

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

OCTOBER 28, 2019

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

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

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

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not 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.

C. FUTURE AGENDA ITEMS

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

D. DIRECTOR'S REPORT

1. Considerations for potential zoning sign changes
2. Updates to online development process overview

E. REGULAR ITEMS

1. *Minutes of October 14, 2019*

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

2. *SUP19-0007 – Four40 Event Center at Parker Square SUP-458 Public Hearing*
Public Hearing to consider an ordinance granting Specific Use Permit No. 458 (SUP19-0007 – Four40 Event Center at Parker Square) to permit an assembly hall. The property is generally located northwest of Cross Timbers Road and south of Timber Creek Road.

3. *SUP19-0008 – Flourish Birth and Wellness Center SUP-459* *Public Hearing*

Public Hearing to consider an ordinance granting Specific Use Permit No. 459 (SUP19-0008 – Flourish Birth and Wellness Center) to permit a hospital. The property is generally located south of Cross Timbers Road and west of Kirkpatrick Lane (4061 Kirkpatrick Lane).

F. 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 24, 2019, at 2:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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 28, 2019

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the October 14, 2019, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on October 14, 2019.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 14TH DAY OF OCTOBER, 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
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
David Johnson	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Laura Dillon	Commissioner, Place 6
Thomas Pickering	Commissioner, Place 7
Robert Cox	Commissioner, Place 8

Constituting a quorum with the following members absent:

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

And the following members of Town staff present:

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

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ELECTION OF OFFICERS

a. Chair

Commissioner Ruthrauff nominated Commissioner Johnson for Chair. Commissioner Pickering seconded the nomination.

VOTE ON THE NOMINATION

AYES: Ruthrauff, Schiestel, Rawson, Johnson, Del Vecchio, Dillon, Pickering

NAYS: None

The nomination passed with a vote of 7-0.

b. Vice-Chair

Commissioner Johnson nominated Commissioner Ruthrauff for Vice-Chair. Commissioner Dillon seconded the nomination.

VOTE ON THE NOMINATION

AYES: Pickering, Dillon, Del Vecchio, Johnson, Rawson, Schiestel, Ruthrauff

NAYS: None

The nomination passed with a vote of 7-0.

D. PUBLIC COMMENT

None

E. FUTURE AGENDA ITEMS

None

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

Commission Deliberation

Commissioner Dillon moved to approve the September 23, 2019, minutes, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Schiestel, Rawson, Del Vecchio, Dillon, Pickering

NAYS: None

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

2. **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.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

None

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to approve RP19-0011 – CMP Family Addition, Lots 1R1 & 1R2, Block A, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Del Vecchio, Rawson, Schiestel, Ruthrauff

NAYS: None

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

3. **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 Winsdor Centre Drive.**

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

None

Commission Deliberation

Commissioner Pickering moved to approve SP19-0016 – Westside Three Professional Building, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Schiestel, Rawson, Del Vecchio, Dillon, Pickering

NAYS: None

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

4. 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.

Staff Presentation

Richard Brown, Senior Planner

Application Presentation

Bill Pounds; 1000 Civic Circle, Lewisville

Spoke in Favor:

James Bullington, 6612 Adobe Circle, The Colony

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of ZPD19-0006 – Parkway Office Lakeside, as presented. Commissioner Pickering seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Del Vecchio, Rawson, Schiestel, Ruthrauff

NAYS: None

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

5. 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.

Staff Presentation

Richard Brown, Senior Planner

Applicant Presentation

James Bullington, 6612 Adobe Circle, The Colony

Spoke in Favor:

Dr. Wasim Haque, 4101 Kirkpatrick Road, Flower Mound

Spoke in Opposition:

None

Commission Deliberation

Vice-Chair Ruthrauff moved to recommend approval of ZPD19-0001 – Whyburn Medical Offices, as presented. Commissioner Rawson seconded the motion.

VOTE ON THE MOTION

AYES: Ruthrauff, Rawson, Del Vecchio, Dillon, Pickering

NAYS: Schiestel

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

6. **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 adoption an ordinance providing for said amendment.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke in Favor:

Dennis Haines, 2705 Brookwood Drive, Flower Mound
Stephanie Haines, 2705 Brookwood Drive, Flower Mound
Yvette Elliott, 1309 Homestead Street, Flower Mound
Lee Hennigan, 2708 Brookwood Drive, Flower Mound
Bryan McVicker, 1910 Strait Lane, Flower Mound

Spoke in Opposition:

Bradley Hicks, 2621 Brookwood Drive, Flower Mound
Julie Hicks, 2621 Brookwood Drive, Flower Mound

Lori Penner, 604 Crestbrook Drive, Flower Mound
Sandy Fambrough, 4105 Spring Meadow Lane, Flower Mound
Jeffrey Blasko, 1720 Milford Drive, Flower Mound

Commission Deliberation

Commissioner Pickering moved to recommend approval of LDR19-0006 – Short-Term Rentals, with the amendment that the language be altered to prohibit Short-Term Rentals. No one seconded the motion.

MOTION FAILED DUE TO LACK OF A SECOND

Commissioner Rawson moved to recommend approval of LDR19-0006 – Short-Term Rentals, with the amendment to the language restricting such use to host occupied residences. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Rawson, Schiestel

NAYS: Pickering, Dillon, Del Vecchio, Ruthrauff

The motion to recommend approval failed with a vote of 2-4.

Commissioner Dillon moved to table LDR19-0006 – Short-Term Rentals, to allow Staff to obtain further guidance from Town Council and collect additional information from various Town departments about current usage of properties as Short-Term Rentals, and to understand the scope of what the ordinance will entail. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Pickering, Dillon, Del Vecchio, Rawson, Ruthrauff

NAYS: Schiestel

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

H. ADJOURNMENT – REGULAR SESSION 9:57 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 28, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider an ordinance granting a Specific Use Permit No. 458 (SUP19-0007 – Four40 Event Center at Parker Square) to permit an assembly hall. The property is generally located northwest of Cross Timbers Road and south of Timber Creek Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-459) to provide for an event center (assembly hall) to occupy a portion of Building 400 within the Parker Square development. The property is zoned Planned Development District-24 (PD-24) for Retail District-2 (R-2) and Office District (O) uses. The proposed use is permitted subject to Town Council approval of a Specific Use Permit.

Building 400 is a two-story multitenant building that contains approximately 21,533 square-feet of floor area. The proposed assembly hall use will occupy approximately 6,077 square-feet within this building and will be located on the first floor. No changes are being proposed to the site plan, landscape plan or elevations regarding the subject building.

According to the applicant, the event space will be a turnkey venue, meaning it can accommodate public and private events similar to corporate meetings, weddings, life celebrations and holiday parties, which is consistent with the Town's definition of an assembly hall. The space has a total of 7 rooms, including the 2 dressing rooms, along with the 2 smaller rooms to accommodate smaller meetings space needs. The primary hours of operation will be Monday through Friday from 9:00 a.m. to 5:00 p.m. Hours of operation may vary depending on events that will take place Saturdays and Sundays, along with event timing, but no later than 11:00 p.m. There will be up to 8 staff assisting and operating the event space in addition to a variety of vendors. The maximum capacity seated is up to 150 people and standing/reception is 200 people.

Staff has determined that the required parking ratio for the proposed use is 1 parking space per 3 seats/or persons accommodated. Based on this ratio, this use will require

67 parking spaces. The applicant has indicated this number of spaces is consistent with the estimated demand of a large event taking place.

Parker Square has a reciprocal cross access and cross parking agreement in existence for the overall development. A total of 1,303 parking spaces exist for the development. Approximately 103 spaces were allocated for Building 400 although visitors to this building can park anywhere in the development. Including the proposed event center, the required parking for Building 400 with the current tenant mix is approximately 153 spaces. However, the 67 required parking spaces for the event center will be provided in the two large parking fields east and north of the site (see below).

The proposed event center is centrally located within Parker Square with several retail and restaurant uses in close proximity. To ensure the parking demand created by larger events does not adversely impact nearby businesses, the following conditions are being proposed for this Specific Use Permit:

1. No on-street parking spaces fronting any retail space in the Parker Square Development shall be used as parking for a scheduled event.
2. The parking areas for the subject event center shall be located in the rear parking lots of the Parker Square Development as shown on the attached site plan. All event center attendees must park in these designated areas.
3. The event center will have a valet parking service for all attendees during hours when an event will take place. The valet parking service will be located at the valet ramping area in the dedicated loading zone on the north side of Suite 440-A. The valet parking service can operate two (2) hours before and two (2) hours after a scheduled event.
4. The valet ramping area shall comprise of approximately sixty (60) linear feet of the designated loading zone, as to accommodate a maximum queue of three (3) vehicles.
5. The valet service operator shall maintain a key control booth at the valet ramping location until all cars have been claimed. The valet parking service shall not interfere with the regular flow of vehicular or pedestrian traffic.
6. Mobile stands, tables, chairs, umbrellas, key-boxes and any other objects necessary for the operation of the valet parking service shall be located on the sidewalk in such a manner that a minimum six (6) foot wide clear pedestrian path is maintained at all times. Under no circumstances shall permanent structures or equipment be permitted.
7. No permanent advertising or wayfinding signage shall be placed in the public rights-of-ways for the valet ramping area location. Temporary wayfinding signs may be placed on the sidewalks directly adjacent to the Four40 Event Center building, no earlier than two (2) hours before a scheduled event and must be picked up no later than two (2) hours after a scheduled event.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

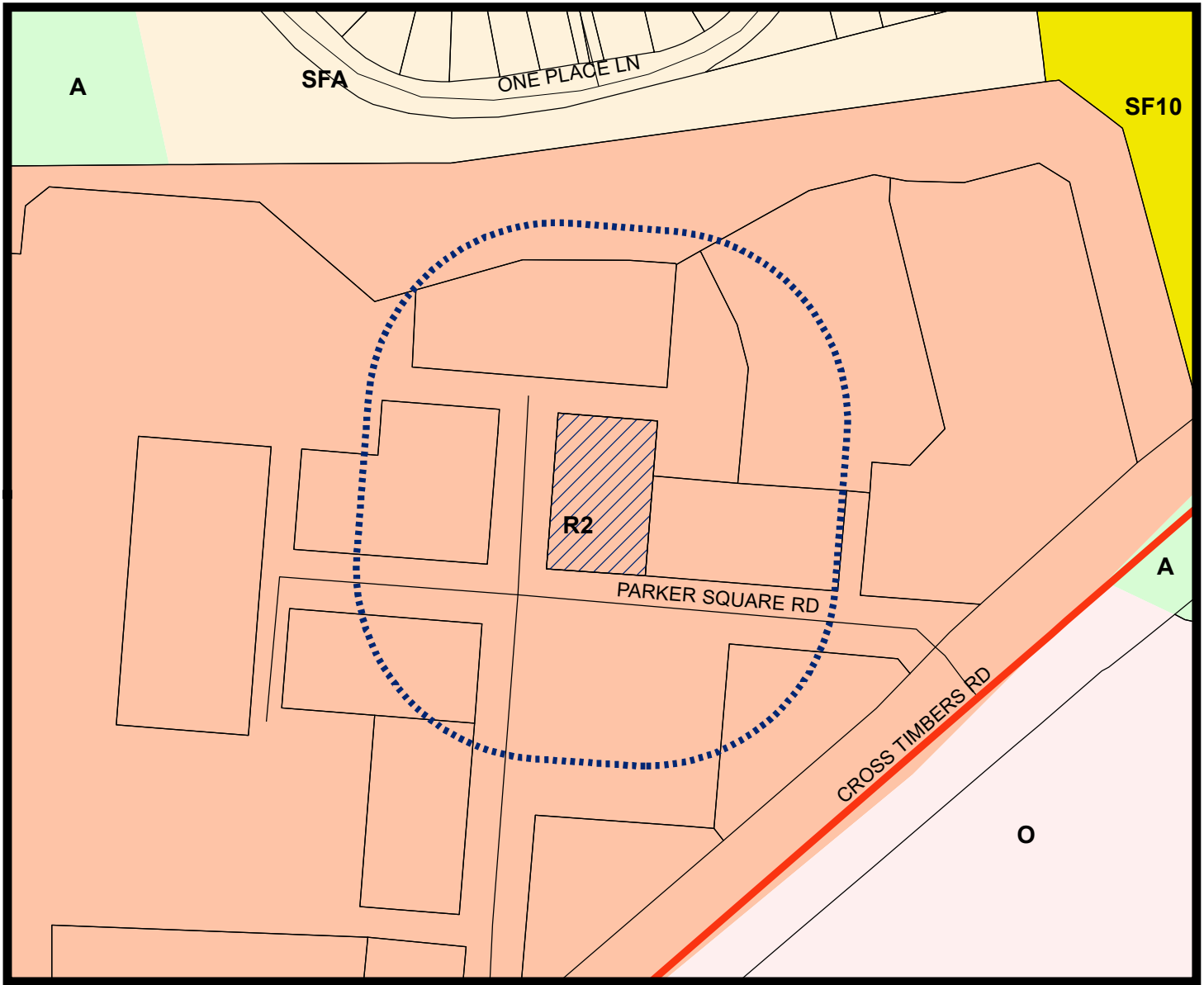
B. Application Details

1. Specific Use Permit Package



Vicinity Map

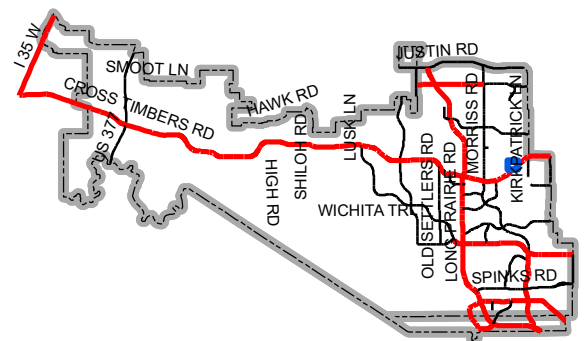
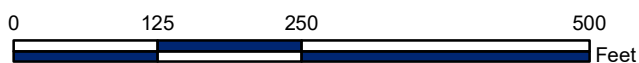
Reference Project: SUP19-0007



LEGEND

- Agriculture
- Office
- Retail 2
- Single Family 10
- Single Family Attached

- Subject Property
- 200 ft Notification Buffer around Property



Map Location

Letter of Intent

It is our intent to operate an event center out of an existing building located at 440 Parker Square, Flower Mound, Texas 75028. This space was previously a modeling studio but became vacant August 2017. The existing building does not require any exterior construction or landscape changes. The interior has minor updates that will be needed, however no major renovations. This event space will be a turnkey venue, meaning it can accommodate public and private events similar to corporate meetings, weddings, life celebrations, holiday parties etc. The space has a total of 7 rooms, including the 2 dressing rooms, along with the two smaller rooms, to accommodate smaller meetings space needs.

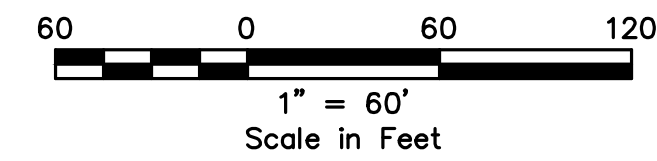
The primary hours of operation will be Monday through Friday from 9AM to 5PM. Hours of operation may vary depending on events that will take place Saturdays and Sunday, along with event timing but no later than 11pm. This will allow clean up time for evening weddings. There will be up to 8 staff assisting and operating the event space in addition to a variety of vendors. In Flower Mound, there is not any other event space that is similar. Within the last 2 years, Parker Square's occupancy has increased & more businesses have moved to this area. We believe an event space will serve the locals in a variety of ways. Parker Square Management consistently receives phone calls asking about wedding, meeting and other types of event space. The venue will be called 4Forty Events, which is a reflection of the address- 440 Parker Square. Max capacity seated is up to 150 and standing/reception is 200. We will have a preferred list that will include many Parker Square tenants. The Flower Mound Chamber of Commerce is also located at Parker Square so we would partner with them to promote the venue. We are confident that the space will be a success for us and the town.

Thank you,

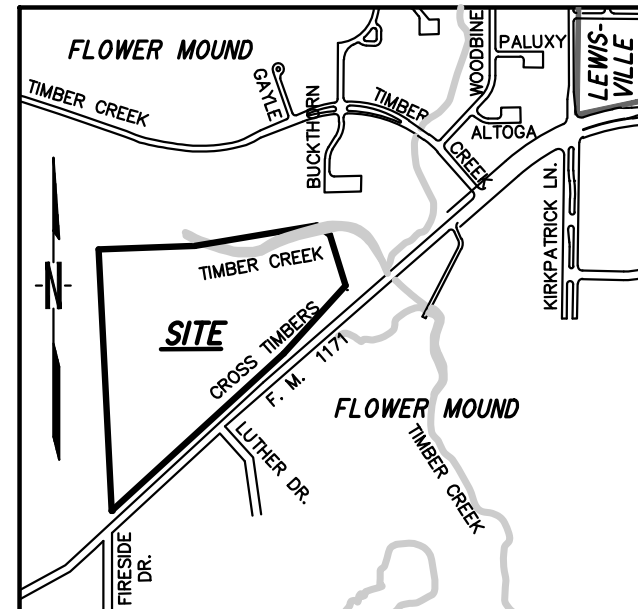


Cristina Aguirre
Owner
Four40 EVENTS, LLC
214-673-2731

SITE DATA TABLE	
OWNER'S/APLICANTS NAME AND ADDRESS	PARKER ASSETS I, LLC 2050 HALL JOHNSON ROAD, SUITE 210 GRAPEVINE, TEXAS 76051 ATTN: CURTIS SHORE, MANAGER PH. (214) 697-2523 email: curtis.shore@verizon.net
PROPERTY ADDRESS	100 PARKER SQUARE
EXISTING ZONING	PD 24 W/R1 USES
LEGAL DESCRIPTION	LOT 8R-A, BLOCK 1 PARKER SQUARE ADDITION
SITE ACREAGE	85,089 sq.ft., 1.953 acres
PROPOSED USE	OFFICE
CURRENT LAND USE	VACANT
SQUARE FOOTAGE OF BUILDING	31,325 sq.ft.
SITE FLOOR AREA RATIO	0.169 TO 1
BUILDING COVERAGE	18.49%
NO. OF STORIES AND HEIGHT OF BUILDING	2-STORY, MAX. HT.=35.25'
SQUARE FEET OF GROUND COVERAGE	15730 sq.ft.
TOTAL PARKING SPACES	
REQUIRED	1,214 Total Spaces
PROVIDED	1,252 regular 51 handicap



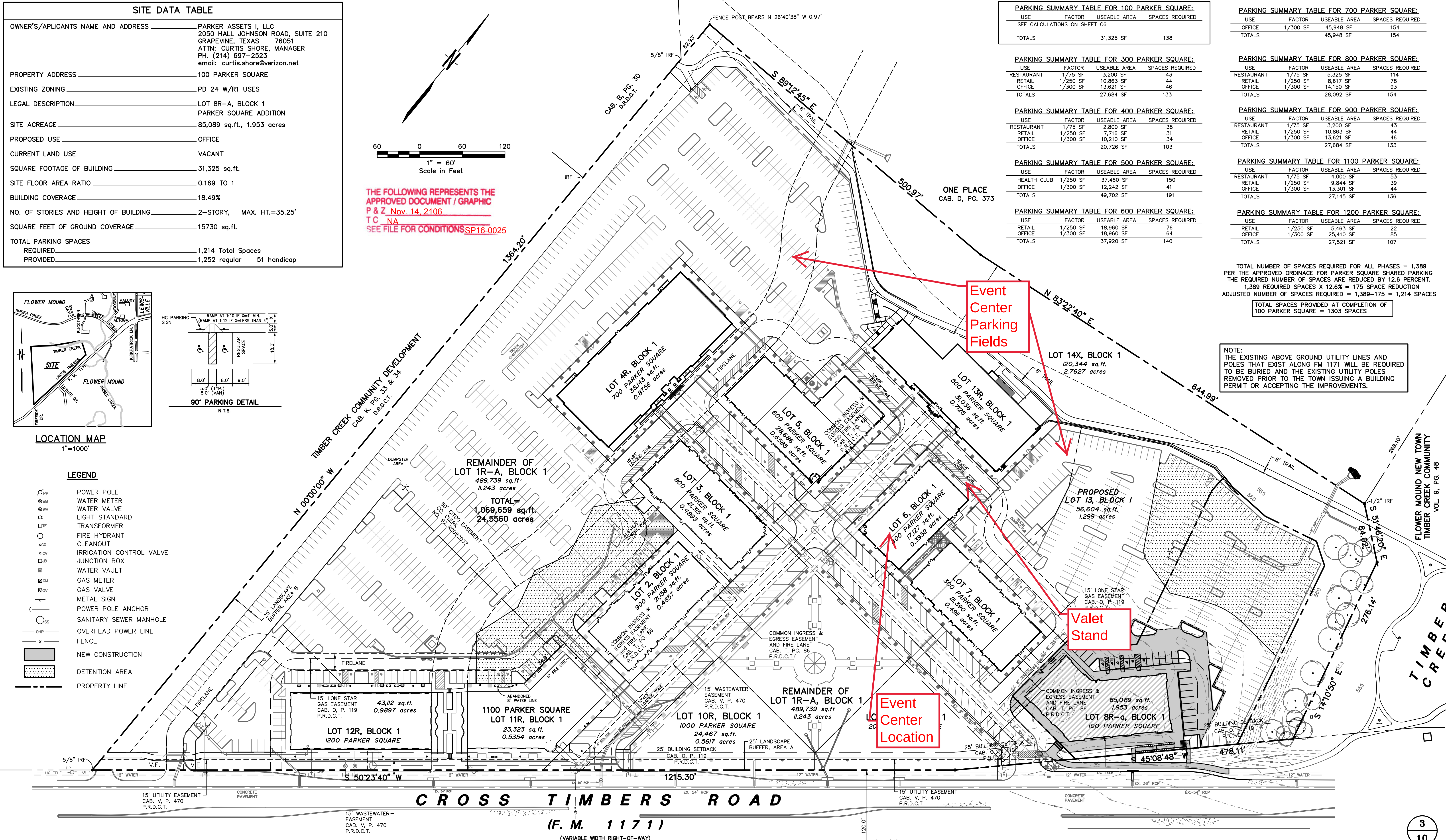
THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z Nov. 14, 2106
T C NA
SEE FILE FOR CONDITIONS SP16-0025



LOCATION MAP
1"=1000'

LEGEND

- POWER POLE
- WATER METER
- WATER VALVE
- LIGHT STANDARD
- TRANSFORMER
- FIRE HYDRANT
- CLEANOUT
- IRRIGATION CONTROL VALVE
- JUNCTION BOX
- WATER VAULT
- GAS METER
- GAS VALVE
- METAL SIGN
- POWER POLE ANCHOR
- SANITARY SEWER MANHOLE
- OVERHEAD POWER LINE
- FENCE
- NEW CONSTRUCTION
- DETENTION AREA
- PROPERTY LINE



PARKING SUMMARY TABLE FOR 100 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
SEE CALCULATIONS ON SHEET C6			
TOTALS		31,325 SF	138

PARKING SUMMARY TABLE FOR 300 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	3,200 SF	43
RETAIL	1/250 SF	10,863 SF	44
OFFICE	1/300 SF	13,621 SF	46
TOTALS		27,684 SF	133

PARKING SUMMARY TABLE FOR 400 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	2,800 SF	38
RETAIL	1/250 SF	7,716 SF	31
OFFICE	1/300 SF	10,210 SF	34
TOTALS		20,726 SF	103

PARKING SUMMARY TABLE FOR 500 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
HEALTH CLUB	1/250 SF	37,460 SF	150
OFFICE	1/300 SF	12,242 SF	41
TOTALS		49,702 SF	191

PARKING SUMMARY TABLE FOR 600 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RETAIL	1/250 SF	18,960 SF	76
OFFICE	1/300 SF	18,960 SF	64
TOTALS		37,920 SF	140

PARKING SUMMARY TABLE FOR 700 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
OFFICE	1/300 SF	45,948 SF	154
TOTALS		45,948 SF	154

PARKING SUMMARY TABLE FOR 800 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	5,325 SF	114
RETAIL	1/250 SF	8,617 SF	78
OFFICE	1/300 SF	14,150 SF	93
TOTALS		28,092 SF	154

PARKING SUMMARY TABLE FOR 900 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	3,200 SF	43
RETAIL	1/250 SF	10,863 SF	44
OFFICE	1/300 SF	13,621 SF	46
TOTALS		27,684 SF	133

PARKING SUMMARY TABLE FOR 1100 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RESTAURANT	1/75 SF	4,000 SF	53
RETAIL	1/250 SF	9,844 SF	39
OFFICE	1/300 SF	13,301 SF	44
TOTALS		27,145 SF	136

PARKING SUMMARY TABLE FOR 1200 PARKER SQUARE:			
USE	FACTOR	USEABLE AREA	SPACES REQUIRED
RETAIL	1/250 SF	5,463 SF	22
OFFICE	1/300 SF	25,410 SF	85
TOTALS		27,521 SF	107

TOTAL NUMBER OF SPACES REQUIRED FOR ALL PHASES = 1,389
PER THE APPROVED ORDINANCE FOR PARKER SQUARE SHARED PARKING
THE REQUIRED NUMBER OF SPACES ARE REDUCED BY 12.6 PERCENT
1,389 REQUIRED SPACES X 12.6% = 175 SPACE REDUCTION
ADJUSTED NUMBER OF SPACES REQUIRED = 1,389-175 = 1,214 SPACES
TOTAL SPACES PROVIDED AT COMPLETION OF
100 PARKER SQUARE = 1303 SPACES

NOTE:
THE EXISTING ABOVE GROUND UTILITY LINES AND
POLES THAT EXIST ALONG FM 1171 WILL BE REQUIRED
TO BE BURIED AND THE EXISTING UTILITY POLES
REMOVED PRIOR TO THE TOWN ISSUING A BUILDING
PERMIT OR ACCEPTING THE IMPROVEMENTS.

PROJ. NO.: 4255-16-08-20

Gonzalez & Schneeberg
engineers - surveyors

PARKER SQUARE
OVERALL SITE PLAN
100 PARKER SQUARE
TOWN OF FLOWER MOUND, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GONZALEZ & SCHNEEBERG		SEPTEMBER 2016	H. 1"=60'	GS&S		

DWG. NO.: 4255-16-08-20-100parker.dwg

660 N. Central Expressway
Suite 250, Plano, Texas 75074
(972) 516-8855 Fax: (972) 516-8901

OWNER:
PARKER ASSETS I, LLC
2050 HALL JOHNSON ROAD, SUITE 210
GRAPEVINE, TEXAS 76051
ATTN: CURTIS SHORE, MANAGER
PH. (214) 697-2523
email: curtis.shore@verizon.net

PRELIMINARY
NOT FOR CONSTRUCTION

THIS DOCUMENT IS ISSUED FOR THE
PURPOSE OF REVIEW, PERMITTING AND
BIDDING. IT IS NOT INTENDED FOR
CONSTRUCTION PURPOSES.

PLANS PREPARED UNDER THE DIRECT
SUPERVISION OF ROBERT W. SCHNEEBERG, P.E.
TEXAS REGISTRATION NO. 65352
DATE: 11/07/2016

THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY ROBERT W. SCHNEEBERG, P.E. 65352 ON
11/07/2016. ALTERATION OF A SEALED DOCUMENT
WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE
ENGINEER IS AN OFFENSE UNDER THE TEXAS
ENGINEERING PRACTICE ACT.

ROBERT W. SCHNEEBERG
REGISTERED PROFESSIONAL ENGINEER
65352

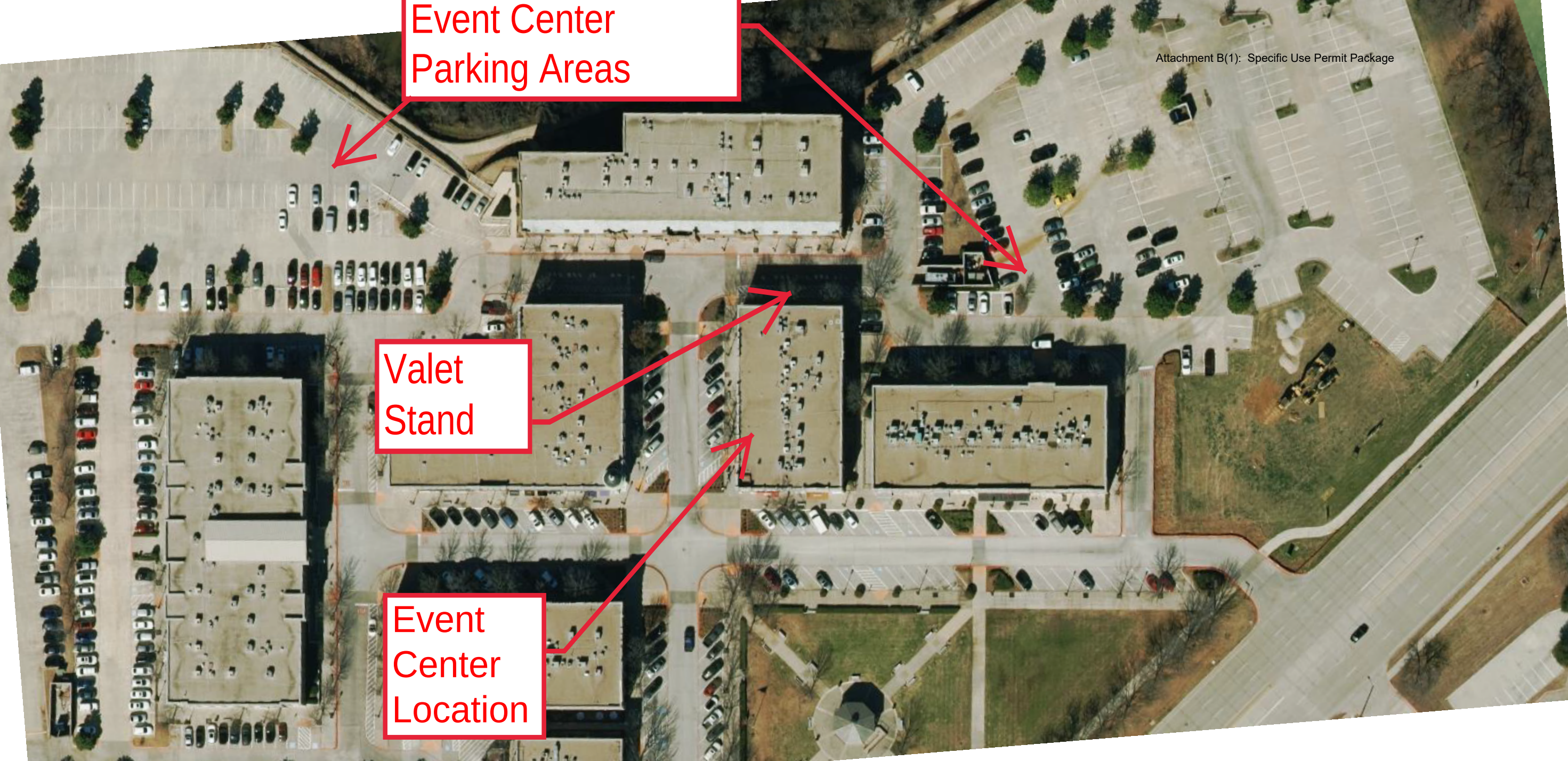
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date: _____
Town of Flower Mound
Engineering Services Division

PARKER SQUARE
FLOWER MOUND, TX.

Event Center
Parking Areas

Valet
Stand

Event
Center
Location





**PARKER SQUARE
BUILDING 7B
FLOWER MOUND, TEXAS**

**NOT
FOR
CONSTRUCTION**

DATE
10-23-08

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

PROJECT NO.

FILE NAME

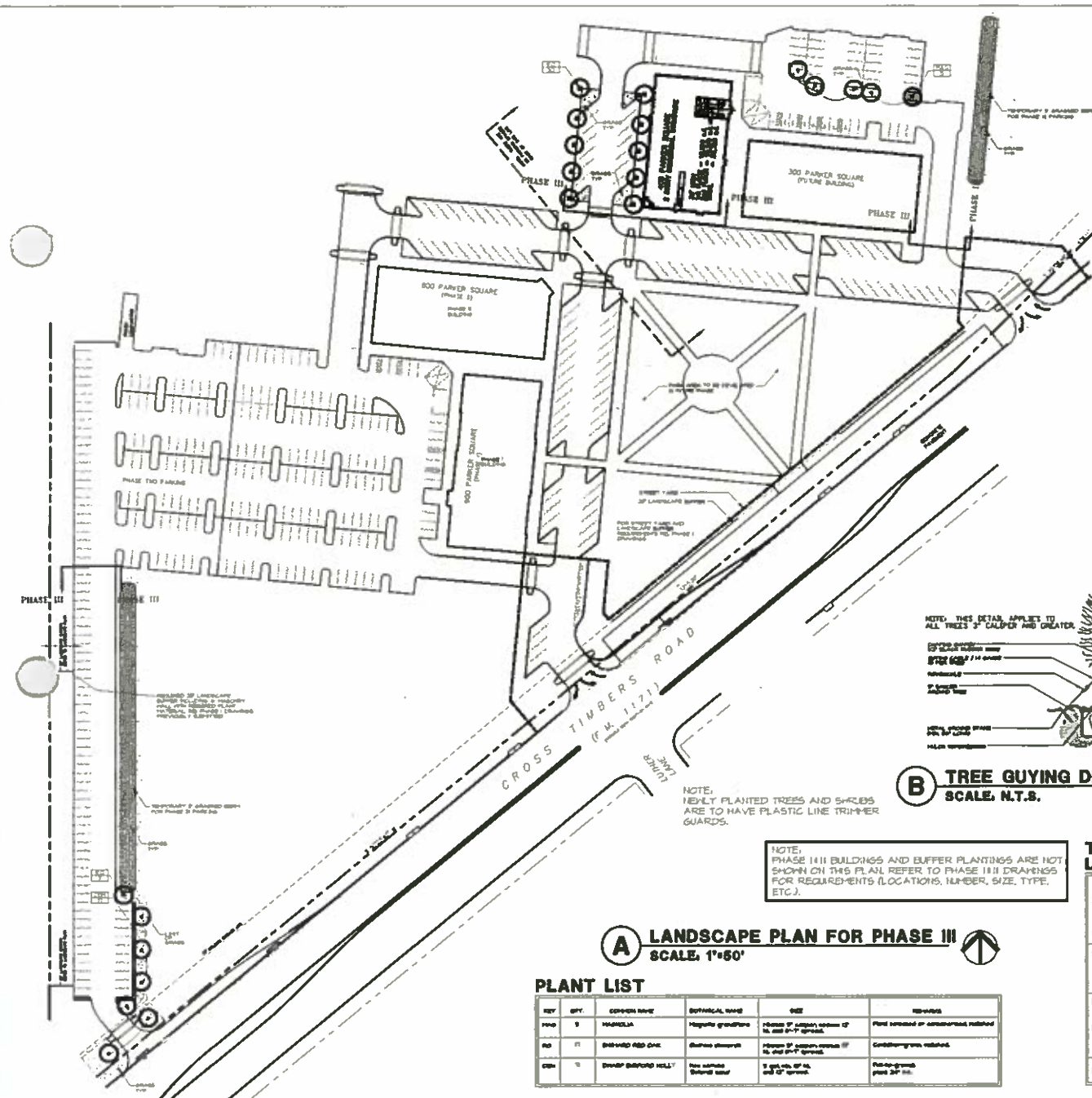
DRAWN/CHECK
du/du

REVISIONS

SHEET TITLE

SHEET NO.
A1

COMMERCIAL STRUCTURES & INTERIORS
Landscape (972) 223-6531



A LANDSCAPE PLAN FOR PHASE III

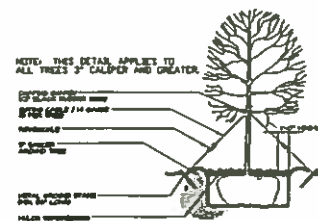
SCALE: 1"=50'

PLANT LIST

REV	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
PHD	5	MAGNOLIA	<i>Magnolia grandiflora</i>	radius of crown within 12" to 18" DBH	Plant removed or discontinued retained
PHD	15	SHRUBBED ASP OAK	<i>Quercus shumardii</i>	Height of crown within 12" to 18" DBH	Continuing from retained
PHD	15	SHRUBBED BURNING BELL	<i>Hamamelis virginica</i>	5' to 6' to 12' to 18" DBH	Plant removed or discontinued retained

B TREE GUYING DETAIL

SCALE: N.T.S.



TOWN OF FLOWER MOUND LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
TOTAL STREET YARD = 2,723 S.F. (Minimum 20% to be Landscaped)	547 S.F.	1,194 S.F.
TOTAL STREET YARD TREES	2	2
STREET BUFFER = 70 LF. (OF DRIVE SUBURCES)	2	2
Setback Trees (1 per 30 LF)	2	2
PARKING AREA LANDSCAPING 30 S.F. per 12 spaces	870 S.F.	1,799 S.F.
PARKING LOT = 110 SPACES All spaces within 50' of tree	12 (5' cal)	15 (3' cal)
PARKING LOT SCREEN	5' Screen	5' Berm

PHASE III LANDSCAPE PLAN



PARKER SQUARE



PROJECT
PARKER SQUARE
LANDSCAPE PLAN
PHASE III
DATE: 12/15/2010
BY: [Signature]

DESIGNED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]

APPROVED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]

APPROVED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]

APPROVED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]

APPROVED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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DATE: 12/15/2010
BY: [Signature]

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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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BY: [Signature]

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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
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DATE: 12/15/2010
BY: [Signature]

APPROVED BY
[Signature]
DATE: 12/15/2010
BY: [Signature]



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: October 28, 2019

FROM: Chuck Russell, Town Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 459 (SUP19-0008 – Flourish Birth and Wellness Center) to permit a hospital. The property is generally located south of Cross Timbers Road and west of Kirkpatrick Lane (4061 Kirkpatrick Lane).**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-459) to provide for a birthing center facility (hospital) to occupy a portion of the multi-tenant office building within the American National Business Park development. The property is zoned Planned Development District-4 (PD-4) for Retail District-2 (R-2) uses. The proposed use is permitted subject to Town Council approval of a Specific Use Permit.

On July 9, 2007, the Planning and Zoning Commission approved a site plan (SP14-07) to develop six nonresidential buildings in the American National Business Park including a one-story 4,047 square-foot office building on Lot 6. The proposed birthing center use will occupy approximately 1,900 square-feet within this building. No changes are being proposed to the site plan, landscape plan or elevations regarding the subject building.

The applicant has provided background information on the proposed use. Please refer to Attachment B(1) for details. According to the American Association of Birth Centers, a birth center is a health care facility for childbirth where care is provided in the midwifery and wellness model in a freestanding facility. Birth centers are an integrated part of the health care system and are guided by principles of prevention, sensitivity, safety, appropriate medical intervention and cost-effectiveness. While the practice of midwifery and the support of physiologic birth and newborn transition may occur in other settings, this is the exclusive model of care in a birth center.

A birthing center use is currently not defined in the Town's Code of Ordinances. Staff determined the closest use in the Code to a birthing center is a hospital, which necessitated the requirement for a Specific Use Permit.

The developer of the American National Business Park complex was required to provide 17 parking spaces for the subject building based on the medical office requirement of one space per 250 square feet. The subject lot contains 17 parking spaces, and a reciprocal cross access and cross parking agreement exists for the overall development.

The Town Code requires 2 parking spaces for each three beds in a hospital use. According to the applicant, a total 5 employees will be working at the facility by year 3 when they project to meet their target client volume. This would include 3 midwives and 2 RNs that would share call 24-7. The facility will contain 2 Exam Rooms and 2 Birth Suites. The applicant estimates a need for 4 parking spaces during normal clinic hours, but an estimated 8 maximum parking spaces will be needed for 2 deliveries going on at the same time (which will be rare with their anticipated client volume).

III. CORRESPONDENCE

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

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site Plan, Landscape Plan and Elevations

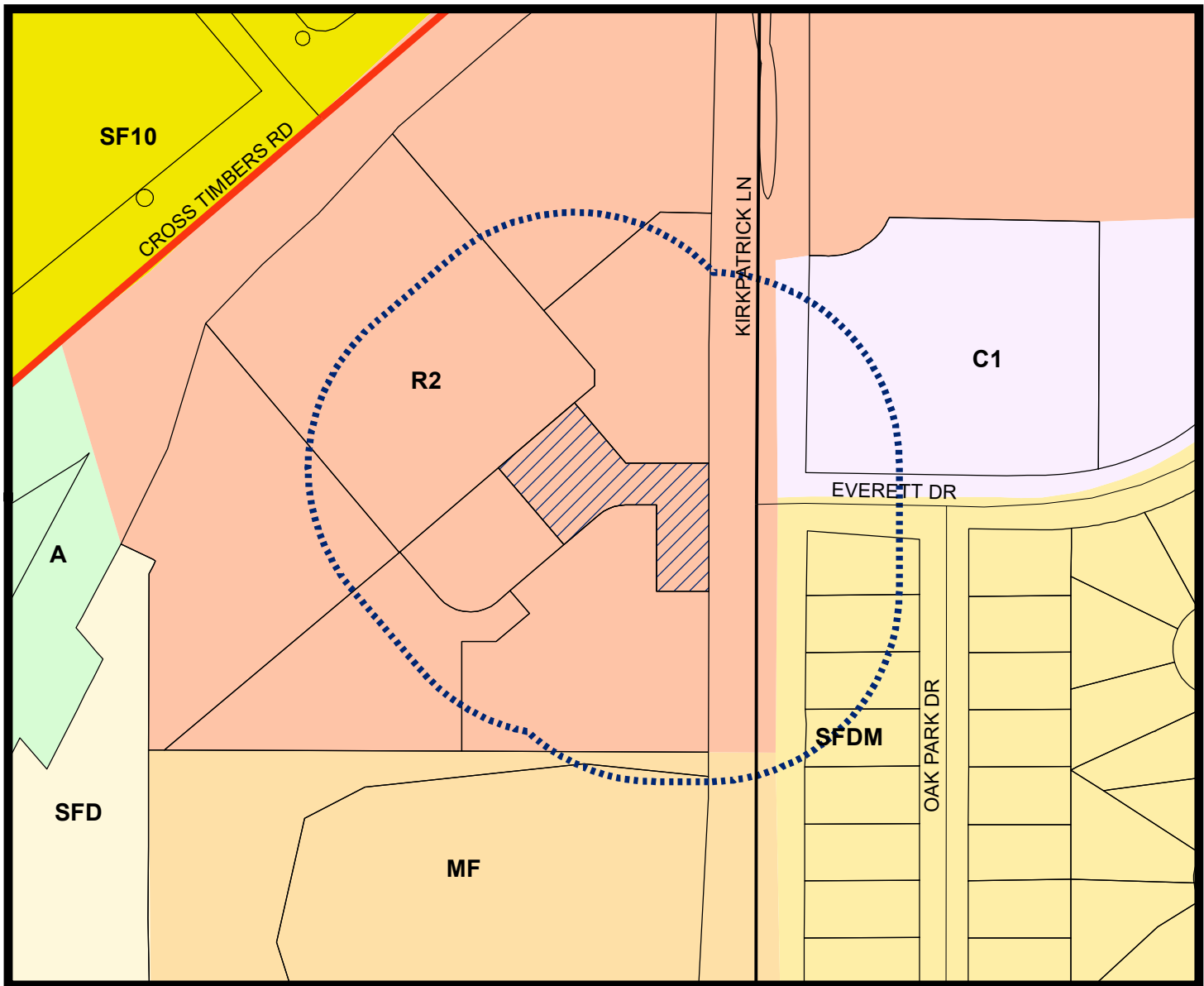
B. Application Details

1. Specific Use Permit Package

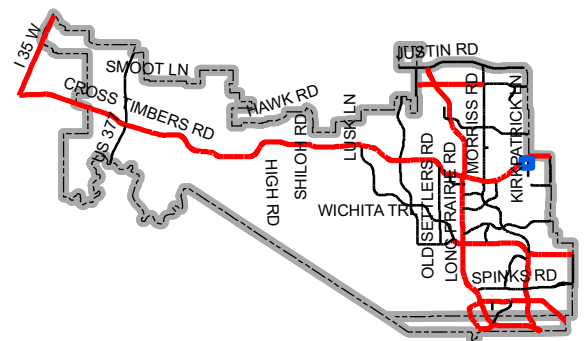
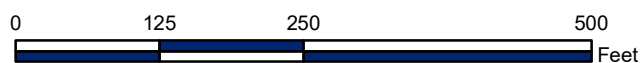
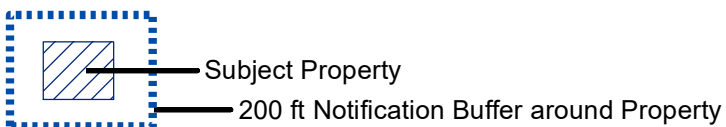
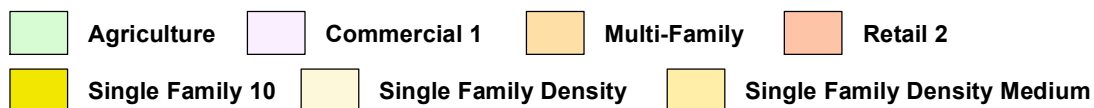


Vicinity Map

Reference Project: SUP19-0008



LEGEND



Map Location



140 Red Oak Lane
Flower Mound, TX 75028
214.550.5017
iMarkRealty.com

September 20, 2019

Chuck Russell
Planning Manager
2121 Cross Timbers Road
Flower Mound, Texas 75028
Via email: chuck.russell@flower-mound.com

RE: SUP for Flourish Birthing and Wellness Center, PLC, 4061 Kirkpatrick, Flower Mound, Texas 75028

Dear Chuck,
We would like to formally make an application for a SUP on the birthing center we have discussed. Please attach our previous correspondence and research to this application. If there are questions or concerns, please let me know.

Best regards,

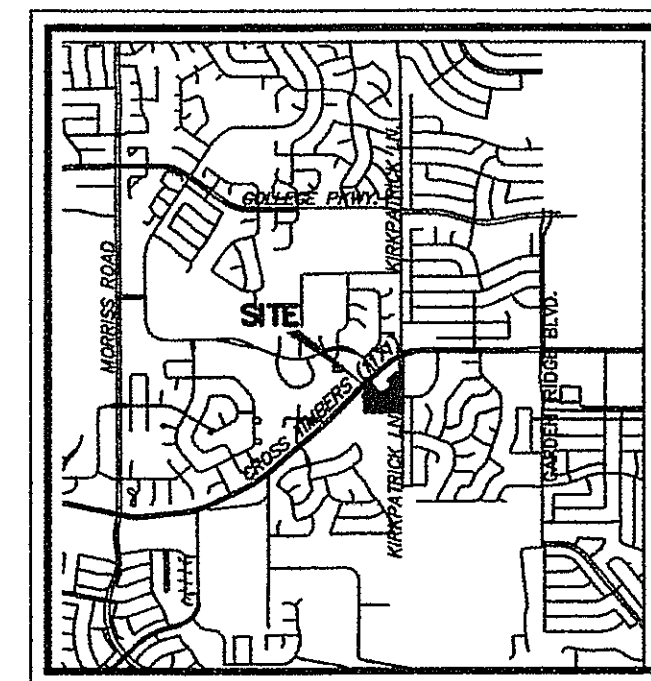
Thanks,

MarkGlover



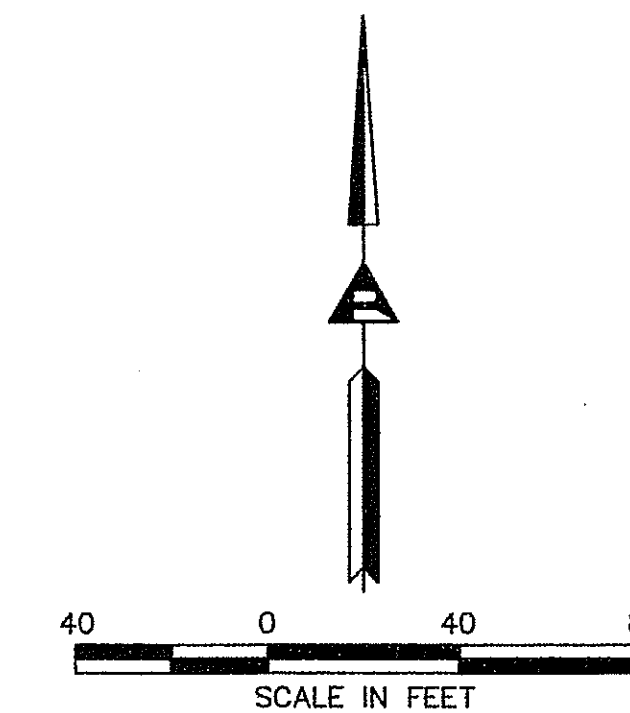
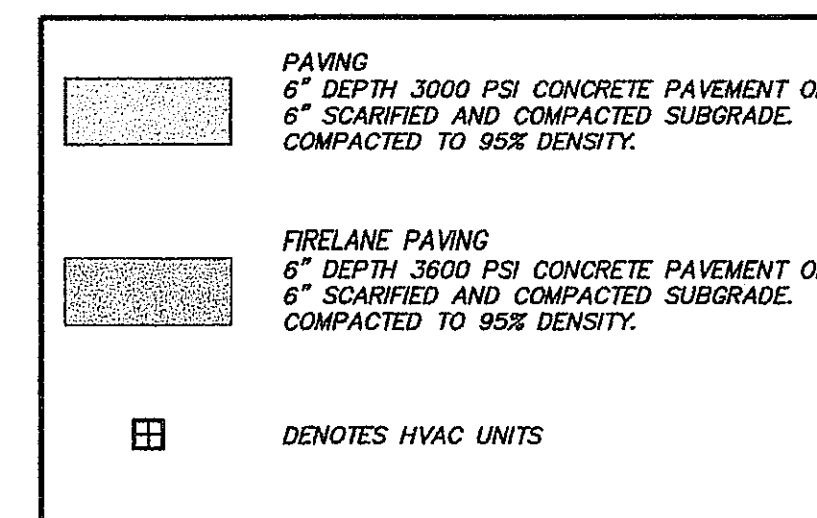
SITE DATA SUMMARY TABLE
LOT 1R-6R, BLOCK A

SITE DATA:	LOT 1R BUILDING 1 1211 CROSS TIMBERS RD.		LOT 2R BUILDING 2 1221 CROSS TIMBERS RD.		LOT 3R BUILDING 3 1231 CROSS TIMBERS RD.		LOT 4R BUILDING 4 1241 CROSS TIMBERS RD.		LOT 5R BUILDING 5 1251 CROSS TIMBERS RD.		LOT 6R BUILDING 6 1261 CROSS TIMBERS RD.		TOTAL
	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	
GROSS SITE AREA	32,414 SF (0.744 AC)		52,953 SF (1.216 AC)		43,589 SF (1.000 AC)		61,743 SF (1.417 AC)		14,026 SF (0.322 AC)		19,846 SF (0.456 AC)		(5.155 AC)
BUILDING DATA													
BUILDING HEIGHT	1 STORY		1 STORY		1 STORY		1 STORY		1 STORY		1 STORY		ALL = 1 STORY
PEAK BUILDING HEIGHT	24' 0-3/4"		24' 4-3/4"		28' 0-1/2"		24' 1-1/4"		29' 0-3/4"		29' 0-3/4"		<35'
MEAN BUILDING HEIGHT	7' 4"		7' 6"		9' 4"		7' 4-1/4"		9' 10"		9' 10"		<35'
BUILDING SQ. FT.	3,266 SF		8,616 SF		4,168 SF		4,498 SF		4,047 SF		4,047 SF		26,931 SF
TOTAL BUILDING SQ. FT.	3,266 SF		8,616 SF		4,168 SF		4,498 SF		4,047 SF		4,047 SF		26,931 SF
ZONING DATA:	RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2
PROPOSED USE:	RETAIL		RETAIL		RETAIL		RETAIL		RETAIL		RETAIL		RETAIL
PARKING SUMMARY:													
SURFACE PARKING	17 SP	13 SP	45 SP	35 SP	16 SP	17 SP	18 SP	18 SP	15 SP	17 SP	17 SP	17 SP	126 SP
RETAIL/GENERAL BUSINESS (1SP/250 SF)	2 SP	1 SP	2 SP	2 SP	2 SP	1 SP	2 SP	1 SP	2 SP	1 SP	2 SP	1 SP	12 SP
HANDICAP PARKING (1 SP/25 SF)	17 SP	13 SP	45 SP	35 SP	16 SP	17 SP	18 SP	18 SP	15 SP	17 SP	17 SP	17 SP	126 SP
LOADING AREA	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP	0 SP
LOT COVERAGE DATA:													
BUILDING FOOTPRINT	3,266 SF		8,616 SF		4,168 SF		4,787 SF		4,047 SF		4,047 SF		26,931 SF
LOT COVERAGE (50% MAX)	10.04%		16.3%		9.5%		7.3%		28.9%		20.3%		16%
IMPERVIOUS AREA	38% 12,315 S.F.		48% 25,552 S.F.		23% 9,978 S.F.		20% 12,365 S.F.		74% 10,389 S.F.		48% 9,455 S.F.		36% 80,343 S.F.
PERVIOUS AREA	62% 20,099 S.F.		52% 27,401 S.F.		77% 33,591 S.F.		80% 49,378 S.F.		26% 3,637 S.F.		52% 10,391 S.F.		64% 144,208 S.F.
USABLE OPEN SPACE	62% 20,099 S.F.		52% 27,401 S.F.		77% 33,591 S.F.		80% 49,378 S.F.		26% 3,637 S.F.		52% 10,391 S.F.		64% 144,208 S.F.



VICINITY MAP
NOT TO SCALE

PAVING LEGEND



- NOTES:
1. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 2. THERE ARE NO COMMON AREAS FOR THIS PROJECT.
 3. PROPOSED LAND USE: RETAIL.
 4. THERE WILL BE AN RECIPROCAL PARKING AGREEMENT FOR ALL LOTS.
 5. A LOADING ZONE WILL NOT BE REQUIRED FOR THIS DEVELOPMENT. IT IS ANTICIPATED THAT THE SITE WILL ONLY HAVE NATIONAL OVERNIGHT DELIVERY SERVICE VEHICLES SERVICING THE OFFICES.
 6. THE TOWN OF FLOWER MOUND CONST. STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 7. OVER HEAD POWER LINES SHALL BE RELOCATED AND PLACED UNDERGROUND PER TOWN STANDARDS.
 8. NO CONSTRUCTION SHALL OCCUR WITHIN THE FLOODPLAIN.

NOTES:
COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TOWN OF FLOWER MOUND GEODETIC CONTROL NETWORK MONUMENT NUMBERS 1 & 4.

T.B.M.
Elevations based on Town of Flower Mound Geodetic Control Network monument numbers 1 and 4.
No. 1=608.73
No. 4=573.43
TBM
"X" cut at east end of inlet located at the north line of Kirkpatrick Lane approximately 240 feet south from the southeast corner of Lot 1, Block 1 of Timber Creek Village recorded in Cabinet O, Slide 59.
Elevation=566.99

Mr. Ken Prater
Basin Development Co., L.P.
4323 Glover Road
Dallas, Texas 75220
214-352-6933

The Following Plat/Graphic
Case Number SP-14-07
Was Administratively Approved
On Date SEPT. 20, 2010

WATER METER SIZE TO BE DETERMINED BY MEP AT TIME OF BUILDING CONSTRUCTION.

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

RECORD DRAWING
AS PROVIDED BY:
TRI-STAR CONSTRUCTION
DATE: _____

CONSTRUCTION PLANS
FOR
AMERICAN NATIONAL
BUSINESS PARK

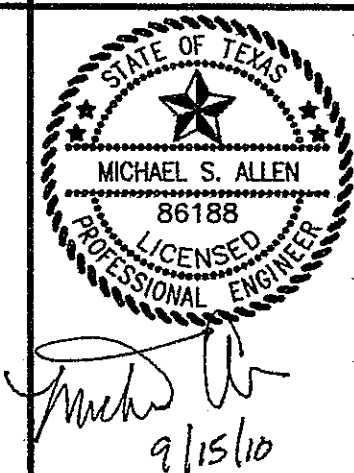
LOTS 1R-7R, BLOCK A
7.153 ACRES

IN THE

ROBERT W. GIBSON SURVEY ABSTRACT No. 458

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

Allen & Ridinger Consulting, Inc.
Tel. No. (972) 353-8000
Fax No. (972) 353-8011
285 W. Southwest Pkwy
Lewisville, Texas 75067



AMERICAN NATIONAL
BUSINESS PARK
LOTS 1R-7R, BLOCK A
FLOWER MOUND, TEXAS

AMENDED SITE PLAN

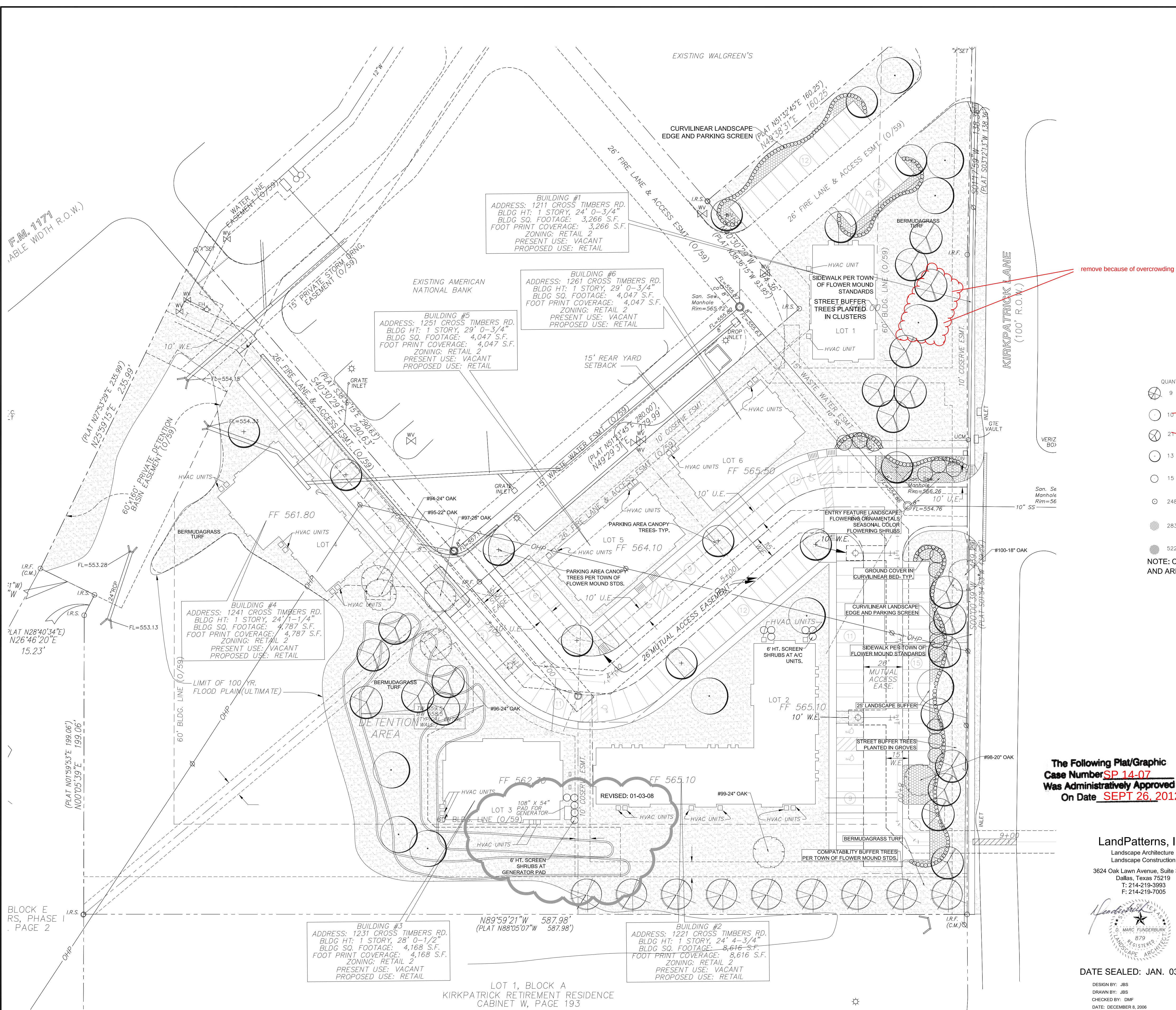
Scale: 1" = 40'
Designed by: LDR
Drawn by: LHR
Checked by: MSA
Date: AUGUST 8, 2007
Project No. 043-002

SHEET
1
OF 1

- 1 8/27/07 REVISED DETENTION TO SAVE TREES
- 2 01/03/08 RELOCATED 2 HVAC CONDENSER PADS, ADDED COVERED GENSET, AND ADDED COVERED LANDSCAPE PLAN
- 3 01/16/08 LOT NO. 4 - REVISED BLDG. FOOTPRINT TO REDUCE THE IMPACT TO EX. TREES
- 4 05/19/08 CHANGED METER LOCATIONS, NO CURB AT PER TRI-STAR CONSTRUCTION(ASEULT)
- 5 05/19/08 DRIVE NOT CONSTRUCTED

RUSTIC TIMBERS, PHASE 2
CABINET L, PAGE 193

KIRKPATRICK RETIREMENT RESIDENCE
CABINET W, PAGE 193



PLANT LEGEND			
QUANTITY	DESCRIPTION		
9	Quercus nigra/ WATER OAK	3" CAL/8-10'HT./6"SP./CONTAINER GROWN	
10	Quercus virginiana/LIVE OAK	3" CAL/8-10'HT./6"SP./CONTAINER GROWN	
2	Quercus muhlenbergii/CHINQUAPIN OAK	3" CAL/8-10'HT./6"SP./CONTAINER GROWN	
13	Quercus shumardii/SHUMARD OAK	3" CAL/8-10'HT./6"SP./CONTAINER GROWN	
15	Lagerstromia indica 'Natchez'/CRAPE MYRTLE	8'HT./3 TRUNKS MIN./MATCHED	
248	Ilex cornuta 'Burfordii'/DWF. BURFORD HOLLY	7 GAL. CONT./36" HT./24"SP./30"OC	
2835	Liriope muscari 'big blue'/ LIRIOPE	4" POTS/FULL/12" O.C.	
522	Seasonal color	4" POTS/IN BLOOM/8" O.C.	

NOTE: CRAPE MYRTLES USED AS A DESIGN ELEMENT ONLY AND ARE NOT COUNTED TOWARDS REQUIRED LANDSCAPE TREES.

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	47,509 SF	9,502 SQ. FT.	23,489 SF
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	47,509 SQ. FT.	25 TREES	25 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
KIRKPATRICK LANE	25 FT.		
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	KIRKPATRICK LANE = 439.29 L.F.	15 TREES	15 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	125	945 S.F.	3228 S.F.
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	38	13 TREES	13 TREES

ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A TREE.

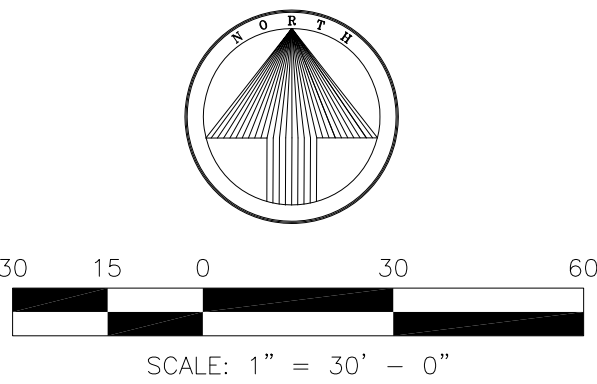
The Following Plat/Graphic Case Number **SP 14-07** Was Administratively Approved On Date **SEPT 26, 2012**

LandPatterns, Inc.
Landscape Architecture
Landscape Construction
3624 Oak Lawn Avenue, Suite 320
Dallas, Texas 75219
T: 214-219-3993
F: 214-219-7005



DATE SEALED: JAN. 03, 2008

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: DMF
DATE: DECEMBER 8, 2006



LANDSCAPE PLAN
AMERICAN NATIONAL
BUSINESS PARK
LOTS 1R-7R, BLOCK A
5.153 ACRES
IN THE

ROBERT W. GIBSON SURVEY ABSTRACT No. 458
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

01 LANDSCAPE PLAN

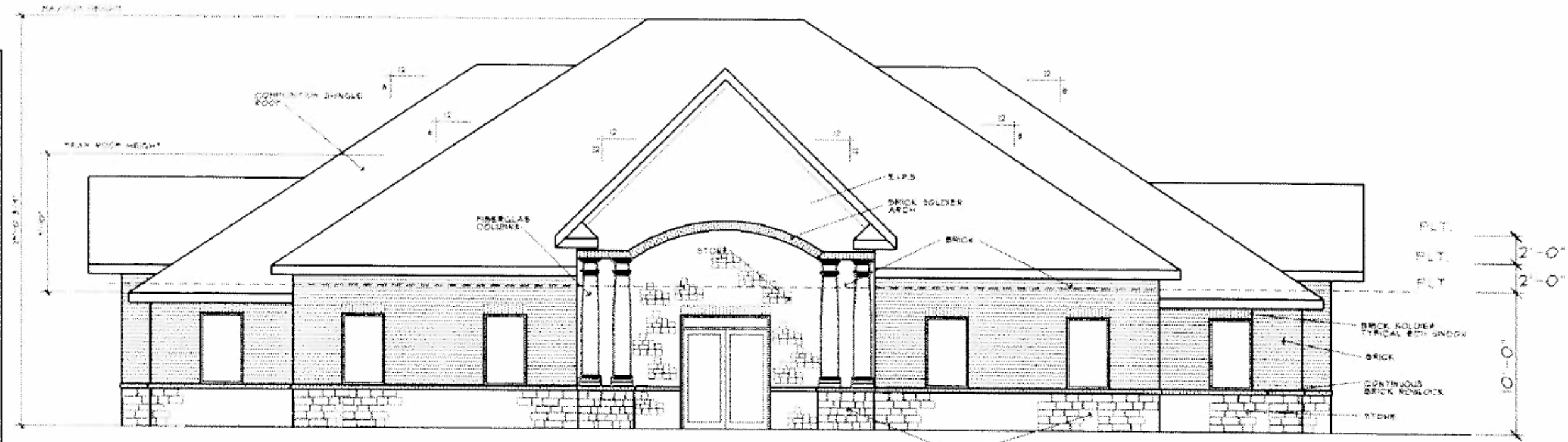
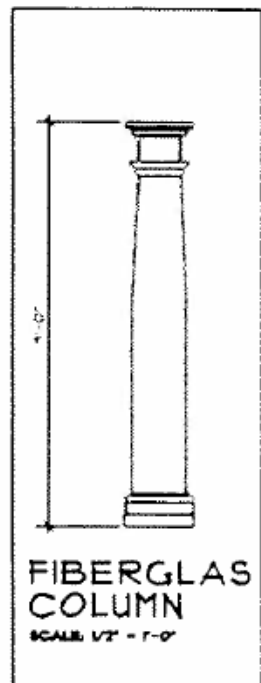
NO.5	9-13-07	REV. SITE PLAN
NO.4	6-14-07	REV. STREETYARD TABULATIONS
NO.3	5-31-07	PER CITY COMMENTS
NO.2	5-2-07	PER CITY COMMENTS
NO.1	3-26-07	PER CITY COMMENTS
App.		

Allen & Ridinger Consulting, Inc.
109 W. Main Street
Lewisville, Texas 75057
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

AMERICAN NATIONAL
BUSINESS PARK
LOTS 1R-7R, BLOCK A
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale:	1" = 30'
Designed by:	JBS
Drawn by:	JBS
Checked by:	DMF
Date:	DECEMBER 8, 2006
Project No.	075-001
SHEET LP-1	
OF 2	



NORTHWEST ELEVATION

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

MATERIALS SPECIFICATIONS

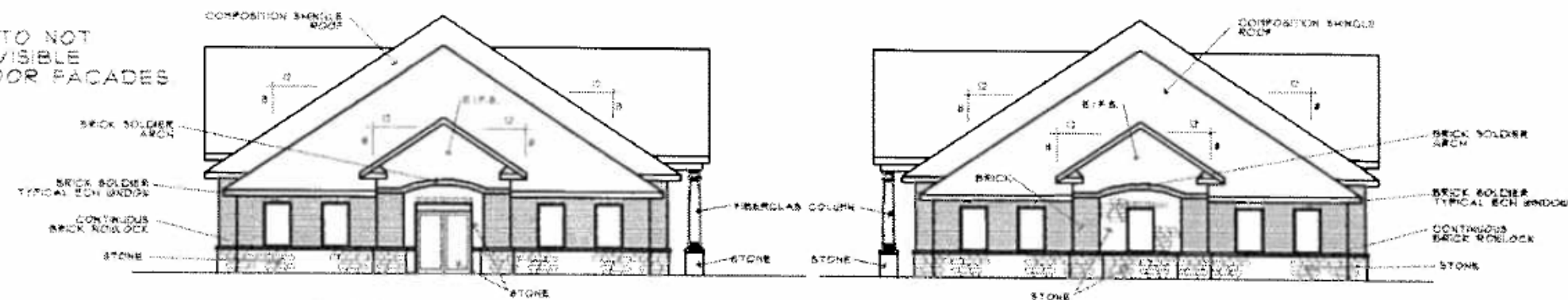
ROOF: TAMKO ROOFING PRODUCTS
HERITAGE SERIES
LAMINATED ASPHALT SHINGLES
WEATHERED WOOD
STONE: LONE STAR STONE, INC
HILL COUNTRY CASTLE STONE
BRICK: ACME BRICK
OLD COLONIAL USED
PAINT: BEHR PREMIUM PLUS
TIOC-2 RAFFIA CREAM
EIFS: MATCH BEHR PREMIUM PLUS
TIOC-1 PARCHMENT PAPER

MATERIALS CALCULATIONS

ELEVATION	EIFS	STONE	BRICK	FIBERGLAS COLUMN
NORTHWEST	13%	35%	48%	4%
SOUTHEAST	13%	34%	53%	0%
NORTHEAST	14%	32%	53%	2%
SOUTHWEST	14%	38%	40%	2%

NO BUILDING FACADE CONTAINS
50% OR MORE GLASS.

AN EFFORT WILL BE MADE TO NOT
PLACE METERS IN HIGHLY VISIBLE
AREAS SUCH AS FRONT DOOR FACADES



SOUTHWEST ELEVATION

SCALE: 1/8" = 1'-0"

NORTHEAST ELEVATION

SCALE: 1/8" = 1'-0"

ROBERT N. BATSON
ARCHITECT
1402 ALDEN
IRVING, TEXAS 7541
P & F: 972-254-1851



BUILDING ON LOT #8
AMERICAN NATIONAL
BUSINESS PARKWAY
FLOWER MOUND, TEXAS

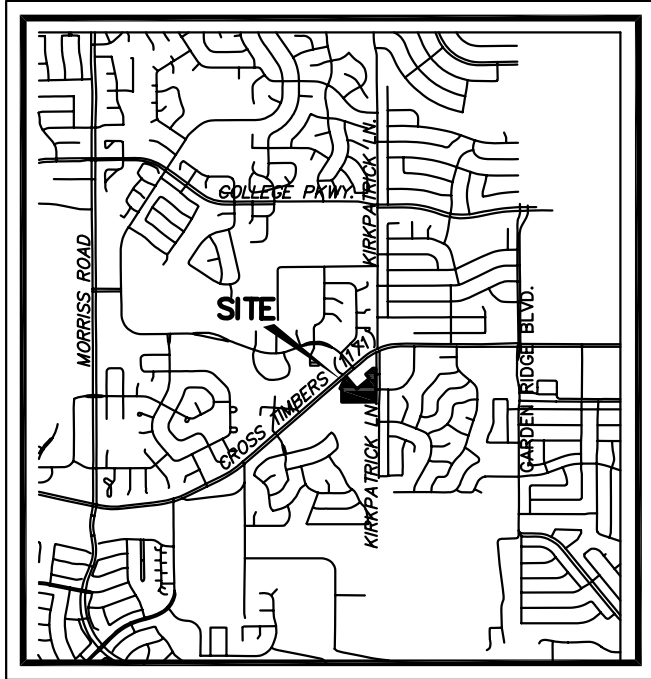
PRELIMINARY: NOT FOR CONSTRUCTION, REGULATORY REVIEW, OR PERMIT.

REVISION	DATE	BY	APP
1			
2			
3			
4			
5			

ELEVATIONS

DRAWN BY	SCALE
JOB #	DATE
SHEET # 2	OF 2

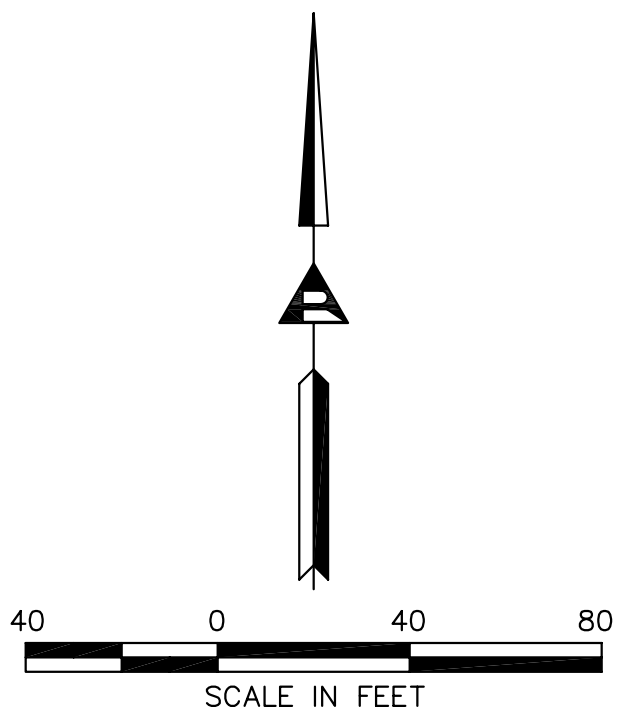
SITE DATA SUMMARY TABLE LOT 1R-6R, BLOCK A																
SITE DATA: GROSS SITE AREA BUILDING DATA BUILDING HEIGHT PEAK BUILDING HEIGHT MEAN BUILDING HEIGHT BUILDING SQ. FT. TOTAL BUILDING SQ.FT. ZONING DATA: PROPOSED USE:	LOT 1R BUILDING 1 1211 CROSS TIMBERS RD.		LOT 2R BUILDING 2 1221 CROSS TIMBERS RD.		LOT 3R BUILDING 3 1231 CROSS TIMBERS RD.		LOT 4R BUILDING 4 1241 CROSS TIMBERS RD.		LOT 5R BUILDING 5 1251 CROSS TIMBERS RD.		LOT 6R BUILDING 6 1261 CROSS TIMBERS RD.		TOTAL			
	32,414 SF (0.744 AC)		52,953 SF (1.216 AC)		43,569 SF (1.000 AC)		61,743 SF (1.417 AC)		14,026 SF (0.322 AC)		19,846 SF (0.456 AC)		(5.155 AC)			
	1 STORY 24' 0-3/4"		1 STORY 24' 4-3/4"		1 STORY 28' 0-1/2"		1 STORY 24' 1-1/4"		1 STORY 29' 0-3/4"		1 STORY 29' 0-3/4"		ALL = 1 STORY <35'			
	7' 4"		7' 6"		9' 4"		7' 4-1/4"		9' 10"		9' 10"		<35			
	3,266 SF		8,616 SF		4,168 SF		4,787 SF		4,047 SF		4,047 SF		28,931 SF			
	3,266 SF		8,616 SF		4,168 SF		4,787 SF		4,047 SF		4,047 SF		28,931 SF			
	RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2		RETAIL 2			
	RETAIL		RETAIL		RETAIL		RETAIL		RETAIL		RETAIL		RETAIL			
	PROVIDED		REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED		PROVIDED		REQUIRED	
	17 SP		13 SP		45 SP		35 SP		16 SP		17 SP		18 SP		20 SP	
2 SP		1 SP		2 SP		2 SP		2 SP		1 SP		2 SP		1 SP		
17 SP		13 SP		45 SP		35 SP		16 SP		17 SP		18 SP		20 SP		
0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		
PARKING SUMMARY: SURFACE PARKING RETAIL/GENERAL BUSINESS (1SP/250 SF) HANDICAP PARKING (1 SP/25 SP) TOTAL PARKING LOADING AREA	17 SP		13 SP		45 SP		35 SP		16 SP		17 SP		18 SP		20 SP	
	2 SP		1 SP		2 SP		2 SP		2 SP		1 SP		2 SP		1 SP	
	17 SP		13 SP		45 SP		35 SP		16 SP		17 SP		18 SP		20 SP	
	0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP	
	0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP		0 SP	
LOT COVERAGE DATA: BUILDING FOOTPRINT LOT COVERAGE (50% MAX) IMPERVIOUS AREA PERVIOUS AREA USABLE OPEN SPACE	3,266 SF 10.04%		8,616 SF 16.3%		4,168 SF 9.5%		4,787 SF 7.8%		4,047 SF 28.9%		4,047 SF 20.4%		28,931 SF 13%			
	38% 12,315 S.F.		48% 25,552 S.F.		23% 9,978 SF		20% 12,654 SF		74% 10,389 SF		48% 9,455 SF		36% 80,343 SF			
	62% 20,099 S.F.		52% 27,401 S.F.		77% 33,591 SF		80% 49,089 SF		26% 3,637 SF		52% 10,391 SF		64% 144,208 SF			
	62% 20,099 S.F.		52% 27,401 S.F.		77% 33,591 SF		80% 49,089 SF		26% 3,637 SF		52% 10,391 SF		64% 144,208 SF			
	62% 20,099 S.F.		52% 27,401 S.F.		77% 33,591 SF		80% 49,089 SF		26% 3,637 SF		52% 10,391 SF		64% 144,208 SF			



VICINITY MAP
NOT TO SCALE

PAVING LEGEND

	PAVING 6" DEPTH 3000 PSI CONCRETE PAVEMENT ON 6" SCARIFIED AND COMPACTED SUBGRADE. COMPACTED TO 95% DENSITY.
	FIRELANE PAVING 6" DEPTH 3600 PSI CONCRETE PAVEMENT ON 6" SCARIFIED AND COMPACTED SUBGRADE. COMPACTED TO 95% DENSITY.
	DENOTES HVAC UNITS



- NOTES:
1. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 2. THERE ARE NO COMMON AREAS FOR THIS PROJECT.
 3. PROPOSED LAND USE: RETAIL
 4. THERE WILL BE AN RECIPROCAL PARKING AGREEMENT FOR ALL LOTS.
 5. A LOADING ZONE WILL NOT BE REQUIRED FOR THIS DEVELOPMENT. IT IS ANTICIPATED THAT THE SITE WILL ONLY HAVE NATIONAL OVERNIGHT DELIVERY SERVICE VEHICLES SERVICING THE OFFICES.
 6. THE TOWN OF FLOWER MOUND CONST. STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
 7. OVER HEAD POWER LINES SHALL BE RELOCATED AND PLACED UNDERGROUND PER TOWN STANDARDS.
 8. NO CONSTRUCTION SHALL OCCUR WITHIN THE FLOODPLAIN.

NOTES:
COORDINATE VALUES SHOWN HEREON ARE BASED ON THE TOWN OF FLOWER MOUND GEODETIC CONTROL NETWORK MONUMENT NUMBERS 1 & 4.

T.B.M.
Elevations based on Town of Flower Mound Geodetic Control Network monument numbers 1 and 4.
No. 1=606.73
No. 4=573.43
TBM
"X" out at east end of inlet located at the north line of Kirkpatrick Lane approximately 240 feet south from the southeast corner of Lot 1, Block 1 of Timber Creek Village recorded in Cabinet O, Slide 59.
Elevation=566.99

Mr. Ken Prater
Basin Development Co., L.P.
4323 Gloster Road
Dallas, Texas 75220
214-352-6933

WATER METER SIZE TO BE DETERMINED BY MEP AT TIME OF BUILDING CONSTRUCTION.

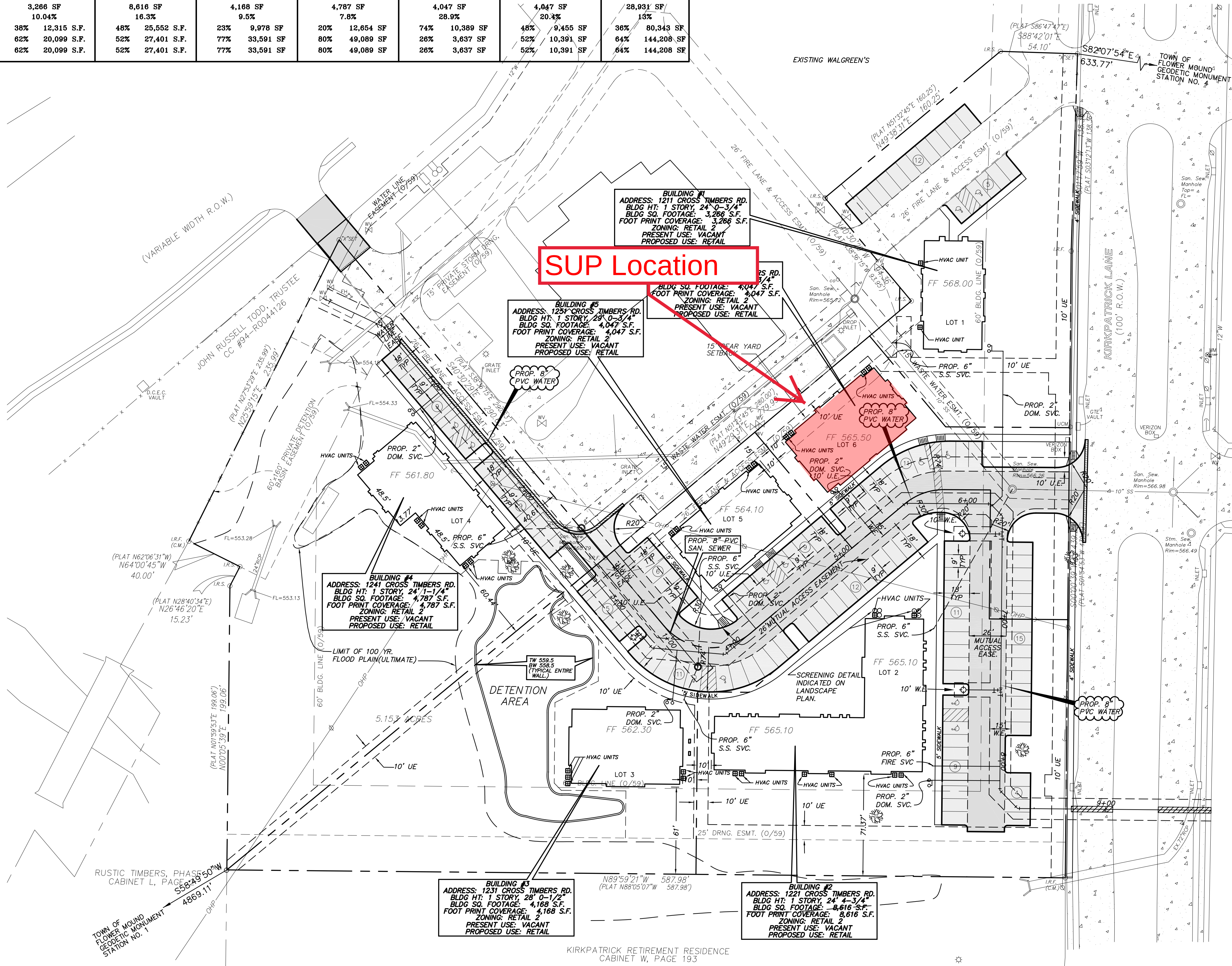
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

CONSTRUCTION PLANS
FOR
AMERICAN NATIONAL
BUSINESS PARK

LOTS 1R-7R, BLOCK A
7.153 ACRES
IN THE

ROBERT W. GIBSON SURVEY ABSTRACT No. 458
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



App. _____
Revisions _____
Date _____
No. _____

Allen & Ridinger Consulting, Inc.
285 W. Southwest Pkwy
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011



AMERICAN NATIONAL
BUSINESS PARK
LOTS 1R-7R, BLOCK A
FLOWER MOUND, TEXAS

SITE PLAN

Scale: 1" = 40'
Designed by: LDR
Drawn by: LHR
Checked by: MSA
Date: JUNE 1, 2007
Project No. 043-002

ACCESS EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
AE-L1	S89°59'21"E	26.00'
AE-L2	N00°00'39"E	206.34'
AE-L3	S49°29'31"W	141.20'
AE-L4	N40°40'42"W	76.19'
AE-L5	N40°40'42"W	63.09'
AE-L6	S49°29'31"W	141.20'
AE-L7	S89°50'26"W	87.32'
AE-L8	S89°50'26"W	23.10'
AE-L9	S00°00'39"W	206.70'

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
DE-L1	N00°00'39"E	33.00'
DE-L2	N89°59'21"W	19.32'
DE-L3	N44°59'21"W	7.07'
DE-L4	N00°00'39"E	56.44'
DE-L5	N63°09'47"E	33.89'
DE-L6	N00°00'00"E	28.36'
DE-L7	N33°00'25"W	21.23'
DE-L8	S56°59'35"W	18.00'
DE-L9	N33°00'25"W	12.00'
DE-L10	N56°59'35"E	18.00'
DE-L11	N33°00'25"W	9.02'
DE-L12	N44°22'59"W	27.26'
DE-L13	N88°32'24"W	12.81'
DE-L14	S01°27'36"W	10.00'
DE-L15	N88°32'24"W	16.00'
DE-L16	N01°27'36"E	10.00'
DE-L17	N88°32'24"W	14.05'
DE-L18	S49°19'18"W	16.11'
DE-L19	N56°33'48"W	41.05'
DE-L20	N59°37'19"W	16.65'
DE-L21	S54°56'50"W	21.54'
DE-L22	S60°54'31"W	24.86'
DE-L23	N31°37'49"E	30.23'
DE-L24	N07°51'33"W	44.97'
DE-L25	N25°59'15"E	14.20'
DE-L26	N37°20'09"W	15.89'
DE-L27	N56°25'04"W	27.92'
DE-L28	S31°30'02"W	10.87'

SANITARY SEWER LINE TABLE		
LINE	BEARING	LENGTH
SSE-L1	S40°25'43"E	127.73'
SSE-L2	S49°34'17"W	19.00'
SSE-L3	N40°25'43"W	127.71'

WATER EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
WE-L1	S65°14'54"E	56.60'
WE-L2	S40°25'43"E	291.92'
WE-L3	S85°30'29"E	45.42'
WE-L4	N49°29'31"E	164.47'
WE-L5	N89°50'26"E	65.56'
WE-L6	S44°59'21"E	18.16'
WE-L7	S00°00'39"W	192.27'
WE-L8	S44°59'21"E	11.60'
WE-L9	S89°59'21"E	30.80'
WE-L10	N89°59'21"W	37.01'
WE-L11	N44°59'21"W	24.03'
WE-L12	N00°00'39"E	68.37'
WE-L13	N89°50'26"E	25.01'
WE-L14	S00°00'00"E	10.00'
WE-L15	S89°50'26"W	25.01'
WE-L16	N00°00'39"E	99.40'
WE-L17	S89°59'21"E	26.49'
WE-L18	S00°39'56"W	10.00'
WE-L19	N89°59'21"W	26.38'
WE-L20	N00°00'39"E	4.50'
WE-L21	N44°59'21"W	5.71'
WE-L22	S89°50'26"W	53.80'
WE-L23	S49°29'31"W	165.17'
WE-L24	N85°30'29"W	57.86'
WE-L25	N40°25'43"W	294.84'
WE-L26	N65°14'54"W	53.63'

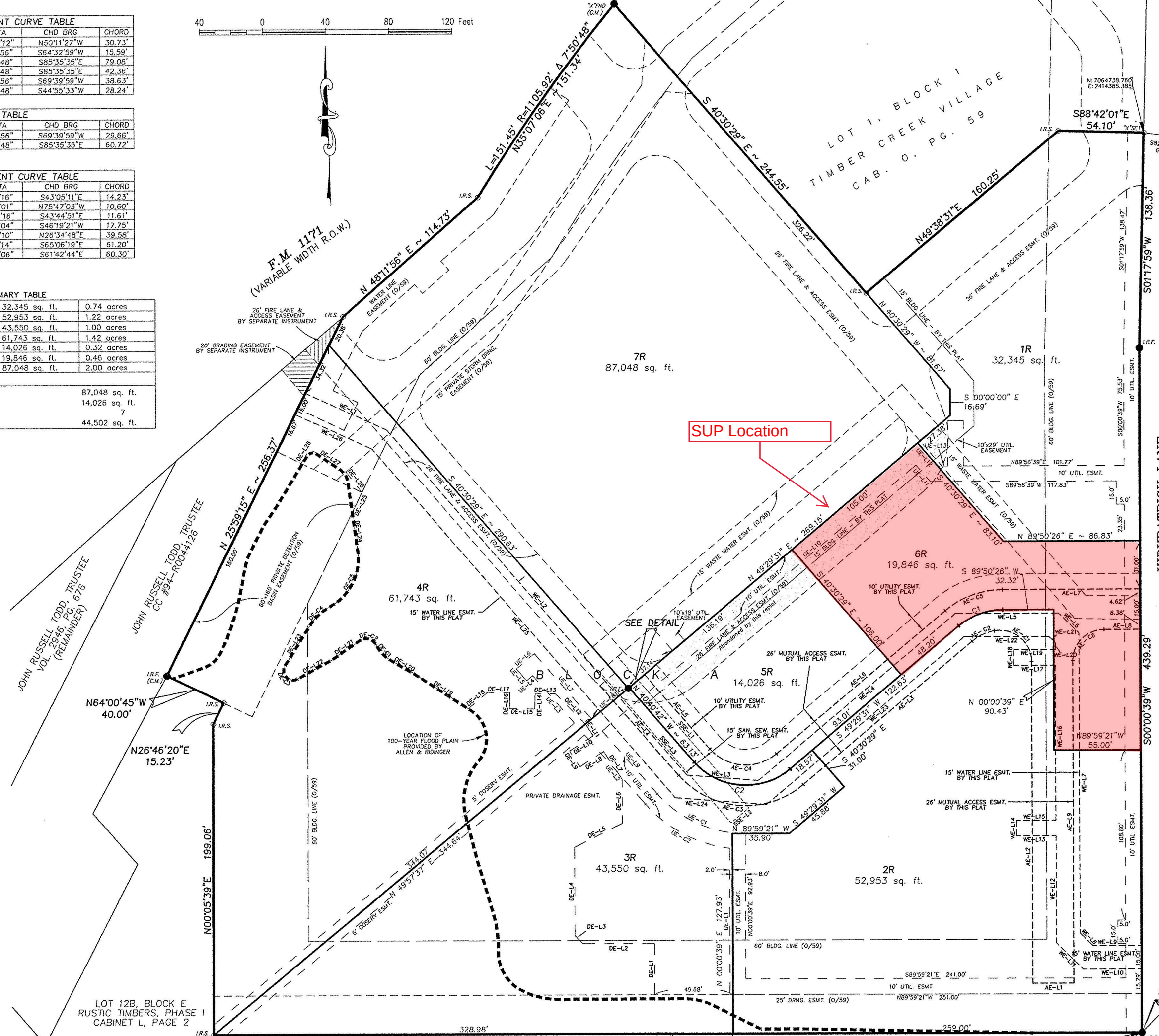
UTILITY EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
UE-L1	S00°00'39"W	93.60'
UE-L2	N40°40'42"W	58.58'
UE-L3	N40°40'42"W	40.36'
UE-L4	S49°19'18"W	5.00'
UE-L5	N40°40'42"W	10.00'
UE-L6	N49°19'18"E	15.00'
UE-L7	S40°40'42"E	55.72'
UE-L8	N49°29'31"E	30.43'
UE-L9	S40°40'42"E	53.22'
UE-L10	N49°29'31"E	262.16'
UE-L11	N40°30'29"W	13.99'
UE-L12	S40°30'29"E	19.38'
UE-L13	N89°56'39"E	6.46'

ACCESS EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
AE-C1	20.00'	35.05'	100°24'12"	N50°11'27"W	30.73'
AE-C2	30.00'	15.77'	30°06'56"	S64°32'59"W	15.59'
AE-C3	56.00'	87.80'	89°49'48"	S85°35'35"E	79.08'
AE-C4	30.00'	47.03'	89°49'48"	S85°35'35"E	42.36'
AE-C5	56.00'	39.44'	40°20'56"	S69°39'59"W	38.63'
AE-C6	20.00'	31.36'	89°49'48"	S44°55'33"W	28.24'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
C1	43.00'	30.28'	40°20'56"	S69°39'59"W	29.66'
C2	43.00'	67.42'	89°49'48"	S85°35'35"E	60.72'

DRAINAGE EASEMENT CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
DE-C1	25.00'	14.43'	33°04'16"	S43°05'11"E	14.23'
DE-C2	7.00'	12.03'	98°28'01"	N75°47'03"W	10.60'
DE-C3	6.00'	15.78'	150°41'16"	S43°44'51"E	11.61'
DE-C4	35.00'	17.95'	29°23'04"	S46°19'21"W	17.75'
DE-C5	35.00'	42.07'	68°52'10"	N26°34'48"E	39.58'
UE-C1	74.00'	63.10'	48°51'14"	S65°06'19"E	61.20'
UE-C2	84.00'	61.68'	42°04'06"	S61°42'44"E	60.30'

LOT SUMMARY TABLE			
Lot 1R	Block A	32,345 sq. ft.	0.74 acres
Lot 2R	Block A	52,953 sq. ft.	1.22 acres
Lot 3R	Block A	43,550 sq. ft.	1.00 acres
Lot 4R	Block A	61,743 sq. ft.	1.42 acres
Lot 5R	Block A	14,026 sq. ft.	0.32 acres
Lot 6R	Block A	19,846 sq. ft.	0.46 acres
Lot 7R	Block A	87,048 sq. ft.	2.00 acres
Max Lot Area		87,048 sq. ft.	
Min. Lot Area		14,026 sq. ft.	
Max No. Lots		7	
Average Lot Size		44,502 sq. ft.	





140 Red Oak Lane
Flower Mound, TX 75028
214.550.5017
iMarkRealty.com

August 6, 2019

Chuck Russel, AICP
Town Planner
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028
Sent via email

Re: Flourish Birth and Wellness Center Zoning

Chuck,

While birthing centers are not new, this one will be the first in Flower Mound. We feel that this facility use is far different than that of a hospital. We offer the following information and attachments for your consideration in determining the zoning classification.

The **American Association of Birth Centers** (AABC) defines a birth center as a home-like setting where care providers, registered Birthing Nurses in our case, provide family-centered care to healthy pregnant women. Most birth centers are located separately from hospitals. The birth center is a maxi-home not a mini-hospital or clinic or outpatient facility. Unlike surgical centers and clinics treating sick people or infected conditions, the birth center represents a healthy, common sense, and natural approach to childbirth.

Pregnancy and childbirth are healthy, normal life events for most women and babies. In birth centers, nurses and staff hold to the "wellness" model of birth, which means that they provide continuous, supportive care and interventions are used only when medically necessary.

The facility is managed by registered birthing nurses and birthing centers are regulated by the State of Texas under **Chapter 244. Birthing Center**, in the **Health and Safety Code** (attached). According to this code, "Birthing Center means a place, facility, or institution at which a woman is scheduled to give birth following a normal, uncomplicated pregnancy, but does not include a hospital... Since no anesthesiologist is on staff, epidurals are not provided.

The AABC did the **National Birth Center Study II** from 2007 to 2010. This study included 15,574 women who received care in 79 midwife-led birth centers in 33 U.S. states.

One of the most important findings of this study was that more than 9 out of 10 women (94%) who entered labor planning a birth center birth achieved a natural birth. In other words, the C-section rate for low-risk women who chose to give birth at a birth center was only 6%—compared to the U.S. C-

section rate of 27% for low-risk women. This means that the C-section rate for women in birth centers is more than 4 times lower than what is seen among low-risk women in the U.S.

Out of the 15,574 women who planned to give birth at a birth center at the start of labor, most women (84%) ended up giving birth at the birth center. Out of the entire sample, 4.5% were referred to a hospital before being admitted to the birth center, 11.9% transferred to the hospital during labor, 2.0% transferred after giving birth, and 2.2% had their babies transferred after birth. Most of the in-labor transfers were first-time moms (82%).

According to the **American Planning Association (APA)**, a hospital is an institution providing health services primarily for in-patient medical or surgical care of the sick or injured. Birthing centers are much different, they don't provide health services for in-patient medical or surgical care of the sick or injured.

The **Town of Flower Mound** defines a hospital as an institution that:

- (1) Offers services more intensive than those required for room, board, personal services and general nursing care;*
- (2) Offers facilities and beds for use beyond 24 hours by individuals requiring diagnosis, treatment or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; and*
- (3) Regularly makes available at least clinical laboratory services, diagnostic X-ray services, and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent.*

Flourish Birth and Wellness Center is far different than this definition for a hospital:

- (1) Their services are far less intensive than the criteria listed. They assist with the natural birth process. In the event that more intense services are needed, the patient is immediately transferred to a hospital.*
- (2) 24 hour care is never offered. Patients leave the facility after the birth, either to go home or for more intense care elsewhere.*
- (3) The facility does not do clinical laboratory services, X-ray, surgery, obstetrical care, etc.*

Birth centers are a high-value option for maternity care and complement the existing hospital-based system. Care that is provided by birth centers fully meets the "triple aim" vision of healthcare: improving the experience of care, improving the health of populations, and reducing per capita costs of health.

The **American Public Health Association** say this in regards to the type of facility a birthing center should operate in, "The center may be an adaptation of a house and should include birthing rooms; toilet facilities for staff, mothers, and families; bath facilities; storage facilities; examination areas; laundry facilities; sterilizing area; areas for laboratory and emergency equipment; kitchen facilities; and reception and family areas. If office-based prenatal or other health care is provided at the facility, consultation and examining rooms should be separate from the birth center itself. Hand washing facilities should be immediately available to all examining and birth rooms. The center should meet codes for ordinary construction and for water supply and sewage disposal. It should be maintained in a safe, clean, and orderly manner. Residential, professional, or commercial zoning regulations, rather than hospital regulations, should apply to the birth center".

Chuck, we are be glad to come by and visit with you and provide further detail. Below are times that work for us:

August 9th - 11am-4pm (later the better if possible)

August 12th-morning

August 16th-morning

Thank you for your consideration. We look forward to adding this valuable service to our community.

Best Regards,

A handwritten signature in blue ink, appearing to read "Mark Glover", followed by a long horizontal flourish.

Mark Glover
Principal & Broker

BUSINESS PLAN

Flourish Birth & Wellness Center

Marsha Gross APRN, CNM, MSN, Owner

Created on August 14, 2019

1. EXECUTIVE SUMMARY

1.1 Product

Flourish Birth & Wellness Center is a health care facility for childbirth where care is provided in the midwifery and wellness model to healthy women anticipating a low-risk pregnancy and birth.

1.2 Customers

Women seeking individualized, compassionate, evidence-based maternity care in an out-of-hospital, safe, supportive environment.

1.3 What Drives Us

Flourish invites women and their families to receive personalized, family-centered care from holistic, professional health care providers where they are supported and respected as well as safe and secure.

2. COMPANY DESCRIPTION

2.1 Mission Statement

Flourish Birth & Wellness Center provides midwifery care that is compassionate, safe, and evidence based. Our goal is to create an environment in which women will feel pride and satisfaction in their birth experience.

2.2 Principal Members

Marsha Gross - Owner, Clinical Director

2.3 Legal Structure

Flourish Birth & Wellness Center is a professional LLC (PLLC) in Flower Mound, Texas.