
	Gerault Road - 1,050 l.f.		Requirements met
Street Buffer Zone Native Grasses / Groundcovers			
Standard	Total Street Buffer Zone Area (Square Feet)	Required	Provided
40% of total area to be native seed mix	Lakeside Parkway - 5,703 s.f.	2,281 s.f.	2,495 s.f.
	Gerault Road - 18,698 s.f.	7,479 s.f.	8,228 s.f.
Landscape Setback Buffer Zone			
Standard	Street Frontage	Required	Provided
Trees and Understory mixtures	Lakeside Parkway		Requirements met
	Gerault Road		Requirements met
Landscape Setback Buffer Zone Native Grasses / Groundcovers			
Standard	Total Landscape Setback Buffer Zone Area (Square Feet)	Required	Provided
40% of total area to be native seed mix	Lakeside Parkway - 6,369 s.f.	2,548 s.f.	2,550 s.f.
	Gerault Road - 26,131 s.f.	10,452 s.f.	10,592 s.f.
Parking Lot Landscaping			
Standard	Parking Lot Area (Square Footage)	Required	Provided
1 tree per 5,500 s.f. of parking lot area	187,813 s.f.	34 trees	58 trees
Parking Lot Landscaping			
Standard	Total Parking Lot Islands	Required	Provided
1 tree per island	58 islands	58 trees	58 trees
All parking spaces are located within 50 ft. of a tree.			
Parking Lot Screening			
Standard	Parking Lot (Linear Feet)	Required	Provided
75% of parking frontage must be screened	Lakeside Parkway - 216 l.f.	162 l.f.	172 l.f. shrubs
	Gerault Road - 801 l.f.	600 l.f.	625 l.f. shrubs
** Plant heights may be reduced to the extent that berm ground forms are used to			
Building Landscaping			
Standard	Building Perimeter (Linear Feet)	Required	Provided
Foundation shrub drifts shall cover 30% of building perimeter (excluding service areas)	North Side - 150 l.f.	45 l.f.	58 l.f.
Foundation shrub drifts shall cover 30% of building perimeter (excluding service areas)	West Side - 354 l.f.	106 l.f.	310 l.f.
Parking Area Landscape			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	561	4,208	12,542 s.f.



07/29/19

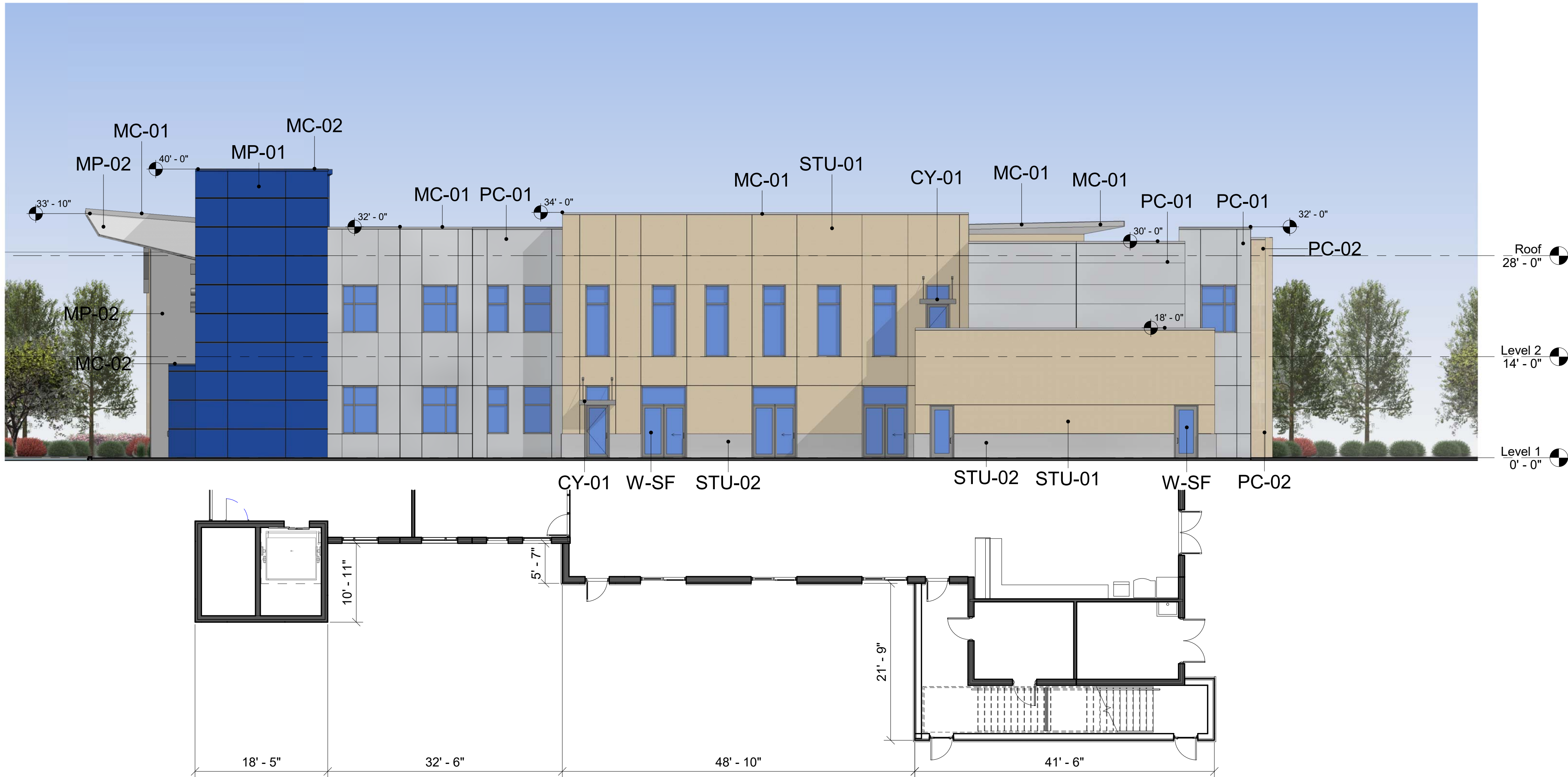
Exhibit D

Parkway Office
Lakeside



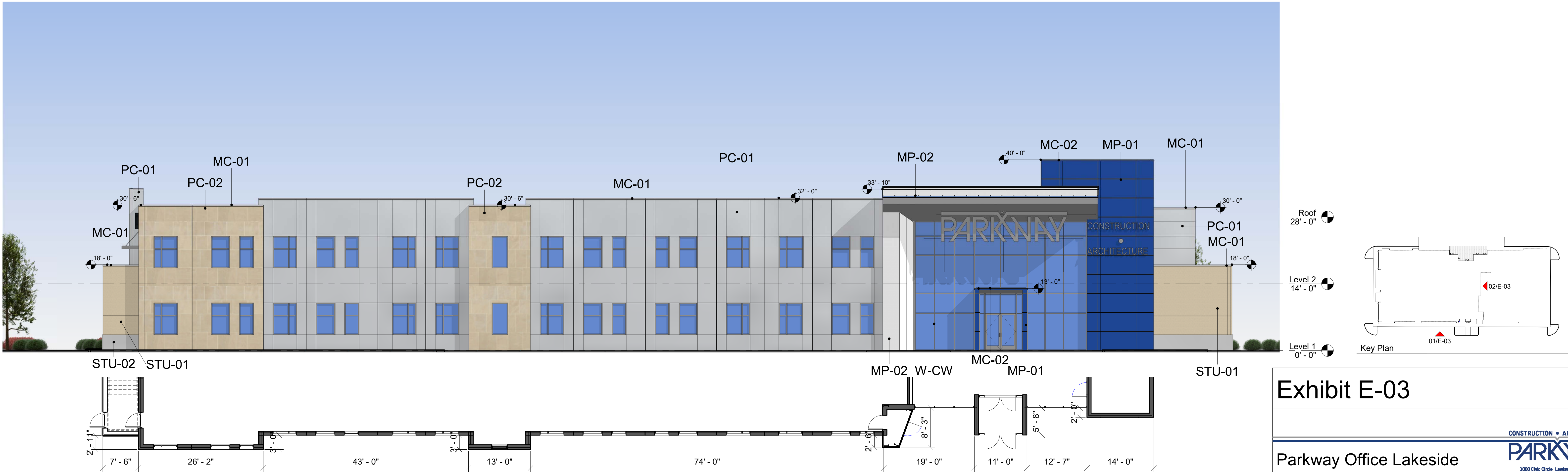
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

CONCEPTUAL LANDSCAPE PLAN



2 South Elevation - Phase I
1" = 10'-0"

Exterior Material Legend			
Mark	Description	Manufacture	Color
CY-01	Canopy - Metal		Clear Anodized Aluminum
GT-01	Dumpster Gate	Trex Fencing on welded metal frame	Clear Anodized Aluminum
MC-01	Metal Coping - Misc.		Clear Anodized Aluminum
MC-02	Metal Coping - Misc.		Anodized Aluminum - Color to Match MP-01
MP-01	Metal Panel - Formalwall FWDS Series, G-90 Galv, Panel Module 36", 3" thick	Centria	Pantone 2945C Bright Blue
MP-02	Perforated Metal Panel	McNichols	Aluminum
MR-01	Metal Railing		
PC-01	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Raw Concrete Finishes - Grey
PC-02	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Stone Finishes
STU-01	Integral Stucco System		Color to match Sherwin Williams SW 7723, Colony Buff
STU-02	Integral Stucco System		Color to match Sherwin Williams SW 7673 Pewter Cast
W-CW	Curtain Wall at Main Entry	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-SF	Storefront at Level 1	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-WD	Punch window at Level 1 and 2	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.



1 West Elevation - Phase I
1" = 10'-0"

Exhibit E-03

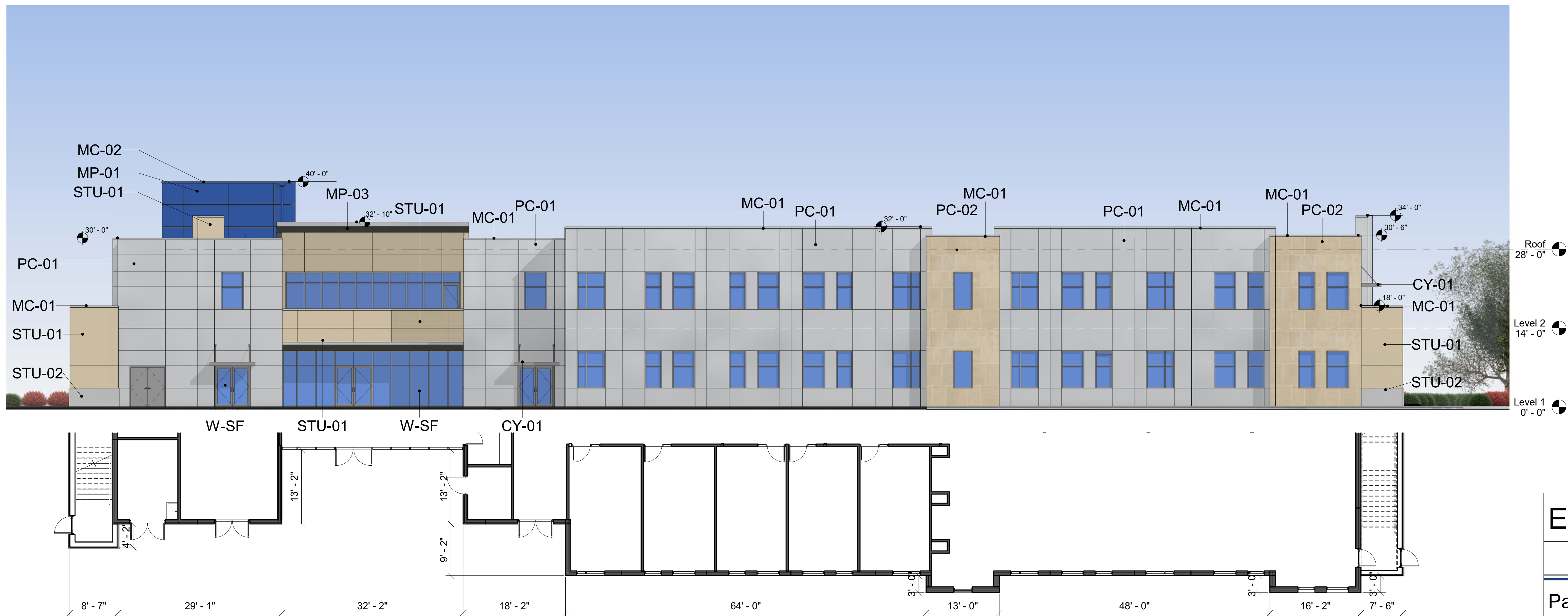
Parkway Office Lakeside

Conceptual Elevations - Phase I



2 North Elevation
1" = 10'-0"

Exterior Material Legend			
Mark	Description	Manufacture	Color
CY-01	Canopy - Metal		Clear Anodized Aluminum
GT-01	Dumpster Gate	Trex Fencing on welded metal frame	Clear Anodized Aluminum
MC-01	Metal Coping - Misc.		Clear Anodized Aluminum
MC-02	Metal Coping - Misc.		Anodized Aluminum - Color to Match MP-01
MP-01	Metal Panel - Formalwall FWDS Series, G-90 Galv, Panel Module 36", 3" thick	Centria	Pantone 2945C Bright Blue
MP-02	Perforated Metal Panel	McNichols	Aluminum
MR-01	Metal Railing		
PC-01	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Raw Concrete Finishes - Grey
PC-02	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Stone Finishes
STU-01	Integral Stucco System		Color to match Sherwin Williams SW 7723, Colony Buff
STU-02	Integral Stucco System		Color to match Sherwin Williams SW 7673 Pewter Cast
W-CW	Curtain Wall at Main Entry	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-SF	Storefront at Level 1	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-WD	Punch window at Level 1 and 2	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.



1 East Elevation - Phase I
1" = 10'-0"

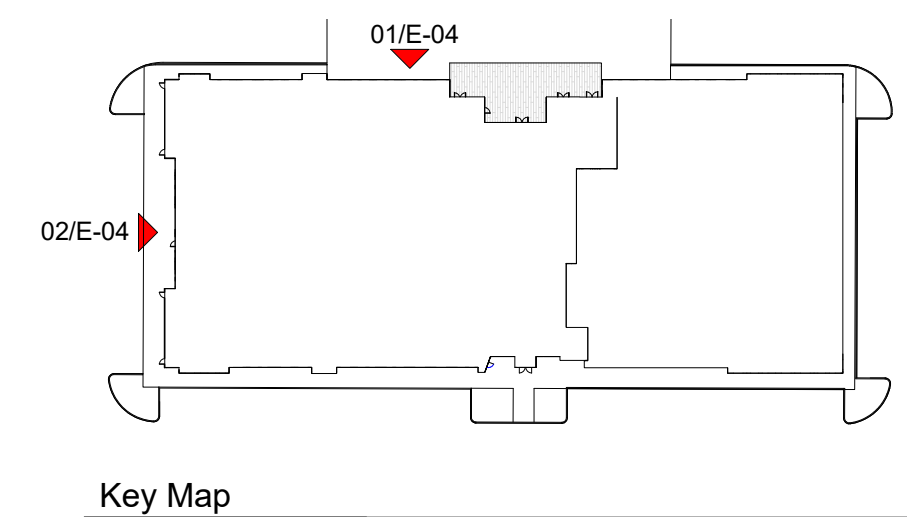


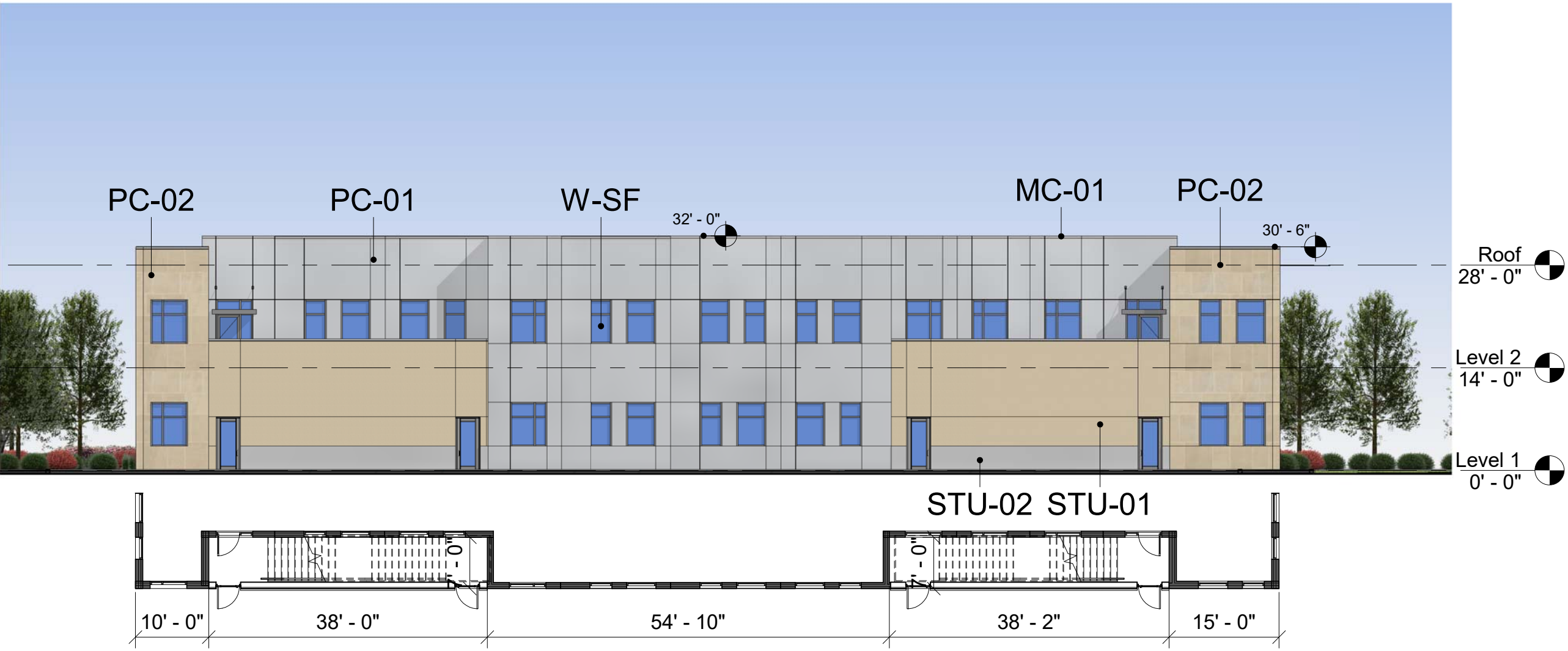
Exhibit E-04

CONSTRUCTION • ARCHITECTURE

Parkway Office Lakeside

1000 Civic Circle, Lubbock, TX 79607
parkwayconstruction.com (972) 221-1979

CONCEPTUAL ELEVATIONS - PHASE I

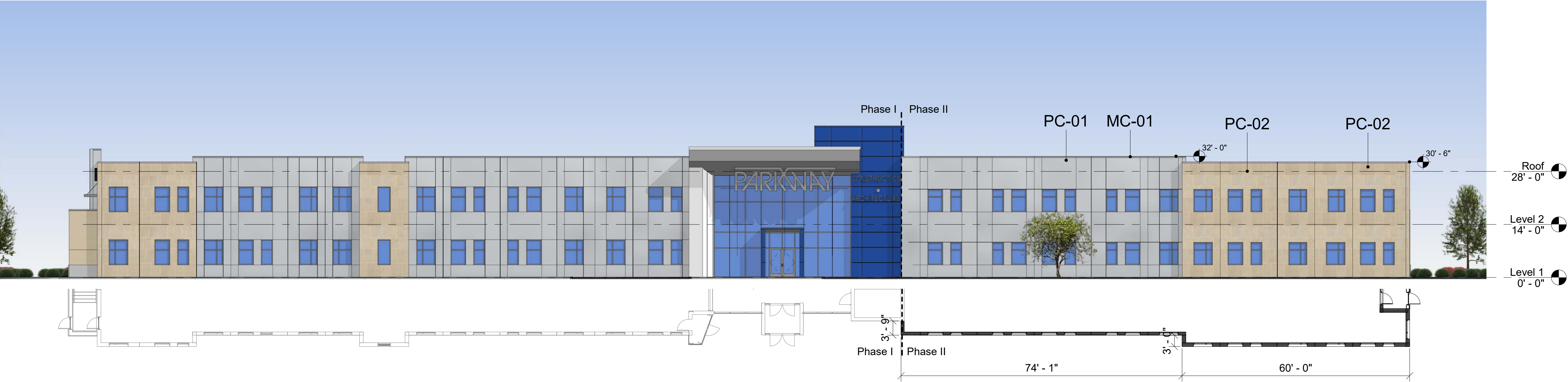


3 South Elevation - Phase II
1/16" = 1'-0"

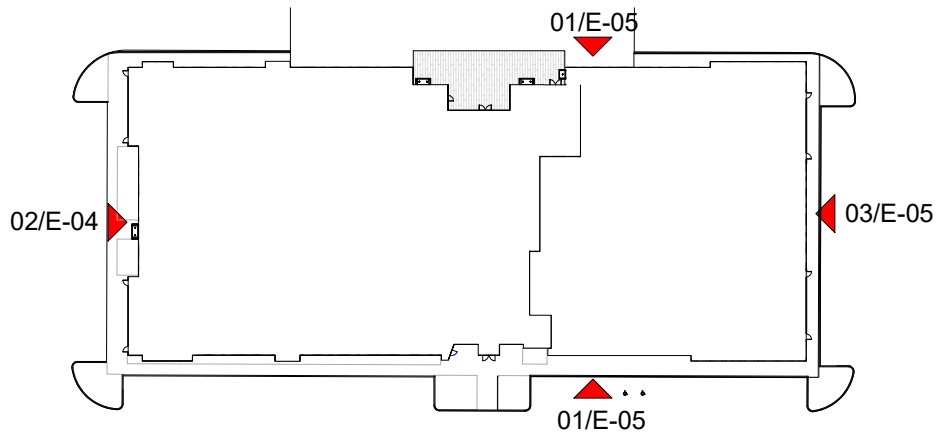
Exterior Material Legend			
Mark	Description	Manufacture	Color
CY-01	Canopy - Metal		Clear Anodized Aluminum
GT-01	Dumpster Gate	Trex Fencing on welded metal frame	Clear Anodized Aluminum
MC-01	Metal Coping - Misc.		Clear Anodized Aluminum
MC-02	Metal Coping - Misc.		Anodized Aluminum - Color to Match MP-01
MP-01	Metal Panel - Formalwall FWDS Series, G-90 Galv, Panel Module 36", 3" thick	Centria	Pantone 2945C Bright Blue
MP-02	Perforated Metal Panel	McNichols	Aluminum
MR-01	Metal Railing		
PC-01	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Raw Concrete Finishes - Grey
PC-02	Precast Concrete Sandwich Panel	Enterprise Precast Concrete	Stone Finishes
STU-01	Integral Stucco System		Color to match Sherwin Williams SW 7723, Colony Buff
STU-02	Integral Stucco System		Color to match Sherwin Williams SW 7673 Pewter Cast
W-CW	Curtain Wall at Main Entry	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-SF	Storefront at Level 1	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.
W-WD	Punch window at Level 1 and 2	Kawneer	Frame to be clear anodized aluminum. Glass to be clear with light blue tint.



2 East Elevation - Phase II
1/16" = 1'-0"



1 West Elevation - Phase II
1/16" = 1'-0"



Key Map

Exhibit E-05

CONSTRUCTION • ARCHITECTURE

Parkway Office Lakeside



Conceptual Elevations - Phase II

TREE PRESERVATION NOTES

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

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/D1

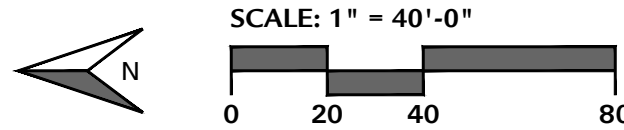


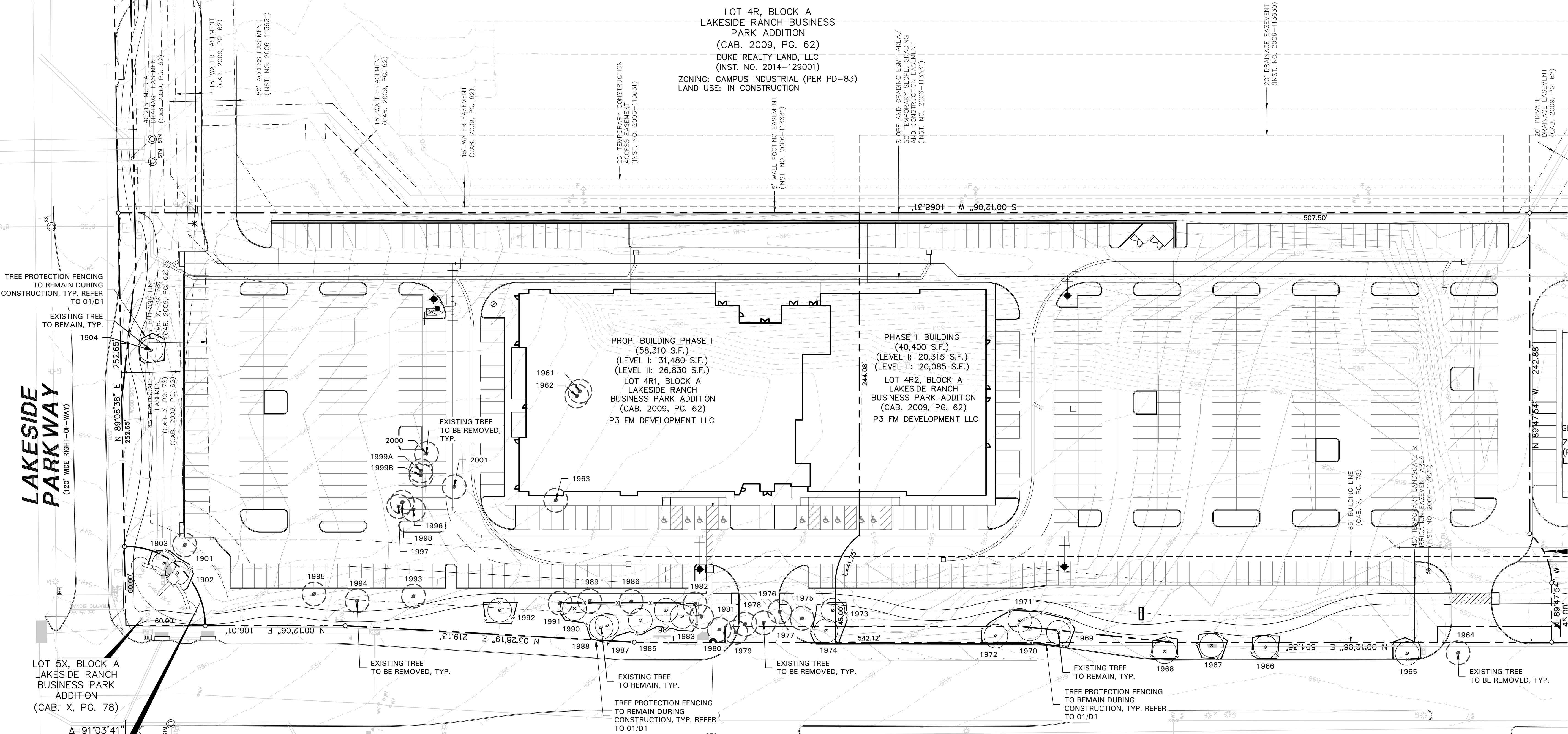
Exhibit D1

Parkway Office
Lakeside

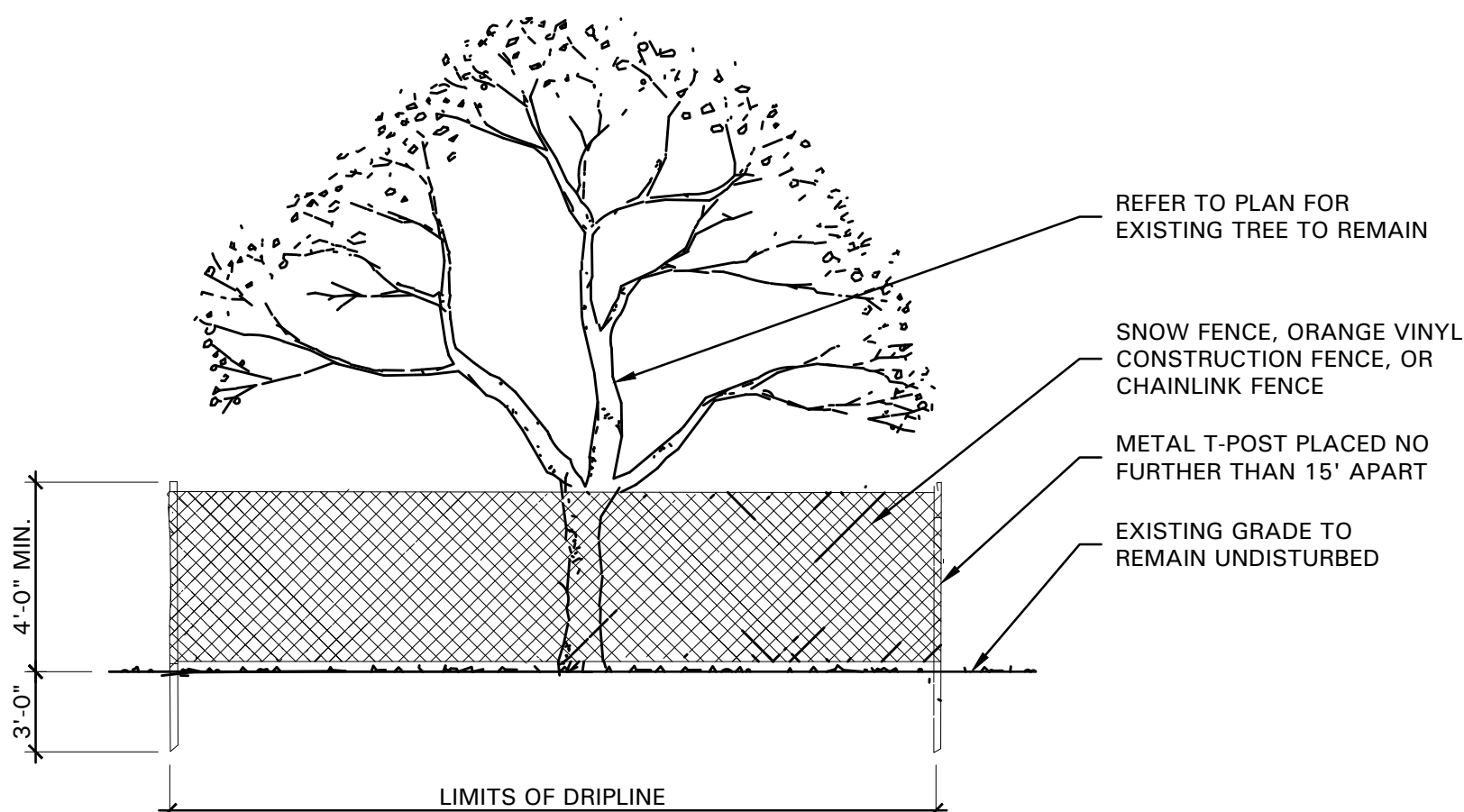
BELLE FIRMA

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

TREE PRESERVATION PLAN



GERAULT ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA						
No.	Dia. (Inches)	Species (common name)	Species (botanical name)	Status	Protected	Remarks
1901	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1902	4	RED BUD	CERSIS CANADENSIS	TO REMAIN		
1903	4	RED BUD	CERSIS CANADENSIS	TO REMAIN		
1904	14	POST OAK	ULMUS CRASSIFOLIA	TO REMAIN		
1961	18	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	BUILDABLE AREA
1962	18	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	BUILDABLE AREA
1963	24	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED - SPECIMEN	
1964	4	RED BUD	CERSIS CANADENSIS	TO BE REMOVED	PROTECTED	TO BE MITIGATED
1965	4	RED BUD	CERSIS CANADENSIS	TO REMAIN		
1966	6	MEXICAN PLUM	PRUNUS MEXICANA	TO REMAIN		
1967	4	MEXICAN PLUM	PRUNUS MEXICANA	TO REMAIN		
1968	4	MEXICAN PLUM	PRUNUS MEXICANA	TO REMAIN		
1969	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1970	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1971	4	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1972	8	MULTI-TRUNK CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1973	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1974	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1975	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1976	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1977	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1978	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1979	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1980	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1981	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1982	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1983	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1984	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1985	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1986	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1987	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1988	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1989	12	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1990	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1991	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1992	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO REMAIN		
1993	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1994	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1995	10	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	TO BE REPLACED
1996	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
1997	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
1998	14	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
1999A	17	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
1999B	12	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
2000	18	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	
2001	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	UNPROTECTED - SPECIES	

Total Caliper Inches on Site	483
Total Caliper Inches Removed	327
Total Specimen Tree Inches to be Mitigated	24
Total Amount to be Paid into Tree Fund (for 24" Post Oak: 16 - 3" Trees)	\$6,000.00



PLANNING AND ZONING COMMISSION

AGENDA ITEM C

WORK SESSION

DATE: August 26, 2019

FROM: Chuck Russell, Town Planner

ITEM: A Work Session in conjunction with a future Public Hearing for a request for Specific Use Permit No. 456 (SUP19-0001 - Racetrac) to permit a convenience store with gasoline sales, with an exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances, an exception to the requirement for a wet detention pond, an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to certain Architectural Standards in the Town's Urban Design Plan. The property is generally located east of Long Prairie Road and south of Spinks Road.

I. ITEM SUMMARY

The purpose of this application is to request approval of a Specific Use Permit (SUP-456) for a 5,411-square-foot convenience store with gasoline sales. The site is currently undeveloped and is approximately 1.74 acres in size.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Requires three or more exceptions, modifications, or waivers
- Is located along an entrance to the Town

III. APPLICATION ANALYSIS

The proposed concept plan depicts a one-story building and a fuel island canopy with 8 pumps. Access to the lot will be from Long Prairie Road and Spinks Road via mutual access drive easements that will serve several future lots within the larger development. The proposed store will have 32 parking spaces.

IV. REQUESTED EXCEPTIONS AND WAIVER

Exceptions

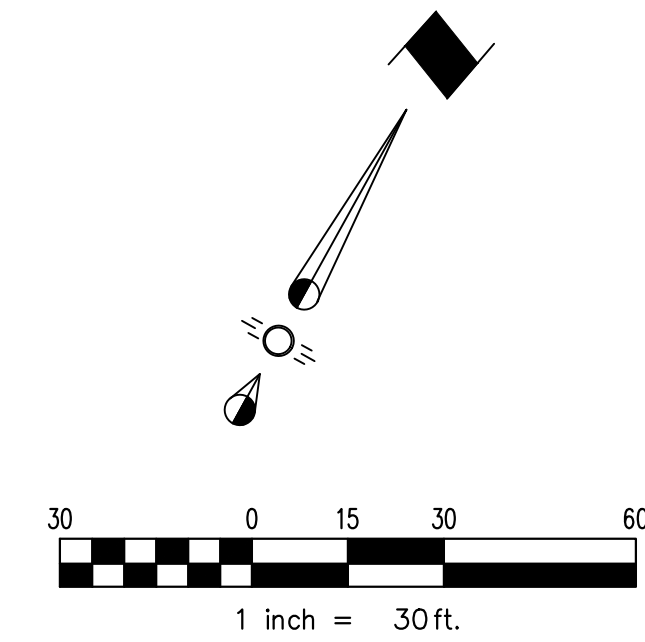
- A. An exception to the access management policy and criteria regarding driveway spacing in order to construct a driveway on Spinks Road less than 250 linear feet from another proposed driveway. The proposed spacing is 172 linear feet.

- B. An exception to the Town's requirement to provide a wet retention pond with a fountain. The applicant is proposing a temporary dry detention area.
- C. An exception to the Architectural Standards to permit development that has meritorious quality and design is being requested. It is staff's position that the current building design constitutes "franchise architecture," which means the design and construction of a building for which the tenants and/or uses are readily recognizable solely by the buildings' architectural elevations, colors, materials, other architectural elements and/or the arrangement thereof.
- D. A waiver to the Architectural Standards regarding roof pitch. Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. The applicant is proposing a primarily flat roof.

V. ATTACHMENTS

A. Application Details

- 1. Specific Use Permit Package



LOCATION MAP

1" = 1000'

SITE DATA TABLE		
Physical Address		
Gross Site Area	1.738 Ac. / 75,715 Sq. Ft.	
Net Site Area	1.738 Ac. / 75,715 Sq. Ft.	
Zoning	PD-38	
Current use	Vacant	
Lot Coverage Data		
• Building Coverage	18.7% / 14,185 Sq. Ft.	
• Impervious Area	33.6% / 25,434 Sq. Ft.	
• Pervious Area	66.4% / 50,281 Sq. Ft.	
Parking Summary	Required	Provided
Surface Parking		
• Retail	27 Sp.	32 Sp.
Total Parking	27 Sp.	32 Sp.
Building Data		
• Building	1 story	
• Peak Height	23'-0"	
• Mean Height	19'-0"	
Total Square Footage	5,411 Sq. Ft.	

Note:
No delivery trucks of any kind, including fuel tanker trucks, will be allowed on Spinks Road.

Note:
All Dimensions are to Face-of-Curb/Edge
of stripe or face of building unless
otherwise noted.

Note:
Handicap parking is provided in accordance with ADA standards.

Note:

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 a masonry enclosure. Any masonry enclosure shall be clad in the same material as the main building.
3. All roof-mounted mechanical units and/or equipment shall be screened from view.
4. Dumpster screening wall shall be clad in a material to match the materials on the main building.
5. Dumpster screening wall requires a separate building permit.
6. Signs require a separate building permit. Any signs depicted on the site plan or elevations are not approved as a part of this review and must comply with all applicable Town regulations.

LEGEND

BFR BARRIER FREE RAMP

CONCEPTUAL SITE PLAN
RACETRAC 2499
ADDITION

LOT 1, BLOCK A - 1.738 Acres
J. TANNEHILL SURVEY ~ ABST. 1252
IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER	APPLICANT	ENGINEER/SURVEYOR
WCFLP RE 2499 LP	RaceTrac Petroleum, Inc.	Sparks Engineering, Inc.
15660 Dallas Parkway, Suite 1175	3225 Cumberland Blvd. Suite 100	TBPE No. F-2121
Dallas, TX 75248	Atlanta, GA 30339	765 Custer Road, Suite 100
Telephone: (214) 740-3482	Telephone: (770) 431-7600	Plano, TX 75075
	Contact: Stephanie Koshy	Telephone: (972) 422-0077
		Contact: David Bond

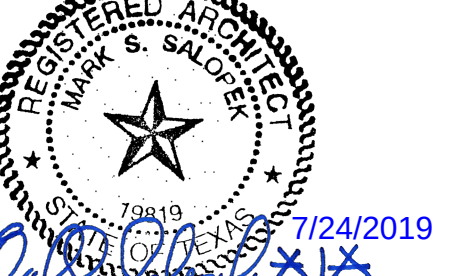
Scale: 1"=30' May, 2019 SEI Job No. 18-136

Plotted by: DBondIO Plot Date: 8/16/2019 10:39 AM

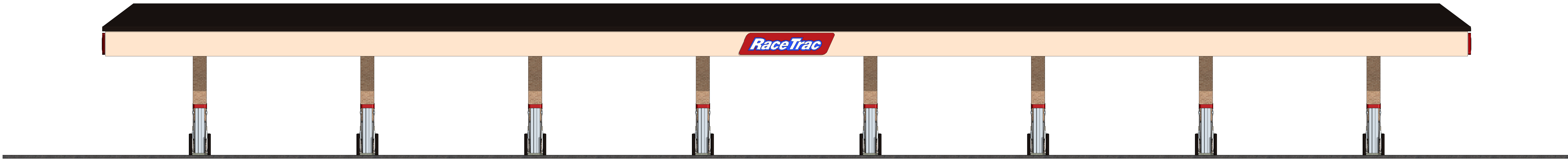
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ISSUE/REVISION RECORD	
DATE	DESCRIPTION
11/02/18	PRELIM. PACKAGE
02/25/19	PRELIM. PACKAGE
03/08/19	PRELIM. PACKAGE
03/18/19	PRELIM. PACKAGE
4/18/19	PRELIM. PACKAGE
4/30/19	PRELIM. PACKAGE
6/20/19	PRELIM. PACKAGE
07/24/19	PRELIM. PACKAGE

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2 CANOPY FRONT ELEVATION
1/8" = 1'-0"



1 CANOPY ELEVATION
1/8" = 1'-0"



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FUEL CANOPY FINISH SCHEDULE			
ID	MANUF.	MATERIAL	COMMENTS
BR-2	BORAL	MOUNT RUSHMORE	MORTAR COLOR "LIGHT BUFF"
EF-2	STO	STO THERM CI	"FINE FINISH" APPLICATION; COLOR TO MATCH SW #6094 "SENSATIONAL SAND"
FASCIA RED	-		REFER TO SPECIFICATION CHART ON SHEET C100
WHITE METAL	-		8" WHITE STRIPE
M-5	ALCOA	REYNOBOND PE	COLORWELD 500 "CLASSIC BRONZE"
PAINT EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
STANDARD CANOPY FASCIA COLOR SPECIFICATION CHART			
COLOR CALLOUT	CANOPY MANUFACTURER	STANDARD COLOR SPECIFICATION	
"TAN"	LANE CANOPIES	ETT TAN FASCIA	
	McGEE CANOPIES	ETT TAN FASCIA	
	MADISON CANOPIES	PUEBLO TAN FASCIA	
"RED"	LANE CANOPIES	TRD RED FASCIA	
	McGEE CANOPIES	TRD RED FASCIA - PROGRAM RED	
	MADISON CANOPIES	PROGRAM RED FASCIA	

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DESIGN PROFESSIONALS



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03/18/19	PRELIM. PACKAGE
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4/30/19	PRELIM. PACKAGE
6/20/19	PRELIM. PACKAGE

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
SUITE 900
ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

SPINKS

SPINKS @2499 TX

RACETRAC STORE NUMBER

#1376

PROTOTYPE SERIES 5.5K 2.0
2019 LH MO 0105

PLAN MODIFICATION NOTICE

SPB NO. 0105 DATE 02/19/19

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PROFESSIONAL SEAL
GPD Group, Professional Corporation
Texas Registration No. 19819



PROJECT NUMBER
2018157.43 06/24/2019

SHEET TITLE

FUEL CANOPY
CONCEPTUAL
ELEVATIONS

SHEET NUMBER

100X

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GPD GROUP
Professional Corporation
520 S. MAIN STREET, STE 2531
AKRON, OH 44311

ISSUE/REVISION RECORD	
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6/20/19	PRELIM. PACKAGE

RaceTrac
RACETRAC PETROLEUM, INC.
200 GALLERIA PARKWAY SOUTHEAST
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ATLANTA, GEORGIA 30339
(770) 431-7600

PROJECT NAME

SPINKS

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TX

RACETRAC STORE NUMBER

#1376

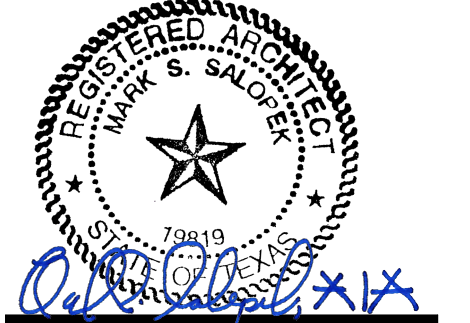
PROTOTYPE SERIES 5.5K 2.0
2019 LH MO 0105

PLAN MODIFICATION NOTICE

SPB NO. 0105 DATE 02/19/19

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GPD Group, Professional Corporation
Texas Registration No. 19819



PROJECT NUMBER
2018157.43 06/24/2019

SHEET TITLE

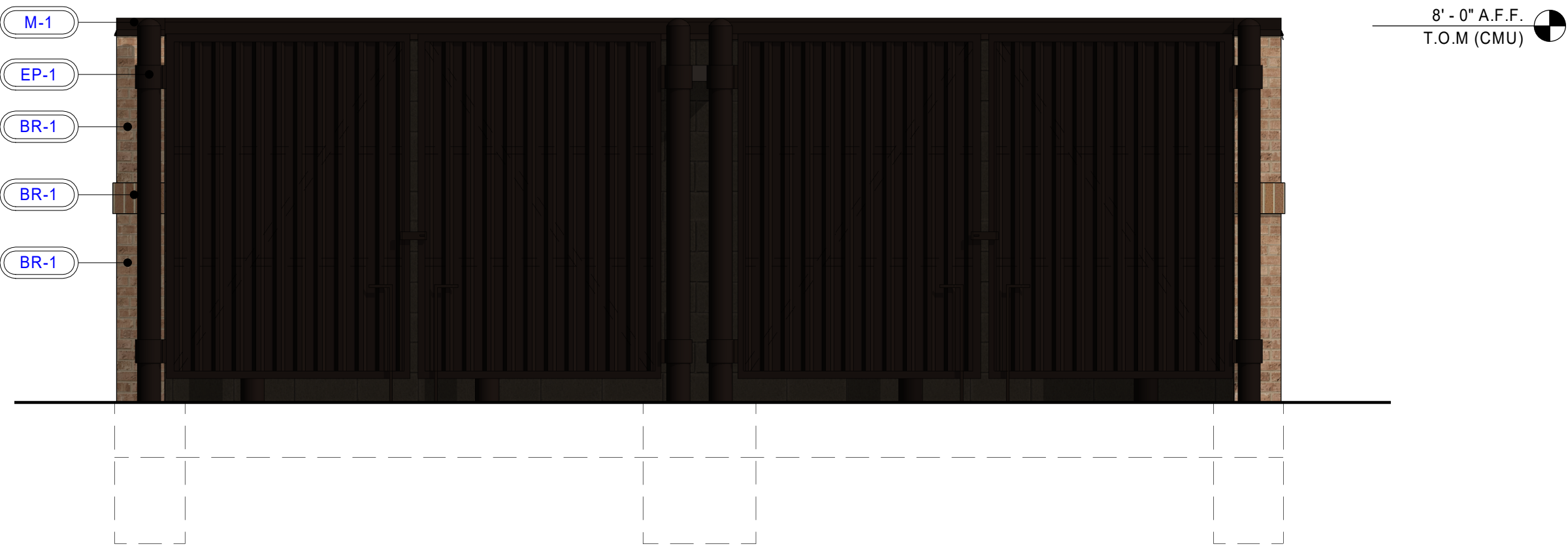
DUMPSTER
ENCLOSURE
ELEVATIONS

SHEET NUMBER

010X

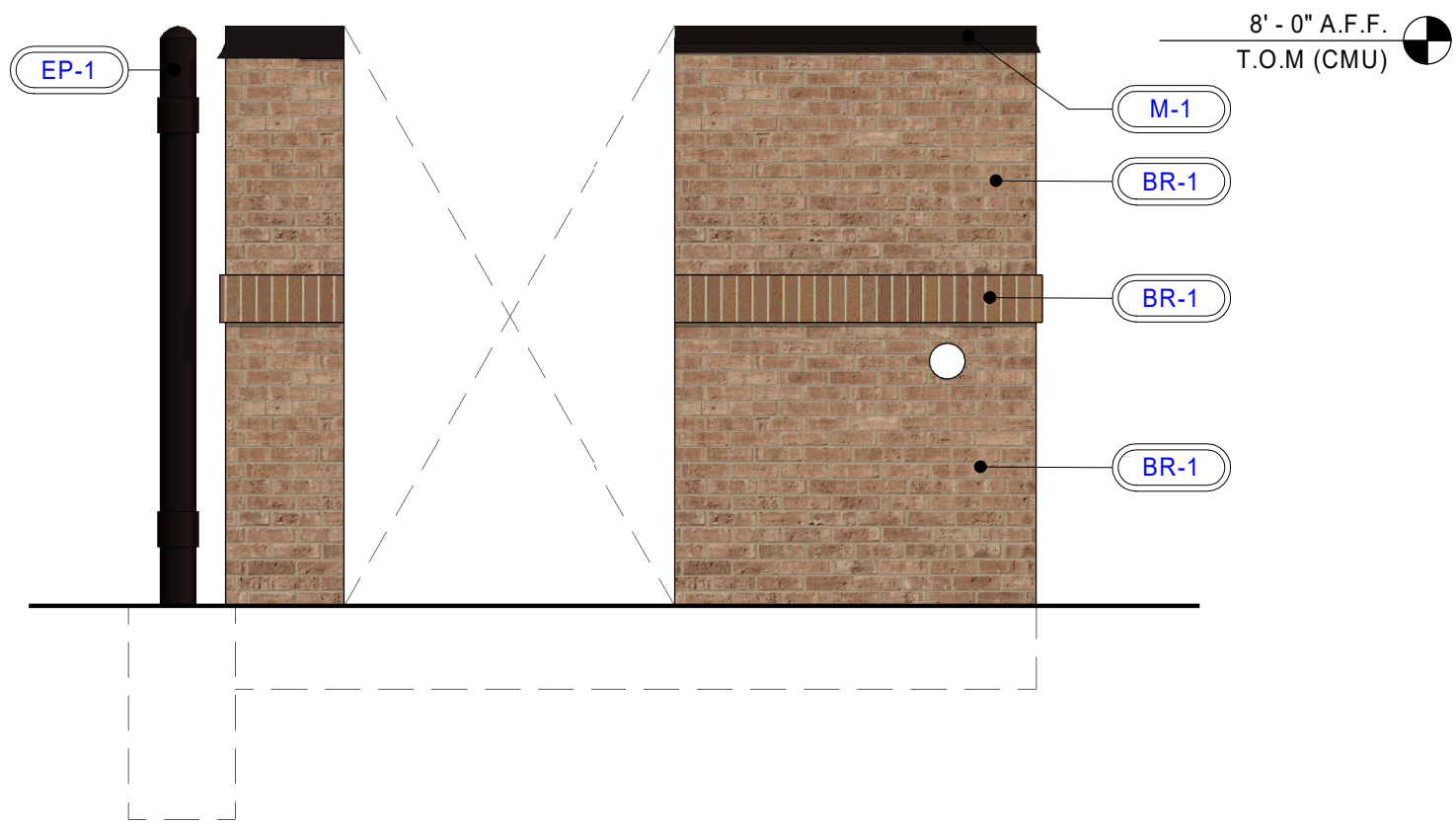
DUMPSTER FINISH SCHEDULE

ID	MANUF.	MATERIAL	COMMENTS
BRICK			
BR-1	BORAL	LAREDO BRICK	MORTAR COLOR "LIGHT BUFF"
METAL			
M-1		PREFINISHED 4" 2-PIECE COMPRESSION METAL COVER	METAL TO MATCH STOREFRONT COLOR DARK BRONZE
M-10		METAL GATE W/ SOLID METAL BACKING FINISHED TO MATCH EXTERIOR PAINT TO SW #7020 "BLACK FOX"	
PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT TO SW #7020 "BLACK FOX"	



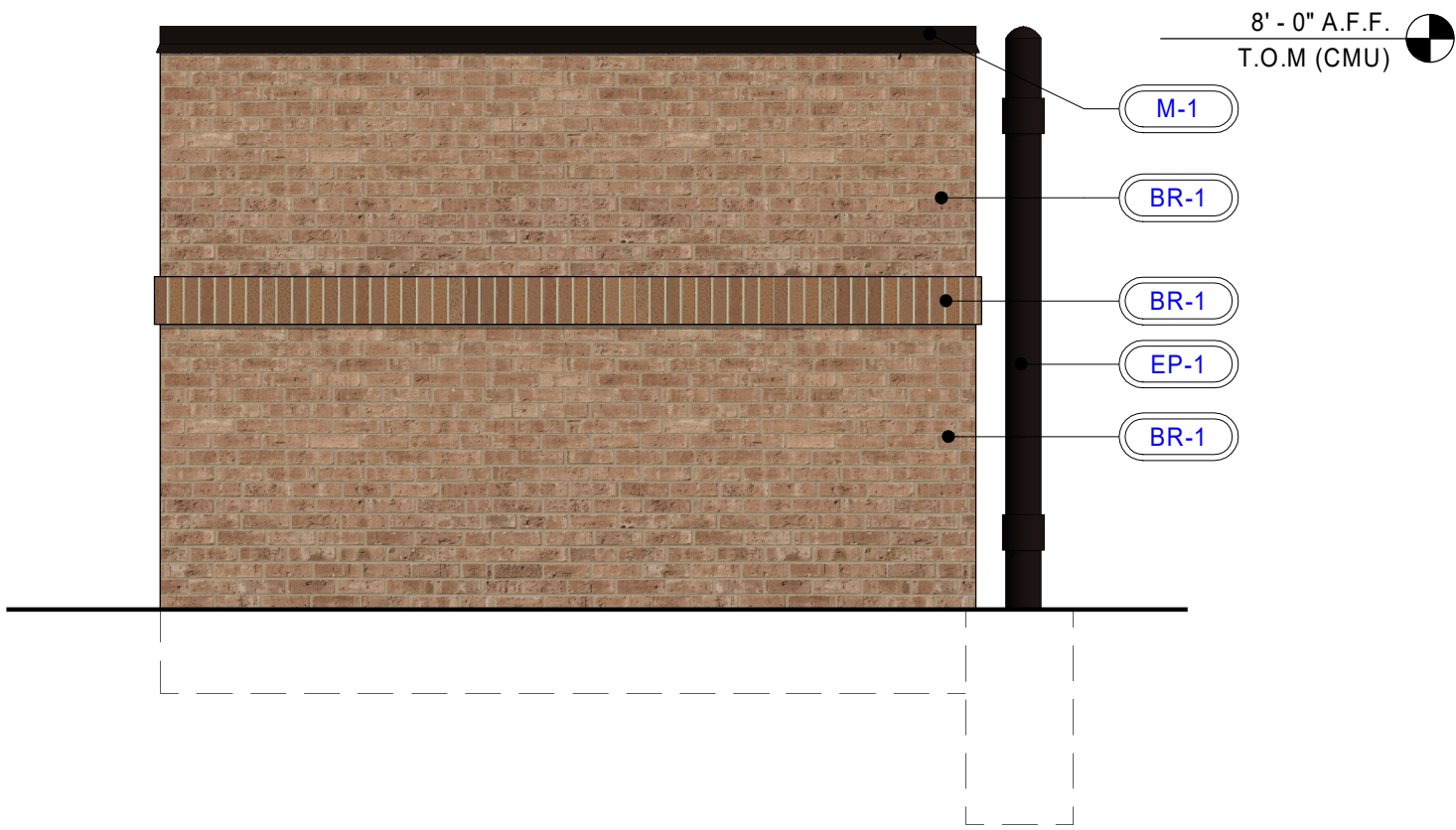
5 DUMPSTER ENCLOSURE FRONT ELEVATION

3/8" = 1'-0"



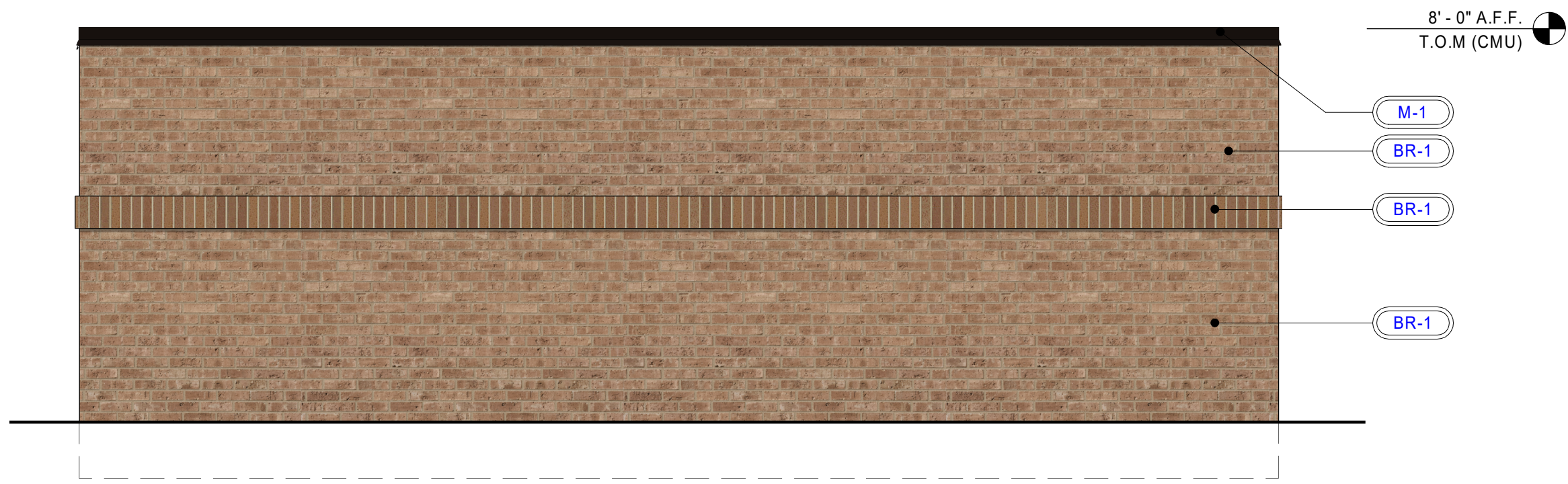
4 DUMPSTER ENCLOSURE LEFT ELEVATION

3/8" = 1'-0"



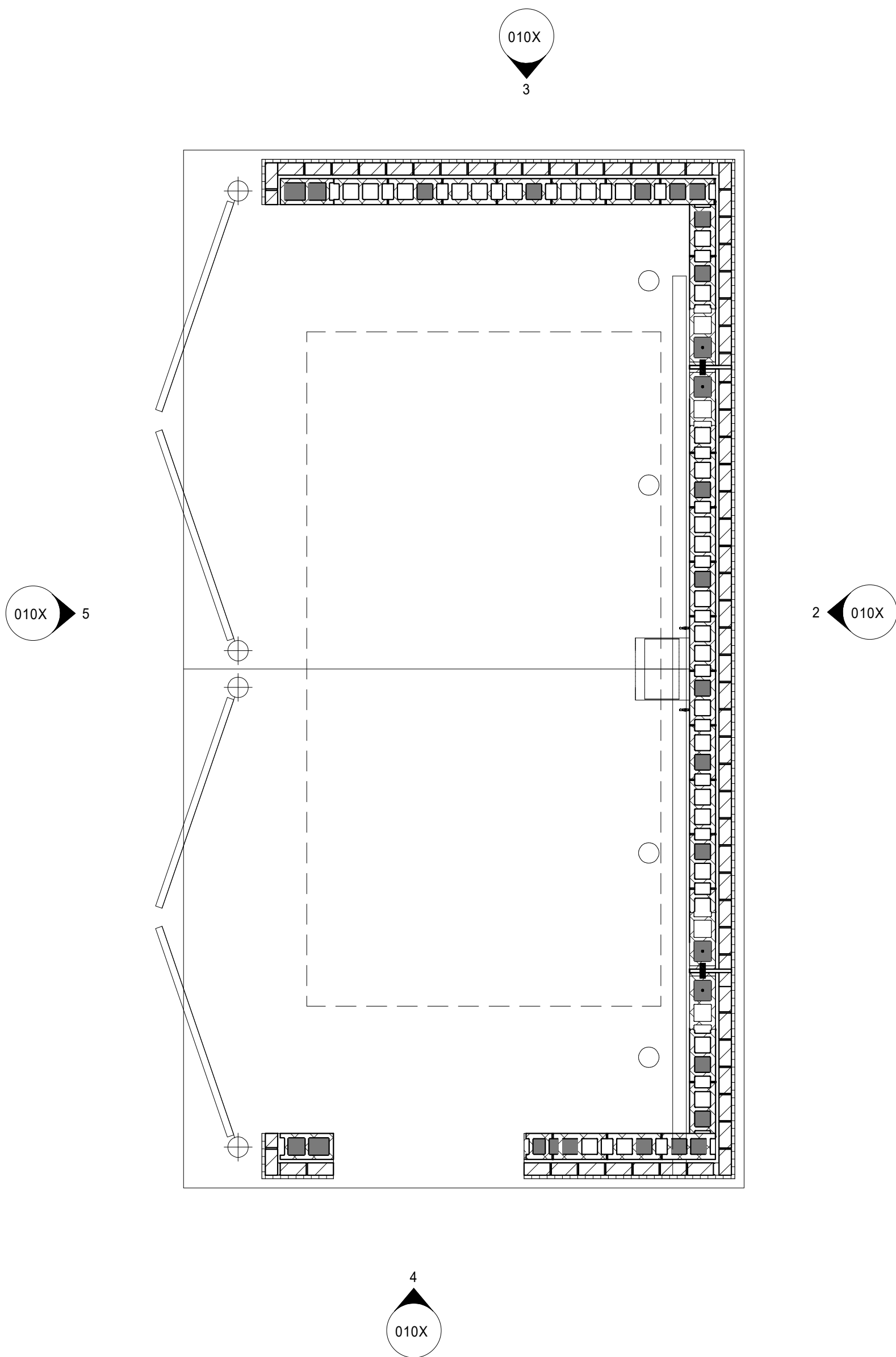
3 DUMPSTER ENCLOSURE RIGHT ELEVATION

3/8" = 1'-0"



2 DUMPSTER ENCLOSURE REAR ELEVATION

3/8" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN

3/8" = 1'-0"

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