

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

FEBRUARY 24, 2020

**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.** *(or immediately following the Capital Improvements Advisory Committee meeting)*

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not 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. Status of Short-Term Rental Discussion
2. Development Services Online Resources

E. CONSENT ITEMS

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

1. Minutes of February 10, 2020: Consider approval of the minutes of the February 10, 2020, Planning and Zoning Commission Regular Session.
2. RC19-0011 – Canyon Falls - Village 15B: Consider a request for a Record Plat to create a residential subdivision. The property is generally located north of Canyon Falls Drive and west of Prairie Ridge Road.

F. REGULAR ITEMS

3. *RP19-0015 – Stone Hill Farms Retail Addition No. 2* *Public Hearing*

Public Hearing to consider a request for a Replat (RP19-0015- Stone Hill Farms Retail Addition No. 2) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.

4. *MPA19-0004 – Mustang Creek Assisted Living* *Public Hearing*

Public Hearing to consider a request for a Master Plan Amendment (MPA19-0004 – Mustang Creek Assisted Living) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Flood Plain to Low Density Residential uses. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke Drive.

5. *ZPD19-0012 – Mustang Creek Assisted Living PD-176* *Public Hearing*

Public Hearing to consider a request for rezoning (ZPD19-0012 – Mustang Creek Assisted Living) from Planned Development District-49 (PD-49) with Single Family Detached (Medium Density) (SFDMD) uses to Planned Development District-176 (PD-176) with Single Family Estate (SF-E) uses and a nursing or congregate care facility, with a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke Drive.

G. 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: February 20, 2020, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: February 24, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 10, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 10, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF FEBRUARY, 2020, 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:

David Johnson	Chair
Brad Ruthrauff	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Robert Rawson	Commissioner, Place 3
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
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
Forrest Williams	Planner
LauriAnn Cash	Executive Assistant

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

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

1. Commissioner Schiestel would like Staff to review parking calculations for churches
2. Commissioner Schiestel would like Staff to review mitigation requirements when proposed parking requires a deviation because it exceeds by more than 20 percent the allowable number of parking spaces for the development

E. DIRECTOR'S REPORT

1. Updated Area Plan / Land Use Maps

F. REGULAR ITEMS

- 1. Consider approval of the minutes of the January 27, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the January 27, 2020, minutes as written. Commissioner Dillon seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 2. Consider a request for a Record Plat (RC19-0009 – Whyburn Addition) to create a non-residential subdivision. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant (present to answer questions)

Paul Milosevich, Integrated Real Estate Group

Commission Deliberation

Commissioner Pickering moved to approve RC19-0009 – Whyburn Addition, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 3. Consider a request for a Site Plan (SP19-0020 – Watermere at Flower Mound) to develop an age-restricted, high-density residential use. The property is generally located south of Dixon Lane and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant (present to answer questions)

Paul Milosevich, Integrated Real Estate Group

Commission Deliberation

Commissioner Pickering moved to approve SP19-0020 – Watermere at Flower Mound, as presented. Vice-Chair Ruthrauff seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. ADJOURNMENT – REGULAR SESSION 7:04 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

CONSENT ITEM

DATE: February 24, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Record Plat (RC19-0011 - Canyon Falls - Village 15B) to create a residential subdivision. The property is generally located north of Canyon Falls Drive and west of Prairie Ridge Road.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 5 buildable, single-family residential lots with a minimum lot size of 10,000 square feet. The proposed single-family residential lots are located in the second phase of the Canyon Falls development and are in conformance with Planned Development District-98 (PD-98) standards as amended. Village 15B contains approximately 5.348 acres.

Access to the development is provided from Prairie Ridge Road and existing streets within the Phase 1 development. The current project includes the establishment of all required easements, landscaping, fencing, and associated open space (x-lots) for this Village (Attachment B(1)).

The proposed record plat is consistent with the development plan (DP04-12) approved by the Town Council on February 4, 2013, for Phases 1 and 2 containing 423 total buildable, single family lots.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

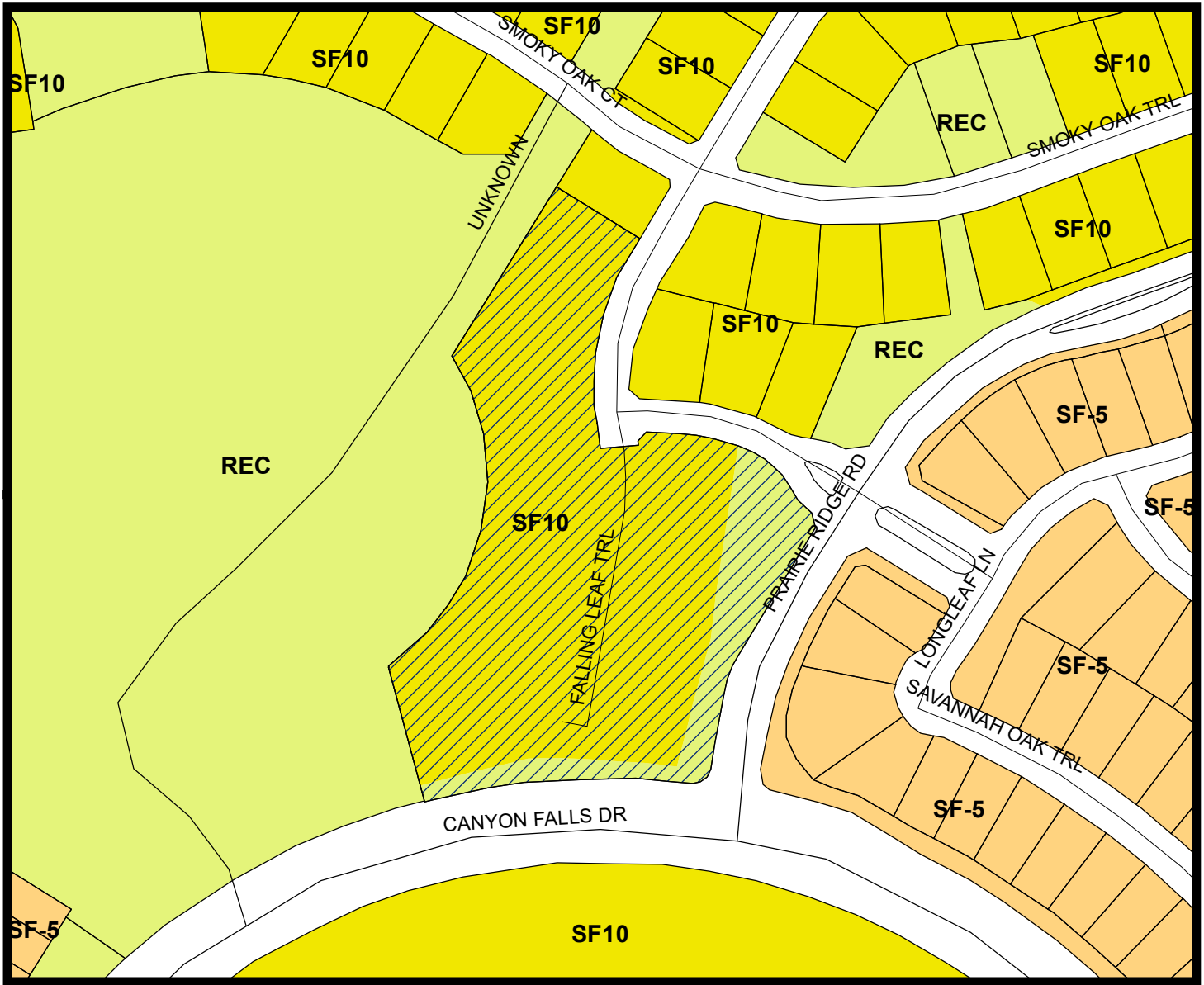
B. Application Details

1. Record Plat Package

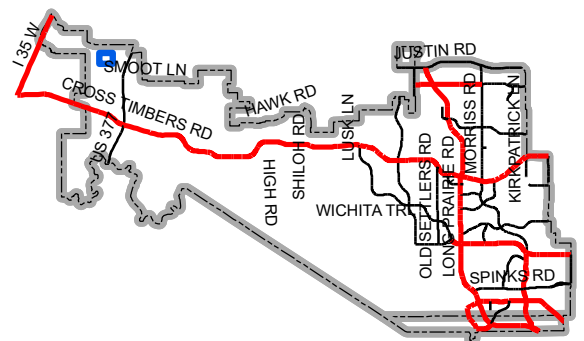
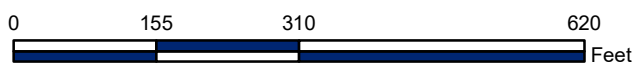
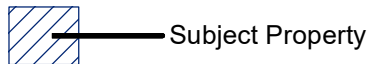


Vicinity Map

Reference Project: RC19-0011



LEGEND



Map Location



November 15, 2019

Ms. Poornima Kashyap
Planning Services Division
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Canyon Falls Letter of Intent – Record Plat – Village 15B

Dear Poornima,

Canyon Falls is a master planned community intended to provide a variety of single family residential and commercial uses that are compatible with the natural characteristics of the land (such as topography, drainage, vegetation and floodplain) to ensure a high-quality new community. This master planned community is intended to provide increased recreation amenities, high quality homes and shopping alternatives that will be designed in a comprehensive fashion, which will enhance the quality of life for future residents and the Town of Flower Mound. We believe that Canyon Falls will be a great addition for the Town of Flower Mound and the rooftops generated within the development will support the future plans and growth of Flower Mound for commercial and retail development along the western side of its Town Limits. Additionally, the proximity of the development to I-35W and U.S. 377 provide a great transition between the commercial and more intense zoning districts that exist along the I-35W and U.S. 377 corridors.

Record Plat - Village 15B Site Data:

Existing Zoning District: Planned Development with SF-10

Record Plat – Village 15B Acreage: 5.348 Acres

Lot breakdown: 5 Single-Family Lots & 1 Open Space/HOA Lots

We appreciate your assistance with this application and look forward to working with you and the Town of Flower Mound on the Canyon Falls development.

Sincerely,

J. VOLK CONSULTING, INC.

A handwritten signature in black ink, appearing to read 'Tom Dayton', is written over a horizontal line.

Tom Dayton, PE

cc: Brian Cramer, Vice President, Newland Real Estate Group, LLC

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	6.28	500.00	000°43'12"	6.28	N05° 05' 09"W
C22	33.09	450.00	004°12'49"	33.09	S06° 49' 57"E
C23	65.81	100.00	037°42'13"	64.62	S46° 30' 28"E
C24	45.76	100.00	026°12'57"	45.36	S40° 45' 50"E
C25	53.37	150.00	020°23'08"	53.09	S20° 59' 16"W
C27	26.93	18.00	085°43'01"	24.49	S53° 13' 34"W
C28	22.35	15.00	085°21'26"	20.34	N53° 29' 59"E
C29	122.10	450.00	015°32'46"	121.72	N03° 02' 50"E
C30	99.29	275.00	020°41'16"	98.76	S75° 42' 12"E
C31	29.39	19.50	086°21'56"	26.69	S53° 57' 13"W

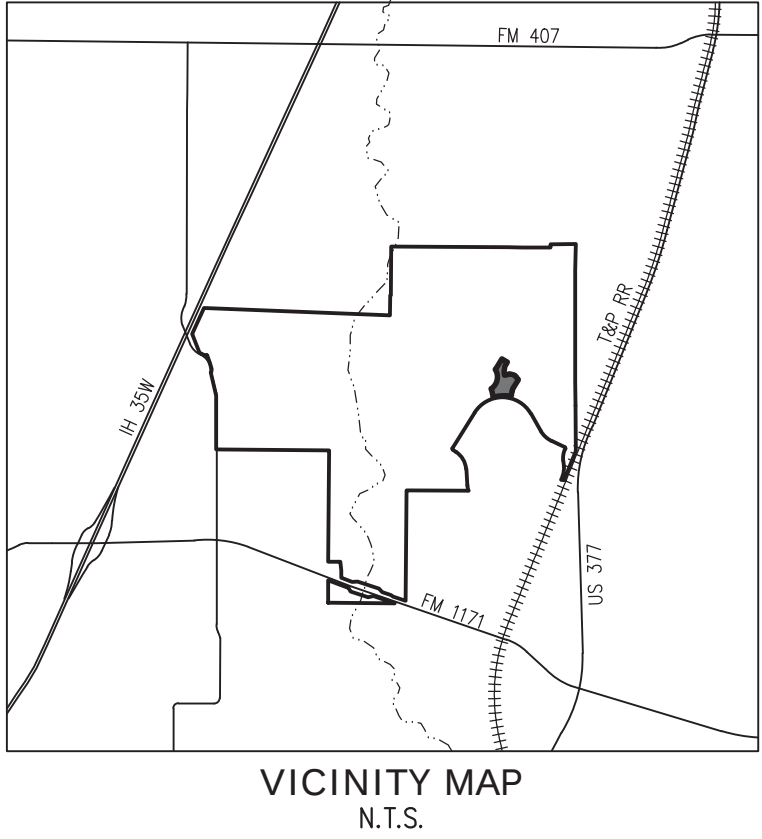
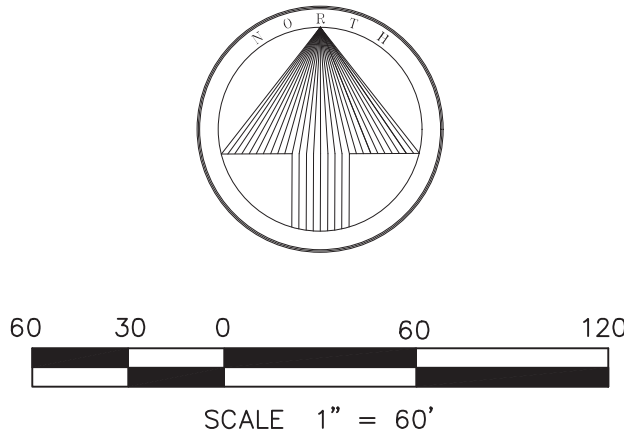
Line Table		
Line	Length	Direction
L21	43.96	S86° 02' 50"E
L22	50.00	N85° 16' 27"E
L23	15.25	N44° 15' 12"E
L24	20.28	S11° 20' 44"E
L25	103.07	S10° 47' 31"W
L27	5.35	N50° 11' 04"W
L28	33.93	S79° 10' 47"E

- 1/2" IRON ROD FOUND WITH YELLOW PLASTIC CAP STAMPED "JVC" (UNLESS OTHERWISE NOTED)
- P.R.D.C.T.

PLAT RECORDS, DENTON COUNTY, TEXAS
- UE

UTILITY EASEMENT
- *

LOT IS LOCATED LESS THAN ONE THOUSAND FEET (1,000') FROM AN EXISTING OIL OR GAS WELL & IS SUBJECT TO THE CODES & ORDINANCES OF THE TOWN OF FLOWER MOUND

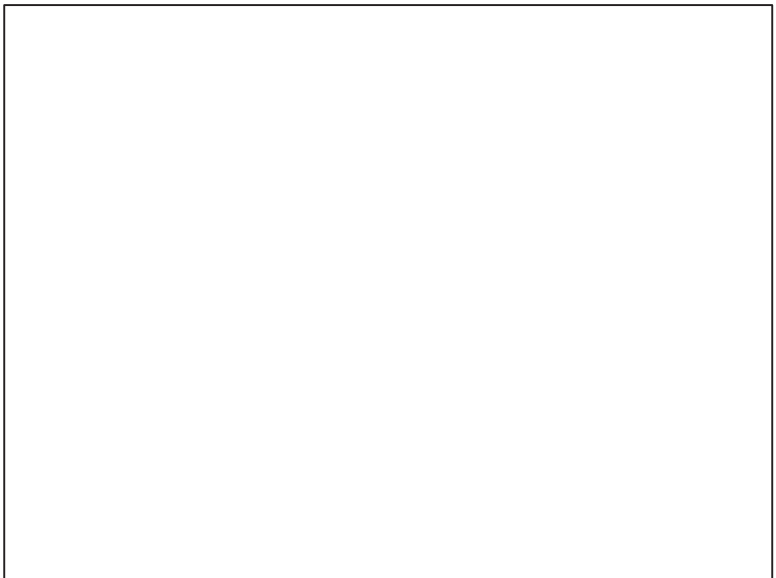


RECORD PLAT
OF
**CANYON FALLS
VILLAGE 15B**
BLOCK TTT, LOTS 1-5, 6X;

BEING 5.348 ACRES LOCATED IN THE
J. WILBURN SURVEY - ABSTRACT NO. 1416
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 5 SINGLE-FAMILY
RESIDENTIAL LOTS &
1 OPEN SPACE/HOA LOTS

Date: February 20, 2020

SHEET 1 OF 2



RECORDING INFORMATION

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

LEGAL DESCRIPTION:

BEING a tract of land situated in the J. WILBURN SURVEY, ABSTRACT NO. 1416, Town of Flower Mound, Denton County, Texas and being part of that tract of land described as Tract 6 in Deed to WS - DCF Development, LLC, as recorded in Document No. 2012-101125, Deed Records, Denton County, Texas and being more particularly described as follows;

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set in the north line of Canyon Falls Drive, a variable width right-of-way, for the southeast corner of Lot 1X, Block JJ of CANYON FALLS-PHASE 1, an Addition to the Town of Flower Mound, Denton County, Texas according to the Plat thereof recorded in Document No. 2014-150, Plat Records, Denton County, Texas;

THENCE Northerly, with the south line of said CANYON FALLS-PHASE 1 Addition, the following eighteen (18) courses and distances:

North 14 degrees 20 minutes 29 seconds West, leaving said north line, a distance of 182.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non-tangent curve to the left having a central angle of 86 degrees 54 minutes 33 seconds, a radius of 300.00 feet and a chord bearing and distance of North 11 degrees 47 minutes 23 seconds East, 412.67 feet;

Northerly, with said curve to the left, an arc distance of 455.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 31 degrees 21 minutes 28 seconds East, a distance of 260.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 58 degrees 38 minutes 32 seconds East, a distance of 130.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 31 degrees 21 minutes 28 seconds West, a distance of 26.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 40 degrees 17 minutes 50 seconds, a radius of 325.00 feet and a chord bearing and distance of South 11 degrees 12 minutes 33 seconds West, 223.90 feet;

Southerly, with said curve to the left, an arc distance of 228.58 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the right having a central angle of 04 degrees 12 minutes 49 seconds, a radius of 450.00 feet and a chord bearing and distance of South 06 degrees 49 minutes 57 seconds East, 33.09 feet;

Southerly, with said curve to the right, an arc distance of 33.09 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 85 degrees 16 minutes 27 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 43 minutes 12 seconds, a radius of 500.00 feet and a chord bearing and distance of North 05 degrees 05 minutes 09 seconds East, 6.28 feet;

Northerly, with said curve to the left, an arc distance of 6.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

North 44 degrees 15 minutes 12 seconds East, a distance of 15.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 86 degrees 02 minutes 50 seconds East, a distance of 43.96 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the right having a central angle of 20 degrees 41 minutes 16 seconds, a radius of 275.00 feet and a chord bearing and distance of South 75 degrees 42 minutes 12 seconds East, 98.76 feet;

Easterly, with said curve to the right, an arc distance of 99.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non-tangent curve to the right having a central angle of 37 degrees 42 minutes 13 seconds, a radius of 100.00 feet and a chord bearing and distance of South 46 degrees 30 minutes 28 seconds East, 64.62 feet;

Southeasterly, with said curve to the left, an arc distance of 65.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a non-tangent curve to the left having a central angle of 26 degrees 12 minutes 57 seconds, a radius of 100.00 feet and a chord bearing and distance of South 40 degrees 45 minutes 50 seconds East, 45.36 feet;

Southeasterly, with said curve to the left, an arc distance of 45.76 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 11 degrees 20 minutes 44 seconds East, a distance of 20.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 31 degrees 10 minutes 50 seconds West, a distance of 194.83 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a curve to the left having a central angle of 20 degrees 23 minutes 08 seconds, a radius of 150.00 feet and a chord bearing and distance of South 20 degrees 59 minutes 16 seconds West, 53.09 feet;

Southerly, with said curve to the left, an arc distance of 53.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner;

South 10 degrees 47 minutes 31 seconds West, a distance of 103.07 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner in the north line of the above mentioned Canyon Falls Drive, said point being at the beginning of a curve to the right having a central angle of 86 degrees 21 minutes 56 seconds, a radius of 19.50 feet and a chord bearing and distance of South 53 degrees 57 minutes 13 seconds West, 26.69 feet;

THENCE Westerly, with said north line and with said curve to the right, an arc distance of 29.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped “JVC” set for corner at the beginning of a reverse curve to the left having a central angle of 21 degrees 28 minutes 42 seconds, a radius of 945.00 feet and a chord bearing and distance of South 86 degrees 23 minutes 51 seconds West, 352.18 feet;

THENCE Westerly, continuing with said north line and with said curve to the left, an arc distance of 354.25 feet to the **POINT OF BEGINNING** and containing 5.348 acres of land, more or less.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NASH CANYON FALLS, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as CANYON FALLS – VILLAGE 15B, an addition to the Town of Flower Mound, Denton County, Texas.

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

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

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

BY: NASH CANYON FALLS, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: NEWLAND REAL ESTATE GROUP, LLC
A DELAWARE LIMITED LIABILITY COMPANY
ITS DEVELOPMENT MANAGER

BY: _____
BRIAN CRAMER, VICE PRESIDENT

STATE OF TEXAS §
COUNTY OF _____§

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I have prepared this plat from an actual survey of the land, and that the corner monuments shown thereon were found or placed under my personal supervision in accordance with the platting rules and regulations of Town of Flower Mound, Denton County, Texas.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

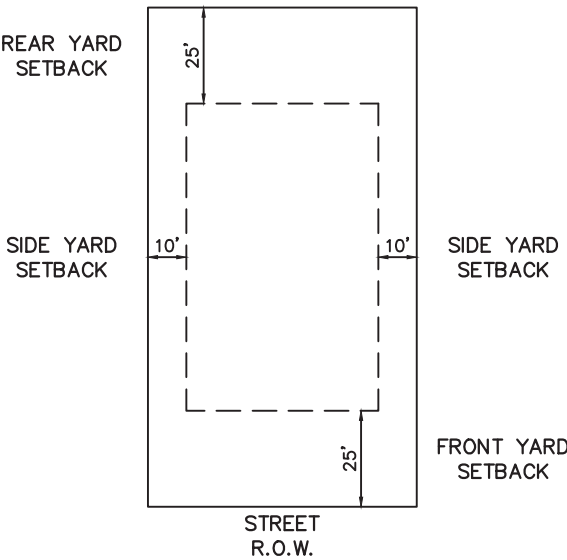
STATE OF TEXAS §
COUNTY OF COLLIN §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission Expires: _____



TYPICAL SF-10 LOT
SETBACK DETAIL

Approved:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

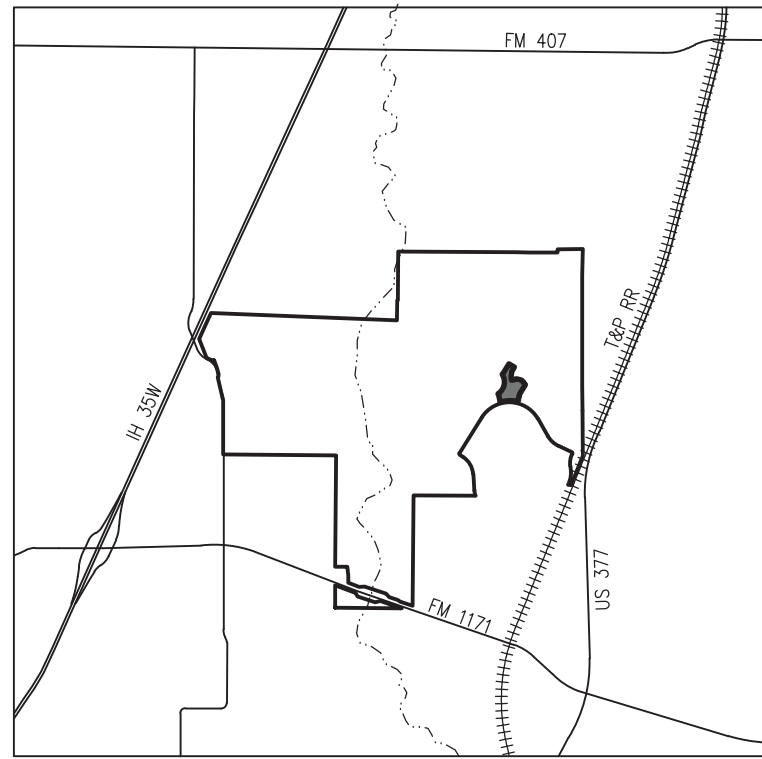
LOT ACREAGE		
LOT NO.	BLOCK	AREA
1	BLOCK TTT	12850.55
2	BLOCK TTT	10951.83
3	BLOCK TTT	10400.00
4	BLOCK TTT	10400.00
5	BLOCK TTT	11248.76
6X	BLOCK TTT	149765.58

LOT/BLOCK ANALYSIS FOR VILLAGE 15B	
SMALLEST LOT SIZE (SF)	10,400
LARGEST LOT SIZE (SF)	12,851
AVERAGE LOT SIZE (SF)	11,170
TOTAL NO. OF LOTS	5

ACREAGE TABLE	
TYPE	ACREAGE (AC)
LOTS	1.282
ROW DEDICATION	0.628
OPEN SPACE/HOA LOTS	3.438
TOTAL	5.348

PARCEL TABLE FOR VILLAGE 15B			
PHASE	ZONING	MAX. NO. OF LOTS PER PD 98	PROPOSED NO. OF LOTS (BUILDABLE)
VILLAGE 15B	SF-10	5	5

MASTER PLAN FEATURES	
Land Use Plan	Denton Creek District
Urban Design Plan	Denton Creek District
Parks & Trails	Denton Creek District
Open Space Plan	N/A
Thoroughfare Plan	FM 1171 & US 377-Major Arterials, Canyon Falls Dr. & Denton Creek Blvd.-Urban Minor Arterials, Prairie Ridge Rd.-Urban Collector
Water Plan	Denton Creek District Service Area
Wastewater Plan	Denton Creek District Service Area



VICINITY MAP
N.T.S.

NOTES:

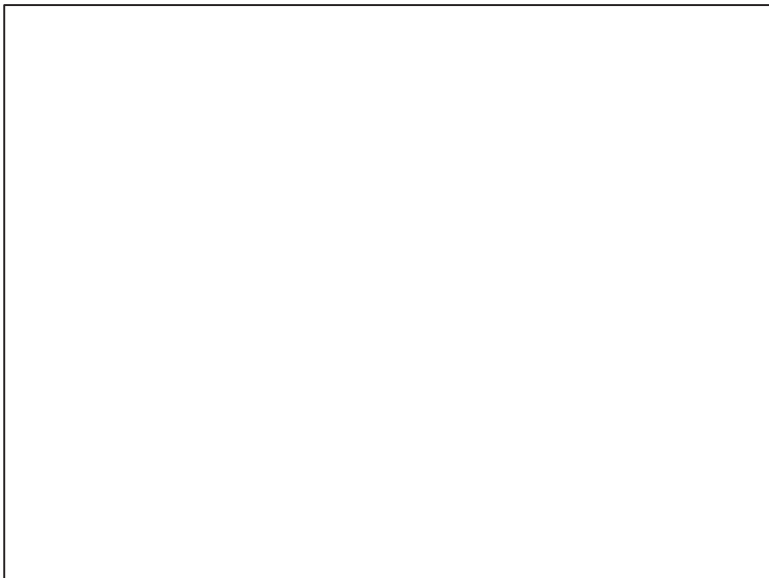
- THE BEARINGS CONTAINED HEREIN ARE BASED UPON THE DEED TO NASH CANYON FALLS, LLC, RECORDED IN INSTRUMENT NO. 2015-34494 OF THE DEED RECORDS OF DENTON COUNTY, TX (D.R.D.C.T.).
- ALL LOT CORNERS MONUMENTED WITH A 1/2 INCH IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
- TOWN MONUMENT USED IS #38.
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS, A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNERS'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL X-LOTS ARE UNBUILDABLE AND SHALL BE DEDICATED TO AND MAINTAINED BY THE HOA. ALL X-LOTS SHALL ALSO BE DEDICATED AS WATER, SEWER, PRIVATE DRAINAGE AND PEDESTRIAN ACCESS EASEMENTS.
- WALL MAINTENANCE EASEMENTS SHALL BE DEDICATED TO THE HOA FOR PERPETUAL MAINTENANCE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- ALL RETAINING WALLS, TURN DOWN CURBS & TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- THIS PROJECT IS SUBJECT TO PD 98.
- PERPETUAL MAINTENANCE OF THE EIGHT (8) FOOT TOWN TRAIL WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.

RECORD PLAT
OF
**CANYON FALLS
VILLAGE 15B**
BLOCK TTT, LOTS 1-5, 6X;

BEING 5.348 ACRES LOCATED IN THE
J. WILBURN SURVEY - ABSTRACT NO. 1416
AN ADDITION IN THE
TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
CONTAINING 5 SINGLE-FAMILY
RESIDENTIAL LOTS &
1 OPEN SPACE/HOA LOTS

Date: February 20, 2020

SHEET 2 OF 2



RECORDING INFORMATION

ENGINEER/SURVEYOR:
J. VOLK CONSULTING, INC.
830 CENTRAL PARKWAY EAST, SUITE 300
PLANO, TX 75074
972-201-3100
RYAN.REYNOLDS@JVOLKCONSULTING.COM
TBPLS FIRM NO. 10194033

OWNER:
NASH CANYON FALLS, LLC
10940 WEST SAM HOUSTON PARKWAY
SUITE 300
HOUSTON, TX 77064
972-992-3159
BCRAMER@NEWLANDCO.COM

FLOWER MOUND, TEXAS

HARDSCAPE AND LANDSCAPE TOWN SUBMITTAL

DECEMBER 3, 2019

Sheet
Number

Description

L0.00

Cover Sheet

L0.01

Material Specifications

L1.01

Village Layout Plan

L2.01

Hardscape Plan

L4.01

Masonry Screen Wall & Pier Details

L5.01

Landscape Plan

L5.02

Landscape Plant List

Developer:
Newland Communities
4835 LBJ Freeway, Suite 475
Dallas, Texas 75224
(972) 370-5480

Landscape Architect:
MESA
2001 N Lamar St, Unit 100
Dallas, Texas 75202
(214) 871-0568

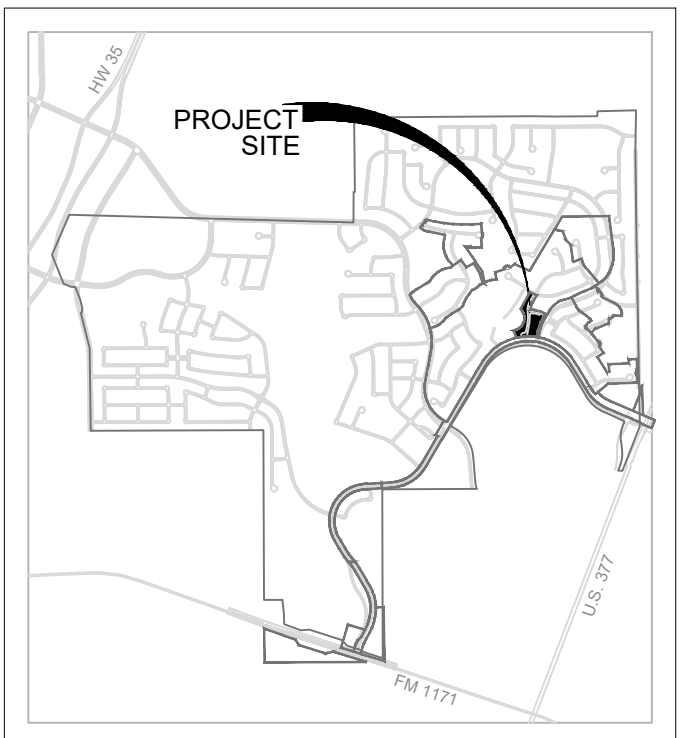
Civil Engineer:
J Volk Consulting Inc.
820 E Campbell Rd, Suite 120
Richardson, Texas 75081
(972) 201-3100

Structural Engineer:
Don Illingworth & Assoc., Inc.
2401 Ave. J, Suite 206
Arlington, Texas 76006
(817) 649-1544

2001 N Lamar St
Unit 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

Vicinity Map



VILLAGE 15B

Flower Mound, Texas

Project No: 12094

Issue Title

HARDSCAPE AND LANDSCAPE TOWN SUBMITTAL

Issue Date: 12.3.2019

Seal



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Issue / Addenda / Revisions

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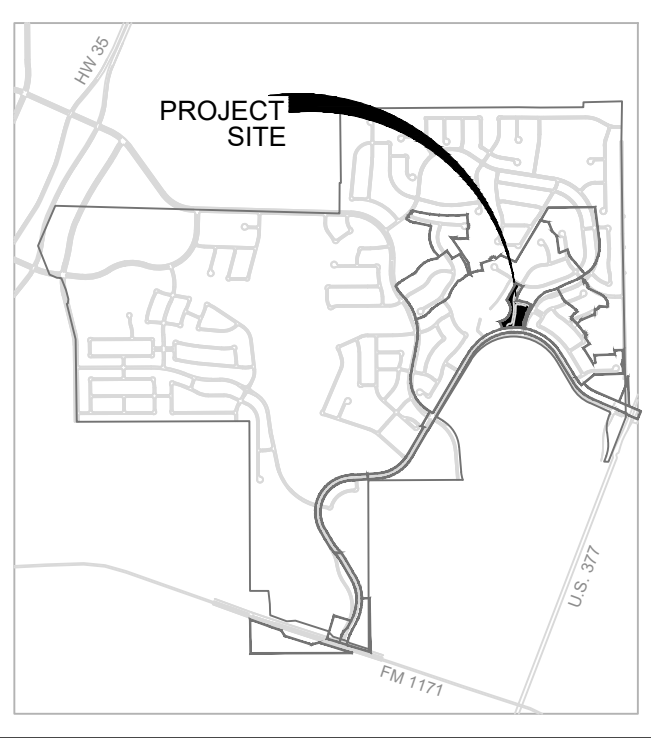
Drawing Title

Village 15B: Cover Sheet

Sheet No.

L0.00

Vicinity Map



VILLAGE 15B

Flower Mound, Texas
Project No: 12094

Issue Title

HARDSCAPE AND LANDSCAPE
TOWN SUBMITTAL
Issue Date: 12.3.2019

Seal



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Issue / Addenda / Revisions

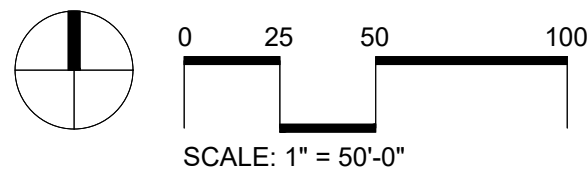
[illegible]

Drawing Title

Village 15B: Village Layout Plan

Sheet No.

L1.01



Village 15B: Sheet Layout Plan

Scale: 1" = 50'-0"

A

L1.01

A map showing the project site location. The site is a small, dark-shaded area situated at the intersection of a road and a larger road. A thick black arrow points from the text "PROJECT SITE" to this location. The map includes labels for "Hwy 35" (top left), "U.S. 397" (bottom right), and "FM 1171" (bottom center). The surrounding area is depicted with light gray lines representing roads and buildings.

[illegible]

L2.01

L2.01

A map showing the project site location. The site is a small, dark-shaded area located near the intersection of Highway 35 and Highway 397. Highway 35 runs vertically on the left side of the map. Highway 397 runs diagonally from the bottom right towards the top right. FM 1171 runs horizontally at the bottom. The project site is situated just north of FM 1171 and east of Highway 35. A curved arrow points from the text 'PROJECT SITE' to the shaded area.

Professional Engineer Seal for Andrew D. Walther, State of Texas, License No. 26319, dated 1-27-2020.

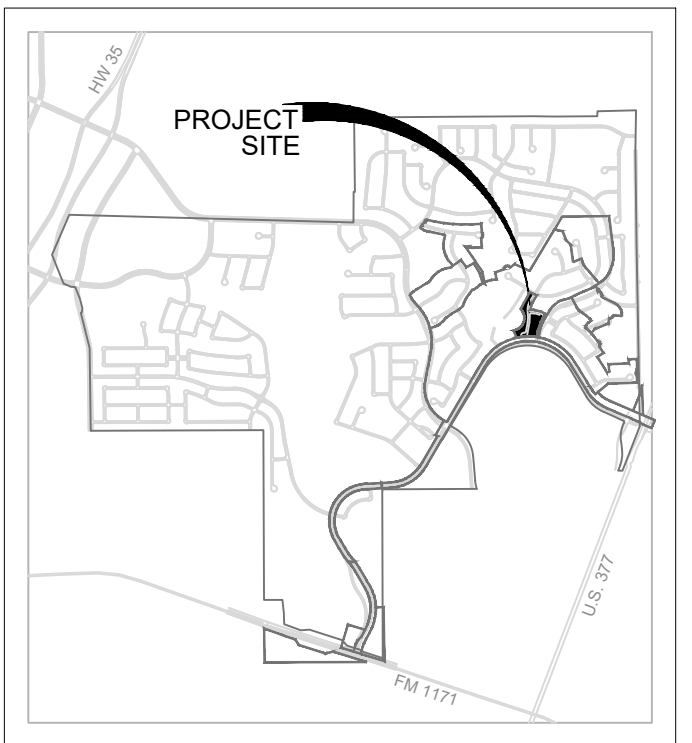
L4.01



2001 N Lamar St
Unit 100
Dallas, Texas 75202
214.871.0568 tel
214.871.1507 fax
mesadesigngroup.com

MESA

Vicinity Map



VILLAGE 15B

Flower Mound, Texas

Project No: 12094

Issue Title

HARDSCAPE AND LANDSCAPE
TOWN SUBMITTAL

Issue Date: 12.3.2019

Seal



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Issue / Addenda / Revisions

[illegible]

Drawing Title

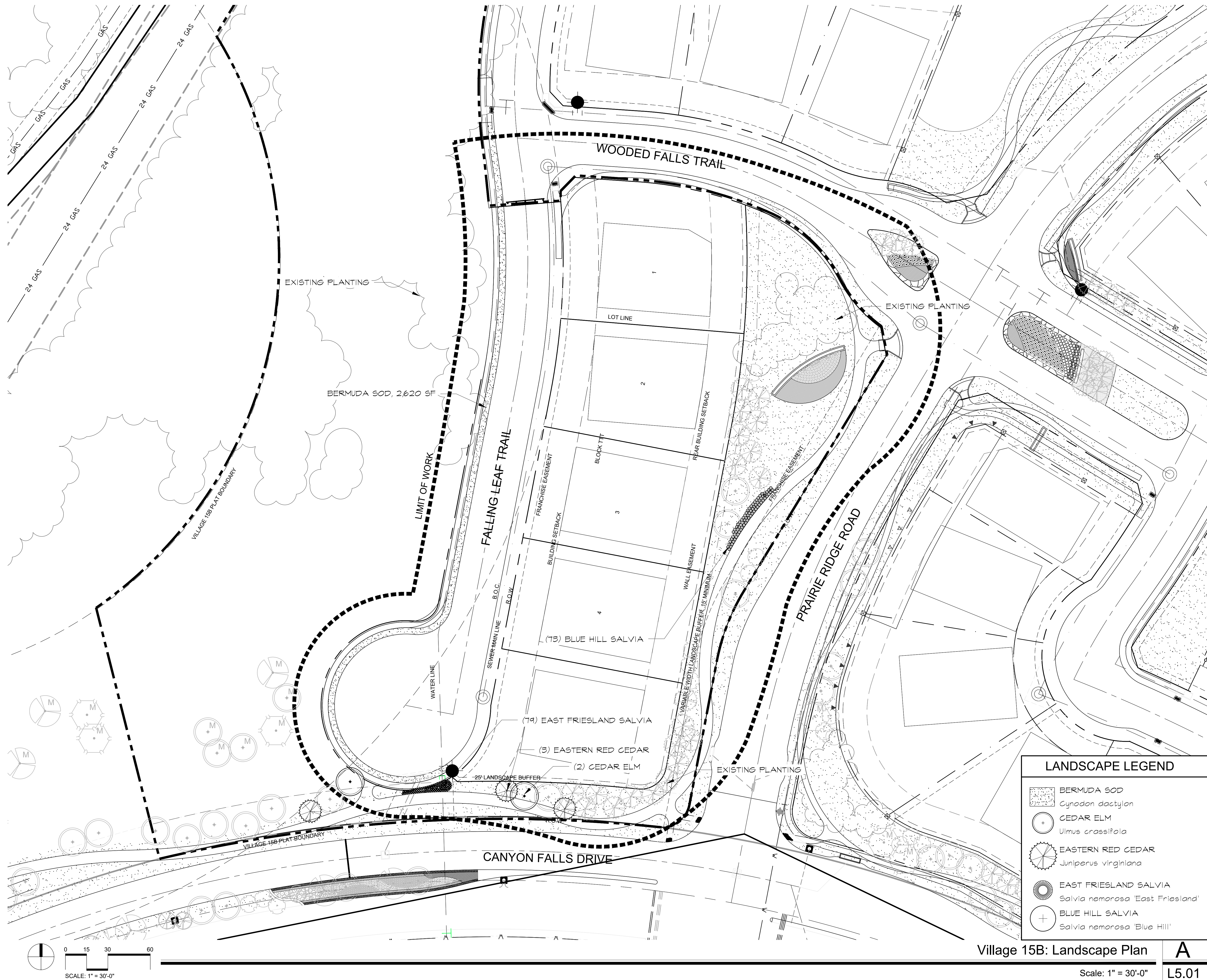
Village 15B: Landscape Plan

Sheet No.

L5.01

A

L5.01



PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	
TREES					COMMENTS	
4		CEDAR ELM <i>Ulmus crassifolia</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
20		EASTERN RED CEDAR <i>Juniperus virginiana</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
ORNAMENTAL TREES						
6		POSSUM HAW <i>Ilex decidua</i>	45 GAL.	8'-10'	3'-4'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
GROUNDCOVERS & PERRENIALS						
27,697 SF		BERMUDA HYDROMULCH <i>Cynodon dactylon</i>		N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS

PLANT QUANTITY	PLANT SYMBOL	COMMON NAME BOTANICAL NAME	SIZE MIN.	HEIGHT MIN.	SPREAD MIN.	
TREES						
2		CEDAR ELM <i>Ulmus crassifolia</i>	4" CAL 100 GAL.	15'-16'	6'-7'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
3		EASTERN RED CEDAR <i>Juniperus virginiana</i>	4" CAL 100 GAL.	9'-10'	3'-4'	B&B, MATCHED, WELL BRANCHED, STRONG CENTRAL LEADER, NURSERY GROWN; MESA TO APPROVE
GROUNDCOVERS & PERRENIALS						
79		EAST FRIESLAND SALVIA <i>Salvia nemorosa</i> 'East Friesland'	3 GAL	10"-12"	10"-12"	CONTAINER GROWN; FULL AND WELL ROOTED. PLANT AT 2' O.C.
73		BLUE HILL SALVIA <i>Salvia nemorosa</i> 'Blue Hill'	3 GAL	10"-12"	10"-12"	CONTAINER GROWN; FULL AND WELL ROOTED. PLANT AT 2' O.C.
GROUNDCOVERS & PERRENIALS						
2620 SF		BERMUDA HYDROMULCH <i>Cynodon dactylon</i>		N/A	N/A	REFER TO LANDSCAPE NOTES AND SPECIFICATIONS

MESA

Map of the Project Site showing the location of the proposed development. The map includes labels for Highway 98, U.S. 97, and FM 1171. A black arrow points to the 'PROJECT SITE'.

[illegible]

L5.02



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: February 24, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public hearing to consider a request for a Replat (RP19-0015- Stone Hill Farms Retail Addition No. 2) to create a non-residential subdivision. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this request is to replat Lot 8-R1BA, Block A of the Stone Hill Farms Retail Addition into two lots to allow for future development on the newly created Lot 1. Staff is currently reviewing a site plan application for a car wash facility (SP19-0025) that will be placed on a future Planning and Zoning Commission meeting agenda upon completion of staff review. The property is located within Planned Development 43 (PD-43) with Commercial District-2 (C-2) uses. The subject property is approximately 4.424 acres and is vacant.

Access to the lots will be from Justin Road and Stone Hill Farms Parkway. The attached replat provides for all required setbacks and easements. The plat also abandons certain easements that were established by previous plats. Lot 2, Block A of the proposed replat will be subject the Town's residential compatibility standards at the time of site plan application for this lot.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

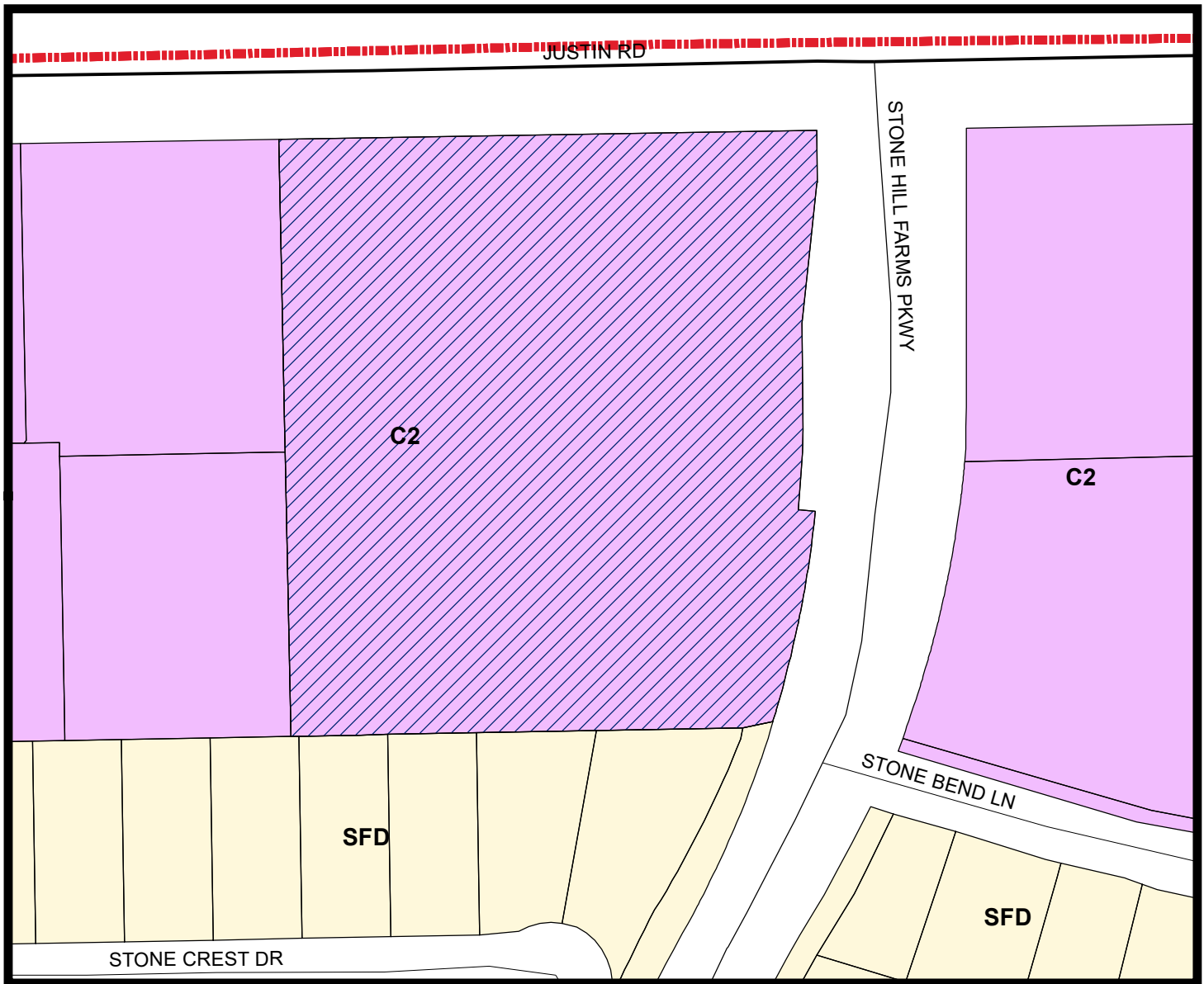
B. Application Details

1. Replat Package



Vicinity Map

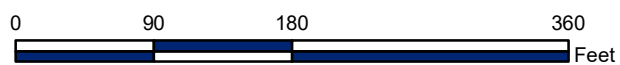
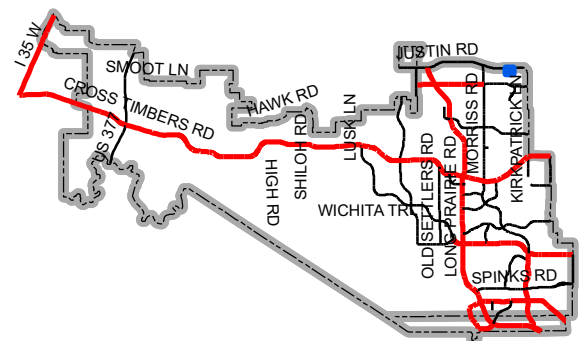
Reference Project: RP19-0015



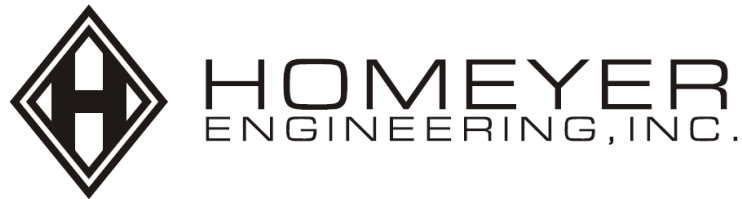
LEGEND

Commercial 2 Single Family Density

— Subject Property



Map Location



M E M O R A N D U M

TO: Town of Flower Mound – Development Services

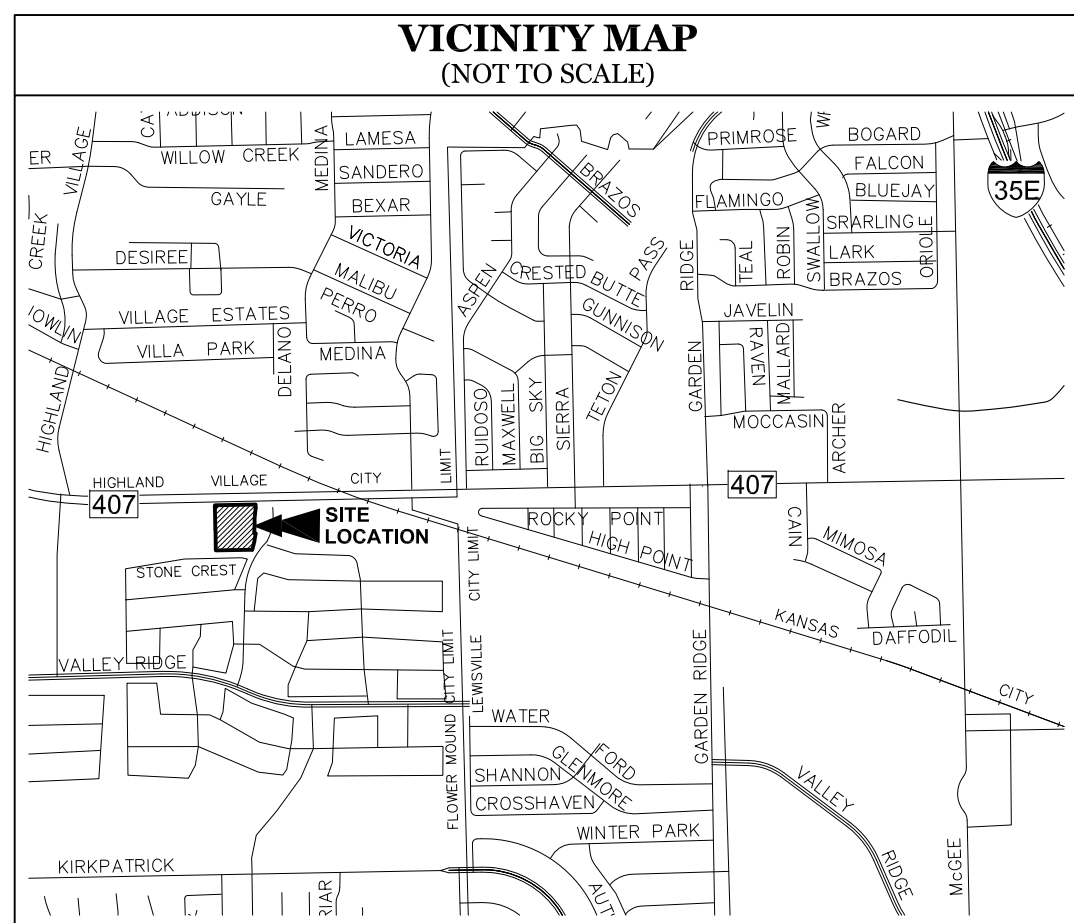
FROM: Steven R. Homeyer, P.E.

DATE: February 5, 2020

SUBJECT: Replat Submittal: Stone Hill Farms Retail Addition, Lot 8R1BA, Block A

Homeyer Engineering, Inc. is submitting this replat and construction plans for the proposed subdivision of Lot 8R1BA, Block A, of the Stone Hill Farms Retail Addition (4.49 Acres), into Lots 1-2, Block A, of the Stone Hill Farms Retail Addition No. 2. The property is identified with Property Tax ID #718192, existing zoning is Commercial 2. The proposed replat will also provide the infrastructure for the immediate development of Lot 1, Block A, of the Stone Hill Farms Retail Addition No.2.

Please feel free to contact me with any questions at 972-906-9985 or shomeyer@hei.us.com.



GENERAL NOTES

- The purpose of this plat is to create two (2) lots of record from an existing lot and to abandon and dedicate easements.
- This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated April 18, 2011 as shown on Map Number 48121C0535G.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of Town Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) Datum.
- The existing building lines (listed below) are to be abandoned by this plat and rededicated by this plat as shown hereon. 30' Building Line, Doc. No. 2017-425, 65' Building Line, Cab. R, Pg. 38 and 15' Building Line, Cab. X, Pg. 875.

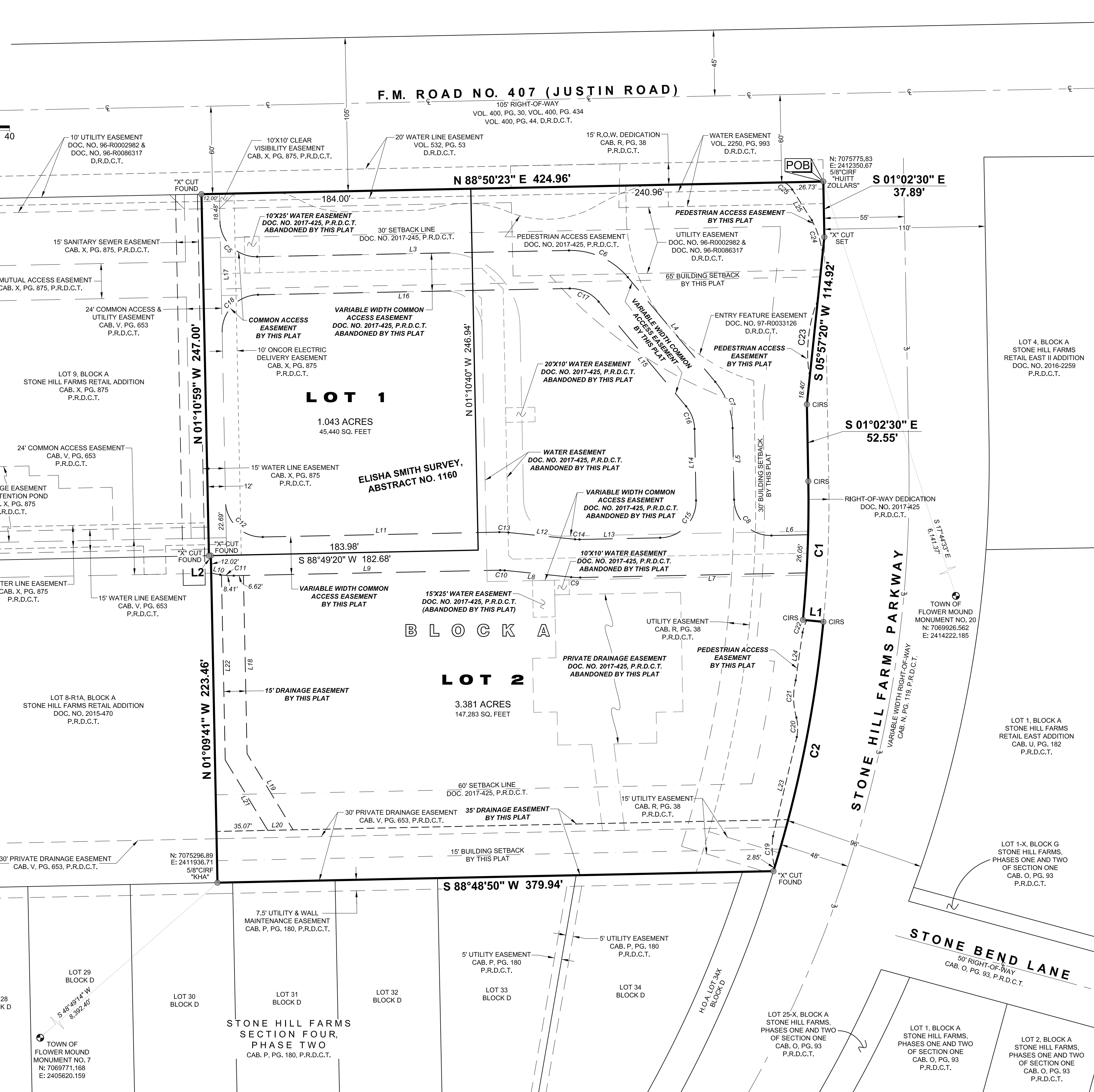
DRAINAGE EASEMENT NOTES

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

LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 84°32'37" E	14.00'	L13	N 88°49'20" E	55.17'
L2	S 88°50'23" W	7.29'	L14	N 01°10'40" W	48.86'
L3	N 88°50'45" E	213.05'	L15	N 39°54'46" W	93.19'
L4	S 39°54'46" E	93.19'	L16	S 88°49'20" W	173.00'
L5	S 01°10'40" E	48.86'	L17	N 01°09'15" W	76.00'
L6	N 88°49'20" E	25.06'	L18	S 01°09'41" E	121.81'
L7	S 88°49'20" W	154.62'	L19	S 31°09'41" W	60.78'
L8	N 84°10'40" W	45.68'	L20	S 88°48'50" W	17.32'
L9	S 88°49'20" W	182.07'	L21	N 31°09'41" W	56.15'
L10	N 80°43'39" W	6.23'	L22	N 01°09'41" W	126.51'
L11	N 88°49'20" E	161.74'	L23	N 13°28'15" E	69.63'
L12	S 84°10'40" E	45.68'	L24	N 08°11'09" E	33.07'
			L25	N 32°32'40" W	24.85'

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	94.81'	836.00'	6°29'53"	S 02°12'26" W	94.76'
C2	174.01'	850.00'	11°43'47"	S 11°19'17" W	173.71'
C5	39.27'	25.00'	90°00'00"	S 46°09'15" E	35.36'
C6	45.61'	51.00'	51°14'29"	S 65°32'01" E	44.11'
C7	34.48'	51.00'	38°44'06"	S 20°32'43" E	33.83'
C8	39.27'	25.00'	89°59'46"	S 46°10'33" E	35.35'
C9	6.23'	51.00'	7°00'00"	N 87°40'40" W	6.23'
C10	3.05'	25.00'	7°00'00"	N 87°40'40" W	3.05'
C11	9.30'	51.00'	10°27'01"	N 85°57'09" W	9.29'
C12	36.97'	25.00'	84°44'20"	S 48°48'30" E	33.70'
C13	6.23'	51.00'	7°00'00"	S 87°40'40" E	6.23'
C14	9.30'	51.00'	10°27'01"	N 85°57'09" W	9.29'
C14	3.05'	25.00'	7°00'00"	S 87°40'40" E	3.05'
C15	28.05'	25.00'	64°17'07"	N 30°57'54" E	26.60'
C16	16.90'	25.00'	38°44'06"	N 20°32'43" W	16.58'
C17	22.36'	25.00'	51°14'29"	N 65°32'01" W	21.62'
C18	39.27'	25.00'	90°00'00"	S 43°50'45" W	35.36'
C19	21.40'	50.00'	24°31'37"	N 02°58'34" W	21.24'
C20	13.42'	30.00'	25°37'58"	N 01°07'38" W	13.31'
C21	25.72'	50.00'	29°28'20"	N 01°07'15" W	25.44'
C22	8.82'	30.00'	16°51'14"	N 19°28'18" E	8.79'
C23	54.32'	100.00'	31°07'22"	N 05°57'20" E	53.65'
C24	24.55'	65.00'	21°38'17"	N 17°25'35" W	24.40'
C25	7.46'	13.55'	31°32'50"	N 48°19'05" W	7.37'

Project	1908.066-04		EAGLE SURVEYING, LLC 210 S. Elm Street, Suite: 104 Denton, TX 76201 (940) 222-3009 TX Firm #10194177
Date	02/13/2020		
Drafter	JDC/CF		



LEGEND	
PG	= PAGE
VOL	= VOLUME
CAB	= CABINET
POB	= POINT OF BEGINNING
CIRS	= CAPPED IRON ROD SET
CIRF	= CAPPED IRON ROD FOUND
DOC. NO.	= DOCUMENT NUMBER
D.R.D.C.T.	= DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	= PLAT RECORDS, DENTON COUNTY, TEXAS

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, **STONE HILL WEST, LLC**, is the owner of a 4.424 acre tract of land situated in the ELISH SMITH SURVEY, ABSTRACT NUMBER 1160, Town of Flower Mound, Denton County, Texas, being all of Lot 8-R1BA, Block A of Stone Hill Farms Retail Addition Addition, an addition to the Town of Flower Mound, Texas, recorded in Document Number 2017-425, Plat Records of Denton County, Texas, and being conveyed by Special Warranty Deed with Vendor's Lien to Stone Hill West, LLC, recorded in Document Number 2018-120533, Official Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "HUITT ZOLLARS" found at the Northeast corner of said Lot 8-R1BA, Block A, being in the South right-of-way line of Farm to Market Road Number 407 (known locally as Justin Road) and being in the West right-of-way line of Stone Hill Farms Parkway;

THENCE With the West right-of-way line said Stone Hill Farms Parkway the following two (5) calls:

- South 01°02'30" East, a distance of 114.92 feet to an "X" cut set;
- South 05°57'20" West, a distance of 114.92 feet, to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- South 01°02'30" East, a distance of 52.55 feet, to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set, at the beginning of a curve to the left, with a radius of 836.00 feet, delta angle of 06°29'53", chord bearing and distance of South 02°12'26" West, 94.76 feet;
- Along said curve, an arc distance of 94.81 feet, to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set;
- South 84°32'37" East, a distance of 14.00 feet, to a 1/2" iron rod with a green plastic cap stamped "EAGLE SURVEYING" set, at the beginning of a curve to the left, with a radius of 850.00 feet, delta angle of 11°43'47", chord bearing and distance of South 11°19'17" West, 173.71 feet to an "X" cut found in concrete, being at the Southeast corner of said Lot 8-R1BA, Block A and being at the Northeast corner of said H.O.A. Lot 34X, Block D of Stone Hill Farms, Section Four, Phase Two, an addition to the Town of Flower Mound, Texas, recorded in Cabinet P, Page 180, Plat Records of Denton County, Texas.

THENCE South 88°48'50", departing the West right-of-way line of said Stone Hill Farms Parkway, with the South line of said Lot 8-R1BA, Block A and the common North line of Block D of said Stone Hill Farms, Section Four, Phase Two, a distance of 379.94 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found at the Southwest corner of said Lot 8-R1BA, Block A, being in the North line of said Stone Hill Farms, Section Four, Phase Two and being at the Southeast corner of Lot 8-R1A, Block A of Stone Hill Farms Retail Addition, an addition to the Town of Flower Mound, Texas, recorded in Document Number 2015-470, Plat Records of Denton County, Texas;

THENCE North 01°09'41" West, departing the North line of said Block D of Stone Hill Farms, Section Four, Phase Two, with the West line of said Lot 8-R1BA, Block A and the common East line of said Lot 8-R1A, Block A, a distance of 223.46 feet to an "X" cut found in concrete at the Northeast corner of Lot 8-R1A, Block A;

THENCE South 88°50'23" West, with the North line of said Lot 8-R1A, Block A, a distance of 1.29 feet to an "X" cut found in concrete at the Southeast corner of Lot 9, Block A of Stone Hill Farms Retail Addition, an addition to the Town of Flower Mound, Texas, recorded in Cabinet X, Page 875, Plat Records of Denton County, Texas;

THENCE North 01°10'59" West, departing the North line of said Lot 8-R1A, Block A, with the West line of said Lot 8-R1BA, Block A and the common East line of said Lot 9, Block A, a distance of 247.00 feet to an "X" cut found in concrete at the Northwest corner of said Lot 8-R1BA, Block A, being at the Northeast corner of said Lot 9, Block A and being in the South right-of-way line of said Farm to Market Road Number 407;

THENCE North 88°50'23" East, with the North line of said Lot 8-R1BA, Block A and with the South right-of-way line of said Farm to Market Road Number 407, a distance of 424.96 feet to the POINT OF BEGINNING and containing 4.424 acres of land, more or less

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **STONE HILL WEST, LLC**, acting herein by and through its duly authorized officer, does hereby adopt this plat designated herein as **STONE HILL FARMS RETAIL ADDITION, NO. 2**, an addition to the Town of Flower, Denton County, Texas.

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

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

I, **STONE HILL WEST, LLC**, hereby certify that deed restrictions do not exist upon the property included within this Replat that limit said property to residential use for not more than two residential units per lot.

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

OWNER: **STONE HILL WEST, LLC**, a Texas limited liability company

BY: _____ Date _____
Paul A. Bosco, Jr.
Sole Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared **PAUL A. BOSCO, JR.**, as Sole Member of **STONE HILL WEST, LLC**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the Town of Flower Mound, Denton County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document
Matthew Raabe, R.P.L.S. # 6402 _____ Date _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2020.

John Cox, Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

Lexin Murphy
Director of Planning Services

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

RECORD PLAT STONE HILL FARMS RETAIL ADDITION, NO. 2 LOTS 1 - 2, BLOCK A 4.424 ACRES

A REPLAT OF LOT 8-R1BA, BLOCK A OF
STONE HILL FARMS RETAIL ADDITION,
RECORDED IN DOCUMENT NO. 2017-425, P.R.D.C.T.,
ELISHA SMITH SURVEY, ABSTRACT NO. 1160,
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: February 24, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA19-0004 – Mustang Creek Assisted Living) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Flood Plain to Low Density Residential uses. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke 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.

The project has a companion application, Zoning Planned Development (ZPD19-0012), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Flood Plain to Low Density Residential on approximately 9.007 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with an assisted living facility. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines the current land use designation as "Flood plain outside of the Corps of Engineer property, as defined by the Federal Emergency Management Agency (FEMA) flood plain maps". The 1994 Flower Mound Master Plan designated the subject property as Open Space which was defined as "Public and private open space necessary to preserve and protect natural systems, scenic areas and historic sites". The land use designation for the subject property had been changed to Flood Plain when the 2001 Master Plan was adopted. The subject property does not contain any FEMA Flood Plain.

The requested Low-Density Residential designation is defined as "development, typically being single family detached residential development with minimum 15,000 square foot

lots (nominally 1/3 acre) or greater". This designation is consistent and compatible with the surrounding residential development.

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 Master Plan Amendment requests. At the time this report was written, the Town had received 0 items of correspondence in support of the request and 1 item of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the Town's public communication process.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

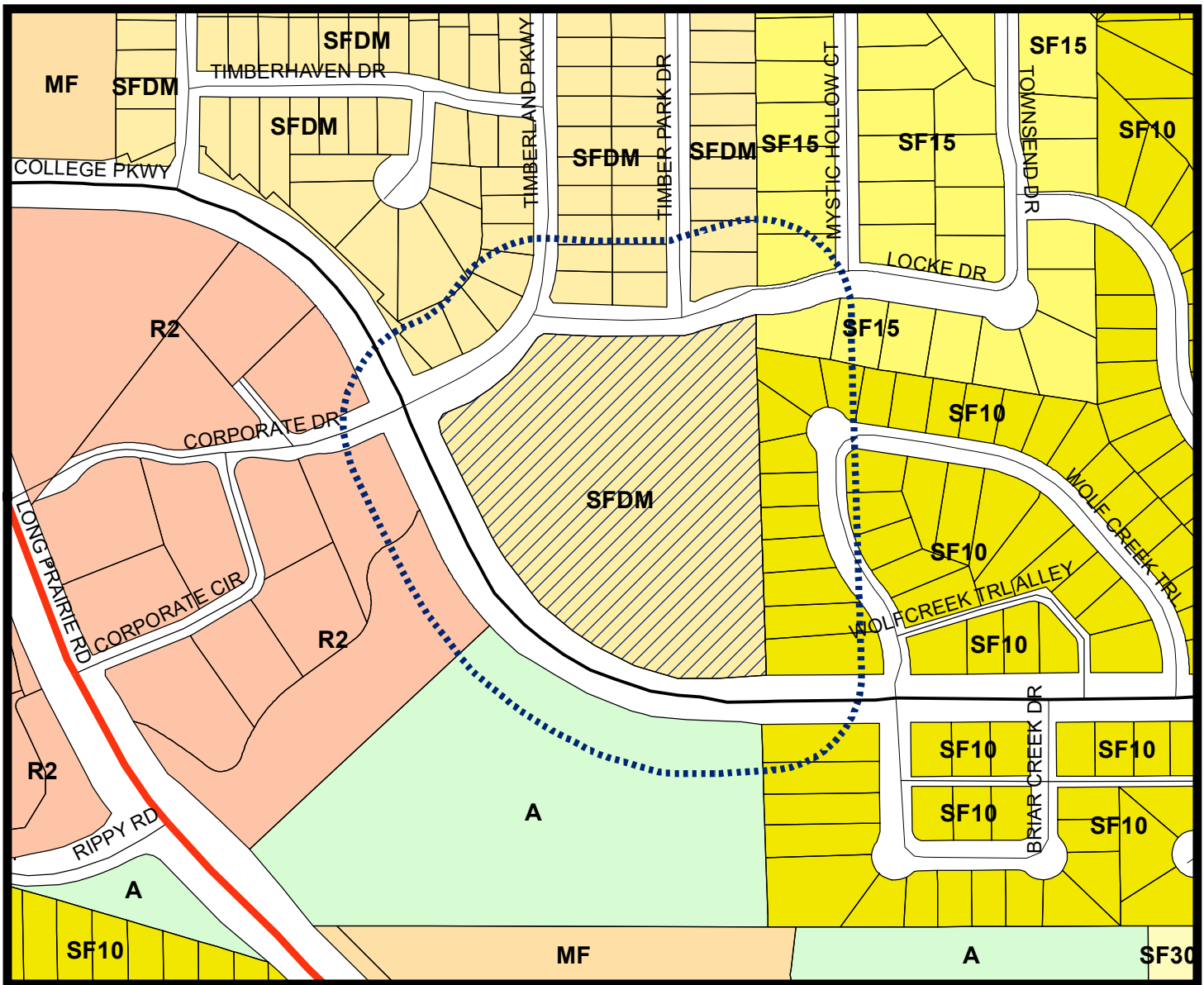
B. Application Details

1. Master Plan Exhibit

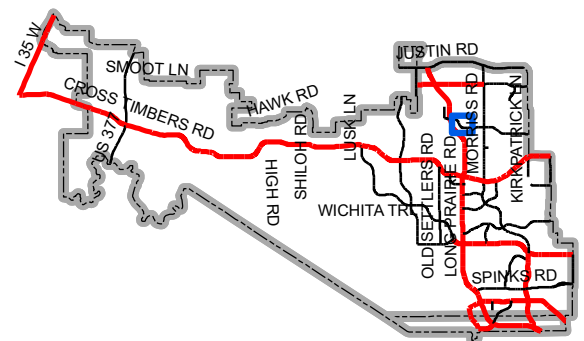
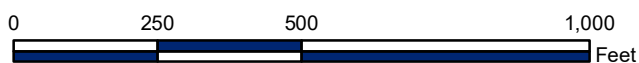
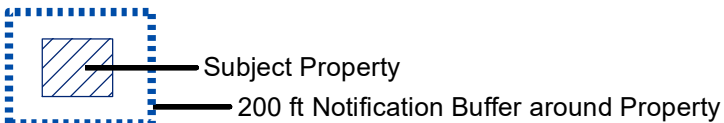
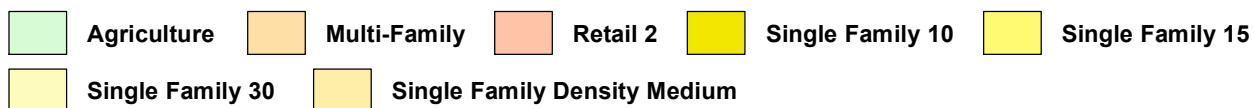


Vicinity Map

Reference Project: MPA19-0004 & ZPD19-0012



LEGEND



Map Location



January 13, 2020

Richard Brown
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: *Letter of Intent –Master Plan Amendment Request for Mustang Creek Estates
Flower Mound, TX***

To Whom It May Concern:

The purpose of the zoning change request is to allow for development of the ±9.01-acre tract at the SE corner of College Parkway and Timberland Parkway. The site has a current land use “Floodplain”, which is not conducive for development of the site. The property was previously removed from the FEMA effective floodplain, so this designation is no longer appropriate. Mustang Creek Estates is requesting to change the use of the property to “Low Density Residential”. The Master Plan Amendment will allow the commercial development, while maintaining the residential appearance, blending with the adjacent uses.

The overall goal in the development of this site is to preserve the natural features that exist and blend with the surrounding community. We believe the Concept Plan establishes this intention and is a great use of the property.

Please contact me at (469) 301-2582 or eric.jeske@kimley-horn.com should you have any questions.

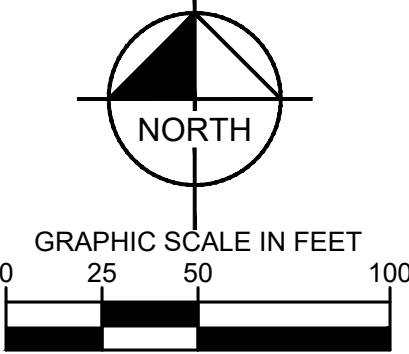
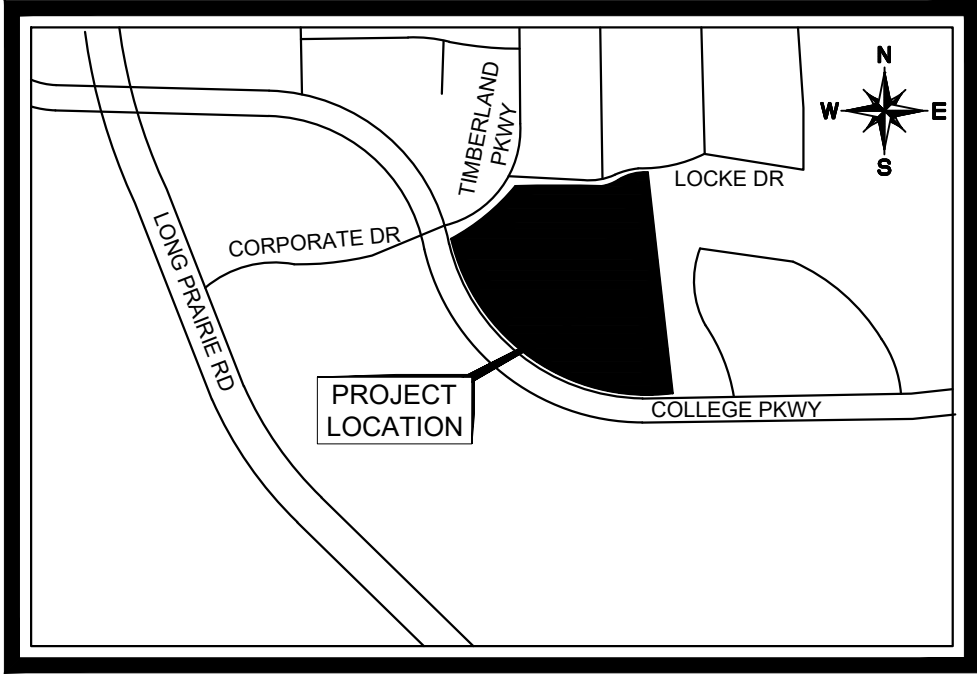
Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in black ink, appearing to read "Eric Jeske".

Eric T. Jeske, P.E.

(License No. 130295)



MASTER PLAN FEATURES	
LAND USE PLAN	FLOOD PLAN
SPECIFIC PLAN	NO SPECIFIC PLAN AREA
URBAN DESIGN PLAN	NO URBAN DESIGN PLAN
PARKS AND TRAIL	NONE REQUIRED
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	COLLEGE PARKWAY - URBAN MINOR ARTERIAL
WATER PLAN	NONE
WASTEWATER PLAN	NONE
ECONOMIC IMPACT	N/A

ZONING STANDARD	CURRENT ZONING: SFDM - SINGLE FAMILY OBSOLETE (PD49)	PROPOSED ZONING: SINGLE FAMILY ESTATE DISTRICT (SF-E) WITH PD FOR NURSING OR CONGREGATE CARE
MINIMUM LOT AREA (PER DWELLING)	8,500 SF	43,560 SF
MINIMUM LOT WIDTH (RESIDENTIAL)	65'	150'
MINIMUM FLOOR AREA (PER DWELLING UNIT)	1,450 SF	2,400 SF
MINIMUM FRONT YARD	ESTABLISHED ON SITE PLAN OR 25'	40'
MINIMUM SIDE YARD	10% OF LOT WIDTH, NO LESS THAN 6'	20'
MINIMUM REAR YARD	ESTABLISHED ON SITE PLAN, NO LESS THAN 10'	20'
MAXIMUM LOT COVERAGE	50%	25%
MAX HEIGHT (STORIES/FT.)	3 STORIES, 35'	3 STORIES, 35'
MAXIMUM FLOOR AREA RATIO	1:1	N/A

Metes and Bounds Description: (9.007 Acres)

the tract of land, situated in the E. Watkins Survey, Abstract No. 1324, in the Town of Flower Mound, Denton County, Texas, and being the remainder of that tract of land, described by deed to Lewisville Independent School District, as recorded in Volume 2371, Page 830, of the Deed Records, Denton County, Texas (D.R.D.C.T.), said tract being more particularly described as follows:

BEGINNING At an "X" cut in a concrete sidewalk found to the most westerly corner of the herein described tract, same being at the intersection of the northeasterly monumented line of College Parkway with the southeasterly monumented line of Timberland Parkway;

THENCE North 65°02'22" East, along said southeasterly monumented line of Timberland Parkway, a distance of 74'00" to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" set (herein after referred to as a capped iron rod) set, being at the beginning of a curve to the left, having a radius of 350.00", a central angle of 35°45'45", and a chord which bears, North 47°09'29" East, a chord distance of 214.93";

THENCE along said curve to the left, in a northeasterly direction, an arc length of 218.46' to an "X" cut in a concrete sidewalk set for the most northerly northwest corner of the herein described tract, same being at the intersection of the southeasterly monumented line of Timberland Parkway with the southerly monumented line of Locke Drive;

THENCE South 88°17'32" East, along said southeasterly monumented line of Locke Drive, a distance of 253.87' to a capped iron rod set at the beginning of a curve to the left, having a radius of 250.00", a central angle of 27°15'49" and a chord which bears, North 78°04'33" East, a chord distance of 117.84';

THENCE along said curve to the left, in a northeasterly direction, an arc length of 118.96' to a capped iron rod set at the beginning of a curve to the right, having a radius of 200.00", a central angle of 27°15'51", and a chord which bears, North 78°04'34" East, a chord distance of 94.27";

THENCE along said curve to the right, in a northeasterly direction, an arc length of 95.17' to a capped iron rod set at the end of said curve;

THENCE South 88°17'32" East, continuing along the southerly monumented line of Locke Drive, a distance of 1.04' to a capped iron rod set for the northeasterly corner of the herein described tract, same being the northeasterly corner of Lot 8, Block C, of THE RESERVE AT HICKORY SPRINGS, an addition to the Town of Flower Mound, as recorded in Cabinet V, Pages 496-497, of the Plat Records, Denton County, Texas (P.R.D.C.T.);

THENCE along said curve to the right, along the westerly line of said Lot 8, a distance of 76.34' to a capped iron rod set for the southwesterly corner of said Lot 8, same being the northeasterly corner of the herein described tract, same being the apparent southwesterly corner of Lot 1, Block C, of TIMBERVIEW ESTATES PHASE II, said corner also being in the northerly monumented line of College Parkway;

THENCE South 89°23'02" West, along said northerly monumented line of College Parkway, a distance of 91.75' to a capped iron rod set at the beginning of a curve to the right, having a radius of 550.00", a central angle of 65°39'46", and a chord which bears, North 57°47'04" East, a chord distance of 596.39';

THENCE along said curve to the right, in a northeasterly direction, an arc length of 630.32' to a capped iron rod set at the end of said curve;

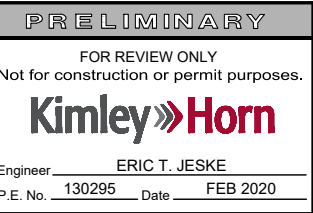
THENCE North 24°57'11" West, along the northeasterly monumented line of College Parkway, a distance of 257.59' to the POINT OF BEGINNING and containing 392,362 square feet or 9.007 acres of land, more or less.

MUSTANG CREEK ASSISTED LIVING
TRACT 14A-1
BEING 9.007 ACRES OUT OF THE
J. WATKINS LAND SURVEY
ABSTRACT NO. 1324
EXISTING ZONING: SINGLE FAMILY OBSOLETE (SFDM)
PLANNED DEVELOPMENT (PD 49)
PROPOSED ZONING: SINGLE FAMILY ESTATE (SF-E) WITH
PD FOR NURSING OR CONGREGATE CARE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SUBMITTED: NOVEMBER 1, 2019

OWNER/APPLICANT: MUSTANG CREEK ENTERPRISES 5000 LEGACY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	ARCHITECT: CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 2860 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO.: F-928
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© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928



TEXAS	KHA PROJECT 064476304
	DATE FEBRUARY 2020
	SCALE AS SHOWN
	DESIGNED BY
	DRAWN BY
	CHECKED BY

MUSTANG CREEK
ASSISTED LIVING

**ZONING / MASTER PLAN
EXHIBIT**

SHEET NUMBER
EX-1



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: February 24, 2020

FROM: Chuck Russell, Principal Planner

ITEM: Public Hearing to consider a request for rezoning (ZPD19-0012 – Mustang Creek Assisted Living) from Planned Development District-49 (PD-49) with Single Family Detached (Medium Density) (SFDM) uses to Planned Development District-176 (PD-176) with Single Family Estate (SF-E) uses and a nursing or congregate care facility, with a request for an exception to Section 82-302, Compatibility buffer, of the Code of Ordinances, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north of College Parkway, east of Timberland Parkway and south of Locke 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.

The project has a companion application, Master Plan Amendment (MPA19-0004), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Planned Development District (PD) to provide for a nursing or congregate care facility on a 9.007 acre unplatted parcel of land. The base zoning district for the proposed PD will be Single Family Estate (SF-E), which is compatible with the surrounding residential zoning districts.

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

Exceptions:

- Section 82-302, Compatibility Buffer in order to not construct the required six-foot-tall masonry wall along the eastern property line.
- Section 98-147, Topographical Slope Protection to impact portions of the property with slopes greater than 12% as depicted in the approved Environmental Protection Plan.

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

The conceptual site plan provides for six one-story buildings that will accommodate 96 assisted living units (16 units per building). The property will also provide for courtyard areas for the residents, surface parking, and retention pond areas. The perimeter of the site along all rights-of-way will be secured by six-foot-tall wrought iron fencing with masonry columns. Two points of access are being provided from College Parkway and the applicant is providing 64 of the required 64 parking spaces.

Exclusive of the requested exceptions, the conceptual plans [see Attachment B(1)] provide for a proposed development that complies with the development standards in the PD base zoning district (SF-E), as well as required landscaping and buffering.

The proposed conceptual elevations are in compliance with the Urban Design Plan except that secondary masonry (hardi-board siding) will exceed 20% of the total square footage on several elevations. The applicant intends to give the proposed buildings a residential appearance in order to blend in with the surrounding single family homes, many of which also incorporate siding into their elevations. The Town has recognized hardi-board siding as an allowable masonry product for residential construction.

III. REQUESTED EXCEPTIONS

A. Exception to Section 82-302, Compatibility Buffer

A landscape buffer shall be located on the site of the nonresidential use along all property lines adjacent to an existing residential use or zoning, or designated for residential use on the comprehensive master plan. The property requires a compatibility buffer along the eastern property line:

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

The applicant is requesting to not construct the required six-foot-tall masonry wall along the eastern property line adjacent to existing developed single family lots (approximately 750 linear feet). The applicant is proposing a buffer 75-feet-wide along the eastern property line, exceeding the required buffer width by 50 feet. The proposed buffer will preserve many of the existing protected trees although some of these trees will be impacted by a proposed stream relocation. The required number of buffer trees will be retained or planted if removed.

B. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than 12%. The approved Environmental Protection Plan (EPP) depicts a total of 1.02 acres of the site with slopes greater than 12%. The proposed conceptual site plan currently depicts approximately 0.37 acres of impacts to these slopes. However, the developer is seeking an exception to impact approximately 0.5 acres of slopes greater than 12% because the current proposed site plan is conceptual and final grading limits are not fully known. The increase in impacts to approximately 0.5 acres is to account for grading around these slopes to join existing topography.

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

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

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

Environmental Conservation Commission

On February 4, 2020, the Environmental Conservation Commission (ECC) recommended approval of a request by the applicant to remove four specimen trees on the site and recommended denial of the removal of four specimen trees on the site. The applicant had requested a total of 8 specimen trees be removed. The applicant has since redesigned the development and is now requesting the removal of five specimen trees. The item will be forwarded to the Town Council for consideration at the same time as the subject project. The February 4 ECC meeting can be viewed here:

<http://flowermoundtx.swagit.com/play/02042020-1488/8/>

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 Zoning Amendment requests. At the time this report was written, the Town had received 0 items of correspondence in support and 1 item of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Environmental Protection Plan (EPP)

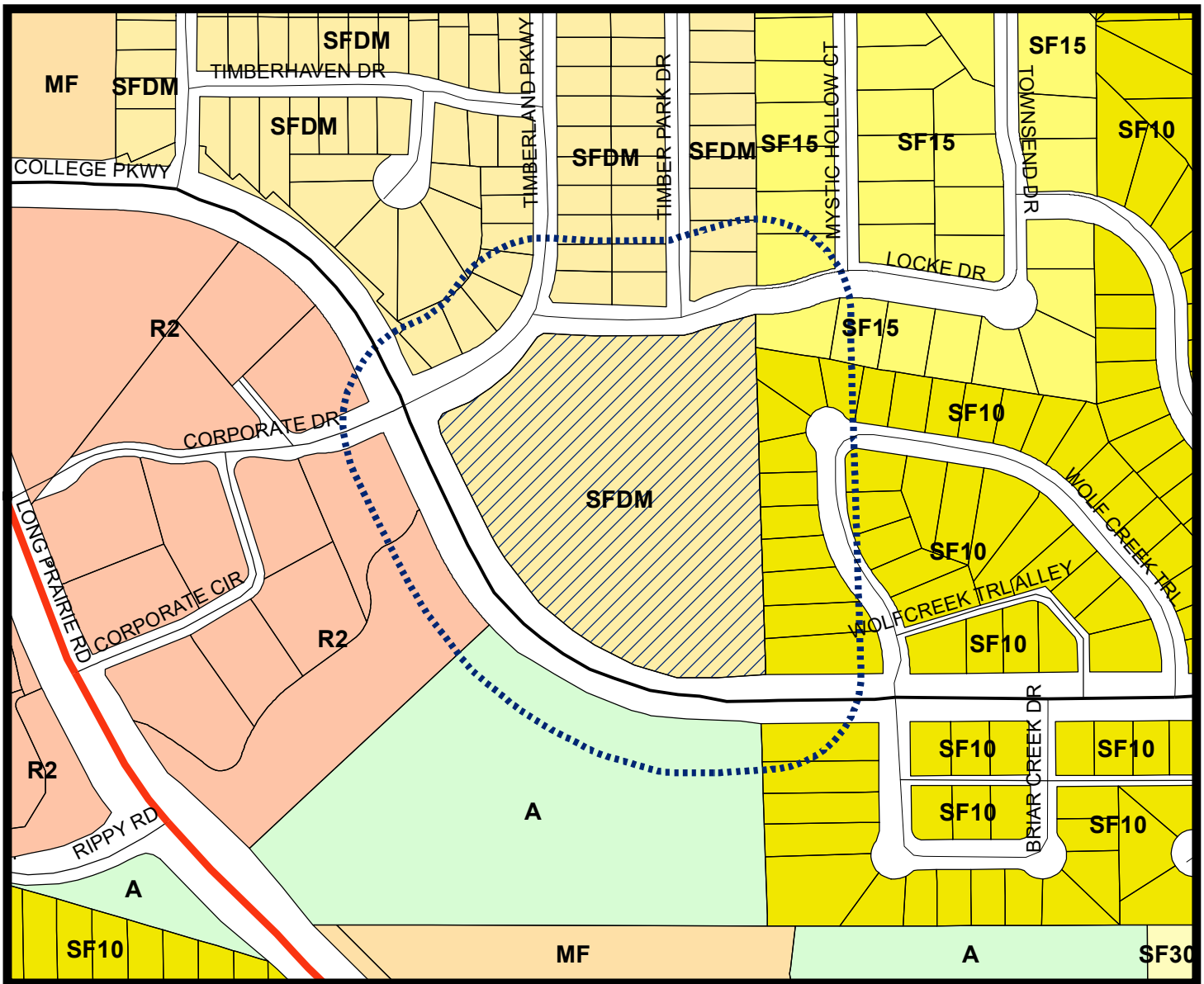
B. Application Details

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

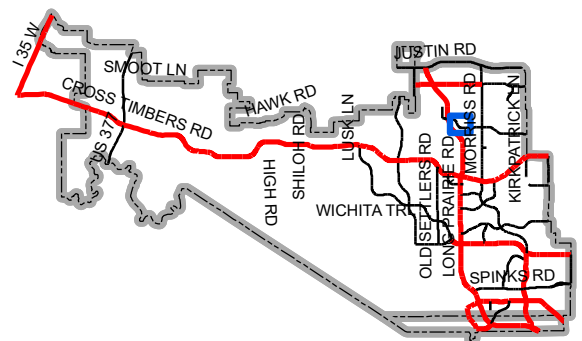
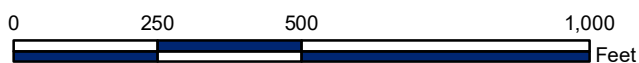
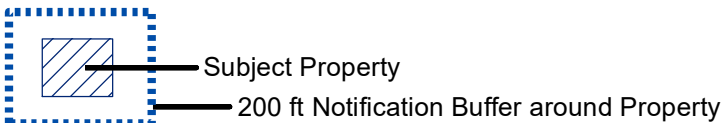
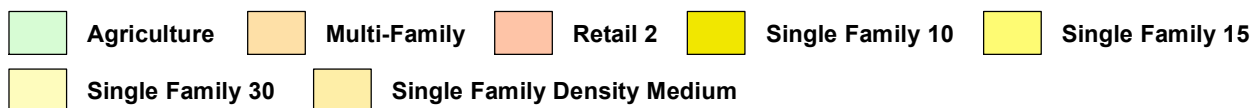


Vicinity Map

Reference Project: MPA19-0004 & ZPD19-0012



LEGEND



Map Location



January 13, 2020

Richard Brown
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: *Letter of Intent –Zoning Change Request for Mustang Creek Estates
Flower Mound, TX***

To Whom It May Concern:

The purpose of the zoning change request is to allow for development of the ±9.01-acre tract at the SE corner of College Parkway and Timberland Parkway. The site is currently zoned "Floodplain", which is not conducive for development of the site. The property was previously removed from the FEMA effective floodplain, so this designation is no longer appropriate. Mustang Creek Estates is requesting to rezone the property to "Single Family Estate" with a Planned Development (PD) to allow for "nursing or congregate care". The Concept Plan associated with the PD shows the lot to be undivided with the intention of preserving the natural features of the property. The zoning change will allow the commercial development, while maintaining the residential appearance, blending with the adjacent uses.

The overall goal in the development of this site is to preserve the natural features that exist and blend with the surrounding community. We believe the Concept Plan establishes this intention and is a great use of the property.

Please contact me at (469) 301-2582 or eric.jeske@kimley-horn.com should you have any questions.

Thank you,

KIMLEY-HORN AND ASSOCIATES, INC. (Firm No. F-928)

A handwritten signature in black ink, appearing to read "Eric T. Jeske".

Eric T. Jeske, P.E.

(License No. 130295)

Environmental Protection Plan

Mustang Creek Assisted Living
Flower Mound, Denton County, Texas

Prepared For:

Mustang Creek Enterprises
5000 Legacy Drive, Suite 210
Plano, Texas 75024

FEBRUARY 2020 | VERSION 2

Prepared By:

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



Table of Contents

Project Description and Purpose2

Site Description and Background Mapping.....3

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ENVIRONMENTAL PROTECTION PLAN

PROJECT DESCRIPTION AND PURPOSE

Kimley-Horn and Associates, Inc (Kimley-Horn) developed this Environmental Protection Plan (EPP) for the proposed Mustang Creek Assisted Living residential development to satisfy the Town of Flower Mound's (Town) development requirements. The Mustang Creek Assisted Living development is located on an approximately 9-acre tract in the Town of Flower Mound, Denton County, Texas (site or study area). The site is generally located in the southeast corner of Timberland Parkway and College Parkway in Flower Mound, as shown on Sheet 1 in Appendix A. This EPP was developed in accordance with the Town's SMARTGrowth Program.

The project proposes to construct a residential assisted living development to meet the needs of this rapidly expanding area. Associated support infrastructure, such as drives, wet detention facility, underground utilities, and parking will also be constructed.

A review of the site by Mr. James Hoefert, with the Town of Flower Mound, Development Services & Environmental Services, was conducted to initially identify Environmentally Sensitive Area (ESA) criteria within the study area. The Environmentally Sensitive Area Survey results were provided to Kimley-Horn on January 13, 2020 (Appendix C). That report states that multiple ESAs are located within the study area which include: Riparian Habitat, Waters of the State, Wetlands, and Topographical Slope Protection.

On January 29, 2020, Kimley-Horn conducted a site visit with the objective of collecting data necessary to revise the Town's ESA survey, delineate aquatic resources, and to formulate this EPP. The EPP will outline applicable best management practices (BMPs) to minimize habitat loss, maintain continuity of tree stands and other wildlife habitat areas or corridors, and identify proposed measures to inform and educate future residents or occupants about the EPP.

SITE DESCRIPTION AND BACKGROUND MAPPING

The study area is located in the Timber Creek-Elm Fork Trinity River watershed (United States Geological Survey (USGS) Hydrologic Unit Code (HUC) 1203010310. The center coordinates of the study area are Latitude 33.0532 and Longitude: -97.0701 (1983 North American Datum (NAD) Coordinates).

The study area is shown on Sheet 1 in Appendix A. Sheet 1 provides a vicinity map which depicts the general location of the study area. Sheet 2 depicts the boundaries of the study area on United States Geological Survey (USGS) Topographic base data. Sheet 3 depicts the location of likely waters of the U.S. and Kimley-Horn's revisions to the Town of Flower Mound's ESA boundaries with recent aerial photography from Nearmap (October 2019) used as base data. Aerial photography from 1996 serves as base data for Sheet 4. The proposed site plan and Environmentally Sensitive Area (ESA) boundaries are shown on Sheet 5.

Sheet 1 in Appendix B shows the general location and direction of representative ground-level photographs taken during the site visit that took place on January 29, 2020. The two-digit numbering system on the sheet corresponds to the site visit photograph numbers, included in Appendix B.

The site currently is undeveloped, with a fence along the eastern boundary of the property. Based on Kimley-Horn's ESA review, the site contains large wooded areas, one ephemeral stream, one upland drainage feature, and one relict channel (Sheet 3 in Appendix A). The stream travels the length of the site from the northeastern corner of the site. The upland drainage feature is located in the northeast corner of the site, and the relict channel is located in the southeast corner of the site.

The Town's ESA survey listed one wetland; however, based on Kimley-Horn's delineation, the area where S1 and UD1 converge (Sheet 3 in Appendix A) should not be classified as a wetland according to USACE criteria. The Town's ESA classified three other aquatic features as streams (Appendix C); however, it is Kimley-Horn's analysis that two segments in the northeast corner and southeast corner should be classified as an upland drainage feature and a relict channel, respectively. These features would likely not be considered waters of the U.S. (Sheet 3 in Appendix A). In addition, the portion of ESA stream extending from the center of the study area into the southeast corner of the site was not confirmed in the field as an aquatic feature. It appears this area was a stream or swale in the past, but it has since stopped receiving flow and should not be classified as an aquatic feature according to USACE criteria.

The site topography varies from approximately 585-feet above mean sea level (MSL) in the northern portion of the study area to approximately 575-feet above MSL along the center of the stream and in the southern portion of the study area.

FEMA FLOODPLAIN

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

NATIONAL WETLANDS INVENTORY MAP

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

(PFO1A) and one freshwater pond feature (PUBHh) are shown within the study area on the NWI map. A reproduction of this map is provided in Appendix E.

USDA SOILS DATA

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

VEGETATIVE CHARACTERISTICS

Vegetation on the study area was dominated by upland species including: poison ivy (*Toxicodendron radicans*), greenbrier (*Smilax rotundifolia*), golden rod (*Solidago spp.*) mesquite (*Prosopis glandulosa*), eastern redcedar (*Juniperus virginiana*), western ragweed (*Ambrosia psilostachya*), American elm (*Ulmus americana*), post oak (*Quercus stellata*), and cedar elm (*Ulmus crassifolia*). The majority of the study area is a combination of mixed forest and disturbed open areas.

ENVIRONMENTALLY SENSITIVE AREA CRITERIA

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

UPLAND HABITAT

The Town Defines Upland Habitat as:

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

Areas of Upland Habitat were not delineated at the site, because the site totals only 9-acres in size with surrounded by developed land.

RIPARIAN HABITAT

The Town Defines Riparian Habitat as:

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

The site does not contain areas of mapped FEMA 100-year floodplain. According to the Town's ESA survey and Kimley-Horn's ESA survey, Riparian Habitat was observed at the site along the stream that is mapped on Sheet 3 in Appendix A.

PRAIRIE HABITAT

The Town Defines Prairie Habitat as:

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

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

WATERS OF THE STATE

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

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

Waters of the State ESA is present on the site. Kimley-Horn completed a stream and wetland delineation and mapped one Water of the State, ephemeral stream one (S1 on Sheet 3 in Appendix A).

Two of the mapped aquatic features would likely not be considered a water of the U.S. according to the USACE. The upland drainage (UD1 on Sheet 3 in Appendix A) would likely not be considered jurisdictional, because it does not appear to have an ordinary high water mark and flow has likely been directed from upland stormwater drainage. The relict channel (RC1 on Sheet 3 in Appendix A) would likely not be considered jurisdictional because it also appears to lack an OHWM.

Based on the concept site plan, 68% (570-linear feet) of the existing ephemeral stream would be preserved. 270-linear feet of ephemeral stream is proposed to be impacted based on the concept plan. Proposed direct impacts to the stream are shown as a red line labelled “impacted stream” on Sheet 5 in Appendix A. Impacts to the stream are proposed to remain under 300-linear feet in order to qualify for permitting through the U.S. Army Corps of Engineers using a Nationwide Permit. If impacts occur to the ephemeral stream, beyond the threshold of 300-linear feet, a USACE permit will be utilized.

FLOODPLAIN

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

WETLANDS

The Town Defines Wetlands as:

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

Kimley-Horn completed a wetland delineation at the site. The results indicated that there were no wetlands located at the site.

WATER IMPOUNDMENT PROTECTION

The Town's SMARTGrowth Program requires preservation and enhancement of impoundments greater than 0.5-acre identified at proposed developments. According to the Town's ESA survey and Kimley-Horn's ESA survey, no water impoundments were observed on this site.

TOPOGRAPHICAL SLOPE PROTECTION

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

Based on the Town's topographic slope protection map, some areas on the site contain slopes between 5% and 12% and are subject to corresponding development criteria. Those areas are highlighted in Appendix C. Kimley-Horn re-analyzed a more recent elevation data set to develop an updated slope map to calculate slope impacts at a smaller scale than the Town analysis.

The proposed site plan will avoid impacts to approximately 1.65-acres of slopes between 5% and 12%; approximately 0.65-acre of slopes greater than 12%. The proposed site plan will impact approximately 1.15-acres of slopes between 5% and 12%; approximately 0.37-acre of slopes greater than 12%. Areas within 5-feet of the footprint of proposed structures include: approximately 0.47-acres of slopes between 5% and 12% (Sheet 6 in Appendix A).

The developer is seeking an exception to impact protected slopes greater than 12%. The proposed site plan currently depicts approximately 0.37-acre of impacts to slopes greater than 12%; however, the developer is seeking an exception to impact: approximately 0.5-acre of slopes greater than 12% because the current proposed site plan is conceptual and final grading limits are not fully known. The increase in impacts to approximately 0.5-acre is to account for grading around these slopes to join existing topography.

STATE AND FEDERALLY LISTED SPECIES INFORMATION

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

A review of the United States Fish and Wildlife Service (USFWS) Information, Planning and Conservation System (IPaC) (<http://ecos.fws.gov/ipac>, January 28, 2020), listed four threatened and endangered species for Denton County (Appendix G).

A review of the Texas Parks and Wildlife Department (TPWD) Annotated County Lists of Rare Species for Denton County (http://www.tpwd.state.tx.us/landwater/land/maps/gis/ris/endangered_species/, last revised 7/17/2020) listed several State listed Rare, Threatened and Endangered Species (Appendix H). During the site visit, the study area was evaluated for suitable habitat for listed species and compared to the database information that was compiled. No USFWS designated Critical Habitat is present within the study area. The table below includes information on both state and federally listed species in Denton County.

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

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Amphibians					
Strecker's chorus frog , <i>Pseudacris streckeri</i>	Not listed	Species of concern	No	No Impact	--
Woodhouse's toad , <i>Anaxyrus woodhousii</i>	Not listed	Species of concern	No	No Impact	--
Birds					
Bald Eagle , <i>Haliaeetus leucocephalus</i>	Not listed	Threatened	Yes	No Impact	Large trees and water present, however no nests or individuals were observed on site.
black rail , <i>Laterallus jamaicensis</i>	Threatened	Species of concern	No	No Impact	--
Franklin's gull , <i>leucophaeus pipixcan</i>	Not listed	Species of concern	No	No Impact	--
Interior least tern , <i>Sterna antillarum athalassos</i>	Endangered	Endangered	No	No Effect	--
mountain plover , <i>Charadrius montanus</i>	Not Listed	Species of concern	No	No Effect	--
Piping plover , <i>Charadrius melodus</i>	Threatened	Threatened	No	No Effect	--
Red knot , <i>Calidris canutus rufa</i>	Threatened	Species of concern	No	No Effect	--

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Western Burrowing Owl , <i>Athene cunicularia hypugaea</i>	Not listed	Species of concern	Yes	No Impact	No burrows or individuals were observed on site.
White faced-ibis , <i>Plegadis chihi</i>	Not listed	Threatened	No	No Effect	--
Whooping crane , <i>Grus Americana</i>	Endangered	Endangered	No	No Effect	--
Insects					
American bumblebee , <i>Bombus pensylvanicus</i>	Not listed	Species of concern	No	No Effect	--
Mammals					
American badger , <i>Taxidea taxus</i>	Not listed	Species of concern	No	No Effect	--
big brown bat , <i>ptesicus fuscus</i>	Not listed	Species of concern	No	No Effect	--
big free-tailed bat , <i>Nyctinomops macrotis</i>	Not listed	Species of concern	No	No Effect	--
black-tailed prairie dog , <i>Cynomys ludovicianus</i>	Not listed	Species of concern	No	No Effect	--
eastern red bat , <i>Lasiurus borealis</i>	Not listed	Species of concern	No	No Effect	--
eastern spotted skunk , <i>spilogale putorius</i>	Not listed	Species of concern	No	No Effect	--
hoary bat , <i>Lasiurus cinereus</i>	Not listed	Species of concern	No	No Effect	--
long-tailed weasel , <i>Mustela frenata</i>	Not listed	Species of concern	No	No Effect	--
Mexican free-tailed bat , <i>Tadarida brasiliensis</i>	Not listed	Species of concern	No	No Effect	--
mink , <i>Neovision vision</i>	Not listed	Species of concern	No	No Effect	--
mountain lion , <i>Puma concolor</i>	Not listed	Species of concern	No	No Effect	--
Plains spotted skunk , <i>Spilogale putorius interrupta</i>	Not listed	Species of concern	Yes	Not likely to adversely effect	Historic agricultural use make it unlikely this species would be observed on site. No individuals were observed on site.
southern short-tailed shrew , <i>Blarina carolinensis</i>	Not listed	Species of concern	No	No Effect	--
swamp rabbit , <i>Sylvilagus aquaticus</i>	Not listed	Species of concern	No	No Effect	--
thirteen-lined ground squirrel , <i>ictidomys tridecemlineatus</i>	Not listed	Species of concern	No	No Effect	--
tricolored bat , <i>Perimyotis subflavus</i>	Not listed	Species of concern	No	No Effect	--
western hog-nosed skunk , <i>Conepatus leuconotus</i>	Not listed	Species of concern	No	No Effect	--
woodland vole , <i>Microtus pinetorum</i>	Not listed	Species of concern	No	No Effect	--
Mollusks					
Louisiana pigtoe , <i>Pleurobema riddellii</i>	Not listed	Threatened	No	No Impact	--

Species	Federal Status	State Status	Potential Suitable Habitat Present?	Species Impact / Effect	Pertinent Project Information
Sandbank pocketbook , <i>Lampsilis satura</i>	Not listed	Threatened	No	No Impact	--
Texas heelsplitter , <i>Potamilus amphichaenus</i>	Not listed	Threatened	No	No Impact	--
Reptiles					
American alligator , <i>Alligator mississippiensis</i>	Not listed	Species of concern	No	No Impact	--
common garter snake , <i>Thamnophis sirtalis</i>	Not listed	Species of concern	No	No Impact	--
eastern box turtle , <i>Terrapene Carolina</i>	Not listed	Species of concern	No	No Impact	--
slender glass lizard , <i>Ophisaurus attenuatus</i>	Not listed	Species of concern	No	No Impact	--
smooth softshell , <i>Apalone mutica</i>	Not listed	Species of concern	No	No Impact	--
Texas garter snake , <i>Thamnophis sirtalis annectens</i>	Not listed	Species of concern	Yes	No Impact	Habitat within the study area is low quality, and past agricultural uses make it unlikely that this species would be present.
Texas horned lizard , <i>Phrynosoma cornutum</i>	Not listed	Species of concern	No	No Impact	--
Timber rattlesnake , <i>Crotalus horridus</i>	Not listed	Species of concern	Yes	Not likely to adversely effect	Low quality habitat is present on site; however no individuals were observed on site.
western box turtle , <i>terrapene ornate</i>	Not listed	Species of concern	No	No Impact	--
western hognose snake , <i>heterodon nasicus</i>	Not listed	Species of concern	No	No Impact	--
western rattlesnake , <i>Crotalus viridis</i>	Not listed	Species of concern	No	No Impact	--
Plants					
Glen Rose yucca , <i>Yucca necopina</i>	Not listed	Species of concern	No	No Impact	--
Topeka purple-coneflower , <i>Echinacea atrorubens</i>	Not listed	Species of concern	No	No Impact	--

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

PROPOSED DEVELOPMENT PLAN

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

MITIGATION MEASURES DURING CONSTRUCTION

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

- The site plan has been designed to preserve as many trees and ESAs as possible while still maintaining an economically viable development project and in conformance with the Town's applicable zoning criteria.
- Stormwater control devices will be installed and maintained during construction to limit sediment and pollutant runoff, to reduce velocity of concentrated flows, and protect downstream water quality.
- Stormwater Pollution Prevention Plan(s) will be utilized during construction activities per local, state, and federal requirements.
- Major soil disturbing activities will be sequenced to preserve existing vegetation.
- During construction, procedural BMPs will be implemented to minimize impacts to resident and migrant native wildlife.
- Fill placed into jurisdictional waters of the U.S. will be authorized by a U.S. Army Corps of Engineers permit.
- Active migratory bird nesting areas will be avoided during site development. Although not anticipated, if a threatened or endangered species is encountered during site development, the USFWS and/or TPWD authorities will be contacted.
- Areas of planned green space will be incorporated into the development to offset the loss of upland habitat.
- Efforts will be made to integrate the development into the natural topography of the site utilizing BMP's from the Town's engineering and construction standards in compliance with Sec. 98-147 (Town of Flower Mound Code of Ordinance – Topographical Slope Protection).

CONCLUSION

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

The developer is seeking an exception to impact protected slopes greater than 12%. The proposed site plan currently depicts approximately 0.37-acre of impacts to slopes greater than 12% (Sheet 6 in Appendix A); however, the developer is seeking an exception to impact: approximately 0.5-acre of slopes greater than 12% because the current proposed site plan is conceptual and final grading limits are not fully known. The increase in impacts to approximately 0.5-acre is to account for grading around these slopes to join existing topography.

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

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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



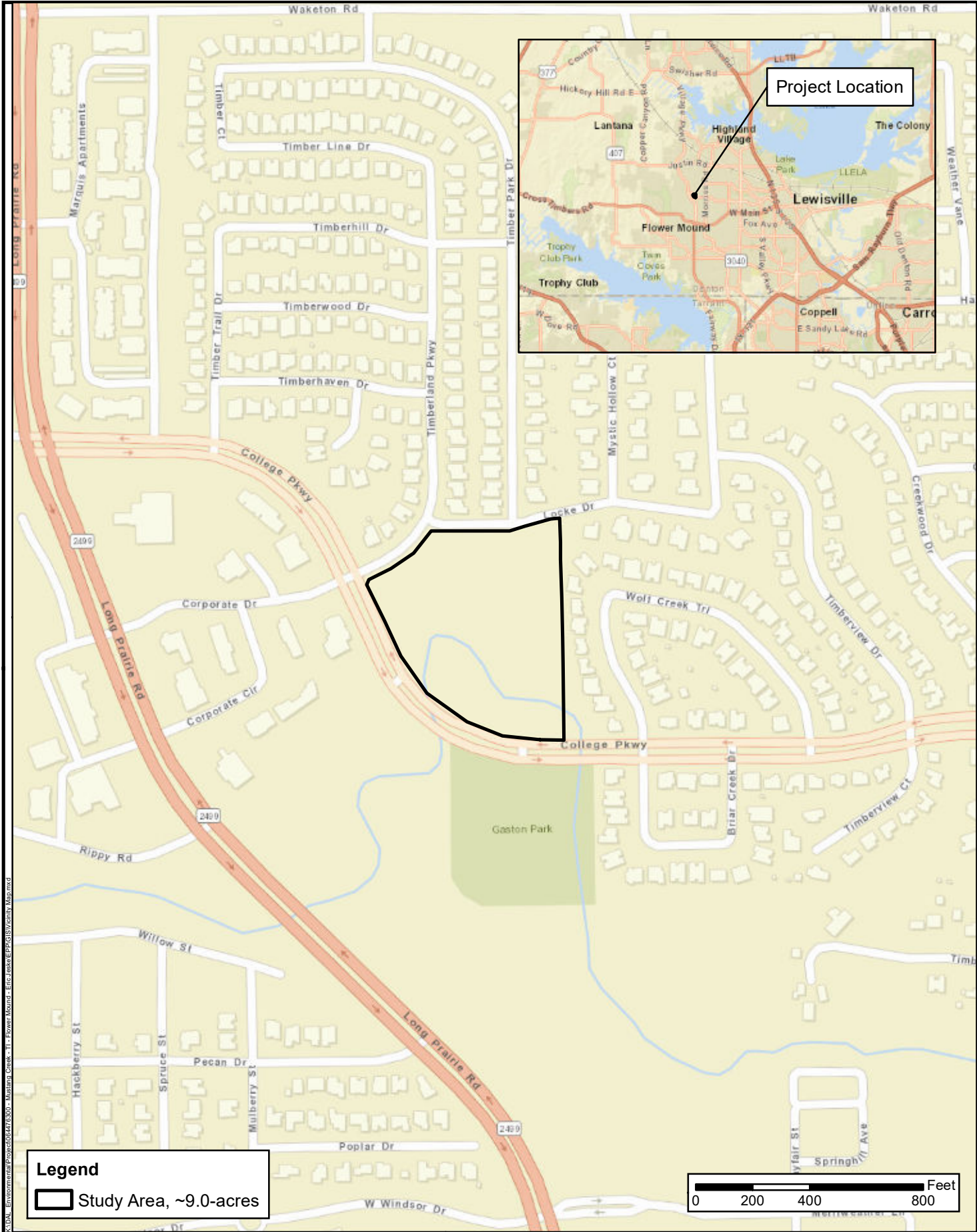
Emma Roquemore



Alex M. Brown, PWS

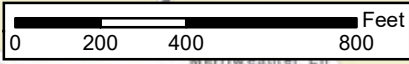
APPENDIX A

Study Area Maps



Legend

 Study Area, ~9.0-acres



SHEET

1

DATE: 01/27/2020

DRAWN: EKR

CHECKED: AMB

KHA NO.: 064476300

Vicinity Map

Source: Esri

**Mustang Creek
Assisted Living**

Flower Mound, Denton Co., Texas



Kimley»Horn

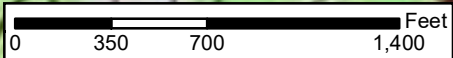
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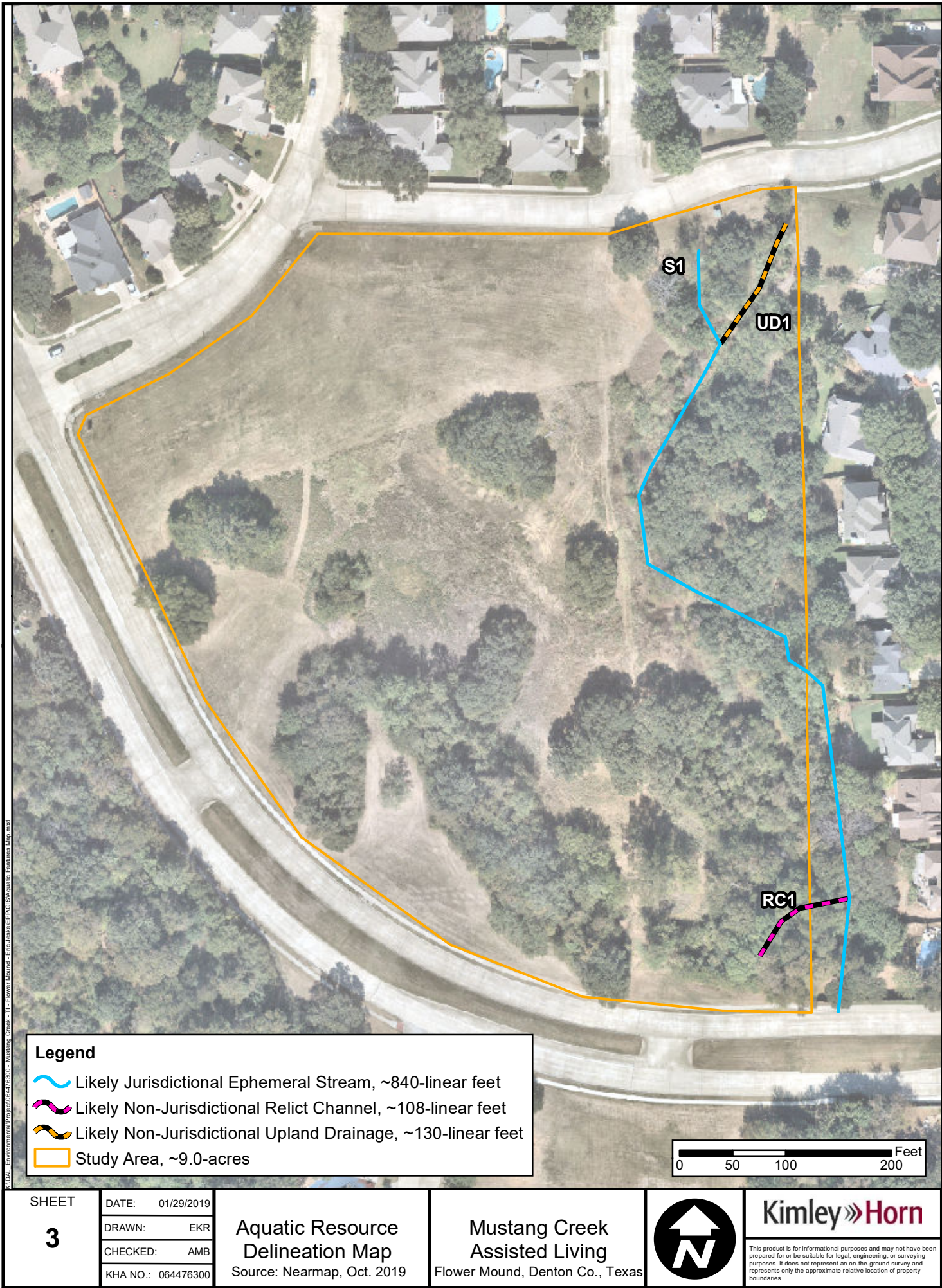
K:\Data_Environmental\Projects\064476300 - Mustang Creek - 11 - Flower Mound - EPP\Images\PAG\US Topographic Map.mxd

Legend

Study Area, ~9.0-acres



SHEET 2	DATE: 01/27/2020	USGS Topographic Map Quad Name: Lewisville West	Mustang Creek Assisted Living Flower Mound, Denton Co., Texas		Kimley»Horn This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
	DRAWN: EKR				
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	KHA NO.: 064476300				



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SHEET

3

DATE: 01/29/2019

DRAWN: EKR

CHECKED: AMB

KHA NO.: 064476300

**Aquatic Resource
Delineation Map**

Source: Nearmap, Oct. 2019

**Mustang Creek
Assisted Living**

Flower Mound, Denton Co., Texas



Kimley»Horn

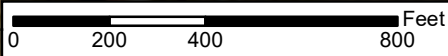
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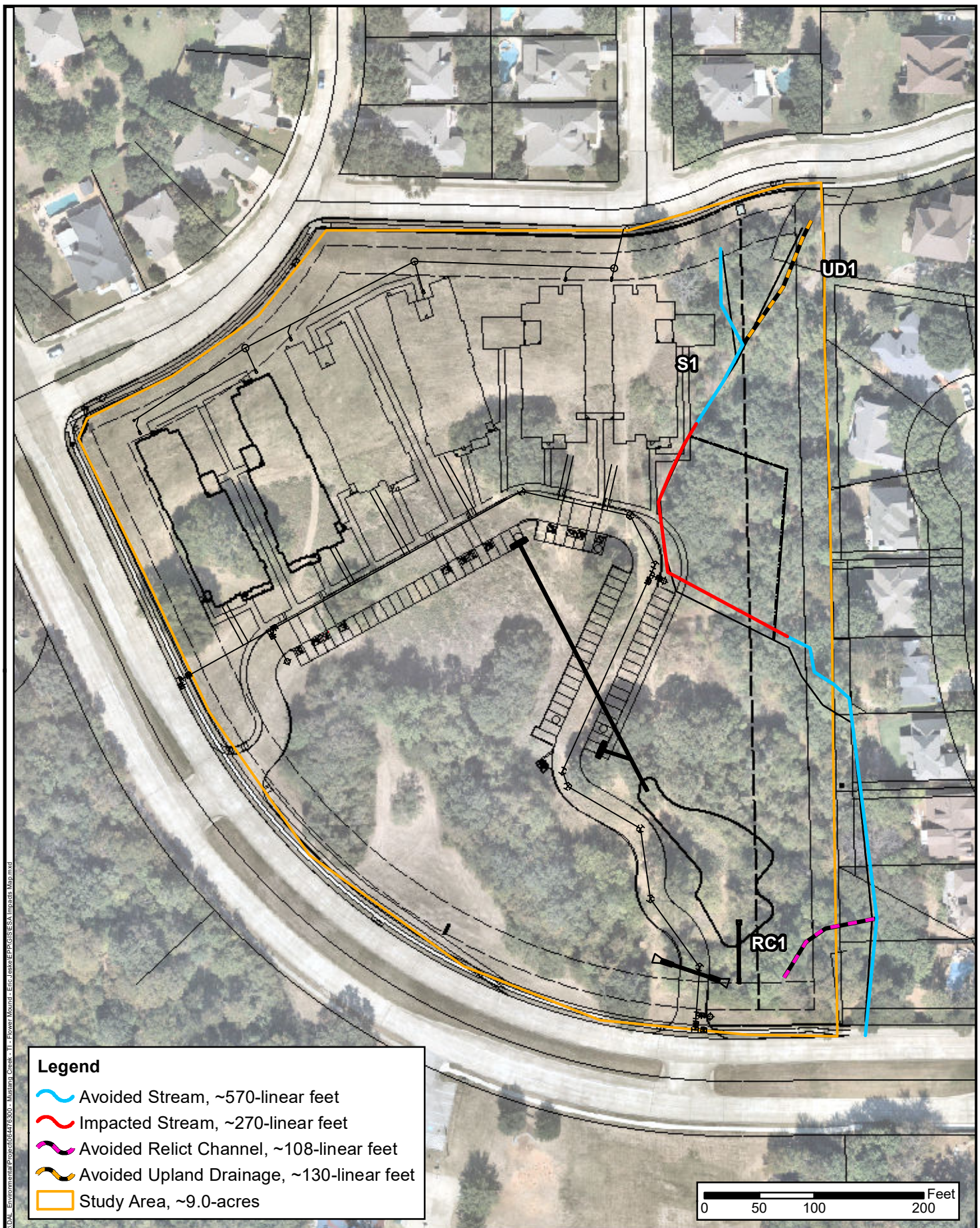
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Legend

Study Area, ~9.0-acres



SHEET 4	DATE: 01/27/2020	Historic Aerial Map TNRIS 1996	Mustang Creek Assisted Living Flower Mound, Denton Co., Texas		Kimley»Horn This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.
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	KHA NO.: 064476300				



SHEET

5

DATE: 01/27/2020

DRAWN: EKR

CHECKED: AMB

KHA NO.: 064476300

ESA Impacts Map

Source: Nearmap, Oct. 2019

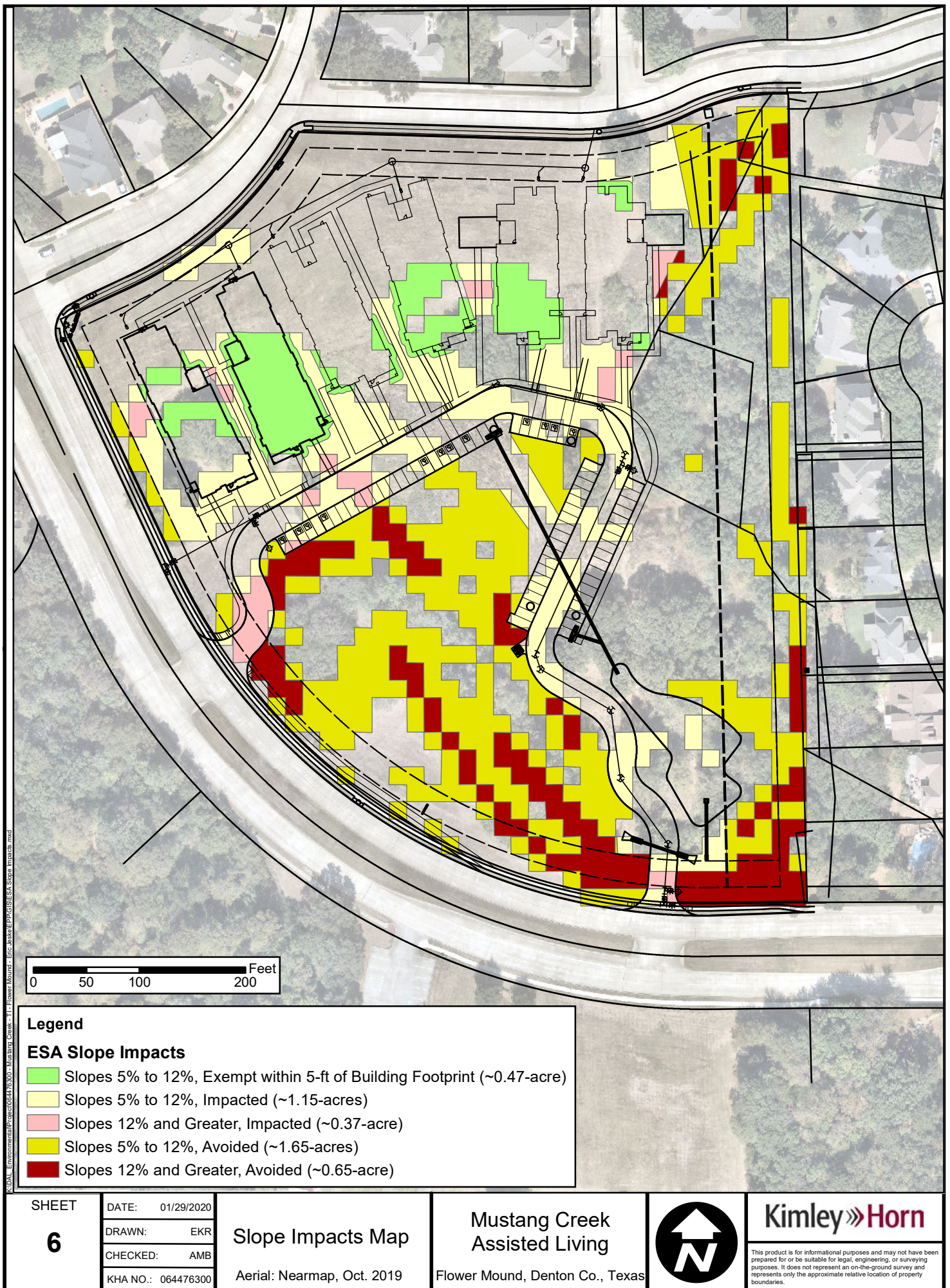
Mustang Creek
Assisted Living

Flower Mound, Denton Co., Texas



Kimley»Horn

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



SHEET

6

DATE: 01/29/2020

DRAWN: EKR

CHECKED: AMB

KHA NO.: 064476300

Slope Impacts Map

Aerial: Nearmap, Oct. 2019

Mustang Creek
Assisted Living

Flower Mound, Denton Co., Texas

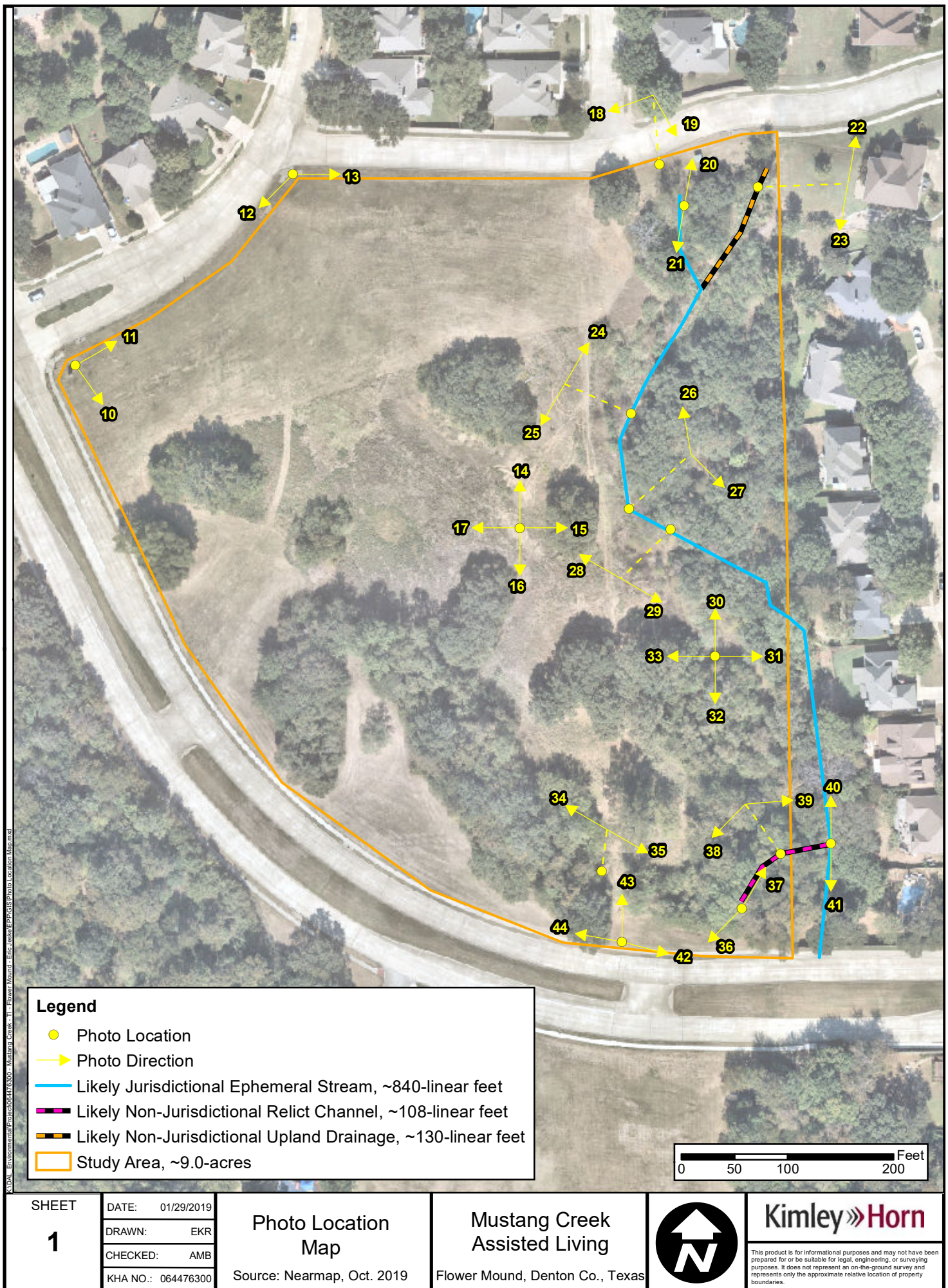


Kimley»Horn

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

APPENDIX B

Site Visit Photos



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10



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Photos were taken on 01/29/2020



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Photos were taken on 01/29/2020



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Photos were taken on 01/29/2020



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Photos were taken on 01/29/2020



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44

Photos were taken on 01/29/2020

APPENDIX C

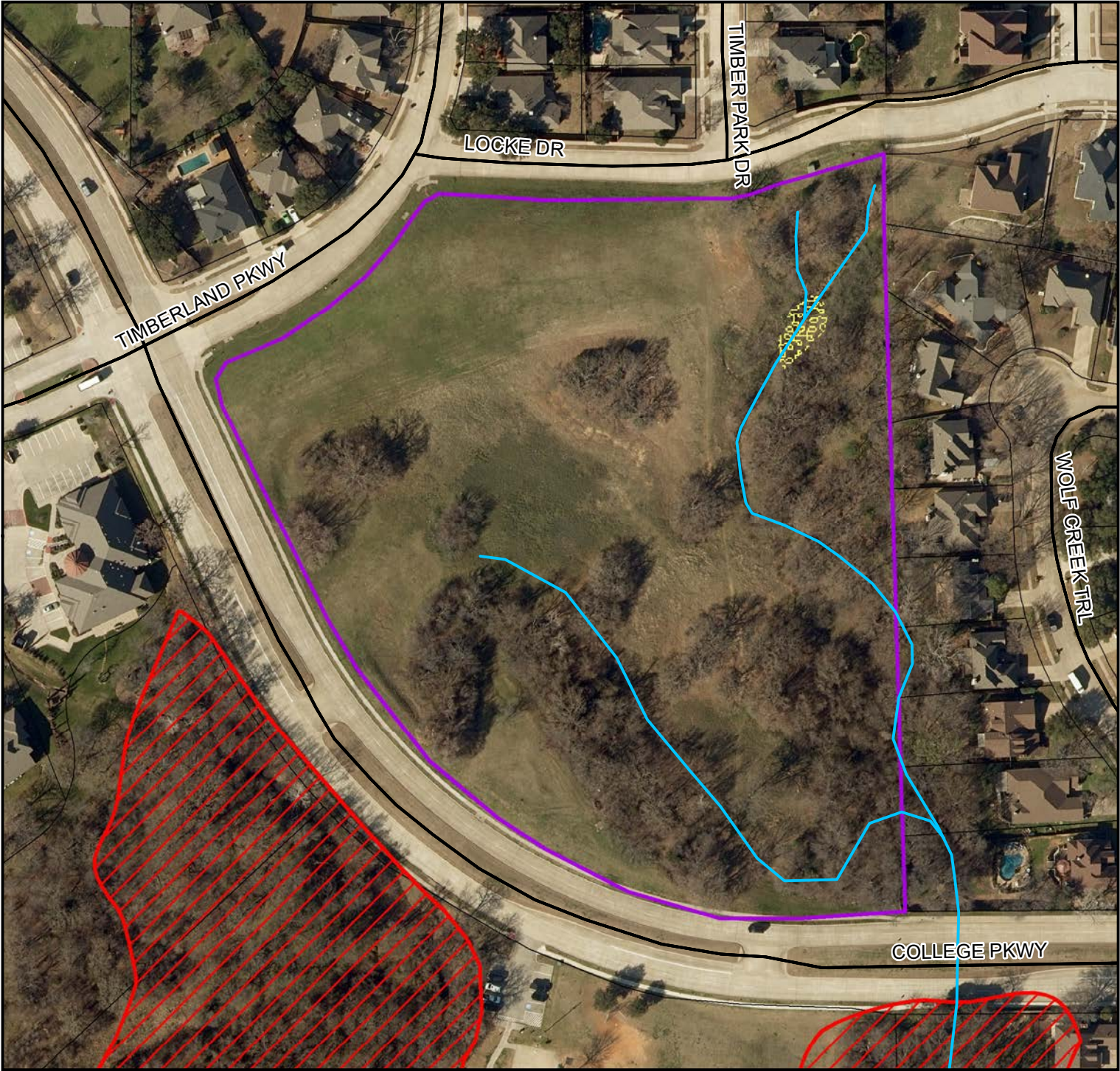
Town of Flower Mound

ESA Survey



Environmentally Sensitive Area Survey

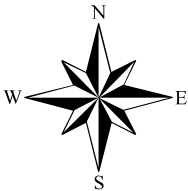
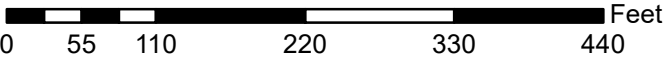
Property Name: Mustang Creek Estates		Contact: Larry Clendenen, with Kimley Horn	
Property Address: Generally located east of College Parkway and South of Timberland Parkway			
Environmentally Sensitive Area Criteria		ESA Criteria Description & Notes	
<u>Upland Habitat</u> Criteria Present? ☐ Yes ☒ No		None	
<u>Riparian Habitat</u> Criteria Present? ☒ Yes ☐ No		There are two streams on this site. The one that runs north to the south on the east side of the property is clearly defined with an ordinary high water mark. The stream that runs west to east on the south end of the property is not as well defined because it appears that it was cut off with the prior construction of College Parkway.	
<u>Prairie Habitat</u> Criteria Present? ☐ Yes ☒ No		None	
<u>Waters of the State</u> Criteria Present? ☒ Yes ☐ No		There are streams located on this site.	
<u>Floodplain</u> Criteria Present? ☐ Yes ☒ No		None	
<u>Wetlands</u> Criteria Present? ☒ Yes ☐ No		The portion of the site around where the flow from the two culverts on the NE end of the site converge would be considered a wetland, based on the vegetation observed.	
<u>Water Impoundment Protection</u> Criteria Present? ☐ Yes ☒ No		None	
<u>Topographical Slope Protection</u> Criteria Present? ☒ Yes ☐ No		Based on a site visit, the slope map does not do a very good job of identifying the slopes that were observed out in the field. There are definitely some elevation changes on this site, and those need to be more accurately depicted.	
Action Steps/Additional Notes			
Based on the proposed impacts to the stream that runs north to south on the east side of this property, along with the emergent wetland, an EPP will be required. A map that more accurately depicts the contour changes to help show slopes from 5-12% and slopes greater than or equal to 12% will also need to be submitted.			
EPP Required? ☒ Yes ☐ No		Attachments ☒ Site Orthographic Aerial Photograph ☐ Other:	
EPP Consultant: N/A			
Submitted by: (print) James Hoefert		Signature & Date: James Hoefert 1/13/2020	
Forwarded to EPP Consultant: N/A		Filed with Development Services & Environmental Services	Last Modified: 1/13/2020



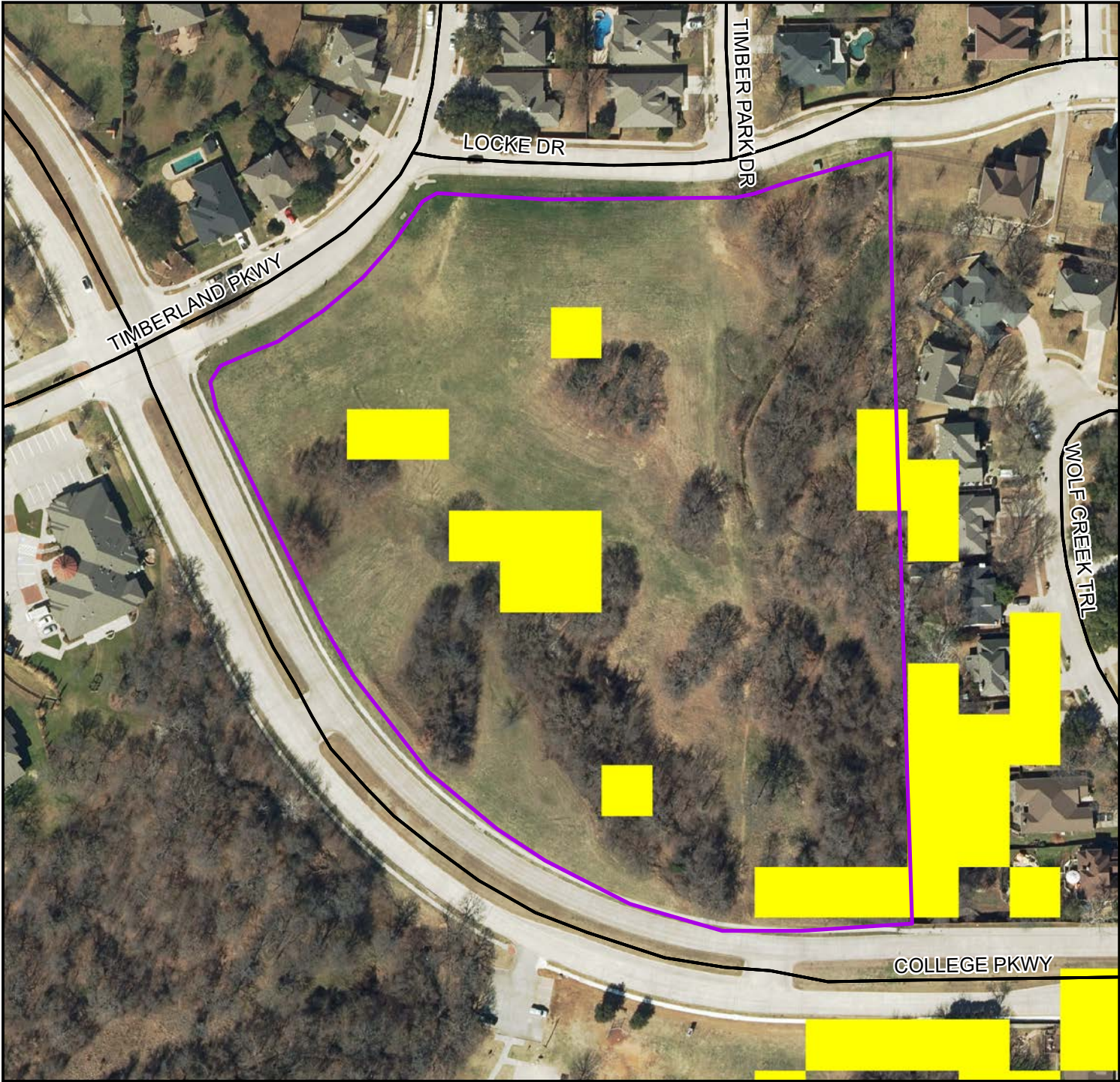
Environmentally Sensitive Area Survey Mustang Creek Estates

Map Created: January 13, 2020
Environmental Services Department
Town of Flower Mound

1 inch = 142 feet



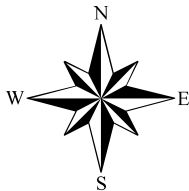
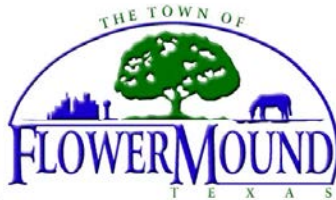
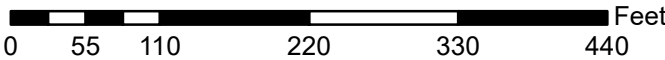
- | | | | | |
|----------|---------|---------|----------|-------------|
| Property | Streets | Streams | Wetlands | AE 100 Year |
| | | | | A 100 Year |



Mustang Creek Estates - Slope Map

Map Created: January 13, 2020
Environmental Services Department
Town of Flower Mound

1 inch = 142 feet



APPENDIX D

FEMA FIRMette Map



K:\Data\Environmental\Projects\064476300 - Mustang Creek - 1 - Power Mound - EPP\Images\FIG1\EPPA.mxd

APPENDIX E

USFWS NWI Map



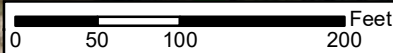
Legend

 Study Area, ~9.0-acres

NWI Classification

 Freshwater Forested/Shrub Wetland

 Freshwater Pond



SHEET

1

DATE: 01/27/2020

DRAWN: EKR

CHECKED: AMB

KHA NO.: 064476300

National Wetlands
Inventory Map

Source: USFWS

Mustang Creek
Assisted Living

Flower Mound, Denton Co., Texas



Kimley»Horn

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

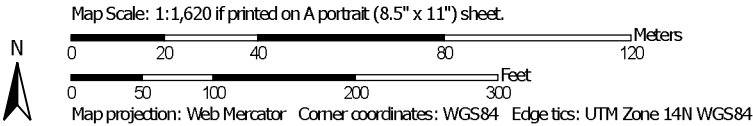
APPENDIX F

USDA Soils Map

Soil Map—Denton County, Texas
(Tree Inventory Area Mustang Creek)



Soil Map may not be valid at this scale.



Soil Map—Denton County, Texas
(Tree Inventory Area Mustang Creek)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Denton County, Texas

Survey Area Data: Version 16, Sep 12, 2019

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

Date(s) aerial images were photographed: Oct 29, 2016—Nov 29, 2017

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Callisburg fine sandy loam, 1 to 3 percent slopes	5.0	55.0%
39	Gowen clay loam, occasionally flooded	3.1	34.8%
50	Konsil fine sandy loam, 1 to 3 percent slopes	0.9	10.3%
Totals for Area of Interest		9.0	100.0%

APPENDIX G

USFWS IPaC Official Species List

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

Last login January 27, 2020 11:47 AM MST

IPaC resource list

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

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

Project information

NAME

Mustang Creek EPP

LOCATION

Denton County, Texas



DESCRIPTION

Environmental
Protection Plan for the Town of Flower Mound

Local office

Arlington Ecological Services Field Office

☎ (817) 277-1100 

📠 (817) 277-1129 

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

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

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

NOT FOR CONSULTATION

Endangered species

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

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

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

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

1. Log in to IPaC.
2. Go to your My Projects list.
3. Click PROJECT HOME for this project.
4. Click REQUEST SPECIES LIST.

Listed species

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

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

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

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

Birds

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

Critical habitats

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

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

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

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

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

Additional information can be found using the following links:

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

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

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

NAME

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

Harris's Sparrow *Zonotrichia querula*

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

Breeds elsewhere

Henslow's Sparrow *Ammodramus henslowii*

Breeds May 1 to Aug 31

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

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

Lesser Yellowlegs *Tringa flavipes*

Breeds elsewhere

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

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

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

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

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

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

Breeding Season (■)

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

Survey Effort (l)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

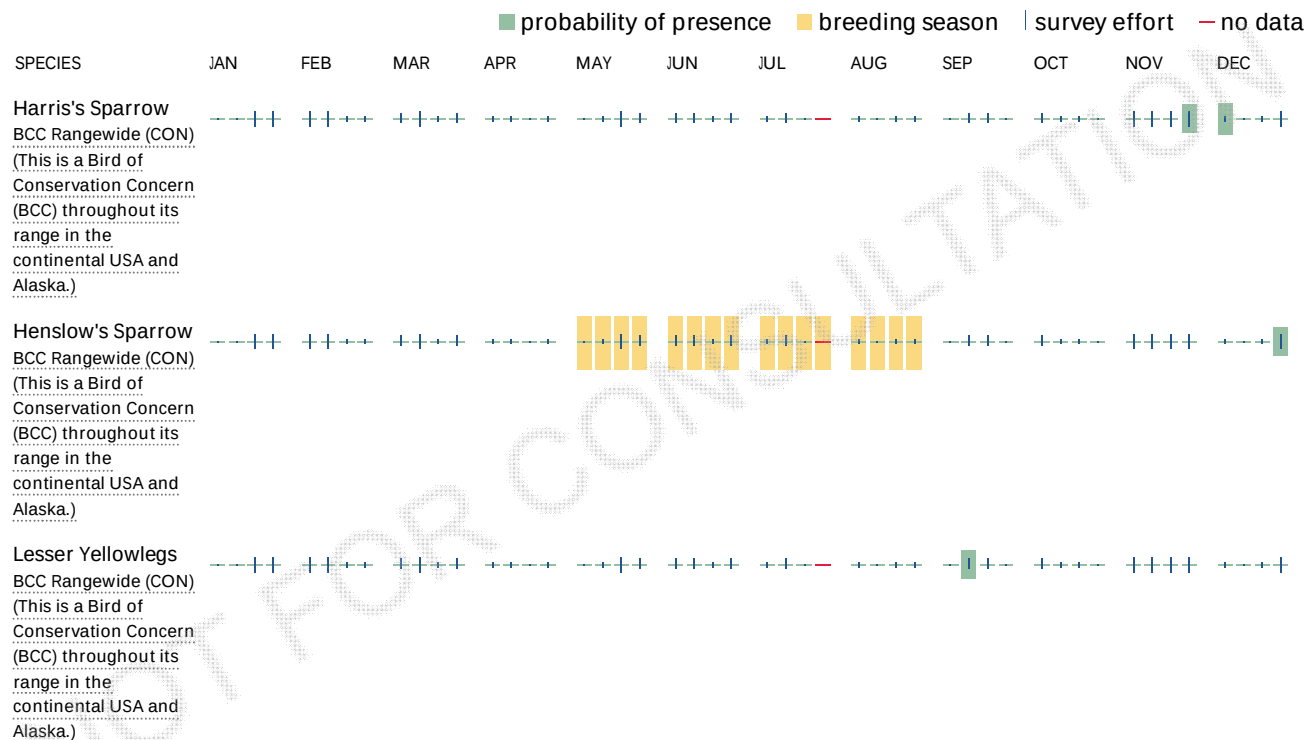
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

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

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



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

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

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

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

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

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

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

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

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

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

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

What are the levels of concern for migratory birds?

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

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

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

Details about birds that are potentially affected by offshore projects

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

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

What if I have eagles on my list?

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

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

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

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

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

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

Data limitations

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

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

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

Data exclusions

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

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

APPENDIX H

TPWD Annotated List of Rare Species for Denton County

Last Update: 7/17/2019

DENTON COUNTY**AMPHIBIANS****Strecker's chorus frog** *Pseudacris streckeri*

Wooded floodplains and flats, prairies, cultivated fields and marshes. Likes sandy substrates.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

Woodhouse's toad *Anaxyrus woodhousii*

Extremely catholic up to 5000 feet, does very well (except for traffic) in association with man.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: SU

BIRDS**bald eagle** *Haliaeetus leucocephalus*

Found primarily near rivers and large lakes; nests in tall trees or on cliffs near water; communally roosts, especially in winter; hunts live prey, scavenges, and pirates food from other birds

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3B,S3N

black rail *Laterallus jamaicensis*

Salt, brackish, and freshwater marshes, pond borders, wet meadows, and grassy swamps; nests in or along edge of marsh, sometimes on damp ground, but usually on mat of previous years dead grasses; nest usually hidden in marsh grass or at base of Salicornia

Federal Status: PT	State Status:	SGCN: Y
Endemic: N	Global Rank: G3G4	State Rank: S2

Franklin's gull *Leucophaeus pipixcan*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S2N

interior least tern *Sternula antillarum athalassos*

Sand beaches, flats, bays, inlets, lagoons, islands. Subspecies is listed only when inland (more than 50 miles from a coastline); nests along sand and gravel bars within braided streams, rivers; also know to nest on man-made structures (inland beaches, wastewater treatment plants, gravel mines, etc); eats small fish and crustaceans, when breeding forages within a few hundred feet of colony

Federal Status: LE	State Status: E	SGCN: Y
Endemic: N	Global Rank: G4T2Q	State Rank: S1B

DISCLAIMER

The information on this web application is provided "as is" without warranty as to the currentness, completeness, or accuracy of any specific data. The data provided are for planning, assessment, and informational purposes. Refer to the Frequently Asked Questions (FAQs) on the application website for further information.

DENTON COUNTY**BIRDS****mountain plover***Charadrius montanus*

Breeding: nests on high plains or shortgrass prairie, on ground in shallow depression; nonbreeding: shortgrass plains and bare, dirt (plowed) fields; primarily insectivorous

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G3

State Rank: S2

piping plover*Charadrius melodus*

Beaches, sandflats, and dunes along Gulf Coast beaches and adjacent offshore islands. Also spoil islands in the Intracoastal Waterway. Based on the November 30, 1992 Section 6 Job No. 9.1, Piping Plover and Snowy Plover Winter Habitat Status Survey, algal flats appear to be the highest quality habitat. Some of the most important aspects of algal flats are their relative inaccessibility and their continuous availability throughout all tidal conditions. Sand flats often appear to be preferred over algal flats when both are available, but large portions of sand flats along the Texas coast are available only during low-very low tides and are often completely unavailable during extreme high tides or strong north winds. Beaches appear to serve as a secondary habitat to the flats associated with the primary bays, lagoons, and inter-island passes. Beaches are rarely used on the southern Texas coast, where bayside habitat is always available, and are abandoned as bayside habitats become available on the central and northern coast. However, beaches are probably a vital habitat along the central and northern coast (i.e. north of Padre Island) during periods of extreme high tides that cover the flats. Optimal site characteristics appear to be large in area, sparsely vegetated, continuously available or in close proximity to secondary habitat, and with limited human disturbance.

Federal Status: LT

State Status: T

SGCN: Y

Endemic: N

Global Rank: G3

State Rank: S2N

red knot*Calidris canutus rufa*

Red knots migrate long distances in flocks northward through the contiguous United States mainly April-June, southward July-October. A small plump-bodied, short-necked shorebird that in breeding plumage, typically held from May through August, is a distinctive and unique pottery orange color. Its bill is dark, straight and, relative to other shorebirds, short-to-medium in length. After molting in late summer, this species is in a drab gray-and-white non-breeding plumage, typically held from September through April. In the non-breeding plumage, the knot might be confused with the omnipresent Sanderling. During this plumage, look for the knot's prominent pale eyebrow and whitish flanks with dark barring. The Red Knot prefers the shoreline of coast and bays and also uses mudflats during rare inland encounters. Primary prey items include coquina clam (*Donax* spp.) on beaches and dwarf surf clam (*Mulinia lateralis*) in bays, at least in the Laguna Madre. Wintering Range includes Aransas, Brazoria, Calhoun, Cameron, Chambers, Galveston, Jefferson, Kennedy, Kleberg, Matagorda, Nueces, San Patricio, and Willacy. Habitat: Primarily seacoasts on tidal flats and beaches, herbaceous wetland, and Tidal flat/shore.

Federal Status: LT

State Status:

SGCN: Y

Endemic: N

Global Rank: G4T2

State Rank: SNRN

western burrowing owl*Athene cunicularia hypugaea*

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

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G4T4

State Rank: S2

white-faced ibis*Plegadis chihi*

Prefers freshwater marshes, sloughs, and irrigated rice fields, but will attend brackish and saltwater habitats; currently confined to near-coastal rookeries in so-called hog-wallow prairies. Nests in marshes, in low trees, on the ground in bulrushes or reeds, or on floating mats.

Federal Status:

State Status: T

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S4B

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DENTON COUNTY**BIRDS****whooping crane** *Grus americana*

Small ponds, marshes, and flooded grain fields for both roosting and foraging. Potential migrant via plains throughout most of state to coast; winters in coastal marshes of Aransas, Calhoun, and Refugio counties.

Federal Status: LE	State Status: E	SGCN: Y
Endemic: N	Global Rank: G1	State Rank: S1N

INSECTS**American bumblebee** *Bombus pensylvanicus*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: G3G4	State Rank: SNR

No accepted common name *Arethaea ambulator*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: GNR	State Rank: SNR

MAMMALS**American badger** *Taxidea taxus*

Habitat description is not available at this time.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5

big brown bat *Eptesicus fuscus*

Any wooded areas or woodlands except south Texas. Riparian areas in west Texas.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5

big free-tailed bat *Nyctinomops macrotis*

Habitat data sparse but records indicate that species prefers to roost in crevices and cracks in high canyon walls, but will use buildings, as well; reproduction data sparse, gives birth to single offspring late June-early July; females gather in nursery colonies; winter habits undetermined, but may hibernate in the Trans-Pecos; opportunistic insectivore

Federal Status:	State Status:	SGCN: Y
Endemic:	Global Rank: G5	State Rank: S3

black-tailed prairie dog *Cynomys ludovicianus*

Dry, flat, short grasslands with low, relatively sparse vegetation, including areas overgrazed by cattle; live in large family groups

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: S3

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DENTON COUNTY**MAMMALS****eastern red bat***Lasiurus borealis*

Found in a variety of habitats in Texas. Usually associated with wooded areas. Found in towns especially during migration.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G3G4

State Rank: S4

eastern spotted skunk*Spilogale putorius*

Catholic; open fields prairies, croplands, fence rows, farmyards, forest edges & woodlands. Prefer wooded, brushy areas & tallgrass prairies. S.p. ssp. interrupta found in wooded areas and tallgrass prairies, preferring rocky canyons and outcrops when such sites are available.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G4

State Rank: S1S3

hoary bat*Lasiurus cinereus*

Known from montane and riparian woodland in Trans-Pecos, forests and woods in east and central Texas.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G3G4

State Rank: S4

long-tailed weasel*Mustela frenata*

Includes brushlands, fence rows, upland woods and bottomland hardwoods, forest edges & rocky desert scrub. Usually live close to water.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S5

Mexican free-tailed bat*Tadarida brasiliensis*

Roosts in buildings in east Texas. Largest maternity roosts are in limestone caves on the Edwards Plateau. Found in all habitats, forest to desert.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S5

mink*Neovison vison*

Intimately associated with water; coastal swamps & marshes, wooded riparian zones, edges of lakes. Prefer floodplains.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S4

mountain lion*Puma concolor*

Rugged mountains & riparian zones.

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S2S3

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DENTON COUNTY**MAMMALS**

plains spotted skunk	<i>Spilogale putorius interrupta</i>	
Catholic; open fields, prairies, croplands, fence rows, farmyards, forest edges, and woodlands; prefers wooded, brushy areas and tallgrass prairie		
Federal Status:	State Status:	SGCN: N
Endemic: N	Global Rank: G4T4	State Rank: S1S3
southern short-tailed shrew	<i>Blarina carolinensis</i>	
Habitat description is not available at this time.		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4
swamp rabbit	<i>Sylvilagus aquaticus</i>	
Habitat description is not available at this time.		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5
thirteen-lined ground squirrel	<i>Ictidomys tridecemlineatus</i>	
Habitat description is not available at this time.		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5
tricolored bat	<i>Perimyotis subflavus</i>	
Forest, woodland and riparian areas are important. Caves are very important to this species.		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G2G3	State Rank: S3S4
western hog-nosed skunk	<i>Conepatus leuconotus</i>	
Habitats include woodlands, grasslands & deserts, to 7200 feet, most common in rugged, rocky canyon country; little is known about the habitat of the ssp. <i>telmalestes</i>		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: S4
woodland vole	<i>Microtus pinetorum</i>	
Include grassy marshes, swamp edges, old-field/pine woodland ecotones, tallgrass fields; generally sandy soils.		
Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

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DENTON COUNTY**MOLLUSKS****Louisiana pigtoe***Pleurobema riddellii*

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

Federal Status:

State Status: T

SGCN: Y

Endemic: N

Global Rank: G1G2

State Rank: S1

sandbank pocketbook*Lampsilis satura*

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

Federal Status:

State Status: T

SGCN: Y

Endemic:

Global Rank: G2

State Rank: S1

Texas heelsplitter*Potamilus amphichaenus*

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

Federal Status:

State Status: T

SGCN: Y

Endemic: N

Global Rank: G1G2

State Rank: S1

REPTILES**American alligator***Alligator mississippiensis*

Coastal marshes; inland natural rivers, swamps and marshes; manmade impoundments.

Federal Status:

State Status:

SGCN: N

Endemic: N

Global Rank: G5

State Rank: S4

common garter snake*Thamnophis sirtalis*

Irrigation canals and riparian-corridor farmlands in west; marshy, flooded pastureland, grassy or brushy borders of permanent bodies of water; coastal salt marshes.

Federal Status:

State Status:

SGCN: N

Endemic:

Global Rank: G5

State Rank: S2

eastern box turtle*Terrapene carolina*

Eastern box turtles inhabit forests, fields, forest-brush, and forest-field ecotones. In some areas they move seasonally from fields in spring to forest in summer. They commonly enters pools of shallow water in summer. For shelter, they burrow into loose soil, debris, mud, old stump holes, or under leaf litter. They can successfully hibernate in sites that may experience subfreezing temperatures. In Maryland bottomland forest, some hibernated in pits or depressions in forest floor (usually about 30 cm deep) usually within summer range; individuals tended to hibernate in same area in different years (Stickel 1989). Also attracted to farms, old fields and cut-over woodlands, as well as creek bottoms and dense woodlands. Egg laying sites often are sandy or loamy soils in open areas; females may move from bottomlands to warmer and drier sites to nest. In Maryland, females used the same nesting area in different years (Stickel 1989).

Federal Status:

State Status:

SGCN: Y

Endemic: N

Global Rank: G5

State Rank: S3

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DENTON COUNTY**REPTILES****slender glass lizard***Ophisaurus attenuatus*

Prefers relatively dry microhabitats, usually associated with grassy areas. Habitats include open grassland, prairie, woodland edge, open woodland, oak savannas, longleaf pine flatwoods, scrubby areas, fallow fields, and areas near streams and ponds, often in habitats with sandy soil. This species often appears on roads in spring. During inactivity, it occurs in underground burrows. In Kansas, slender glass lizards were scarce in heavily grazed pastures, increased as grass increased with removal of grazing, and declined as brush and trees replaced grass (Fitch 1989). Eggs are laid underground, under cover, or under grass clumps (Ashton and Ashton 1985); in cavities beneath flat rocks or in abandoned tunnels of small mammals (*Scalopus*, *Microtus*) (Fitch 1989).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

smooth softshell*Apalone mutica*

Any permanent body of water. Large rivers and streams; in some areas also found in lakes, impoundments, and shallow bogs (Ernst and Barbour 1972). Usually in water with sandy or mud bottom and few aquatic plants. Often basks on sand bars and mudflats at edge of water. Eggs are laid in nests dug in high open sandbars and banks close to water, usually within 90 m of water (Fitch and Plummer 1975).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

Texas garter snake*Thamnophis sirtalis annectens*

Irrigation canals and riparian-corridor farmlands in west; marshy, flooded pastureland, grassy or brushy borders of permanent bodies of water; coastal salt marshes. Wet or moist microhabitats are conducive to the species occurrence, but is not necessarily restricted to them; hibernates underground or in or under surface cover; breeds March-August.

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G5T4	State Rank: S1

Texas horned lizard*Phrynosoma cornutum*

Occurs to 6000 feet, but largely limited below the pinyon-juniper zone on mountains in the Big Bend area. Open, arid and semi-arid regions with sparse vegetation, including grass, cactus, scattered brush or scrubby trees; soil may vary in texture from sandy to rocky; burrows into soil, enters rodent burrows, or hides under rock when inactive; breeds March-September.

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G4G5	State Rank: S3

timber (canebrake) rattlesnake*Crotalus horridus*

Swamps, floodplains, upland pine and deciduous woodland, riparian zones, abandoned farmland. Limestone bluffs, sandy soil or black clay. Prefers dense ground cover, i.e. grapevines, palmetto.

Federal Status:	State Status: T	SGCN: Y
Endemic: N	Global Rank: G4	State Rank: S4

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DENTON COUNTY**REPTILES****western box turtle** *Terrapene ornata*

Ornate or western box turtles inhabit prairie grassland, pasture, fields, sandhills, and open woodland. They are essentially terrestrial but sometimes enter slow, shallow streams and creek pools. For shelter, they burrow into soil (e.g., under plants such as yucca) (Converse et al. 2002) or enter burrows made by other species; winter burrow depth was 0.5-1.8 meters in Wisconsin (Doroff and Keith 1990), 7-120 cm (average depth 54 cm) in Nebraska (Converse et al. 2002). Eggs are laid in nests dug in soft well-drained soil in open area (Legler 1960, Converse et al. 2002). Very partial to sandy soil.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S3

western hognose snake *Heterodon nasicus*

Habitat consists of areas with sandy or gravelly soils, including prairies, sandhills, wide valleys, river floodplains, bajadas, semiagricultural areas (but not intensively cultivated land), and margins of irrigation ditches (Degenhardt et al. 1996, Hammerson 1999, Werler and Dixon 2000, Stebbins 2003). Also thornscrub woodlands and chaparral thickets. Seems to prefer sandy and loamy soils, not necessarily flat. Periods of inactivity are spent burrowed in the soil or in existing burrows. Eggs are laid in nests a few inches below the ground surface (Platt 1969).

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S4

western rattlesnake *Crotalus viridis*

Grassland, both desert and prairie; shrub desert rocky hillsides; edges of arid and semi-arid river breaks.

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G5	State Rank: S5

PLANTS**Glen Rose yucca** *Yucca necopina*

Grasslands on sandy soils and limestone outcrops; flowering April-June

Federal Status:	State Status:	SGCN: Y
Endemic: Y	Global Rank: G1G2	State Rank: S1S2

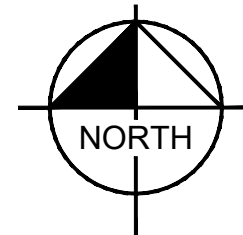
Topeka purple-coneflower *Echinacea atrorubens*

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

Federal Status:	State Status:	SGCN: Y
Endemic: N	Global Rank: G3	State Rank: S3

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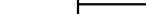


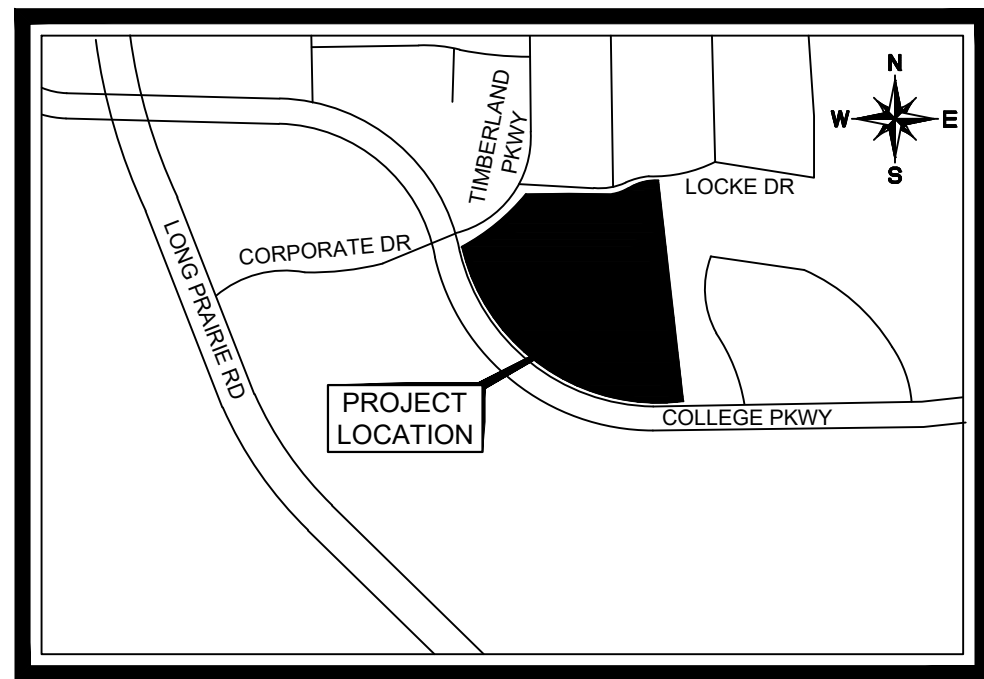
GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 25, 50, and 100 feet. The bar is divided into alternating black and white segments: black from 0 to 25, white from 25 to 50, black from 50 to 75, and white from 75 to 100.

LEGEND

PROPOSED FENCE	
PROPERTY LINE	
EXISTING TREE TO REMAIN	
EXISTING TREE TO BE REMOVED	



VICINITY MAP
N.T.S.

SITE DATA TABLE

PHYSICAL ADDRESS	N/A	
GROSS SITE AREA	9.007 ACRES / 392.345 SF	
EXISTING ZONING	SINGLE FAMILY OBSOLETE (PD049)	
EXISTING USE	FLOODPLAIN	
REQUESTED ZONING	SINGLE FAMILY ESTATE WITH PD FOR NURSING OR CONGREGATE CARE	
REQUESTED USE	NURSING OR CONGREGATE CARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	12.37% / 48,519 SF	
IMPERVIOUS AREA	26.31% / 103,223 SF	
PERVIOUS AREA	73.69% / 289,122 SF	
PARKING SUMMARY	REQUIRED	PROVIDED
NURSING/ CONGREGATE CARE (2 SPACES PER EVERY 3 BEDS) (96 BEDS PROPOSED)	64 SPACES	64 SPACES
TOTAL PARKING	64 SPACES	64 SPACES

BUILDING DATA			
BUILDING TYPE A-A	1 STORY	BUILDING TYPE B-B	1 STORY
PEAK HEIGHT	27'-8"	PEAK HEIGHT	32'-8.5"
MEAN HEIGHT	22'-5"	MEAN HEIGHT	22'-8"
TOTAL SQUARE FOOTAGE	8,860 SF	TOTAL SQUARE FOOTAGE	8,770 SF
BUILDING TYPE A-B	1 STORY	BUILDING TYPE MC-A	1 STORY
PEAK HEIGHT	27'-2"	PEAK HEIGHT	28'-0"
MEAN HEIGHT	20'-0"	MEAN HEIGHT	18'-10"
TOTAL SQUARE FOOTAGE	8,873 SF	TOTAL SQUARE FOOTAGE	7,964 SF
BUILDING TYPE B-A	1 STORY	BUILDING TYPE MC-B	1 STORY
PEAK HEIGHT	28'-6"	PEAK HEIGHT	19'-5.5"
MEAN HEIGHT	19'-7"	MEAN HEIGHT	19'-5.5"
TOTAL SQUARE FOOTAGE	8,841 SF	TOTAL SQUARE FOOTAGE	7,966 SF

MUSTANG CREEK ASSISTED LIVING

TRACT 14A-1
BEING 9.007 ACRES OUT OF THE
J. WATKINS LAND SURVEY
ABSTRACT NO. 1324
EXISTING ZONING: SINGLE FAMILY OBSOLETE (SFDM)
PLANNED DEVELOPMENT (PD 49)
PROPOSED ZONING: SINGLE FAMILY ESTATE (SF-E) WITH
PD FOR NURSING OR CONGREGATE CARE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS
SUBMITTED: NOVEMBER 1, 2019

OWNER/APPLICANT:
MUSTANG CREEK ENTERPRISES
5000 LEGACY DRIVE, SUITE 210
PLANO, TEXAS 75024
CONTACT: RENEE RAMSEY
PHONE: (214) 683-5111

ARCHITECT:
CROSS TIMBERS ARCHITECTS
4315 WINDSOR CENTRE TRAIL,
SUITE 200
FLOWER MOUND, TEXAS 75028
CONTACT: JENNIFER ALFORD
PHONE: (972) 355-7754

ENGINEER/SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75070
CONTACT: ERIC T. JESKE, P.E.
PHONE: (469) 301-2582
FIRM NO.: F-928

FLOODPLAIN NOTE

ACCORDING TO FLOOD INSURANCE RATE MAP NO. 48121C0540G, DATED APRIL 18, 2011, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X

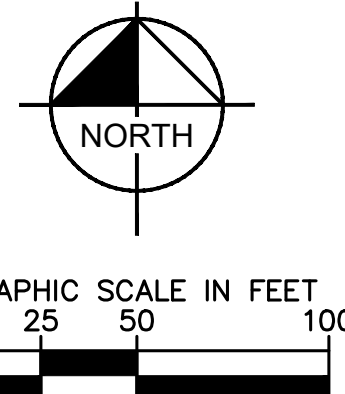
NOTES

- | | |
|----|---|
| 1. | THE RETAINING/DRAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT. |
| 2. | ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING. |
| 3. | ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW. |
| 4. | DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON MAIN BUILDING. |
| 5. | DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. |
| 6. | SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS. |
| 7. | EXISTING UNDERBUSH IN 75' COMPATIBILITY BUFFER TO REMAIN. |

TOWN OF FLOWER MOUND
EXISTING ZONING: A - AGRICULTURAL
LAND USE: FLOOD PLAIN

EXISTING ZONING: SF-10 - SINGLE FAMILY TOWNHOUSE
LAND USE: FLOOD PLAIN

IMAGES
XREFS
LAST SAVE
PLOTTED IN
LONG PATH



VICINITY MAP
N.T.S.

TOWN OF FLOWER MOUND, TX - CODE LANDSCAPE TABLE		
	REQUIRED	PROVIDED
STREET YARD REQUIREMENTS		
MIN 20% OF STREET YARD TO BE LANDSCAPED	20%	100%
* INCLUDES PARKING LOT LANDSCAPING		
ROW REQUIREMENTS		
TREES		
1 TREE PER 30 LF		
COLLEGE PARKWAY	33 TREES	33 TREES
974 LF / 30 = 33 TREES		
TIMBERLAND PARKWAY	10 TREES	10 TREES
287 LF / 30 = 10 TREES		
LOCKE DRIVE	16 TREES	16 TREES
469 LF / 30 = 16 TREES		
PARKING LOT REQUIREMENTS		
90 SF OF LANDSCAPING PER 12 SPACES	480 SF	2,591 SF
64 SPACES / 12 = 5.3 X 90 = 480 SF		
1 TREE PER 10 SPACES	7 TREES	6 PROPOSED TREES
64 SPACES / 10 = 7 TREES		1 EXISTING TREE
MAX 30% SPECIES FROM ROW PLANT LIST	YES	YES
SPACES MAX 50' FROM TREES	YES	YES
3' LIVING SCREENBERM	YES	YES
COMPATIBILITY BUFFER	YES	75' LANDSCAPE BUFFER EXISTING VEGETATION TO REMAIN IN PLACE TO MEET T 1 TREE PER 400 SF OF BUFFER ANY GAPS IN EXISTING VEGETATION WILL BE FILLED WITH MATO PLANT MATERIAL

<u>TREES</u>	<u>QTY</u>	<u>COMMON NAME</u>
	6	Code Required Parking Lot Tree
	59	Code Required ROW Tree
	16	Supplemental Canopy Tree
<u>ORNAMENTAL TREE</u>	<u>QTY</u>	<u>COMMON NAME</u>
	132	Supplemental Ornamental Tree
<u>SHRUBS</u>	<u>QTY</u>	<u>COMMON NAME</u>
	210	Code Required Screening Shrub
<u>MISC</u>	<u>QTY</u>	<u>COMMON NAME</u>
	TBD	Common Bermuda Sod
	TBD	Supplemental Accent Plantings

OWNER/APPLICANT:	ARCHITECT:	ENGINEER/SURVEYOR:
MUSTANG CREEK ENTERPRISES 5000 LEGACY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754	KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO.: F-928

CONCEPTUAL LANDSCAPE PLAN	SHEET NUMBER EX-7
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EXAMPLES OF MATERIALS, COLORS, & STYLE



MATERIAL TABULATION CHART

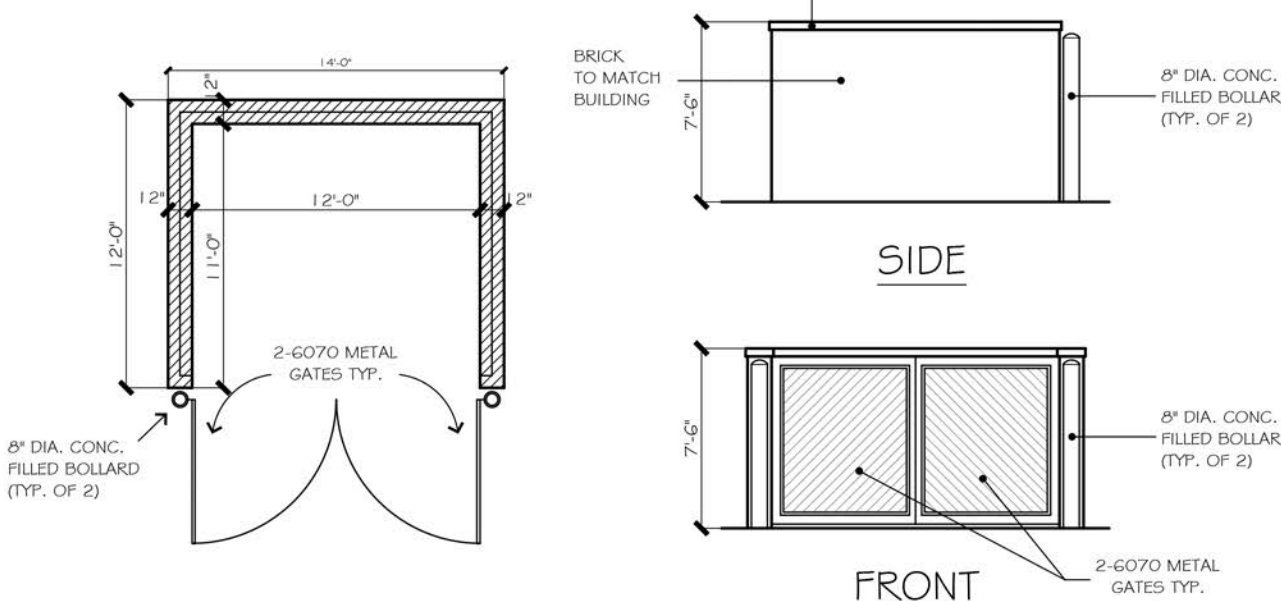
	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1929 s.f.	767 s.f.	1992 s.f.	819 s.f.
2. Facade S.F. (exclusive of doors and windows)	1733 s.f.	596 s.f.	1656 s.f.	771 s.f.
3. Doors and Windows S.F.	196 s.f.	171 s.f.	336 s.f.	48 s.f.
4. Primary Masonry Totals	1473 sf and 85% of 2	278 s.f. and 47% of 2	1171 s.f. and 71% of 2	532 s.f. and 69% of 2
Brck s.f. (as applicable)	1473 sf and 85% of 2	278 s.f. and 47% of 2	1171 s.f. and 71% of 2	532 s.f. and 69% of 2
- Stone s.f. (as applicable)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals (hardi-board siding)	260 s.f. and 15% of 2	318 s.f. and 53% of 2	485 s.f. and 29% of 2	239 s.f. and 31% of 2

The Architecture, Design, Colors and Construction of all Subsequent Buildings will Substantially Conform to the Elevations Depicted

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

**NOTE: MATERIALS AND CONSTRUCTION TO MATCH MAIN BUILDING



DUMPSTER ENCLOSURE
1/8" = 1'-0" scale

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA AND SOFFITS
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL



CLAUSE

DATE: DECEMBER 12, 2019
DRAWN BY: H.M.

REVISIONS:

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

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD1

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1929 s.f.	767 s.f.	1992 s.f.	819 s.f.
2. Facade S.F. (exclusive of doors and windows)	1733 s.f.	596 s.f.	1656 s.f.	771 s.f.
3. Doors and Windows S.F.	196 s.f.	171 s.f.	336 s.f.	48 s.f.
4. Primary Masonry Totals	1473 sf and 85% of 2	278 s.f. and 47% of 2	1171 s.f. and 71% of 2	532 s.f. and 69% of 2
Brick s.f. (as applicable)	1473 sf and 85% of 2	278 s.f. and 47% of 2	1171 s.f. and 71% of 2	532 s.f. and 69% of 2
Stone s.f. (as applicable)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals hardi-board siding	260 s.f. and 15% of 2	318 s.f. and 53% of 2	485 s.f. and 29% of 2	239 s.f. and 31% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL

CLAUSE

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

DATE: JANUARY 27, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

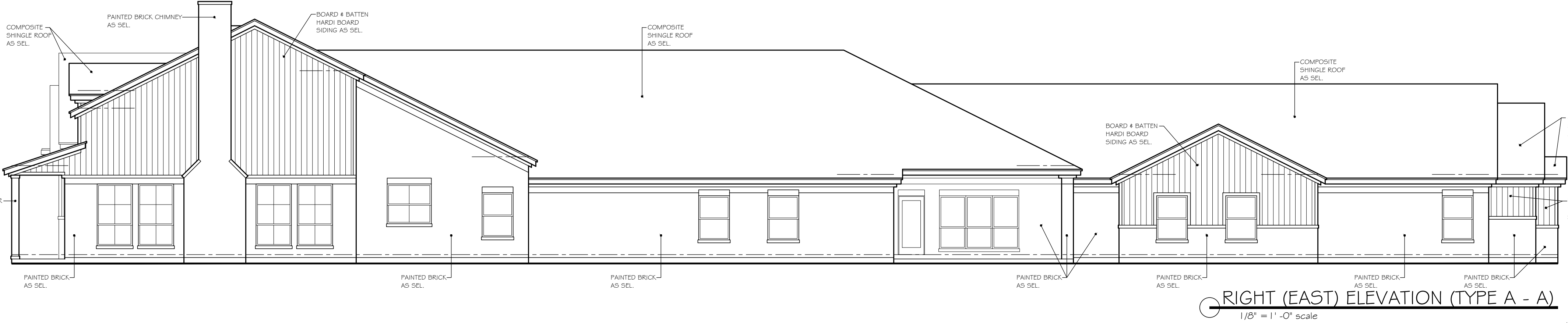
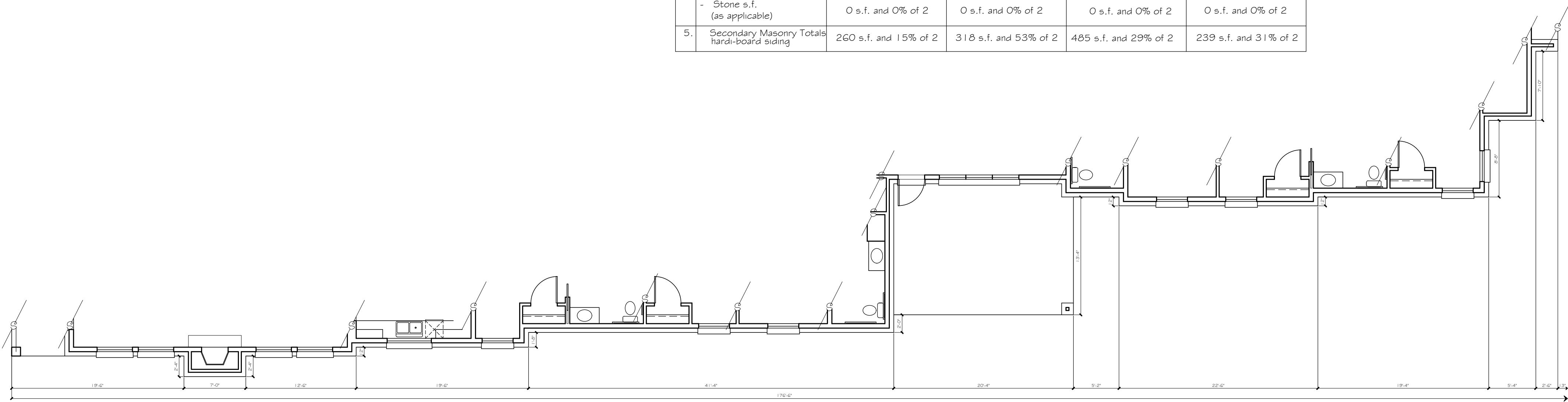
**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #

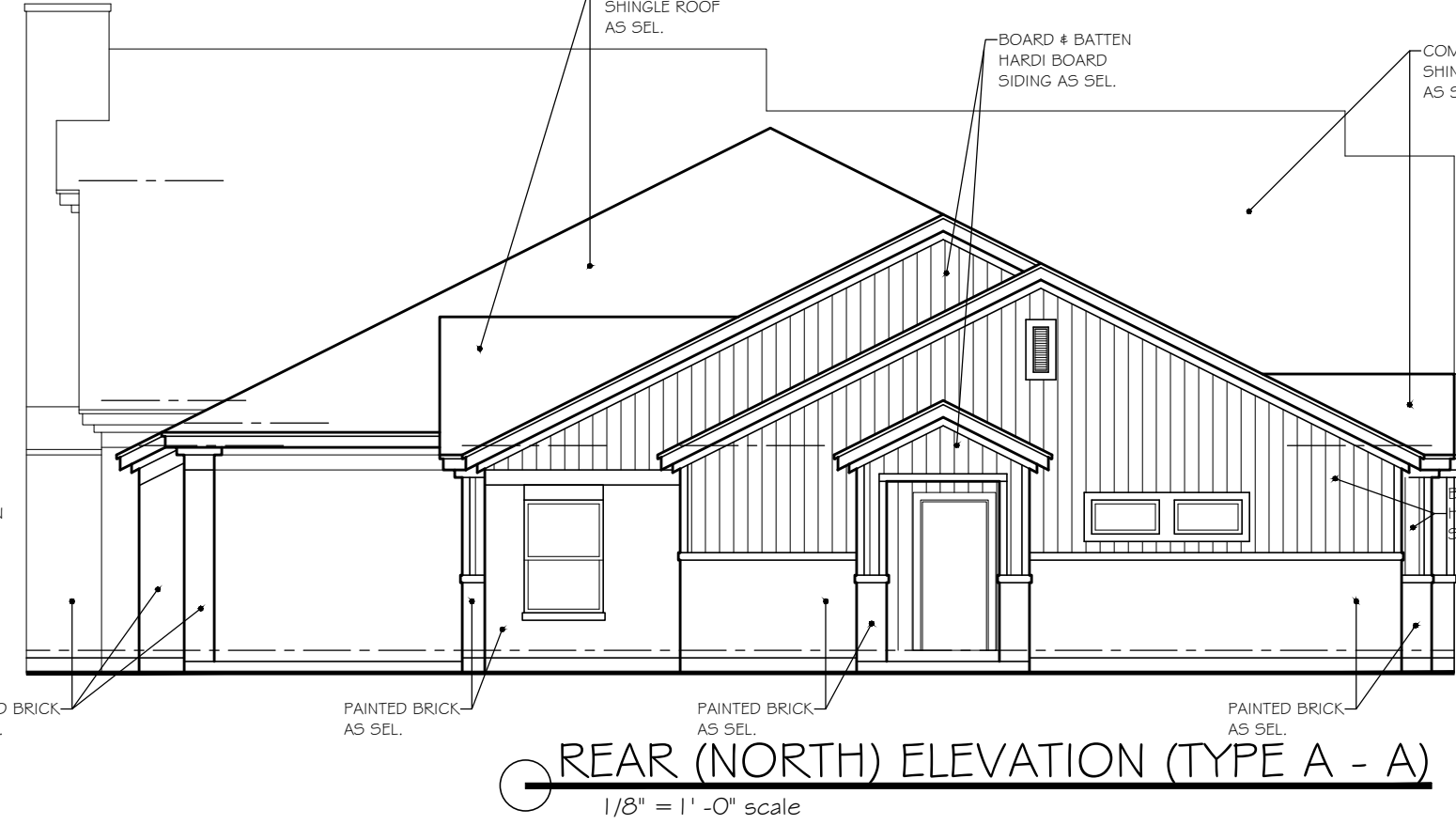
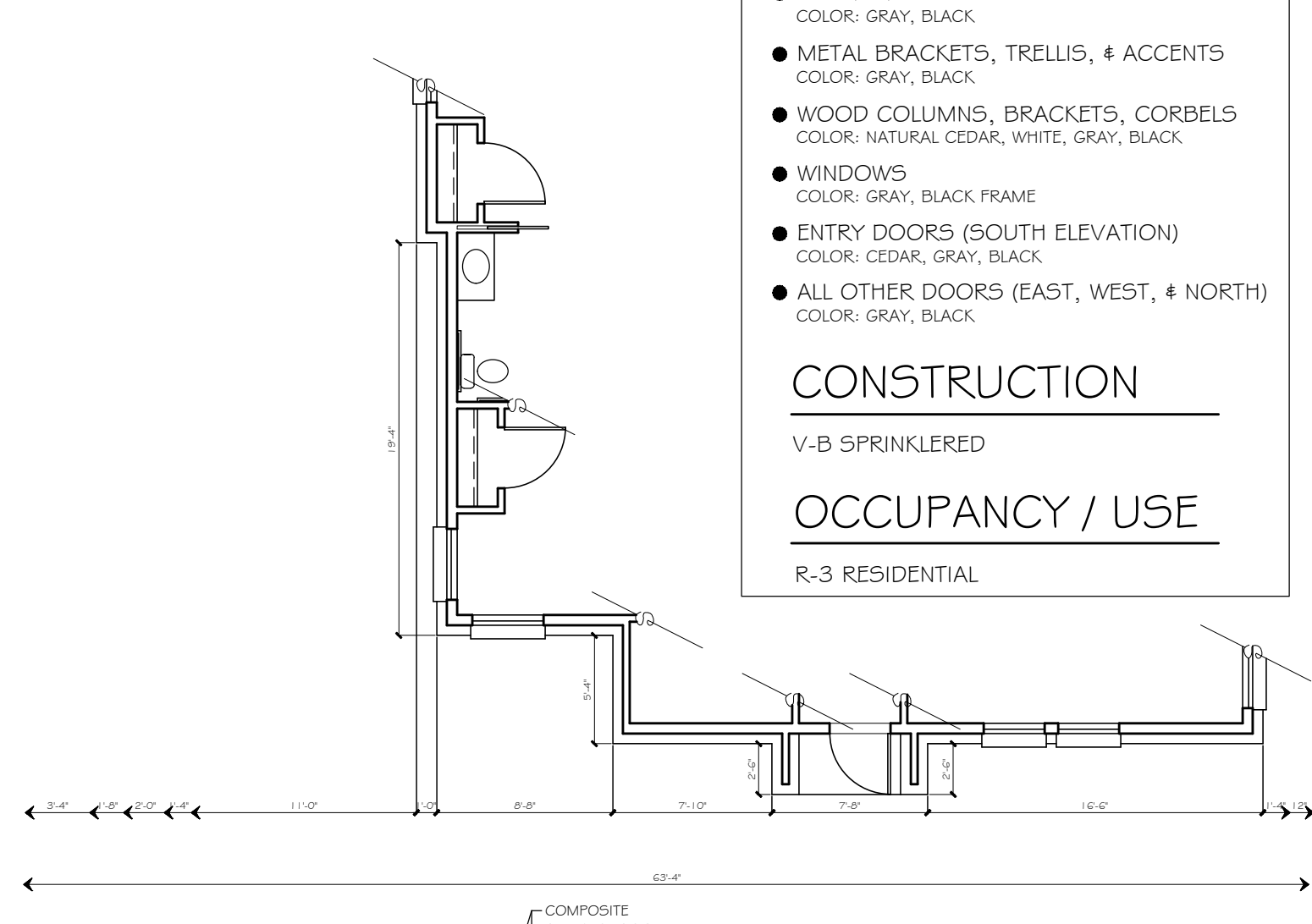
19-062

SHEET

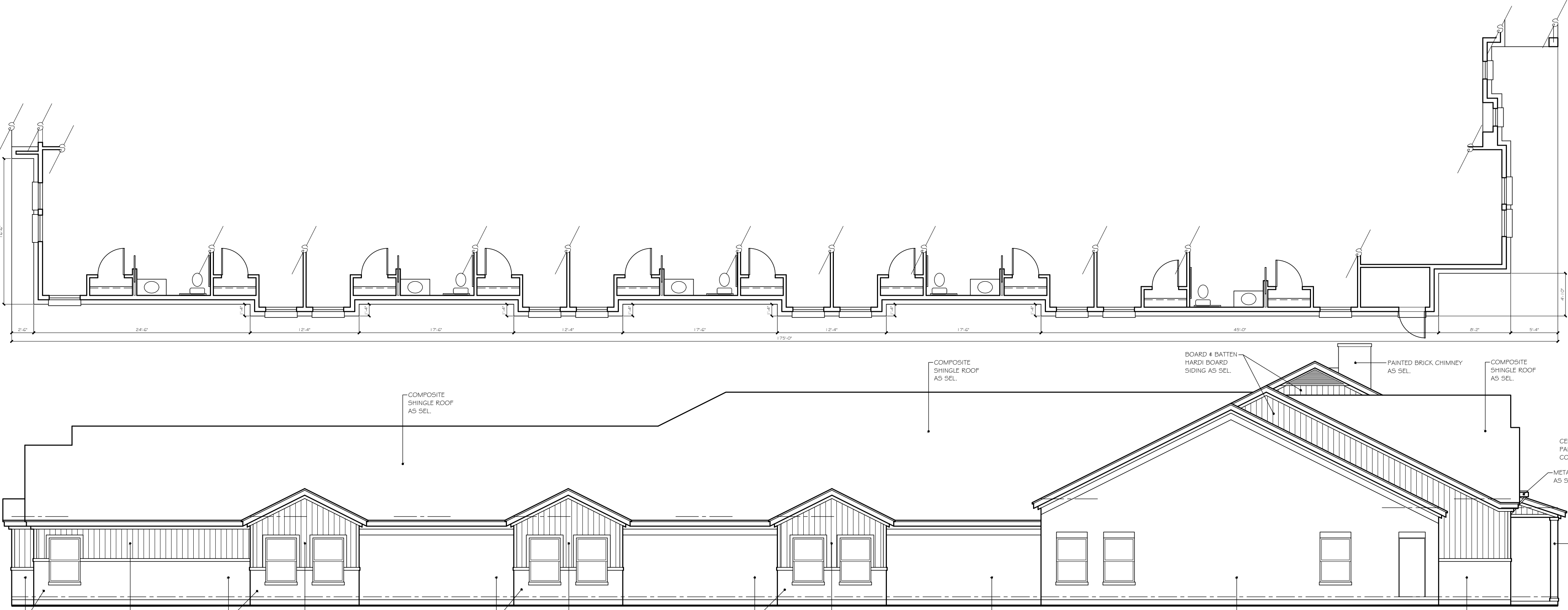
PD2



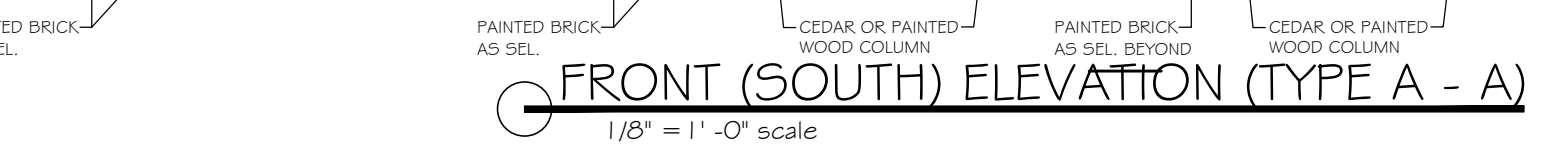
RIGHT (EAST) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale



REAR (NORTH) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale



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



FRONT (SOUTH) ELEVATION (TYPE A - A)
1/8" = 1'-0" scale

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	2097 s.f.	835 s.f.	2024 s.f.	775 s.f.
2. Facade S.F. (exclusive of doors and windows)	1783 s.f.	588 s.f.	1829 s.f.	728 s.f.
3. Doors and Windows S.F.	314 s.f.	247 s.f.	195 s.f.	47 s.f.
4. Primary Masonry Totals	1248 sf and 70% of 2	407 s.f. and 69% of 2	1367 s.f. and 75% of 2	431 s.f. and 59% of 2
Brick s.f. (as applicable)	1248 sf and 70% of 2	407 s.f. and 69% of 2	1367 s.f. and 75% of 2	431 s.f. and 59% of 2
Stone s.f. (as applicable)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals (hard-board siding)	535 s.f. and 30% of 2	181 s.f. and 31% of 2	462 s.f. and 25% of 2	297 s.f. and 41% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

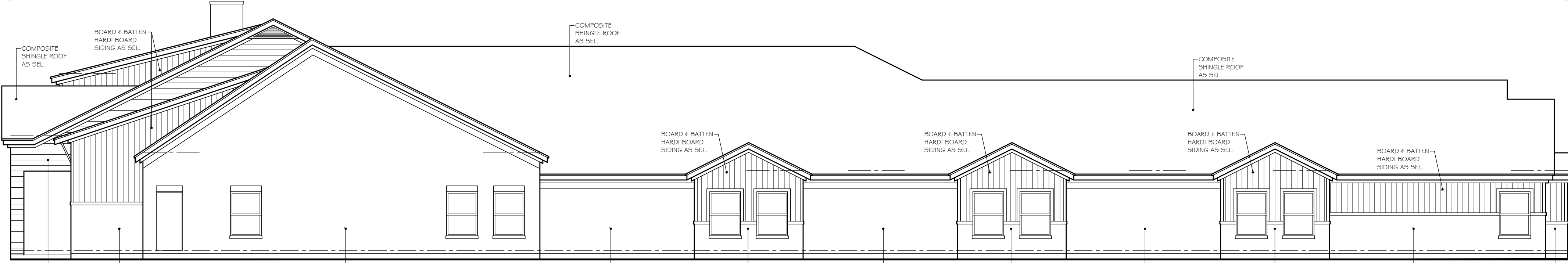
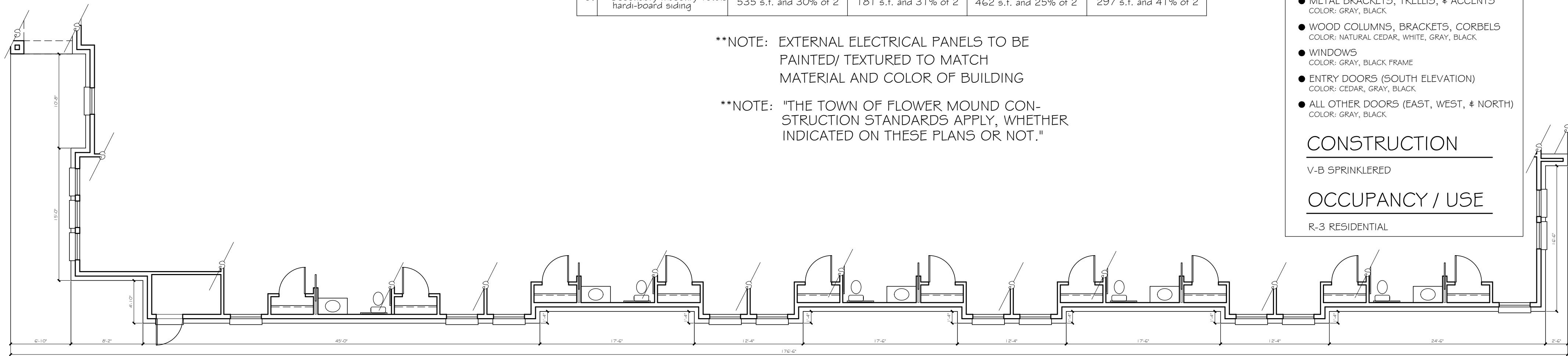
- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

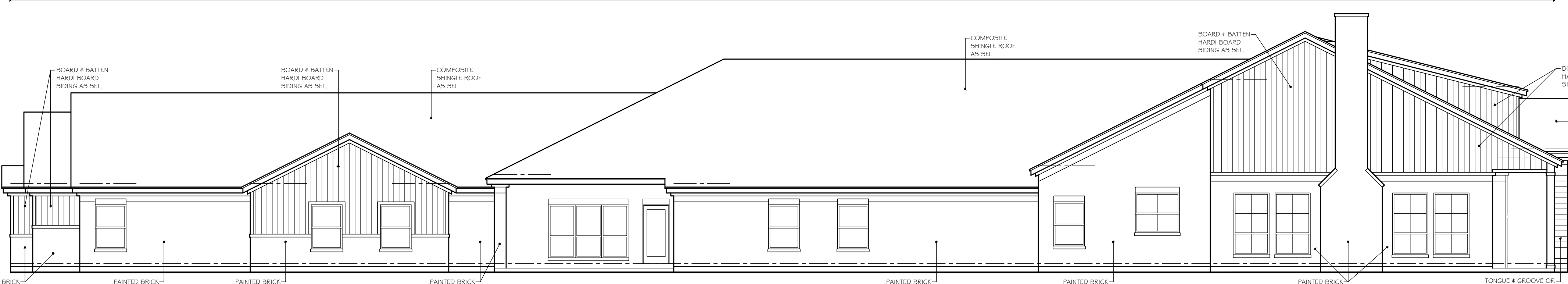
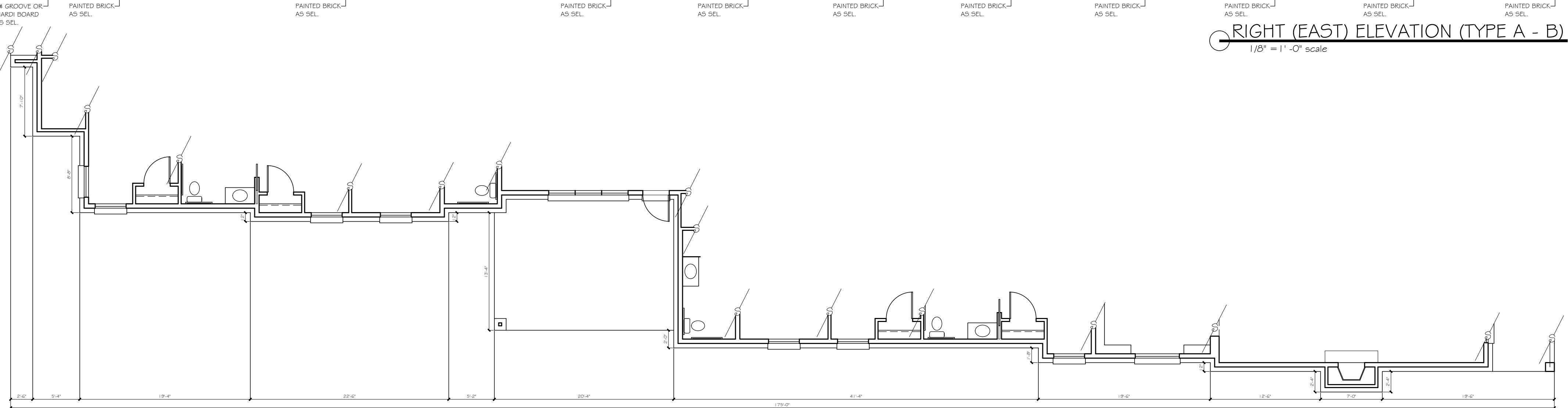
V-B SPRINKLERED

OCCUPANCY / USE

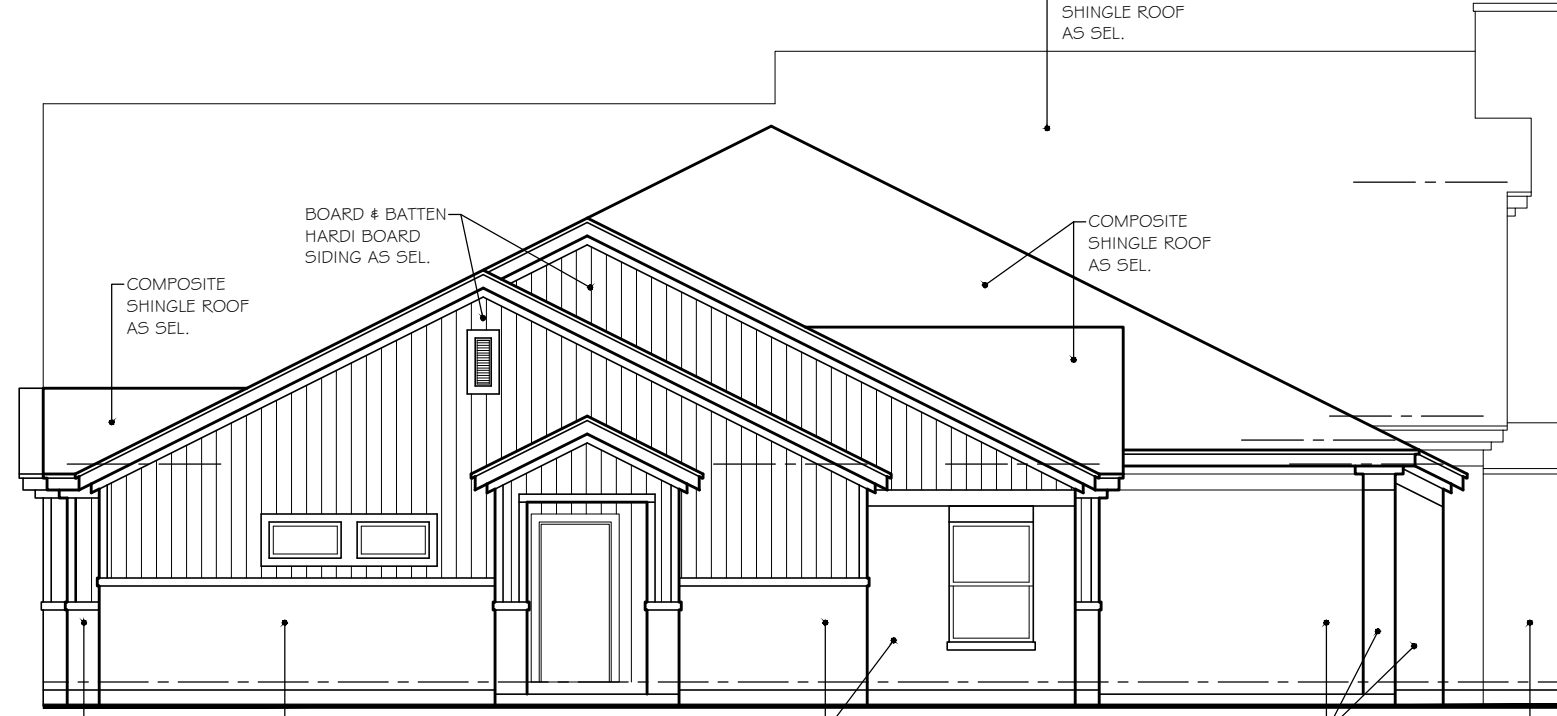
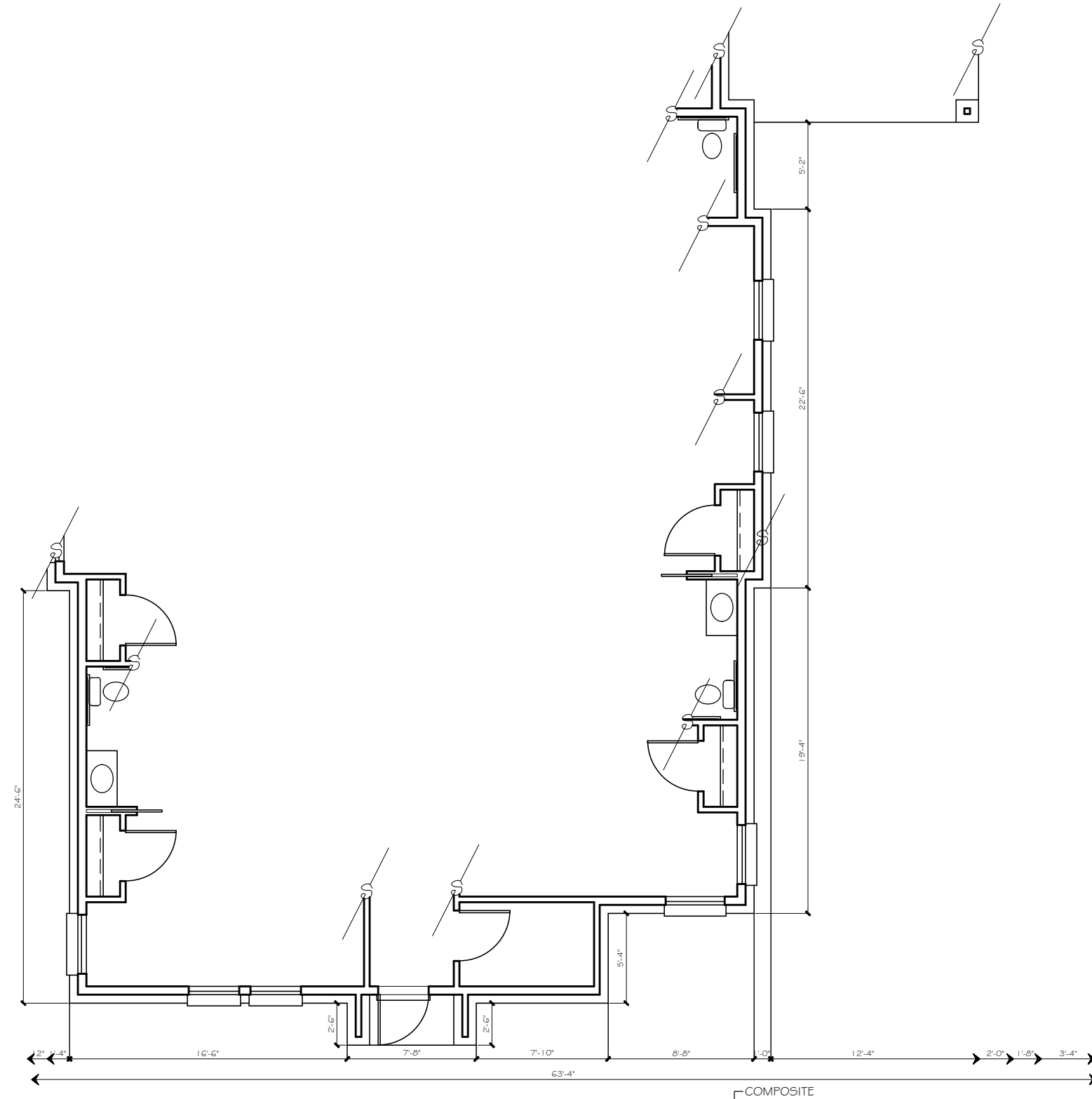
R-3 RESIDENTIAL



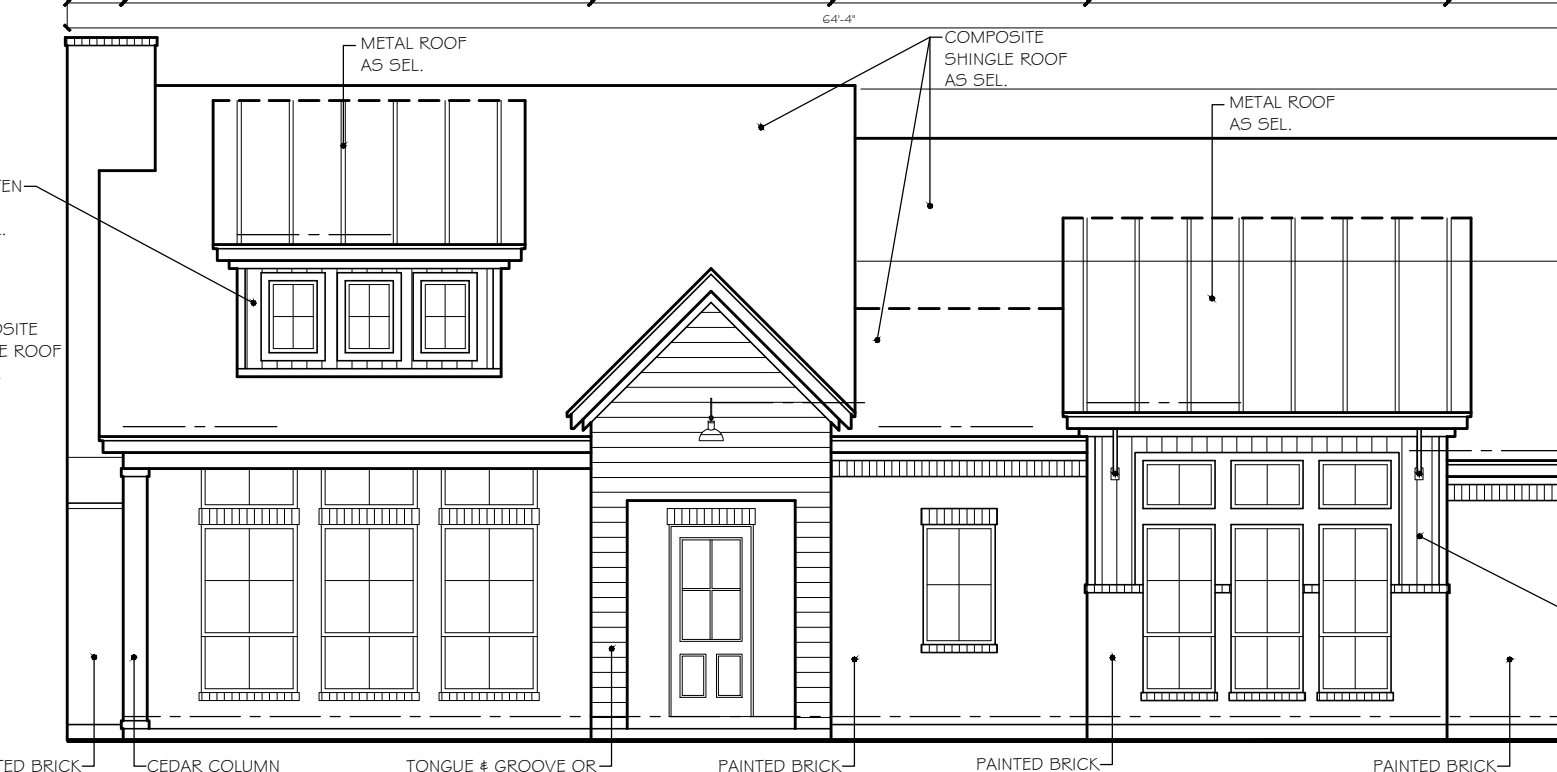
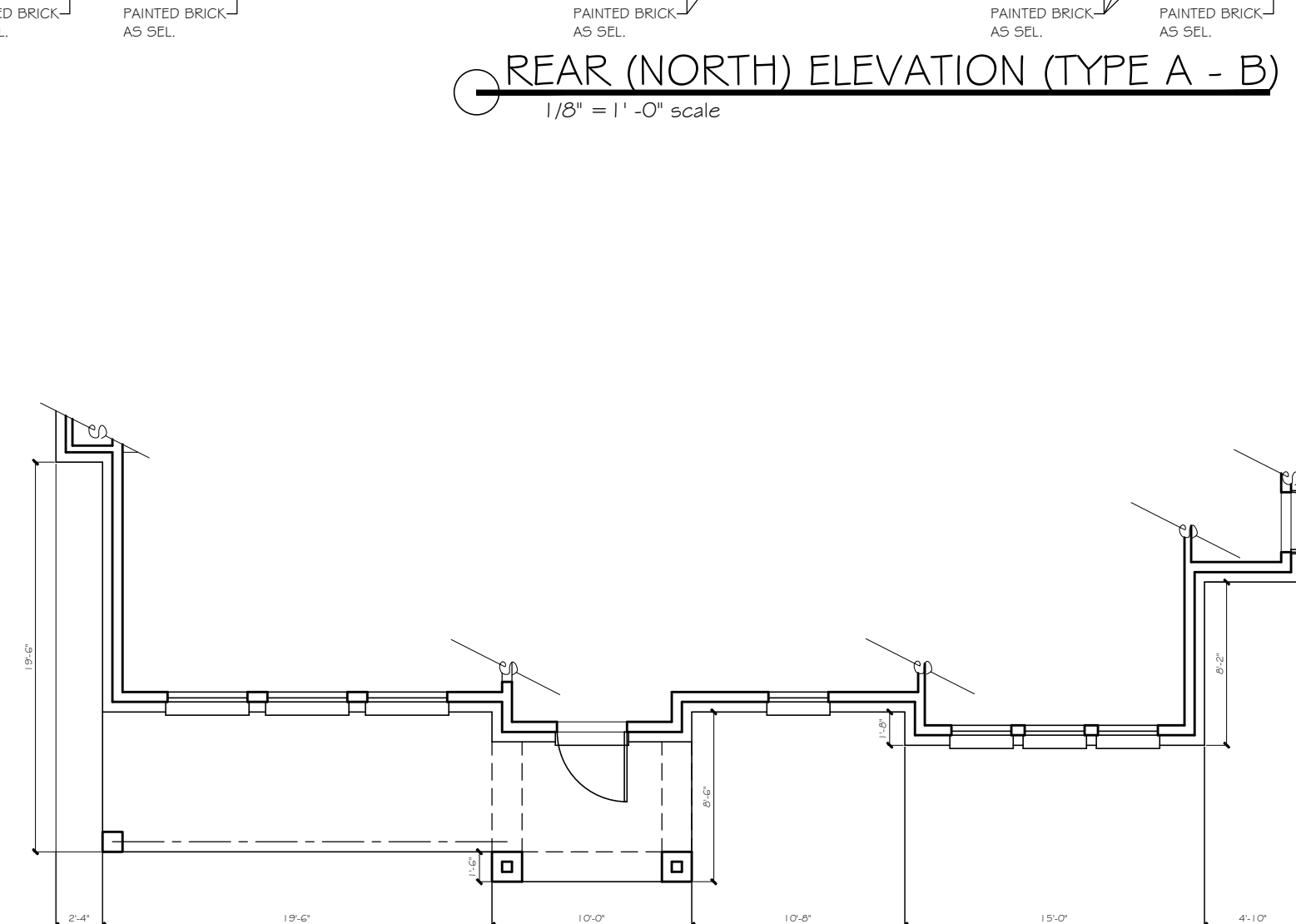
RIGHT (EAST) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



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



REAR (NORTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE A - B)
1/8" = 1' - 0" scale

CLAUSE

DATE: JANUARY 27, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

CROSS
TIMBERS
ARCHITECTS

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

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD3

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1721 s.f.	827 s.f.	1865 s.f.	629 s.f.
2. Facade S.F. (exclusive of doors and windows)	1561 s.f.	629 s.f.	1599 s.f.	468 s.f.
3. Doors and Windows S.F.	160 s.f.	198 s.f.	266 s.f.	161 s.f.
4. Primary Masonry Totals	889 sf and 57% of 2	432 s.f. and 69% of 2	920 s.f. and 58% of 2	138 s.f. and 29% of 2
Brick s.f. (as applicable)	864 sf and 55% of 2	258 s.f. and 41% of 2	767 s.f. and 48% of 2	138 s.f. and 29% of 2
Stone s.f. (as applicable)	25 s.f. and 2% of 2	174 s.f. and 28% of 2	153 s.f. and 10% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals hardi-board siding	672 s.f. and 43% of 2	197 s.f. and 31% of 2	679 s.f. and 42% of 2	330 s.f. and 71% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

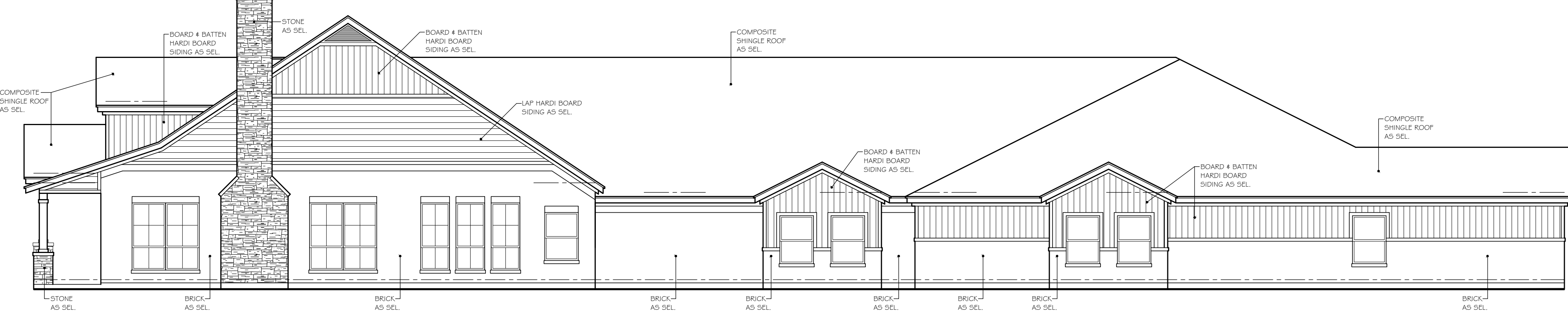
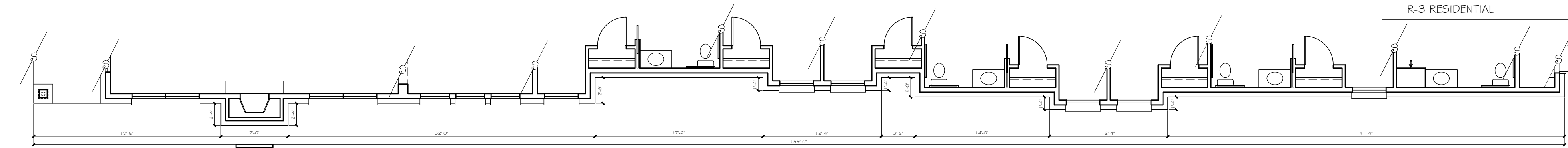
- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

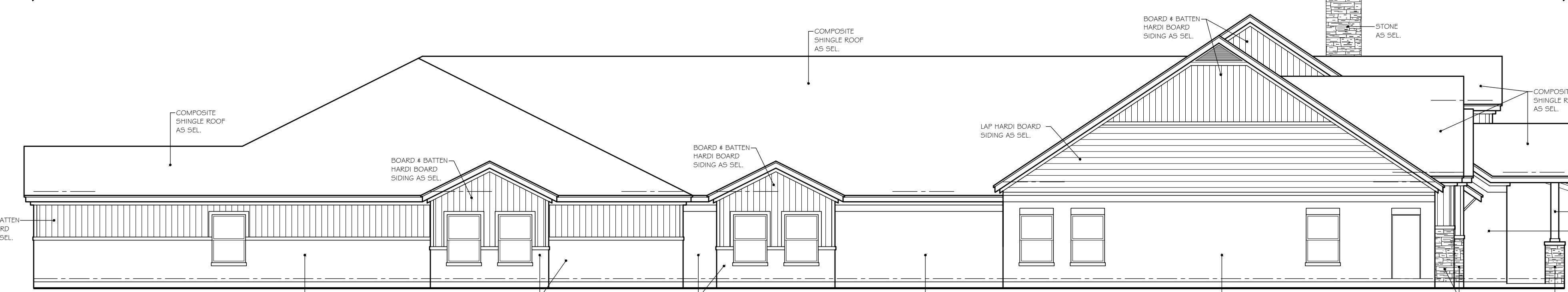
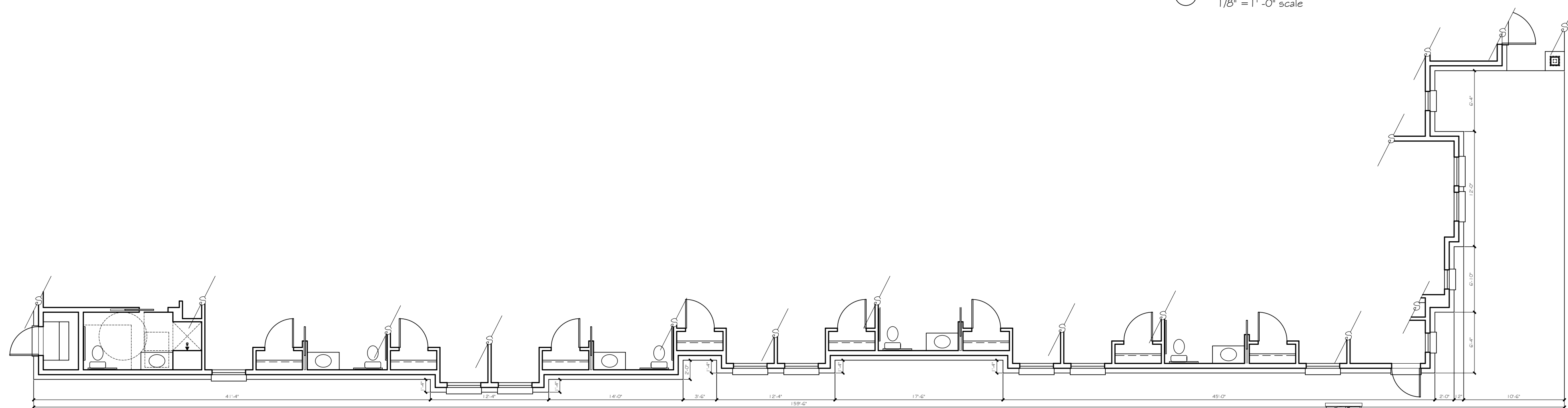
V-B SPRINKLERED

OCCUPANCY / USE

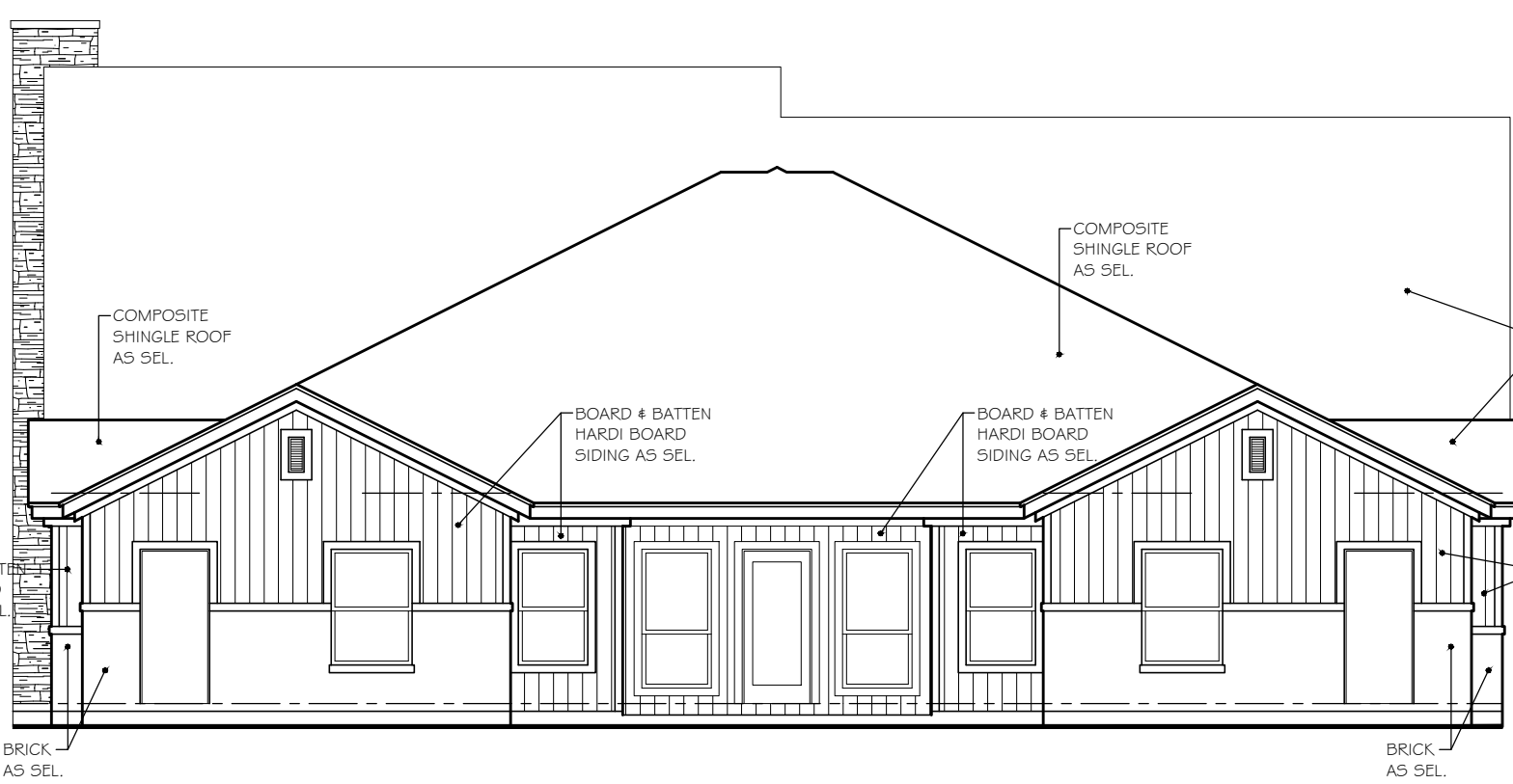
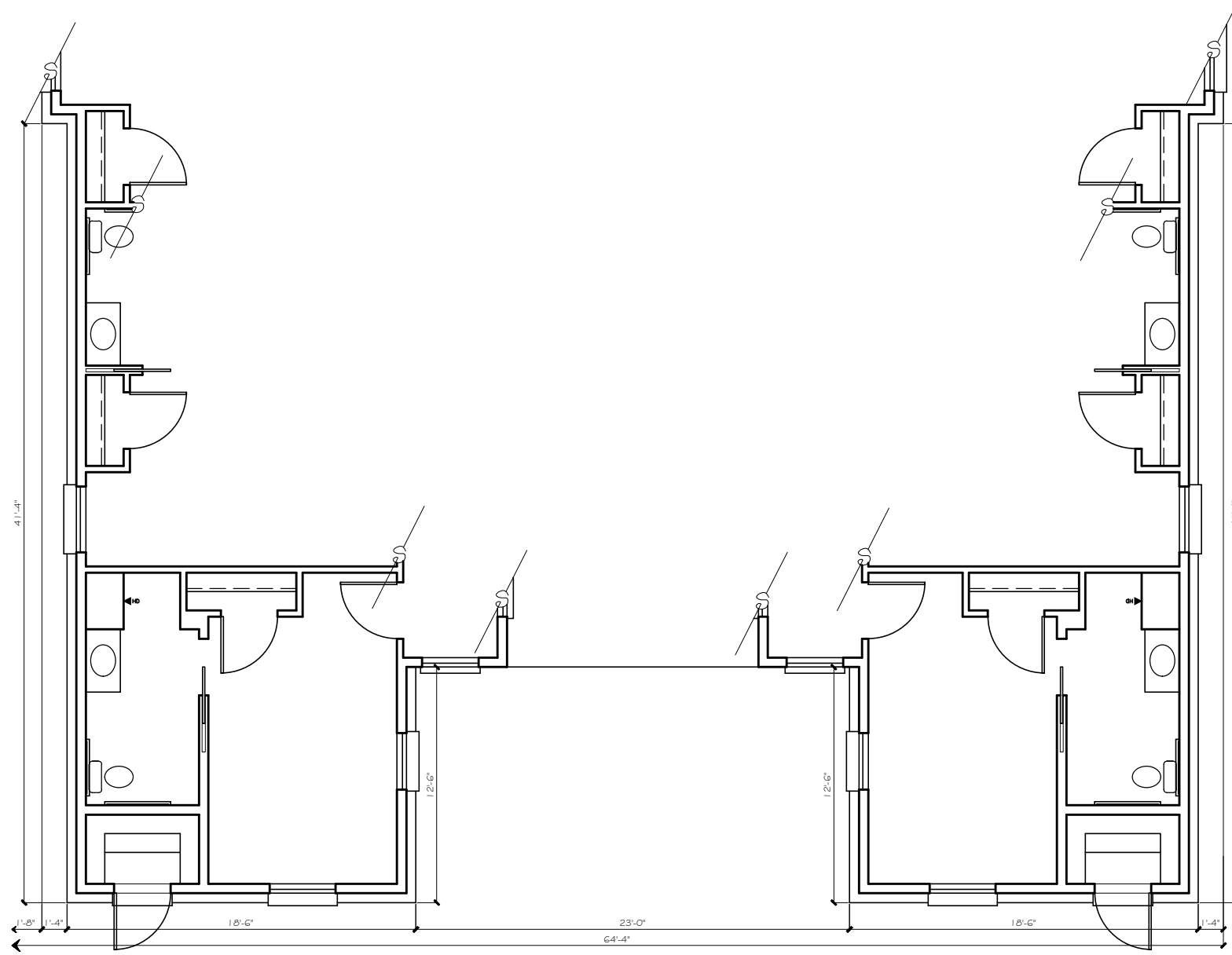
R-3 RESIDENTIAL



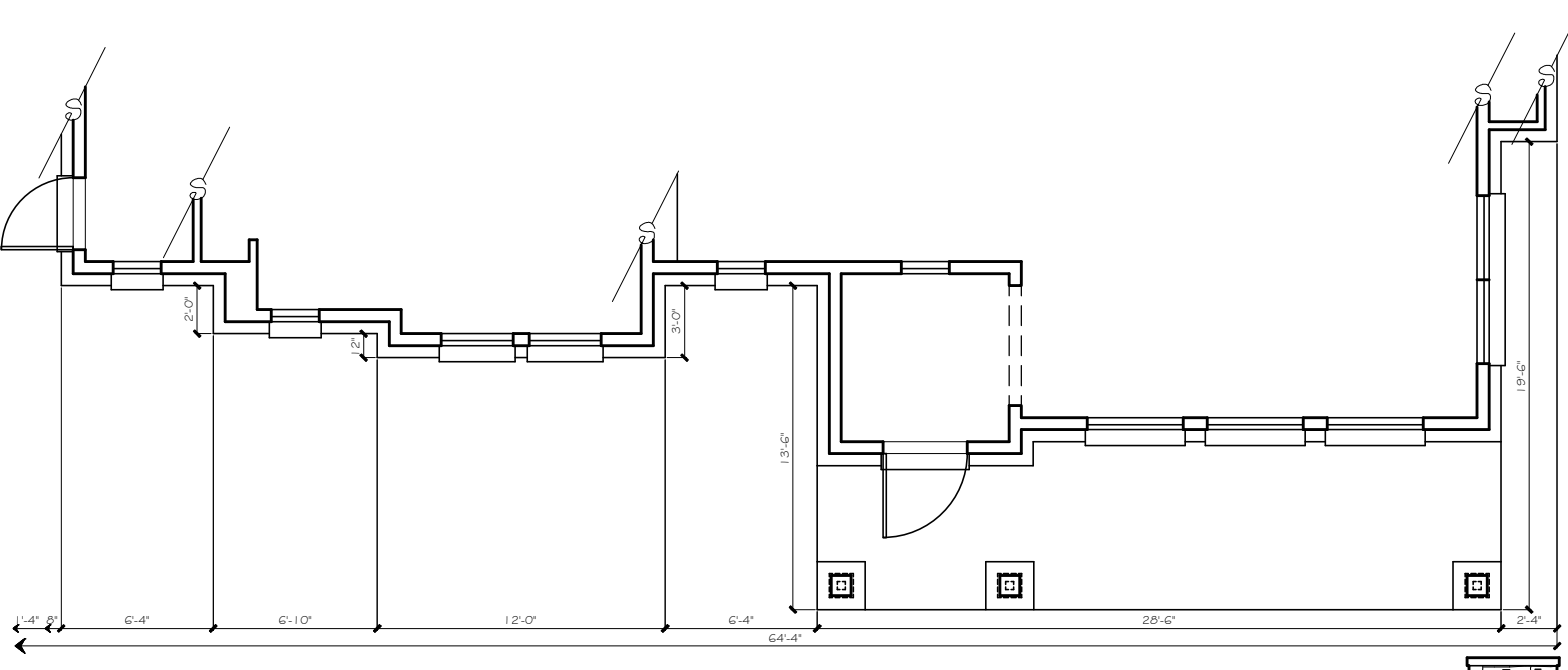
RIGHT (EAST) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



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



REAR (NORTH) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale



FRONT (SOUTH) ELEVATION (TYPE B - A)
1/8" = 1' - 0" scale

CLAUSE

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DATE: JANUARY 27, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

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

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

19-062

SHEET

PD4

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1779 s.f.	1026 s.f.	1746 s.f.	602 s.f.
2. Facade S.F. (exclusive of doors and windows)	1526 s.f.	841 s.f.	1582 s.f.	440 s.f.
3. Doors and Windows S.F.	253 s.f.	185 s.f.	164 s.f.	162 s.f.
4. Primary Masonry Totals	970 sf and 64% of 2	833 s.f. and 99% of 2	1043 s.f. and 66% of 2	138 s.f. and 31% of 2
Brick s.f. (as applicable)	970 sf and 64% of 2	833 s.f. and 99% of 2	1043 s.f. and 66% of 2	138 s.f. and 31% of 2
Stone s.f. (as applicable)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals hardi-board siding	556 s.f. and 36% of 2	8 s.s.f. and 1% of 2	539 s.f. and 34% of 2	302 s.f. and 69% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

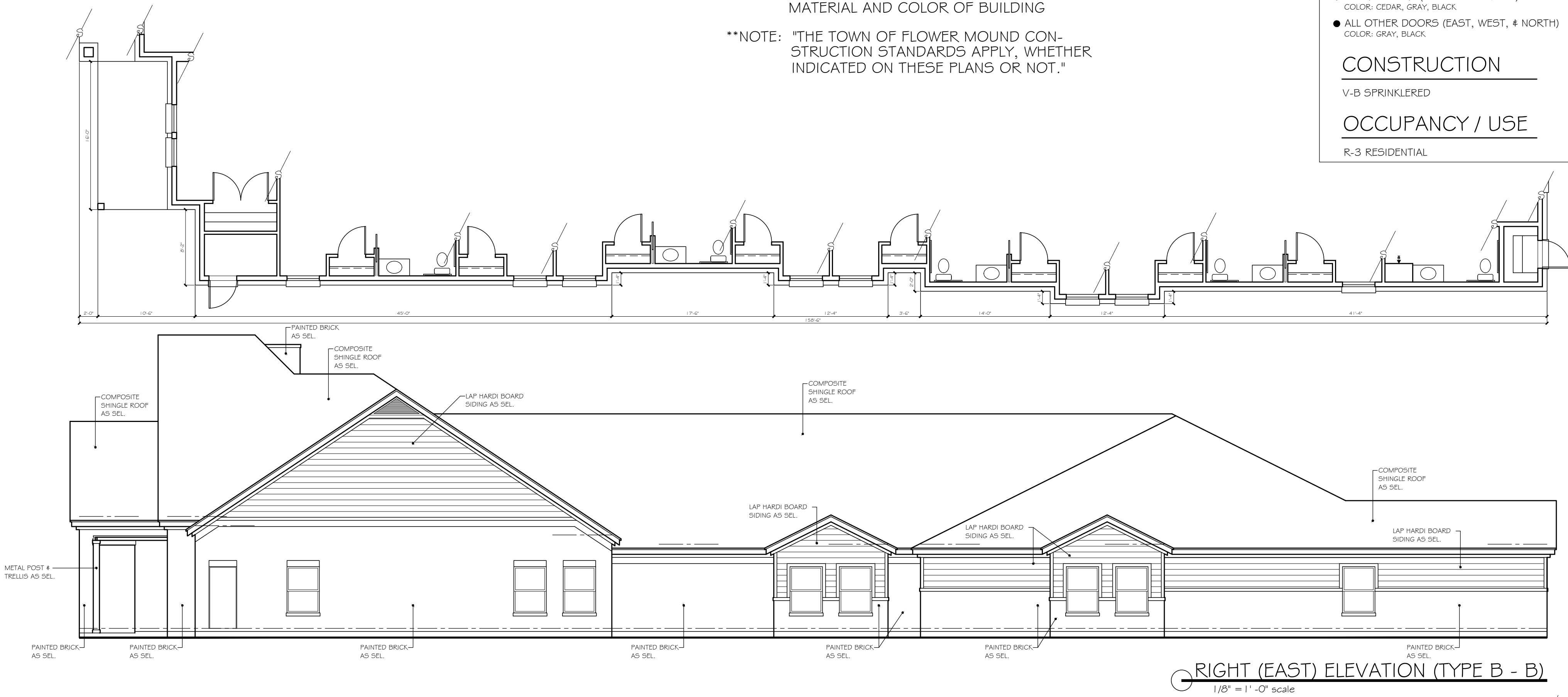
- ROOFING
COMPOSITE SHINGLE; BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM; SILVER, GRAY, BLACK
- STONE
NATURAL STONE; SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

V-B SPRINKLERED

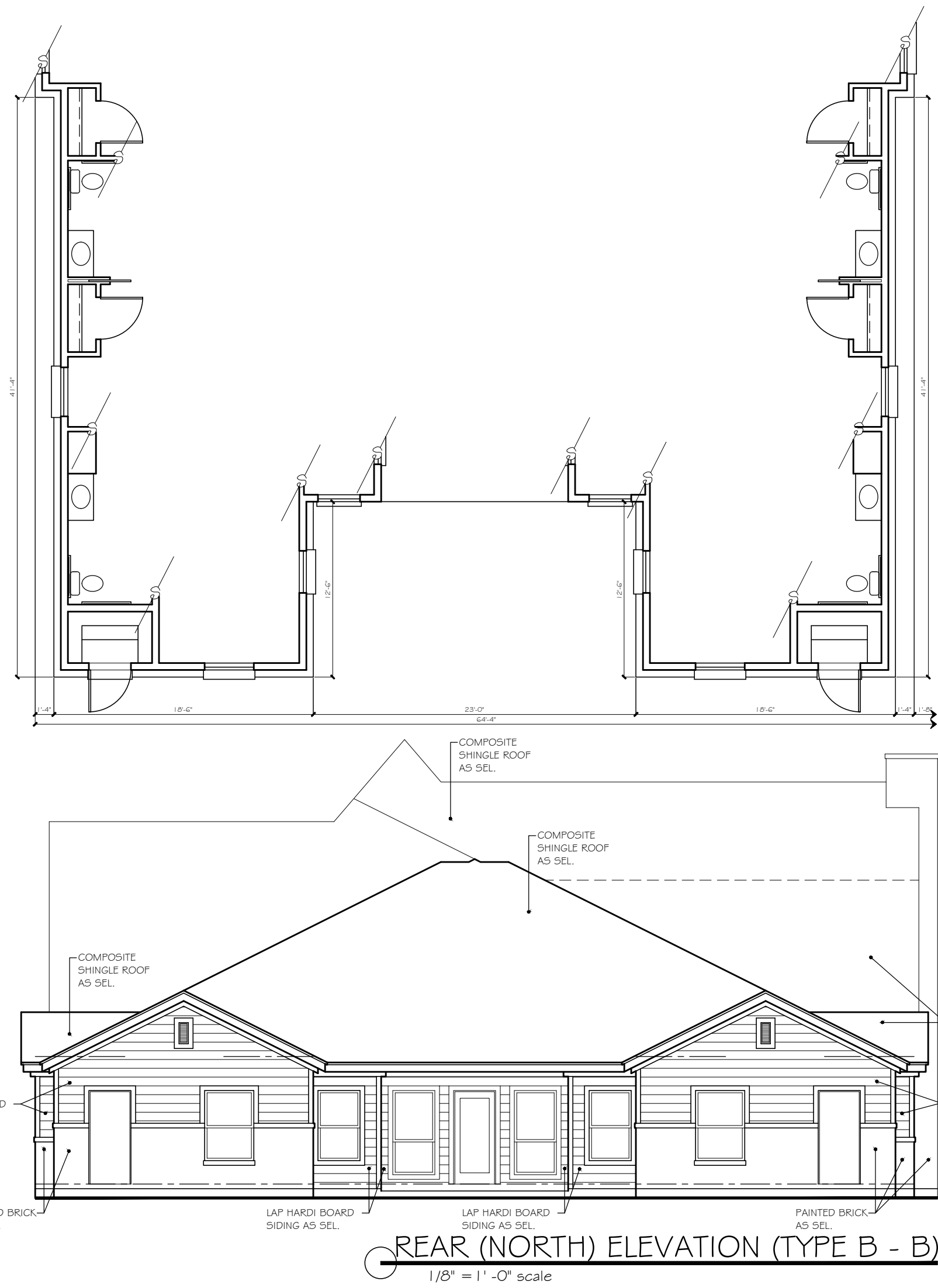
OCCUPANCY / USE

R-3 RESIDENTIAL



RIGHT (EAST) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

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



REAR (NORTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

FRONT (SOUTH) ELEVATION (TYPE B - B)
1/8" = 1'-0" scale

CLAUSE

DATE: JANUARY 27, 2020
DRAWN BY: H.M.
REVISIONS:
Δ Δ Δ

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

A CUSTOM PROJECT FOR:

**MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS**

JOB #
19-062

SHEET
PD5

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1614 s.f.	754 s.f.	1732 s.f.	780 s.f.
2. Facade S.F. (exclusive of doors and windows)	1364 s.f.	598 s.f.	1472 s.f.	718 s.f.
3. Doors and Windows S.F.	250 s.f.	156 s.f.	260 s.f.	62 s.f.
4. Primary Masonry Totals	1193 sf and 87% of 2	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	460 s.f. and 64% of 2
Brick s.f. (as applicable)	1193 sf and 87% of 2	493 s.f. and 82% of 2	1320 s.f. and 90% of 2	460 s.f. and 64% of 2
Stone s.f. (as applicable)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals hardi-board siding	171 s.f. and 13% of 2	105 s.f. and 18% of 2	152 s.f. and 10% of 2	258 s.f. and 36% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

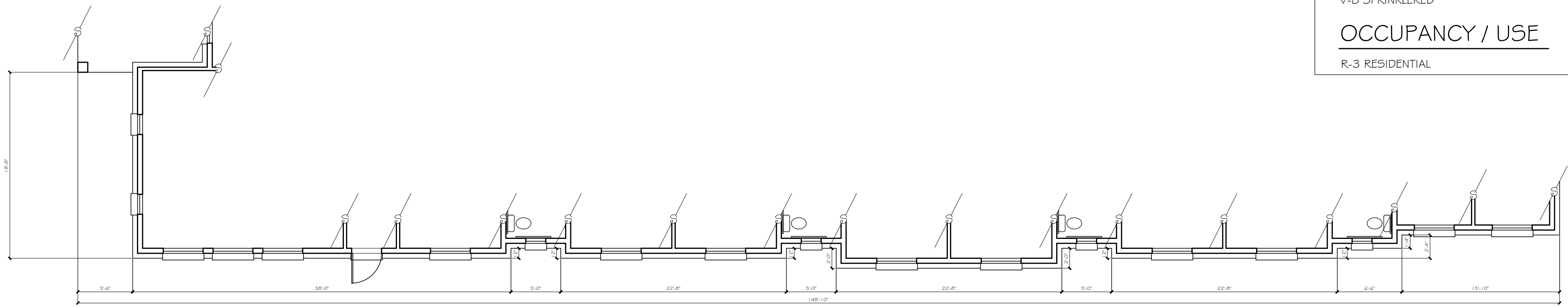
- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

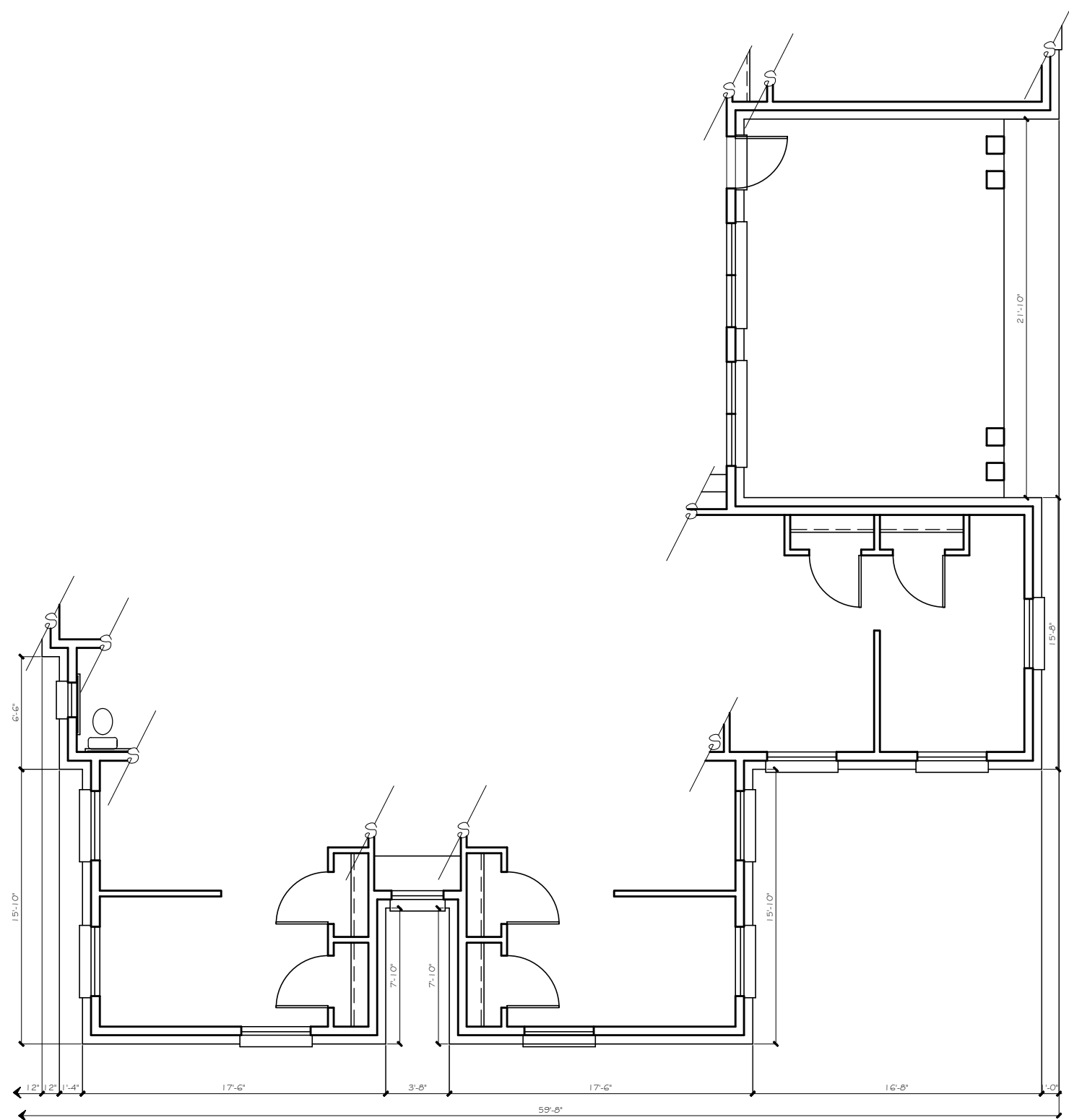
V-B SPRINKLERED

OCCUPANCY / USE

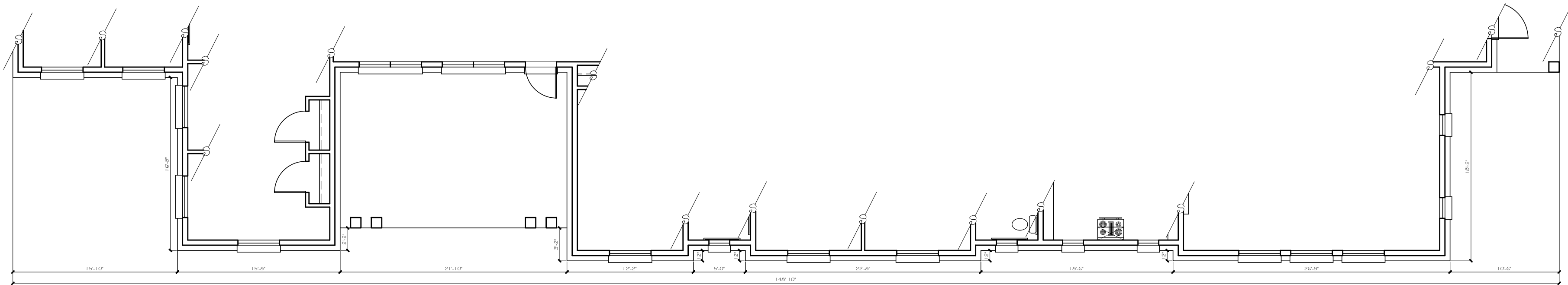
R-3 RESIDENTIAL



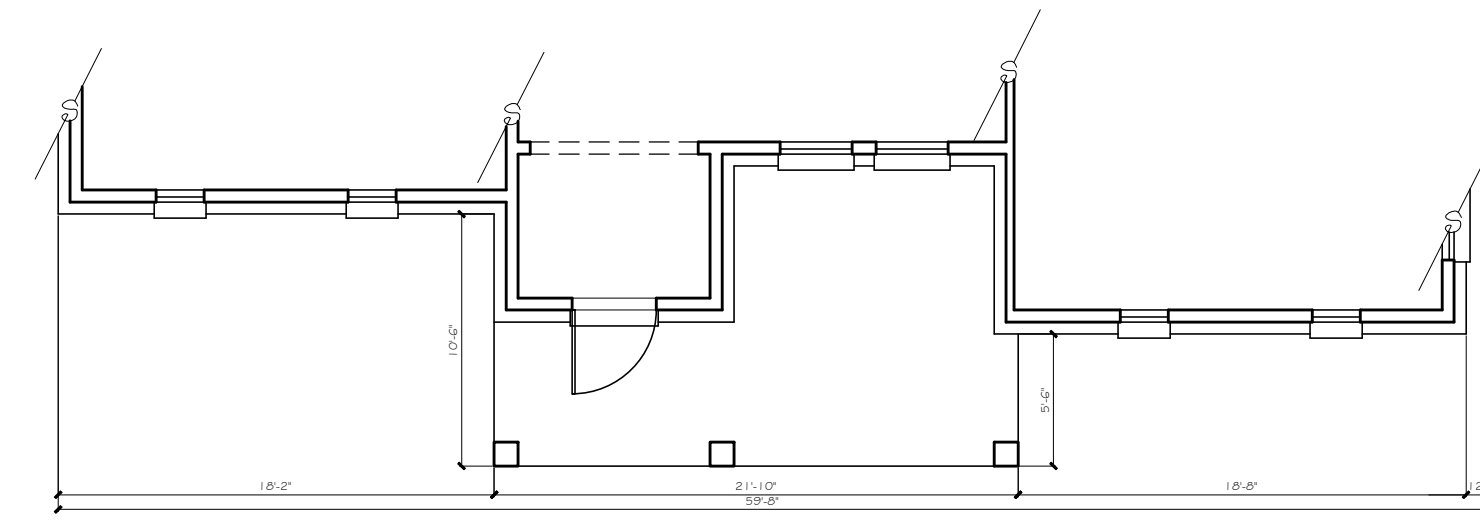
RIGHT (EAST) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale



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



FRONT (SOUTH) ELEVATION (TYPE M - A)
1/8" = 1' - 0" scale

CLAUSE

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

DATE: JANUARY 27, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

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

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #
19-062

SHEET
PD6

MATERIAL TABULATION CHART

	WEST (Left)	SOUTH (Front)	EAST (Right)	NORTH (Rear)
1. Total Facade S.F.	1817 s.f.	892 s.f.	1613 s.f.	790 s.f.
2. Facade S.F. (exclusive of doors and windows)	1545 s.f.	753 s.f.	1331 s.f.	728 s.f.
3. Doors and Windows S.F.	272 s.f.	139 s.f.	282 s.f.	62 s.f.
4. Primary Masonry Totals	1545 sf and 100% of 2	753 s.f. and 100% of 2	1155 s.f. and 87% of 2	460 s.f. and 63% of 2
Brick s.f. (as applicable)	1476 sf and 96% of 2	483 s.f. and 64% of 2	1135 s.f. and 85% of 2	460 s.f. and 63% of 2
Stone s.f. (as applicable)	69 s.f. and 4% of 2	270 s.f. and 36% of 2	20 s.f. and 2% of 2	0 s.f. and 0% of 2
5. Secondary Masonry Totals (hard-board siding)	0 s.f. and 0% of 2	0 s.f. and 0% of 2	176 s.f. and 13% of 2	268 s.f. and 37% of 2

**NOTE: EXTERNAL ELECTRICAL PANELS TO BE PAINTED/ TEXTURED TO MATCH MATERIAL AND COLOR OF BUILDING

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

PROPOSED MATERIALS

- ROOFING
COMPOSITE SHINGLE: BLACK, GRAY, NEUTRAL COLORS
- ROOFING
METAL STANDING SEAM: SILVER, GRAY, BLACK
- STONE
NATURAL STONE: SAW CUT, CHOPPED, LEDGE STONE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- BRICK (NATURAL OR PAINTED)
MODULAR OR KING SIZE
COLOR: CREAM, GRAY, WHITE, NEUTRAL
- FASCIA, SOFFITS, AND SIDING
COLOR: CREAM, GRAY, WHITE, BLACK
- METAL AWNINGS
COLOR: GRAY, BLACK
- METAL BRACKETS, TRELLIS, & ACCENTS
COLOR: GRAY, BLACK
- WOOD COLUMNS, BRACKETS, CORBELS
COLOR: NATURAL CEDAR, WHITE, GRAY, BLACK
- WINDOWS
COLOR: GRAY, BLACK FRAME
- ENTRY DOORS (SOUTH ELEVATION)
COLOR: CEDAR, GRAY, BLACK
- ALL OTHER DOORS (EAST, WEST, & NORTH)
COLOR: GRAY, BLACK

CONSTRUCTION

V-B SPRINKLERED

OCCUPANCY / USE

R-3 RESIDENTIAL

CLAUSE

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DATE: JANUARY 27, 2020

DRAWN BY: H.M.

REVISIONS:

Δ Δ Δ

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

PRELIMINARY
NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:

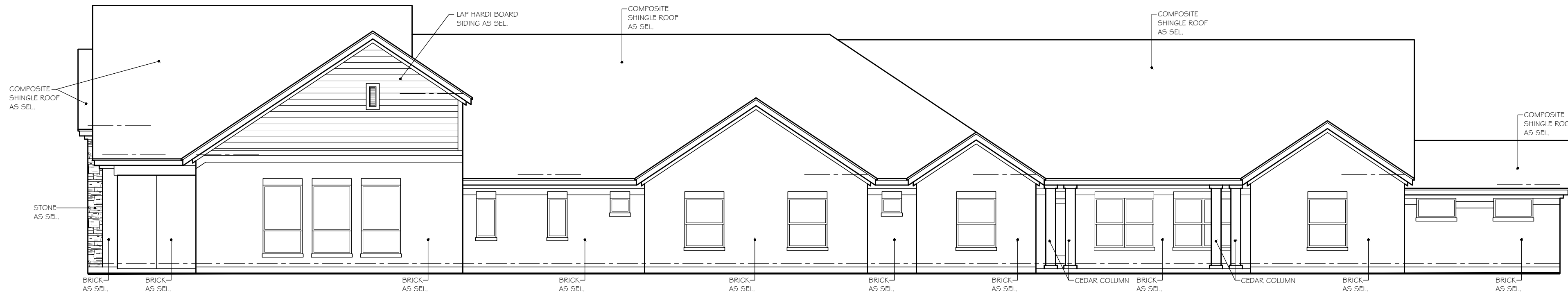
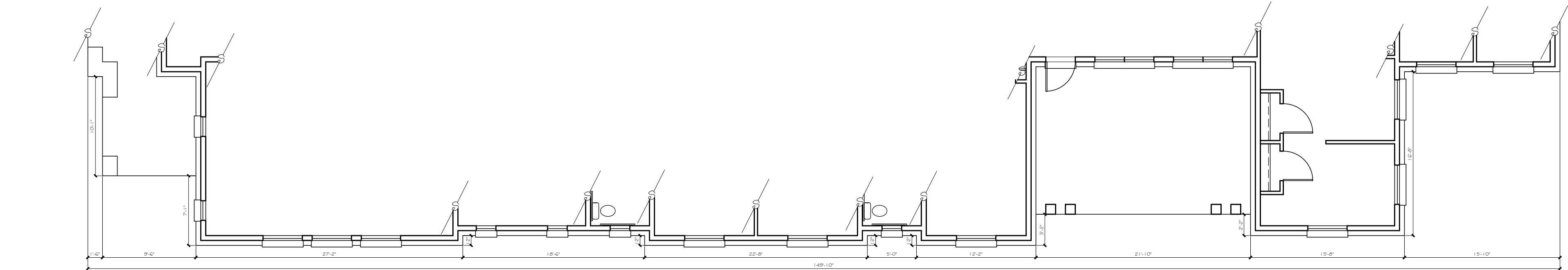
MUSTANG CREEK ESTATES
COLLEGE PARKWAY
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

JOB #

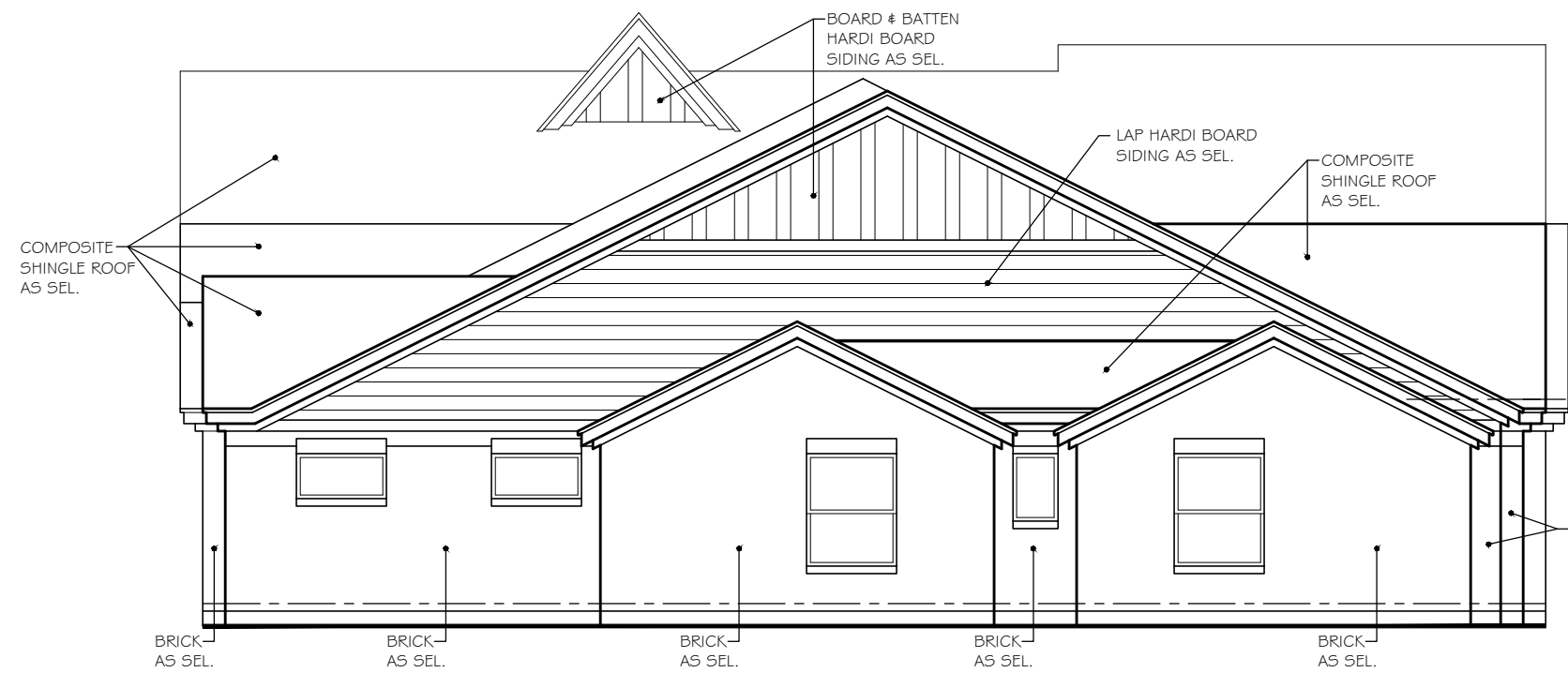
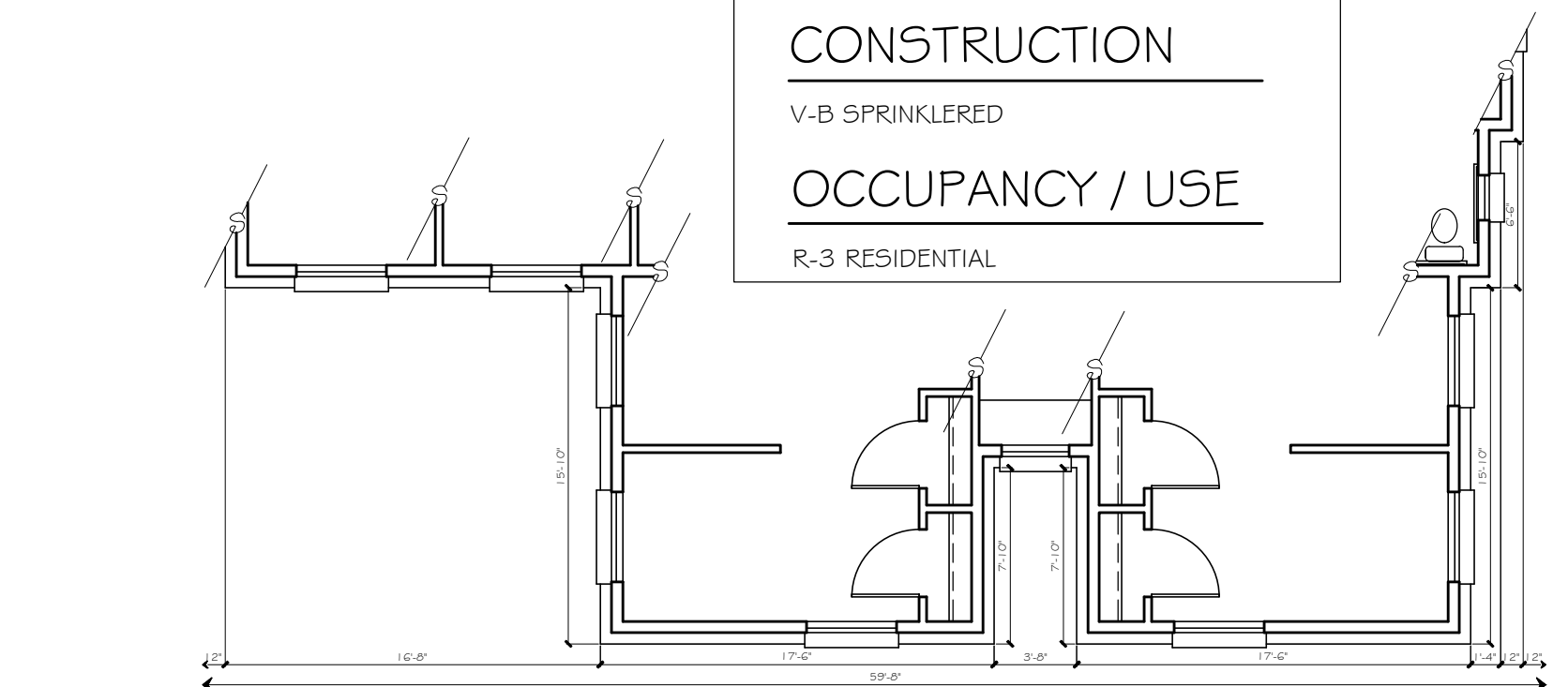
19-062

SHEET

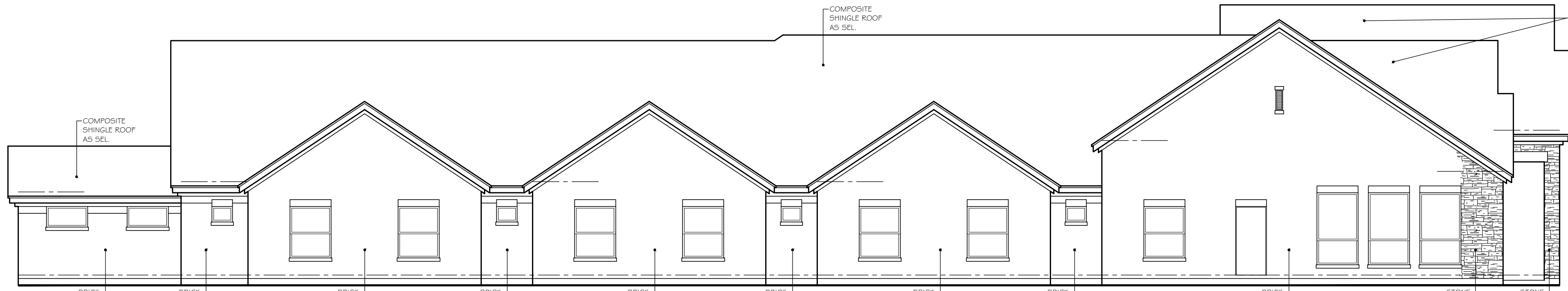
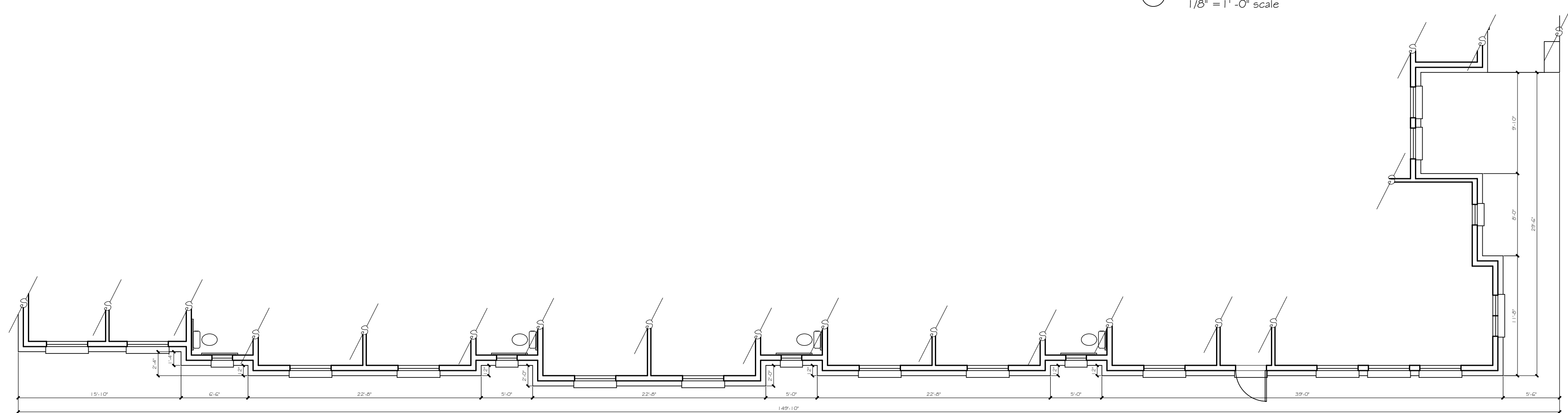
PD7



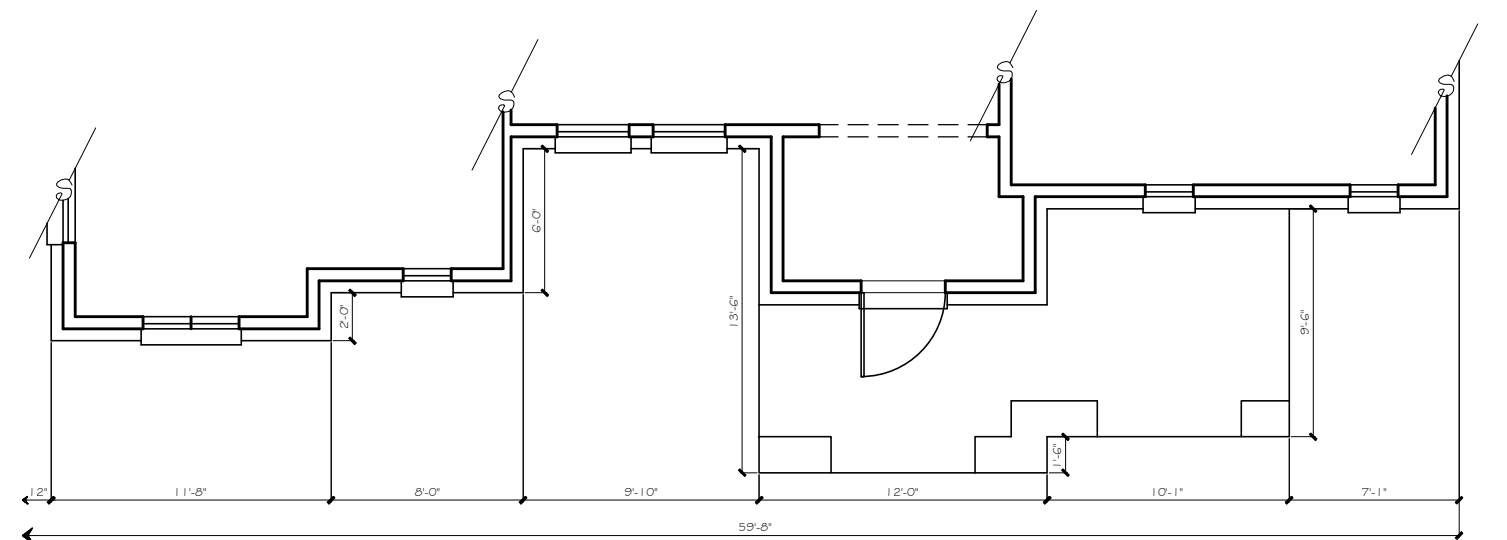
RIGHT (EAST) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



REAR (NORTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



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



FRONT (SOUTH) ELEVATION (TYPE M - B)
1/8" = 1' - 0" scale



4315 Windsor Centre Trail Suite 200
Flower Mound, Texas 75028
(972) 355-7754

Material Sample Board For
Mustang Creek Estates
College Parkway, Flower Mound, Denton County, Texas

COLOR SCHEME #1

Tones: Grays

Composite Shingle Roof:

Charcoal



Gray

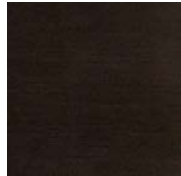


Metal Roof:

Slate Gray



Dark Bronze



Brick:

Acme Alpine or Similar

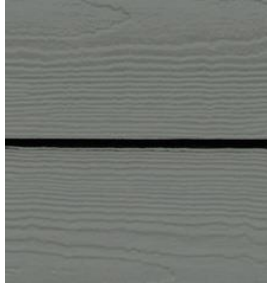


Acme Chicago Southside or Similar



Siding:

HB Gray Slate or Similar



Fascia, Soffits, & Trim:

HB Iron Gray or Similar



HB Artic White or Similar



Metal Awnings & Accents:

SW- 7069 Iron Ore or Similar



Wood Columns, Brackets, & Corbels: to match cedar stain

Windows: Black Brown

Entry Door: Wood Stain to match Dark cedar stain or Similar

Other Doors: Black Brown

COLOR SCHEME #2

Tones: Earth/Neutral

Composite Shingle Roof:

Gray



Weathered



Metal Roof:

Slate Gray



Medium Bronze



Brick:

Acme Rosewood or Similar



Acme El Dorado Falls or Similar



Acme Mark IV or Similar



Tongue & Groove Siding:
Cedar Stain or Similar



Board & Batten Hardi Board Siding:
HB Cobble Stone or Similar



Fascia, Soffits, & Trim:
HB Artic White or Similar



Metal Awnings & Accents:
SW- 7069 Iron Ore or Similar



Wood Columns, Brackets, & Corbels: to match cedar stain
Windows: Black Brown
Entry Door: Wood Stain to match Dark cedar stain or Equivalent
Other Doors: Black Brown

COLOR SCHEME #3

Tones: Earth/Brown

Composite Shingle Roof:

Gray



Weathered



Metal Roof:

Slate Gray



Medium Bronze



Brick:

Acme Mark IV or Similar



Acme Old Francisco or Similar



Stone:

Austin Saw Cut or Similar



Millsap LedgeStone or Similar



Board & Batten Siding:

HB Timber Bark or Similar



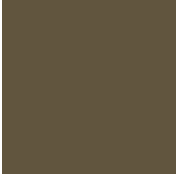
Fascia, Soffits, & Trim:

HB Cobble Stone or Similar



Metal Awnings & Accents:

Medium Bronze or Similar



Wood Columns, Brackets, & Corbels:

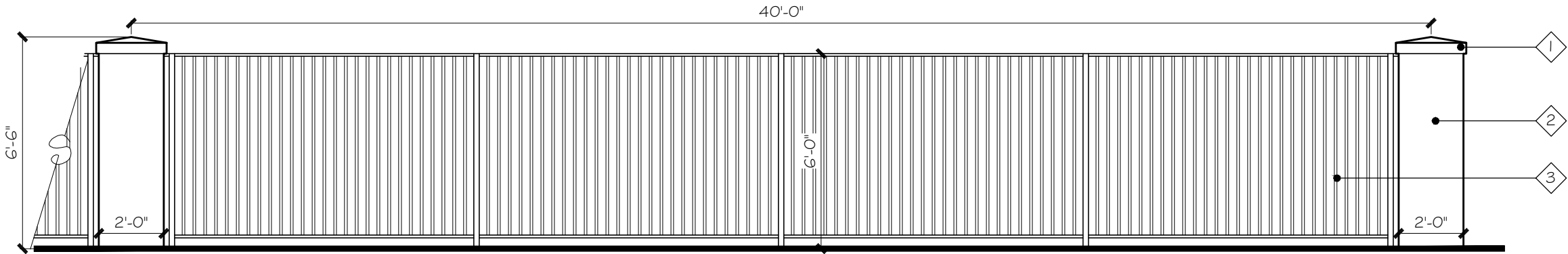
HB Cobble Stone or Similar



Windows: Black Brown

Entry Door: Wood Stain to match Dark cedar stain or Equivalent

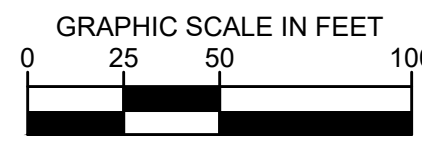
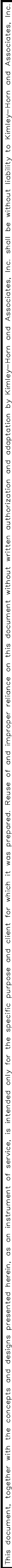
Other Doors: Black Brown



FENCE LEGEND	
1	CAST STONE CAP- STONE LEGEND WHITE OR TAN
2	BRICK- ACME ALPINE OR MARK IV OR SIMILAR
3	METAL FENCE- BLACK

PROPOSED PERIMETER FENCE ELEVATION

1/4" = 1' -0" scale



PROPERTY LINE	
EXISTING TREE TO REMAIN	
EXISTING TREE TO BE REMOVED	
TREE I.D. NUMBER	XXXX
EXISTING SANITARY SEWER MH	
EXISTING STORM MH	
EXISTING FIRE HYDRANT	
EXISTING WATER VALVE	
EXISTING CONTOUR LINE	— XXXX —



Larry Clendon
SIGNATURE

1. EXISTING UNDERBRUSH IN 75' COMPATIBILITY BUFFER TO REMAIN.

OWNER/APPLICANT: MUSTANG CREEK ENTERPRISES 5000 LEGACY DRIVE, SUITE 210 PLANO, TEXAS 75024 CONTACT: RENEE RAMSEY PHONE: (214) 683-5111	ARCHITECT: CROSS TIMBERS ARCHITECTS 4315 WINDSOR CENTRE TRAIL, SUITE 200 FLOWER MOUND, TEXAS 75028 CONTACT: JENNIFER ALFORD PHONE: (972) 355-7754	ENGINEER/SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 260 EAST DAVIS STREET, SUITE 100 MCKINNEY, TEXAS 75070 CONTACT: ERIC T. JESKE, P.E. PHONE: (469) 301-2582 FIRM NO. F-928
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© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928



TREE SURVEY WITH
REVISED SITE

SHEET NUMBER
EX

Exhibit “B”

Development Standards

Planned Development District - 176 (PD-176) Mustang Creek Assisted Living

The development on the property comprising approximately 9.007 acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

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

B. PERMITTED USES.

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

C. SPECIFIC USES. Except as provided above, the uses listed as Specific Uses in Single Family Estate District (SF-E) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Single Family Estate District (SF-E) in the Town’s Zoning Ordinance may be permitted in the area designated on Exhibit “C” as only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, “Temporary Use Permits”.

E. DIMENSIONAL REGULATIONS. Except as provided in this section, the dimensional regulations listed for Single Family Estate District (SF-E) in the Town’s Zoning Ordinance shall be required for this Planned Development.

1. Nursing or congregate care facility.
 - a. Setbacks shall be provided as shown on Exhibit “C”
 - b. Wood fences are permitted to be eight-feet tall as shown on Exhibit “C”.

F. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to the approved Environmental Protection Plan.

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

1. Compatibility Buffer-Section 82-302.

- a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
- b. Nursing or congregate care facility.
 - i. Except as provided in this subparagraph, a 75-foot-wide compatibility buffer along the eastern property line shall be provided as depicted on Exhibits "C" and "D".
 - ii. Protected trees within the 75-foot-wide buffer along the eastern property line will be maintained in a healthy and growing condition except for those trees removed during the creek relocation. Native vegetation will be reestablished after the creek is relocated. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area in compliance with Section 82-302 of the Land Development Regulations.
 - iii. A minimum six-foot-tall brick or masonry wall is not required along the eastern property line.

2. Topographic Slope- Section 98-147.

- a. An exception to Section 98-147, Topographical Slope Protection is granted for slopes that are greater than 12% as depicted in the approved Environmental Protection Plan. The approved Environmental Protection Plan (EPP) depicts a total of 1.02 acres of the site with slopes greater than 12%. The approved conceptual site plan (Exhibit "C") depicts approximately 0.37 acres of impacts to these slopes. However, an exception to impact approximately 0.5 acres of slopes greater than 12% is granted since final grading limits are not fully known at the time this exception is granted.
- b. The developer shall provide detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects and maintains the overall integrity of the natural topography with subsequent record plat applications. In addition, the developer shall conform with the following requirements with subsequent record plat applications:
 - i. The identification of those specific Best Management Practices ("BMPs") that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the Town's Engineering Design and Construction Standards.
 - ii. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four foot (4') or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet (8') in height are prohibited except on a

showing that the property owner will suffer undue hardship in the development of an individual lot in the absence of such an eight foot (8') tall retaining wall.