

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

OCTOBER 14, 2019

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

.....
AN AGENDA INFORMATION PACKET IS AVAILABLE ONLINE AT www.flower-mound.com/AgendaCenter
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A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ELECTION OF OFFICERS

1. Chair
2. Vice-Chair

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

E. FUTURE AGENDA ITEMS

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

F. DIRECTOR'S REPORT

1. Updates
 - a. Future Agenda Item Requests
 - b. Notification/Outreach Efforts
 - c. Ordinance Amendments
2. Upcoming Training Opportunity

G. REGULAR ITEMS

1. *Minutes of September 23, 2019*

Consider approval of the minutes of the September 23, 2019, Planning and Zoning Commission Regular Session.

2. *RP19-0011 – CMP Family Addition Lots 1R1 & 1R2, Block A* *Public Hearing*
Public Hearing to consider a request for a Replat (RP19-0011 - CMP Family Addition, Lots 1R1 & 1R2, Block A) to create two residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.
3. *SP19-0016 – Westside Three Professional Building*
Consider a request for a Site Plan (SP19-0016 – Westside Three Professional Building) to develop an office building. The property is generally located west of Long Prairie Road and north of Windsor Centre Drive.
4. *ZPD19-0006 – Parkway Office Lakeside PD-174* *Public Hearing*
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, and consider adopting an ordinance for said amendment. The property is generally located south of Lakeside Parkway and east of Gerault Road.
5. *ZPD19-0001 – Whyburn Medical Offices PD-172* *Public Hearing*
Public Hearing to consider a request for rezoning (ZPD19-0001 - Whyburn Medical Offices) from Agricultural District (A) uses to Planned Development District-172 (PD-172) with Office District (O) uses, and with certain exceptions and modifications to the Code of Ordinances, and consider adopting an ordinance for said amendment. The property is generally located north of Waketon Road and west of Long Prairie Road.
6. *LDR19-0006 – Short-Term Rentals* *Public Hearing*
Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0006 – Short-Term Rentals) by amending Chapter 98 entitled "Zoning," of the Town's Code of Ordinances to create a definition and define the standards and review process for Short-Term Rentals, and consider adopting an ordinance providing for said amendment.

H. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: October 10, 2019, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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: October 14, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the September 23, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on September 23, 2019.

II. ATTACHMENTS

1. Draft Minutes

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE
23RD DAY OF SEPTEMBER, 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:

Brad Ruthrauff	Commissioner, Place 1
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
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
Laile Neal	Vice Chair
Albert Picardi	Commissioner, Place 5

(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
Poornima Kashyap	Senior Planner
LauriAnn Cash	Executive Assistant

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

SELECTION OF ACTING CHAIR

Commissioner Ruthrauff nominated Commissioner Johnson to serve as Chair Pro Tempore. Commissioner Cox seconded the nomination.

VOTE ON THE NOMINATION

AYES:	Ruthrauff, Rawson, Johnson, Dillon, Cox, Pickering
NAYS:	None
ABSENT:	Solis, Neal, Picardi

The nomination passed with a vote of 6-0.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Pickering would like Town Council and Staff to look into the alcohol sales separation ordinance.
2. Commissioner Pickering would like more information on the Transportation TA and TIA reports and how they are analyzed.
3. Commissioner Ruthrauff would like to know what the Town can do to bring attention to more "Share The Road" signage for bicyclists and bike lane designations. Commission Dillon suggested starting with the Transportation Commission.
4. Commissioner Cox would like the Town to look into what can be done to have more visible representation of our leash law ordinance in Town parks and trails.

E. DIRECTOR'S REPORT

1. Development Project Updates

F. CONSENT ITEMS

1. Consider approval of the minutes of the September 9, 2019, Planning and Zoning Commission Regular Session.
2. Consider a request for a Record Plat (RC19-0003 – Red Rock Addition Lot 1, Block A) to create a one-lot residential subdivision. The property is generally located south of Ranch Road and west of Red Rock Lane.

Commission Deliberation

Commissioner Ruthrauff moved to approve Consent Items 1-2 as presented in the agenda caption identified above. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Dillon, Cox, Pickering

NAYS: None

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

G. REGULAR ITEMS

3. Consider a request for a Record Plat (RC19-0005 – St. Philip the Apostle Catholic Church Lot 1, Block A) to create a one-lot non-residential subdivision. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Jeff Miles, 3713 Kinross Court (Parishioner of St. Philip Catholic Church)

Commission Deliberation

Commissioner Ruthrauff moved to approve RC19-0005 – St. Philip the Apostle Catholic Church Lot 1, Block A, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Johnson, Rawson, Ruthrauff

NAYS: None

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

- 4. Consider a request for a Site Plan (SP19-0006 – St. Philip the Apostle Catholic Church, Phase 1) to develop a church, with an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances and request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances. The property is generally located at the southwest corner of Cross Timbers Road and Flower Mound Road.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Jeff Miles, 3713 Kinross Court (Parishioner of St. Philip Catholic Church)

Commission Deliberation

Commissioner Ruthrauff moved to recommend approval of SP19-0006 – St. Philip the Apostle Catholic Church, Phase 1, as presented. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Dillon, Cox

NAYS: Pickering

The motion to recommend approval passed with a vote of 5-1.

- 5. Consider a request for a Site Plan (SP19-0013 – Beall Retail Development) to develop a retail building. The property is generally located on the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Present for questions, no presentation

Commission Deliberation

Commissioner Pickering moved to approve SP19-0013 – Beall Retail Development, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Cox, Dillon, Johnson, Rawson, Ruthrauff

NAYS: None

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

6. Consider a request for a Site Plan (SP19-0014 – Temple Baptist Church) to expand an existing church. The property is generally located at the southeast corner of the intersection of Long Prairie Road and Northshore Boulevard.

Staff Presentation

Poornima Kashyap, Senior Planner

Applicant Presentation

Present for questions, no presentation

Commission Deliberation

Commissioner Cox moved to approve SP19-0014 – Temple Baptist Church, as presented. Commissioner Ruthrauff seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Johnson, Dillon, Cox, Pickering

NAYS: None

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

H. ADJOURNMENT – REGULAR SESSION 7:43 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: October 14, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for a Replat (RP19-0011 – CMP Family Addition, Lots 1R1 & 1R2, Block A) to create two residential lots. The property is generally located north of Kensington Court and east of Scenic Drive.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The property is located within the Cross Timbers Conservation Development District and is zoned Agricultural District (A). It encompasses approximately 4.83 acres which includes a 30-foot-wide right-of-way dedication for Scenic Drive. The applicant proposes to replat the property into two residential lots in conformance with the Master Plan and zoning regulations. The southernmost lot (Lot 1R1) is undeveloped while the northernmost lot (Lot 1R2) is developed with a single-family dwelling. It should be noted the existing helipad (touchdown/lift off and buffer areas) is being abandoned by this replat.

The replat depicts necessary setbacks and easements, along with the above-referenced right-of-way dedication. Access for Lot 1R1 will be from Kensington Court while Lot 1R2 will continue to access from Scenic Drive.

It should be noted an existing 15-foot-wide Denton County Electric Co-Op easement is noted to be abandoned by separate instrument. As the easement was created by separate instrument, amending or abandoning is required by the same process. As such, pending approval of the requested replat, the applicant will be required to file the above referenced abandonment and revise the replat with the recording information prior to obtaining Town signatures and filing of the replat in Denton County.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Replat Package

Monday, September 16, 2019
3600 Scenic Drive
Lots 1R1 and 1R2, Block A
Town of Flower Mound, Denton County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

Regarding CMP Family Addition, this replat is proposing to take one recorded lot and one tract of land and create 2 new lots. The current zoning is: Agricultural. This is proposed as a Replat.

There are no special requests being made.

No construction will be started directly after the completion of the plat.

The existing helicopter pad easement is being proposed to be removed as this is a residential lot and not needed.

Lot 1R1 will access from Kensington Court.
Lot 1R2 will access from Scenic Drive.

These proposed lot sizes are as follows:
Lot 1R1 – 102,304 square feet or 2.349 acres. This is a vacant lot.

Lot 1R2 – 88,624 square feet or 2.035 acres. This lot has an existing home on the lot.

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

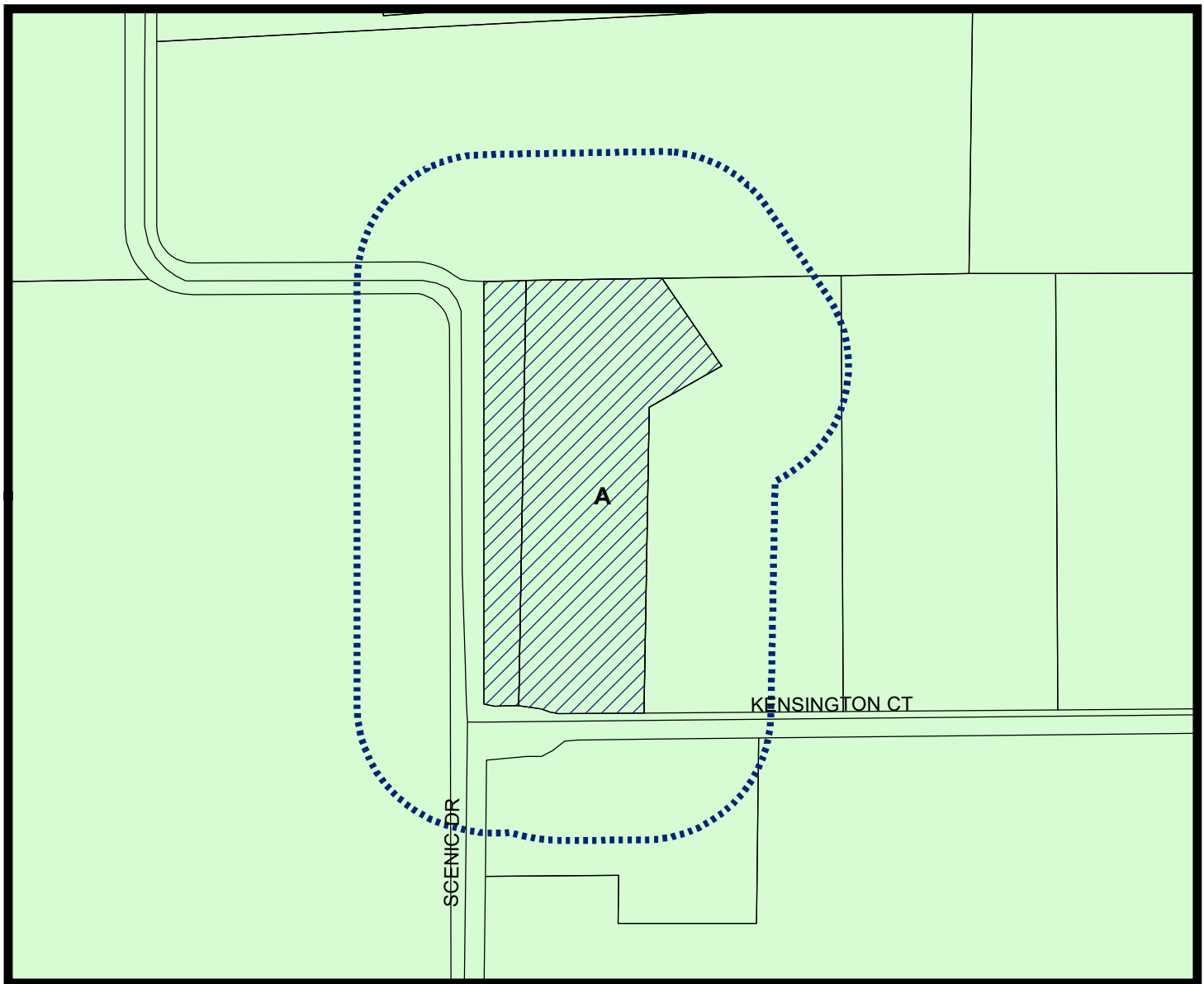
A handwritten signature in black ink, appearing to read "Grayson CeBallos". The signature is fluid and cursive, with a large initial "G" and "C".

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



Vicinity Map

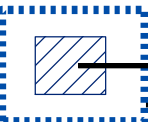
Reference Project: RP19-0011

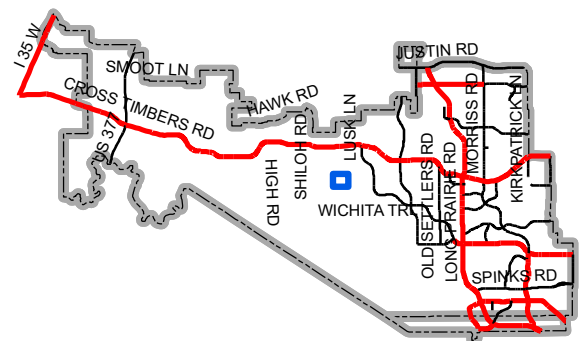


LEGEND

 Agriculture

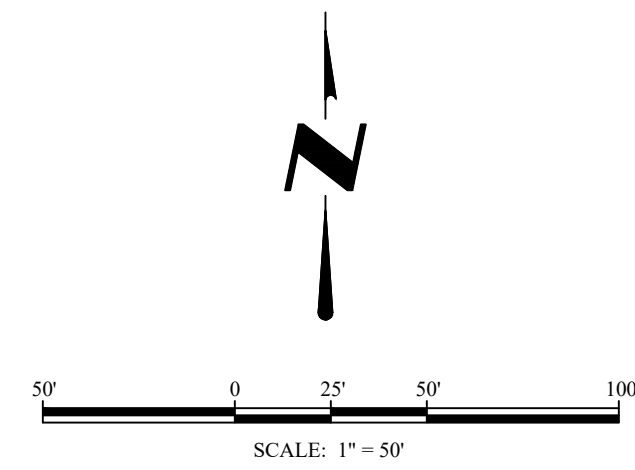
 Subject Property

 200 ft Notification Buffer around Property



0 187.5 375 750 Feet

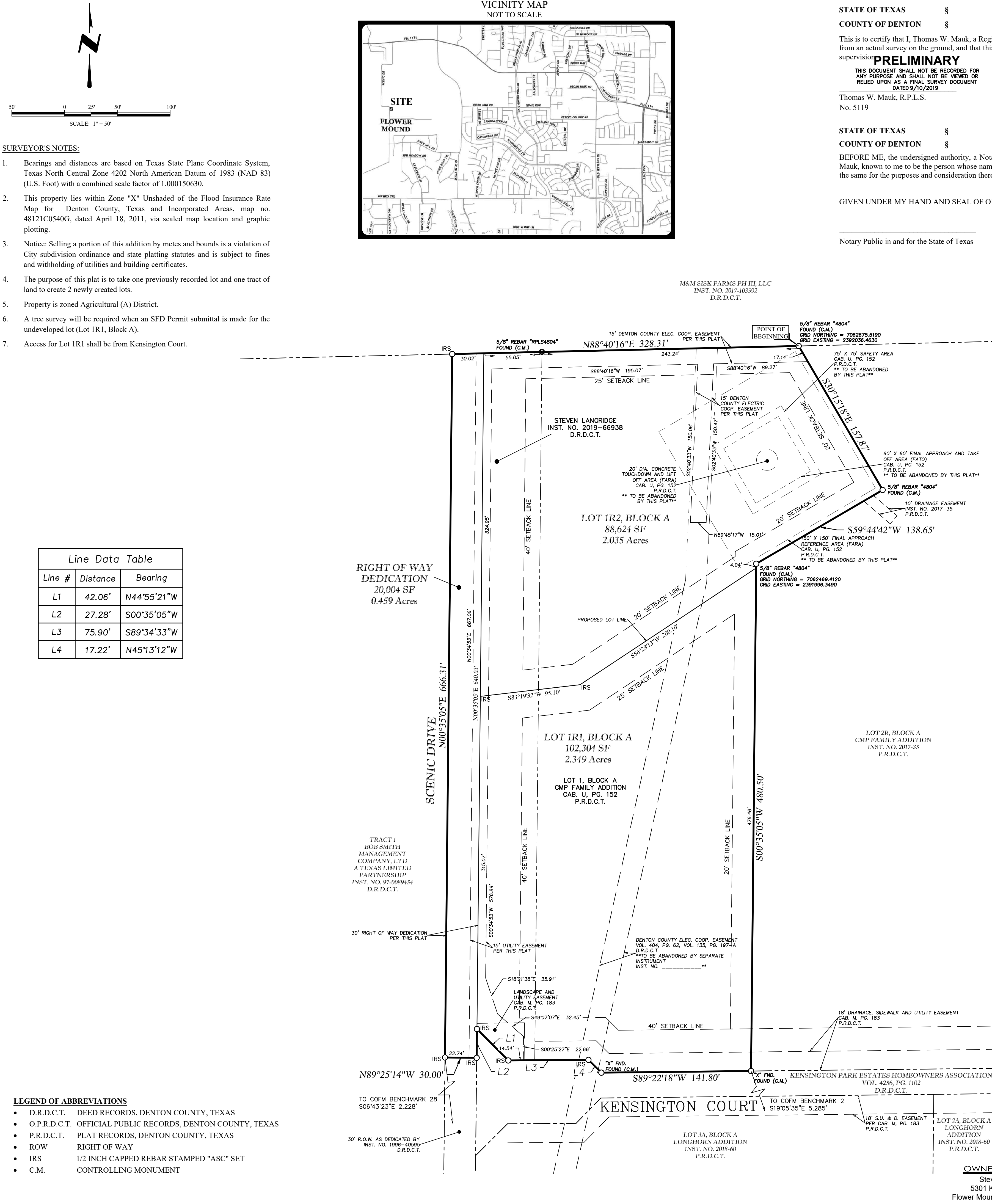
Map Location



SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
- This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121C0540G, dated April 18, 2011, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to take one previously recorded lot and one tract of land to create 2 newly created lots.
- Property is zoned Agricultural (A) District.
- A tree survey will be required when an SFD Permit submittal is made for the undeveloped lot (Lot 1R1, Block A).
- Access for Lot 1R1 shall be from Kensington Court.

Line Data Table		
Line #	Distance	Bearing
L1	42.06'	N44°55'21"W
L2	27.28'	S00°35'05"W
L3	75.90'	S89°34'33"W
L4	17.22'	N45°13'12"W



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

STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/10/2019

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Perfecto Solis, Chairman Planning
and Zoning Commission

Lexin Murphy, Executive Director
of Development Services

_____, 20____
Date

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

_____, 20____
Date

OWNER/DEVELOPER

Steven Langridge
5301 Kensington Court
Flower Mound, Texas 75022-0817

DRAWN BY: G.L.C. DATE: 06/17/2019 CHECKED BY: T.M. JOB NO.: 2019.5.224

Owners Certificate:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS Steven Langridge is the owner of a 4.842 acre tract of land situated in the Eilisha Wakefield Survey, Abstract number 1434, being all of Lot 1, Block A CMP Family Addition, an addition to the Town of Flower Mound as recorded in Cabinet U, Page 152, Plat Records, Denton County, Texas and all of a tract of land conveyed to Steven Langridge by deed recorded in Instrument Number 2019-66938, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar capped "4804" found for the northeast corner of said Lot 1, same being the northwest corner of Lot 2R, Block A, CMP Family Addition, an addition to the Town of Flower Mound, as recorded in Instrument Number 2017-35, Plat Records, Denton County, Texas and lying on the south line of a tract of land conveyed to M&M Sisk Farms PH III, LLC, by deed recorded in Instrument Number 2017-103592, Deed Records, Denton County, Texas;

THENCE South 30 degrees 15 minutes 18 seconds East, departing the south line of said M&M tract, with a west line of said Lot 2R, a distance of 157.87 feet to a 5/8 inch rebar capped "4804" found for corner;

THENCE South 59 degrees 44 minutes 42 seconds West with a northwestern line of said Lot 2R, a distance of 138.65 feet to a 5/8 inch rebar capped "4804" found for corner;

THENCE South 00 degrees 35 minutes 05 seconds West with the easternmost line of said Lot 2R, a distance of 480.50 feet to an "X" found for the southwest corner of said Lot 2R, same being the southeast corner of said Lot 1, and lying on the line of Kensington Park Estates Homeowners Association as recorded in Volume 4256, Page 1102, Deed Records, Denton County, Texas;

THENCE South 89 degrees 22 minutes 18 seconds West with the north line of said Kensington Park tract, a distance of 141.80 feet to an "X" Cut found for corner;

THENCE North 45 degrees 13 minutes 12 seconds West, with the north line of said Kensington Park tract, a distance of 17.22 feet to an "X" Cut set for corner;

THENCE South 89 degrees 34 minutes 33 seconds West with the north line of said Kensington Park tract, a distance of 75.90 feet to an "X" Cut set for corner;

THENCE North 44 degrees 55 minutes 21 seconds West, with the north line of said Kensington Park tract, a distance of 42.06 feet to an "X" Cut set for corner;

THENCE South 00 degrees 35 minutes 05 seconds West with a northwest line of said Kensington Park tract, a distance of 27.28 feet to an "X" cut set for corner;

THENCE North 89 degrees 25 minutes 14 seconds West, a distance of 30.00 feet to an "X" Cut set for corner and lying on the east line of a tract of land conveyed to Bob Smith Management Company, LTD by deed recorded in Instrument Number 97-0089454, Deed Records, Denton County, Texas;

THENCE North 00 degrees 35 minutes 05 seconds with the east line of said Bob Smith tract, with the approximate centerline of Scenic Drive, a distance of 666.31 feet to a 1/2 inch rebar capped "ASC" set for the northwest corner of said subject tract, lying on the south line of said M&M tract;

THENCE North 88 degrees 40 minutes 16 seconds East with the southern line of said M&M tract, a distance of 328.31 feet to the POINT OF BEGINNING and containing 210,932 square feet or 4.842 acres of land, more or less.

Owners Dedication:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That Steven Langridge does hereby adopt this plat designated herein as CMP Family Addition, Lots 1R1 and 1R2, Block A, an addition to the Town of Flower Mound, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights of way and Lot 1R1 and 1R2, Block A, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

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

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

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

By: _____
Steven Langridge

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

REPLAT
CMP FAMILY ADDITION
LOTS 1R1 AND 1R2, BLOCK A
Being a Replat of Lot 1, Block A
CMP Family Addition, an addition to the
Town of Flower Mound as recorded in
Cabinet U, Page 152, P.R.D.C.T.,
and a tract of land conveyed to Steven Langridge
Being a total acerage of 4.842 Acres of Land,
situated in the Eilisha Wakefield Survey, Abstract No. 1434
Town of Flower Mound, Denton County, Texas

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 3 REGULAR ITEM

DATE: October 14, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Consider a request for a Site Plan (SP19-0016 – Westside Three Professional Building) to develop an office building. The property is generally located west of Long Prairie Road and north of Windsor Centre Drive.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The property is located within Westside Professional Center and zoned as Planned Development District No. 108 (PD-108) for Office (O) District uses. The purpose of this request is to obtain site plan approval to develop a one-story office building (multi-tenant; proposed medical office tenants) encompassing 8,362 square feet of floor area with surface parking (34 spaces required and 36 provided) wrapping the building's west, north, and east facades.

The record plat for Westside Professional Center encompasses 5.79 acres and provides for five buildable lots, three x-lots (two landscape buffers and one retention pond with seating and plantings), along with drainage, utility, and mutual access easements. Four site plans have been previously approved, and as such, this application represents final buildout of the nonresidential subdivision.

Primary access to the site is from Long Prairie Road, with cross-access options (through two abutting nonresidential subdivisions) from West Windsor Drive to the north and from Windsor Centre Drive to the south.

The site plan provides setbacks as required by PD-108 as well as complying with a platted setback (60 feet) along the western property line. Proposed landscaping is in compliance with both PD-108 and the Town's landscape regulations. Proposed elevations are in compliance with the Town's Urban Design Plan, as well as adhering to the unified design theme that has been established within PD-108.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

1. Site Plan Package



July 29, 2019

Mr. Chuck Russell, Town Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: *Westside Three Professional Office Building*
4441 Long Prairie Rd

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to develop and build, a single (1) story, professional office building, on Lot 3, Block A in the Westside Professional Center Addition, a 0.879 acre tract located in the Town of Flower Mound. It is the intention of our client to construct this building as a single phase. This project will remain consistent with the architectural elements currently proposed within the Westside Professional Center Addition.

The zoning for this property is PD-108 w/Office, which allows this type of use within its definition and this plan is in compliance with the conceptual site plan adopted with PD-108. We do not anticipate any request for exceptions to be needed for this project. This building is anticipated to be a multi-tenant building.

We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

A handwritten signature in blue ink, appearing to read 'J. Kilpatrick', is written over a faint circular stamp.

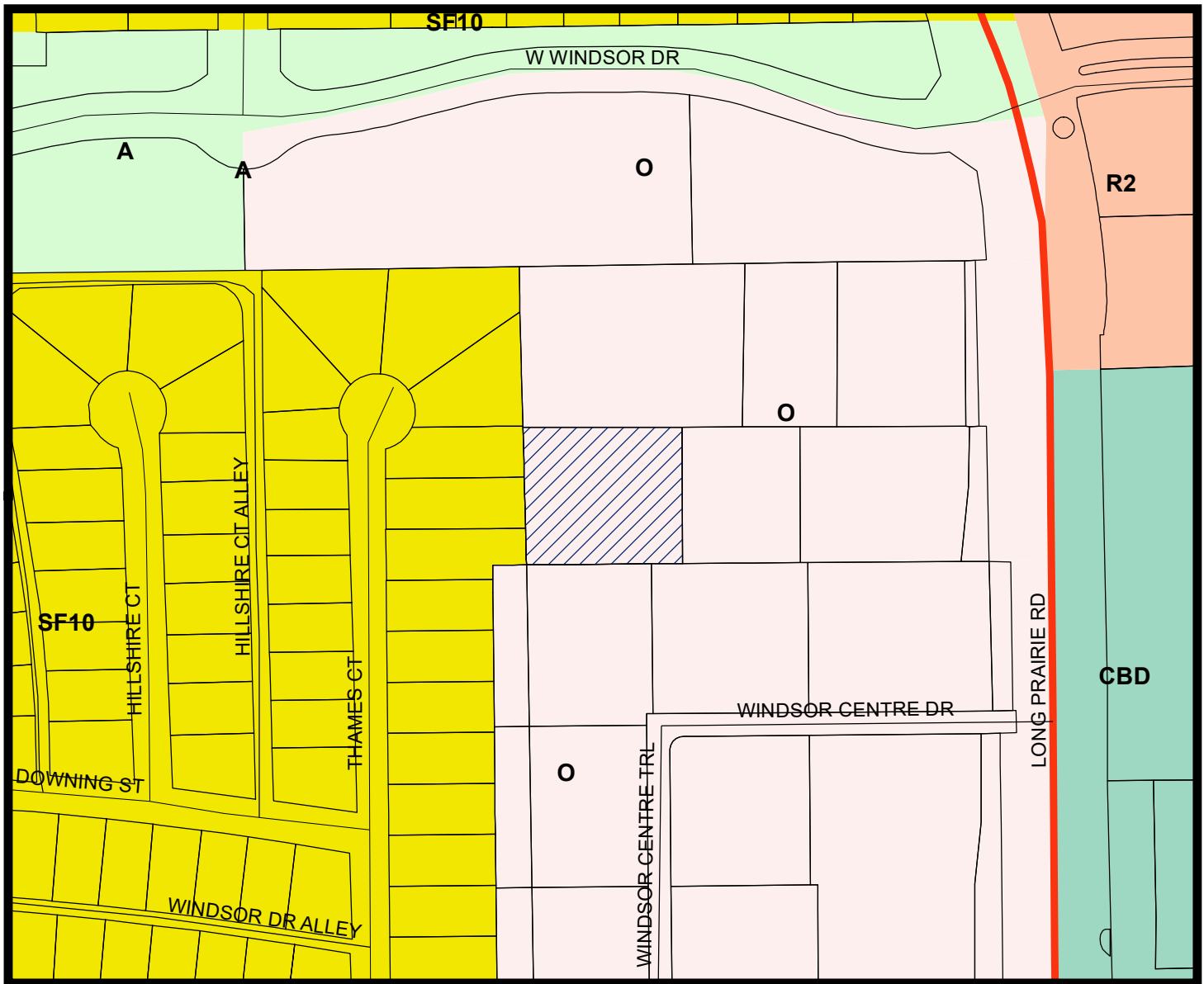
Mr. Jason R. Kilpatrick, P.E.
Engineer

Cc: file

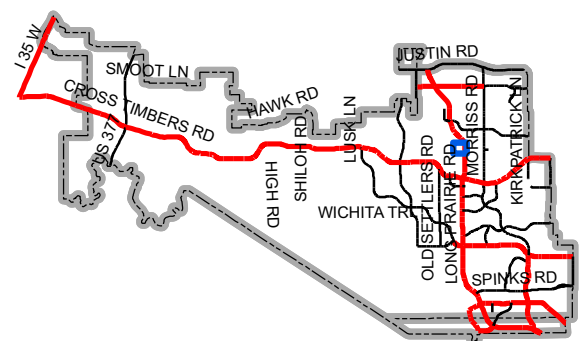
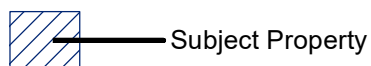


Vicinity Map

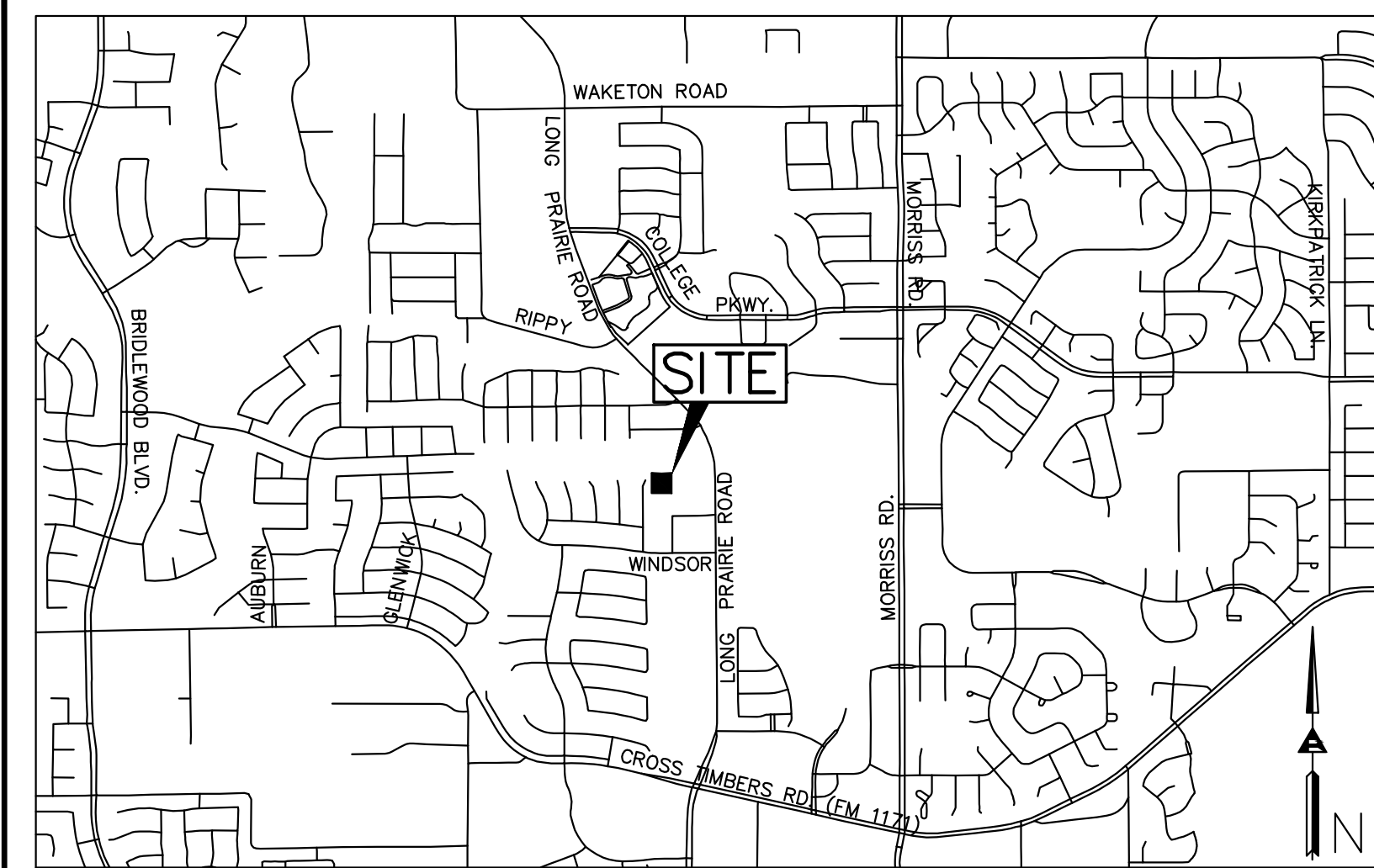
Reference Project: SP19-0016



LEGEND



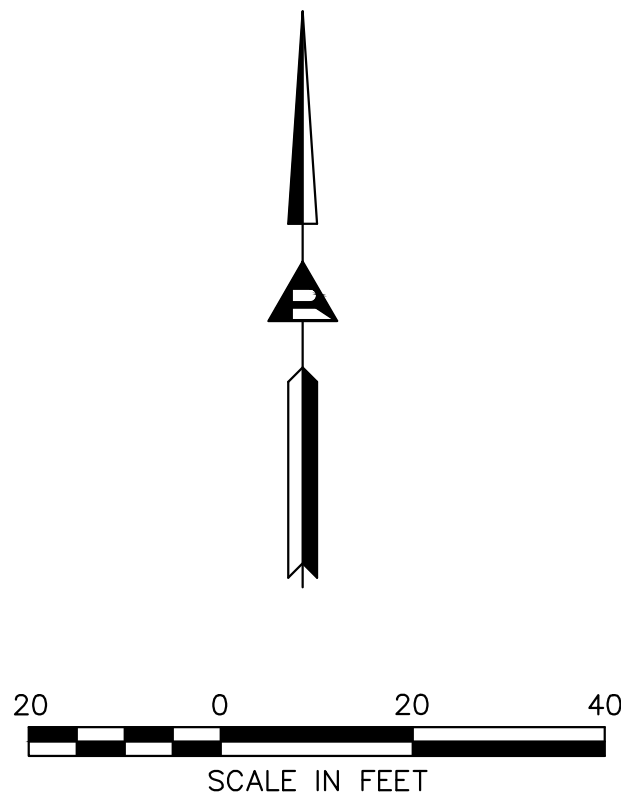
Map Location



VICINITY MAP
SCALE: 1"=2000'

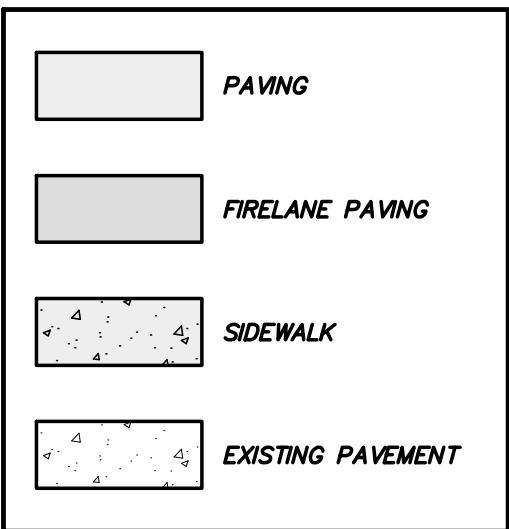
NOTES:

1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
8. 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.
9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
10. ADA RAMP ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
14. 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, AND COMPREHENSIVE SIGN PACKAGE CSP13-0001-WESTSIDE PROFESSIONAL CENTER.
15. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.



SITE DATA TABLE		
PHYSICAL ADDRESS	4441 LONG PRAIRIE RD	
SITE AREA	0.879 acres / 38,296 s.f.	
ZONING	PD-108 W/OFFICE USES	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	21.9% / 8,374 s.f.	
IMPERVIOUS AREA	66.2% / 25,365 s.f.	
PERVIOUS AREA	33.8% / 12,931 s.f.	
PARKING SUMMARY		
	REQUIRED	PROVIDED
SURFACE PARKING		
MEDICAL (1 SP/250 SF)	34	36
HANDICAP PARKING	2	2
TOTAL PARKING		
	34	36
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	29'-9-3/4"	
MEAN HEIGHT	15'-10-1/2"	
TOTAL SQUARE FOOTAGE	8,362 s.f.	

PAVING LEGEND



OWNER:
TODAY 2499, L.P.
MR. CLIFF HODGE
6044 TOMPKINS TRAIL
FLOWER MOUND, TEXAS 75028
TEL. (972) 724-9280

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

SITE BENCHMARKS:
TBM #1: BEING AN "X" CUT FOUND ON CONCRETE PAVING, APPROXIMATELY 56 FEET EAST, AND 6 FEET SOUTH OF THE NORTHWEST CORNER OF THE SUBJECT PROPERTY. ELEVATION=598.41'

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

WESTSIDE THREE PROFESSIONAL BUILDING
WESTSIDE PROFESSIONAL CENTER
LOT 3, BLOCK A
0.879 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

Ridinger
Associates, Inc.
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011



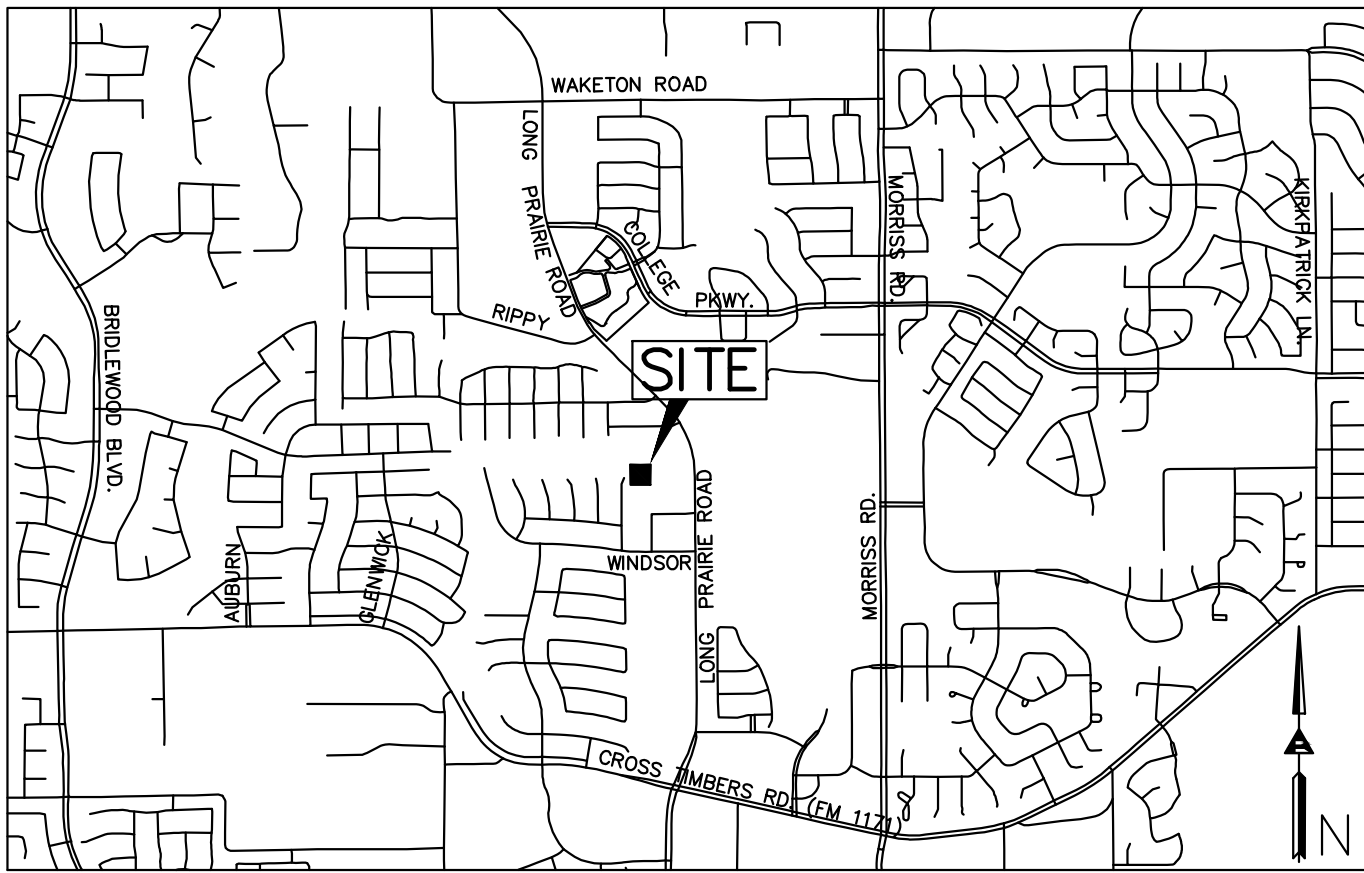
WESTSIDE THREE
PROFESSIONAL BUILDING
4491 LONG PRAIRIE RD
FLOWER MOUND, TEXAS

SITE PLAN

Scale: 1"=20'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: SEPTEMBER 24, 2019
Project No. 049-020

SHEET

1



VICINITY MAP
NOT TO SCALE

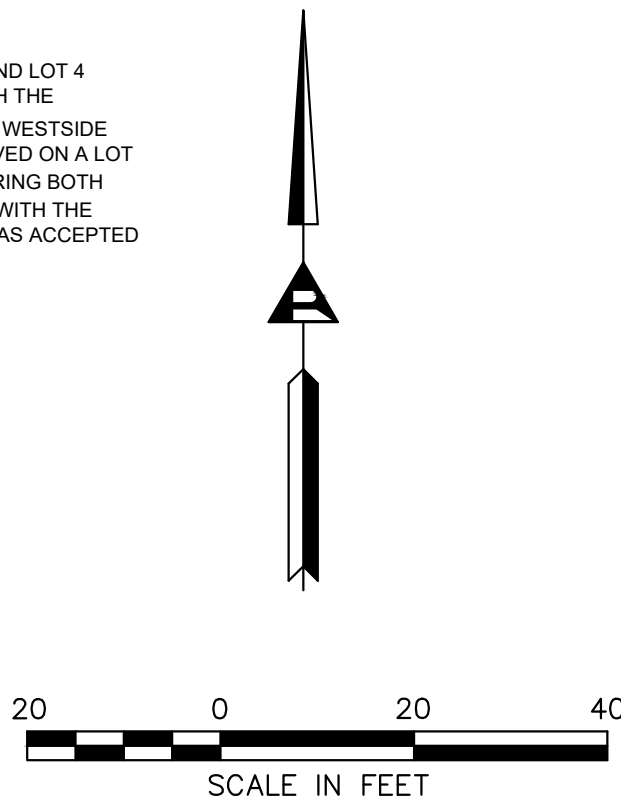
GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 36 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

THE DESIGN FOR THE COMPATIBILITY BUFFER ALONG THE WEST SIDE OF LOT 3 AND LOT 4 WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON JUNE 8, 2009 WITH THE RECORD PLAN AND CONSTRUCTION PLANS FOR THE OVERALL DEVELOPMENT OF WESTSIDE PROFESSIONAL CENTER. THE COMPATIBILITY REQUIREMENTS WERE NOT APPROVED ON A LOT BY LOT BASIS BUT WERE APPROVED AS AN ENTIRE COMPATIBILITY BUFFER COVERING BOTH LOT 3 AND LOT 4. THE COMPATIBILITY BUFFER REQUIREMENTS WERE INSTALLED WITH THE CONSTRUCTION OF THE OVERALL DEVELOPMENT. THE COMPATIBILITY BUFFER WAS ACCEPTED BY THE TOWN IN DECEMBER 2012 AS SHOWN ON THE RECORD DRAWINGS DATED DECEMBER 11, 2012.



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	0 SQ. FT.	0.0 SQ. FT.	0 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	0 SQ. FT.	0 TREES	0 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
NONE	15 FT.	15 FT.	
= 1 PER 2,500 SF PLUS 10 TREES			
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	NONE		
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	36	270 S.F.	1,262 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	36	4 TREES	4 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.			
COMPATIBILITY BUFFER			
30' COMPATIBILITY BUFFER REQUIRED WITH 1 TREE PER 400 SF OF BUFFER. 11 TREES REQUIRED 6' HT. WROUGHT IRON REQUIRED, 6' HEIGHT EVERGREEN SHRUB SCREEN REQUIRED.	REQUIRED BUFFER WIDTH 30'.	11 TREES EVERGREEN SHRUBS @ 6' O.C. FORMING 6' HT. SHRUB SCREEN.	8 NEW TREES 3-EXISTING TREES TO REMAIN. 34-EXISTING SEA GREEN JUNIPER @ 6' O.C. FORMING 6' HT. SHRUB SCREEN.

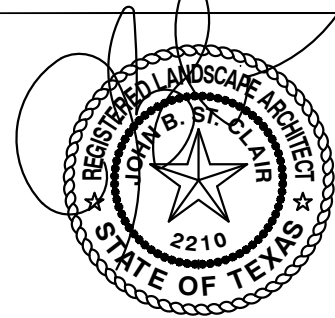
TREE MITIGATION:
EXISTING TREES SHOWN ARE PER TREE SURVEY DATED 9-18-09.

- PLANT LIST
- 5 - LIVE OAK - QUERCUS VIRGINIANA - 3" CAL. / 8' HT. / 5' SP. / CONTAINER GROWN
 - 2 - CEDAR ELM - ULMUS CRASSIFOLIA - 3" CAL. / 8' HT. / 5' SP. / CONTAINER GROWN
 - 5 - SHUMARD OAK - QUERCUS SHUMARDII - 3" CAL. / 8' HT. / 5' SP. / CONTAINER GROWN
 - 65 - INDIAN HAWTHORN - RAPHIOLEPSIS INDICA 'BALLERINA' - 5 GAL.
 - 408 - LIRIOPE - LIRIOPE MUSCARI 'BIG BLUE' - 4" POTS - 10" O.C.
 - 861 - ASIAN JASMINE - TRACHELOSPERMUM ASIATICUM - 1 GAL. CONTAINER - 16" O.C.
 - BERMUDAGRASS - CYNODON DACTYLON - SOLID SOD

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T: 214-454-9934



DATE SEALED: 09-23-19

DESIGN BY: JBS

DRAWN BY: JBS

CHECKED BY: SCDD

DATE: JUNE 17, 2019

OWNER:
TODAY 2499, L.P.
MR. CLIFF HODGE
6044 TOMPKINS TRAIL
FLOWER MOUND, TEXAS 75028
TEL. (942) 724-8520

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

LANDSCAPE PLAN
WESTSIDE THREE PROFESSIONAL BUILDING
WESTSIDE PROFESSIONAL CENTER
LOT 3, BLOCK A
0.879 acres Situated in the
C. Chacon Survey, Abstract No. 299
in the
Town of Flower Mound
Denton County, Texas

Scale: 1" = 20'-0"

Designed by: JBS

Drawn by: JBS

Checked by: SCDD

Date: JUNE 17, 2019

Project No. 049-020

SHEET

LP-1

OF 1

WESTSIDE THREE
PROFESSIONAL BUILDING

4491 LONG PRAIRIE RD
FLOWER MOUND, TEXAS

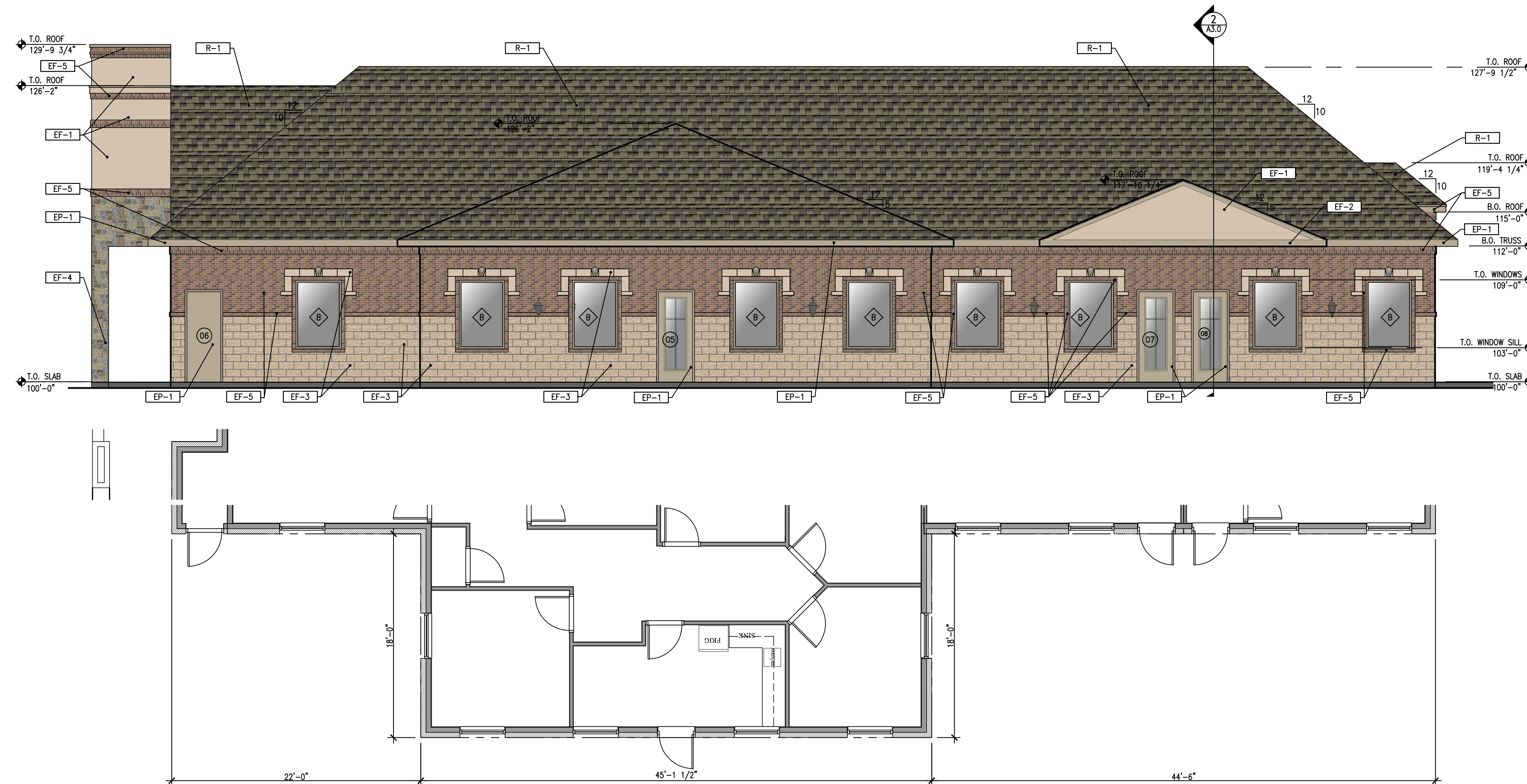
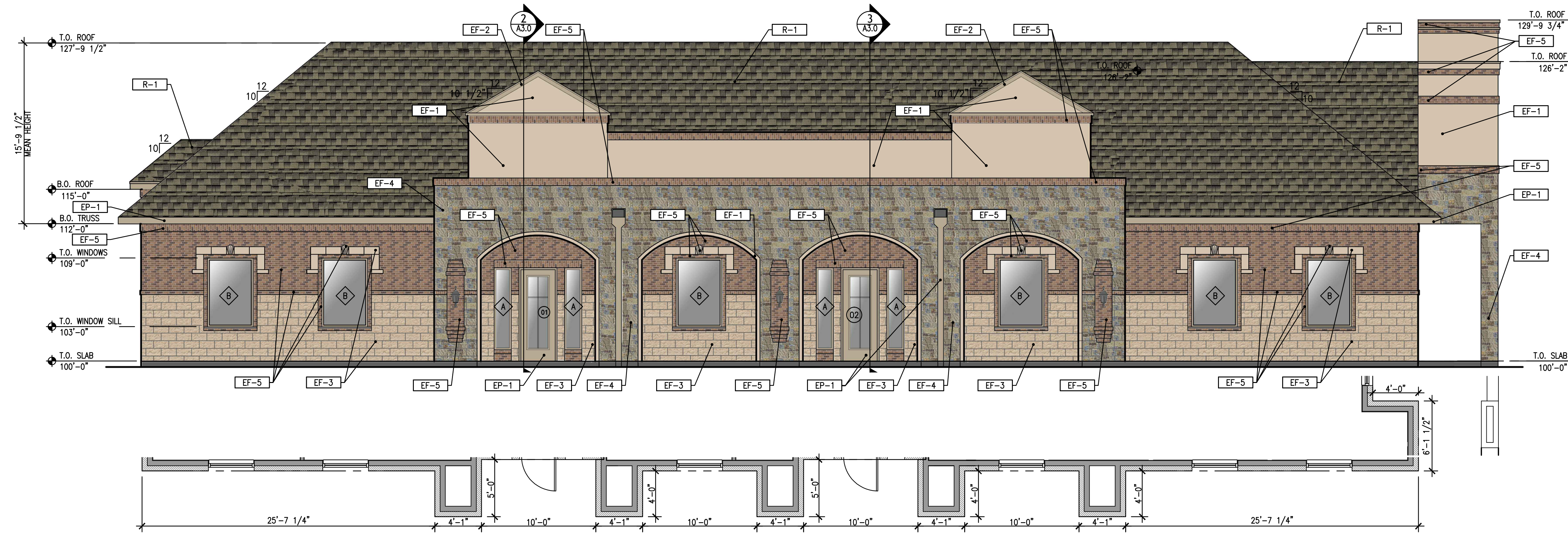
LANDSCAPE PLAN

**Ridinger
Associates, Inc.**
Civil Engineers - Planners
Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

No.3	9/23/19	PER CITY COMMENTS
No.2	8-27-19	REVISED SITE PLAN
No.1	8-22-19	PER CITY COMMENTS
App.		

CHA19001

	NORTH	SOUTH	EAST	WEST
1 Total Facade S.F.	1,815 a.s.f.	1,185 a.s.f.	1,711 a.s.f.	1,450 a.s.f.
2 Facade S.F. (Exclusive of door and windows)	615 a.s.f.	1,033 a.s.f.	1,431 a.s.f.	1,178 a.s.f.
3 Door and Windows S.F.	200 a.s.f.	152 a.s.f.	280 a.s.f.	300 a.s.f.
4 Primary Massory Totals (Min. 80%)				
5 Stone S.F.	496 a.s.f. - 31%	501 a.s.f. - 48%	455 a.s.f. - 32%	572 a.s.f. - 49%
6 Brick S.F.	355 a.s.f. - 22%	37 a.s.f. - 4%	288 a.s.f. - 20%	64 a.s.f. - 5%
7 Split-faced Block	440 a.s.f. - 27%	415 a.s.f. - 40%	396 a.s.f. - 28%	500 a.s.f. - 42%
8 Secondary Massory Totals (max. 20%)				
9 Sluice S.F.	324 a.s.f. - 20%	80 a.s.f. 8%	292 a.s.f. - 20%	42 a.s.f. - 4%



FINISH SCHEDULE	
EXTERIOR	FINISH
EF-1	STUCCO - KILIM BEIGE - SW6106
EF-2	STUCCO TRIM - MEDIUM TR - SW1650 - KHAKI
EF-3	SPLIT FACED BLOCK - LT BEIGE PALAMINO - HEADWATERS
EF-4	STONE - OKLAHOMA CHOPPED BROWN-BLUE
EF-5	BRICK - BORAL SPANISH OAKS - MEDIUM BROWN
ROOFING	
R-1	NOT USED
R-2	HIGH PROFILE SHINGLES - WEATHERED WOOD - TIMBERLINE
EXTERIOR	PAINT
EP-1	UNIVERSAL KHAKI COLOR - SW6150

Attachment B(1): Site Plan Package

idstudio
1431 GREENWAY RD, SUITE 510
IRVING, TEXAS 75038
TEL. 972.870.1288
WWW.IDSTUDIO4.COM

CLIENT:

Today 2499, LLC

6044 Tomkins Trail
Flower Mound, TX 75028
PHONE: (469) 855-8520

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN
REVIEW AND NOT INTENDED FOR
BIDDING, CONSTRUCTION, OR PERMIT
PURPOSES. THEY WERE PREPARED BY
OR UNDER THE SUPERVISION OF
ID STUDIO4.

09-26-19

WESTSIDE THREE
PROFESSIONAL BUILDING, Ste 100, 200 & 400

4441 Long Prairie Road, Lot 3
FLOWER MOUND, TX. 75028
CLIENT: Today 2499, LLC

[illegible][illegible]

SHEET TITLE:	
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EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1

PROJECT NUMBER: _____

CHA19001

	NORTH	SOUTH	EAST	WEST
1 Total Facade S.F.	1,815 s.f.	1,185 s.f.	1,711 s.f.	1,450 s.f.
2 Facade S.F. (Exclusive of door and windows)	1,615 s.f.	1,033 s.f.	1,431 s.f.	1,178 s.f.
3 Door and Windows S.F.	200 s.f.	152 s.f.	280 s.f.	300 s.f.
4 Primary Masonry totals (Min. 500K)				
5 Brick s.f.	496 s.f. - 31%	501 s.f. - 48%	455 s.f. - 32%	572 s.f. - 46%
6 Stone s.f.	355 s.f. - 22%	37 s.f. - 4%	288 s.f. - 20%	64 s.f. - 5%
7 Split-faced Block	440 s.f. - 27%	415 s.f. - 40%	396 s.f. - 28%	500 s.f. - 40%
8 Secondary Masonry totals (Max. 20%)				
9 Stucco s.f.	324 s.f. - 20%	80 s.f. 8%	292 s.f. - 20%	42 s.f. - 4%



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: October 14, 2019

FROM: Richard Brown, Senior Planner

ITEM: 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, and consider adopting an ordinance for said amendment. The property is generally located south of Lakeside Parkway and east of Gerault Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and, aside from the requested exceptions and modifications, has been found to be in conformance with all applicable Town regulations.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

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 building (single tenant - headquarters) in compliance with the Campus Industrial land use designation within the Lakeside Business District Area Plan.

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

Campus Industrial – Large scale developments such as corporate offices, office parks, service/repair, light industry, clean assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments.

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

Exception/Deviation:

- Urban Design Plan - Meritorious Quality and Design
 - ✓ Provide the introduction of blue and grey palette
- Section 83-73 - Computing parking requirements
 - ✓ Consideration of increase in parking for office use

Modification:

- Floor area
 - ✓ Increase in floor area over that provided on the conceptual site plan for PD-83
- Street buffer width
 - ✓ Reduce width for portions of both street frontages

Comprehensive Sign Package

- Create new sign type and standards for what is considered a wall sign

The request site consists of two undeveloped lots within the southeast quadrant of Lakeside Parkway and Gerault Road. The property is within the Subdistrict A portion of Planned Development District No. 83 (PD-83), Lakeside Ranch Business Park. On December 6, 2004, the Town Council approved the PD which encompasses approximately 229.545 acres

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 footprint expansion of Phase I

Surrounding land use consists predominately office/warehouse/distribution uses in all directions. Most recently, the Planning and Zoning Commission approved a site plan for two warehouses on property abutting this site's southern property line.

An undeveloped outparcel (2.4019 acres) is situated at the northeast corner of Lakeside Parkway and Gerault Road, with an abutting (to the north) three-story mini-warehouse developed on 2.045 acres. As a point of clarification, a replat for both lots along with a site plan for the mine-warehouse were approved by the Planning and Zoning Commission on October 24, 2016.

III. REQUESTED EXCEPTIONS, MODIFICATIONS, WAIVERS

1. Exception to Architectural Standards-Meritorious Quality and Design

The Town's Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." An applicant can request an exception to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

Design Review

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

The applicant has established this site as their headquarters and the proposed office development will be solely occupied by their operations. They have proposed conceptual elevations that establish a prominent main entry (facing Gerault Road), have provided required changes of plane, and proposed a design that is predominately primary masonry. With respect to the request for Meritorious Design, the applicant has introduced a design that introduces blue and gray tones within the masonry materials. These colors are not in compliance with those by the Urban Design Plan:

Facade Colors

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

The attached renderings (see Exhibit F for partial elevation) and conceptual elevations depict the application of these colors across each façade.

2. Deviation to computing parking and loading requirements

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:

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.

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.

Proposed floor area and off-street parking is summarized in the following table:

	USE/FLOOR AREA	REQUIRED PARKING RATIO	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED
PHASE 1	OFFICE/58,310 SF	1/300 SF	194	278
PHASE 2	OFFICE/ 40,400 SF	1/300 SF	135	283
TOTAL	98,710 SF		329	561

The applicant is requesting off-street parking that exceeds 70.5 percent of code requirements. The property represents two lots that were anticipated for office/warehouse/distribution uses. During consideration of PD-83, infrastructure demands to address stormwater runoff were addressed and have been provided (i.e., detention pond areas). Additionally, the applicant's engineer provided Engineering staff an analysis of anticipated stormwater flow rates and the existing infrastructure capacity to handle stormwater runoff. Engineering staff has determined the anticipated flow rates for the proposed development can be accommodated by existing infrastructure.

As noted above, the proposed office is a single-tenant development which will serve as the applicant's headquarters. As noted in the parking study, the applicant anticipates a total of 591 employees at buildout of Phase 2. The study includes parking counts on June 12 and 13, 2019. These observations yielded a ratio of .96 and .97 vehicle per employee, respectively.

As a result of the review of the parking study as well as the capacity of the regional detention that serves the PD-83 boundary (of which this property is located), staff has no objection to the requested deviation.

3. Modifications

As noted above, the property is situated within the Subdistrict A portion of PD-83 [see Attachment A(5)]. The applicant is requesting certain modifications to the dimensional regulations as required by PD-83:

Development Standard	Existing (PD-83, Subdistrict A)	Proposed (PD-174)
Uses	Campus Industrial District (CI)	Campus Industrial District (CI)
Minimum Front Yard	Lakeside Parkway and Gerault Road- 65 feet (includes <i>landscape setback zone</i>); see below	Lakeside Parkway and Gerault Road- 65 feet
Development Standard	Existing (PD-83, Subdistrict A)	Proposed (PD-174)
Minimum Side Yard	25 feet	25 feet
Minimum Rear Yard	15 feet	15 feet
Maximum Lot Coverage	50 percent	50 percent
Floor Area	Conceptual site plan provides for two lots each with one 45,312 square foot building (request site possesses two lots)	Replat (at time of site plan) will create one lot with an 98,710 square feet
Maximum Floor Area Ratio	1:1	1:1
Height and Stories	45 feet and 3 stories	45 feet and 3 stories
Landscape/Street Buffer	Lakeside Parkway and Gerault Road- Landscape Setback Zone-45 feet: street buffer-25 feet landscape setback buffer-20 feet	Lakeside Parkway and Gerault Road- 45 feet but reduces to 25 feet along: <u>Lakeside Parkway</u> - transition/storage pocket for right turn lane at off-site drive approach at northeast corner <u>Gerault Road</u> - transition/storage pocket for right turn lane at northwest corner - right-turn-in at median opening
Off-Street Parking	Town Code per use	For office, parking that exceeds 20 percent of requirement (70.5% increase)

4. 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 requested for consideration of a new sign type [Under Canopy Sign; see Attachment B(2)]. The basis of the applicant's request for flexibility is to address identification of the office headquarters and enhancing the main entry which will face Gerault Road. Combined with the enhanced landscaping and hardscape details at this point of the building, the requested signage will further define a significant building entry as required by the Urban Design Plan:

8. Building Entry Points

8.1. Buildings should have a recognizable main entry, which should directly relate to the primary street address of that building.

8.2. These entry points should have an identifiable design presence through a change of materials, variation of wall planes and roof features.

8.3. Building entry points should have site design features such as special paving, landscaping, pedestrian lights, pedestrian benches, earth forms, water fountains / displays and other furnishings.

Other proposed signage (wall signs on both street frontages and one ground sign along Gerault Road) complies with the Town's Sign Code. The following compares the requested comprehensive sign package to existing sign regulations:

Sign Type	Existing Town Sign Code	Proposed (PD-174)
<u>Under Canopy Sign</u> not a permitted sign type-this closely resembles a <u>Wall Sign</u>	<u>Wall Sign</u> : Maximum sign area of 300 sf. Maximum of one primary and two secondary signs per tenant with 60' or more lineal frontage of building wall, with maximum sign area of 300 sf for all primary and secondary signs; for 60 feet or more of lineal building wall frontage, maximum sign with of 55% of lineal frontage and maximum height of 72 inches; maximum of 12" depth	<u>Under Canopy Sign</u> : May extend beyond 12 inches from the façade; maximum sign area of 180 sf; minimum 15' clear from grade, maximum of one sign and shall face Gerault Road

Environmental Conservation Commission

On, [September 12, 2019](#), the Environmental Conservation Commission (ECC) recommended approval of a permit to remove one specimen tree on the site. The item will be forwarded to the Town Council for consideration at the same time as this zoning application.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Specific Use Permit requests. At the time this report was written, the Town had received one phone call requesting information on the proposal. All

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

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study
4. Existing PD-83 Ordinance

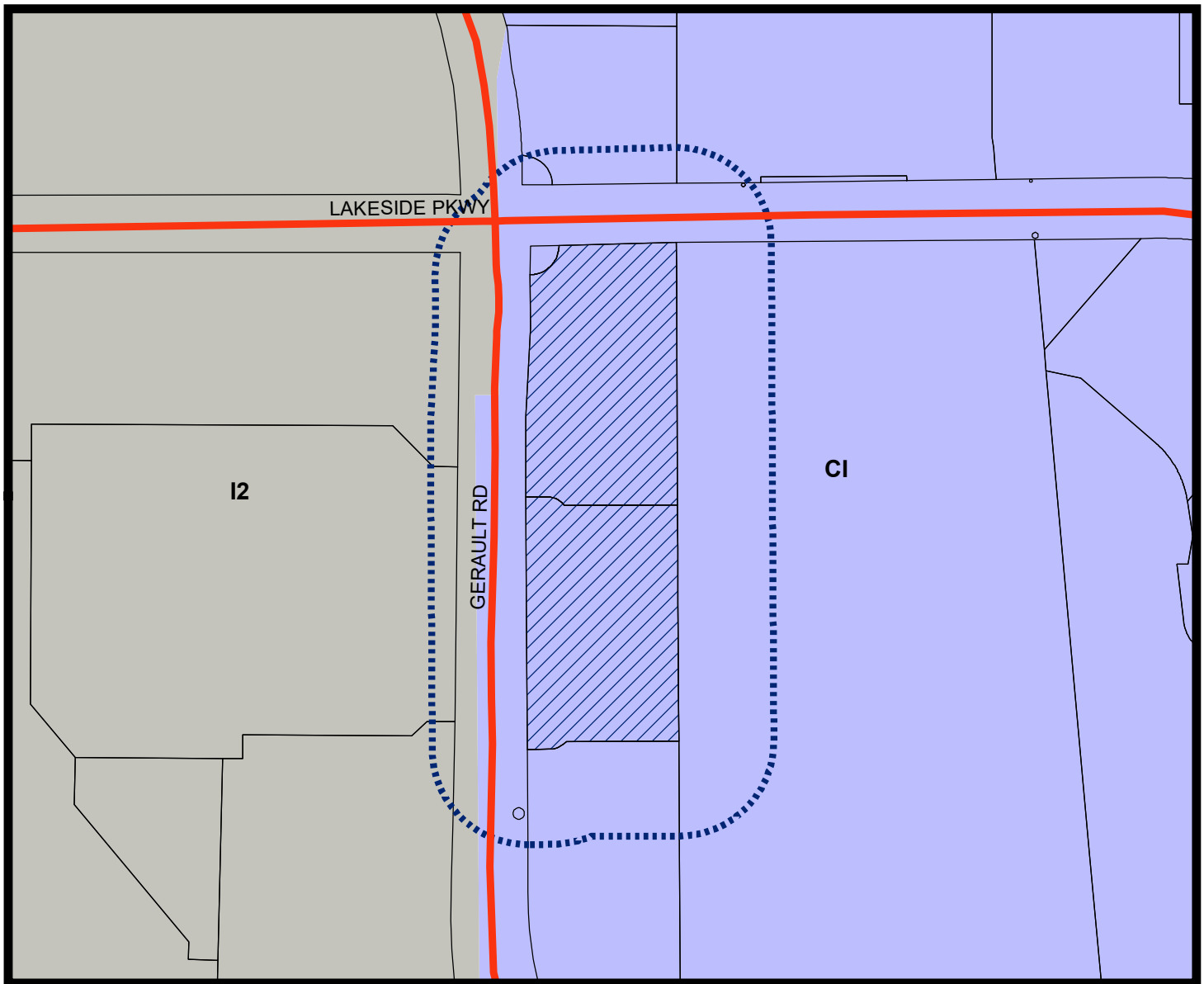
B. Application Details

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



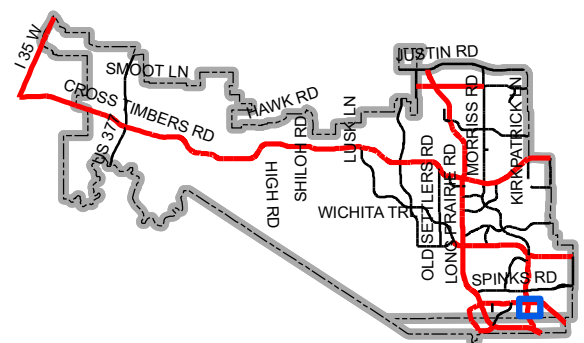
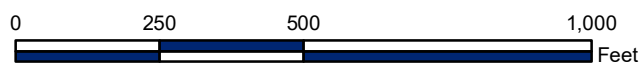
Vicinity Map

Reference Project: ZPD19-0006



LEGEND

- Campus Industrial
- Industrial 2
- Subject Property
- 200 ft Notification Buffer around Property



Map Location

Date: September 16, 2019

Attn: Richard Brown
City of Flower Mound, Planning Service

RE: Parkway Office Lakeside (ZPD19-0006)
Parkway Job #: 04-18768

Dear Mr. Brown:

As owner of the property, we submit this letter to you to illustrate the intent in detail for rezoning the subject property. The subject property with two parcels combined is 7.85 acre, and it is currently under zoning district - PD-83. We would like to propose a new PD and combine two parcels into one to build our headquarter on the site in two phases.

The existing zoning district poses a few challenges listed below:

- i. The allowable building footprint on each lot is 50,000 square feet maximum.
- ii. The location of the building facing Lakeside is required to be as close to the street as much as can be.
- iii. Landscape setback zone in conjunction with the deceleration lanes reduce the parking capacity.
- iv. Landscape setback buffer is facing the same issue in item iii.
- v. Façade color choices don't have grey and blue.
- vi. The building sign is only allowed to be mounted to the face of the building.

Thus, we are proposing a new PD, with the following features:

- i. Allowable building footprint to be combined as 100,000 maximum from two parcels.
- ii. Location of the overall building on the site will be located at the center of the site.
- iii. Landscape setback zone shall be adjusted.
- iv. Landscape setback buffer at the areas mentioned above in item iii shall be the same as the Landscape setback.
- v. Landscape design is enhanced at the landscape buffer zone on Gerault Road and Lakeside Parkway to strengthen the town's vision to magnify the landscape design along major roads.
- vi. A deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. Requested to accommodate the capacity for a corporate headquarter campus housing employees and guest potentially up to 600 capacity.
- vii. Exception to the Architectural Standards of the Town's Urban Design Plan for Meritorious Design. Adding additional color choices to accommodate the building design, such as grey, dark grey and blue. Our building is to be standing proud on site as our headquarter for decades to come. The design sought to include the elements that are to show-case our core value and spirit, being the Design-Build firm in the industry. The grey concrete and blue metal panel are introduced into the entry design as key elements to resonate our Parkway logo colors (blue and grey) as a major design feature.

- viii. Comprehensive Sign Package allowing main building sign to be mounted from the ceiling of the building. The design is to pose the sign as part of the 3-dimensional architectural elements in the entry. The building sign at the main entry is to have structure support designed by our structure engineer to ensure the support is sound and the sign itself shall be design by our signage consultant. Please refer to the conceptual sign drawings in Exhibit F for more details.

Thank you for your further review of these items. Please feel free to contact me, should you have any questions or comments.

Sincerely,
Parkway Construction & Architecture

A handwritten signature in blue ink, reading "WenLing Chiu".

WenLing Chiu, AIA, LEED AP
Architect

September 26, 2019

PK# 2283-18.491

ZPD19-0006

PARKING DEMAND ANALYSIS

Project:

Parkway Office Lakeside

In Town of Flower Mound, Texas

Prepared for:

Town of Flower Mound

On behalf of:

Parkway Construction

Prepared by:

Steve E. Stoner

Steve E. Stoner, P.E., PTOE



7557 Rambler Road, Suite 1400
Dallas, Texas 75231-2388
(972) 235-3031 www.pkce.com
TX.REG: ENGINEERING FIRM F-469
TX. REG. SURVEYING FIRM LS-100080-00

September 26, 2019



PARKING DEMAND ANALYSIS

Parkway Office Lakeside

Town of Flower Mound, Texas

TABLE OF CONTENTS

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<i>Project Description</i>	1
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<i>Standard Code Requirements</i>	2
<i>Proposed PD Conditions</i>	Error! Bookmark not defined.
PARKING DEMAND ANALYSIS	3
SUMMARY OF FINDINGS	3

LIST OF EXHIBITS:

Exhibit 1. Site Location Map

LIST OF TABLES:

Table 1. Development Program Summary
 Table 2. Base Code Parking Requirement (No Mitigation)
 Table 3. Proposed PD-Condition Parking Requirement
 Table 4. Observed Parking Demand

September 26, 2019



INTRODUCTION

The services of **Pacheco Koch** (PK) were retained by **Parkway Construction** to conduct a Parking Demand Analysis (PDA) for the proposed single-tenant office building referred to herein as the *Parkway Office Lakeside* (the "Project") located at 600 Gerault Road in the Lakeside Ranch Business Park in Flower Mound, Texas. A proposed site plan prepared by Pacheco Koch and a site location map (**Exhibit 1**) are provided at the end of the report.

Parkway Construction is seeking to modify the property's existing PD zoning conditions, including parking requirement ratios, in order to facilitate development of the Project. Submittal of a PDA, prepared by a skilled professional is one of the requirements of Town's process. This PDA was prepared in accordance with industry and local standards by registered professional engineers employed by Pacheco Koch. Pacheco Koch is a licensed engineering firm based in Dallas, Texas, that provides professional services in traffic engineering, transportation planning, parking analysis, and related fields.

Purpose

A PDA is an investigation of actual and/or published parking demand characteristics for a specific site with specific land use(s). The analysis is designed to take into consideration any site-specific factors that may affect parking demand. Therefore, the results presented in this analysis may not apply to other examples of the same land use.

Parking demand is theoretically represented by local zoning ordinances. However, in some cases, these ordinances do not sufficiently reflect actual parking needs of individual site. The purpose of this PDA is to compare the actual parking needs with the corresponding code requirements to illustrate the differences and provide justification for a potential adjustment in the code parking requirement for the property. Approval of any reduction is a subject to the approval process of the Town of Flower Mound.

Project Description

Based upon development program data provided by the Applicant, the Project consists of single-tenant, company offices for **Parkway Construction & Architecture**. Ultimately, the 98,710-square foot office building is projected to house approximately 591 combined, on-site employees. Due to the high employee density within the building, the associated parking demand is anticipated to be much higher than the standard code parking ordinances allow. Therefore, a custom parking ratio was considered appropriate.

A summary of the anticipated development program and employee counts is provided in **Table 1**.

September 26, 2019



Table 1. Development Program Summary

PHASE	AMOUNT	ANTICIPATED NUMBER OF ON-SITE EMPLOYEES	PROPOSED NUMBER OF ON-SITE PARKING SPACES
Phase I	58,310 SF	281	278
Full Buildout (cumulative totals)	98,710 SF	591	561

NOTE: The development program provided above is based upon the most current and complete information available at the time of this study publication.

The 7.83-acre site is currently undeveloped and zoned Campus Industrial per PD #83.

PARKING CODE REVIEW

Standard Code Requirements

As outlined in Sections 82-73 and 82-74 of the Town of Flower Mound Code of Ordinances, the parking requirement for the property is calculated by direct application of the rates listed for the respective land use with applicable adjustments as outlined in the Ordinance. For 'large developments' (requiring in excess of 250 spaces), the deviation from calculated still applies. A summary of the resulting net parking requirement is summarized in **Table 2**.

Table 2. Base Code Parking Requirement (No Mitigation)

LAND USE	AMOUNT	RATIO	BASE PARKING SPACES REQUIRED
Office (Phase I)	58,310 SF	1 space per 300 SF	Base: 194 (+20% = 233, -20% = 155)
Office (Full Buildout)	98,710 SF	1 space per 300 SF	Base: 329 (+20% = 395 -20% = 263)

* Parking supplies that fall outside of the ranges listed require mitigation.

Under the standard code parameters (with no adjustments for site mitigation), between 155 and 233 parking spaces would be allowed for the first phase of development. At full buildout, the standard code would allow between 263 and 395 parking spaces.

September 26, 2019



PARKING DEMAND ANALYSIS

Submittal of a Parking Demand Analysis is required as part of the review process for proposed rezoning of the subject property.

To validate the parking demand for the subject site, employee data was provided by the Applicant and actual, on-site parking demand was observed (at the existing offices for **Parkway Construction & Architecture**, located at 1000 Civic Circle in Lewisville, TX). NOTE: For this analysis, employee data were used in lieu of square footage in order to account for the unusually high employee density within the building.

Pacheco Koch collected parking data at 10:00 AM and 2:00 PM at the existing site on Wednesday, June 12, 2019, and Thursday June 13, 2019. Results of that study are summarized in the following table.

Table 4. Observed Parking Demand

STUDY DATE	PARKED VEHICLES (Peak)	EMPLOYEES	PARKED VEHICLES PER ON-SITE EMPLOYEE
Wednesday, June 12	110 @ 10:00 AM 91 @ 2:00 PM	115	0.96
Thursday, June 13	111 @ 10:00 AM 108 @ 2:00 PM	115	0.97

Based upon the verified field observations, the peak parking demand (inclusive of all users—visitors, employees, etc.) for the Applicant is approximately 0.97 spaces per on-site employee, which in conjunction with the high density results in a higher parking demand than would be accommodated by the standard code requirements.

SUMMARY OF FINDINGS

The following findings are based upon buildout of the subject property as described in the *Project Description* section of this report.

FINDING: At buildout of Phase I, the proposed office will accommodate 281 employees, which would generate a peak parking demand of approximately 278 parked vehicles.

FINDING: At full buildout, the proposed office will accommodate approximately 591 employees, which would generate a peak parking demand of approximately 573 parked vehicles.

NOTE: Lot 4R1 and Lot 4R2, Block A Lakeside Ranch Business Park Addition are included in the regional detention plan established by the PD 83. The

September 26, 2019



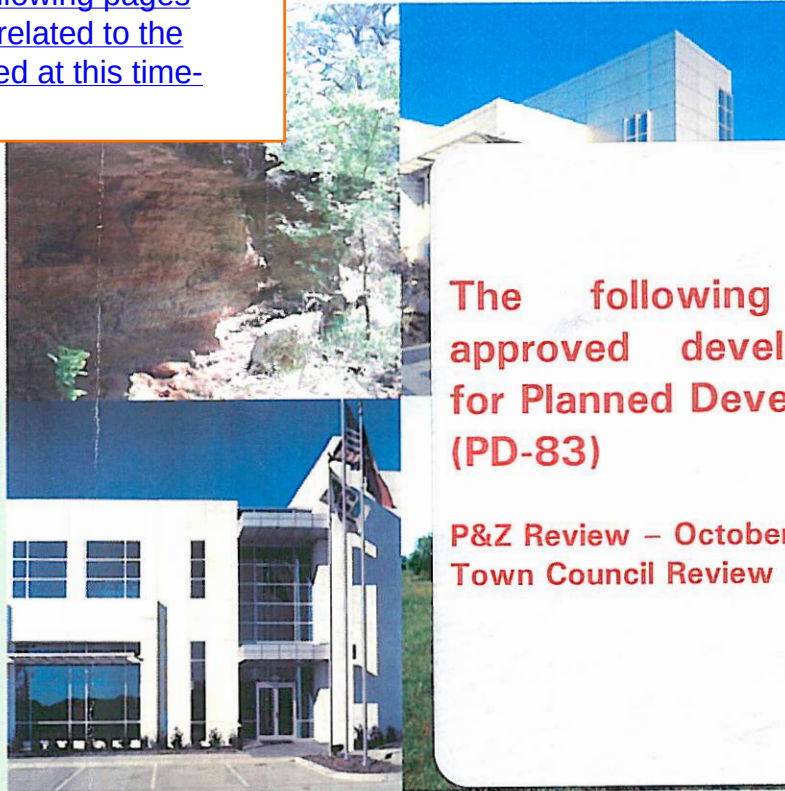
existing regional detention ponds account for fully developed industrial sites for the subject lots. The proposed office development and increased parking demand will provide a smaller impervious area compared to a typical industrial development. Therefore, the fully developed flows of the office development and associated parking will not exceed the design flows set forth in the existing regional detention plan. A drainage analysis for the site was provided to the Town's Engineering staff for review.

END OF MEMO

CONCEPTUAL SITE PLAN

APPLICATION FOR A CHANGE OF ZONING
From Agricultural To
Planned Development District (PD)
(Within the Lakeside Business District)
Flower Mound, Texas

NOTE: [Due to the length of the ordinance regulating PD-83, the following pages provide relevant details related to the property being considered at this time- ZPD19-0006](#)



The following represents the approved development standards for Planned Development District 83 (PD-83)

P&Z Review – October 11, 2004

Town Council Review – December 6, 2004

ZONING FILE#:

PD-83

Review Date:

December 6, 2004

Submitted By:

LNR Property Corporation

Prepared By:
MESA Design Group



Exhibit B
Sub-district Plan

LEGEND

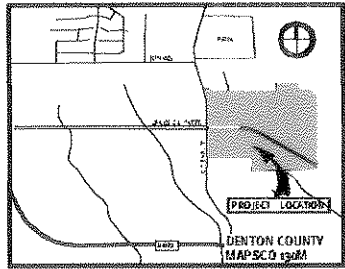
- STREET BUFFER /LANDSCAPE BUFFER PLANT ZONE
- INTERSECTION ENHANCEMENT ZONE
- SEDIMENT POND
- PROPERTY LINE
- EASEMENTS
- SETBACKS
- ZONES
- SUB-DISTRICTS

- A SUB-DISTRICT A: BUILDABLE AREA
- B SUB-DISTRICT B: BUILDABLE AREA
- C MANAGEMENT AREA

BUILDABLE AREA: THE BUILDABLE AREA IS THAT AREA OF THE SITE IN WHICH BUILDINGS, DRIVES, TRUCK COURTS, TRAILER AREAS PARKING LOTS, AND OTHER SUCH BUILDING AND BUILDING APRON DEVELOPMENT IS LOCATED.

MANAGEMENT AREA: THE MANAGEMENT AREA IS THAT AREA OF THE SITE IN WHICH VARIOUS STRATEGIES FOR PRESERVATION, STABILIZATION, EROSION CONTROL, CONSERVATION, AND OTHER MANAGEMENT PRACTICES ARE IMPLEMENTED. SUCH STRATEGIES AND PRACTICES ARE MORE SPECIFICALLY DESCRIBED IN THE PROJECT ENVIRONMENTAL REPORT AND ENGINEERING DOCUMENTS.

- ZONE C-1: PRESERVATION ZONE
- ZONE C-2: CORRECTION ZONE (MODERATE AUGMENTATION)
- ZONE C-3: STABILIZATION ZONE (COMPREHENSIVE AUGMENTATION)



VICINITY MAP

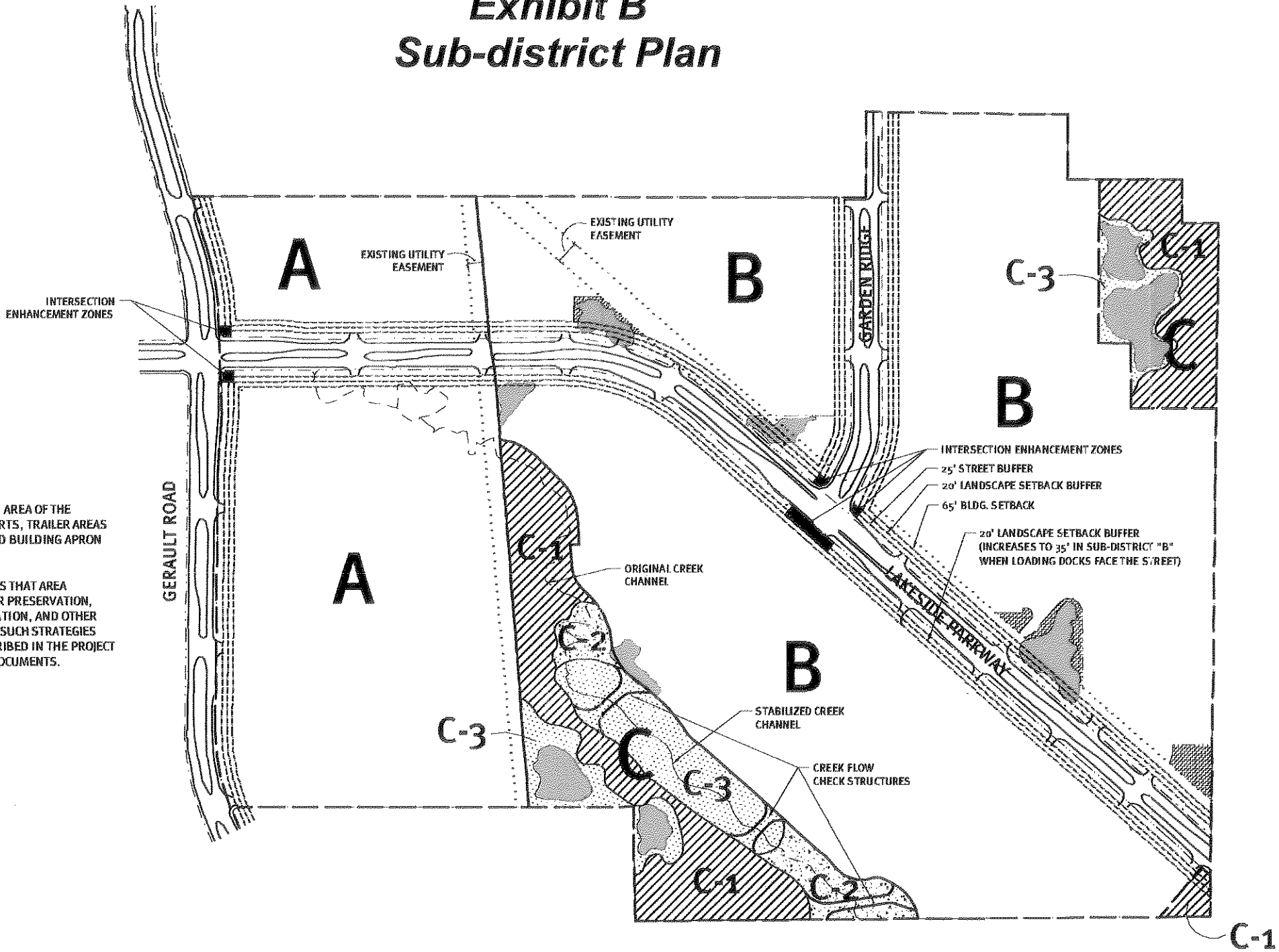


EXHIBIT "B"

LAKESIDE RANCH BUSINESS PARK
FLOWER MOUND, TEXAS



EXHIBIT "C"
DEVELOPMENT STANDARDS
Planned Development
Lakeside Ranch Business Park

The development as described in Exhibit "A" shall be in accordance with the Town's Master Plan 2001 and Land Development Code, as amended, and shall be subject to the following conditions and requirements. The site shall be developed in accordance with Exhibit "B" Sub-district Plan, Exhibit "C," Development Standards; Exhibit "D-1 th D-10," Concept Development Plans; Exhibit "E," Concept Landscape Plan; Exhibit "F," Schematic Building Elevations, Exhibit "G" Schematic Design for Intersection Marker, Exhibit "H" Corrective Creek Measures, Exhibit "I" Stone and Concrete Color Chart, Exhibit "J" Metals and Roofing Color Chart, Exhibit "K" ROW Grading Sections, Exhibit "L" Lakeside Parkway ROW Planting Plan, Exhibit "M" Gerault Road ROW Planting Plan, Exhibit "N" Garden Ridge ROW Planting Plan, Exhibit "O" Landscape Chart, Exhibit "P" Master Signage Plan, Exhibit "Q" Grading and Drainage, Exhibit "R" Detention Exhibit, Exhibit "S" Mass Grading Plan, Exhibit "T" Creek Cross Sections, Exhibit "U" Water and Sanitary Sewer Exhibits, and Exhibit "V" Temporary Detention Pond Exhibits. All schematic Exhibits are subject to modification as may be approved at the time of Final Site Plan submittal provided that the final site plan submitted substantially conforms to the design intent, spatial requirements adjacent to any public right of ways, designated areas of natural preservation and environmental management, and designated development densities.

That the Planned Development District described in Exhibit "A" is comprised of certain Planned Development Sub-districts. These Sub-districts are described below and shown on Exhibit "B". The development guidelines for each district are contained herein. These Sub-Districts were established from the Submitted Environmental Report to the Town (on file). The Sub-districts established by this Planned Development Ordinance are:

Sub-district "A"

This sub-district defines a development zone fronting Gerault Road, portions of Lakeside Parkway, and the west Right-of-Way line of the proposed Garden Ridge Road and contains development parcels that abut the preservation portions of Sub-district "C" as well as frame the intersection of Gerault Road and Lakeside Parkway. Development within this sub-district shall comply with the design standards of this ordinance.

Sub-district "B"

This Sub-district defines a development zone fronting portions of Lakeside Parkway and the east Right-of-Way line of the proposed Garden Ridge Road and contains development parcels that abut the environmental stabilization portions of Sub-district "C". In addition, the ability of parcels within this Sub-district to accommodate special market needs (in terms of building size and capability) requires additional landscape requirements to effectively preserve the thematic street identities established by this ordinance.

Sub-district "C"

This Sub-district defines an environmental management and preservation zone that contains key portions of the creek corridor and certain distinctive stands of trees. Stabilization, management, and preservation standards and practices applicable to this Sub-district shall be described in The Environmental Report (entitled Environmental Report for the Lakeside Ranch Business Park, A Development of LNR Property Corporation) Exhibit "H".

A. PERMITTED USES

The underlying land uses permitted by this Planned Development within Sub-districts "A" and "B" are those generally allowed under the Campus Industrial District as defined in Chapter 12, Section 3.28 of the Town of Flower Mound Land Development Code. However, various land uses listed under the Campus Industrial classification use a general nomenclature that is unclear as to specific activities that would be recognized as consistent with that use. Therefore, various general use nomenclatures within the Campus Industrial category is expanded with a more detailed definition that addresses these specific activity issues. Permitted Uses are:

1. *Purpose and intent.*

The CI campusindustrial district is designed primarily to accommodate a variety of light industrial developments such as industrial parks, clean manufacturing, office/showrooms and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the commercial/ industrial uses could be appropriate, if they are planned as integral elements of the developments. In addition to the use and area regulations of this section, development in the CI campusindustrialdistrict shall be in compliance with all other applicable provisions of this chapter.

(Code 1989, ch. 12, § 3.28; Ord. No. 32-00, § 4(3.28(a)), 4-3-2000)

2. *Permitted Uses.*

The following uses shall be permitted in the I-1industrial district-1, subject to compliance with any applicable conditions and all other provisions of this chapter:

Accessory use, general, subject to section 98-972 and including such surface activities as trailer storage and or recycling containment related to the operations of a primary use permitted by this section and temporary detention areas that are required in the phasing of the overall project. Accessory use also includes services/ activities provided for the benefit of the employees of a primary use permitted by this section such as employee Day Care.

Amusement and recreation (indoors), subject to section 98-973

Amusement and recreation (outdoors)

Bakery or confectionery, wholesale

Bank or savings and loan

Bottling works which includes the normal operations of a facility which bottles and stores liquids and other materials that are permitted by the Town of Flower Mound.

Building material sales or storage (indoors)

Bus station or terminal

Cabinet and upholstery shop

Cleaning, dyeing or laundry plant

Cleaning/ laundry pick-up station only

College or university

Community center, public

Fire station
 Florist
 Food processing
 Heliport
 Helistop
 Hospital
 Hotel or motel
 Laboratory, medical and dental
 Laboratory scientific and research including manufacturing laboratories in which the compounding of products, assembly of technical equipment, and the separation of materials/ elements under controlled environmental conditions or where such use is particularly related to research and development.
 Lithographic or print shop
 Local utility line
 Maintenance service
 Manufacturing, light includes all facilities which provide areas for firms and/ or activities engaged in industrial use for manufacturing, processing, assembly, fabrication, warehousing, and research and development where the processes of such a use or the treatment of materials emits only a nominal amount of dust, odor, gas, smoke, or noise and not more than 20% of the tract is used for open storage (outside the building) of products, materials, or equipment. Nominal means that there is no more than a .001% increase in the existing levels of dust, odor, gas, smoke, or noise in any area beyond the property line as measured by a means appropriate to each emission type.
 Museum, library or art gallery, public
 Off-street parking, accessory
 Office, general business and professional
 Office-showroom/warehouse
 Park or playground, public
 Parking lot, commercial
 Parking structure, commercial
 Personal improvement services
 Public building, shop or yard
 Railroad freight or passenger station
 Railroad team track
 Railroad track
 Recreation center, public
 Restaurant, general
 Retail, single tenant (less than 25,000 square feet)
 Retail, single tenant (25,000 square feet but less than 50,000 square feet)
 Retail, single tenant (50,000 square feet but less than 75,000 square feet)
 School, business
 School, commercial trade
 Sewage pump station
 Studio, television or radio
 SUP in CI (as specified bellow)
 Swimming pool, commercial
 Telephone equipment station

Temporary Use (as specified bellow)

Theater

Tool rental (domestic equipment)

Warehousing and wholesale, general includes an establishment offering wholesaling, storage or warehousing services not classified in any other land use category. Typical uses include, but are not limited to, wholesale distributors, storage warehouses, moving and storage firms, and trucking and shipping operations, including storage of trailers or other distribution vehicles and or equipment.

3. Specific Uses

The following uses shall be permitted in the CI campusindustrialdistrict only upon approval of a specific use permit by the town council in accordance with the procedures and standards of section 90-186, specific use permits:

Car wash, automatic

Car and Truck Rental

Communication tower, commercial, subject to 98-977

Day care center

Electrical energy generating plant

Electrical line/substation, high voltage, subject to section 98-979

Health club or athletic club

Institution, drug or psychiatric treatment

Parking lot, trucks or trailers (transport)

Private club, subject to section 98-989

Private franchise utility (not listed)

Private utility shop, yard or building

Recycling dropoff center, subject to section 98-990

Repair services, general

Restaurant, fast food

Retail, single tenant (75,000 square feet, but less than 100,000 square feet)

Retail, single tenant (more than 100,000 square feet)

Sewage treatment plant

Transmission pipeline, subject to section 98-997

Water well, storage or pump station

(Code 1989, ch. 12, § 3.28; Ord. No. 32-00, § 4(3.28©), 4-3-2000; Ord. No. 75-03, § 2, 1-3-2003)

4. Temporary Use.

The following uses shall be permitted in the CI, Campus Industrial District only upon approval of a Temporary Use Permit in accordance with the procedures and standards of Section 6.14, Temporary Use Permit.

Asphalt/ concrete batch plant, temporary, subject to Section 3.05 (d)(3)

Building material yard and construction office

Field office, temporary

Temporary special event subject to section 98-976

iii. Screen Wall and use Prohibitions

- (a).When a perimeter wall is used as a screen wall, it shall be a masonry wall except when sufficient evergreen landscape material (that is hardy for Flower Mound) is planted to block view of the area to be screened (in conformance with the Landscape Design Standards section of this Ordinance). In cases where landscape screening can be accomplished in conjunction with a perimeter fence, the perimeter fence may be chain link when hidden by the Landscape Screen (in conformance with the guidelines above).

3. Site Design Guidelines

Design Intent

The general intention of these Site Design Section Standards is to preserve the existing natural qualities of the Planned Development District and promote a sense of spaciousness that will facilitate preservation of natural features wherever possible. The placement of buildings, set backs, and parking layout preserve openness of the landscape and promote those qualities associated with a campus environment. Standards that influence building site design are as follows:

a. Loading bays:

Loading bays shall not be located in the Gerault Rd. facing portion of any structure fronting on Gerault. Service Areas and Loading Docks for any structure shall not be placed on the Gerault Road or Lakeside Pkwy. side of any structure fronting on Lakeside or Gerault. When any structure is on a corner lot, every effort must be taken to locate service bays and loading docks on the side of the building away from the street. Where cross-bays prevent full achievement of this standard on a corner lot and such bays must face a street, they shall not face the more major street (except as provided in Standards for Sub-district "B"). Gerault Rd and Lakeside Parkway are more major than Garden Ridge.

b. Auxiliary structures:

Auxiliary structures shall not be located in the front yard space of any site unless such structures meet the following conditions:

- i. Are intended as guard or other security structure.
- ii. Are a subordinate component of the architectural design of the dominant building and integrated into the building design through the use of materials and/ or forms and/ or details.

c. Structures with an office component:

Structures with an office component that is architecturally expressed and not located within a truck court shall be designed so that the office portion of a

building does not directly abut paved parking areas. A minimum 5-foot landscape strip shall be provided between parking areas and office portion of the structure.

d. Building setbacks within the Planned Development District (Building Sitting):

All structures located within the Planed Development District, must be placed outside the Landscape Setback along any public street frontage (indicated on the attached Planned Development District Plan). In this way, the streetscape developed within the Landscape Setback will define the street and not the building. Therefore, the building set back is greater then the Landscape Setback. Building setbacks are as follows:

- i. Front Yard: Front yard setback shall be measured form the R.O.W. and include the landscape setback and be as follows;
 - (a).65'-0" from the R.O.W. (inclusive of the 45-foot landscape easement/setback for Gerault Rd.)
 - (b).65'-0" from the R.O.W. (inclusive of the 45-ft Landscape Setback for Lakeside Parkway)
 - (c).65'-0" from R.O.W.(inclusive of the 45-foot landscape easement/setback for Garden Ridge Rd.)
- ii. Side Yard: 25 feet any lot line or any retention/ detention/ drainage area.
- iii. Rear Yard: 25 feet from any lot line or any retention/ detention/ drainage area.

4. Parking:

Parking Structures are prohibited in the front yard space of buildings along any public street. All parking areas and surfaces shall not encroach within the required Landscape Setback and are therefore set back at least 45-feet from any street. However, the Landscape Setback may be used to satisfy required parking screen landscape as specified above in the screen section of these guidelines.

a. Parking areas on the street side

of any building shall maintain a 5-foot landscape edge between the parking area and the building. This requirement does not apply to truck loading areas or parking located within truck loading aprons.

b. Parking lots may be constructed

within the building setback zone (but not in the landscape set back zone).

c. Parking lots shall provide

landscaping in conformance with the Landscape Design Guidelines of this Ordinance.

6. **Building Design Guidelines**

Design Intent:

The general intention of these Building Design Standards is to establish a visual fabric of continuity and promote those aspects of design and construction that will maintain the quality of the Planned Development District. Guidelines that influence building design are as follows:

a. Building Form:

The building form will maintain an overall visual unity, interest, and sense of human scale by:

- i. ***Closed Parapets:*** The flat roof is concealed behind a vertical extension of the wall plane.
- ii. ***The office portion of any structure*** shall have a unified design treatment with the plant portion. The office portion shall not be the only part of the building to receive design consideration.

b. Roof :

The dominant roof form for all buildings within this Planned Development District is a flat roof. Pitched, arched, or shed roof forms for such buildings are limited to subordinate architectural masses. The qualities of roof are:

- i. ***Containment of Roof Behind Parapet:*** when a roof is not expressed as an architectural form or element of the building composition, it shall be concealed behind a solid parapet. Utilitarian accommodations of roof, without architectural significance are not allowed expression beyond the building wall. Therefore, building walls capped with a gravel stop are not allowed.
- ii. ***Roof apparatus*** such as HVAC equipment and venting shall be screened from public view.
- iii. ***Mansard or Gambrel*** roof forms are prohibited.

c. Definition of Entrance:

Entrances shall be clearly defined and inviting. Appropriate treatment of entrances include:

- i. ***Coordinated with Landscaping:*** All public entries into the structure must bear a relationship to the landscape development of the site. Pathways leading to the entry must be articulated within the landscape design so that the means of accessing the entry is clearly understood. The pathway to the entry must be given visual dominance in the landscape design, through the use of such devices as a widened pathway with accent planting, or a plaza, or a water

feature, or other means of giving the public entry visual prominence.

d. Fenestration:

Windows and other wall openings must be defined by function and structure and must be consistent in form, pattern, articulation, and color. Appropriate treatments of fenestration include:

- i. **Glazing Type and Color:** Reflective glass is not permitted. Glass must have a character of transparency. Tinted glass may be used. However, the tinting shall not reduce the light transmission to less than 35%. Reflective glass shall not have a reflectivity that exceeds 30%.

e. Lighting:

It is the intent of this guideline to create a distinctive nighttime form that is uniquely expressed in the treatment of building lighting. The acceptable qualities of lighting are:

- i. **On Site Vehicular Circulation and Parking Lot Lighting:** All such lighting will consist of a uniform light standard and fixture that will be used for lighting throughout the site. The maximum overall light level for parking areas is 2 foot candles so that the internal light of buildings is not over powered by the ambient external light level. Light fixtures must be zero cut off with the light source completely inside and above the bottom of the fixture shield to cut off the horizontal glare.
- ii. **Landscape Lighting:** Landscape lighting will be permitted at entrances and limited to the landscape entry zone.

f. Height:

Building heights within the Planned Development District will generally be lower due to the predominant uses. However, it is the intent of these guidelines to encourage places of greater intensity and nodal form. Such places would identify important centers of activity. Therefore, the permitted heights within the Planned Development District are as follows:

- i. **District A:** 3 Stories or 45 feet (measured to a point half way up the roof form and excluding architectural projections)
- ii. **District B:** 3 Stories or 45 feet (measured to a point half way up the roof form and excluding architectural projections)

7. Signage Standard:

All monument, entry, ground mounted directional signs shall comply to Exhibit P, and the Sign Standards of the Town of Flower Mound (Chapter 86) except as amended by Exhibit P. All other signs shall comply to (Chapter 86).

8. Landscape Design Guidelines:

Design Intent:

The general intention of these Landscape Design Standards is to establish a visual fabric of continuity and promote those aspects of design and construction that will maintain the quality of the Planned Development District. Standards that influence building design are as follows:

a. Landscaping Setback Zone:

A landscape setback will be maintained along the frontage of Gerault Rd., Lakeside Pkwy., and Garden Ridge within the Planned Development District. Parking areas shall not encroach upon the required landscape setback but the edge of the setback that interfaces with parking areas or the building front yard space may be used to satisfy screening requirements. Similarly, the remainder of the landscape setback that interfaces with the public right of way may be used to satisfy "Landscape Materials and Forms within the Landscape Setback Zone" requirements (specified below). Therefore, the Landscape Setback Zone has two component parts described in this section. These parts are the Street Buffer (25 feet of the Landscape setback Zone) and the Landscape Setback Buffer (the remainder of the Landscape Setback Zone). The Required Landscape Setback Zone for each street frontage is as follows;

- i. ***GERAULT ROAD.*** – 45'-0"
- ii. ***LAKESIDE PARKWAY.*** – 45'-0" (increased to 60'-0" to allow additional screening when loading docks facing Lakeside Pkwy. In Sub-district "B")
- iii. ***GARDEN RIDGE.*** – 45'-0"

b. Landscape Materials and Forms within the Landscape Setback Zone and Street Right of Way:

- i. ***Required Parking Lot screening*** may be provided within the Landscape Setback and the remainder of the zone shall be planted in accordance with the landscape setback requirements specified below.
- ii. ***Landscape Setback and Street Right of Way Planting Requirements by Street:*** Each of the Landscape Setback and street Right of way zones fronting Gerault Rd., Lakeside Parkway, and Garden Ridge. Shall be subdivided as follows:
 - (a). ***The Right of Way Zone:*** The right of way zone (typically 13 feet) lies between the curb of the public street and the shared Right of Way/property line of any property fronting Gerault Rd., Lakeside Parkway, and/or Garden Ridge Rd.

- (b). ***The Street Buffer:*** The Street Buffer is defined by a “setback” line that lies within the property 25 feet from the shared Right of Way/ Property line of any property fronting Gerault Rd., Lakeside Parkway, and/ or Garden Ridge Rd. This is a subdivision of the aforementioned Landscape Setback Zone that compliments the planting themes of the Right of Way zone and serves to assure creation of a thematic street.
- (c) ***The Landscape Setback Buffer:*** The Landscape Setback Buffer is defined by a “setback” line within the property, 20 feet from the above-described Street Buffer Line (a distance of 45 feet from the shared Right of way/ property line of any property fronting Gerault Rd., Lakeside Parkway, and/ or Garden Ridge Rd.). This is a subdivision of the aforementioned Landscape Setback Zone that accomplishes effective screening and provides a visual backdrop for the thematic street planting that preserves a sense of the native landscape condition. This zone shall be increased by an additional 15 feet in Sub-district “B” along Lakeside Parkway when loading docks front Lakeside Parkway making a total of 60 feet from the shared Right of Way/ property line along Lakeside Parkway.

This area will vary in configuration but will maintain a minimum 20-foot buffer distance (except as amended above in Sub-district “B”) contiguous with the Street Buffer area. Particular variations on the configuration of this zone are likely to occur on the north side of Lakeside Parkway. Where possible, portions of this zone may be used for the creation of sedimentation catchment areas, which are part of the drainage management system for this Planned Development.

- (d). ***The Street Buffer/ Landscape Buffer Plant Area within Sub-district “B”:*** The Street Buffer/ Landscape Buffer Plant Area is comprised of those areas schematicly indicated on Exhibit “B” (such areas may vary as a function of final building design and/ or site design). The minimum total land area in all Street Buffer/ Landscape Buffer areas within Sub-district “B” shall be 95,000 square feet. Planting within this zone is intended to accomplish the following purposes:

Replace (in its effect) the Street Buffer and Landscape Buffer Tree planting displaced by the current utility easement located parallel to (and contiguous with) the north right of way line of Lakeside Parkway within Sub-district “B”.

Screen potential oblique views of building loading areas along the north side of Lakeside Parkway within Sub-district “B”

All landscaping within the above specified components of the Landscape Setback/ Right of Way zone shall be planted in accordance with the following:

i. Gerault Rd.:

1. *The Right of Way Zone:*

- a. **Trees:** Trees shall be planted in "informal" drifts no less than 80 feet in length and no more than 480 feet apart. Trees shall be of the same species along any common street Right of Way and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment with the minimum number of trees in such drifts (along Gerault Rd.) equaling one tree for every 60 feet of property frontage along Gerault Rd.
- b. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Right of Way zone (including the median). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such "Native Grass Seed" mix shall cover no less than 20% of the total area of the Right of Way Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

2. *The Street Buffer Zone*

- a. **Trees:** Canopy trees within the Street Buffer Zone shall be planted in drifts which are contiguous with or connected to the canopy drifts described in the Right of Way Zone (above). Trees may be of several species (thus creating the qualities of a natural plant community) and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment with the minimum number of trees in such drifts (along Gerault Rd.) equaling one tree for every 70 feet of property frontage along Gerault Rd.
- b. **Ornamentals and Understory:** To enhance the natural appearance of tree drifts, the edges of such drifts shall be accented with understory plants in a fashion that typically occurs in the native landscape. Understory planting shall be planted in natural patterns located so as to appear protected by the overstory of canopy trees. Understory trees shall be planted at the edge of the tree drift in naturalistic combinations with the minimum number of such trees being one understory tree for every 20 feet of canopy tree drift perimeter (in the

Street Buffer Zone that is not contiguous with or connected with the tree drift located in the Right of Way Zone).

- c. ***Tree and Understory Mixtures:*** Additional drifts of mixed tree and understory plants shall be planted apart from the canopy tree drifts (described above). These shall primarily occur between the Canopy Tree Drifts (described above), have a minimum length of 40 feet and be no further apart than 480 feet. Any mixture of understory and overstory plants (selected from the Approved Plant List) is permitted provided that trees used in the drift mix are clustered together and a minimum spacing of 12 ft. centers for trees and 6 ft centers for understory plants is maintained.
- d. ***Grasses and Ground Cover:*** Grasses and ground covers shall comprise the remaining unplanted area of the Street Buffer zone (and appear as extensions of those created in the Right of Way Zone, above). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such "Native Grass Seed" mix shall cover no less than 40% of the total area of the Street Buffer Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

3. The Landscape Setback Buffer Zone

- a. ***Trees and Understory Mixtures:*** The Drifts of combined tree and understory plants described above shall be extended into the Landscape Buffer Setback Zone with additional drift plantings that are contiguous with or extensions of the Tree and Understory Drifts described above. Such extensions shall widen the Street Buffer Zone Drift by 12 feet or extend it by 12 feet (or some combination thereof where the total enlargement is equal to a minimum 144 square feet. Any mixture of understory and evergreen overstory plants (selected from the Approved Plant List) is permitted provided that trees used in the drift mix are clustered together and a minimum spacing of 12 ft. centers for trees and 6 ft centers for understory plants is maintained.
- b. ***Ground Forms:*** Plant heights required for parking and service

screening below may be reduced to the extent that berm ground forms are used to accomplish required screening. When berms are used, they shall have a maximum slope toward the street of 4:1 and have a maximum height of 3 ft. Ground forms shall express natural land formations and have curvilinear configurations.

- c. **Screen Planting:** The Tree and understory drifts accomplish a portion of the screening requirement. Additional planting within the Landscape Setback Buffer shall provide screening of building parking and/ or services.
 - d. **Parking Screening** shall be accomplished with shrubs planted in curvilinear forms that extend from the above-described Tree and Understory Drifts, maintain a 36-inch plant height within one year of planting, and screen at least 75% of the parking frontage of any one parcel. Screen shrubs shall be selected from the Approved Plant List.
 - e. **Building Service Screening** shall be accomplished with additional evergreen tree planting, planted in natural drifts, have a height of 14 feet within one year of installation, and screen 100% of the service area. Screen Trees shall be selected from the Approved Plant List.
 - f. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Landscape Setback Buffer zone (and appear as extensions of those created in the Zones, above). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such "Native Grass Seed" mix shall cover no less than 40% of the total area of the Street Buffer Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.
4. **The Street Median:** Only the street median planting that constitutes the pro-rata share of such planting attributable to property owners within this Planned Development shall apply to this Planned development.
- a. **Trees:** Trees shall be planted in "informal" drifts of no less than

four trees (planted at 15 ft. on center) and such drifts shall be no more than 280 feet apart (GERAULT ROAD). Trees shall be of the same species along any common street Right of Way and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment.

- b. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area. This area shall be planted with an irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List). Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and ground cover come together. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

ii. Lakeside Pkwy.:

1. The Right of Way Zone:

- a. **Trees:** Trees shall be planted in "informal" drifts no less than 100 feet in length and no more than 700 feet apart with an alternating pattern across the street. Trees shall be of the same species along any common street Right of Way and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment with the minimum number of trees in such drifts (along Lakeside Pkwy.) equaling one tree for every 70 feet of property frontage along Lakeside Pkwy..
- b. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Right of Way zone (including the median). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such Native Grass Seed" mix shall cover no less than 20% of the total area of the Right of Way Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

2. *The Street Buffer Zone*

- a. **Trees:** Canopy trees within the Street Buffer Zone shall be planted in drifts which are contiguous with or connected to the canopy drifts described in the Right of Way Zone (above). Trees may be of several species (thus creating the qualities of a natural plant community) and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment with the minimum number of trees in such drifts (along Lakeside Pkwy.) equaling one tree for every 70 feet of property frontage along Lakeside Pkwy.
- b. **Ornamentals and Understory:** To enhance the natural appearance of tree drifts, the edges of such drifts shall be accented with understory plants in a fashion that typically occurs in the native landscape. Understory planting shall be planted in natural patterns located so as to appear protected by the overstory of canopy trees. Understory trees shall be planted at the edge of the tree drift in naturalistic combinations with the minimum number of such trees being one understory tree for every 20 feet of canopy tree drift perimeter (in the Street Buffer Zone that is not contiguous with or connected with the tree drift located in the Right of Way Zone).
- c. **Tree and Understory Mixtures:** Additional drifts of mixed tree and understory plants shall be planted apart from the canopy tree drifts (described above). These shall primarily occur between the Canopy Tree Drifts (described above), have a minimum length of 50 feet and be no further apart than 700 feet. Any mixture of understory and overstory plants (selected from the Approved Plant List) is permitted provided that trees used in the drift mix are clustered together and a minimum spacing of 12 ft. centers for trees and 6 ft centers for understory plants is maintained.
- d. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Street Buffer zone (and appear as extensions of those created in the Right of Way Zone, above). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such Native Grass Seed" mix shall cover no less than 40% of the total area of the Street Buffer Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover

of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

3. The Landscape Setback Buffer Zone

- a. **Trees and Understory Mixtures:** The Drifts of combined tree and understory plants described above shall be extended into the Landscape Buffer Setback Zone with additional drift plantings that are contiguous with or extensions of the Tree and Understory Drifts described above. Such extensions shall widen the Street Buffer Zone Drift by 12 feet or extend it by 24 feet (or some combination thereof where the total enlargement is equal to a minimum 288 square feet. Any mixture of understory and evergreen overstory plants (selected from the Approved Plant List) is permitted provided that trees used in the drift mix are clustered together and a minimum spacing of 12 ft. centers for trees and 6 ft centers for understory plants is maintained.
- b. **Ground Forms:** Plant heights required for parking and service screening below may be reduced to the extent that berm ground forms are used to accomplish required screening. When berms are used, they shall have a maximum slope toward the street of 4:1 and a maximum height of 3 ft. Ground forms shall express natural land formations and have curvilinear configurations.
- c. **Screen Planting:** The Tree and understory drifts accomplish a portion of the screening requirement. Additional planting within the Landscape Setback Buffer shall provide screening of building parking and/ or services.
- d. **Parking Screening** shall be accomplished with shrubs planted in curvilinear forms that extend from the above-described Tree and Understory Drifts, maintain a 36-inch plant height within one year of planting, and screen at least 75% of the parking frontage of any one parcel. Screen shrubs shall be selected from the Approved Plant List.
- e. **Building Service Screening** shall be accomplished with additional evergreen tree planting, planted in natural drifts, have a height of 14 feet within one year of installation, and screen 100% of the service area. Screen Trees shall be selected from the Approved Plant List.
- f. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Landscape

Setback Buffer zone (and appear as extensions of those created in the Zones, above). A native grass mix of the type identified in the Approved Plant List shall be "mulched seeded" in a natural configuration that has a curvilinear edge. The area of such Native Grass Seed" mix shall cover no less than 40% of the total area of the Street Buffer Zone. Remaining unplanted portions shall be planted with a irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and the native grasses come together. Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

- g. **Modification** of the above requirements when an existing utility easement on the north side of Lakeside Parkway prevents tree planting within the normal Street Buffer and Landscape Setback Buffer: An 85-foot wide utility easement on the north side of Lakeside Parkway (within Sub-district "B") prevents Street Buffer and Landscape Setback Buffer, tree planting in accordance with the landscape standards of this ordinance (specified above). Therefore, areas outside the 85 foot utility easement shall be designated for supplementary tree planting in lieu of tree planting in the Street Buffer and Landscape Setback Buffer as specified above and shall be known as Street Buffer/ Landscape Setback Buffer Planting Areas. These areas are schematically indicated on the Planned Development Sub-districts and Sub-districts Condition Plan (Exhibit "B") and shall be planted as follows"
4. **Portions of the Street Buffer/ Landscape setback Buffer Planting Area** indicated as a Sediment Catchment Zone, shall provide canopy tree planting that does not exceed the tree planting densities of one tree per 4,000 s.f.
 5. **Other portions of the Street Buffer/ Landscape setback Buffer Planting Area** shall be planted with informal drifts of Canopy Trees or combined Canopy Tree and Evergreen Tree planting. Combined Canopy Tree and Evergreen Tree drifts shall be located outside any area designated as a Sediment Catchment Zone and shall consist of at least one canopy tree and two evergreen trees in any one drift. In the total area of the Street Buffer/ Landscape Setback Buffer Planting Area the total number of trees (combination of canopy trees and evergreen trees) provided shall equal one tree for every 50 lineal feet of utility easement frontage along the north side of Lakeside Parkway. Where planting is required to screen views, then an appropriate number of evergreen

trees and other screen plant materials shall be provide to make an effective screen. Canopy trees planted in any designated Sediment Catchment Zone (within the street Buffer/ Landscape setback Buffer Planting Area) shall count toward the required number tree specified in this section.

6. *The Street Median*

- a. **Trees:** An existing Utility line in the street median of Lakeside Parkway prevents tree planting without specific evaluation by and approval from the Town. Therefore, tree planting in the median of Lakeside Parkway is not a requirement of this ordinance. However, a voluntary tree planting initiative may be undertaken upon approval by the Town of Flower Mound. If such a voluntary tree planting initiative is undertaken, trees shall be planted in "informal" drifts of no less than four trees (planted at 15 on center) and such drifts shall be no more than 700 feet apart (LAKESIDE PARKWAY). Trees shall be of the same species along any common street Right of Way and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment.
- b. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area. This area shall be planted with an irrigated Buffalo Grass or Bermuda Grass (of a type specified in the Approved Plant List). Any portion of the irrigated grass may be planted in a ground cover of a type specified in the Approved Plant List. Maintenance edges shall be provided where the irrigated grasses and ground cover come together. Shaded ground areas beneath canopy trees shall be maintained as a mulch bed or be planted with a shade tolerant ground cover selected from the Approved Plant List.

~~iii. *Garden Ridge:*~~

~~1. *The Right of Way Zone:*~~

- a. **Trees:** Trees shall be planted in "informal" drifts no less than 80 feet in length and no more than 480 feet apart. Trees shall be of the same species along any common street Right of Way and selected from the Approved Plant List. Trees in such drifts shall be planted at a maximum of 15 feet on center in a staggered alignment with the minimum number of trees in such drifts (along Garden Ridge Rd.) equaling one tree for every 60 feet of property frontage along Garden Ridge.
- b. **Grasses and Ground Cover:** Grasses and ground covers shall comprise the remaining unplanted area of the Right of

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ALLIANCEARCHITECTS

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**Lakeside Ranch
Business Park**

 LNR Property Corporation

SITE PLAN

REVISIONS:

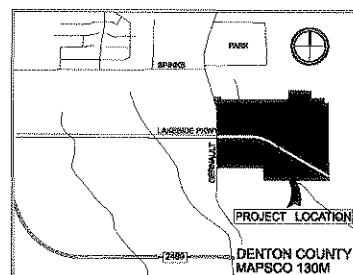
PROJECT NO.: 23214

D1

DATE: NOV. 30, 2004

NOTES:

- ALL TRUCK COURTS ARE 130'-0" DEEP UNLESS NOTED OTHERWISE ON DRAWING
- ALL DRIVES SHOWN TO BE PRIVATE OR SHARED [BASED ON MARKET DEMAND]
- CURB CUT LOCATIONS MAY VARY [BASED ON MARKET DEMAND]
- BUILDING PLATES SHOWN MAY BE SUBDIVIDED INTO SMALLER BUILDING PLATES WITHIN THE SAME SITE AREAS INDICATED BY SCHEMATIC PLAN



VICINITY MAP

GERAULT ROAD

GARDEN RIDGE

**MEDIAN DESIGN
SUBJECT TO FINAL
SITE PLAN APPROVAL**

24
FERMENTATION

ESTABLISHED 1908
EASEN
ESTABLISHED 1908
EASEN

15-5121

MARK

FP2 LINE

11/15/2011

470 x 640
298.535sf

CONFIDENTIAL

SEDIMENT



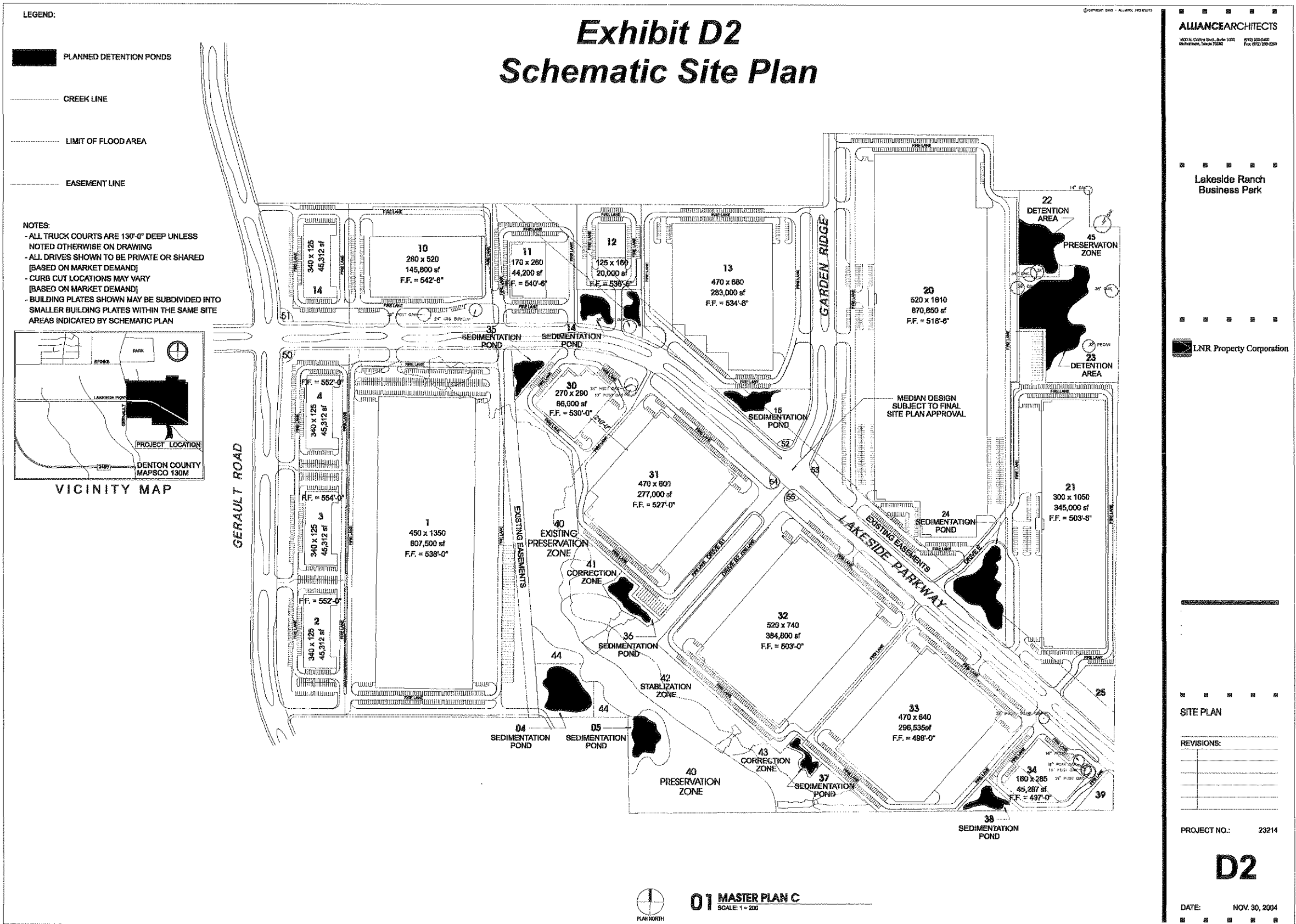
DEPARTMENT OF EDUCATION

01 MASTER PLAN C
SCALE: 1 = 200

SCALE: 1 = 20K

Site Data Table for D1

Master Plan D1																							
	Building Square Footage	Site Square Footage	Site Acreage	Coverage	SITE FRONTAGE GERAULT ROAD	SITE FRONTAGE LAKESIDE PARKWAY	SITE FRONTAGE GARDEN RIDGE	Intersection Monument Square Footage	Intersection Monument Acreage	Sedimentation Pond Square Footage	Sedimentation Pond Acreage	Street / Drive ROW Square Footage	Street / Drive ROW Acreage	Pres., Corr., Stabil. Zone Square Footage	Pres., Corr., Stabil. Zone Acreage	PARKING SPACES PROVIDED	Difference - Parking Spaces Provided / Parking Spaces Required	Parking Spaces Required (Office)	Parking Spaces Required (Warehouse)	Impervious Coverage	Paving Square Footage	Paving Square Footage + Building square footage	
1. Building 01	607,500	1,408,916	32.34	43.12%		751'-5 1/2"										376	(20)	101	289	80.76%	530,340	1,137,840	
2. Building 02	45,312	199,649	4.58	22.70%	660'-5"											150	118	11	21	67.73%	89,910	135,222	
3. Building 03	45,312	166,889	3.83	27.15%	542'-1 1/2"											136	101	15	20	73.61%	77,535	122,847	
4. Building 04	45,312	172,935	3.97	26.20%	477'-4 1/2"	252'-2 1/2"										140	105	15	20	69.00%	74,013	119,325	
5. Sedimentation Pond		60,176	1.38	0.00%						60,176	1.38									2.25%	1,354	1,354	
6. Sedimentation Pond		42,701	0.98	0.00%						42,701	0.98									0.00%			
7. Building 10	145,800	370,375	8.50	39.37%		673'-5"										116	14	34	68	75.54%	133,981	279,781	
8. Building 11	44,200	217,702	5.00	20.50%		386'-10"										139	108	10	21	62.76%	92,430	136,630	
9. Building 12	20,000	116,362	2.67	17.19%												90	74	7	9	67.23%	58,230	78,230	
10. Building 13	260,000	827,552	14.41	41.43%		414'-6"	853'-1"									174	7	43	124	73.58%	201,753	461,753	
11. Building 14	45,312	194,967	4.48	23.24%	499'-7"	263'-2 1/2"										117	88	8	22	60.70%	73,033	118,345	
12. Sedimentation Pond		54,899	1.26	0.00%						54,899	1.26									0.00%			
13. Sedimentation Pond		67,937	1.56	0.00%						67,937	1.56									0.00%			
14. Building 20	799,600	1,563,847	35.90	51.13%		725'-9 1/2"	1534'-5 1/4"									519	6	133	390	83.71%	509,496	1,209,096	
15. Building 21	345,000	709,289	16.28	48.54%		370'-6"										221	0	58	164	79.78%	220,871	565,871	
16. Detention Pond		43,863	1.01	0.00%						43,863	1.01									0.00%			
17. Detention Pond		94,188	2.16	0.00%						94,188	2.16									0.00%			
18. Sedimentation Pond		76,667	1.76	0.00%						76,667	1.76									0.00%			
19. SITE		53,604	1.23	0.00%																0.00%			
20. Building 30	66,000	213,122	4.89	30.97%		440'-11 1/2"										66	20	15	31	69.38%	81,864	147,864	
21. Building 31	252,000	574,487	13.19	43.67%		749'-2"										197	35	42	120	82.34%	221,033	473,033	
22. Building 32	347,800	734,435	16.86	47.36%		801'-6"										238	15	58	165	86.00%	283,814	631,614	
23. Building 33	296,535	599,794	13.77	45.44%		745'-4"										229	39	49	141	85.03%	213,470	510,065	
24. Building 34	45,287	152,782	3.51	29.64%		430'-7"										51	16	15	20	71.21%	63,509	108,796	
25. Sedimentation Pond		27,204	0.62	0.00%						27,204	0.62									0.00%			
26. Sedimentation Pond		25,371	0.58	0.00%						25,371	0.58									0.00%			
27. Sedimentation Pond		11,972	0.27	0.00%						11,972	0.27									0.00%			
28. Sedimentation Pond		21,820	0.50	0.00%						21,820	0.50									0.00%			
29. SITE		17,318	0.41	0.00%																0.00%			
30. EXISTING PRESERVATION ZONE		455,222	10.45	0.00%										455,222	10.45					0.00%			
31. CORRECTION ZONE		46,215	1.06	0.00%										46,215	1.06					0.00%			
32. STABILIZATION ZONE		265,908	6.10	0.00%										265,908	6.10					0.00%			
33. CORRECTION ZONE		105,496	2.42	0.00%										105,496	2.42					0.00%			
34. SITE		33,910	0.76	0.00%																0.00%			
35. PRESERVATION ZONE		225,307	5.17	0.00%										225,307	5.17					0.00%			
36. Intersection Monument		2,685	0.06	0.00%				2,685	0.06											0.00%			
37. Intersection Monument		2,852	0.07	0.00%				2,852	0.07											0.00%			
38. Intersection Monument		2,247	0.05	0.00%				2,247	0.05											0.00%			
39. Intersection Monument		1,918	0.04	0.00%				1,918	0.04											0.00%			
40. Intersection Monument		2,108	0.05	0.00%				2,108	0.05											0.00%			
41. Intersection Monument		1,921	0.04	0.00%				1,921	0.04											0.00%			
42. A DRIVE A		37,294	0.86	0.00%								37,294	0.86							88.25%	32,912	32,912	
43. E DRIVE E		24,078	0.55	0.00%								24,078	0.55							69.83%	16,814	16,814	
44. 60 120' GARDEN RIDGE DR		167,981	3.86	0.00%								167,981	3.86							54.98%	92,356	92,356	
	3,410,970	9,995,465	229.46	41.97%	2179'-6 1/2"	7005'-6 1/2"	2387'-6 1/4"	13,731	0.32	526,598	12.09	229,353	5.27	1,098,148	25.21	2,953		725	615	1,613	64.83	3,068,717	6,479,687
				(Net FAR)																			
				% of Gross Area																			
Monument Area		13,731	0.32	0.14%																			
Detention Area		526,598	12.09	5.27%																			
Street / Drive ROW Area		229,353	5.27	2.29%																			
Preservation, Correction, Stab. Zone		1,098,148	25.21	10.99%																			
		1,867,830	42.88	18.69%																			
				% of Gross Area																			
North Tract Area		4,615,434	105.96	46.18%																			
South Tract Area		5,380,031	123.51	53.82%																			
Gross Area		9,995,465	229.46	100.00%																			
Area Loss		1,867,830	42.88	18.69%																			
Net Area		8,127,635	186.58	81.31%																			



Site Data Table for D2

Master Plan D2																							
		Building Square Footage	Site Square Footage	Site Acreage	Coverage	SITE FRONTAGE GERAULT ROAD	SITE FRONTAGE LAKESIDE PARKWAY	SITE FRONTAGE GARDEN RIDGE	Intersection Monument Square Footage	Intersection Monument Acreage	Sedimentation Pond Square Footage	Sedimentation Pond Acreage	Street / Drive ROW Square Footage	Street / Drive ROW Acreage	Pres., Corr., Stabil. Zone Square Footage	Pres., Corr., Stabil. Zone Acreage	PARKING SPACES PROVIDED	Difference - Parking Spaces Provided / Parking Spaces Required	Parking Spaces Required (Office)	Parking Spaces Required (Warehouse)	Impervious Coverage	Paving Square Footage	Paving Square Footage + Building square footage
1	1 Building 01	607,500	1,408,916	32.34	43.12%					-							370	(20)	101	289	80.76%	530,340	1,137,840
2	2 Building 02	45,312	199,649	4.58	22.70%	660'-5"	751'-6 1/2"			-							150	118	11	21	67.73%	89,910	135,222
3	3 Building 03	45,312	166,889	3.83	27.15%	542'-1 1/2"				-							136	101	15	20	73.61%	77,535	122,847
4	4 Building 04	45,312	172,935	3.97	26.20%	477'-4 1/2"	252'-2 1/2"			-							140	105	15	20	69.00%	74,013	119,325
5	4 Sedimentation Pond	-	60,176	1.38	0.00%					-	60,176	1.38									2.25%	1,354	1,354
6	5 Sedimentation Pond	-	42,701	0.99	0.00%					-	42,701	0.99									0.00%		
7	10 Building 10	145,800	370,375	8.50	39.37%		673'-5"			-							116	14	34	68	75.54%	133,981	279,781
8	11 Building 11	44,200	217,702	5.00	20.30%		386'-10"			-							139	108	10	21	62.76%	92,430	136,630
9	12 Building 12	20,000	116,362	2.67	17.19%					-							90	74	7	9	67.23%	58,230	78,230
10	13 Building 13	283,000	627,552	14.41	45.10%		414'-6"	853'-1"		-							174	-8	47	134	73.58%	178,763	461,763
11	14 Building 14	45,312	194,967	4.48	23.24%	499'-7"	263'-2 1/2"			-							117	88	8	22	60.70%	73,033	116,345
12	15 Sedimentation Pond	-	54,899	1.26	0.00%					-	54,899	1.26									0.00%		
13	16 Sedimentation Pond	-	67,937	1.56	0.00%					-	67,937	1.56									0.00%		
14	20 Building 20	870,850	1,563,847	35.90	55.69%		725'-9 1/2"	1534'-5 1/4"		-							519	-40	145	414	83.71%	438,246	1,309,096
15	21 Building 21	345,000	799,289	16.28	48.64%		370'-6"			-							221	0	58	164	79.78%	220,871	565,871
16	22 Detention Pond	-	43,863	1.01	0.00%					-	43,863	1.01									0.00%		
17	23 Detention Pond	-	94,188	2.16	0.00%					-	94,188	2.16									0.00%		
18	24 Sedimentation Pond	-	76,667	1.76	0.00%					-	76,667	1.76									0.00%		
19	25 SITE	-	53,604	1.23	0.00%					-											0.00%		
20	30 Building 30	66,000	213,122	4.89	30.97%		440'-11 1/2"			-							66	20	15	31	69.38%	81,864	147,864
21	31 Building 31	277,000	574,487	13.19	48.22%		749'-2"			-							197	19	46	122	82.34%	196,033	473,033
22	32 Building 32	384,800	734,435	16.86	52.39%		901'-6"			-							238	-9	64	183	86.00%	246,814	631,814
23	33 Building 33	296,535	593,794	13.77	49.44%		745'-4"			-							229	39	49	141	85.03%	213,470	510,005
24	34 Building 34	45,287	152,782	3.51	29.64%		430'-7"			-							51	16	15	20	71.21%	63,509	108,798
25	35 Sedimentation Pond	-	27,204	0.62	0.00%					-	27,204	0.62									0.00%		
26	36 Sedimentation Pond	-	25,371	0.58	0.00%					-	25,371	0.58									0.00%		
27	37 Sedimentation Pond	-	11,972	0.27	0.00%					-	11,972	0.27									0.00%		
28	38 Sedimentation Pond	-	21,820	0.50	0.00%					-	21,820	0.50									0.00%		
29	39 SITE	-	17,918	0.41	0.00%					-											0.00%		
30	40 EXISTING PRESERVATION ZONE	-	455,222	10.45	0.00%					-					455,222	10.45					0.00%		
31	41 CORRECTION ZONE	-	46,215	1.06	0.00%					-					46,215	1.06					0.00%		
32	42 STABILIZATION ZONE	-	265,908	6.10	0.00%					-					265,908	6.10					0.00%		
33	43 CORRECTION ZONE	-	105,496	2.42	0.00%					-					105,496	2.42					0.00%		
34	44 SITE	-	33,010	0.76	0.00%					-											0.00%		
35	45 PRESERVATION ZONE	-	225,307	5.17	0.00%					-					225,307	5.17					0.00%		
36	50 Intersection Monument	-	2,685	0.06	0.00%				2,685	0.06											0.00%		
37	51 Intersection Monument	-	2,852	0.07	0.00%				2,852	0.07											0.00%		
38	52 Intersection Monument	-	2,247	0.05	0.00%				2,247	0.05											0.00%		
39	53 Intersection Monument	-	1,918	0.04	0.00%				1,918	0.04											0.00%		
40	54 Intersection Monument	-	2,108	0.05	0.00%				2,108	0.05											0.00%		
41	55 Intersection Monument	-	1,921	0.04	0.00%				1,921	0.04											0.00%		
42	A DRIVE A	-	37,294	0.86	0.00%					-			37,294	0.86							88.25%	32,912	32,912
43	E DRIVE E	-	24,078	0.55	0.00%					-			24,078	0.55							69.83%	16,814	16,814
44	60 120' GARDEN RIDGE DR.	-	167,981	3.86	0.00%					-			167,981	3.86							54.98%	92,356	92,356
		3,567,220	9,995,465	229.46	43.89%	2179'-6 1/2"	7005'-6 1/2"	2387'-6 1/4"	13,731	0.32	526,588	12.09	229,353	5.27	1,098,148	25.21	2,953	625	641	1,688	64.83	2,912,467	6,479,687
					(Net FAR)																		
					% of Gross Area																		
	Monument Area		13,731	0.32	0.14%																		
	Detention Area		526,588	12.09	5.27%																		
	Street / Drive ROW Area		229,353	5.27	2.29%																		
	Preservation, Correction, Stab. Zone		1,098,148	25.21	10.99%																		
			1,867,830	42.88	18.69%																		
					% of Gross Area																		
	North Tract Area		4,615,434	105.96	46.16%																		
	South Tract Area		5,380,031	123.51	53.82%																		
	Gross Area		9,995,465	229.46	100.00%																		
	Area Loss		1,867,830	42.88	18.69%																		
	Net Area		8,127,635	186.58	81.31%																		

Site Data Table for D3

Master Plan D3																								
		Building Square Footage	Site Square Footage	Site Acreage	Coverage	SITE FRONTAGE GERAULT ROAD	SITE FRONTAGE LAKESIDE PARKWAY	SITE FRONTAGE GARDEN RIDGE	Intersection Monument Square Footage	Intersection Monument Acreage	Sedimentation Pond Square Footage	Sedimentation Pond Acreage	Street / Drive ROW Square Footage	Street / Drive ROW Acreage	Pres., Corr., Stabil. Zone Square Footage	Pres., Corr., Stabil. Zone Acreage	PARKING SPACES PROVIDED	Difference - Parking Spaces Provided / Parking Spaces Required	Parking Spaces Required (Office)	Parking Spaces Required (Warehouse)	Impervious Coverage	Paving Square Footage	Paving Square Footage + Building square footage	
1	1	Building 01	607,500	1,408,916	32.34	43.12%											370	(20)	101	289	80.76%	530,340	1,137,840	
2	2	Building 02	45,312	199,649	4.58	22.70%	660'-5"	751'-6 1/2"									150	118	11	21	67.73%	89,910	135,222	
3	3	Building 03	45,312	168,889	3.83	27.15%	542'-1 1/2"										136	101	15	20	73.61%	77,535	122,847	
4	4	Building 04	45,312	172,935	3.97	26.20%	477'-4 1/2"	252'-2 1/2"									140	105	15	20	69.00%	74,013	119,325	
5	4	Sedimentation Pond	-	60,176	1.38	0.00%					60,176	1.38									2.25%	1,354	1,354	
6	5	Sedimentation Pond	-	42,701	0.96	0.00%					42,701	0.96									0.00%	-	-	
7	10	Building 10	145,800	370,375	8.50	39.37%			673'-5"								116	14	34	68	75.54%	133,981	279,781	
8	11	Building 11	44,200	217,792	5.00	20.30%			385'-10"								139	108	10	21	62.76%	92,430	136,630	
9	12	Building 12	20,000	116,362	2.67	17.19%											90	74	7	9	57.23%	58,230	78,230	
10	13	Building 13	260,000	627,552	14.41	41.43%			414'-6"	853'-1"							174	7	43	124	73.56%	201,753	461,753	
11	14	Building 14	45,312	194,967	4.48	23.24%	499'-7"	263'-2 1/2"									117	88	8	22	60.70%	73,033	118,945	
12	15	Sedimentation Pond	-	54,699	1.26	0.00%					54,699	1.26									0.00%	-	-	
13	16	Sedimentation Pond	-	67,937	1.56	0.00%					67,937	1.56									0.00%	-	-	
14	20	Building 20	393,100	743,056	17.06	52.90%			531'-8"	1459'-10 1/2"							243	-9	66	187	85.33%	240,950	634,050	
15	21	Building 21	345,000	709,289	16.28	48.64%			370'-6"								221	0	58	154	79.78%	220,871	565,871	
16	22	Building 22	432,500	820,791	18.84	52.69%			342'-8"								278	0	72	205	76.66%	198,360	630,860	
16	22	Detention Pond	-	43,863	1.01	0.00%					43,863	1.01									0.00%	-	-	
17	23	Detention Pond	-	94,188	2.16	0.00%					94,188	2.16									0.00%	-	-	
18	24	Sedimentation Pond	-	76,667	1.76	0.00%					76,667	1.76									0.00%	-	-	
19	25	SITE	-	53,604	1.23	0.00%															0.00%	-	-	
20	30	Building 30	66,000	213,122	4.89	30.97%			440'-11 1/2"								66	20	15	31	69.38%	81,864	147,864	
21	31	Building 31	252,000	574,487	13.19	43.87%			749'-2"								197	35	42	120	82.34%	221,033	473,033	
22	32	Building 32	347,800	734,435	16.86	47.36%			801'-6"								238	15	58	165	86.00%	283,814	631,614	
23	33	Building 33	328,535	699,794	13.77	54.77%			745'-4"								229	18	55	156	85.03%	181,470	510,005	
24	34	Building 34	45,267	152,782	3.51	29.64%			430'-7"								51	16	15	20	71.21%	63,509	108,796	
25	35	Sedimentation Pond	-	27,204	0.62	0.00%					27,204	0.62									0.00%	-	-	
26	36	Sedimentation Pond	-	25,371	0.58	0.00%					25,371	0.58									0.00%	-	-	
27	37	Sedimentation Pond	-	11,972	0.27	0.00%					11,972	0.27									0.00%	-	-	
28	38	Sedimentation Pond	-	21,820	0.50	0.00%					21,820	0.50									0.00%	-	-	
29	39	SITE	-	17,918	0.41	0.00%															0.00%	-	-	
30	40	EXISTING PRESERVATION ZONE	-	455,222	10.45	0.00%									455,222	10.45					0.00%	-	-	
31	41	CORRECTION ZONE	-	46,215	1.06	0.00%									46,215	1.06					0.00%	-	-	
32	42	STABILIZATION ZONE	-	285,908	6.10	0.00%									285,908	6.10					0.00%	-	-	
33	43	CORRECTION ZONE	-	105,496	2.42	0.00%									105,496	2.42					0.00%	-	-	
34	44	SITE	-	33,010	0.76	0.00%															0.00%	-	-	
35	45	PRESERVATION ZONE	-	225,307	5.17	0.00%									225,307	5.17					0.00%	-	-	
36	50	Intersection Monument	-	2,685	0.06	0.00%			2,685	0.06											0.00%	-	-	
37	51	Intersection Monument	-	2,852	0.07	0.00%			2,852	0.07											0.00%	-	-	
38	52	Intersection Monument	-	2,247	0.05	0.00%			2,247	0.05											0.00%	-	-	
39	53	Intersection Monument	-	1,918	0.04	0.00%			1,918	0.04											0.00%	-	-	
40	54	Intersection Monument	-	2,108	0.05	0.00%			2,108	0.05											0.00%	-	-	
41	55	Intersection Monument	-	1,921	0.04	0.00%			1,921	0.04											0.00%	-	-	
42	A	DRIVE A	-	37,294	0.86	0.00%							37,294	0.86							88.25%	32,912	32,912	
43	E	DRIVE E	-	24,076	0.55	0.00%							24,076	0.55							89.63%	16,814	16,814	
44	60	120' GARDEN RIDGE DR.	-	167,961	3.86	0.00%							167,961	3.86							54.96%	92,356	92,356	
			3,468,970	9,995,465	229.46	42.68%	2179'-6 1/2"	7005'-6 1/2"	2387'-6 1/4"	13,731	0.32	526,598	12.09	229,353	5.27	1,098,148	25.21	2,955	690	624	1,641	64.36	2,966,531	6,435,501
						(Net FAR)																		
						% of Gross Area																		
		Monument Area		13,731	0.32	0.14%																		
		Detention Area		526,598	12.09	5.27%																		
		Street / Drive ROW Area		229,353	5.27	2.29%																		
		Preservation, Correction, Stab. Zone		1,098,148	25.21	10.99%																		
				1,867,830	42.68	18.69%																		
						% of Gross Area																		
		North Tract Area		4,615,434	105.96	46.18%																		
		South Tract Area		5,380,031	123.51	53.82%																		
		Gross Area		9,995,465	229.46	100.00%																		
		Area Loss		1,867,830	42.68	18.69%																		
		Net Area		8,127,635	186.58	81.31%																		

BUILDING DATA

- 02 - 340 X 125, 45,512 S.F., 4.58 AC, 22.70%
- 03 - 340 X 125, 45,512 S.F., 3.83 AC, 27.15%
- 04 - 340 X 125, 45,512 S.F., 3.97 AC, 26.20%
- 11 - 170 X 260, 44,200 S.F., 5.00 AC, 20.30%
- 12 - 125 X 160, 20,000 S.F., 2.67 AC, 17.19%
- 14 - 340 X 125, 45,512 S.F., 4.48 AC, 23.24%
- 30 - 270 X 290, 66,000 S.F., 4.89 AC, 30.97%
- 34 - 160 X 285, 45,287 S.F., 3.51 AC, 29.64%

Exhibit E
ZONED Schematic Landscape Plan

NOTES:
-ALL TRUCK COURTS ARE 130'-0" DEEP
UNLESS NOTED OTHERWISE ON DRAWING
-ALL DRIVES SHOWN TO BE PRIVATE
OR SHARED (BASED ON MARKET DEMAND)
-CURB CUT LOCATIONS MAY VARY
(BASED ON MARKET DEMAND)
-BUILDING PLATES SHOWN MAY BE
SUBDIVIDED INTO SMALLER BUILDING
PLATES WITHIN THE SAME SITE, AREAS
INDICATED BY SCHEMATIC PLAN.

ZONED
PD 44
ND2

ZONED
PD 44
ND2

ZONED
C-1

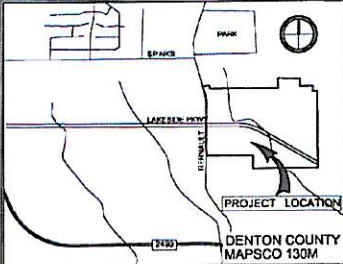
ZONED
C-1

EXISTING TREE CANOPY
CONCEPTUAL IN THIS
ZONE. SUBJECT TO FINAL
RECOMMENDATION OF
WATERSHED PROTECTION
PLAN. GRAPHIC SHOWS A
MIXTURE OF EXISTING AND
PROPOSED TREES.

EXISTING TREE CANOPY
CONCEPTUAL IN THIS
ZONE. SUBJECT TO FINAL
RECOMMENDATION OF
WATERSHED PROTECTION
PLAN. GRAPHIC SHOWS A
MIXTURE OF EXISTING AND
PROPOSED TREES.

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- TRAIL
- SPECIAL PLANTING
- GROUND COVER
- SEEDED GRASSES
AND WILDFLOWERS
- PRESERVED FLOOD PLAIN
MANAGEMENT ZONE
- BERMED UP SOIL
- CHECK DAM



VICINITY MAP



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01 LAKESIDE RANCH BUSINESS PARK
SCHEMATIC LANDSCAPE PLAN

Exhibit I

Exterior Colors

Concrete/Stucco Color Chart

		
560 20YY 68/102 Russian White	664 30YY 72/097 Raw Twine	547 20YY 51/178 Classic Ivory
		
490 10YY 67/213 Kiva Glow	665 30YY 74/121 Crowelwork	540 20YY 51/306 Butterfield
		
476 10YY 53/337 Golden Wheat	556 20YY 64/171 Dakota Land	2009 40YY 75/084 Sea Pearl
		
475 10YY 49/378 Honeysweet	549 20YY 59/201 Golden Champagne	
		
561 20YY 69/120 Desert Floor	653 30YY 67/084 European White	
		
563 20YY 70/138 Amish Linen	2002 26YY 71/098 Bone White-RM	
		
484 10YY 60/224 Abbey Cream	658 30YY 70/120 Antique Linen	
		
424 00YY 43/304 Corsican Treasure	554 20YY 63/141 Brazil Nut	

Masonry Color Chart

			
215 50YR 31/297 Ancient Copper	560 20YY 68/102 Russian White	664 30YY 72/097 Raw Twine	547 20YY 51/178 Classic Ivory
			
209 50YR 21/318 Clay Pot	490 10YY 67/213 Kiva Glow	665 30YY 74/121 Crowelwork	540 20YY 51/306 Butterfield
			
268 60YR 25/349 Emberglow	476 10YY 53/337 Golden Wheat	556 20YY 64/171 Dakota Land	2009 40YY 75/084 Sea Pearl
			
267 60YR 21/379 Colorado Rust	475 10YY 49/378 Honeysweet	549 20YY 59/205 Golden Champagne	554 20YY 63/149 Brazil Nut
			
325 80YR 26/323 Autumn Blush	561 20YY 69/120 Desert Floor	653 30YY 67/084 European White	424 00YY 43/304 Corsican Treasure
			
366 90YR 26/250 Ocher Tan	563 20YY 70/138 Amish Linen	2002 26YY 71/098 Bone White-RM	
			
417 00YY 31/407 Sun Valley	484 10YY 60/224 Abbey Cream	658 30YY 70/120 Antique Linen	

These colors are from the ICI Master Palette Color System. Brick colors, stone colors, concrete colors, and roof colors are to be matched to these colors on the ICI color chart (the chart reproduced here vary somewhat from the original chart). Procure a copy of the actual ICI color for exact matching.

Exhibit J

Metals and Roofing Colors

Roofing/Metal Finishes Color Chart



319 80YR 13/227
Tobacco Road



945 10GY 21/119
Minnesota Pines



354 90YR 10/244
Timber Trail



1035 50GY 24/110
Privet Hedge



515 20YY 26/117
American Eagle



408 00YY 19/068
Great Smokie Mt.



456 10YY 18/074
Fauna



686 40YY 29/068
Ashton Grey



458 10YY 23/184
Canvasback



685 40YY 25/074
Grey Mountain



508 20YY 15/152
Cavalry Brown



684 40YY 20/081
Plateau Grey



587 30YY 21/129
Boulder



682 40YY 13/094
Bronze

These colors are from the ICI Master Palette Color System. Brick colors, colors, concrete colors, and roof colors are to be matched to these colors on the ICI color chart (the charts reproduced here vary somewhat from the original charts). Procure a copy of the actual ICI color for exact matching.

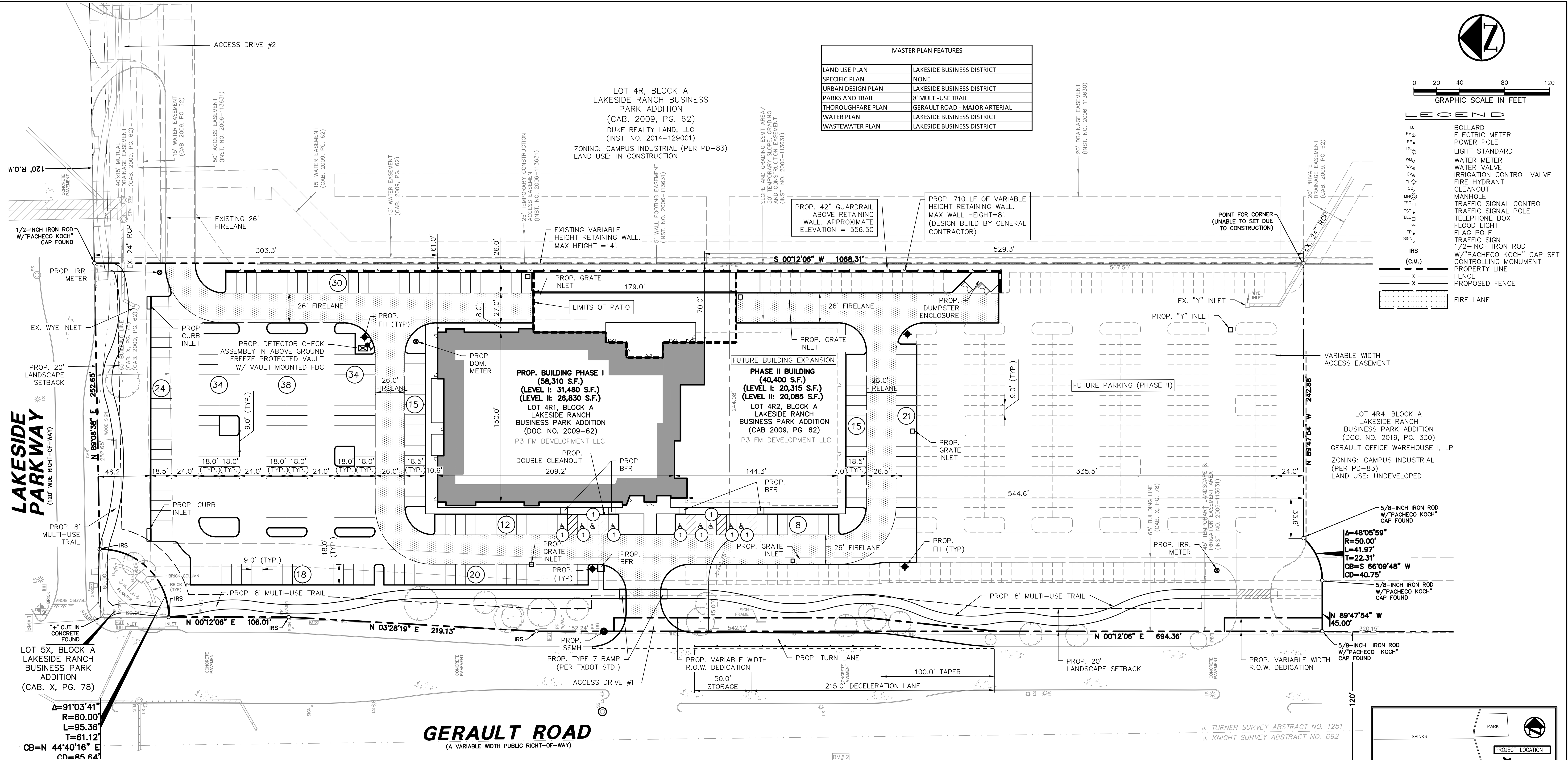


EXHIBIT C

Pacheco Koch

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

PARKWAY OFFICE LAKESIDE

CONCEPTUAL SITE PLAN

LAKESIDE PARKWAY
(120' WIDE RIGHT-OF-WAY)

LOT 5X, BLOCK A
LAKESIDE RANCH
BUSINESS PARK
ADDITION
(CAB. X, PG. 78)

Δ=91°03'41"
R=60.00'
L=95.36'
T=61.12'
CB=N 44°40'16" E
CD=85.64'

LOT 1, BLOCK A
LAKESIDE RIDGE ADDITION
(CAB. 2013, PG. 361)

LOT 4R, BLOCK A
LAKESIDE RANCH BUSINESS
PARK ADDITION
(CAB. 2009, PG. 62)
DUKE REALTY LAND, LLC
(INST. NO. 2014-129001)
ZONING: CAMPUS INDUSTRIAL (PER PD-83)
LAND USE: IN CONSTRUCTION

GERAULT ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PLANT LIST

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
		Existing Tree			existing tree to remain
	<i>Ulmus crassifolia</i>	Cedar Elm	17	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</i> 'Sempervirens'	Lacebark Elm	42	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	42	30 gal.	container grown, 8' ht., 4' spread min.
	<i>Vitex agnus-castus</i>	Vitex	10	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>Spiraea spp.</i> 'Anthony Waterer'	Anthony Waterer Spiraea	46	5 gal.	container full, 20" spread 36" o.c.
	<i>Loropetalum chinense</i> 'Purple Diamond'	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</i> 'Adagio'	Miscanthus 'Adagio'	69	5 gal.	container full, 36" o.c.
	<i>Cortaderia selloana</i>	Pampas Grass	70	5 gal.	container full
	<i>Hesperaloe parviflora</i>	Red Yucca	150	5 gal.	container full, 30" o.c.
	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	274	5 gal.	container full, 20" spread 12" o.c.
	<i>Buchloe dactyloides</i> '609'	Buffalograss '609'			
	<i>Cynodon dactylon</i>	Common Bermudagrass			
		Lakeside Ranch Native Grass Mix			
		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.	4 trees	5 trees
	Gerault Road - 902 l.f.	15 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.	9 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.	601 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.

SCALE: 1" = 40'-0"
0 20 40 80

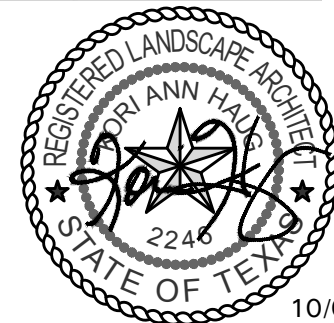


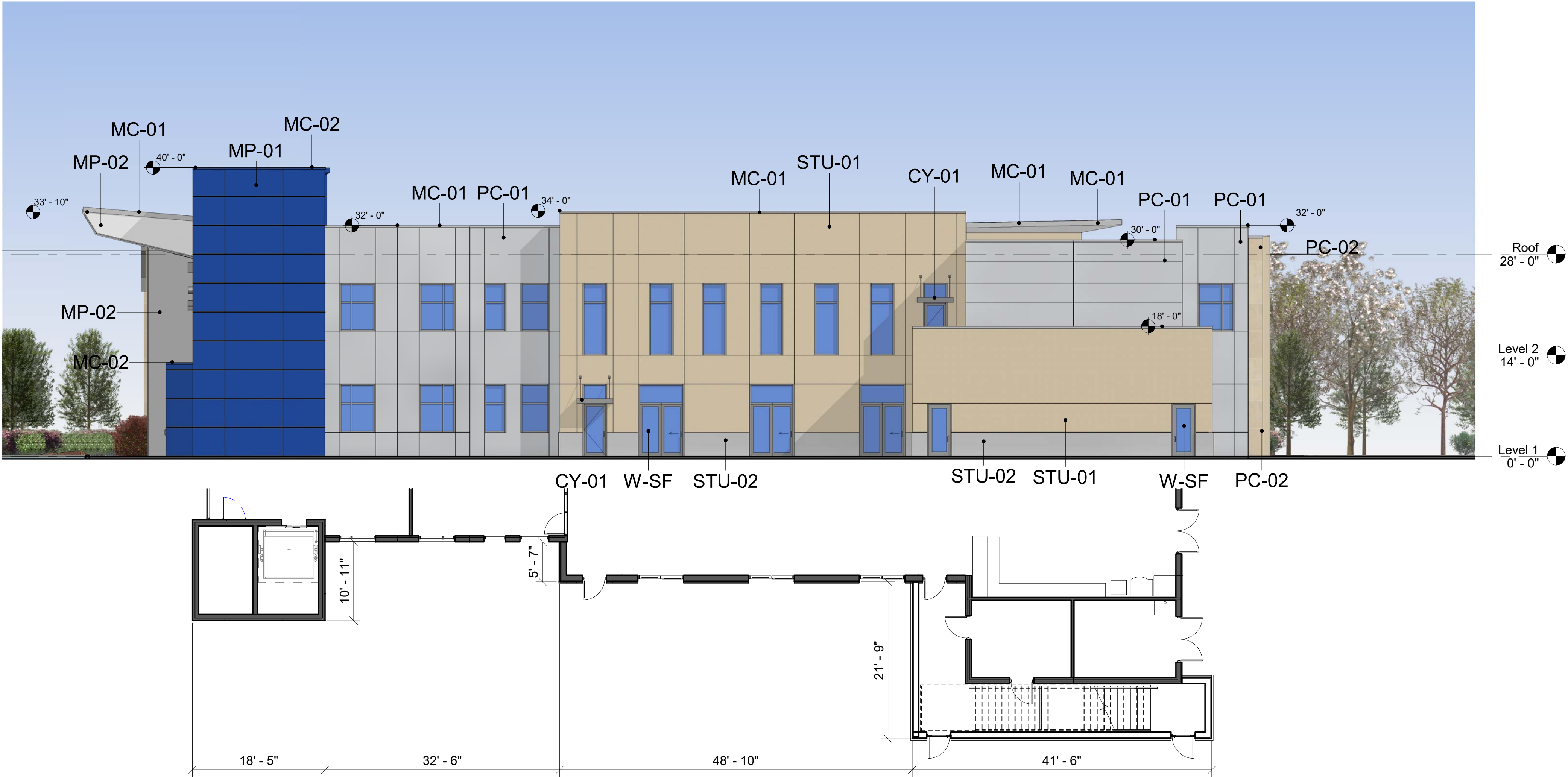
Exhibit D

Parkway Office
Lakeside



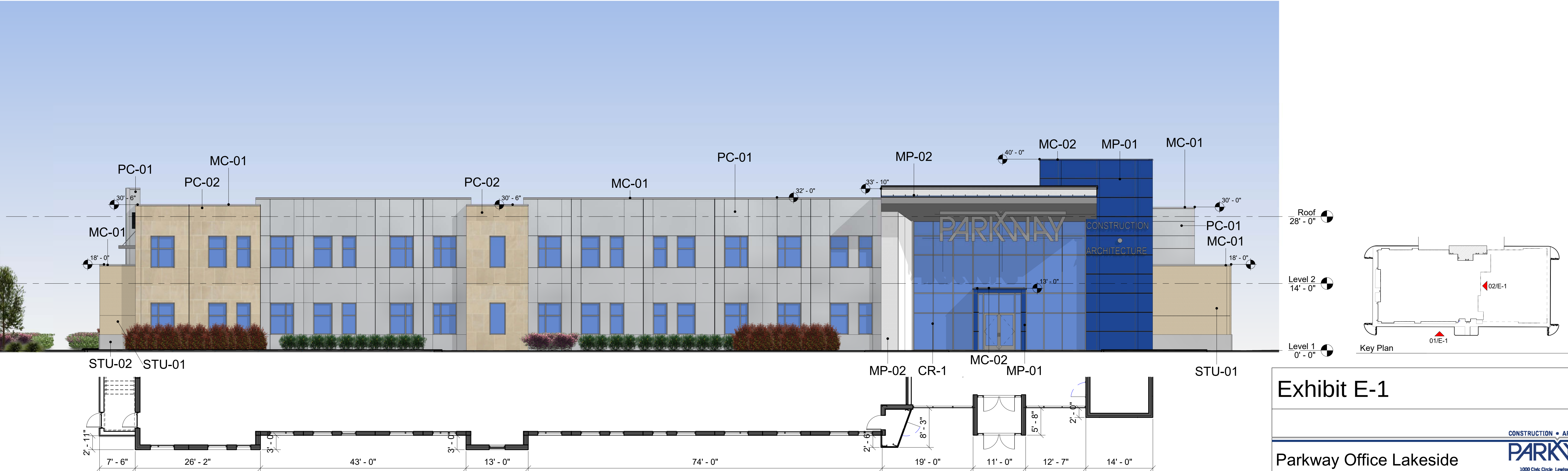
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

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 - Painted Steel Gate with Steel Frame	Cityscapes Inc.	Color to match Grey Concrete Panel.
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	C.A.T. Cable Railing System	Stainless Steel
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-1

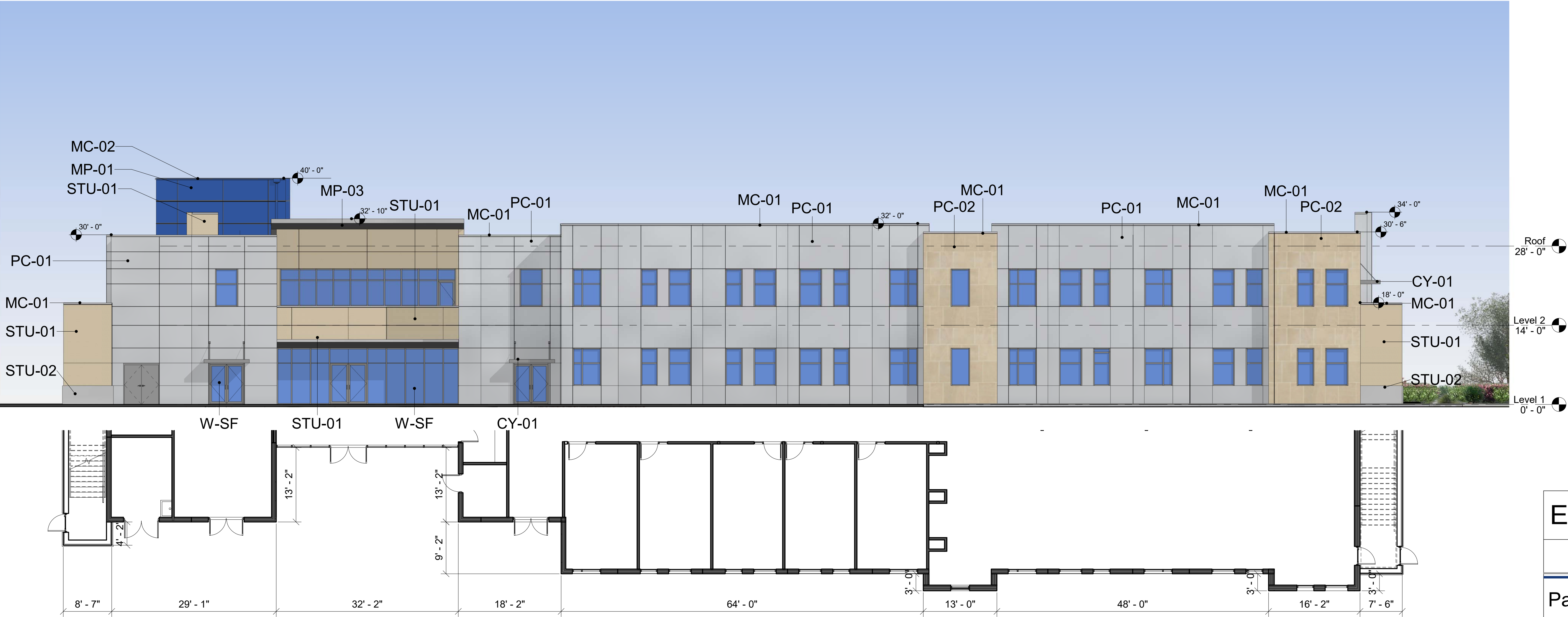
Parkway Office Lakeside

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 - Painted Steel Gate with Steel Frame	Cityscapes Inc.	Color to match Grey Concrete Panel.
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	C.A.T. Cable Railing System	Stainless Steel
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"

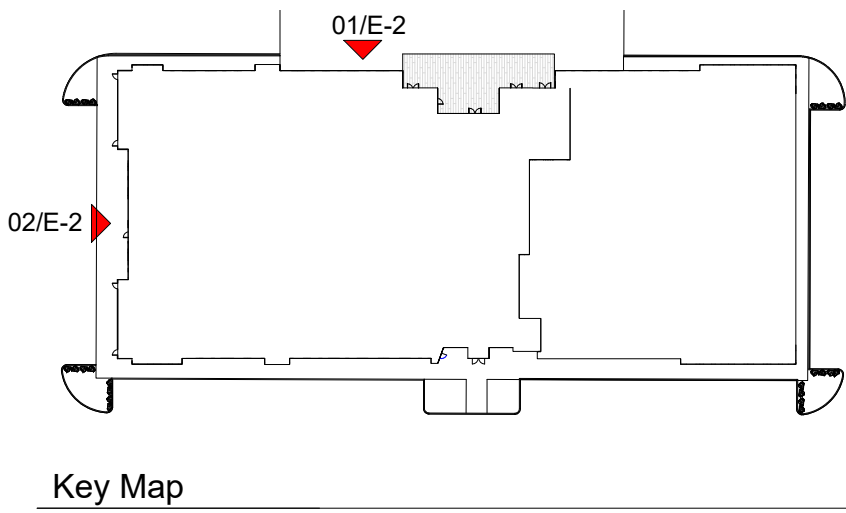
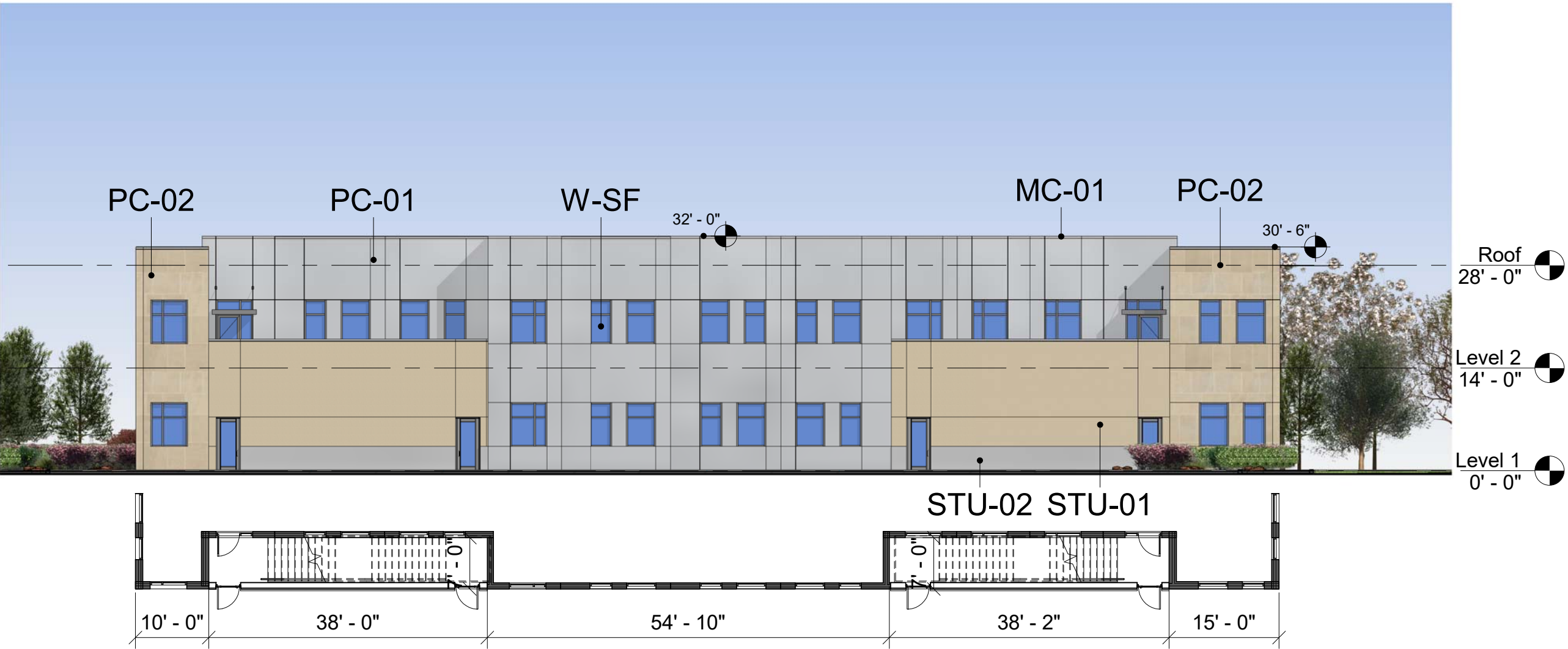


Exhibit E-2

Parkway Office Lakeside

Conceptual Elevations - Phase I

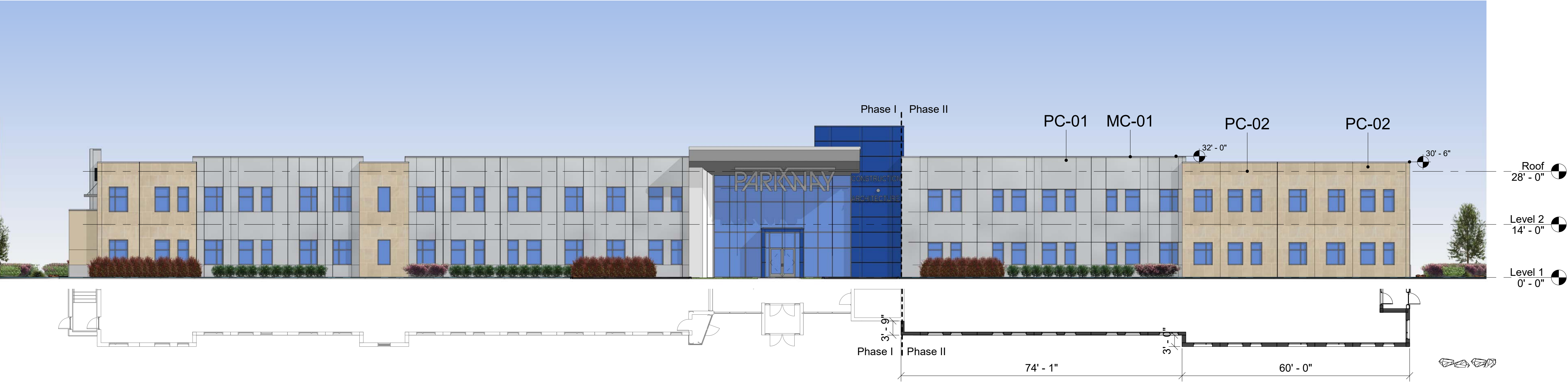


3 South Elevation - Phase II
1/16" = 1'-0"

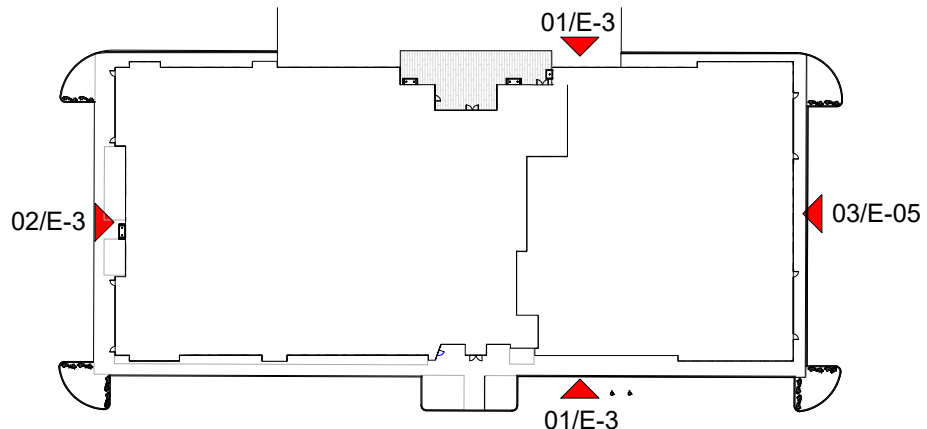
Exterior Material Legend			
Mark	Description	Manufacture	Color
CY-01	Canopy - Metal		Clear Anodized Aluminum
GT-01	Dumpster Gate - Painted Steel Gate with Steel Frame	Cityscapes Inc.	Color to match Grey Concrete Panel.
MC-01	Metal Coping - Misc.		Clear Anodized Aluminum
MC-02	Metal Coping - Misc.		Anodized 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	C.A.T. Cable Railing System	Stainless Steel
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-3

Parkway Office Lakeside

Conceptual Elevations - Phase II

CONSTRUCTION • ARCHITECTURE

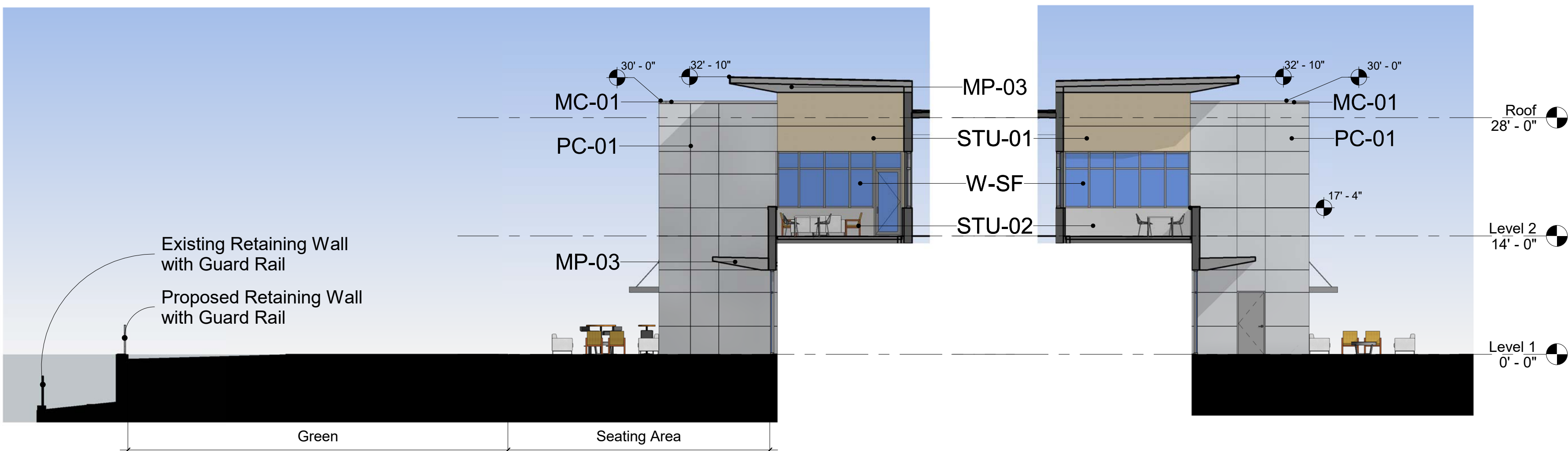
PARKWAY
1000 Civic Circle, Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979



4 Patio View - South East - Phase II



3 Patio View - North East - Phase I

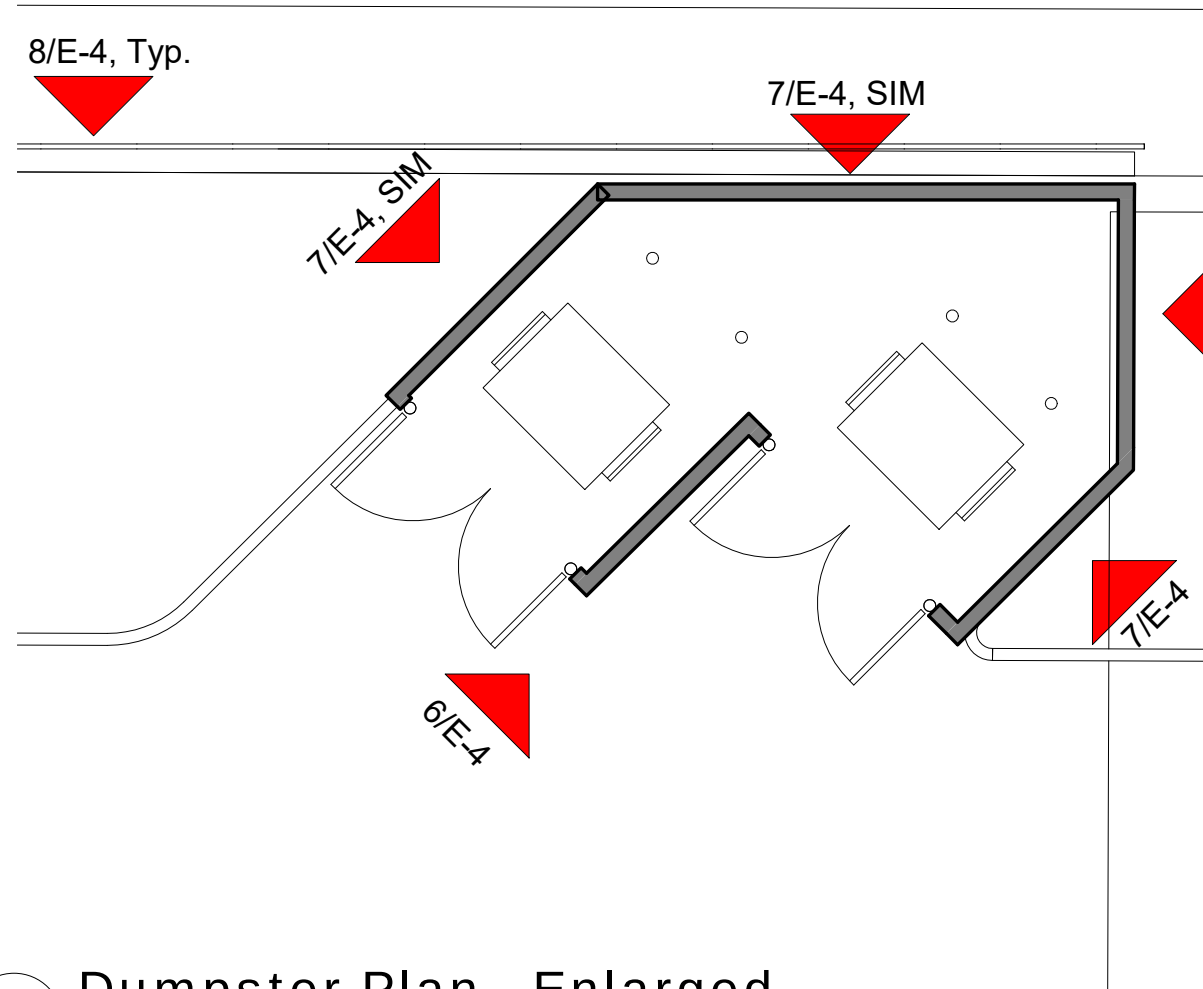


1 North Elevation - Thru Patio
1" = 10'-0"

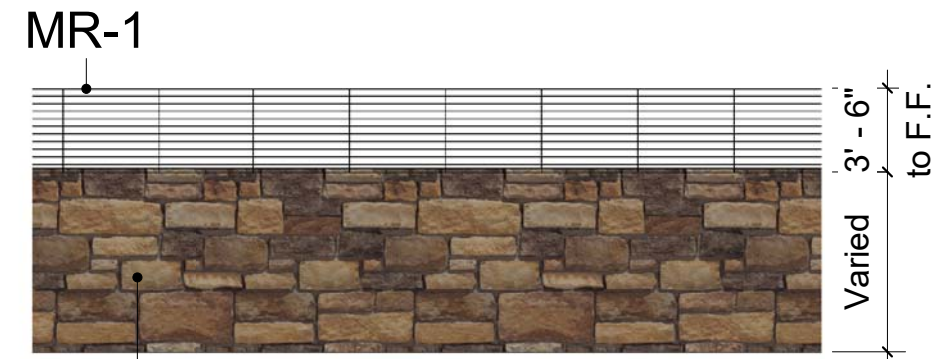
2 South Elevation - Thru Patio
1" = 10'-0"

Elevations Notes:

- All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to match the materials on the main building.
- All ground based HVAC shall be screened with live screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
- All electrical panels and associated components shall be painted/textured to match the color of the building.
- Dumpster screening wall requires a separate building permit.
- Signs require a separate building permit. Any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.
- Refer to E-03 for Material Legend.

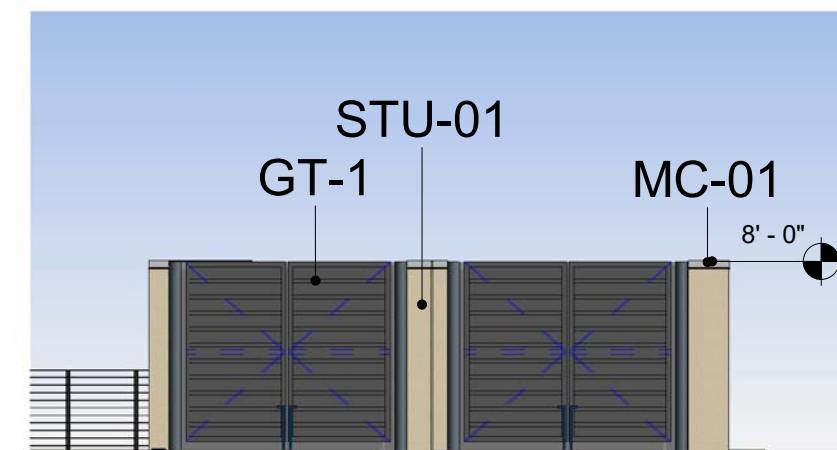


5 Dumpster Plan - Enlarged
1/8" = 1'-0"



ST-01- to match existing retaining wall

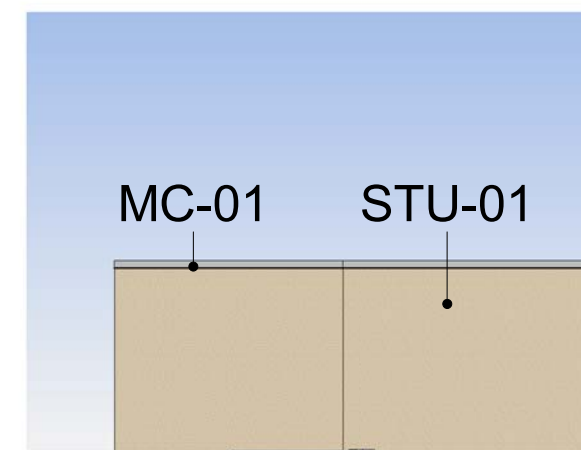
8 Conceptual Guardrail & Retaining Wall
1/8" = 1'-0"



GT-1

MC-01

8' - 0"



MC-01

STU-01

Level 1
0' - 0"

Enclosure gates shall be constructed of sheet metal with steel frame and painted to complement the building.

6 Dumpster Exterior Elev - Gates
1/8" = 1'-0"

7 Dumpster Exterior Elev - Typical
1/8" = 1'-0"

Material Tabulation Chart - Phase I								
	North Elevation		East Elevation		South Elevation		West Elevation	
Total Façade SF	5,152		7,536		6,787		7,597	
Façade SF (Exclusive of Doors and Windows)	4,292		5,943		6,039		5,660	
Doors and Windows SF	860		1,593		748		1,937	
Primary Masonry Materials SF	4,031	93.9%	5,617	94.5%	5,032	83.3%	4,526	80.0%
Concrete	1,661	38.7%	4,129	69.5%	1,488	24.6%	3,117	55.1%
Stone	980	22.8%	758	12.8%	1,488	24.6%	994	17.6%
Stucco	1,390	32.4%	730	12.3%	2,056	34.0%	415	7.3%
Secondary Materials SF	261	6.1%	326	5.5%	1,007	16.7%	1,134	20.0%
Blue Metal Panel	110	2.6%	206	3.5%	784	13.0%	622	11.0%
Perforated Metal Panel	27	0.6%	0	0.0%	182	3.0%	482	8.5%

Material Tabulation Chart - Phase II								
	North Elevation		East Elevation		South Elevation		West Elevation	
Total Façade SF	See Phase I		3,962		4,993		4,202	
Façade SF (Exclusive of Doors and Windows)			3,241		4,263		3,458	
Doors and Windows SF			721		730		744	
Primary Masonry Materials SF			3,241	100.0%	4,263	100.0%	3,458	100.0%
Concrete			1,978	61.0%	2,355	55.2%	1,976	57.1%
Stone			1,263	39.0%	648	15.2%	1,482	42.9%
Stucco			0	0.0%	1,260	29.6%	0	0.0%
Secondary Materials SF			0	0.0%	0	0.0%	0	0.0%
Blue Metal Panel			0	0.0%	0	0.0%	0	0.0%
Perforated Metal Panel			0	0.0%	0	0.0%	0	0.0%

Material Tabulation Chart - Final								
	North Elevation		East Elevation		South Elevation		West Elevation	
Total Façade SF	5,152		11,498		4,993		11,799	
Façade SF (Exclusive of Doors and Windows)	4,292		9,184		4,263		9,118	
Doors and Windows SF	860		2,314		730		2,681	
Primary Masonry Materials SF	4,031	93.9%	8,858	96.5%	4,263	100.0%	7,984	87.6%
Secondary Materials SF	261	6.1%	326	3.5%	0	0.0%	1,134	12.4%

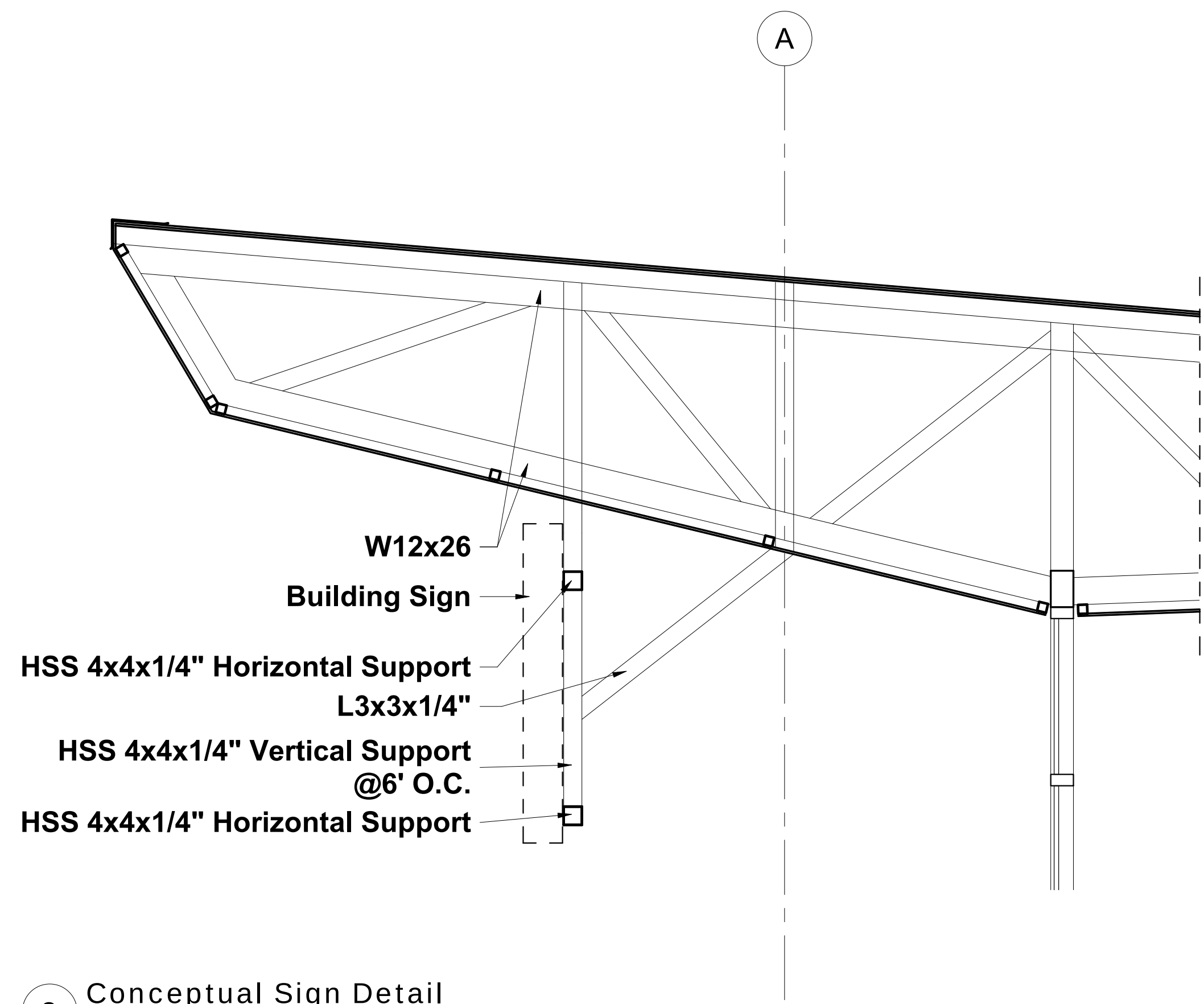
Exhibit E-4

Parkway Office Lakeside

Misc. Elevations & Tabulations



2 Sign Perspective



3 Conceptual Sign Detail
1/2" = 1'-0"



1 West - Front Entry - Sign
1" = 10'-0"

Item "A" - Under Canopy Sign 6'-4" x 26'-5" = 167.30 Sq. Ft.

Exhibit F

Parkway Office Lakeside

Conceptual Building Sign Design

CONSTRUCTION • ARCHITECTURE

PARKWAY
1000 Civic Circle • Lewisville, TX 75067
parkwayconstruction.com (972) 221-1979



Plants shown in the rendering are for representation purpose only.
Please refer to Landscape Design Drawings for correct species & quantities.

Exhibit P-1

CONSTRUCTION • ARCHITECTURE

Parkway Office Lakeside

1000 Civic Circle - Lewisville, TX 75067

parkwayconstruction.com (972) 221-1979

PARKWAY

Perspective View - North/West Phase I



Plants shown in the rendering are for representation purpose only.
Please refer to Landscape Design Drawings for correct species & quantities.

Exhibit P-2	
CONSTRUCTION • ARCHITECTURE PARKWAY 1000 Civic Circle • Lewisville, TX 75067 parkwayconstruction.com (972) 221-1979	
Parkway Office Lakeside	
Perspective View - South/West Phase I	



Plants shown in the rendering are for representation purpose only.
Please refer to Landscape Design Drawings for correct species & quantities.

Exhibit P-3	
CONSTRUCTION • ARCHITECTURE Parkway Office Lakeside PARKWAY 1000 Civic Circle • Lewisville, TX 75067 parkwayconstruction.com (972) 221-1979	
Perspective View - North/East	



Plants shown in the rendering are for representation purpose only.
Please refer to Landscape Design Drawings for correct species.

Exhibit P-4	
CONSTRUCTION • ARCHITECTURE Parkway Office Lakeside PARKWAY 1000 Civic Circle • Lewisville, TX 75067 parkwayconstruction.com (972) 221-1979	
Perspective View - North/West Phase II	



Plants shown in the rendering are for representation purpose only.
Please refer to Landscape Design Drawings for correct species & quantities.

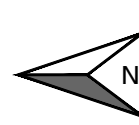
Exhibit P-5	
CONSTRUCTION • ARCHITECTURE PARKWAY 1000 Civic Circle, Lewisville, TX 75067 parkwayconstruction.com (972) 221-1979	
Parkway Office Lakeside	
Perspective View - South/West Phase II	

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. AN ISA CERTIFIED ARBORIST SHALL BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE BY HAND TOOLS ONLY. NO MACHINERY 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 DEMOLITION 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, 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 PROTECTED TREE TO REMAIN
- EXISTING PROTECTED TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/D1



SCALE: 1" = 40'-0"

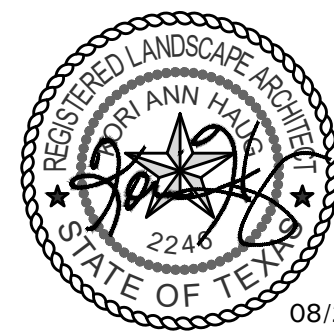


Exhibit D1

Parkway Office
Lakeside



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

TREE PRESERVATION PLAN

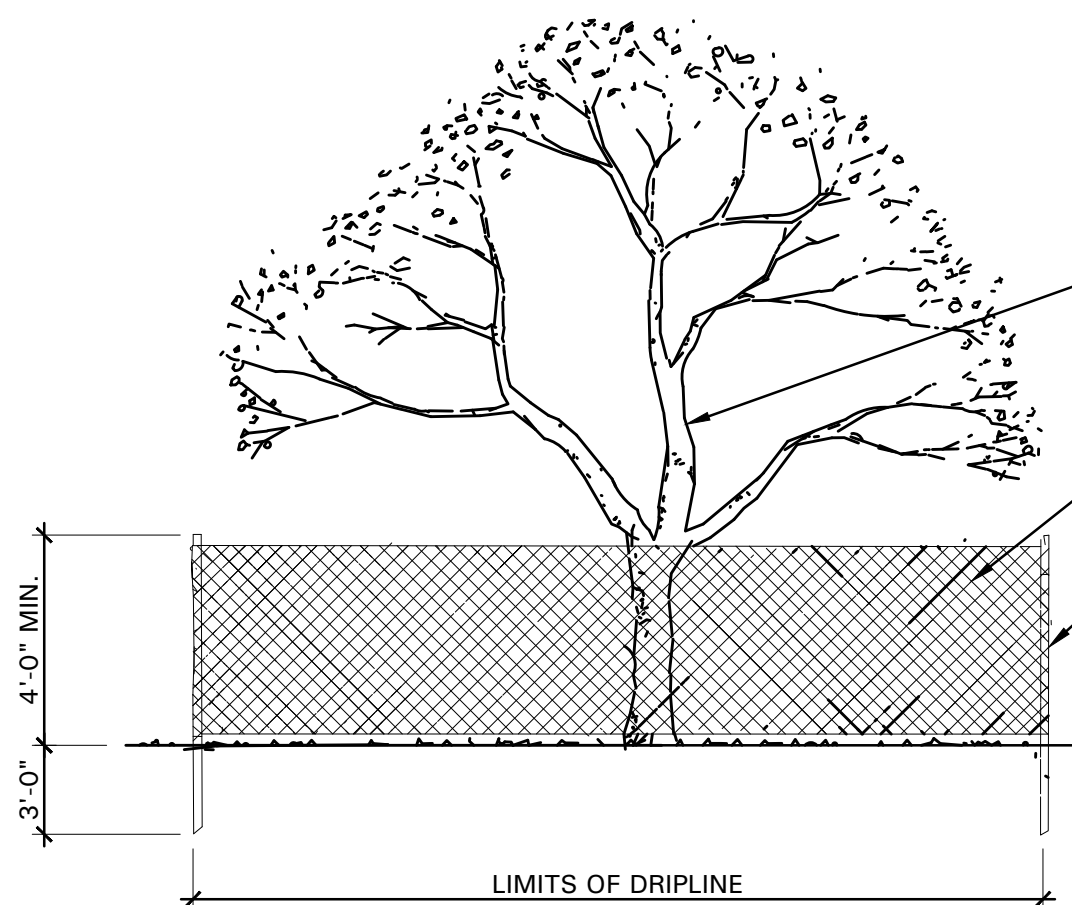
LOT 4R, BLOCK A
LAKESIDE RANCH BUSINESS
PARK ADDITION
(CAB. 2009, PG. 62)
DUKE REALTY LAND, LLC
(INST. NO. 2014-129001)
ZONING: CAMPUS INDUSTRIAL (PER PD-83)
LAND USE: IN CONSTRUCTION

PROP. BUILDING PHASE I
(58,310 S.F.)
(LEVEL I: 31,480 S.F.)
(LEVEL II: 26,830 S.F.)
LOT 4R1, BLOCK A
LAKESIDE RANCH
BUSINESS PARK ADDITION
(CAB. 2009, PG. 62)
P3 FM DEVELOPMENT LLC

PHASE II BUILDING
(40,400 S.F.)
(LEVEL I: 20,315 S.F.)
(LEVEL II: 20,085 S.F.)
LOT 4R2, BLOCK A
LAKESIDE RANCH
BUSINESS PARK ADDITION
(CAB. 2009, PG. 62)
P3 FM DEVELOPMENT LLC

GERAULT ROAD
(A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LOT 1, BLOCK A
LAKESIDE RIDGE ADDITION
(CAB. 2013, PG. 361)



01 TREE PROTECTIVE FENCING
NOT TO SCALE

TREE SURVEY FIELD DATA								
No.	Dis. (inches)	Species (common name)	Species (botanical name)	Status	Protected	Health	Tree Credits	Remarks
1901	14	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1902	4	RED BUD	CERIS CANADENSIS	TO BE REMOVED		DECLINE		TO BE REPLACED
1903	4	RED BUD	CERIS CANADENSIS	TO BE REMOVED		DECLINE		TO BE REPLACED
1904	14	POST OAK	QUERCUS STELLATA	TO REMAIN			4	
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	CERIS CANADENSIS	TO BE REMOVED	PROTECTED			TO BE MITIGATED
1965	4	RED BUD	CERIS CANADENSIS	TO REMAIN				
1966	6	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1967	4	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1968	4	MEXCAN PLUM	PRUNUS MEXICANA	TO REMAIN				
1969	8	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1970	6	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1971	4	CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
1972	8	MULTI-TRUNK CEDAR ELM	ULMUS CRASSIFOLIA	TO BE REMOVED				TO BE REPLACED
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			1	
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			1	
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	PROTECTED			TO BE REPLACED
1997	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1998	14	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1999A	17	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
1999B	12	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
2000	18	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED
2001	20	POST OAK	QUERCUS STELLATA	TO BE REMOVED	PROTECTED			TO BE REPLACED

Total Caliper Inches on Site	483
Total Caliper Inches Removed	361
Buildable Area Tree Credits	6
Total Specimen Tree Inches to be Mitigated	24
Total Amount to be Paid into Tree Fund (for 24" Post Oak; (16) 3" Trees - 12 Tree Credits)	\$3,750.00

- TREE MITIGATION OF SPECIMEN TREE WILL BE ADDRESSED BY PAYMENT INTO TREE FUND
- TREE MITIGATION OF PROTECTED TREES WILL BE ADDRESSED BY REPLACEMENT ONSITE

Exhibit “B”

Development Standards

Planned Development District - 174 (PD-174) Parkway Office Lakeside

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

A. DEFINITIONS.

1. UNDER CANOPY SIGN means a sign that is attached under a canopy or extended building feature from a façade, the sign may extend more than 12 inches from a façade, but does not extend beyond the canopy edge or extended building feature.

B. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.
 - a. Exhibit “C”: Conceptual Site Plan.
 - b. Exhibit “D”: Conceptual Landscape Plan.
 - c. Exhibit “E”: Conceptual Elevations.
 - d. Exhibit “F”: Under Canopy Sign Exhibit.

- C. PERMITTED USES. The uses listed as Permitted Uses in Campus Industrial District (CI) in the Town’s Zoning Ordinance may be permitted on the property.

- C. SPECIFIC USES. The uses listed as Specific Uses in Campus Industrial District (CI) in the Town’s Zoning Ordinance may be permitted on the property only upon approval of a specific use permit in accordance with the procedures and standards of Section 90-186 of the Land Development Code, “Specific Use Permits”.

- D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town’s Zoning Ordinance may be permitted on the property only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

- E. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Campus Industrial District (CI) in the Town’s Zoning Ordinance shall be required for this Planned Development.

- F. LANDSCAPE AND SCREENING REQUIREMENTS. All landscaping and screening shall be provided in a consistent manner as shown on Exhibit “D”.

MISCELLANEOUS STANDARDS.

1. Off-Street Parking.

- a. Except as provided in this paragraph, off-street parking shall comply with Article III of the Town's Code of Ordinances.
- b. For an office use, this Planned Development shall be subject to the following:
 - i. The office shall be developed in two phases as shown on Exhibit "C".
 - ii. A parking study has been prepared to address aggregate parking requirements that exceeds 20 percent of required parking.
 - iii. A deviation that provides for a maximum increase of 70.5 percent of the aggregate parking requirement (Phase I and Phase II, combined) for an office use shall be permitted.

G. SIGNAGE.

1. Except as provided in this paragraph, signage shall comply with the Town's Sign Ordinance.
2. A proposed Under Canopy sign shall be permitted subject to the following standards and generally provided as shown on Exhibit "F".
 - a. The height shall not exceed seven feet.
 - b. The width shall not exceed 27 feet.
 - c. The sign area shall not exceed 180 square feet.
 - d. A minimum clear height of 15 feet from grade shall be provided.
 - e. A maximum of one under canopy sign shall face Gerault Road.

H. EXCEPTIONS.

1. Meritorious Architecture-Urban Design Plan, Section 1.2. The proposed architecture is unique and shall be deemed 'meritorious', and shall comply in all respects with elevations as shown on Exhibit "E".



PLANNING AND ZONING COMMISSION AGENDA ITEM NO: 5 REGULAR ITEM

DATE: October 14, 2019

FROM: Richard Brown, Senior Planner

ITEM: **Public Hearing to consider a request for rezoning (ZPD19-0001 - Whyburn Medical Offices) from Agricultural District (A) uses to Planned Development District-172 (PD-172) with Office District (O) uses, and with certain exceptions and modifications to the Code of Ordinances, and consider adopting an ordinance for said amendment. The property is generally located north of Waketon Road and west of Long Prairie Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximate 2.7389 acre parcel from Agricultural District (A) uses to Planned Development District No. 172 (PD-172) with Office District (O) uses to allow for the proposed development of a 17,815 sf medical office. The proposed Office District is consistent with the Town's Master Plan designation of Retail for the property.

As part of the request, the applicant has asked for one exception to the Code of Ordinances (see Section III, below, for detail):

Exception:

- Section 82-242, Street buffer landscaping
 - ✓ Reduction of street buffer width along the Long Prairie Road frontage

As a matter of reference, the applicant previously submitted an application (Z18-0001) for an Office District (O) to provide for development consistent with this application. On December 10, 2018, the Planning and Zoning Commission denied the request. The applicant did not appeal the recommendation to Town Council.

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

The property will require platting. It is anticipated both the plat and site plan applications will be submitted together, with both being placed on a future Planning and Zoning Commission agenda. With respect to the site plan application, all plans will require compliance with this

application's development standards and conceptual plans (site plan, landscape plan, elevations).

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

III. EXCEPTION

Exception to Section 82-242, Street buffer landscaping

Section 82-242 of the Town Code requires the area of the lot adjacent to the street right-of-way line and extending into the lot for a minimum width as provided below shall be landscaped, except for necessary driveways. As the site possesses two street frontages, the minimum width of the required landscaped street buffer along Long Prairie Road is 25 feet and the minimum required street buffer along Waketon Road is 15 feet.

The applicant is requesting an exception from the Town's street buffer landscaping requirements for the property frontage along Long Prairie Road, proposing a 15-foot-wide street buffer in lieu of the required 25-foot-wide buffer. The applicant is requesting this exception, in part, due to the anticipated right-of-way dedication along the site's Long Prairie Road frontage; 20-foot-wide dedication encompassing approximately 15,183 square feet of land area. The attached conceptual landscape plan does provide for required street buffer tree plantings of one tree (minimum three inch caliper) for each 30 feet of linear frontage.

It should be noted the required 15-foot-wide street buffer along the property's Waketon Road frontage is being provided.

With the exception of the above-referenced request for a reduced street buffer along the Long Prairie Road frontage, the attached conceptual landscape plan provides for all required plantings. The conceptual elevations are predominately primary masonry and the design is in compliance with the Urban Design Plan.

IV. CORRESPONDENCE

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

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

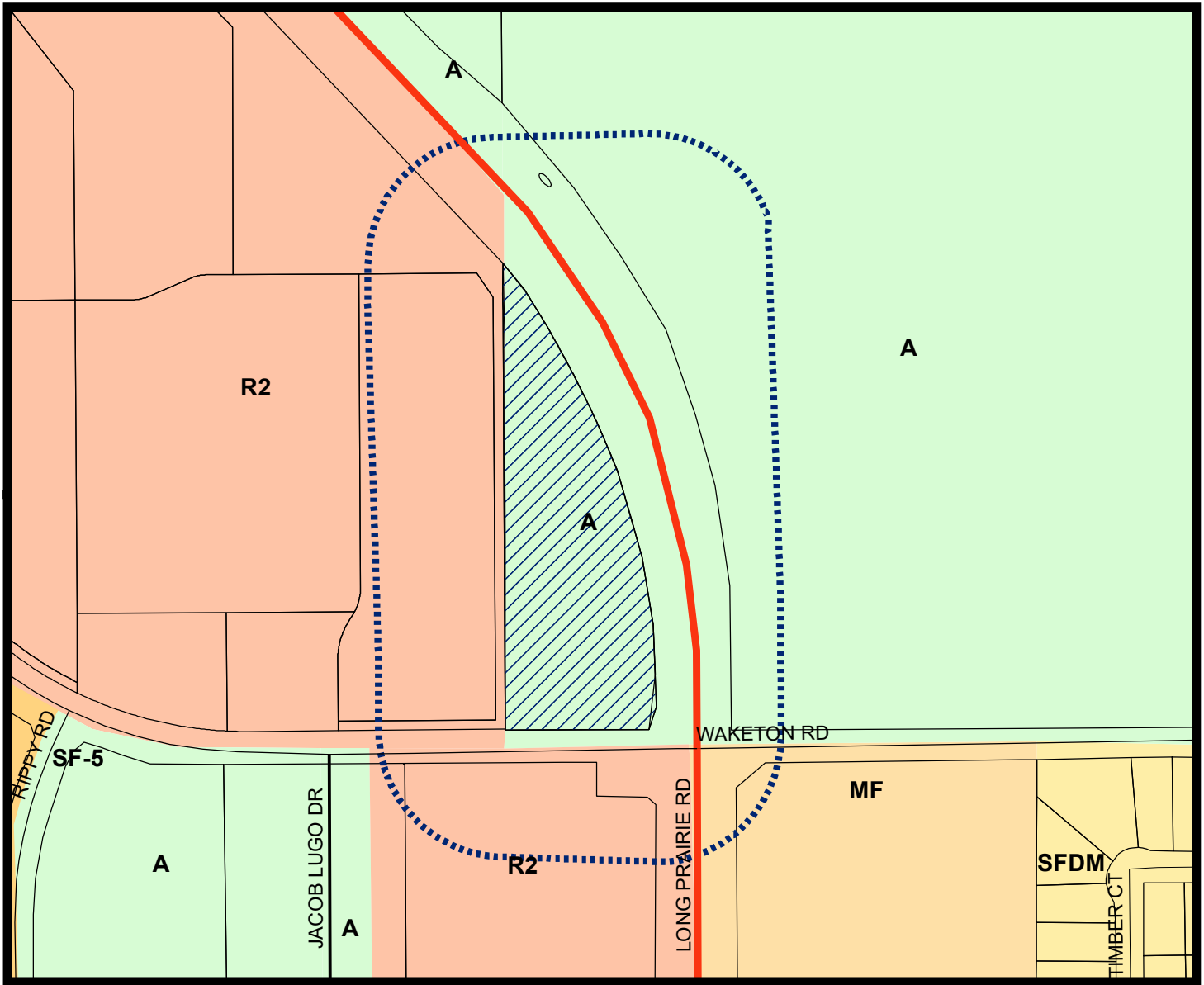
B. Application Details

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

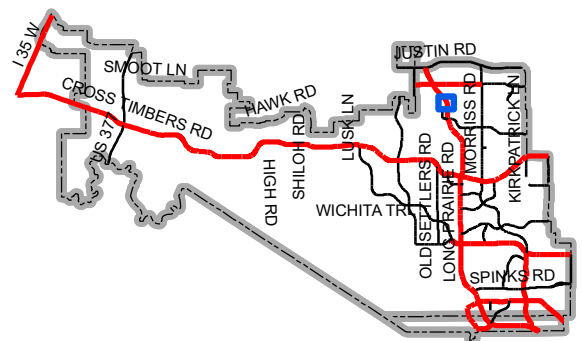
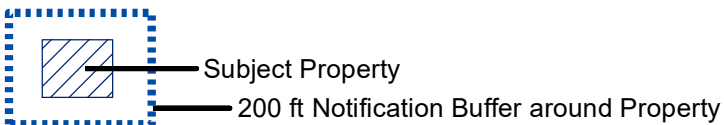
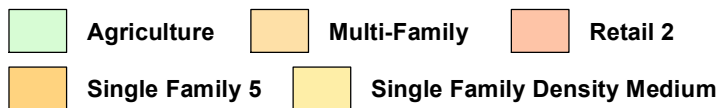


Vicinity Map

Reference Project: ZPD19-0001



LEGEND



Map Location



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

LETTER OF INTENT

ATTN:

Richard Brown,

Senior Planner
Town of Flower Mound,
1001 Cross Timbers Road (Office Location)
2121 Cross Timber Road (Town Hall and Mailing Address)
Flower Mound, Texas 75028
Phone: 972-874-6349

Date: August 20th, 2019

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

This letter of intent is to inform Town of Flower Mound about Whyburn Medical Office Development at NWC of Long Prairie Road (F.M.2499) & Waketon Road. The existing property land size is approximately 2.74 acres with a zoning district AG (Agriculture). The medical office development consists of 17,815 SF building with associated surface parking. We believe the medical office will be a great addition for the Town of Flower Mound. The proposed use is compatible with town's future land use map. We are requesting an exception to the required street buffer along Long Prairie road. The minimum width of the landscape street buffer from the street right of way line adjacent to country roadway is supposed to be 25 feet but we have provided 15 feet as we are dedication 20 feet along long prairie for R.O.W dedication.

Site Data:

Existing Zoning District: Agriculture A
Development Plan Acreage: 2.739 Acres
Proposed Use: Medical Office
Proposed Zoning District: Planned Development for Office District (O) uses
Proposed Building Area: 17,815 SF
Phase Development: No

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

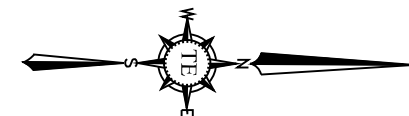
Sincerely,

Kiew Kam, P.E.

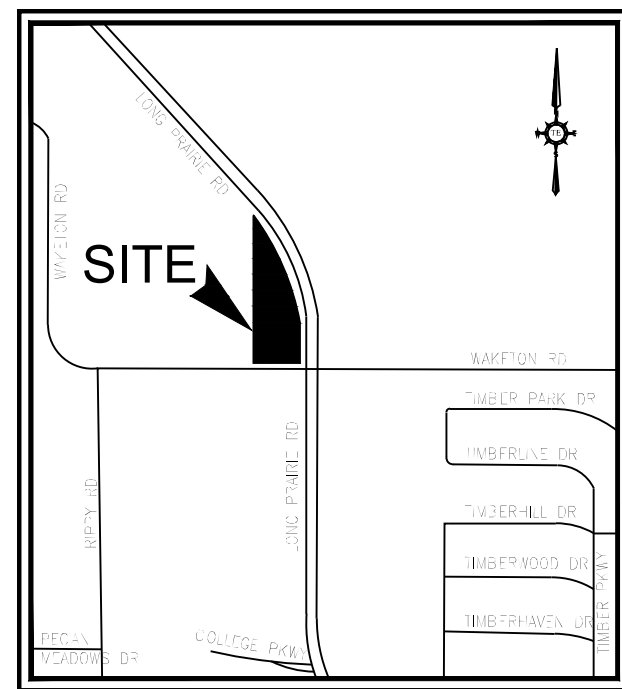
Planning | Civil Engineering | Construction Management

MEDICAL OFFICE DEVELOPMENT

2.7389 ACRES OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO 834
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



0 30 60
SCALE: 1" = 30'



OWNER/DEVELOPER
WHYBURN KENNETH G TR
126 SELBY LN
ATHERTON, CA 94027
CONTACT: KENNETH WHYBURN

ENGINEER
TRIANGLE ENGINEERING LLC
1784 MCDERMOTT DRIVE, SUITE 110
ALLEN, TEXAS 75013
CONTACT: KIEW KAM, P.E.
TEL: 469-213-2268

SURVEYOR
TEXAS NATIONAL SURVEYING
P.O. BOX 293294
LEWISVILLE, TEXAS 75029
CONTACT: ARTHUR DEAN HODDE
TEL: 972-539-7676

SITE DATA SUMMARY CHART

PHYSICAL ADDRESS	LONG PRAIRIE RD & WAKETON RD	
GROSS SITE AREA	2.7389 ACRES OR 119,304 S.F.	
NET SITE AREA	2.3023 ACRES (AFTER R.O.W DEDICATION)	
ZONING	PLANNED DEVELOPMENT DISTRICT NO. 172 (PD-172) FOR OFFICE DISTRICT (O) USES	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	MEDICAL OFFICE	
LOT COVERAGE DATA		
BUILDING COVERAGE	17,815 S.F. (17.76%)	
IMPERVIOUS AREA	63,567 S.F. (63.38%)	
PERVIOUS AREA	36,722 S.F. (36.62%)	
PARKING SUMMARY	REQUIRED	PROVIDED
MEDICAL OFFICE	71	85 SPACES (4 ADA SPACES)
TOTAL PARKING	71	85 SPACES (4 ADA SPACES)
BUILDING DATA		
BUILDING	1 STORY	
MAXIMUM HEIGHT	30'-0"	
MEDIAN ROOF HEIGHT	21'-0"	
TOTAL SQUARE FOOTAGE	17,815 SQFT	

LEGEND

BUILDING SETBACK	---
LANDSCAPE BUFFER	---
EXISTING BOUNDARY	---
EXISTING RETAINING WALL	---
EXISTING ELECTRIC	---
EXISTING POWER POLE	PP
R.O.W. DEDICATION	---
PROPOSED CURB	---
PROPOSED HANDICAP LOGO	♿

FLOODPLAIN NOTE:

THE SUBJECT PROPERTY LIES WITHIN THE ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
FLOOD MAP NUMBER 48121C0540G, EFFECTIVE ON 04/18/2011

MASTER PLAN FEATURES

LAND USE PLAN	RETAIL
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	8 FOOT-WIDE MULTU-USE TRAIL ALONG WAKETON ROAD
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WAKETON - URBAN COLLECTOR ACCESS PROVIDED BY NEIGHBORING PROPERTY TO WEST AND INGRESS/EGRESS DRIVEWAY OFF WAKETON ROAD
WATER PLAN	LONG PRAIRIE DISTRICT, FUTURE 12 INCH WATER LINES TO BE INSTALLED ON BOTH EAST AND WEST SIDE OF LONG PRAIRIE ROAD AND RESPECTIVELY CONNECTED TO EXISTING 8 INCH AND 12 INCH WATER LINES ON EAST AND WEST SIDE OF LONG PRAIRIE ROAD, 16 INCH WATER LINES ALONG WAKETON ROAD
WASTEWATER PLAN	LONG PRAIRIE DISTRICT, 12 INCH SANITARY SEWER LINES ALONG EAST SIDE OF LONG PRAIRIE ROAD AND 15 INCH LINES ALONG WAKETON ROAD

NOTE:

SITE STORMWATER RUNOFF WILL BE COLLECTED BY ON-SITE DETENTION FACILITY AND RELEASED TO THE PUBLIC SYSTEM/ DRAINAGE WAY AT A PRE-DEVELOPED FLOW RATE

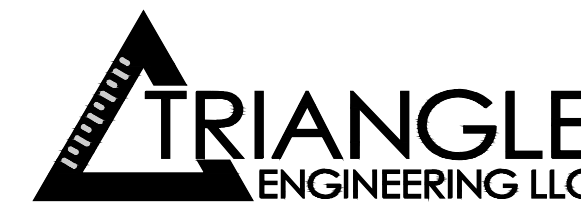
NOTES

- ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

NO.	DATE	DESCRIPTION	BY
1	01/10/19	1st ZPD CITY SUBMITTAL	KK
2	03/04/19	2nd ZPD CITY SUBMITTAL	KK
3	07/22/19	3rd ZPD CITY SUBMITTAL	KK
4	08/21/19	4th ZPD CITY SUBMITTAL	KK
5	09/13/19	5th ZPD CITY SUBMITTAL	KK



CONCEPTUAL SITE PLAN
LONG PRAIRIE RD & WAKETON RD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management
DESIGN DRAWN DATE SCALE PROJECT NO. SHEET NO.
KP QX 03/04/19 1"=30' 064-18
TX PE FIRM 1525

CP



MEDICAL OFFICE DEVELOPMENT

**LONG PRAIRIE RD & WAKETON RD
FLOWER MOUND, TEXAS**

ISSUE:

FOR APPROVAL 09.12.2018

CITY COMMENTS 12.20.2011

CITY COMMENTS 03.01.2011

CITY COMMENTS 08.21.2011

CITY COMMENTS 10.07.201

DATE:

10.07.2019

SHEET NAME:

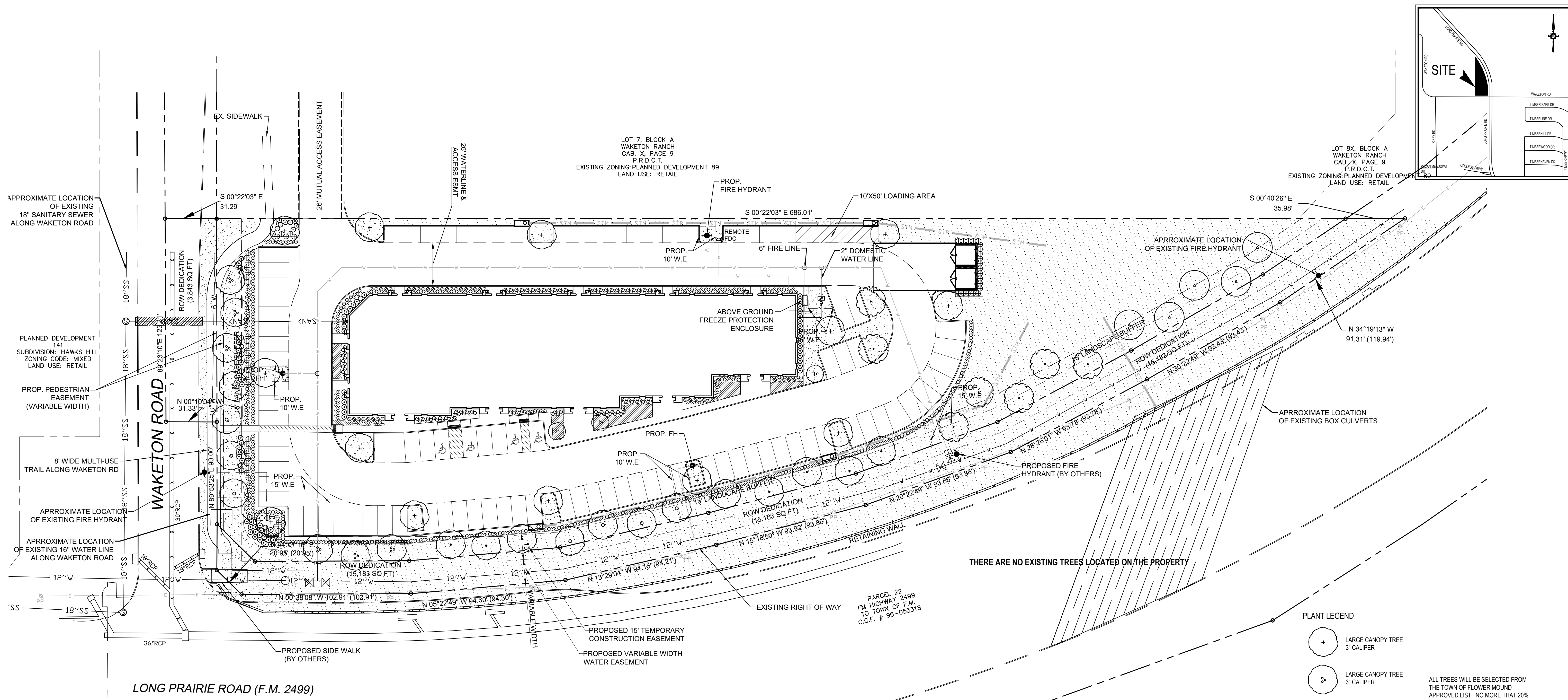
LANDSCAPE PLAN

SHEET NUMBER:

11

L.

100



HYDROMULCH NOTES

1. ALL LAWN AREAS TO BE HYDROMULCH BERMUDAGRASS, UNLESS NOTED OTHERWISE ON DRAWINGS.
2. CONTRACTOR SHALL SCARIFY, RIP, LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
3. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE AND SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL MEET TEXAS STATE LAW REQUIREMENTS.
4. FIBER: SHALL BE ONE HUNDRED (100%) PERCENT WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER. "CONWEE" OR EQUAL.
5. FIBER TACK: SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER, AND SHALL BE "TERRO-TACK" ONE, AS MANUFACTURED BY GROWERS, INC., OR EQUAL.
6. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FOOT.
7. USE A 4X8" BATTER BOARD AGAINST ALL BEDS AREAS.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND APRIL 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON.
9. IN THE EVENT RYE GRASS IS NECESSARY DUE TO TIME OF YEAR INSTALLATION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SCARP EXISTING GRASS, BAG CLIPPINGS, AND SCARIFY SOIL TO A DEPTH OF 1" PRIOR TO PERMANENT LAWN GRASS INSTALLATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED, SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.
11. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WEEDING, WEEDING, CULTIVATING, CLEANING, AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
12. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY AS NECESSARY.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL Voids.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPAIRING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOTS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ALL LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOO BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	40,980 s.f.	8,196	16,125
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 19,000 10 tree for first 10,000 (plus 1 tree per 2,000 in excess of 10,000 s.f.)	40,980 s.f.	22	26-3 Cal. Trees
Trees required to satisfy other provisions of Landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 f.t.	Long Prairie Road 720 f.t.	24	25-3 Cal. Trees
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 f.t.	Wabikon Road 293 f.t.	7	7-3 Cal. Trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	85	638 s.f.	1,656 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 tree per 10 spaces	85	9	12

PLANT LEGEND

- | | |
|---|---------------------------------|
|  | LARGE CANOPY TREE
3" CALIPER |
|  | LARGE CANOPY TREE
3" CALIPER |
|  | LARGE CANOPY TREE
3" CALIPER |
|  | LARGE CANOPY TREE
3" CALIPER |
|  | LARGE CANOPY TREE
3" CALIPER |
|  | LARGE CANOPY TREE
3" CALIPER |
|  | ORNAMENTAL TREE |

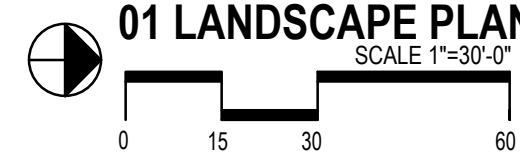
ALL TREES WILL BE SELECTED FROM THE TOWN OF FLOWER MOUND APPROVED LIST. NO MORE THAT 20% OF A TREE SPECIES AND NO MORE THAN 50% OF ANY TREE GENUS IS PERMITTED

- | | |
|---|-------------------------------------|
|  | EVERGREEN SHRUB - 24" HEIGHT |
|  | EVERGREEN SCREEN HEDGE - 24" HEIGHT |
|  | ORNAMENTAL SHRUB - 5 GALLON |
|  | ORNAMENTAL SHRUB - 5 GALLON |
|  | ORNAMENTAL SHRUB - 5 GALLON |
|  | ORNAMENTAL GRASS - 5 GALLON |

- EVERGREEN GRASS

BERMUDA GRASS
SOLID SOD

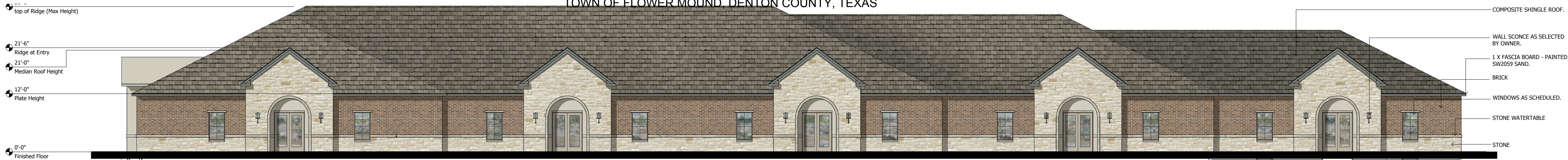
BERMUDA GRASS
HYDROMULCH



01 LANDSCAPE PLAN

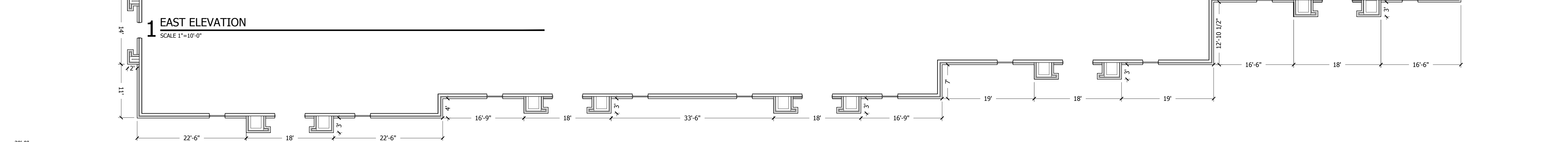
SCALE 1"=30'-0"

MEDICAL OFFICE DEVELOPMENT
2.7389 ACRES OF LAND LOCATED IN THE EDWIN MARSH SURVEY, ABSTRACT NO 834
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



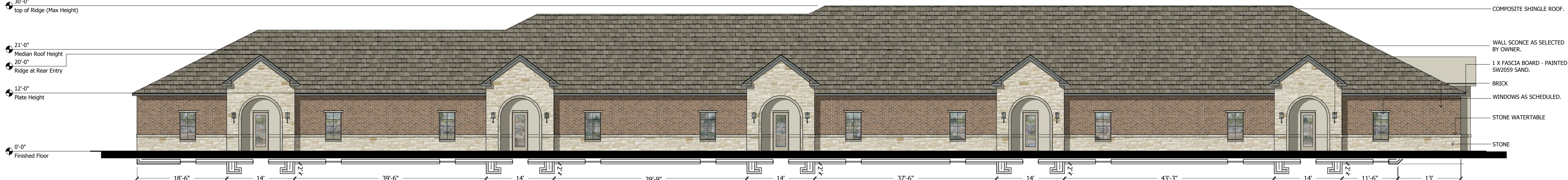
1 EAST ELEVATION

SCALE 1"=10'-0"



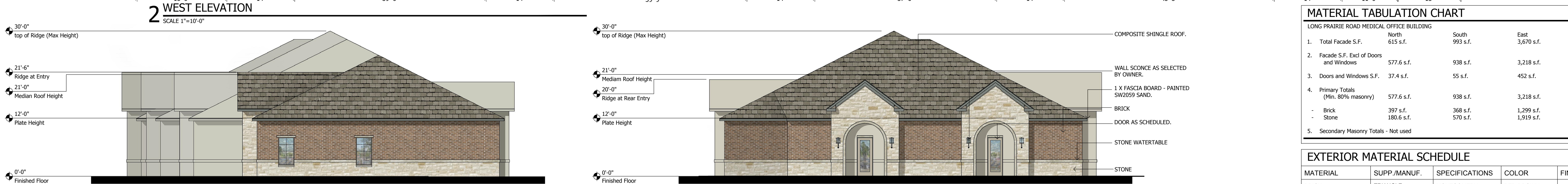
2 WEST ELEVATION

SCALE 1"=10'-0"



3 NORTH ELEVATION

SCALE 1"=10'-0"



4 SOUTH ELEVATION

SCALE 1"=10'-0"

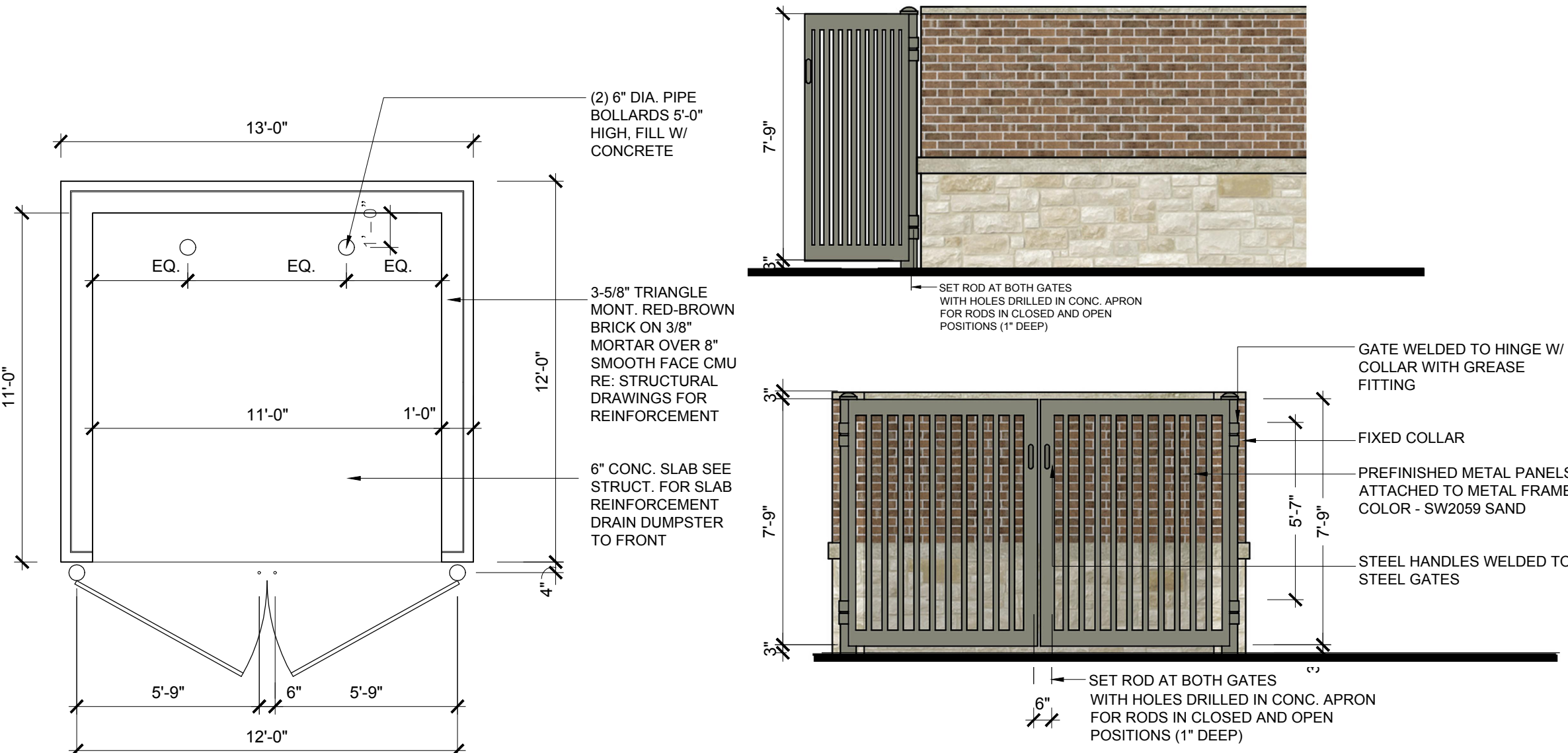
MATERIAL TABULATION CHART

LONG PRAIRIE ROAD MEDICAL OFFICE BUILDING				
	North 615 s.f.	South 993 s.f.	East 3,670 s.f.	West 3,497 s.f.
1. Total Facade S.F.				
2. Facade S.F. Excl of Doors and Windows	577.6 s.f.	938 s.f.	3,218 s.f.	3,172.5 s.f.
3. Doors and Windows S.F.	37.4 s.f.	55 s.f.	452 s.f.	324.5 s.f.
4. Primary Totals (Min. 80% masonry)	577.6 s.f.	938 s.f.	3,218 s.f.	3,172.5 s.f.
- Brick	397 s.f.	368 s.f.	1,299 s.f.	1,439 s.f.
- Stone	180.6 s.f.	570 s.f.	1,919 s.f.	1,733.5 s.f.
5. Secondary Masonry Totals - Not used				

EXTERIOR MATERIAL SCHEDULE

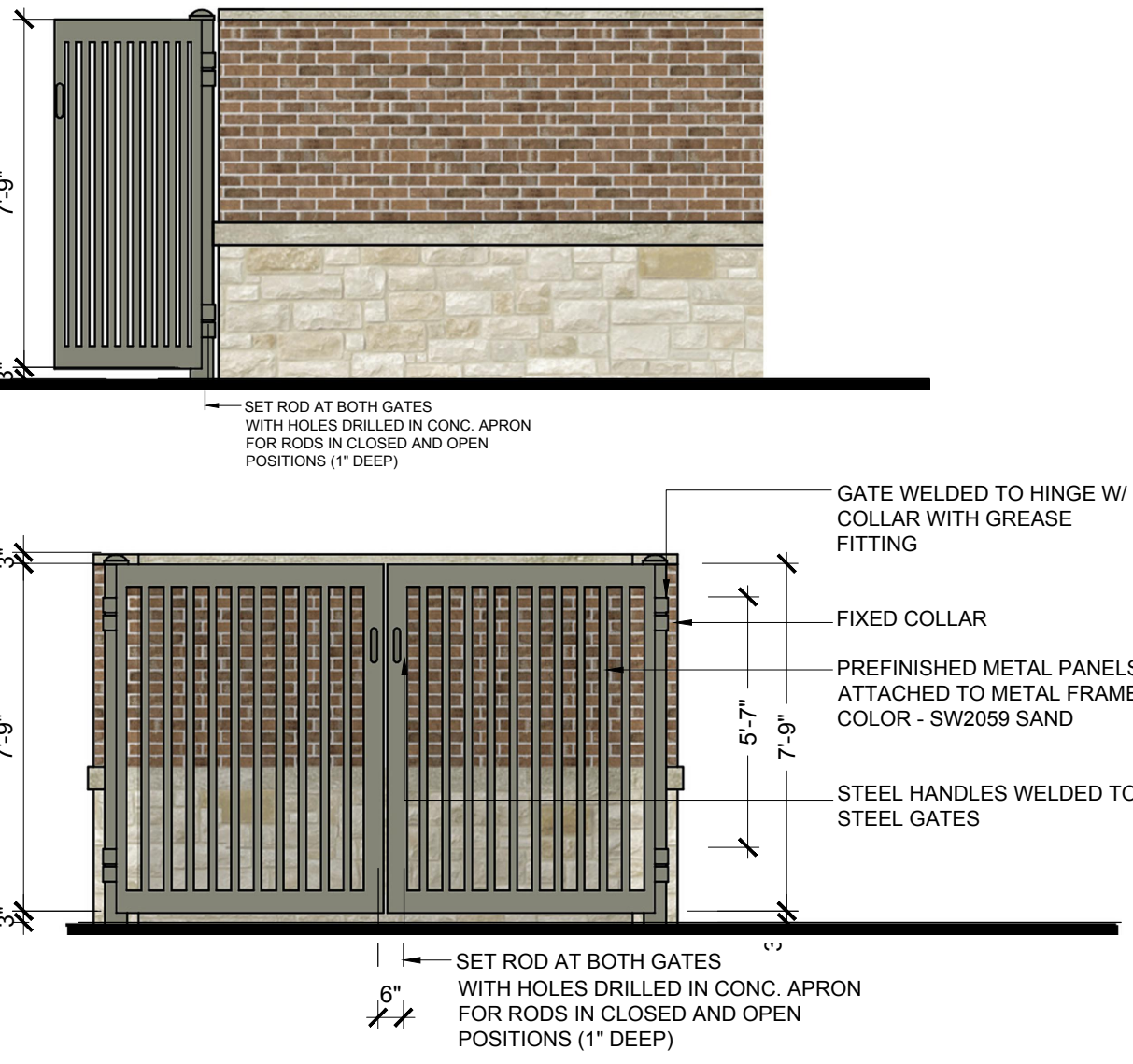
MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK	TRIANGLE	MONTGOMERY	RED-BROWN	-
STONE	CHAMPION STONE CO. OR EQ.	LUEDER ROUGH FACE LESTONE OR EQ.	OFF-WHITE	NON-OVERLAPPING
STONE MORTAR	TBD	POLYMER MODIFIED	OFF-WHITE	-
ANODIZED ALUMINUM	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
PAINT	SHERWIN WILLIAMS	EXTERIOR	SW2059 SAND	-
SHINGLE ROOF	GAF OR EQ.	30 YR.	BLK/GREY	COMPOSITE

- A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. 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.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. 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.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



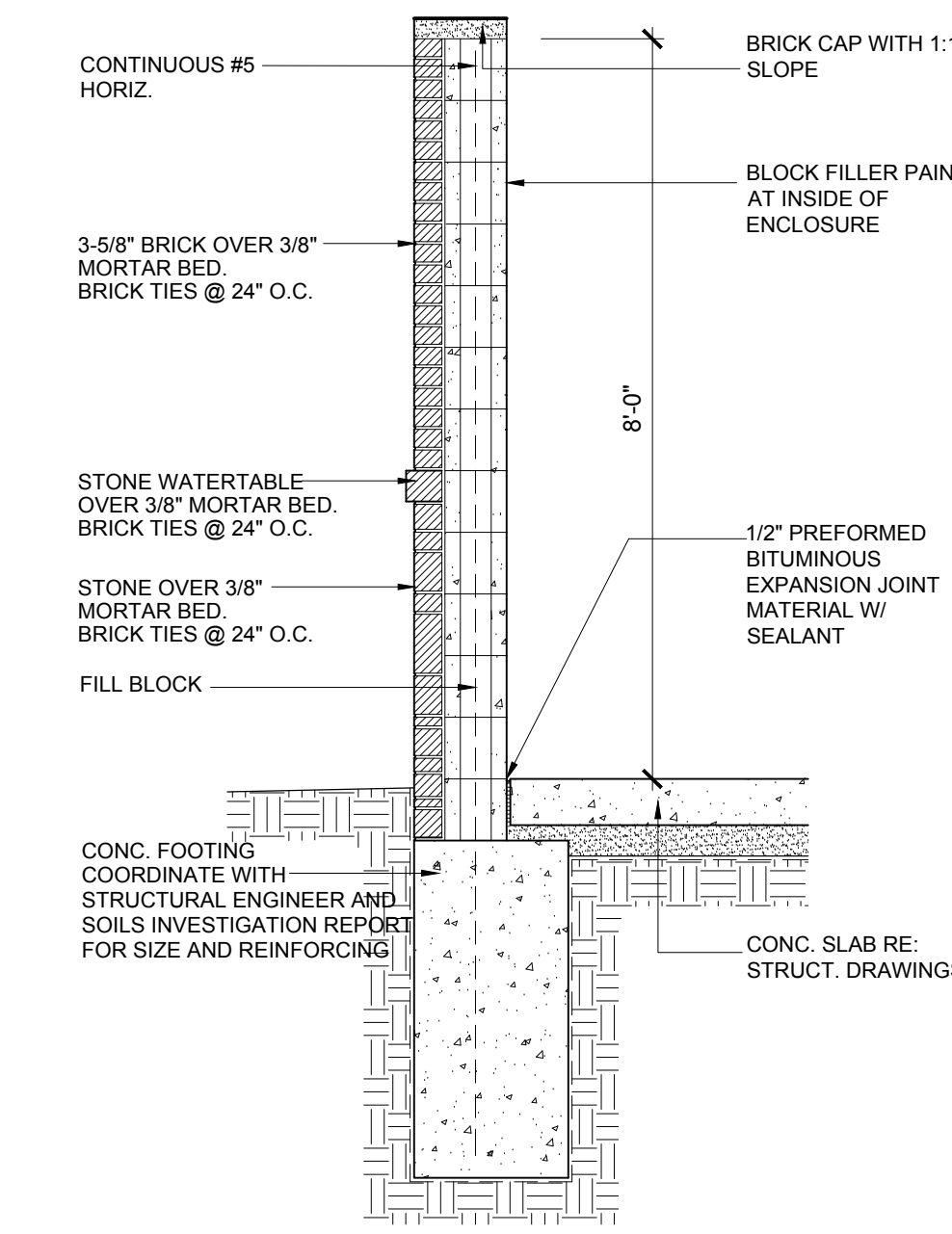
5 DUMPSTER PLAN - MINIMUM REQUIREMENTS

SCALE 1/4" = 1'-0"



6 DUMPSTER ELEVATIONS - MINIMUM REQUIREMENTS

SCALE 1/4" = 1'-0"



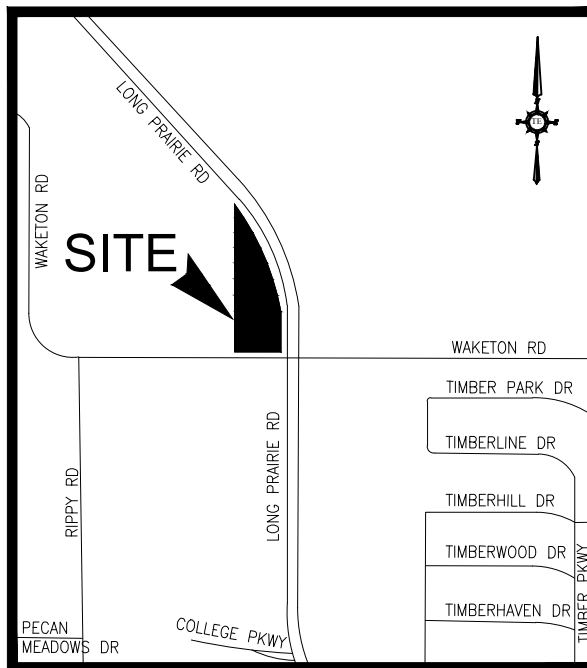
7 DUMPSTER SECTION

SCALE 1/2" = 1'-0"

OWNER/DEVELOPER
B & B CONSTRUCTION LLC.
6612 ADOBE CIRCLE
COLONY, TX 75056
CONTACT: JAMES BULLINGTON
TEL: 469-231-7350

ARCHITECT
HOLTMAN DESIGNWORKS INC
403 US 377 S
ARGYLE, TEXAS 76226
CONTACT: MATTHEW HOLTMAN, RA
TEL: 214-455-5623

SURVEYOR
TEXAS NATIONAL SURVEYING
P.O. BOX 293254
LEWISVILLE, TEXAS 75029
CONTACT: ARTHUR DEAN HODDE
TEL: 972-539-7676



NO.	DATE	DESCRIPTION	BY
#	9/17/19	CONCEPT ELEVATIONS	MF

MEDICAL OFFICE DEVELOPMENT
CONCEPTUAL ELEVATIONS
LONG PRAIRIE RD & WAKETON RD
CITY OF FLOWER MOUND
DENTON COUNTY, TEXAS

DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	TT	08/14/18	1"=60'	064-18

Exhibit “B”

Development Standards

Planned Development District- 172 (PD-172) Whyburn Medical Offices

The development on the property comprising approximately 2.7389 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

- A. EXHIBITS. The following Exhibits are incorporated into this planned development.
 1. Exhibit “C”: Conceptual Site Plan.
 2. Exhibit “D”: Conceptual Landscape Plan.
 3. Exhibit “E”: Conceptual Elevations.
- B. PERMITTED USES.
 1. The uses listed as Permitted Uses in Office District (O) in the Town’s Zoning Ordinance may be permitted in this Planned Development.
- C. SPECIFIC USES.
 1. The uses listed as Specific Uses in Office District (O) in the Town’s Zoning Ordinance may be permitted in this Planned Development only upon approval of a specific use permit in accordance with the procedures and standards of Section 90-186 of the Land Development Code, “Specific Use Permits”.
- D. TEMPORARY USES. The uses listed as Temporary Uses in the Office District (O) 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”.
- E. DIMENSIONAL REGULATIONS. The dimensional regulations listed for Office District (O) in the Town’s Zoning Ordinance shall be required for this Planned Development.
- F. CONCEPTUAL SITE PLAN. The site plan shall comply with the approved Conceptual Site Plan, Exhibit “C.”
- G. LANDSCAPING. Landscaping shall comply with the approved Conceptual Landscape Plan, Exhibit “D.”
- H. ARCHITECTURAL STANDARDS. Elevations shall comply with the approved Conceptual Elevations, Exhibit “E.”
- I. EXCEPTIONS. The following exception to the Town’s Ordinances shall apply to this planned development.

1. Street Buffer Landscaping-Section 82-242.
 - a. A minimum 15-foot-wide street buffer shall be required along the eastern property line as shown on Exhibit "D".
 - b. Street buffer trees shall be provided as outlined in Section 94-62 of the Town Code.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: October 14, 2019

FROM: Lexin Murphy, Director of Planning Services

ITEM: **Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0006 – Short-Term Rentals) by amending Chapter 98 entitled “Zoning,” of the Town's Code of Ordinances to create a definition and define the standards and review process for Short-Term Rentals, and consider adopting an ordinance for said amendment.**

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town's Land Development Regulations to provide an updated definition and standards for short-term rentals.

This item will require final action by the Town Council, which is scheduled for November 4, 2019.

II. APPLICATION ANALYSIS

The topic of short-term rentals has generated a great deal of discussion over the past year in Flower Mound. On January 7, 2019, Town Council requested a legal opinion from TOASE regarding the regulation of short-term rentals, which was provided on January 25, 2019. There were also three bills introduced during the 2019 legislative session that would have impacted the ability of municipalities to regulate short-term rentals. However, none of these were passed. Based on Council direction, staff gathered information from our survey cities, as well as other cities in Texas, on their definitions and standards relating to short-term rentals, so as to identify a path forward for regulation purposes

On September 9, 2019, staff presented suggested language to the Planning and Zoning Commission to create a definition and associated standards to regulate short-term rentals during a work session ([video link](#)). As part of this presentation, staff also presented the option to incorporate the new automatic renewal process for Specific Use Permits (SUPs), which was still under consideration by Town Council at the time, into the review process for short-term rentals as well. Council approved the ordinance granting the expiration or automatic renewal of SUPs on October 7, 2019, so this is now a viable option for inclusion within the proposed short-term rental regulation.

During the work session, the Planning and Zoning Commission requested additional information on the number of short-term rentals that were currently operating in the Town, as well as the number of complaints that have been registered in relation to short-term rentals. That information was forwarded to the Commission under separate cover.

The proposed ordinance maintains the elements of the initial proposal, while also clarifying the application process and submittal requirements, as well as the necessary inspections to verify life safety compliance through the Fire Marshal's Office.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

A. Background Information

1. Benchmark City Comparison

B. Application Details

1. Draft Redline Ordinance

Benchmark City Comparison – Short-Term Rentals

	<i>Located in Residential Zoning Districts</i>	<i>Occupancy / Length Restrictions</i>	<i>Requires Life Safety Inspection</i>	<i>1 year SUP or Permit Required</i>	<i>Additional Requirements</i>
Flower Mound	No	No	No	No	No
Allen	No	No	No	No	No
Carrollton	No	No	No	No	No
Colleyville	No	No	No	No	No
Coppell	Yes, and historic zoning districts	Yes, No more than 2 adults per bedroom plus no more than 2 additional adults; Maximum of 10 people; Bedrooms under 120 sq.ft., 1 adult. Less than 30 consecutive days.	Yes, must meet minimum property standards	Yes, registration permit valid for 1 year	Yes (Ordinance No.2018-1492)
Denton	No	No	No	No	No
Frisco	No	No	No	No	No
Grapevine	No	No	No	No	Yes, Prohibits all *STRs (Article VI. – Single Family Dwelling Transient Rentals)
Highland Village	No	No	No	No	No
Keller	No	No	No	No	No
Lewisville	No	No	No	No	No
McKinney	No	No	No	No	No
North Richland Hills	No	No	No	No	No
Richardson	No	No	No	No	No
Southlake	No	No	No	No	Yes, Prohibits all STRs (Article VI. Short-Term Rental)

*STR = Short-Term Rental

Other City Comparison – Short-Term Rentals

	<i>Located in Residential Zoning Districts</i>	<i>Occupancy / Length Restrictions</i>	<i>Requires Life Safety Inspection</i>	<i>1 year SUP or Permit Required</i>	<i>Additional Requirements</i>
Addison	Yes	Yes, No more than 2 adults per bedroom plus no more than 2 additional adults; Maximum of 10 people; Less than 30 consecutive days.	Yes, must comply with current adopted version of the International Property Maintenance Code	Yes, registration permit valid for 1 year	Yes (Article VIII. – Short-Term Rental)
Arlington	Yes, In addition to specific zones around AT&T Stadium where they are allowed.	Yes, No more than 2 adults per bedroom plus no more than 2 additional adults; Maximum of 12 people; Less than 30 consecutive days.	Yes, for new and renewed permits	Yes, STR permit valid for 1 year and 1 month	Yes (Ordinance 19- 022:Short-Term Rental)
Austin	Yes, and multifamily	Yes, No more than 10 adults, or 6 unrelated adults; Less than 30 consecutive days.	Yes, but only for multifamily	Yes a license valid for 1 year	Yes (Ordinance No. 20160223-A.1)
New Braunfels	No, STRs are prohibited in residential districts	Yes, maximum of 2 adults per bedroom plus 4 additional adults per residence; Not more than 30 consecutive days.	Yes, comply with adopted International Residential Code	Yes, a permit valid for 1 year	Yes (Section 144- 5.17.-Short Term Rental or Occupancy)
Waco	Yes	Yes, maximum of 2 adults per bedroom plus 2 additional adults per unit; Less than 30 consecutive days.	Yes	Yes, a license valid for 1 year	Yes (Article XIII. – Bed and Breakfast Facilities and Short Term Rental Facilities)

*STR = Short-Term Rental

Short-term Rental (SUP) Drafted Ordinance

Amend Chapter 98 – Zoning, Sec. 98-2. – *Definitions.*

Short-term rental means the rental for compensation of a detached single-family dwelling, also known as a tourist home or tourist house, for the purpose of overnight lodging for a period of not less than one night and not more than thirty (30) days. This is not applicable to hotels, motels, extended stay hotels/motels, or multi-family dwellings.

Add to Chapter 98 – Zoning, Sec. 98-1005. – *Short-Term Rental.*

- (a) Short-term rentals shall be permitted as an accessory use, subject to the following conditions, including approval of a Specific Use Permit (SUP) by Town Council:
- (1) *Minimum and maximum stay.* It shall be unlawful for an owner to rent or lease a short-term rental for a period of less than 24 hours or more than thirty (30) days.
 - (2) *Occupancy.* The maximum number of persons allowed to stay in a short-term rental is two (2) adults per bedroom, plus two (2) additional adults, while not exceeding a total of twelve (12) persons.
 - (3) *Parking restrictions.* Parking shall be restricted to the maximum number of cars that can be accommodated within the garage and driveway of the subject property.
 - (4) *Life Safety.*
 - a. The residence shall be equipped with:
 - i. Working smoke detectors, with at least one on each floor level (if applicable) and one in each bedroom, as well as at least one working carbon monoxide detector.
 - ii. A 2A:10B:C type fire extinguisher (a standard five-pound extinguisher) shall be properly mounted within seventy-five (75) feet of all portions of the structure on each floor.
 - b. All gas appliances shall be properly ventilated outside the home.
 - c. Emergency escape openings shall comply with the Town's currently adopted International Residential Code (IRC), with at least one emergency escape opening for each bedroom opening directly to the outdoors.
 - d. An evacuation plan shall be posted in each bedroom.
 - e. Any bedroom that does not comply with subsection (a)(4) *Life safety*, of this section shall not be used as a bedroom, and where equipped with a door, shall remain locked at all times when the dwelling is being used as a short-term rental. Such a non-compliant bedroom shall not be included in the maximum occupancy calculation for the short-term rental, nor be advertised as a bedroom.
 - (5) *Conduct on premises.* The short-term rental owner or occupant shall comply with all requirements of the Town's Code. In addition, the following shall be unlawful:
 - a. Use of amplified sound, excessive noise or other disturbances outside the short-term rental between the hours of 10:00 p.m. and 7:00 a.m. (referenced in Section 34-181) including, but not limited to, decks, portals, porches, balconies, patios, hot tubs, pools, saunas or spas;
 - b. Sleeping Outdoors;
 - c. Placing, or allowing to be placed, waste or recycling receptacles at the designated pickup location prior to 8:00 a.m. on the day before pickup or failing to remove waste and recycling receptacles by 8:00 a.m. on the day following the designated pickup day (referenced in Section 34-81 – 82).

Short-term Rental (SUP) Drafted Ordinance

- d. Advertising or promoting a special event, or allowing the advertising or promotion of a special event (e.g. banquet, wedding, reception, reunion, bachelor, bachelorette party, concert, or similar activity that would assemble large numbers of invitees) to be held on the premises.
 - (6) *Signage*. Signage for short-term rentals shall not be permitted.
 - (7) *Advertising*. The owner of a short-term rental premises shall not advertise or promote, or allow another to advertise or promote the premises:
 - a. Without a valid, active specific use permit.
 - b. Without including the occupancy limits and parking standards for the listing.
 - (8) *Local Contact*. An owner must designate the name and contact information of a local responsible party who can be contacted regarding immediate concerns and complaints from the public. Said individual must be available to be reached in person or by phone at all times while occupants are on the premises of a short-term rental. If called, a local responsible party must be able to, and shall be present at the premises within one (1) hour of receiving a call from the Director of Planning Services. A local responsible party must be authorized to make decisions regarding the premises and its occupants. A local responsible party may be required to, and shall not refuse to, accept service of citation for any violations on the premises. Acceptance of service shall not act to release owner of any liability under this chapter.
 - (9) *Insurance*. It shall be unlawful for the owner of a premises operating as a short-term rental to operate without host protection or other liability insurance commensurate with the operations of the short-term rental. Proof of insurance shall be required at the time of application and notice of cancelation of insurance must be made to the Planning Services Director within thirty (30) days.
 - (10) *Occupant Notification Packet*. The owner/operator shall post in a conspicuous location of the dwelling, a packet of the following, at minimum, information:
 - a. Maximum number of occupants.
 - b. Location of required off-street parking, other available parking and prohibition of parking on landscaped areas or on the street.
 - c. Quiet hours and noise restrictions.
 - d. List of HOA rules, if applicable.
 - e. 24-hour local contact person and phone number.
 - f. Property cleanliness requirements.
 - g. Waste pick-up requirements, including location of waste and recycling receptacles.
 - h. Flooding hazards and evacuation routes, as well as information on the emergency siren system.
 - i. Emergency and non-emergency numbers.
 - j. Notice that failure to conform to the occupancy and parking requirements is a violation of the Town Code and an occupant or visitor can be cited.
 - (11) *Rental agreement notification*. The rental agreement between the owner/operator of the short-term rental and the renter shall include, by attachment, all of the information provided in the occupant notification packet.
- (b) *Application process*:
- (1) In addition to the items noted in Section 98-953, the following application requirements apply to a short-term rental SUP application.

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- a. The name, address, contact information, and signature for the owner of the premise;
 - b. The name, address, and phone number of the 24-hour contact;
 - c. The registration number for the Town of Flower Mound Hotel Occupancy Tax [see section (b)(3) below];
 - d. A parking plan of the premises identifying the location of parking spaces to be used in conjunction with the short-term rental, in relation to the residence;
 - e. A dimensioned floor plan of the proposed short-term rental identifying bedrooms, other living spaces and emergency evacuation routes;
 - f. The name, contact information, and rules for the homeowners association (HOA), if applicable;
 - g. Proof of host protection or liability insurance;
 - h. A copy of the proposed host rules for the short-term rental; and
 - i. A statement that the owner of the short-term rental has met and will continue to comply with the standards and other requirements of this ordinance.
- (2) *Changes in ownership.* A new owner, if they wish to continue to operate a subject site as a short-term rental, must submit a short-term rental SUP application within thirty (30) days from the closing date of the purchase. The new owner must provide a copy of the closing statement with the short-term rental SUP application form. Failure of the new property owner to apply for the SUP within thirty (30) days from the closing date will result in the revocation of the short-term rental SUP.
- (3) *Hotel occupancy taxes.* The owner of the short-term rental property shall register with the Town of Flower Mound Finance Department to pay hotel occupancy taxes, before the short-term rental SUP application is submitted.
- a. *Request for occupancy history.* Upon request of the Planning Services Director or the Finance Department, the owner of a premises used as a short-term rental shall remit, within thirty (30) days, an accounting of all occupants who rented the premises and the hotel occupancy taxes paid therefor.
- (4) *Right to inspect premises.*
- a. *Inspections.* The fire marshal must make inspections to determine the condition of short-term rentals, located within the Town, to ensure compliance with this ordinance and other applicable laws. For the purpose of making inspections, the fire marshal or code official may enter, examine, and survey, at all reasonable times, all buildings, dwelling units, guest rooms, and premises on presentation of the proper credentials. An owner or other authorized individual may refuse to consent to an inspection conducted by the fire marshal or the code official. If consent is refused, the code official may seek an administrative search warrant authorized by Article 18 of the Texas Code of Criminal Procedure "Search Warrant" and the Town of Flower Mound Code of Ordinances. Nothing in this code limits the ability of the fire marshal or the code official to inspect as necessary or as authorized by other law.
 - b. The following inspections will be typical of a short-term rental SUP request:
 - i. *Annual fire inspection.* The Town of Flower Mound Fire Marshal's Office will perform annual inspections for compliance with this section.
 - ii. *Repeat inspections.* If, upon completion of an inspection, the premises are found to be in violation of one or more provisions, the Town shall provide written notice of such violation and shall set a re-inspection date.

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If a premises fails to pass an inspection, a re-inspection fee will be charged after the third re-inspection of the premises. A property cannot be occupied as a short-term rental while its status with the Fire Marshal's Office is noted as being in violation.

- iii. *Fire extinguishers.* The owner/operator is responsible for obtaining annual independent inspections of the fire extinguishers in compliance with the Town's requirements.
- iv. *Change in ownership inspection.* As part of the change in ownership process for a short-term rental, in accordance with subsection (b)(2), the Town's Fire Marshal's Office shall conduct an inspection to verify compliance with this section.

(5) *Expiration or automatic renewal.* In addition to these provisions, short-term rental SUPs are subject to Section 98-954. – "Expiration or Automatic Renewal of SUPs" of the Town's Code of Ordinances.

- a. A short-term rental SUP is subject to expire one (1) year from the date of issuance, but is eligible for automatic renewal for additional one-year periods.
- b. For automatic renewal to occur, the property owner must file a complete application for automatic renewal with the Director of Planning Services, as outlined in Sec. 98-954, before the expiration of the current period.
- c. If the property owner allows a short-term rental SUP expiration date to pass without submitting an application, they can request a thirty (30) day extension to allow for a fire safety inspection to be conducted by the Fire Marshal's Office. If the short-term rental property passes the inspection, the SUP can be considered for a renewal for one (1) year from the date of the approved inspection, providing an automatic renewal application has been submitted.
- d. If a fire inspection is not completed within the thirty (30) day extension period, then the owner shall no longer be allowed to operate the short-term rental unless a new application for a short-term rental specific use permit is requested and approved.

(6) *Enforcement.* If the owner of the short-term rental property fails or refuses to comply with the adopted standards herein, within thirty (30) days after notification, the Town may initiate enforcement actions against the property owner including, but not limited to, citations. Any violations of the provisions of this section shall also be subject to Section 74-6. – "Enforcement"; penalties of the Town's Code of Ordinances.

- a. *Prima Facie evidence of a violation.* Any advertisement, whether it be online or in print, promoting the availability of a short-term rental in violation of any Town Code or state law requirement is prima facie evidence of a violation and is cause to issue a citation. It may also be grounds for denial of a short-term rental SUP.

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Amend Sec. 98-952 – Schedule of Use Regulations Chart and add as allowed use with an SUP to the associated zoning district sections of the ordinance.

Residential Uses	A	S F E	SF -5	SF 30	SF 15	SF 10	S F A	2 F	M F	M H	O	R 1	R 2	C 1	C 2	C C	C I	I 1	I 2	W R	R E C	P D	C B D
Short-Term Rental	S	S	S	S	S	S																P	*

Amend Appendix A – Fee Schedule

Fire Department Fee Schedule

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(11) Reinspection—Third inspection 60.00

(12) Daycare inspections 100.00

(13) Nursing home inspection 100.00

(14) Short-term rental inspection 100.00

(15) Operational permits annual (maximum of four permits per business) 75.00

(16) Tent (per tent fee) 50.00

(17) After hours inspections (per hour or portion of an hour—Minimum 2 hours) 60.00