

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

JUNE 8, 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
.....

**There will be limited seating in Jody Smith Hall to allow for social distancing
Meeting participants may be asked to wait in the lobby until their name is called
Comments regarding any item on this agenda can be sent to the Planning & Zoning
Commission by emailing pz@flower-mound.com or by calling 972-874-6005**

- A. CALL MEETING TO ORDER 6:30 P.M.**
- B. INVOCATION AND PLEDGE OF ALLEGIANCE**
- C. PUBLIC COMMENT**

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

- D. 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).

- E. DIRECTOR'S REPORT**

- 1. Administrative Updates

F. REGULAR ITEMS

1. *Minutes of May 11, 2020*

Consider approval of the minutes of the May 11, 2020, Planning and Zoning Commission Regular Session.

2. *SP19-0012 – DFW North Distribution Center II (Lisanti)*

Consider a request for a Site Plan (SP19-0012 – DFW North Distribution Center (Lisanti)) to approve aggregate or inorganic materials in accordance with Section 82-247 of the Land Development Regulations. The property is generally located south of Spinks Road and east of Long Prairie Road.

3. *RP20-0003 – Lakeside Tower, Lot 1R, Block A*

Consider a request for a Replat (RP20-0020 – Lakeside Tower, Lot 1R, Block A) to abandon a lot line and to add and abandon certain easements. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

4. *SP19-0028 – Lakeside Villas*

Consider a request for a Site Plan (SP19-0028 - Lakeside Villas) to develop attached and detached Townhomes. The property is generally located south of Edgemere Road and west of Lakeside Parkway.

5. *MPA19-0005 – Grace Park*

Public Hearing

Public Hearing to consider a request for a Master Plan Amendment (MPA19-0005 – Grace Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium Density Residential uses. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

6. *ZPD19-0013 – Grace Park PD-177*

Public Hearing

Public Hearing to consider a request for rezoning (ZPD19-0013 – Grace Park) from Agricultural District (A) to Planned Development District No. 177 (PD-177) with Single-Family District-10 (SF-10) uses, with certain exceptions, waivers and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

7. *SUP20-0004 – Mueller Accessory Dwelling SUP-462*

Public Hearing

Public Hearing to consider an ordinance granting Specific Use Permit No. 462 (SUP20-0004– Mueller Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Bay Park Court and east of Bayshore Drive.

8. *Z20-0002 – The River Walk at Central Park*

Public Hearing

Public Hearing to consider an ordinance for rezoning (Z20-0002 - The River Walk at Central Park) to amend the River Walk at Central Park Zoning Ordinance No. 05-15, by adding a new concept plan depicting Presbyterian Hospital's proposed expansion. The property is generally located north of Central Park Avenue and east of Long Prairie Road.

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: June 4, 2020, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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



PLANNING AND ZONING COMMISSION
AGENDA ITEM NO: 1
REGULAR ITEM

DATE: June 8, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 11, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 11, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF MAY 2020, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30PM

The Planning & Zoning Commission met in a regular session via video conference 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
Timothy Fink	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(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 on the video conference:

Lexin Murphy	Director of Planning Services
Bryn Meredith	Town Attorney
Ashley Dierker	Town Attorney
Robert Pegg	Assistant Director of Engineering
Chuck Russell	Principal Planner
LauriAnn Cash	Executive Assistant

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

B. INVOCATION

C. GENERAL PUBLIC COMMENTS

None

D. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. Planning & Zoning commission Priorities
2. New Development Map Functionality

F. REGULAR ITEMS

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

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of April 27, 2020. Commissioner Schiestel 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 (RC20-0001 – Crosby Addition) to create two non-residential lots. The property is generally located south of Spinks Road and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Barrett, Caddo Holdings, Dallas, Texas

Nic Simmerman, Type-Six Design and Development Services, Arlington, Texas

Commission Deliberation

Vice-Chair Ruthrauff moved to approve RC20-0001 – Crosby Addition as presented. Commissioner Pickering 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 (SP20-0001 – Caddo Office Building) to develop an office building. The property is generally located south of Spinks Road and east of Long Prairie Road.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

David Barrett, Caddo Holdings, Dallas, Texas

Nic Simmerman, Type-Six Design and Development Services, Arlington, Texas

Commission Deliberation

Vice-Chair Ruthrauff moved to approve SP20-0001 – Caddo Office Building as presented.
Commissioner Pickering 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.

4. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0010 – Platting Updates) by amending Chapter 74 entitled "General Provisions," Chapter 78 entitled "Administration," and Chapter 90 entitled "Subdivisions" of the Town's Code of Ordinances to create a process for assessing project completeness and associated vested rights, as well as project expiration dates, and to clarify review and approval processes for development plans and plats, in compliance with new state regulations.

Staff Presentation

Lexin Murphy, Director of Planning Services

Commission Deliberation

Commissioner Schiestel moved to recommend approval of LDR19-0010 – Platting updates, as presented, with the additional recommendation that the item be presented to the Town Council during an in-person meeting where the public can attend while adhering to social distancing requirements. Commissioner Dillon 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.

G. ADJOURNMENT – REGULAR SESSION 9:12 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: June 8, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP19-0012 – DFW North Distribution Center II (Lisanti) to approve aggregate or inorganic materials in accordance with Section 82-247 of the Land Development Regulations. The property is generally located south of Spinks Road and east of Long Prairie Road.**

I. ITEM SUMMARY

This application has been reviewed by DRC and has been scheduled for consideration by the Planning and Zoning Commission.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval in accordance with Section 82-247 of the Land Development Regulations that allows the use of aggregate or inorganic materials to satisfy the Town's landscaping requirements with certain limitations. The subject site contains the Lisanti warehouse and distribution center. The original site plan for this use was approved by Town Council on August 4, 2014. The property is located within Planned Development District No. 135 (PD-135) for Campus Industrial (CI) uses and is designated for Campus Industrial uses in the Town's Master Plan. The subject property is also located within the Lakeside Business District Area Plan.

Aggregate or inorganic materials include rock, stone, decomposed granite and synthetic or artificial turf. The complete language of Section 82-247 "Aggregate or Inorganic Materials' (AIM) is located in Attachment A(3). On March 18, 2019, the Town Council approved an ordinance that amended this Code Section and further defined where synthetic turf can be located.

Synthetic turf is restricted only to outdoor recreation and play areas. Town Council may approve additional locations and coverage amounts for properties located in areas master planned for Campus Industrial uses within the Lakeside Business District. All synthetic turf applications must meet the Criteria for Synthetic Turf Installation as maintained by the Town Manager or his designee.

The percentages of all landscaped areas existing on the subject property are as follows:

PLANTING BEDS	6,354 SF (6.6%)
SYNTHETIC TURF	19,138 SF (19.9%)
LAWN AREAS	63,510 SF (66.0%)
RIVER ROCK	7,170 SF (7.5%)
TOTAL LANDSCAPE AREA	96,172 SF

The locations of these existing materials are depicted in Attachment B(1).

Section 82-247 further states:

Notwithstanding the foregoing, the Town may approve alternate plans, designs, and materials that comply with the intent of this section and that are in accordance with generally accepted industry standards.”

The applicant is requesting approval of the plans in Attachment B(1) in accordance with the updated AIM ordinance. The proposed site plan also updates the numbers and locations of required trees, as well as the location of the approved cell tower compound. Final action must be taken by Town Council.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Section 82-247 “Aggregate or Inorganic Materials”

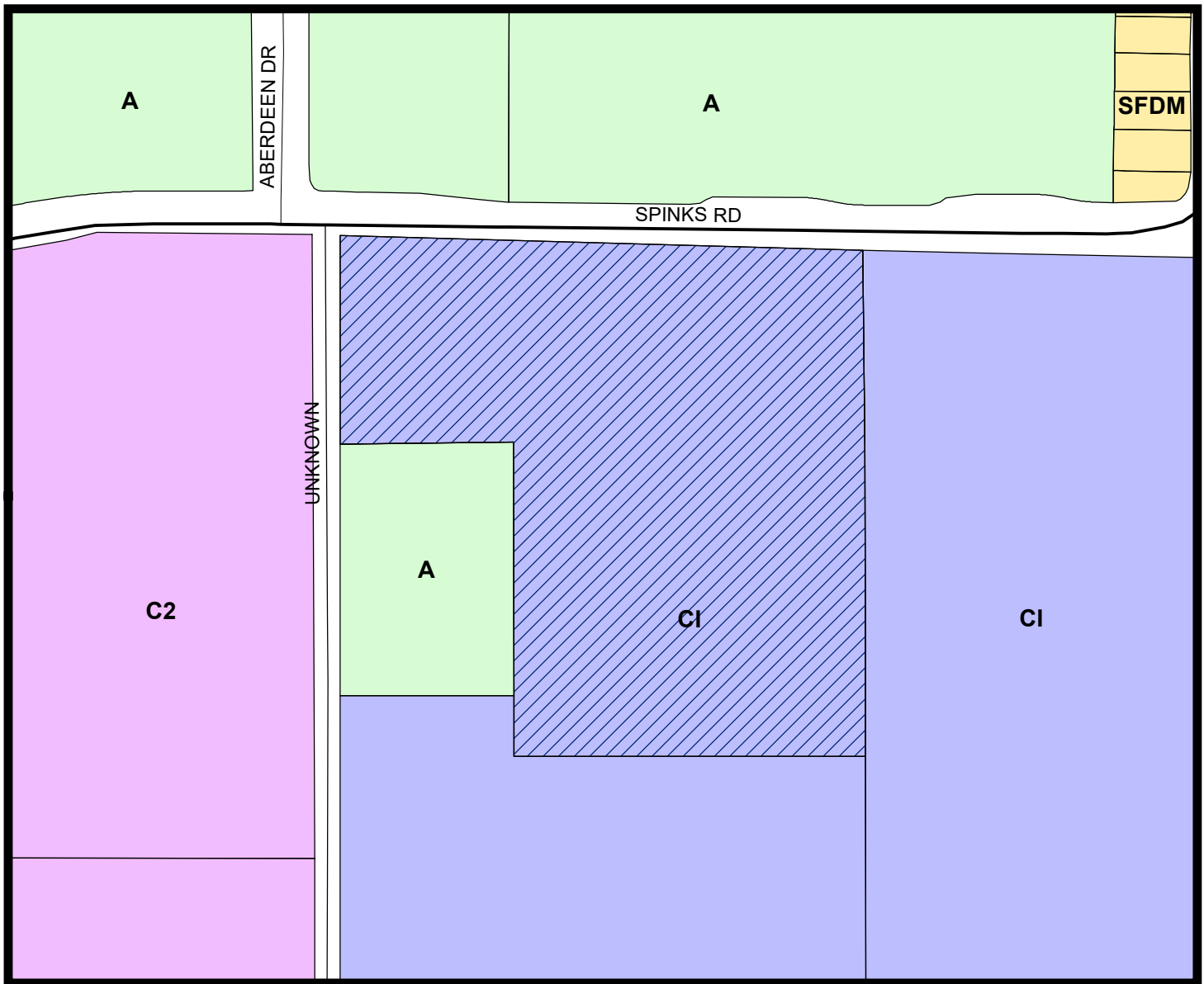
B. Application Details

1. Site Plan Package

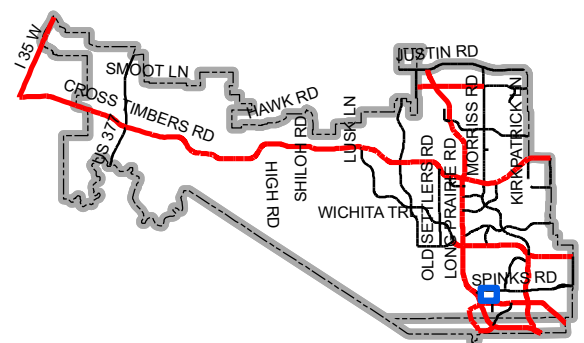
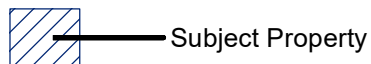
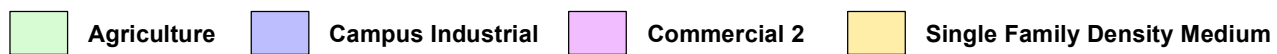


Vicinity Map

Reference Project: SP19-0012



LEGEND



Map Location

Lisanti Foodservice

2010 LAKESIDE PARKWAY, SUITE 100
FLOWER MOUND, TX 75028
PHONE: 972-929-8810

Lisanti Foodservice of Texas
2010 Lakeside Parkway
Flower Mound TX 75028

December 1, 2019

Town Of Flower Mound
Planning & Zoning
Flower Mound TX 75028

To Whom This May Concern;

We are submitting this letter to explain our intentions are to have a clean and uniform warehouse for food distribution.

The purpose for the artificial turf, as explain in town council meetings, is to have a clean, saniary, uniform, and prodessional warehouse to conduct business.

Please see the landscape plan attached for all detailed information regarding the square footage of the turf and also the trees.

Thank you

Joe Lisanti


Lisanti Foodservice of Texas



Sec. 82-247. - Aggregate or inorganic materials.

Aggregate or inorganic materials (AIM) may be used to satisfy the landscape requirements of this article if such materials do not predominate over plant material. For the purposes of this requirement, the following more particularly describes the criteria applicable for use of AIM as a soil cover:

- (1) The use of AIM shall be restricted by the following requirements:
 - a. Coverage cannot exceed 20 percent of the total open green space on a site, excluding decomposed granite pathways and patios.
 - b. Substitution for soil as a planting medium is not allowed.
 - c. Placement over an entire island or landscape planting bed is not allowed.
 - d. Synthetic turf is restricted only to outdoor recreation and play areas. Town council may approve additional locations and coverage amounts for properties located in areas master planned for campus industrial uses within the lakeside business district. All synthetic turf applications must meet the criteria for synthetic turf installation as maintained by the town manager or his designee.
- (2) The use of AIM shall comply with the following standards:
 - a. Installation shall mitigate migration of material over time.
 - b. Material must be sized appropriately to provide for slope stabilization.
 - c. Depth may not exceed four inches.
 - d. Size must be greater than the no. 4 sieve (4.75 mm) and smaller than 3 inches in diameter.
 - e. Material must be washed or screened and free of "fines" in order to aid in water infiltration.
 - f. Polypropylene and non-porous based weed barrier is strictly prohibited.
 - g. Subsurface drip irrigation is the only allowed type of irrigation in bed areas covered with AIM.
- (3) Notwithstanding the foregoing, the Town may approve alternate plans, designs, and materials that comply with the intent of this section and that are in accordance with generally accepted industry standards.

(Ord. No. 09-17, § 1, 3-20-2017; Ord. No. 06-19, § 1, 3-18-2019)

HUNTINGTON
INDUSTRIAL PARTNERS™

5950 Berkshire Lane, Suite 1250
Dallas, Texas 75225
972.951.9016

- 04.01.15
06.22.15
09.02.15
12.7.15
3.10.19
3.2.2020

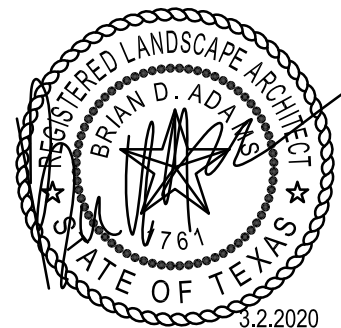
DENTON COUNTY

DFW NORTH
DISTRIBUTION CENTER II
FLOWER MOUND, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

1440 DALLAS PARKWAY
SUITE 400
DALLAS, TEXAS 75244
972.980-6880



DATE: 3.17.15
DRAWN BY:
CHECKED BY:
SHEET:

L1.02

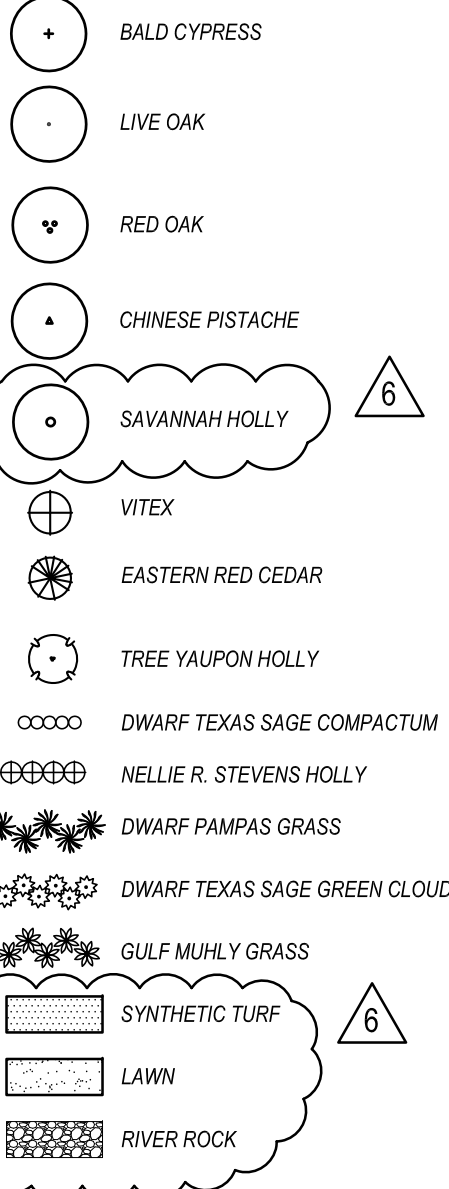
LANDSCAPE AREA CALCULATIONS

PLANTING BEDS	6,354 SF (6.6%)
SYNTHETIC TURF	19,138 SF (19.9%)
LAWN AREAS	63,510 SF (66.0%)
RIVER ROCK	7,170 SF (7.5%)
TOTAL LANDSCAPE AREA	96,172 SF

SYNTHETIC TURF MAINTENANCE NOTES

1. Synthetic turf shall be maintained in an attractive and clean condition and shall not contain holes, tears, stains, discoloration, seam separations, uplifted surfaces, heat degradation, or excessive wear.

GRAPHIC PLANT LEGEND



PLANT LEGEND

TYPE	COMMON NAME
BC	Bald Cypress
CP	Chinese Pistache
ERC	Eastern Red Cedar
LO	Live Oak
RO	Red Oak 'Shumard'
VTX	Vitex
ERC3	Eastern Red Cedar
SH	Savannah Holly
TY	Tree Yaupon Holly

SHRUBS

TYPE	COMMON NAME
DTS	Dwarf Texas Sage 'Compactum'
NRS	Nellie R. Stevens Holly
DTS2	Dwarf Texas Sage 'Green cloud'
DPAM	Dwarf Pampas Grass
GM	Gulf Muhly

GROUND COVER

TYPE	COMMON NAME
WC	Wintercreeper

Eastern Red Cedar should be planted no more than 10'-12" from the back of curb so it does not conflict with the trailers

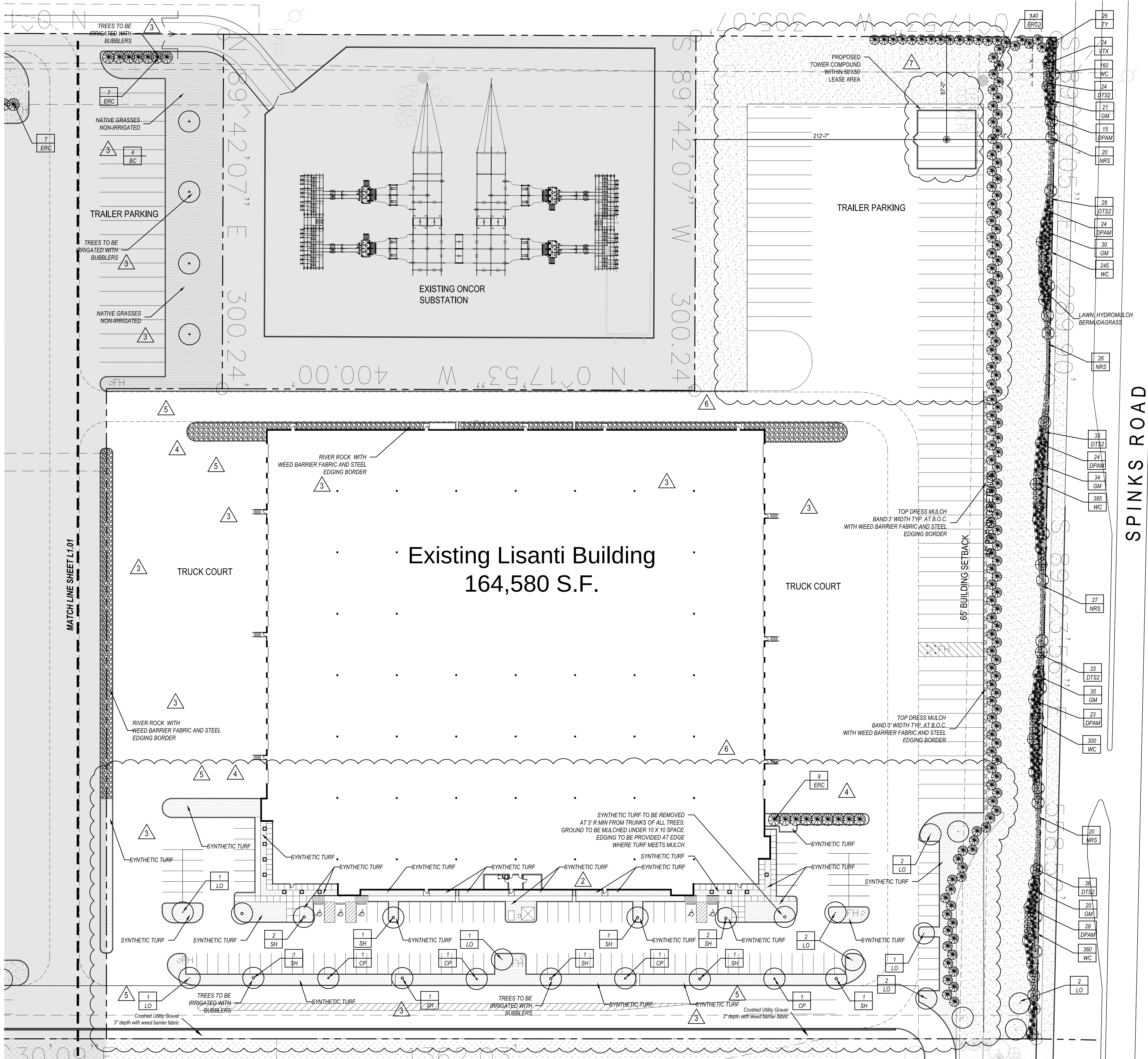
Landscaping should maintain a 5' clear zone from fire hydrants and not obstruct FDCs.



01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"



ASP13-
smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel: 214.871.0185
Fax: 214.871.0545
Email: smr@smr-ls.com



5950 Berkshire Lane, Suite 1250
Dallas, Texas 75225
972.951.9016

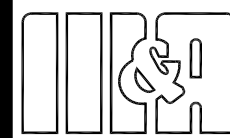
06.22.15

12.7.15

DENTON COUNTY

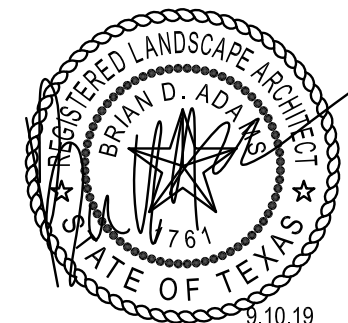
DFW NORTH DISTRIBUTION CENTER II

FLOWER MOUND, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

2000 S. RIVER STREET
SUITE 600
DALLAS, TEXAS 75204
972.960-9880



DATE: 3.17.15

DRAWN BY:

CHECKED BY:

SHEET:

L1.03

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs, and grass)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and Maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition, by American National Standards Institute, Inc. (Z60.1) - plant material.
- B. American Joint Committee on Horticultural Nomenclature. 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- C. Product Data: Submit complete product data and specifications on all other specified materials.
- D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

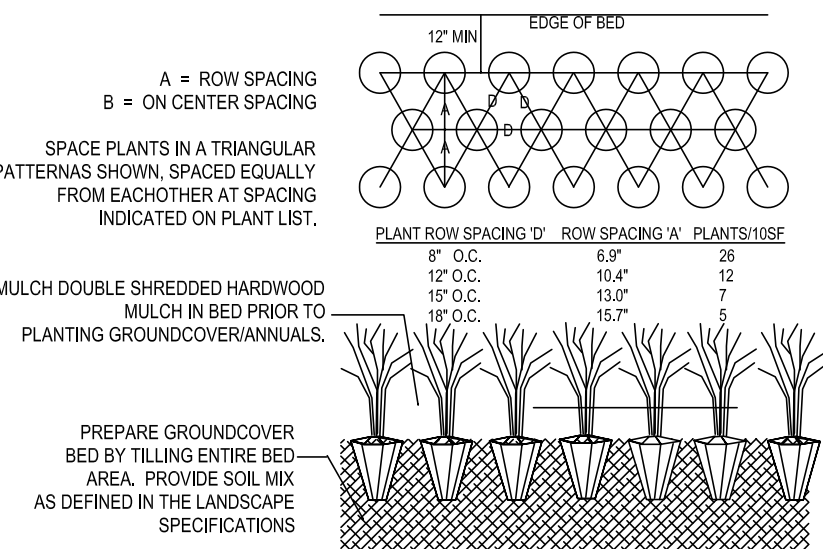
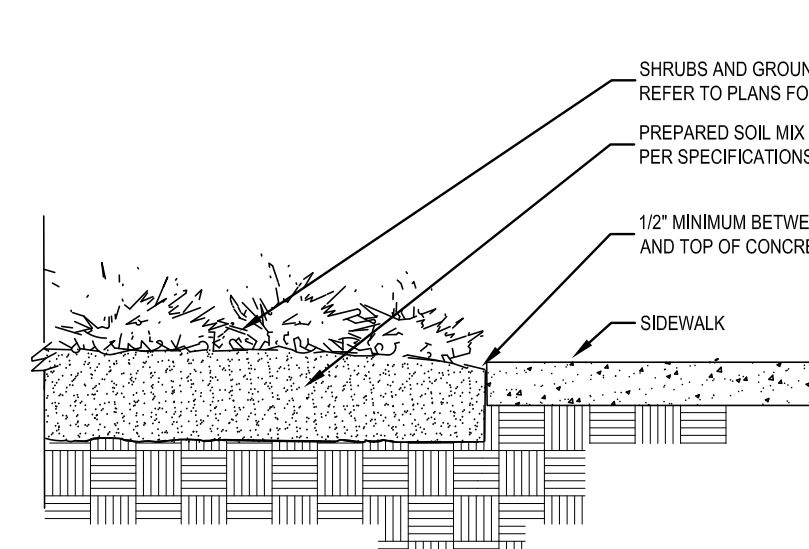
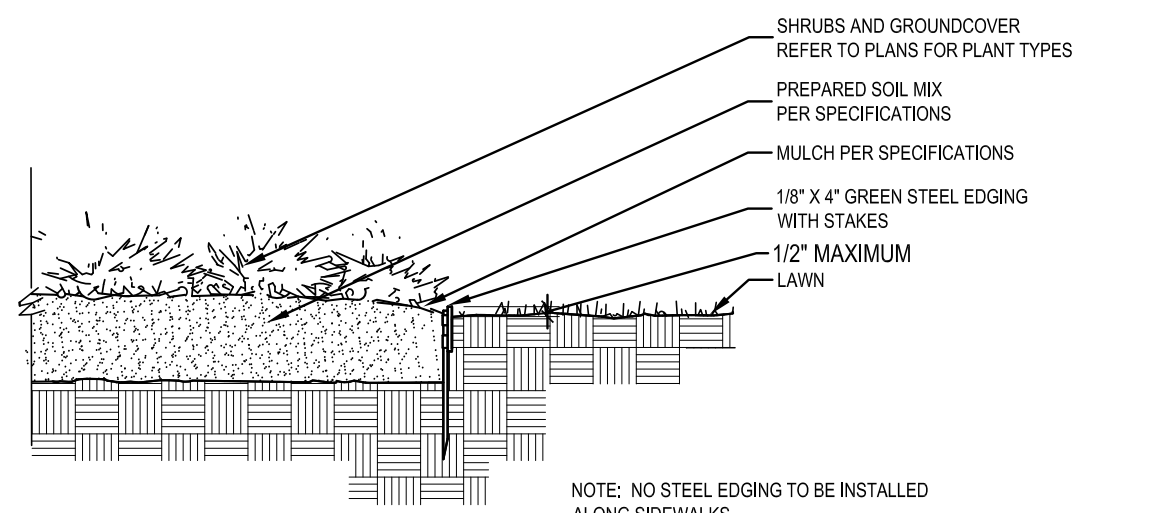
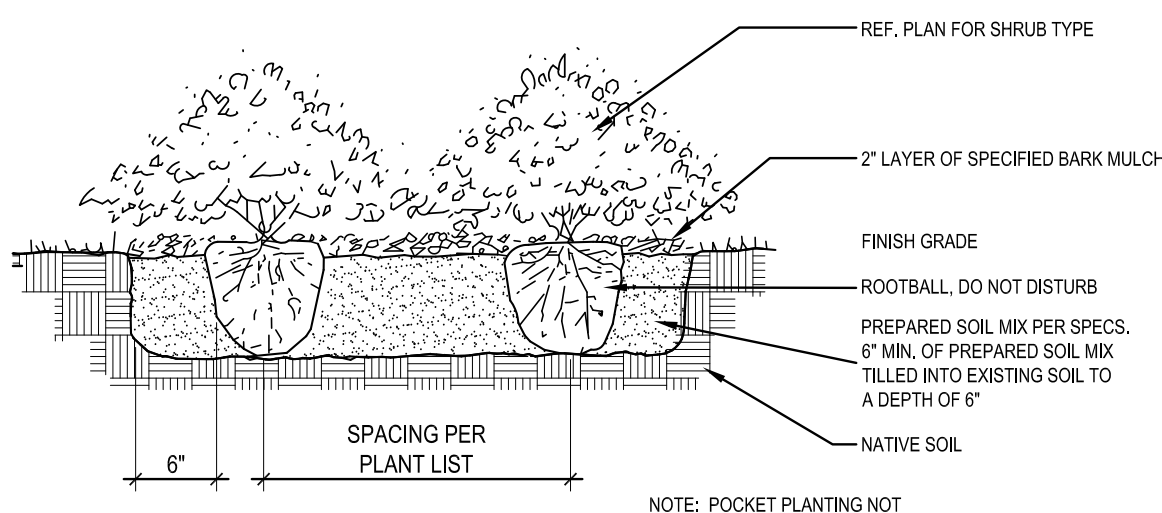
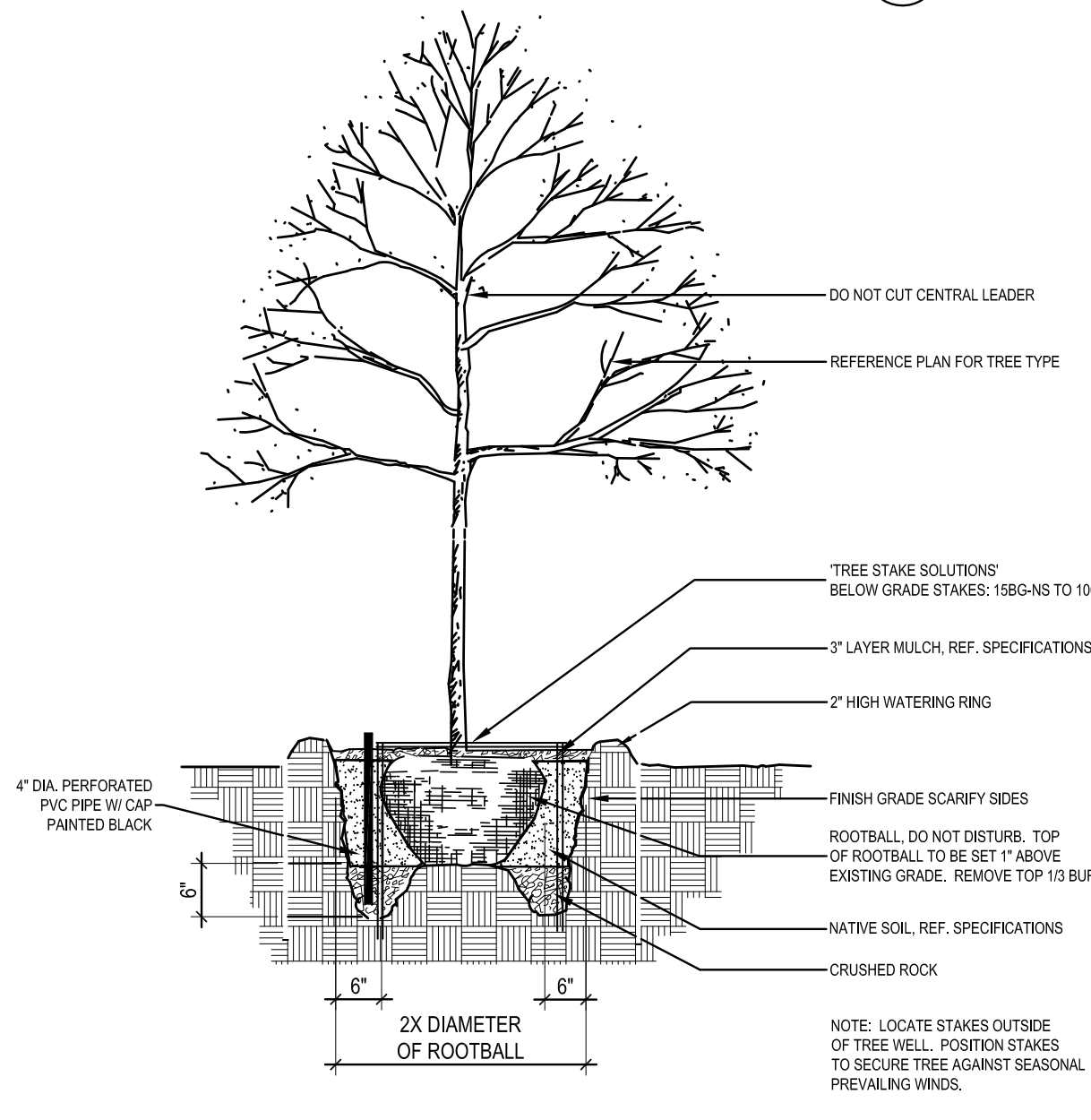
- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - Clay - between 7-27 percent
 - Silt - between 15-25 percent
 - Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- B. Staking Material for Shade Trees:
 1. Post: Studded T-Post, #1 Armo-co with anchor plate; 6'-0" length; paint green.
 2. Wire: 12 gauge, single strand, galvanized wire.
 3. Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- D. Filter Fabric: Mirafit 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

02 GROUND COVER PLANTING DETAIL
NOT TO SCALE03 SIDEWALK / MULCH DETAIL
no steel along sidewalks NOT TO SCALE04 STEEL EDGING DETAIL
NOT TO SCALE05 SHRUB PLANTING DETAIL
NOT TO SCALE01 TREE PLANTING DETAIL
NOT TO SCALE

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: June 8, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Replat (RP20-0020 – Lakeside Tower, Lot 1R, Block A) to abandon a lot line and to add and abandon certain easements. The property is generally located south of Edgemere Road and west of Lakeside 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 project has a companion site plan application (SP19-0028) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to consolidate Lot 1, Block A and Lot 2R, Block A, of the Lakeside Tower addition into one lot to allow for the development of three detached Townhomes and four attached Villas on the Lot 2R portion. Private attached parking for the four Villas has access from the existing parking structure, which is currently located on Lot 1, Block A. As the Building Code does not allow structures to cross property lines, the applicant had to request this replat to consolidate the two lots into one.

In addition, the replat is proposing to abandon certain utility and landscape easements. The landscape easement was in place to temporarily install landscaping to screen the rear portion of the parking garage. The proposed Villas abut the existing parking garage and screen it from view from adjacent streets and so the landscape easement is no longer required. In addition, the landscape plan submitted as a part of the site plan application depicts landscape buffer trees and street yard trees along Lakeside Parkway that provide additional screening. The applicant has provided supporting documentation from the utility providers stating that they do not have any objections for the proposed utility easement abandonment. The plat also proposes to add a 20-foot wide sanitary sewer easement at the southeast corner of the proposed lot.

The proposed lot has frontage along Edgemere Road and Lakeside Parkway. The plat depicts all other previously dedicated easements and right-of-way.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

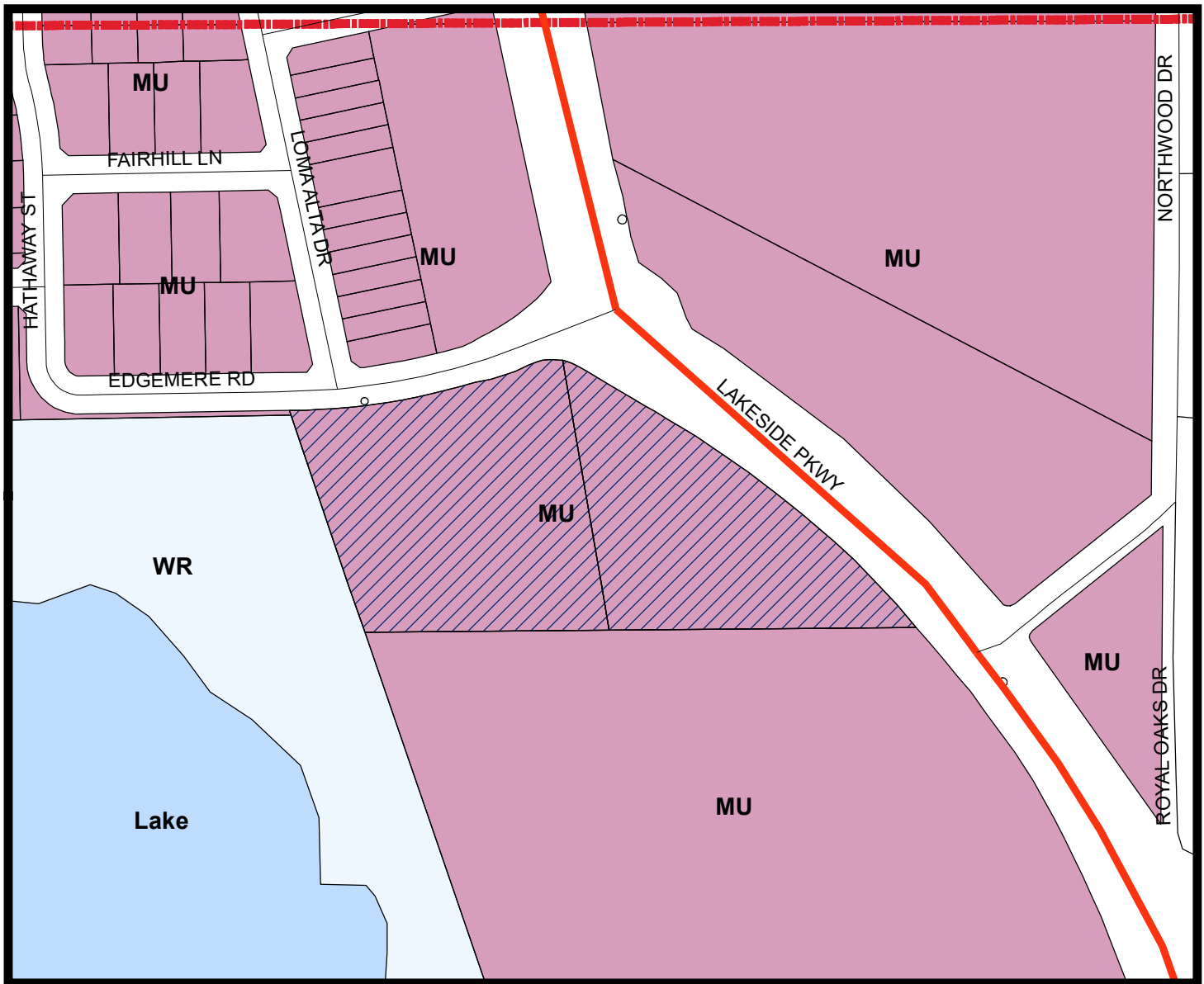
B. Application Details

1. Replat

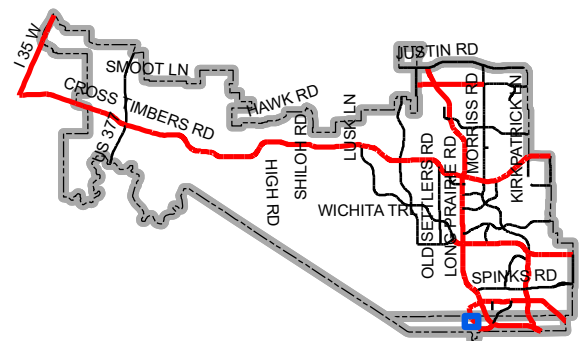
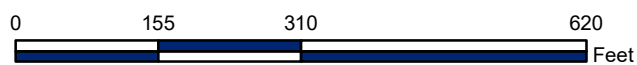
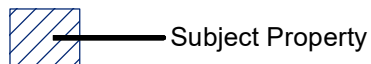


Vicinity Map

Reference Project: RP20-0003



LEGEND



Map Location



May 28th, 2020

Poornima Srinarasi
Senior Planner
Town of Flower Mound
1001 Cross Timbers Road
Flower Mound, TX 75028
972.874.6349
Poornima.srinarasi@flower-mound.com

RE: Letter of Intent for Replat for Lot 1R, Block A Lakeside Tower

Dear Ms. Srinarasi,

Please accept this Letter of Intent on behalf of RCS – RCM Lakeside, LLC, and Lakeside Land Ltd.'s explanation of the replat application attached hereto. We are submitting for approval of a replat of Lot 1R, Block A Lakeside Tower. The purpose of the replat is to abandon the property line bisecting Lot 1R, Block A and Lot 2R, Block A (to create one lot) and abandon the landscape and utility easements, in order to construct (4) Villas that attach to the Garage of Lakeside Tower. In addition, a sewer easement was added on the southeast corner of Lot 2R, Block A to serve the Lakeside Village Development to the south.

The subject property is currently located within Subzone MU-TEN (2) of the Lakeside DFW Development. Lot 1R, Block A is approximately 2.626 acres and Lot 2R, Block A is 1.733 acres, combining for a total of 4.359 acres. Site Plan SP#19-0028 is currently under review for development of Lot 2R, Block A.

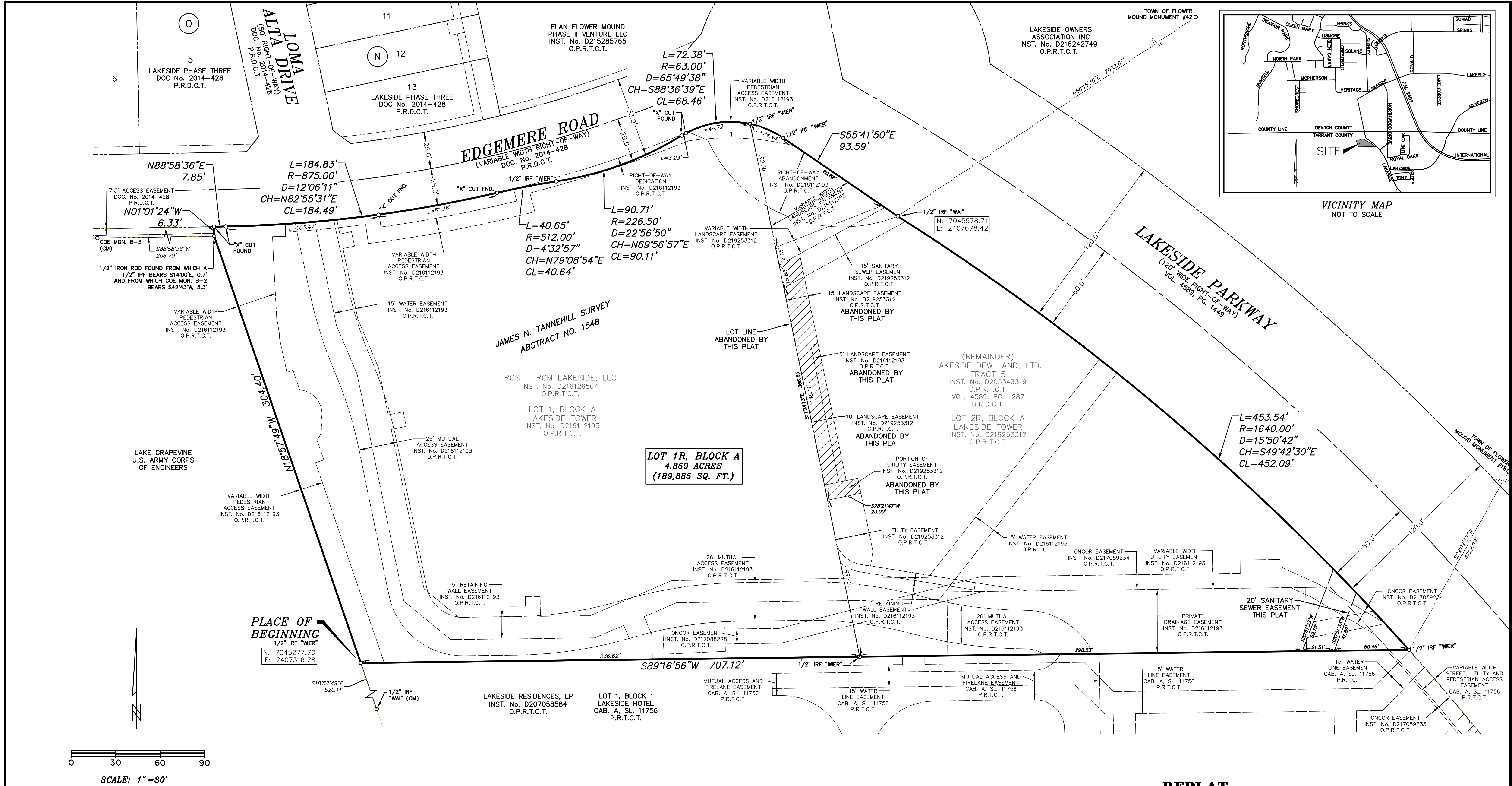
Please do not hesitate to contact me if you have any questions.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Mason Orradre", followed by a horizontal line.

Mason Orradre
Development Partner
Realty Capital Management
469-533-4117
mason@realtycapital.com

PRINTED: 5/6/2020 LAST SAVED: 5/6/2020 4:01 PM. FILE: TOWER-REPLAT-12174.01.DWG



* LEGEND *	
L = 100.00'	ARC LENGTH
C1	CURVE IDENTIFIED IN CURVE TABLE
(CM)	CONTROLLING MONUMENT
IRF	IRON ROD FOUND
IRS	1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC"
D.R.D.C.T.	DEED RECORDS DENTON COUNTY TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
	EASEMENT AREAS ABANDONED BY THIS PLAT

PRELIMINARY
FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER / DEVELOPER LOT 1
RCS - RCM LAKESIDE, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE, CO 80027
CONTACT: BRIAN WILSON
PH: (303) 533-1689

OWNER / DEVELOPER LOT 2R
LAKESIDE DFW LAND, LTD.
8333 DOUGLAS AVE., SUITE 110
DALLAS, TEXAS 75225-5811
CONTACT: JIMMY ARCHIE
PH: (817) 501-1061

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

REPLAT
A RECORD PLAT OF
LOT 1R, BLOCK A
LAKESIDE TOWER
AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D216112193, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND LOT 2R, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D219253312, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

RP 20-0003
SHEET 1 OF 2
DATE: 5/6/2020
W.A. No. 12174.01

PRINTED: 5/6/2020 LAST SAVED: 5/6/2020 4:01 PM SAVED BY: AARONLS FILE: TOWER-REPLAT-12174.01.DWG

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, LAKESIDE DFW LAND, LTD. AND RCS – RCM LAKESIDE, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, THEIR DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1548, TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NO. D205343319, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), RECORDED IN VOLUME 4589, PAGE 1287, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.T.), AND RECORDED IN INSTRUMENT NO. D216126564, O.P.R.T.C.T., BEING ALL OF LOT 1, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D21612193, O.P.R.T.C.T., ALL OF LOT 2R, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D219253312, O.P.R.T.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK A, LAKESIDE TOWER, BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1, LAKESIDE HOTEL ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, RECORDED IN CABINET A, SLIDE 11756, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND IN THE EAST LINE OF LAKE GRAPEVINE;

THENCE NORTH 18°57'49" WEST, ALONG THE EAST LINE OF SAID LAKE GRAPEVINE AND THE WEST LINE OF SAID LOT 1, BLOCK A, LAKESIDE TOWER, A DISTANCE OF 304.40 FEET TO A 1/2" IRON ROD FOUND, FROM WHICH A 1/2" IRON PIPE FOUND BEARS SOUTH 14°00' EAST, 0.7 FEET, AND FROM WHICH A CORPS OF ENGINEERS MONUMENT DESIGNATED B-2 BEARS SOUTH 42°43' WEST, A DISTANCE OF 5.3 FEET;

THENCE NORTH 01°01'24" WEST, A DISTANCE OF 6.33 FEET TO AN "X" CUT FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF EDGEWERE ROAD (A 50' WIDE RIGHT-OF-WAY), SAID "X" CUT BEING THE NORTHWEST CORNER OF SAID LOT 1, BLOCK A, LAKESIDE TOWER;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A LAKESIDE TOWER AND THE SOUTH RIGHT-OF-WAY LINE OF SAID EDGEWERE ROAD AS FOLLOWS:

- 1) NORTH 88°58'36" EAST, A DISTANCE OF 7.85 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A CURVE TO THE LEFT;
- 2) EASTERLY, AN ARC LENGTH OF 184.83 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 875.00 FEET, A DELTA ANGLE OF 12°06'11", AND A CHORD BEARING OF NORTH 82°55'31" EAST, A DISTANCE OF 184.49 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT;
- 3) EASTERLY, AN ARC LENGTH OF 40.65 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 512.00 FEET, A DELTA ANGLE OF 04°32'57", AND A CHORD BEARING OF NORTH 79°08'54" EAST, A DISTANCE OF 40.64 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE BEGINNING OF A REVERSE CURVE TO THE LEFT;
- 4) NORTHEASTERLY, AN ARC LENGTH OF 90.71 FEET ALONG SAID REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 226.50 FEET, A DELTA ANGLE OF 22°56'50", AND A CHORD BEARING OF NORTH 69°56'57" EAST, A DISTANCE OF 90.11 FEET TO AN "X" CUT FOUND, BEING THE BEGINNING OF A REVERSE CURVE TO THE RIGHT AND IN THE WEST RIGHT-OF-WAY LINE OF LAKESIDE PARKWAY (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE ALONG THE EAST LINE OF SAID LOT 2R, BLOCK A, LAKESIDE TOWER AND THE WEST RIGHT-OF-WAY LINE OF SAID LAKESIDE PARKWAY AS FOLLOWS:

- 1) EASTERLY, AN ARC LENGTH OF 72.38 FEET ALONG SAID REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 63.00 FEET, A DELTA ANGLE OF 65°49'38", AND A CHORD BEARING OF SOUTH 88°36'39" EAST, A DISTANCE OF 68.46 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC";
- 2) THENCE SOUTH 55°41'50" EAST, A DISTANCE OF 93.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WAI", BEING THE BEGINNING OF A CURVE TO THE RIGHT;
- 3) THENCE SOUTHEASTERLY, AN ARC LENGTH OF 453.54 FEET ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1640.00 FEET, A DELTA ANGLE OF 15°50'42", AND A CHORD BEARING OF SOUTH 49°42'30" EAST, A DISTANCE OF 452.09 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "MER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID LOT 2R, BLOCK A, LAKESIDE TOWER AND THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, LAKESIDE HOTEL;

THENCE SOUTH 89°16'56" WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID LAKESIDE PARKWAY AND ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 1, LAKESIDE HOTEL AND THE SOUTH LINES OF SAID LOT 1, BLOCK A, LAKESIDE TOWER AND LOT 2R, BLOCK A, LAKESIDE TOWER, A DISTANCE OF 707.12 FEET TO THE PLACE OF BEGINNING AND CONTAINING 4.359 ACRES (189,885 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S STATEMENT:

KNOW ALL MEN BY THESE PRESENTS:

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN THEREON SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, RPLS. NO. 6373 ON MAY 6, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronL.S@WierAssociates.com

ENGINEER / SURVEYOR
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., SUITE 200E
ARLINGTON, TEXAS 76006
CONTACT: GREGG A.E. MADSEN, R.P.L.S.
PH: (817) 467-7700
FAX: (817) 467-7713

OWNER / DEVELOPER LOT 1
RCS – RCM LAKESIDE, LLC
371 CENTENNIAL PARKWAY, SUITE 200
LOUISVILLE, CO 80027
CONTACT: BRIAN WILSON
PH: (303) 533-1689

OWNER / DEVELOPER LOT 2R
LAKESIDE DFW LAND, LTD.
8333 DOUGLAS AVE., SUITE 110
DALLAS, TEXAS 75225-5811
CONTACT: JIMMY ARCHIE
PH: (817) 501-1061

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

OWNER'S CERTIFICATE:

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, LAKESIDE DFW LAND, LTD. AND RCS – RCM LAKESIDE, LLC, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENTS, ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1548, TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT NO. D205343319, INSTRUMENT NO. D216126564, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), VOLUME 4589, PAGE 1287, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A TRACT OF LAND LOCATED IN THE JAMES N. TANNEHILL SURVEY, ABSTRACT NO. 1548, TARRANT COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK A, ALL OF LOT 1, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D219253312, O.P.R.T.C.T. LOT 2R, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. D219253312, O.P.R.T.C.T.

DEDICATION STATEMENT:

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

LAKESIDE DFW LAND, LTD. AND RCS – RCM LAKESIDE, LLC HEREBY ADOPT THIS PLAT DESIGNATED HEREIN AS LOT 1R, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT 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 OF EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE TOWN OF FLOWER MOUND.

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020.

FOR: LAKESIDE DFW LAND, LTD.
(A TEXAS LIMITED PARTNERSHIP)
BY: LAKESIDE DFW, INC.
(A TEXAS CORPORATION, ITS GENERAL PARTNER)

OWNER / AGENT TITLE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OF LAKESIDE DFW, INC., 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS THE _____ DAY OF _____, 2020.

FOR: RCS – RCM LAKESIDE, LLC
(A COLORADO LIMITED LIABILITY COMPANY)
BY: REAL CAPITAL SOLUTIONS, INC.
(A COLORADO CORPORATION, ITS MANAGER)

BRIAN WILSON DIVISION PRESIDENT TITLE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED _____ OF LAKESIDE DFW, INC., 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, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. ALL 1/2--INCH IRON RODS SET WITH CAP STAMPED "MER & ASSOC INC", UNLESS NOTED OTHERWISE.
2. ALL BEARINGS SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, UTILIZING THE TOWN OF FLOWER MOUND MONUMENTS NUMBER 18 AND NUMBER 42
3. "NOTICE: SELLING A PORTION OF ANY LOT IN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO PENALTIES IMPOSED BY LAW."
4. ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
5. LANDSCAPE BUFFERS, OPEN SPACE LOTS, RETAINING WALLS, DRAINAGE EASEMENTS SHALL BE DEDICATED TO AND MAINTAINED BY THE CONDO OWNERS ASSOCIATION.
6. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. No. FM48439C0105K, MAP REVISED SEPTEMBER 25, 2009, NO PART OF THE SUBJECT TRACT LIES WITHIN ZONE "AE" DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

DRAINAGE EASEMENT NOTES

1. UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
2. UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT LIMITED TO THE FOLLOWING ITEMS:
 - A. GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY THE TOWN ORDINANCE.
 - B. THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES.
 - C. ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY.
3. NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THIS AREA.

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

DAVID JOHNSON, CHAIRMAN
PLANNING AND ZONING COMMISSION

LEXIN MURPHY, DIRECTOR OF PLANNING SERVICES
TOWN OF FLOWER MOUND

SIGNED AND SEALED:
TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

REPLAT
A RECORD PLAT OF
LOT 1R, BLOCK A
LAKESIDE TOWER

RP 20-0003

AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, BEING A REPLAT OF LOT 1, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D216112193, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND LOT 2R, BLOCK A, LAKESIDE TOWER, AN ADDITION TO THE TOWN OF FLOWER MOUND, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NUMBER D219253312, OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

SHEET 2 OF 2

DATE: 5/6/2020
W.A. No. 12174.01



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: June 8, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Site Plan (SP19-0028 - Lakeside Villas) to develop attached and detached Townhomes. The property is generally located south of Edgemere Road and west of Lakeside 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 project has a companion replat application (RP20-0003) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop three detached Townhomes and four Villas on proposed Lot 1R, Block A, of the Lakeside Tower addition. While townhomes on individual platted lots do not require approval of a site plan, because this plan depicts multiple dwelling units on one lot, it falls under the multi-family category, which requires approval of a site plan application from the Planning and Zoning Commission.

The current configuration of the Lakeside Tower addition consists of two lots. The condo tower is located on the western lot (Lot 1, Block A), and the proposed Townhomes and Villas are located on the eastern lot (Lot 2R, Block A). Access to the private garage parking for these four Villas is provided through the existing parking structure, which is located on the western lot with the condo tower. As the Building Code does not allow structures to cross property lines, the applicant had to request a replat to consolidate the two lots into one through the companion replat application. The combined acreage of the proposed one lot subdivision is approximately 4.359 acres.

The site plan depicts three detached Townhomes with front doors facing Lakeside Parkway and having garage access from an alley. The Villas have pedestrian access from Lakeside Parkway through sidewalks, while attached parking for the Villas has access through the existing parking garage.

On April 16, 2018, the Town Council approved an amendment to the [Lakeside DFW](#) ordinance that incorporated additional land use and development standards for this development. The subject site is located within the MU-TEN (Mixed Use-Transition to Environmental Area) subzone. The MU-TEN subzone is further divided into six micro zones (MZ), each of which encompass specific standards for development. The subject site is located within the MZ-5 micro zone. The site plan is in compliance with all applicable standards for subzones and micro zones within the Lakeside DFW ordinance.

The landscape plan depicts the required open space, landscape buffer trees, street yard trees, and parking lot trees. The open space plan for the MU-TEN subzone requires a 0.3 acre open space with a minimum of four trees, in addition to the required street yard buffer, to be provided at the southwest corner of Edgemere Road and Lakeside Parkway. The landscape plan is in compliance with both the Lakeside DFW ordinance and the Town's landscape regulations. Proposed elevations also comply with the Architectural Standards within the Lakeside DFW ordinance.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

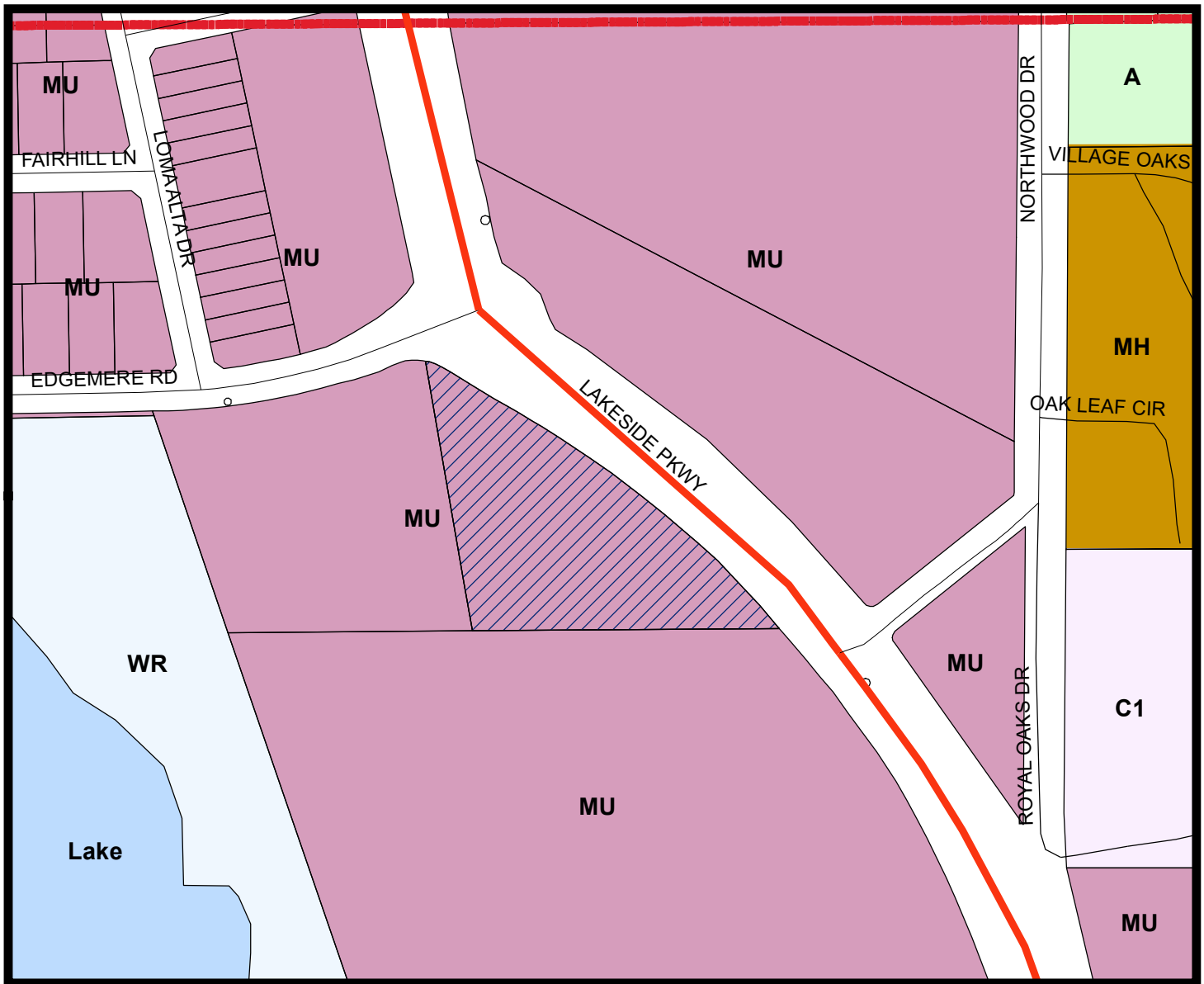
B. Application Details

1. Site Plan Package

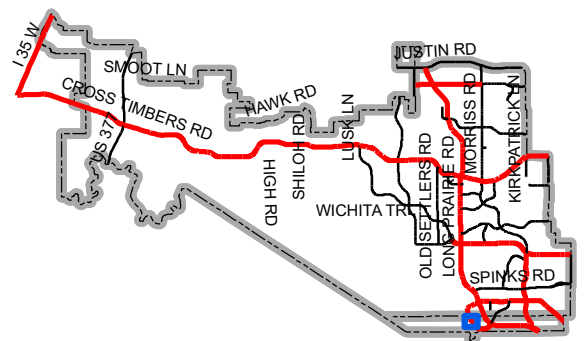
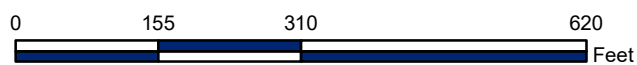
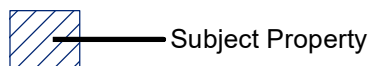
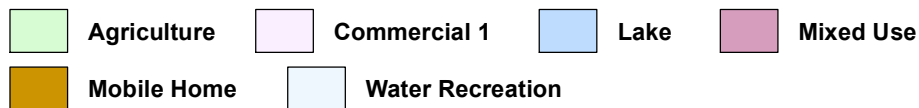


Vicinity Map

Reference Project: SP19-0028



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE VILLAS

December 16, 2019

Mrs. Poornima Kashyap, AICP
 Senior Planner
 Town of Flower Mound
 2121 Cross Timbers Road
 Flower Mound, TX 75028

RE: Lakeside Villas – Site Plan Application

Dear Poornima:

Please accept this letter, on behalf of our client, as an explanation of the proposed application. We are submitting, for review and approval, a site plan application for the Lakeside Villas, Lot 2R, Block A, Lakeside Tower. An amended plat has recently been processed thorough the Town for this property to adjust easements through this lot. The property is approximately 1.7 and located just east of the Lakeside Tower and north of Lakeside Village

The property will consist of 7 residential units, four attached to the existing parking structure and 3 along Lakeside Parkway. The units will all have rear facing garages and accessed through the parking garage or through an alley extended form the existing access point to the Lakeside tower. Utilities will be served by existing water and sewer adjacent to or within the existing property.

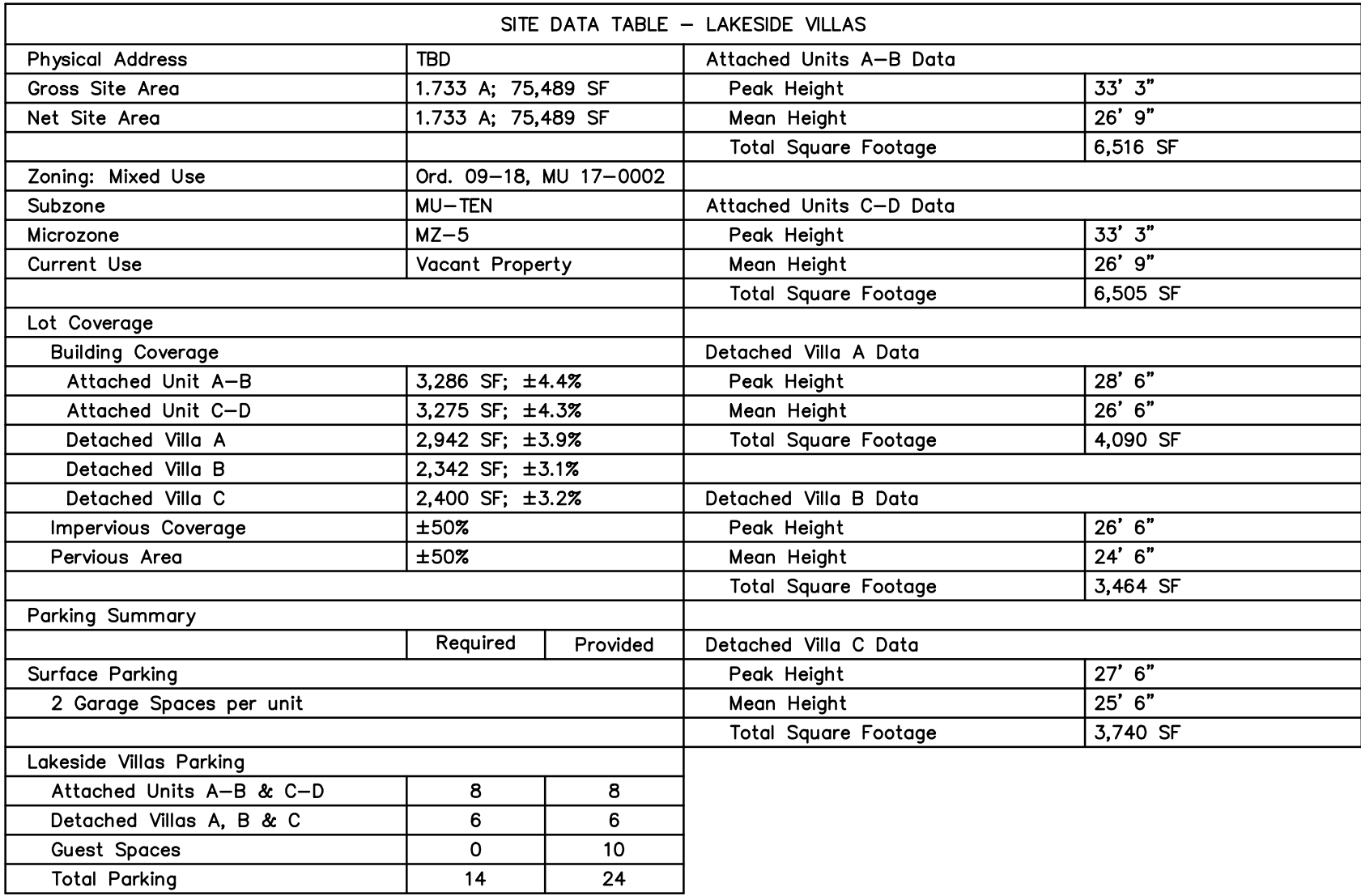
Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Minnis', is written over a light blue circular stamp.

Scott Minnis
 Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.
 Ms. Rebecca Everitt, Realty Capital
 Mr. Jimmy Archie, Realty Capital



TBM - BOX SET ON THE NE CORNER OF A CURB INLET LOCATED ON THE EAST SIDE OF LAKESIDE PKWY ~537' S. OF THE NORTHWOOD DR/LAKESIDE PKWY INTERSECTION.
ELEV.=571.00

1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
3. THE CONTRACTOR IS TO ADJUST ALL EXISTING MANHOLES, FIRE HYDRANTS, GATE VALVE PADS, ETC. TO FINAL GRADE, AS NECESSARY.
4. ALL UTILITY AND IRRIGATION SLEEVES MUST BE INSTALLED BEFORE PAVING CAN BEGIN.
5. ALL CROSSWALK, STOP BAR, PARKING SPACE, LANE USE ARROWS, LANE LETTERING AND TURN BAY STRIPING IS TO BE WHITE UNLESS OTHERWISE NOTED.
6. ALL STOP SIGNS LISTED ARE TO BE A COMBINATION STOP SIGN AND STREET SIGN UNLESS OTHERWISE NOTED.
7. CURBED STREET HEADWAYS AFTER TOWN DETAIL, ARE REQUIRED WHERE NEW PAVING IS POURED AGAINST EXISTING PAVEMENT.
8. THE CONTRACTOR IS TO CONTACT JOHNA BROWN, PARKS SUPERVISOR (972-874-6428) OR JOSH HABERN, PARKS, TRAILS & LANDSCAPE SPECIALIST (972-874-6343) PRIOR TO BEGINNING ANY WORK IN THE TOWN'S RIGHT-OF-WAY.
9. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND PROTECTING ALL TOWN IRRIGATION SYSTEMS AND PLANT MATERIAL.
10. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING AND DAMAGE TO EXISTING TOWN IRRIGATION SYSTEMS.
11. ANY EXISTING IRRIGATION (RAW WATER LINE/PURPLE PIPE) IN PUBLIC ROW SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
12. ANY NEW IRRIGATION IN PUBLIC ROW SHALL BE PURPLE PIPE AND SHALL HAVE PURPLE VALVE BOX LIDS, PURPLE CAPS ON ALL IRRIGATION HEADS, PURPLE DRIP TUBING AND PURPLE BUBBLERS. ROW IRRIGATION SHALL BE ON ITS OWN ZONE(S) AND HAVE THE ABILITY TO BE CUT LOOSE FROM THE REMAINDER OF THE SYSTEM AND SWITCHED OVER TO THE FUTURE RE-USE OF SYSTEM.
13. ALL CURB LINE RADII ARE INDICATED AT FACE OF CURB. ALL SIDEWALK RADII ARE SHOWN AT THE EDGE OF PAVEMENT.
14. ALL RADII ARE 3.0' UNLESS OTHERWISE NOTED.
15. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SIDEWALK DIMENSIONS AND EXPANSION AND CONSTRUCTION JOINT LAYOUTS FOR THE SIDEWALKS AND TRAILS.
16. REFER TO THE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON EXPANSION AND CONSTRUCTION JOINT LOCATIONS AND PATTERNS WITHIN THE STREET PAVING.
17. ALL RETAINING AND DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH MATERIAL OF THE BASE BUILDING.
18. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.

C3

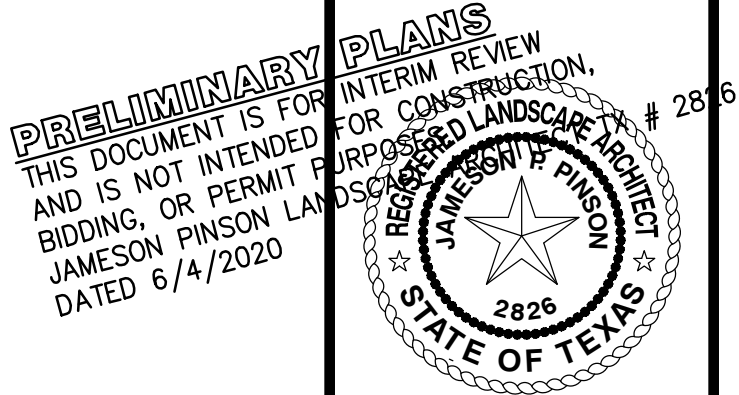
OWNER/DEVELOPER
LAKESIDE DFW LAND LTD.
909 LAKE CAROLYN PARKWAY, SUITE 150
TOWN OF FLOWER MOUND
Ph. REBECCA EVERITT
Contact: 469.533.4144

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, TX 75057
972.383.8750
201 Cedar Creek Drive
Rapid, Texas 76082
940.240.1012
TBP#: 19782 TBP#S: 10194440
www.mcadamsco.com



LAKESIDE VILLAS
Lot 2R, Block A
LAKESIDE TOWER
1733 Acres
in the
JAMES N. TANNER HILL SURVEY, ABSTRACT NO. 1548
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

LANDSCAPE PLAN



Drawn By: XD
Date: 12/23/2019
Scale: 1" = 30'
Revisions:
03/31/2020

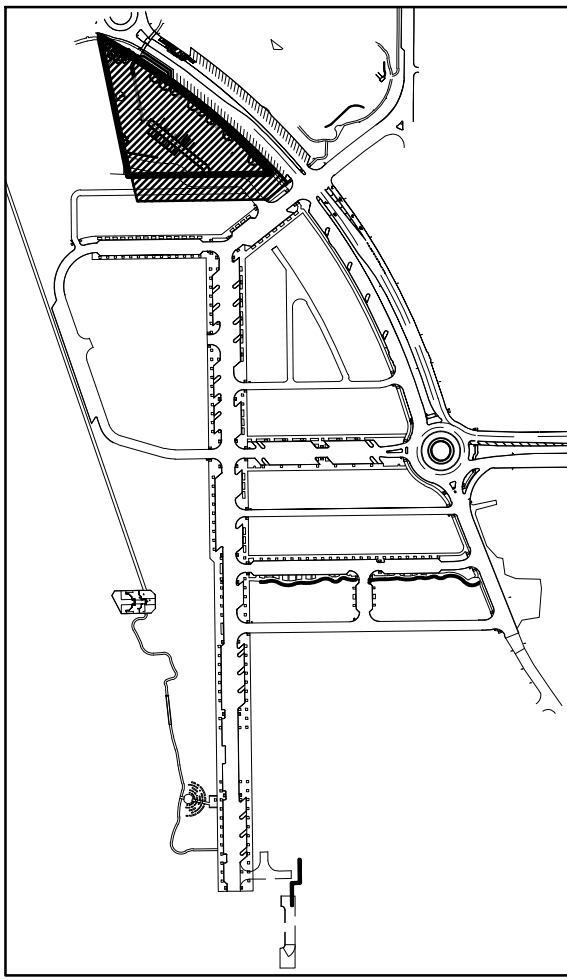
RCL-19000

L1.0



30 0 30 60 90 Feet
SCALE: 1" = 30'

CONTEXT MAP



PLANT LIST

Plant list and symbols including: (LO) LIVE OAK, (LGM) LITTLE GEM MAGNOLIA, (RO) RED OAK, (NRS) NELLIE R. STEVENS, (CO) CHINQUAPIN OAK, (CE) CEDAR ELM, (LE) LACEBARK ELM, BERMUDA SOD, LANDSCAPE STREET BUFFER, OS5c VILLAGE GREEN, LANDSCAPE STREET YARD, CANOPY TREE PER LAKESIDE TOWER APPROVED PLANS, ORNAMENTAL TREE PER LAKESIDE TOWER APPROVED PLANS, SHRUB PER LAKESIDE TOWER APPROVED PLANS, EXISTING LANDSCAPE TREE.

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Villas

STREET BUFFER LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	15,693 s.f. of street yard	3,139 s.f. of street yard	15,693 s.f. of street yard
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000-110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	15,693 s.f. of street yard	13 trees (3" cal.)	11 new shade trees 5 Lakeside Tower trees 8 existing trees 3 ornamentals=1 tree
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Lakeside Parkway		15 ft.	Min. 15' street LS buffer
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 L.F.	Lakeside Parkway - 547 L.F.	19 trees (3" cal.)	7 new shade trees 3 Lakeside Tower trees 8 existing trees 3 ornamentals=1 tree
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	10 parking spaces	75 s.f.	300 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 tree for every 12 parking spaces	10 parking spaces	1 trees (3" cal.)	2 new trees
Parking spaces to be located within a 50 ft. radius of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		N/A	N/A

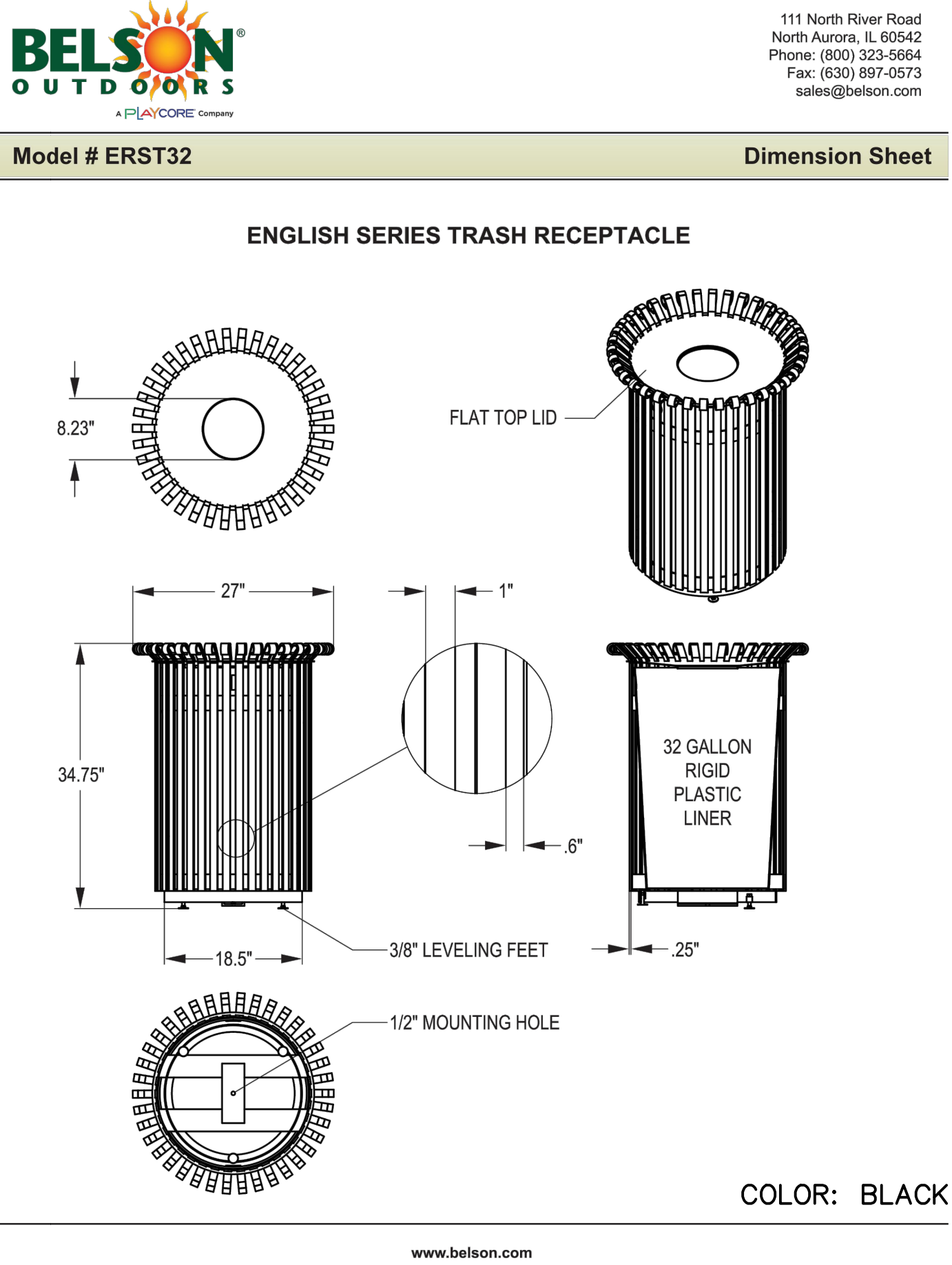
PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
3	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
3	CHINQUAPIN OAK	Quercus muhlenbergii	3"	10'-12'	Per Plan	Single Trunk
3	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
4	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
3	LITTLE GEM MAGNOLIA	Magnolia grandiflora 'Little Gem'	20gal.	7'-8'	Per Plan	Full
4	NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'	20gal.	5'-6'	Per Plan	Full
54,103sf	BERMUDA SOD					

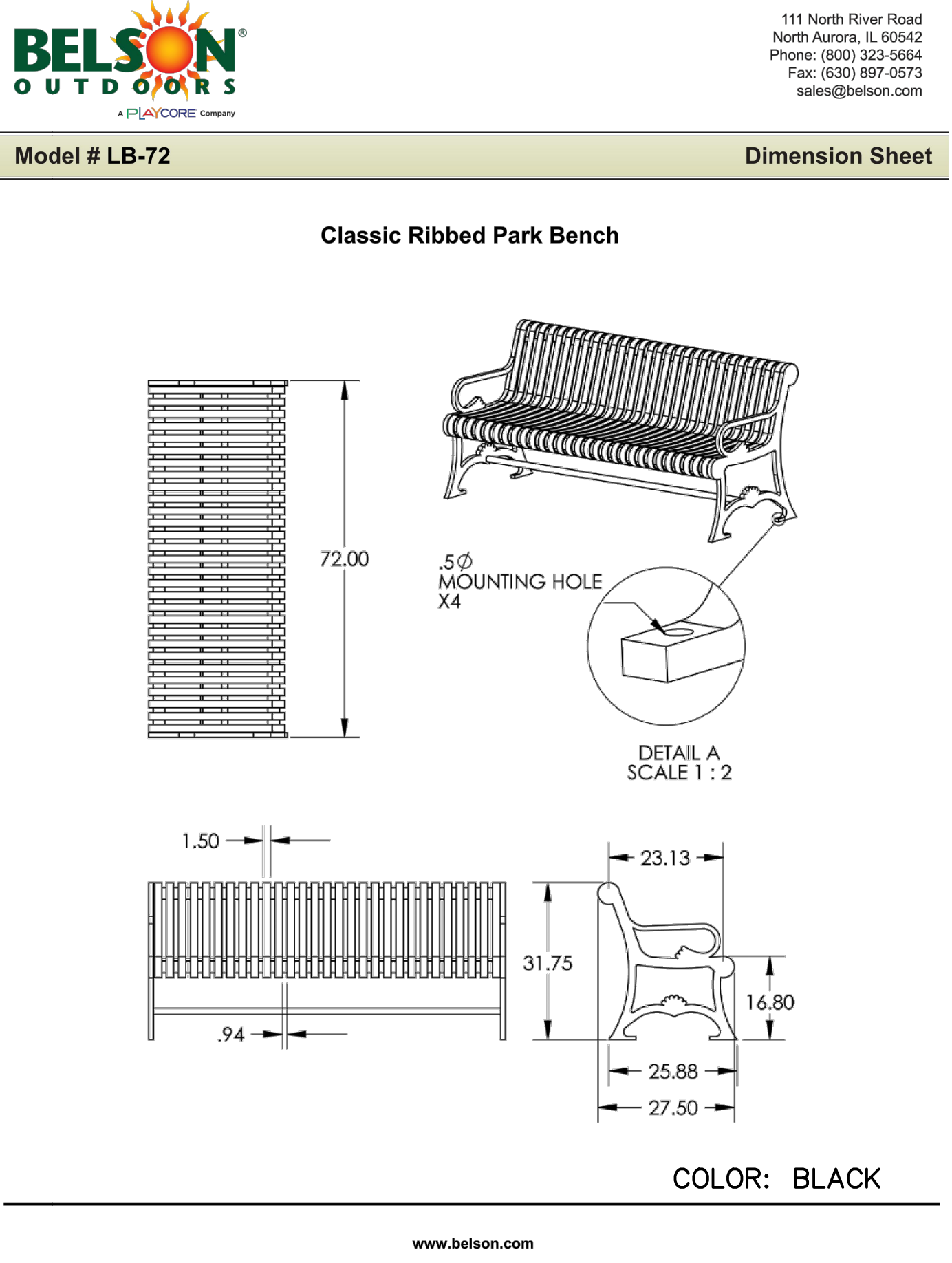
OPEN SPACE

NAME	REQUIRED OPEN SPACE	PROVIDED OPEN SPACE	TREE PATTERN
OS5C	0.3 ACRES	0.308 ACRES	MIN. 4 TREES

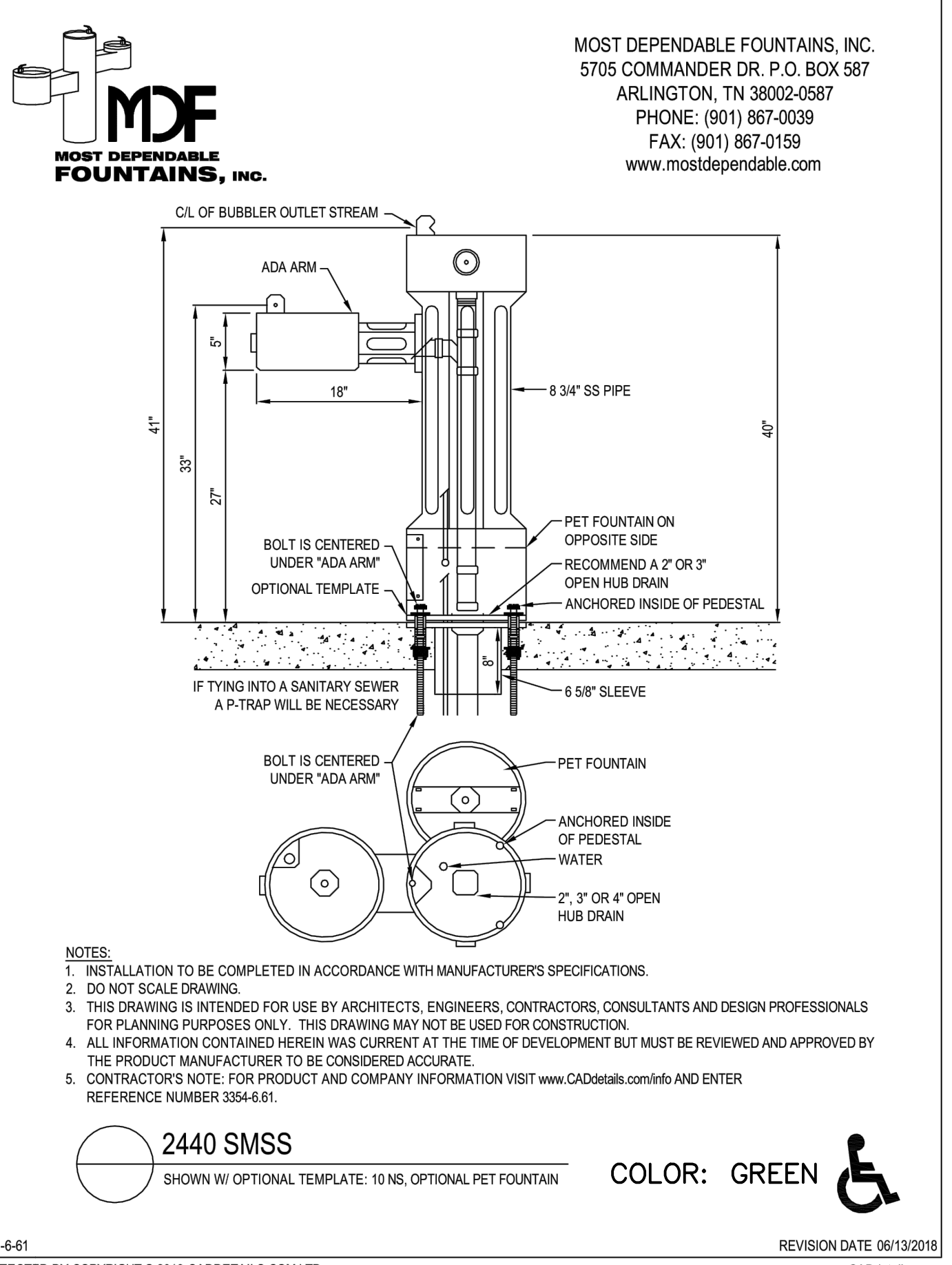
OWNER/DEVELOPER
LAKESIDE DFW LAND LTD.
809 LAKE CAROLYN PARKWAY, SUITE 160
TOWN OF FLOWER MOUND
FL REBECCA EVERITT
Contact: 469.533.4144



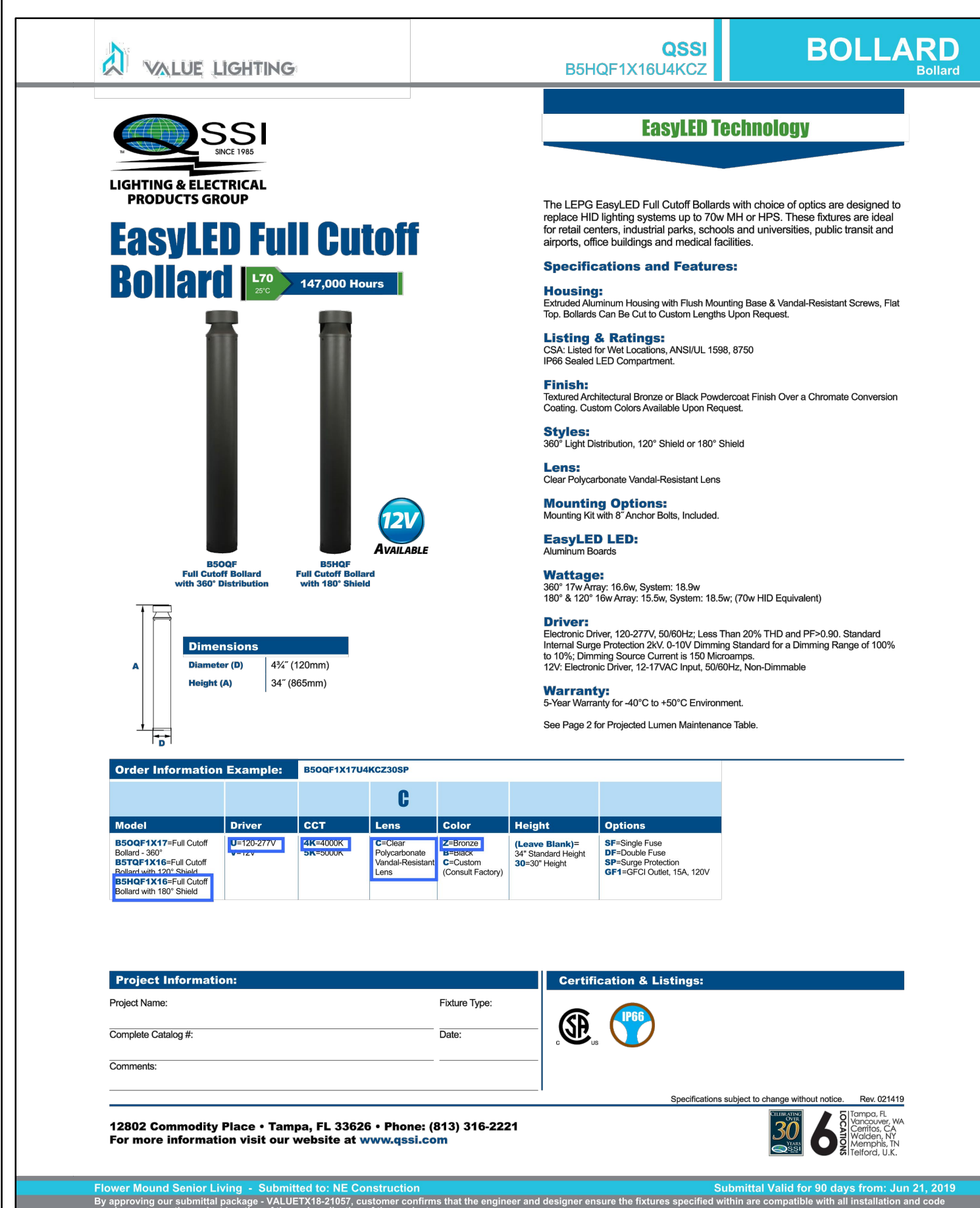
1. TRASH RECEPTACLE DETAIL
NTS



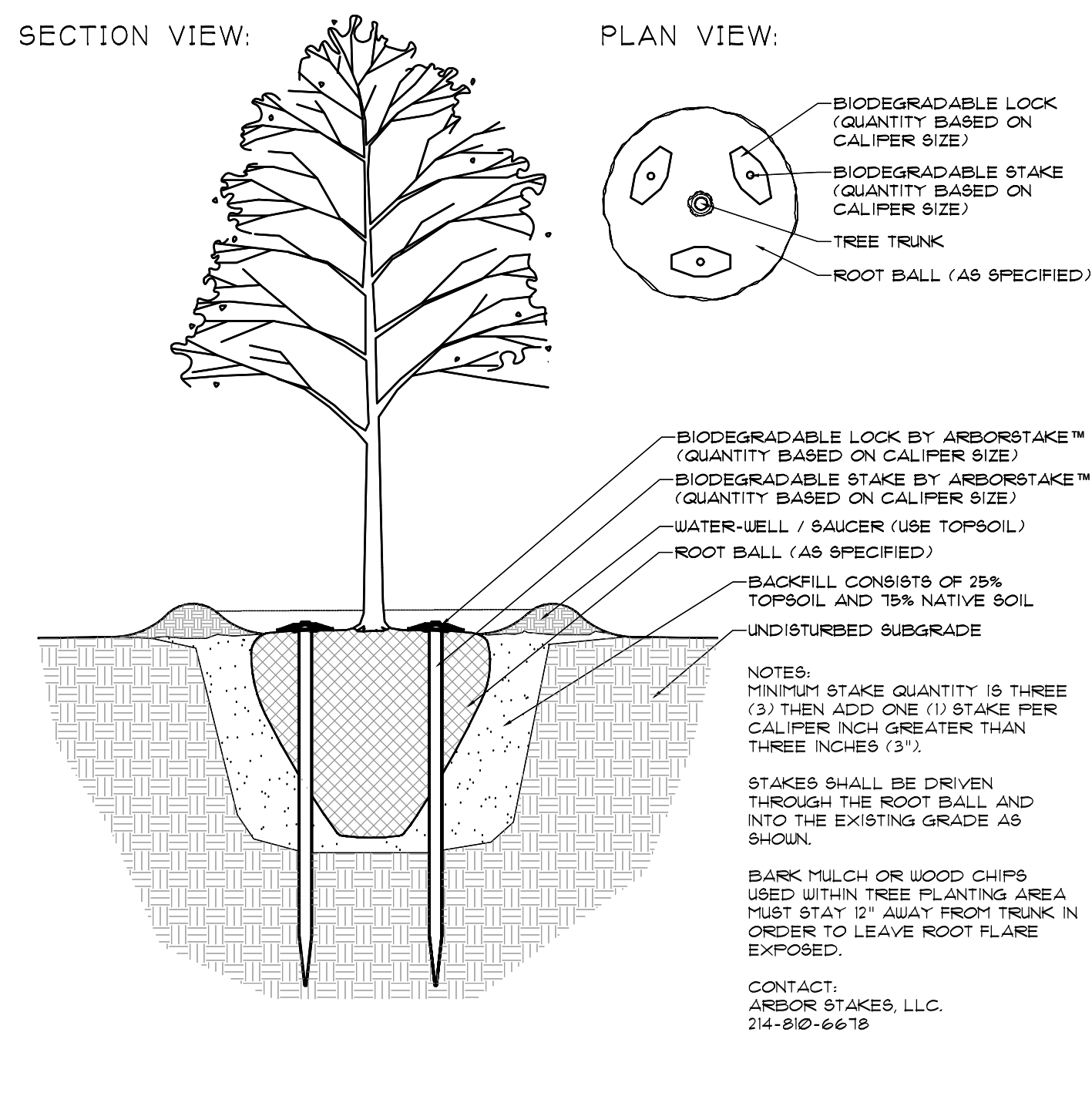
2. PARK BENCH DETAIL
NTS



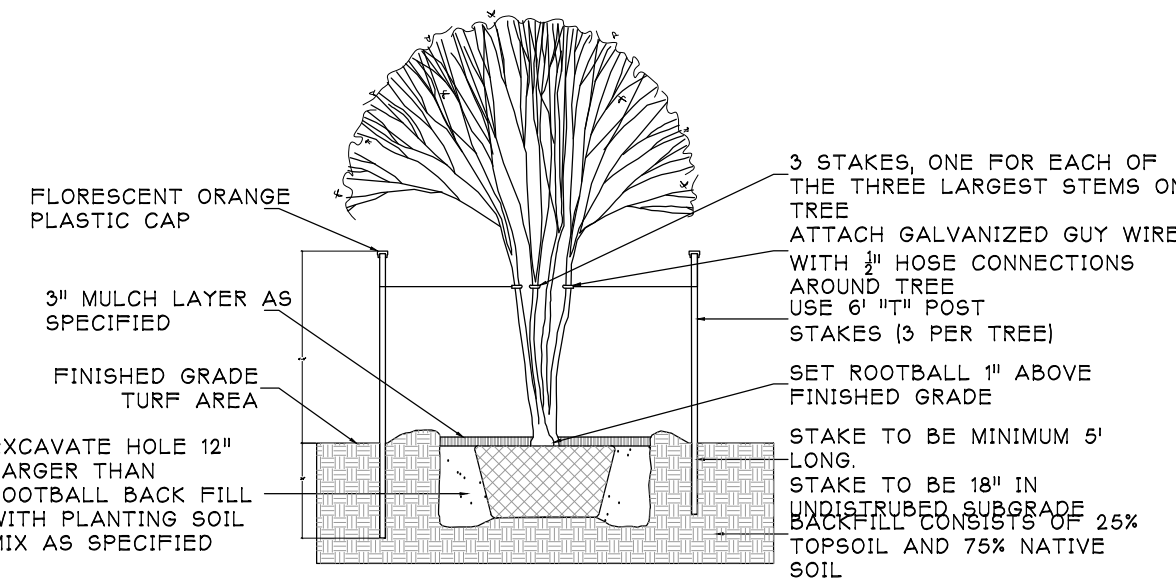
3. DRINKING FOUNTAIN DETAIL
NTS



4. STREET BOLLARD DETAIL
NTS



5. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



6. MULTI TRUNK TREE STAKING
1/4"=1'

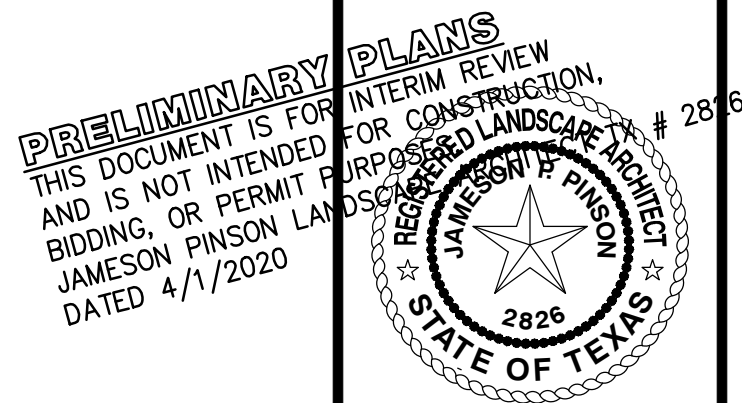
LANDSCAPE NOTES:
Town of Flower Mound

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

LAKESIDE VILLAS
LAKESIDE TOWER
Lot 2R, Block A
1733 Acres
in the

JAMES N. TANNER HILL SURVEY, ABSTRACT NO. 1548
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

LANDSCAPE DETAILS



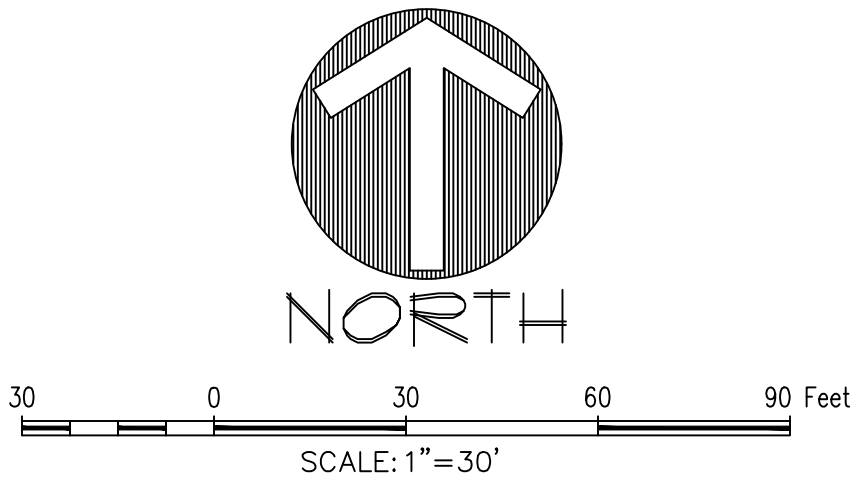
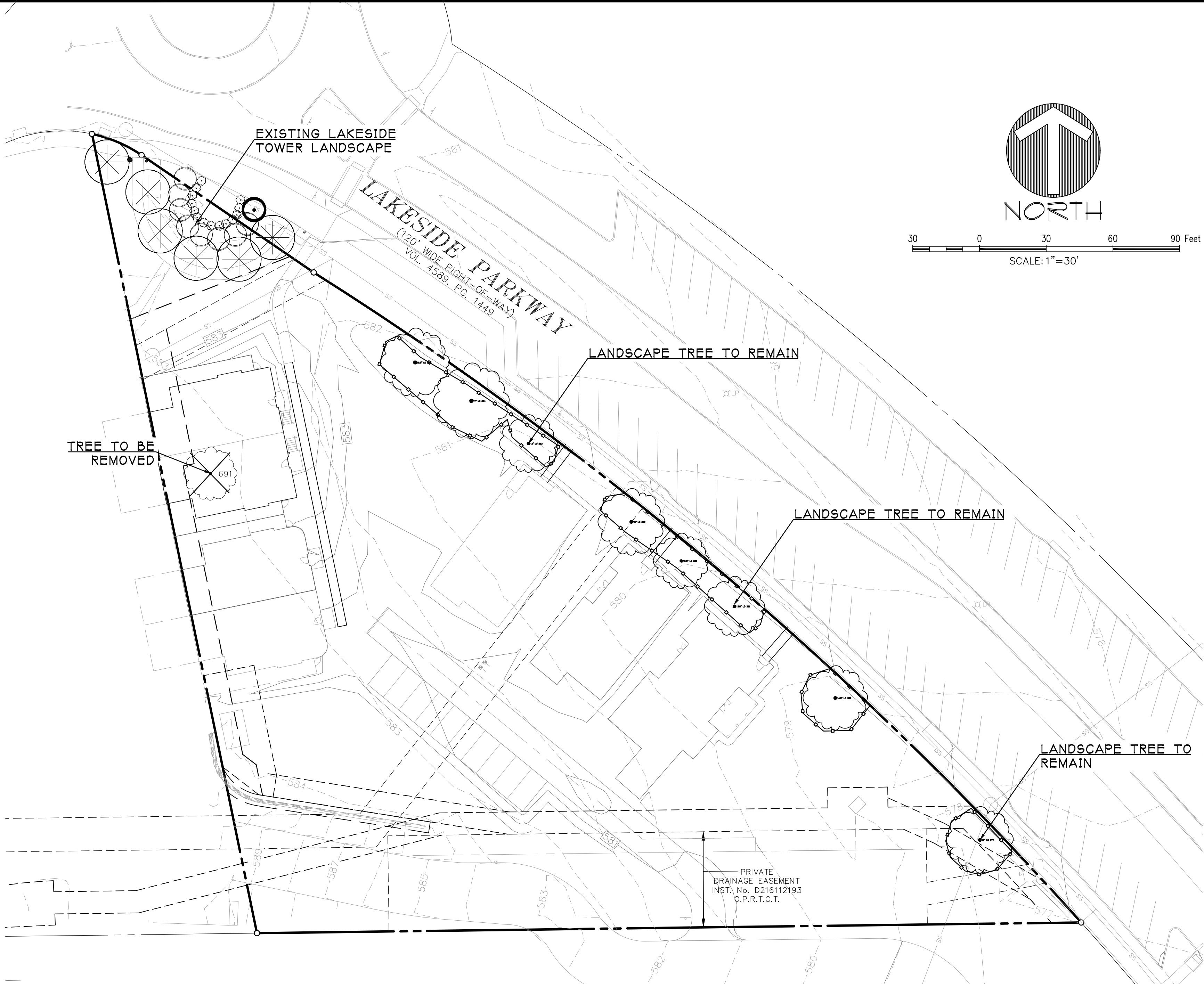
Drawn By: XD
Date: 12/23/2019
Scale:
Revisions:
03/31/2020

RCL-19000

OWNER/DEVELOPER
LAKESIDE DFW LAND LTD.
909 LAKE CAROLYN PARKWAY, SUITE 150
TOWN OF FLOWER MOUND
Ph: REBECCA EVERITT
Contact: 469.533.4144

L1.1

Fig. 2: Property VEG-19000 Drawings (P & Civil Plans) Drawn by RCL-19000 TS
Revised: 4/1/2021 9:27 AM, by RCL-19000 TS
Scale: 1/16"=1'-0" (1/16"=1'-0")



LEGEND

- TREE TO REMAIN
- TREE TO BE REMOVED
- TREE PROTECTION FENCING

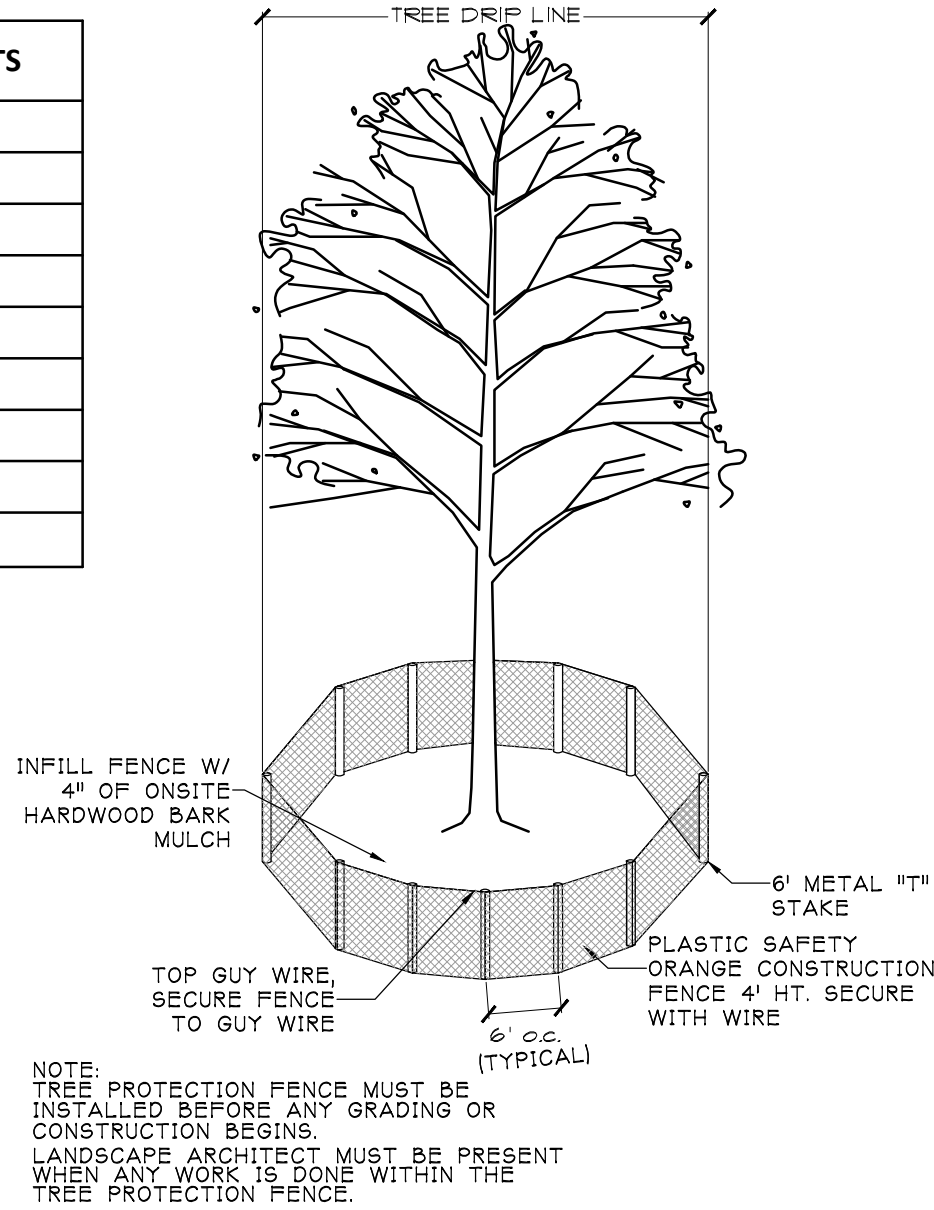
TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	CREDITS	DEBITS
1	677	15	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
2	360	14.5	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
3	361	13.5	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
4	680	12.5	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
5	362	15	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
6	363	13	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
7	364	17	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
8	365	15.5	LIVE OAK	Quercus virginiana	YES	NO	NO	exempt	YES		
9	691	12,12,12	BLACK WALNUT	Juglans nigra	YES	NO	YES	multitrunk; exempt	YES		

TREE MITIGATION TABLE				
Total # of specimen trees:				0
Specimen trees to be removed within a residential zone:				0
Specimen tree credits (less PO):				0
Specimen tree mitigation (2X cal. Inches removed)/3":				0
Protected trees within a residential zone:				3
Protected tree mitigation:				0
Protected tree credits:				0
Total required tree mitigation:				0

EXISTING TREES ALONG LAKESIDE PARKWAY WERE INSTALLED WITH THE ORIGINAL INFRASTRUCTURE AND ARE CLASSIFIED AS "LANDSCAPE TREES". THEREFORE, THE EXISTING TREES ARE EXEMPT AND NO MITIGATION IS REQUIRED.



1. TREE PROTECTION FENCING

The John R. McAdams Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1812
TPE: 19762 TPLS: 10194440
www.mcadamsco.com

MCADAMS

LAKESIDE VILLAS
Lot 2R, Block A
LAKESIDE TOWER
1733 Acres
in the
JAMES N. TANNER HILL SURVEY, ABSTRACT NO. 1648
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LAND ARCHITECTS, P.C.
DATED 4/1/2020

REGISTERED LANDSCAPE ARCHITECT
2816
STATE OF TEXAS
2826

Drawn By: XD
Date: 12/23/2019
Scale: 1"=30'
Revisions:
03/31/2020

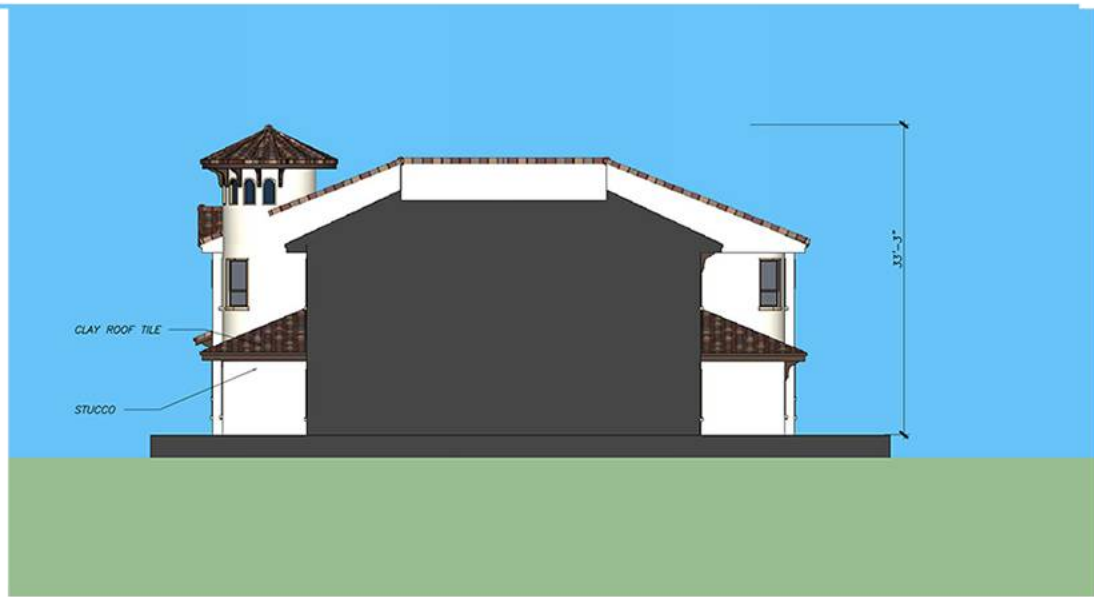
RCL-19000

OWNER/DEVELOPER
LAKESIDE DFW LAND LTD.
909 LAKE CAROLYN PARKWAY, SUITE 150
TOWN OF FLOWER MOUND
Ph: REBECCA EVERITT
Contact: 469.533.4144

T1.0



01 NORTH ELEVATION
1/8" = 1'-0"



02 WEST ELEVATION
1/8" = 1'-0"



03 EAST ELEVATION
1/8" = 1'-0"



04 SOUTH ELEVATION
1/8" = 1'-0"

Building "North"

	North		West		East		South	
		%		%		%		%
Total Faade S.F.	1285		850		1327		1207	
Faade S.F. Minus Doors and Windows	1051		808		1022		988	
Doors and Windows S.F.	234		42		305		219	
Primary Masonry Totals - Min 80%	981	93.30%	786	97.30%	914	89.40%	902	91.30%
Stucco S.F.	981	100%	786	100%	914	100%	902	100%
Brick S.F.	0	0%	0	0%	0	0%	0	0%
Secondary Masonry Totals- Max 20%	70	6.70%	22	2.30%	108	10.60%	86	8.70%
Trim S.F.	70	100%	22	100%	108	100%	86	100%
Hardplank S.F.	0	0%	0	0%	0	0%	0	0%

BUILDING - "NORTH "

Van Trease Lakeside Condos
Flower Mound, Texas

Revisions:

Job no.:

Issue date:

Sheet info:

MATERIALS
ELEVATIONS

Sheet no.

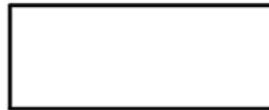
A101

BUILDING - "NORTH "

EXTERIOR FINISH

COLORS AND

MATERIALS



East Facade: 914 SF
North Facade: 981 SF
West Facade: 786 SF
South Facade: 902 SF

STUCCO

BASIS OF DESIGN
DRYVIT Natural Stucco
Color To Match
SW 7008 "ALABASTER STUCCO"



East Facade: 305 SF
North Facade: 234 SF
West Facade: 42 SF
South Facade: 219 SF

WINDOWS

BASIS OF DESIGN
VINYL
Frame Color "Dark Bronze"
Glass Color: Clear



CLAY ROOF TILE

BASIS OF DESIGN
Boral Roof Tile
Color: BLEND OF
20% Marbled Terra Cotta
20% Chestnut Burnt
20% Casa Grande
20% Continental Seville
10% Continental Bisque
10% Sandstorm



01 WEST ELEVATION
1/8" = 1'-0"



02 SOUTH ELEVATION
1/8" = 1'-0"



03 EAST ELEVATION
1/8" = 1'-0"



04 NORTH ELEVATION
1/8" = 1'-0"

Building "South"

	West		South		East		North	
		%		%		%		%
Total Faade S.F.	850		1285		1327		1207	
Faade S.F. Minus Doors and Windows	808		1051		1022		988	
Doors and Windows S.F.	42		234		305		219	
Primary Masonry Totals - Min 80%	786	97.30%	981	93.30%	914	89.40%	902	91.30%
Stucco S.F.	786	100%	981	100%	914	100%	902	100%
Brick S.F.	0	0%	0	0%	0	0%	0	0%
Secondary Masonry Totals- Max 20%	22	2.30%	70	6.70%	108	10.60%	86	8.70%
Trim S.F.	22	100%	70	100%	108	100%	86	100%
Hardplank S.F.	0	0%	0	0%	0	0%	0	0%

BUILDING - "SOUTH "

Van Trease Lakeside Condos
Flower Mound, Texas

Revisions:

Job no.:

Issue date:

Sheet info:

MATERIALS
ELEVATIONS

Sheet no.

A102

BUILDING - "SOUTH" **EXTERIOR FINISH** **COLORS AND** **MATERIALS**



East Facade: 914 SF
North Facade: 902 SF
West Facade: 786 SF
South Facade: 981 SF

STUCCO

BASIS OF DESIGN
DRYVIT Natural Stucco
Color To Match
SW 7646 "FIRST STAR"
South Most BLDG
SW 9165 "GOSSAMER VEIL"



East Facade: 305 SF
North Facade: 219 SF
West Facade: 42 SF
South Facade: 234 SF

WINDOWS

BASIS OF DESIGN
VINYL
Frame Color "Dark Bronze"
Glass Color: Clear

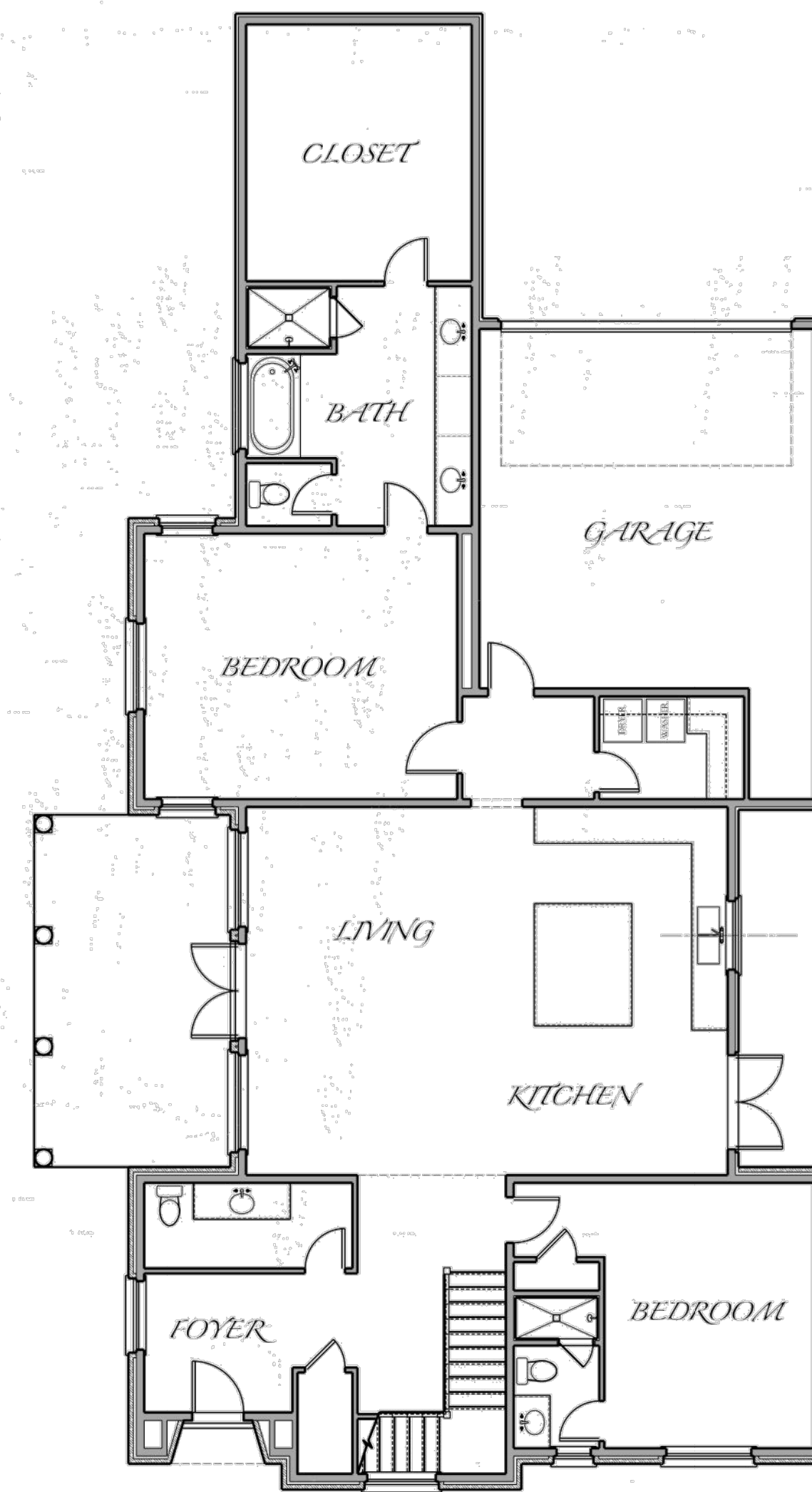
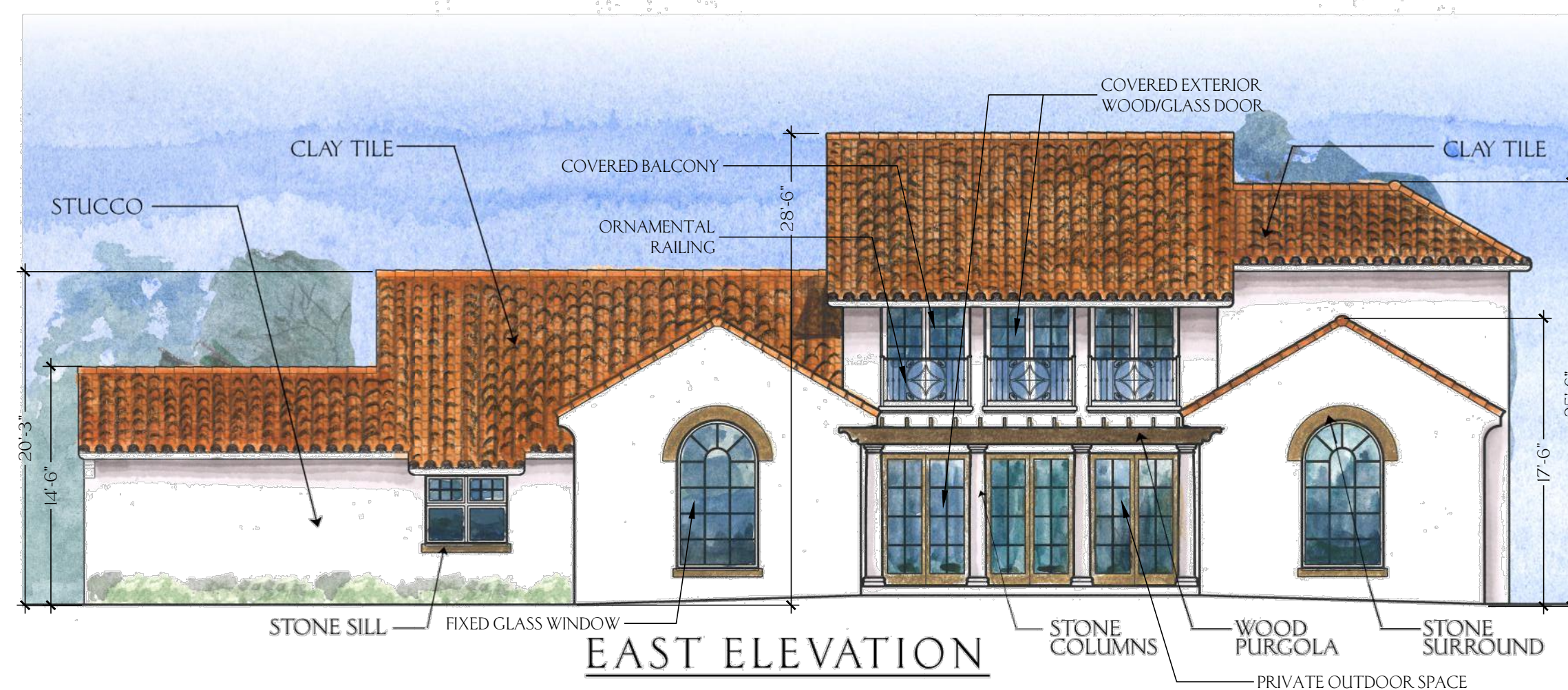
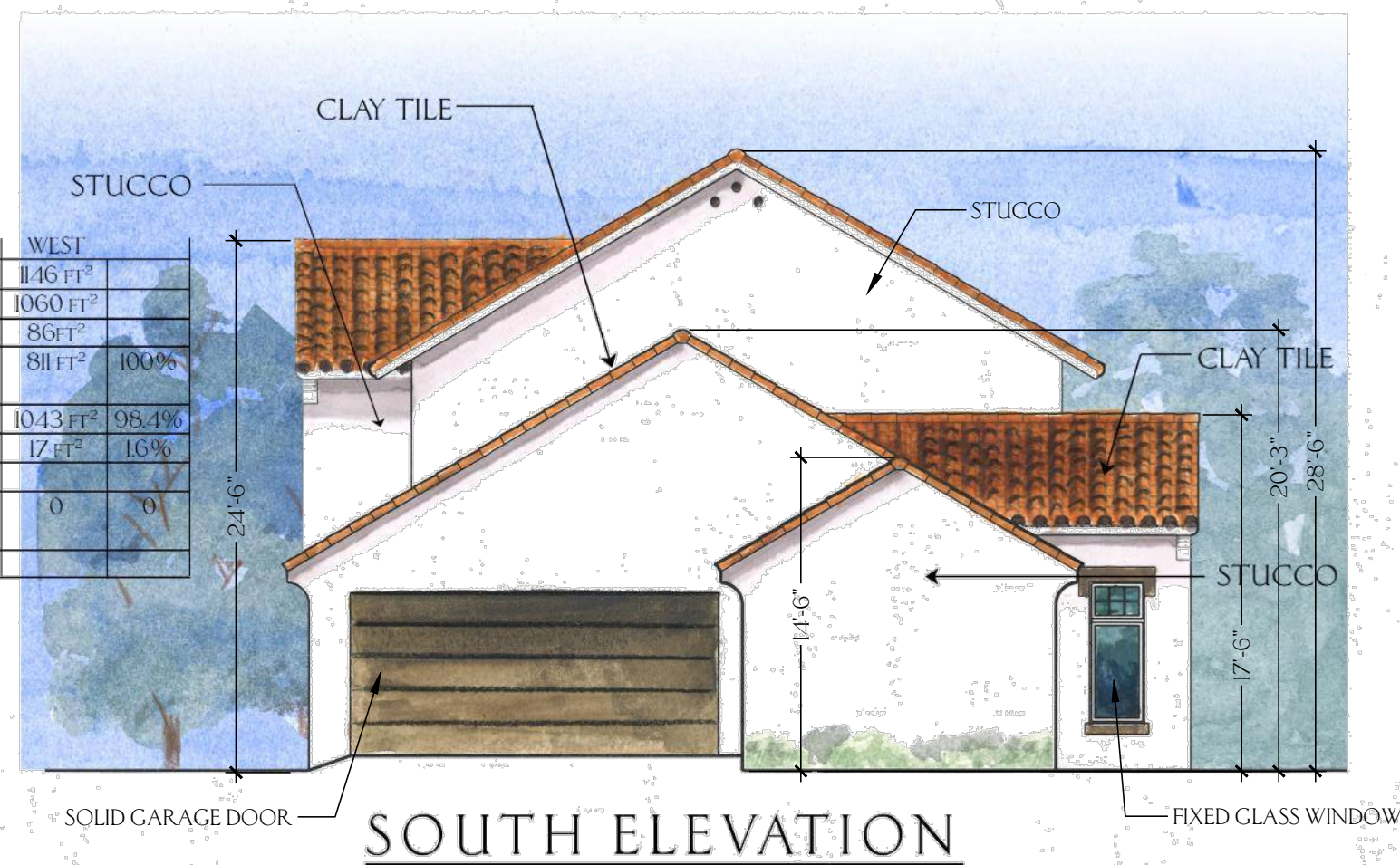


CLAY ROOF TILE

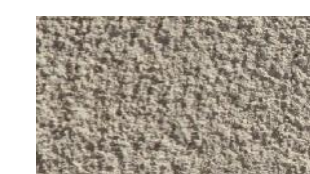
BASIS OF DESIGN
Boral Roof Tile
Color: BLEND OF
20% Marbled Terra Cotta
20% Chestnut Burnt
20% Casa Grande
20% Continental Seville
10% Continental Bisque
10% Sandstorm

MATERIAL CALCULATION TABLE									STUCCO
		NORTH		SOUTH		EAST		WEST	
1	TOTAL FACADE	763 FT ²		772 FT ²		1109 FT ²		1146 FT ²	
2	NET FACADE	640 FT ²		647 FT ²		811 FT ²		1060 FT ²	
3	DOORS & WINDOWS	123 FT ²		125 FT ²		298 FT ²		86 FT ²	
4	PRIMARY MASONRY (MIN 80%)	640 FT ²	100%	647 FT ²	100%	811 FT ²	100%	811 FT ²	
	STUCCO	590 FT ²	92.2%	647 FT ²	100%	793 FT ²	97.8%	1043 FT ²	
	STONE	50 FT ²	7.8%			18 FT ²	2.2%	17 FT ²	
	BRICK								
5	SECONDARY MASONRY (MAX 20%)	0	0	0	0	0	0	0	

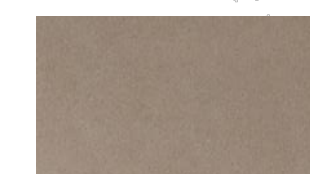
REFER TO SECTION 7.3 - NON RESIDENTIAL GROUND FLOOR FOR COMPLIANCE ON ALL FLOOR ELEVATIONS, ENTRY DOORS, WINDOWS, PRIVATE OUTDOOR SPACES AND OTHER ITEMS



EXTERIOR FINISH COLORS & MATERIALS



STUCCO
DRIVIT NATURAL STUCCO
COLOR TO MATCH
SW7666 FLEUR DE SOL



CAST STONE[®]
DRYTAMP
COLOR TO MATCH
SANDSTONE[®]

NORTH FACADE - 38'S
SOUTH FACADE - 00'S
EAST FACADE - 18'SF
WEST FACADE - 17'SF



ROUGH STONE
COLOR TO MATCH
SANDSTONE

NORTH FACADE - 22 S
SOUTH FACADE - 00 S
EAST FACADE - 00 S
WEST FACADE - 00 S



CLAY TILE ROOFING
BORAL ROOF TILE
COLOR BLEND

20% MARBLED TERRA COTTA
20% CHESNUT BURNT
20% CASA GRANDE
20% CONTINENTAL SEVILLE
10% CONTINENTAL BISQUE
10% SANDSTORM

NORTH ELEVATION

EXTERIOR FINISH
COLORS & MATERIALS



STUCCO
DRIVIT NATURAL STUCCO
COLOR TO MATCH
SW9166 DRIFT OF MIST
NORTH FACADE - 696 SF
SOUTH FACADE - 908.5 SF
EAST FACADE - 282 SF
WEST FACADE - 643 SF



CAST STONE
DRYTAMP
COLOR TO MATCH
SANDSTONE
NORTH FACADE - 10 SF
SOUTH FACADE - 6 SF
EAST FACADE - 22 SF
WEST FACADE - 00 SF



ROUGH STONE
COLOR TO MATCH
SANDSTONE
NORTH FACADE - 00 SF
SOUTH FACADE - 00 SF
EAST FACADE - 22 SF
WEST FACADE - 00 SF



CLAY TILE ROOFING
BORAL ROOF TILE
COLOR BLEND
20% MARBLE TERRA COTTA
20% CHESNUT BURNT
20% CASA GRANDE
20% CONTINENTAL SEVILLE
10% CONTINENTAL BISQUE
10% SANDSTORM

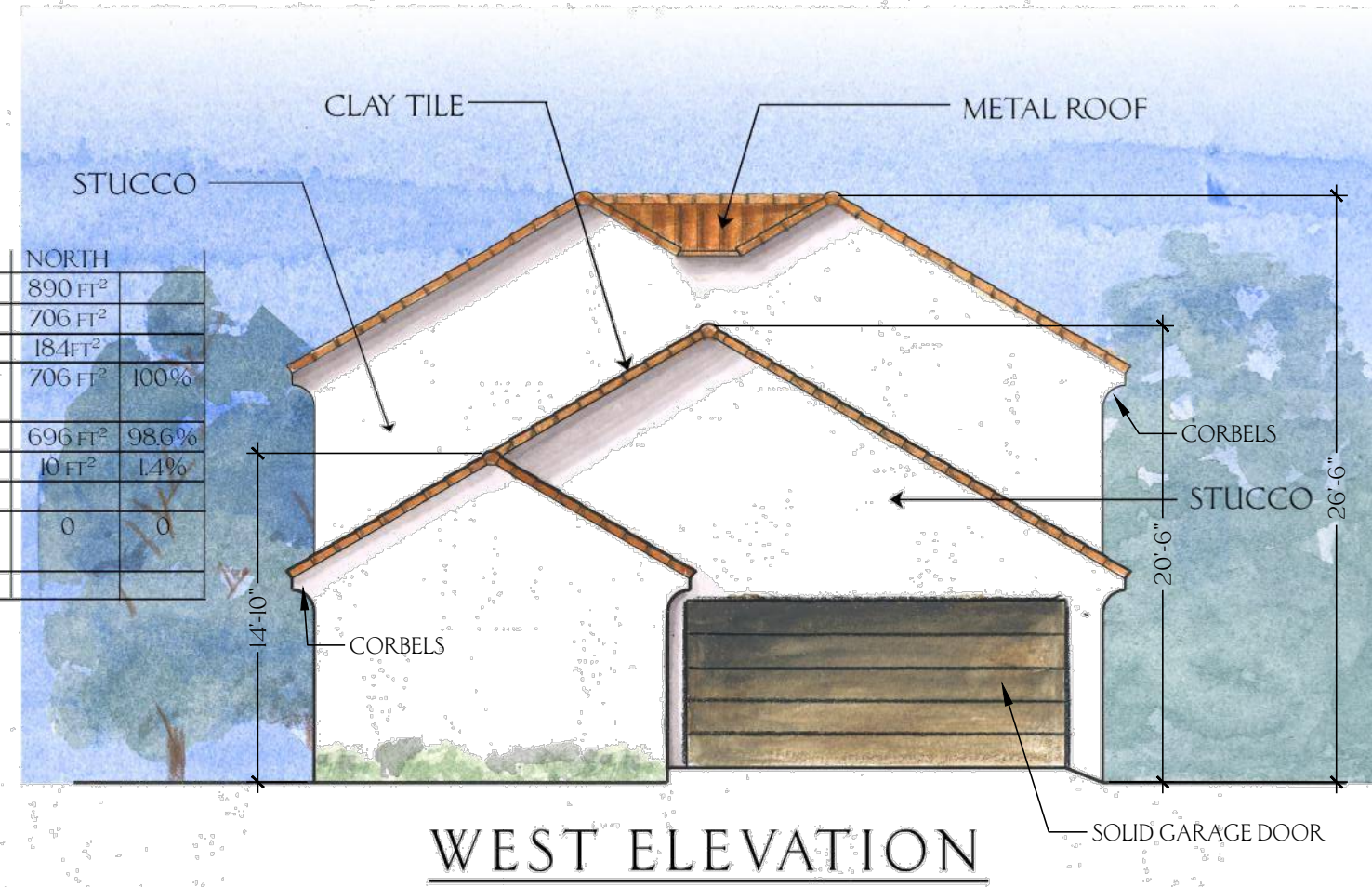


ROUGH STONE
COLOR TO MATCH
TERRA COTTA
EAST FACADE - 50 SF

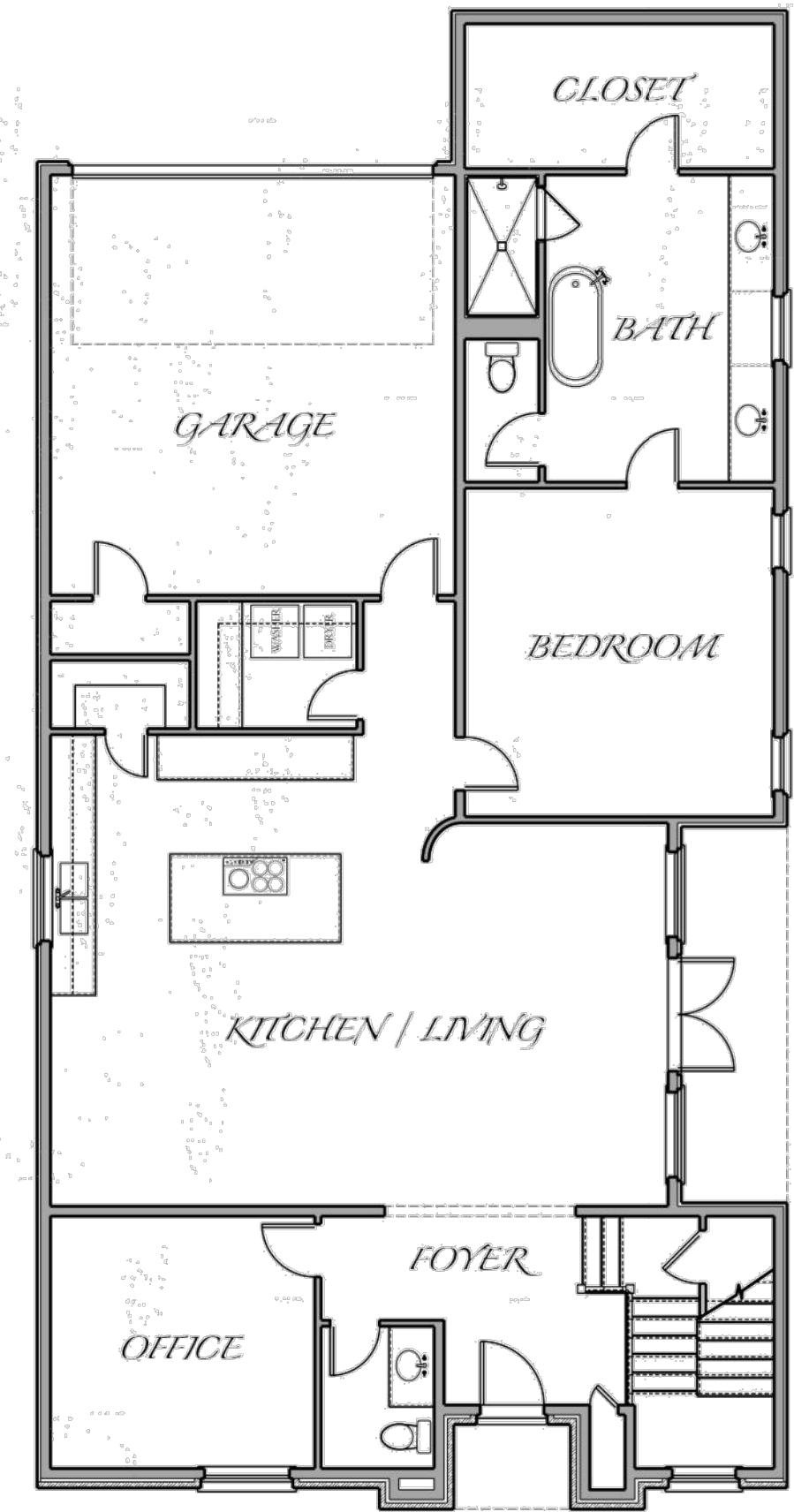
MATERIAL CALCULATION TABLE

	EAST	WEST	SOUTH	NORTH
1 TOTAL FACADE	683 FT ²	771 FT ²	914 FT ²	890 FT ²
2 NET FACADE	576 FT ²	643 FT ²	908.5 FT ²	706 FT ²
3 DOORS & WINDOWS	107 FT ²	128 FT ²	55 FT ²	184 FT ²
4 PRIMARY MASONRY (MIN 80%)	576 FT ²	643 FT ²	908.5 FT ²	706 FT ²
STUCCO	482 FT ²	83.7%	643 FT ²	100%
STONE	44 FT ²	7.6%	6 FT ²	1.4%
BRICK	50 FT ²	8.7%		
5 SECONDARY MASONRY (MAX 20%)	0	0	0	0

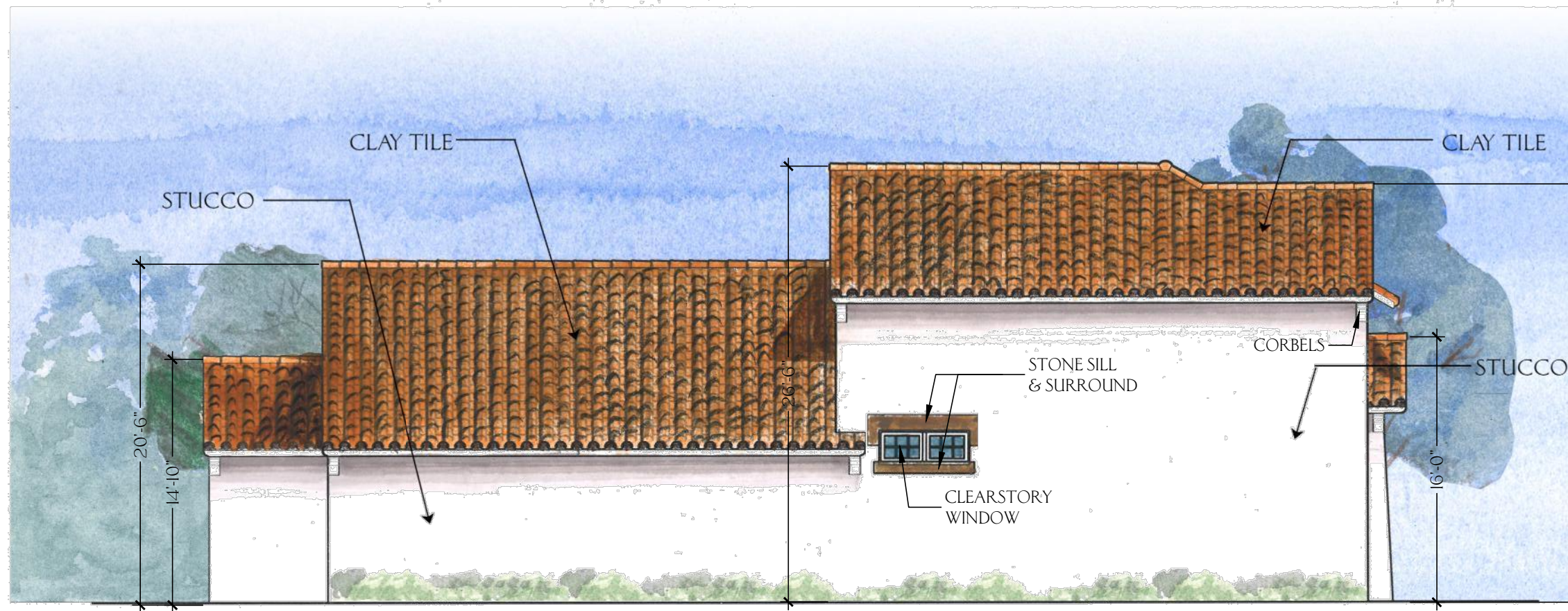
REFER TO SECTION 7.3 - NON RESIDENTIAL GROUND FLOOR FOR COMPLIANCE ON ALL FLOOR ELEVATIONS, ENTRY DOORS, WINDOWS, PRIVATE OUTDOOR SPACES AND OTHER ITEMS



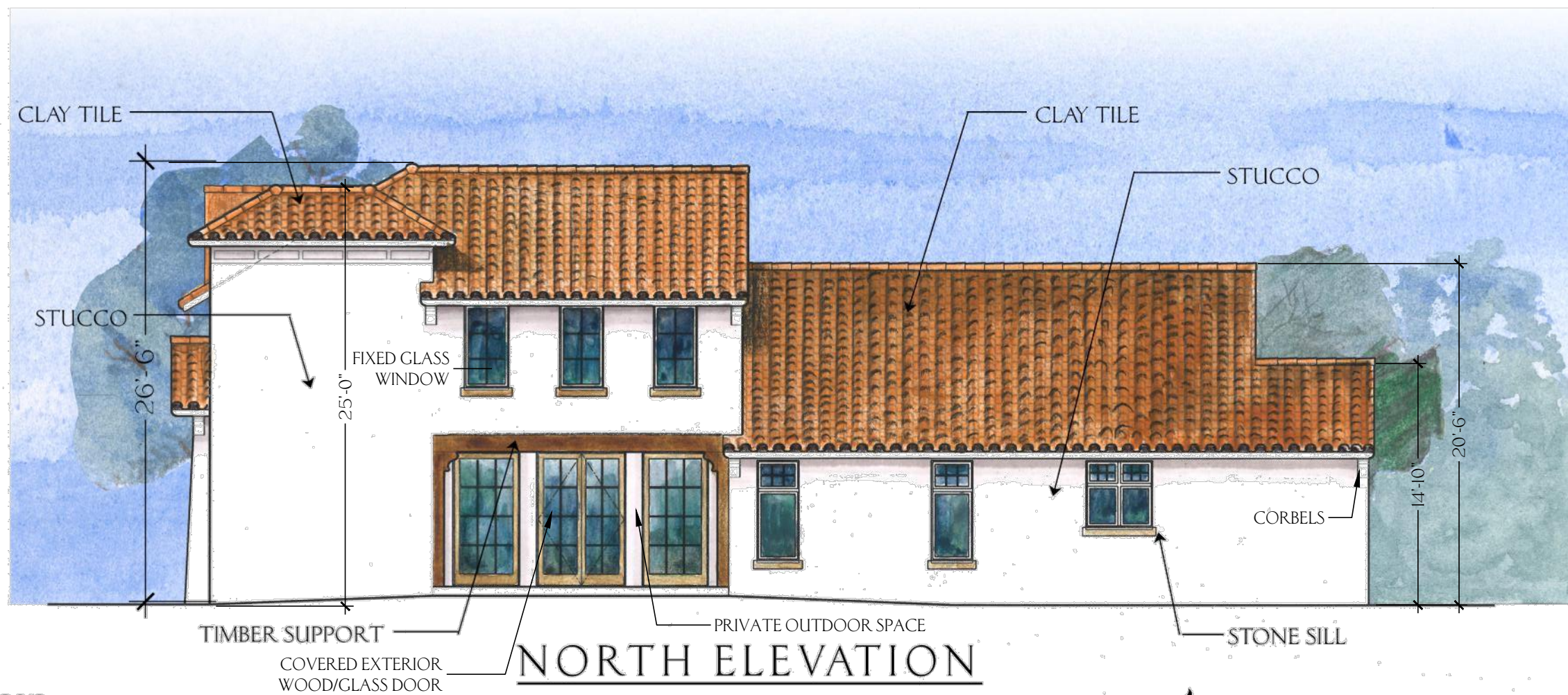
WEST ELEVATION



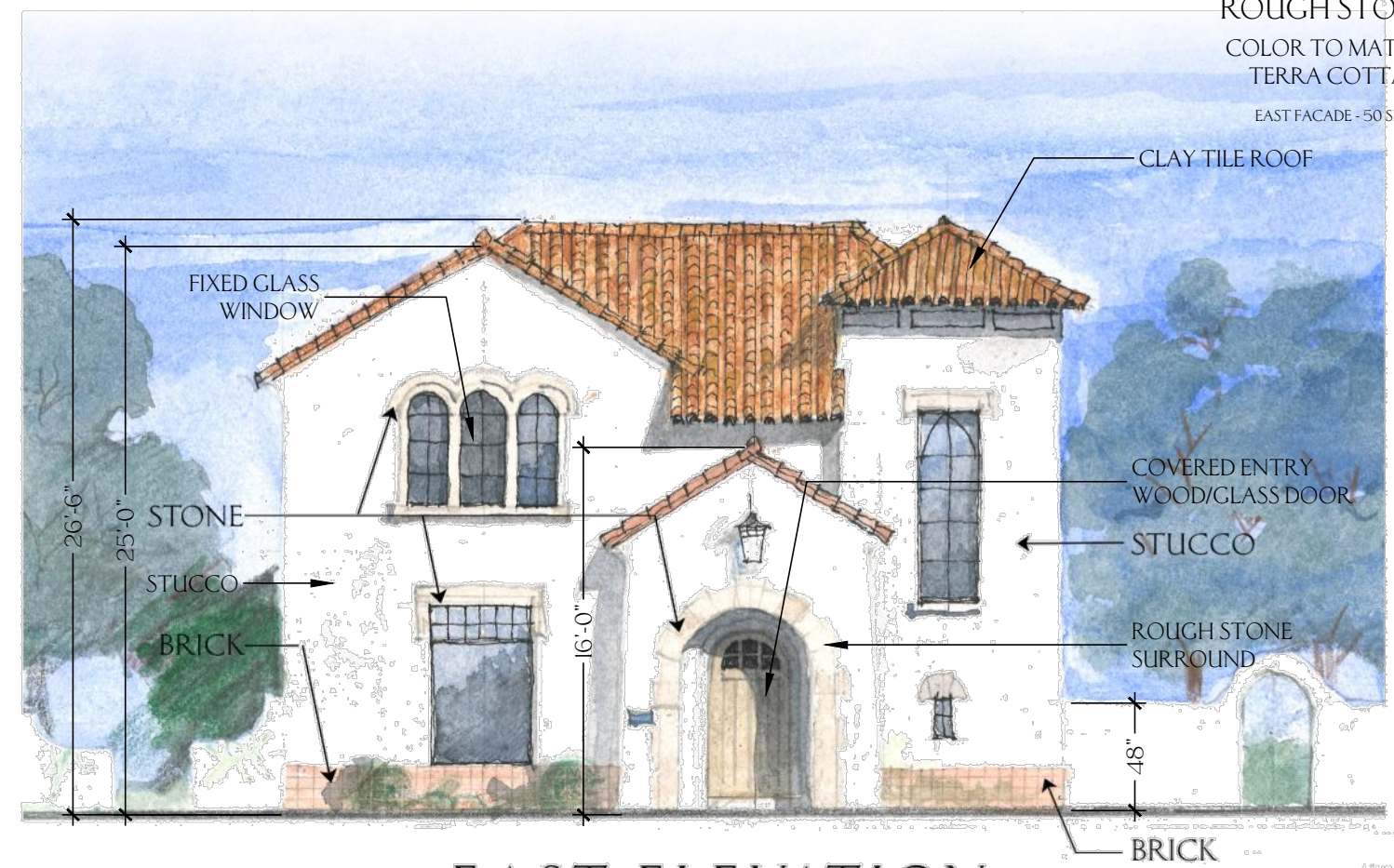
UNIT PLAN



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

EXTERIOR FINISH
COLORS & MATERIALS



STUCCO
DRIVIT NATURAL STUCCO
COLOR TO MATCH
SW7666 FLEUR DE SOL
NORTH FACADE - 488.25 SF
SOUTH FACADE - 712 SF
EAST FACADE - 1021 SF
WEST FACADE - 923.5 SF



CAST STONE
DRYTAMP
COLOR TO MATCH
SANDSTONE

NORTH FACADE - 23.25 SF
SOUTH FACADE - 00 SF
EAST FACADE - 22.5 SF
WEST FACADE - 27.5 SF



ROUGH STONE
COLOR TO MATCH
SANDSTONE

NORTH FACADE - 28 SF
SOUTH FACADE - 00 SF
EAST FACADE - 00 SF
WEST FACADE - 32 SF

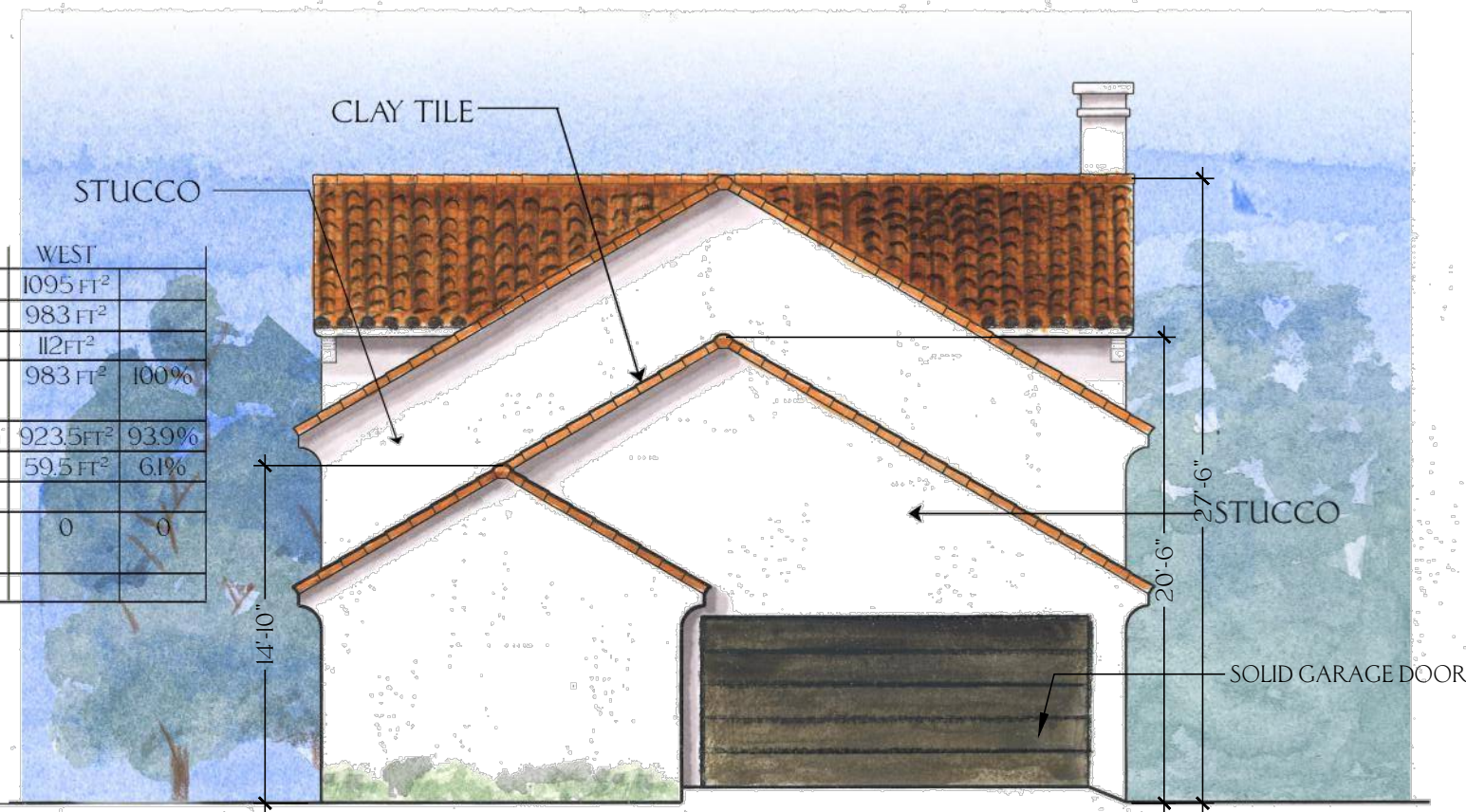


CLAY TILE ROOFING
BORAL ROOF TILE
COLOR BLEND

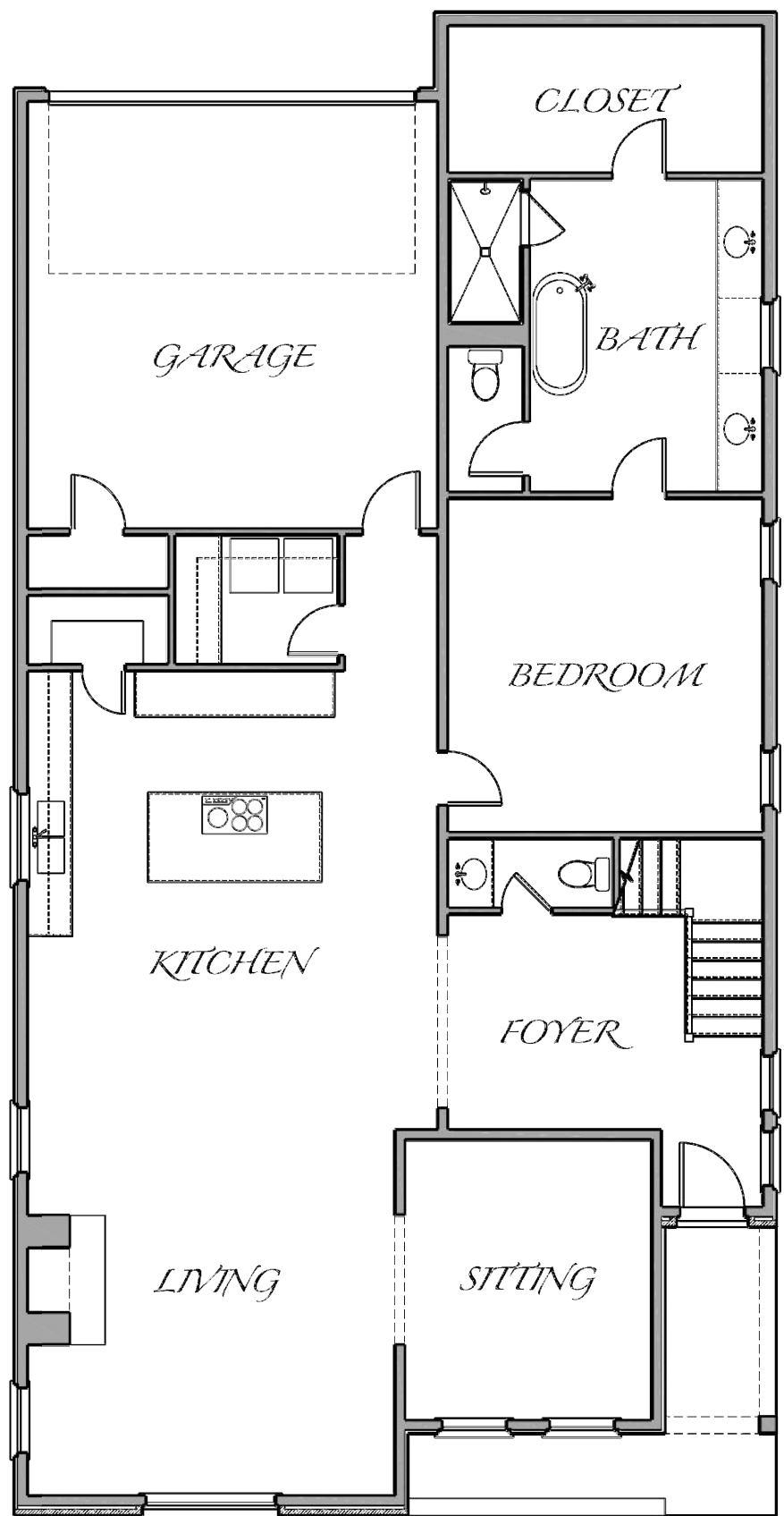
20% MARBLED TERRA COTTA
20% CHESNUT BURNIT
20% CASA GRANDE
20% CONTINENTAL SEVILLE
10% CONTINENTAL BISQUE
10% SANDSTORM

MATERIAL CALCULATION TABLE		NORTH		SOUTH		EAST		WEST	
1	TOTAL FACADE	669 Ft ²		840 Ft ²		1130 Ft ²		1095 Ft ²	
2	NET FACADE	539.5 Ft ²		712 Ft ²		1043.5 Ft ²		983 Ft ²	
3	DOORS & WINDOWS	129.5 Ft ²		128 Ft ²		86.5 Ft ²		112 Ft ²	
4	PRIMARY MASONRY (MIN 80%)	539.5 Ft ²		712 Ft ²		1043.5 Ft ²		983 Ft ²	
		100%		100%		100%		100%	
	STUCCO	488.25 Ft ²		90.5%		712 Ft ²		1021 Ft ²	
	STONE	51.25 Ft ²		9.5%		22.5 Ft ²		2.2%	
	BRICK	0		0		0		0	
5	SECONDARY MASONRY (MAX 20%)	0		0		0		0	

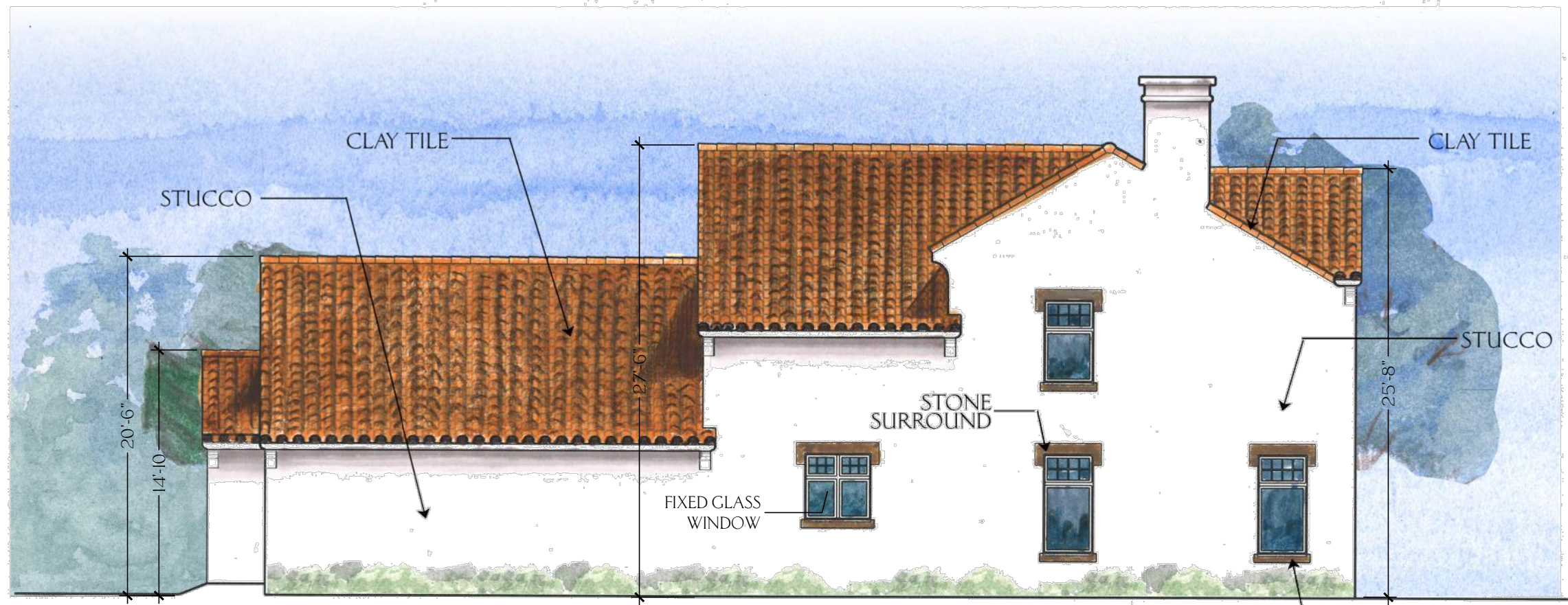
REFER TO SECTION 7.3 - NON RESIDENTIAL GROUND
FLOOR FOR COMPLIANCE ON ALL FLOOR ELEVATIONS,
ENTRY DOORS, WINDOWS, PRIVATE OUTDOOR SPACES
AND OTHER ITEMS



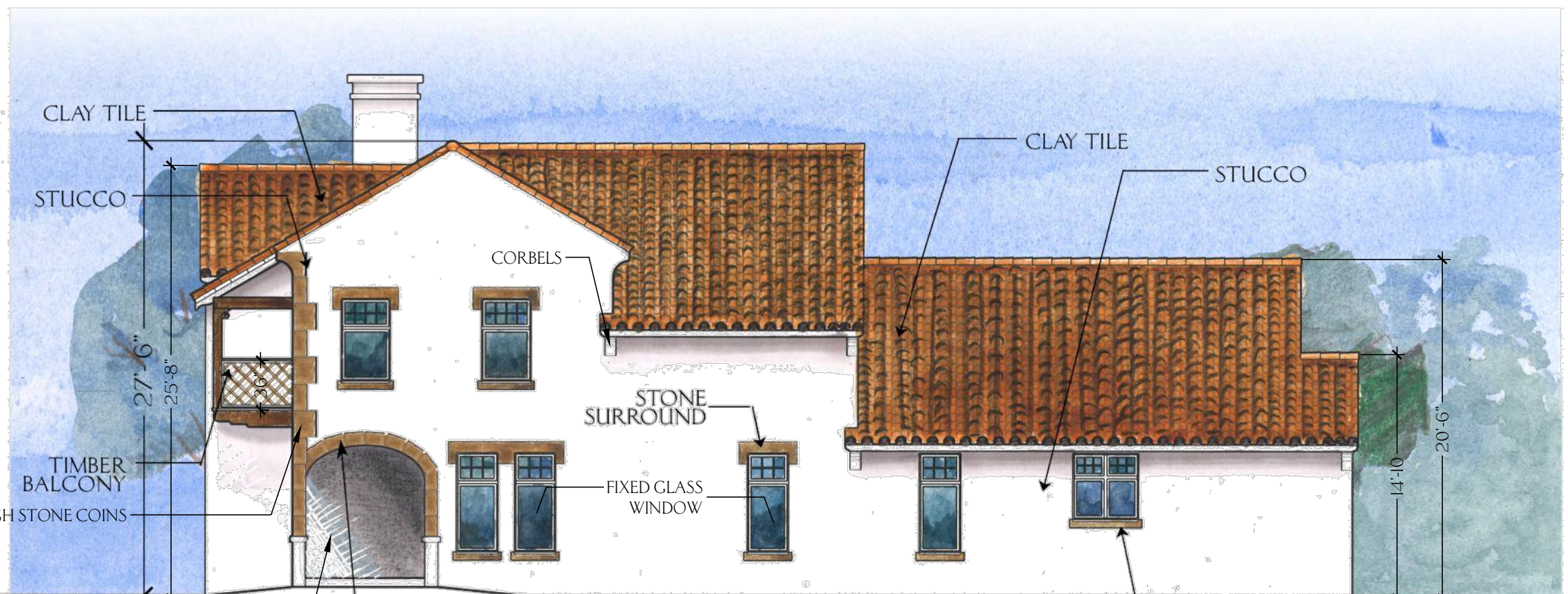
SOUTH ELEVATION



UNIT PLAN



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CAST STONE



COPPER DRAINSPOUT

Attachment B1: Site Plan Package



ROUGH CUT STONE



SHUTTERS



STUCCO

Attachment B1: Site Plan Package



TILE PAVERS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: June 8, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA19-0005 – Grace Park) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Low Density Residential uses to Medium Density Residential uses. The property is generally located south of Cross Timbers Road and east of Regency Park Court.**

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 (ZPD19-0013), 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 Low Density Residential to Medium Density Residential uses on approximately 9.796 acres of land. The proposed Master Plan Amendment would allow the applicant to proceed with the companion zoning application to develop the property with 27 medium density homes. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Low Density Residential as "residential development, typically being single family detached residential development with minimum 15,000 square foot lots (nominally 1/3 acre) or greater". The requested Medium Density Residential designation is defined as "residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater." The property to the west, south and east is currently designated for Low Density Residential uses. The property to the north across Cross Timbers Road is designated for Medium Density Residential uses.

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. Project No. MPA19-0005 had a total of 49 Property Owner Notifications mailed. At the time this report was written, the Town had received 0 items of correspondence in support and 25 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

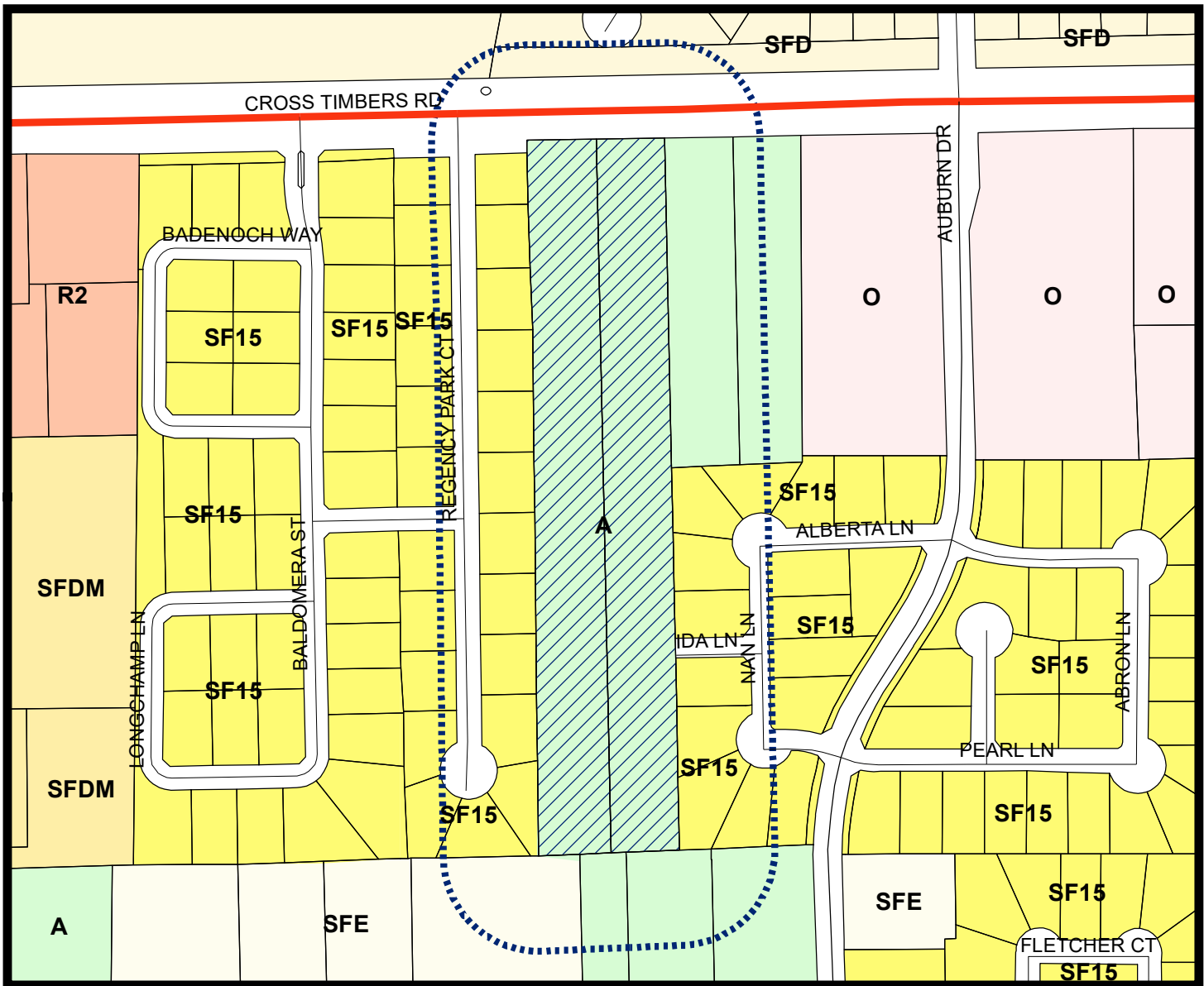
B. Application Details

1. Master Plan Exhibit

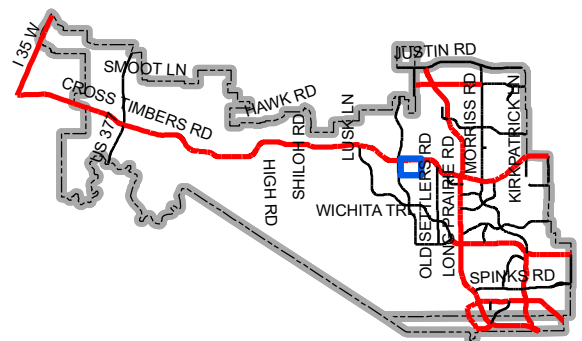
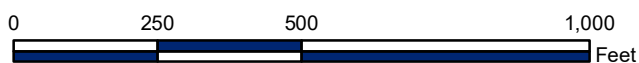
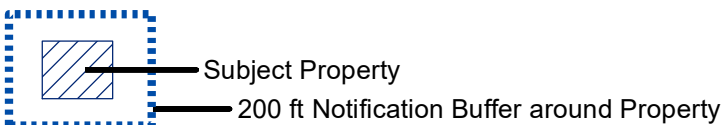
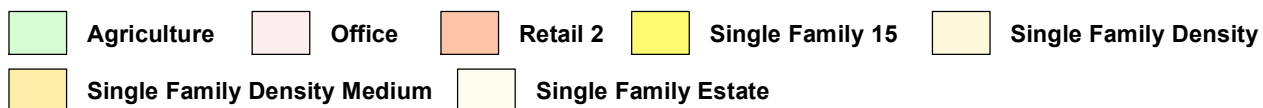


Vicinity Map

Reference Project: MPA19-0005 & ZPD19-0013



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

February 4, 2020

Planning Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Grace Park (Community)
Flower Mound, Texas

To whom it may concern,

Please accept this as our formal Letter of Intent to describe the requested Master Plan Amendment and Zoning Planned Development.

The landowners purchased this property in 1963. The owners are elderly and have decided to sell and move to be assisted by family.

At our initial submittal in November 2019, the landowners were still residing on the property, but as of this new submittal, they have moved from the property for health reasons and to be assisted by family.

Our initial proposal was for High Density Residential. With our company's recent success with High Density Single Family communities with Open Space (i.e. Woodlake Estates and Tinley Park), we felt this In-fill site would accommodate another High Density Single Family Residential Community which will bring more affordable homes to the area. This decision was made after meeting with the residents of Regency Park I and Flower Mound Woods, where they raised concerns about lot count and lot sizes, we felt it best to forgo the High Density plan.

In October of 2019, we began the process of planning this +/- 9.796 acre tract of land near the Intersection of Regency Park Ct. and FM 1171 (also known as Cross Timbers Road, a public roadway), by meeting with the Town's Development Review Committee (DRC). This tract of land is an In-Fill Site surrounded by two (2) Low-Density Residential communities. This site has limitations, due to its size and shape. The site is approximately 286' wide X 1491' deep, with a 50' R.O.W being needed to access. The site is limited to 118' deep lots for a double loaded street, or 236' deep lots for a single loaded street. The 236' deep lots exceed the Town's ordinance width to depth ratio. Current land use (Low Density) front and rear yard setbacks (25' and 30' respectively), provide additional limitations on the site. Our

plan is to utilize the site's abnormal size to develop this community, while providing a strategic plan with 3 large open space lots, along with providing only 13 95' wide lots adjacent to the existing Regency Park 1 community which matches the western lots of 13 in the Regency Park 2 community. We are also providing 95' wide lots adjacent to the Flower Mound Woods community to the east, which have 6 lots in the Flower Mound Woods community adjacent to our site.

We have met with 7 residents of the Regency Park 1 community that are directly adjacent and affected by this community and they are in support of the new 27 lot (Medium Density) plan. We have plans to meet with the additional 3 residents prior to the Planning and Zoning and Town Council meeting to try and gain their support.

We have begun to meet the 6 Flower Mound woods residents to share our new plan, and are hoping to gain their support.

The Regency Park community to the west of this property had the same issue with the lot width. This project was platted in 1999 and the last home was constructed in 2010. This is a 20-lot community that took 11 years to complete. This was due to its abnormal lot sizes. The Flower Mound Woods property to the East consisted of 44 lots and it took only 24 months to sell, during the 2008 recession. The Regency Park 2, a 37-lot community was recently sold out in 24 months. As stated earlier in the LOI, the Regency Park 1 community (10 lots adjacent to us) is in full support of our 27 lot plan. We addressed their lot width concerns.

The tract is currently identified on the Town's Master Land Use Plan as Low-Density Single-Family Residential. The existing zoning is Agricultural.

Our proposed zoning is for Single-Family Residential which will consist of approximately 27 lots, instead of the 43 initially submitted, with three large open spaces, instead of six (6) Open Space X-lots previously proposed. We are proposing to change the Master Plan/Land Use Plan and Zoning to accommodate this unique In-Fill Site to develop a community that is pleasing with the existing adjoining land uses and character of the neighborhoods in which project is located (Regency Park and Flower Mound Woods). Adequate public facilities are already in place to support the proposed development.

We are currently asking for Medium Density Residential, instead of High-Density land use and a base zoning of SF-10 instead of SF-5 previously proposed, which has a minimum lot size of 10,005 sf instead of the 6,000 sf originally proposed, a maximum of 17,924sf instead of 6600sf as originally proposed, with a price point exceeding \$600,000. Please note, we are providing approximately .849 (9%) acres of open space/ landscape buffers.

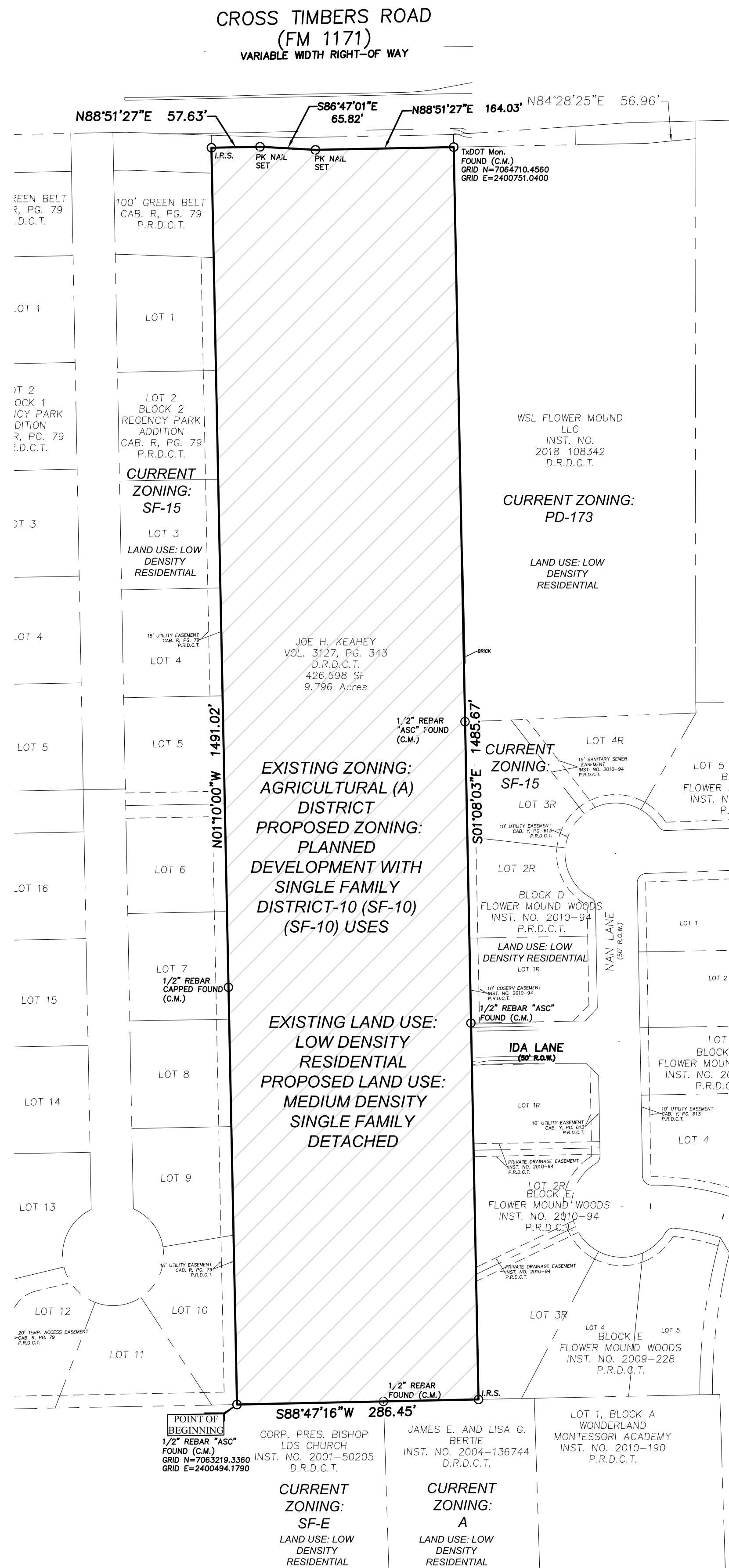
This site would not require a Master Plan amendment and can accommodate 17 SF-15 lots on a single loaded street. The single loaded street is not the desire of the Regency Park 1 community residents that are directly adjacent to our community. And they are the most affected residents. Also, the single loaded street will put the drive spacing to close to Regency Park 1 entrance or newly zone Assisted Living site to the east. This would be a concern for the Town's traffic engineer.

Proposed uses and development standards are consistent with the purposes of the base zoning district.

Should you have any questions, please feel free to contact us.

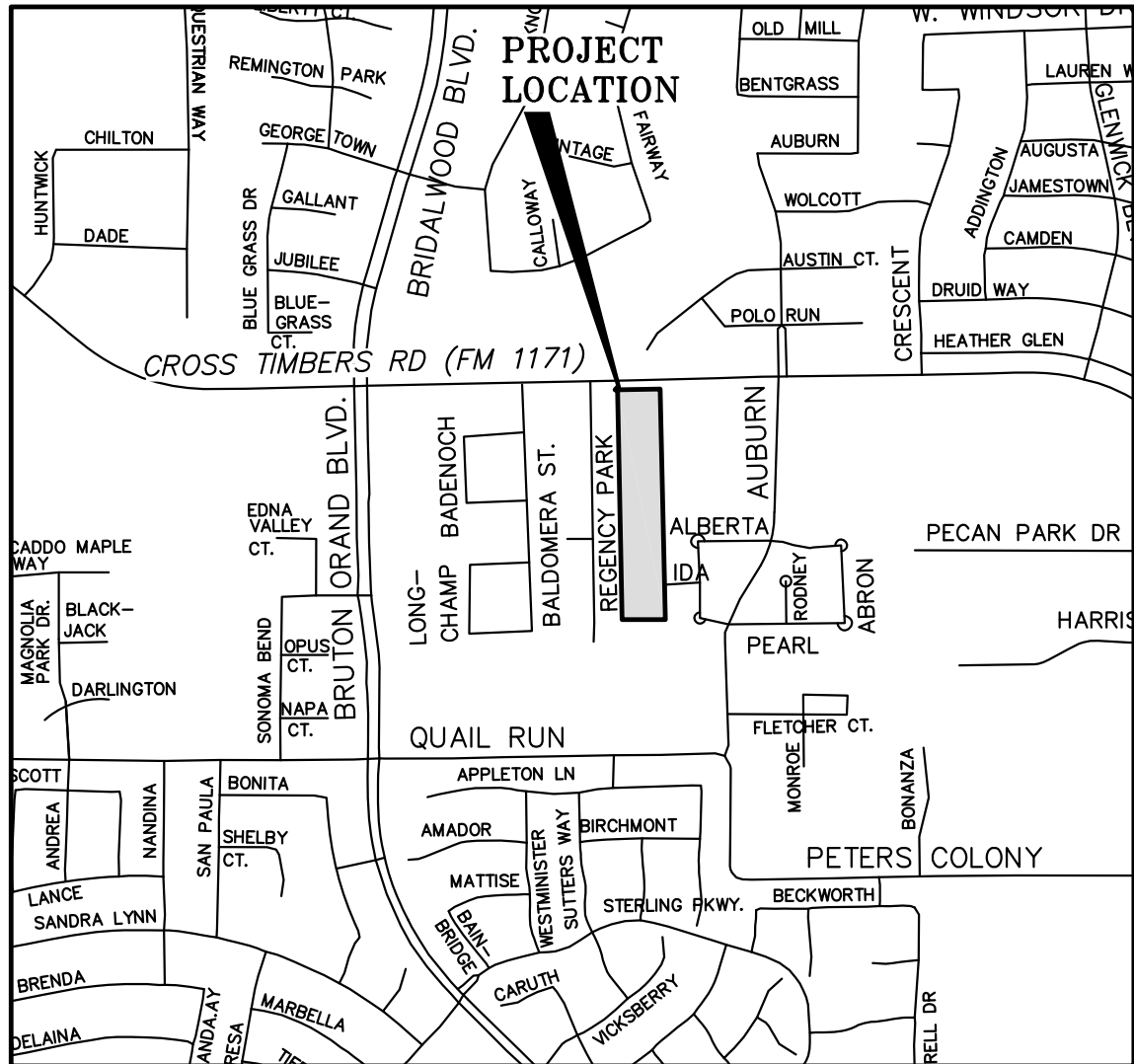
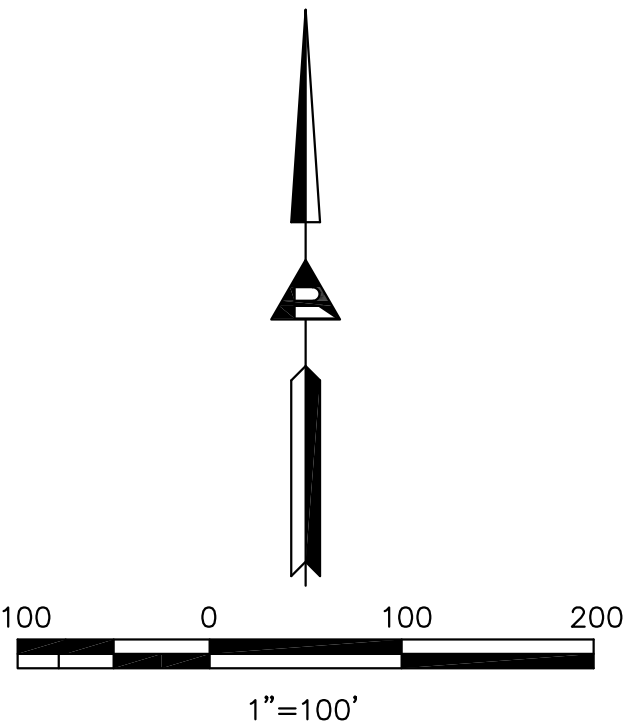
Sincerely,

Reginald Rembert
Rembert Enterprises, Inc.



<i>LEGEND</i>	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REPLAT RECORD DENTON COUNTY, TEXAS
— — — —	PROPERTY BOUNDARY
— — — —	ADJACENT PROPERTY BOUNDARY

MASTER PLAN FEATURES	
Land Use Plan	Existing: Low Density Residential Proposed: Medium Density Single Family Detached
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail along F.M. 1171
Open Space Plan	N/A
Thoroughfare Plan	Cross Timbers Road - Major Arterial;
Water Plan	Existing 12" WM, S. Side of Cross Timbers Rd.
Wastewater Plan	Connect to existing SS manhole at Ida Lane & to Existing 8" SS stub, at west property line of subject tract. on Cross Timbers Road.



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION:

BEING a 9.796 acre tract of land situated in the P. Malone Survey, Abstract Number 836, being a tract of land conveyed to Joe H. Keahey by deed recorded in Volume 3127, Page 343, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch rebar found for the southeast corner of Lot 10, Block 2 of Regency Park Addition, an addition to the Town of Flower Mound, as recorded in Cabinet R, Page 79, Plat Records, Denton County, Texas also being a point on the north line of a tract of land conveyed to Corp. Pres. Bishop LDS Church by deed recorded in Instrument Number 2001-50205, Deed Records, Denton County, Texas;

THENCE North 01 degrees 10 minutes 00 seconds West, departing the north line of said Corp. Pres. tract, with the east line of said Lot 10 and continuing with the east lines of Lots 8 and 9, Block 2 of said Regency Park, passing a 1/2 inch rebar capped found for the northeast corner of said Lot 8, same being the southeast corner of Lot 7, Block 2 of said Regency Park, a distance of 457.24 feet and continuing with the east lines of Lots 1, 2, 3, 4, 5, 6 and 7, Block 2, of said Regency Park, and continuing with the east line of a 100 foot green belt dedication as recorded in Cabinet R, Page 79, Plat Records, Denton County, Texas and continuing to the south right of way line of Cross Timbers Road (Called 180 foot right of way by Cabinet R, Page 79, P.R.D.C.T.), a total distance of 1,491.02 feet to a 1/2 inch rebar capped "ASC" set for corner;

THENCE the following three calls with the south right of way line of said Cross Timbers Road:

North 88 degrees 51 minutes 27 seconds East, a distance of 57.63 feet to a PK Nail set for corner;

South 86 degrees 47 minutes 01 seconds East, a distance of 65.82 feet to a PK Nail set for corner;

North 88 degrees 51 minutes 27 seconds East, a distance of 164.03 feet to a TXDOT Monument found for the northwest corner of a tract of land conveyed to WSL Flower Mound, LLC by deed recorded in Instrument Number 2018-108342, Deed Records, Denton County, Texas;

THENCE South 01 degrees 08 minutes 03 seconds East, departing the south right of way line of said Cross Timbers Road, with the west line of said WSL tract, passing a 1/2 inch rebar capped "ASC" found for the southwest corner of said WSL tract, same being the northwest corner of Lot 3R, Block D, Flower Mound Woods, an addition to the Town of Flower Mound, as recorded in Instrument Number 2010-94, Plat Records, Denton County, Texas, at a distance of 681.54 feet, and continuing with the west line of said Lot 3R, also with Lots 1R and 2R, Block D, of said Flower Mound Woods, passing a 1/2 inch rebar capped "ASC" found for the southwest corner of said Lot 1R, same being the northwest corner of Ida Lane (50 foot right of way line), at a distance of 1,039.14 feet and continuing with the west lines of Lots 1R, 2R, and 3R, Block E, of said Flower Mound Woods, a total distance of 1,485.67 feet to a 1/2 inch rebar capped "ASC" set for the southwest corner of said second referenced Lot 3R and lying on the north line of a tract of land conveyed to James E. and Lisa G. Bertie by deed recorded in Instrument Number 2004-136744, Deed Records, Denton County, Texas;

THENCE South 88 degrees 47 minutes 16 seconds West, with the north line of said Bertie tract, passing a 1/2 inch rebar capped "Concomin" found for the northwest corner of said Bertie tract, same being the northeast corner of said Corp. Pres. tract, a distance of 112.65 feet and continuing with the north line of said Corp. Pres. tract, a total distance of 286.45 feet to THE POINT OF BEGINNING and containing 426,698 square feet or 9.796 acres of land, more or less.

GRACE PARK
RESIDENTIAL SUBDIVISION

9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

No.	Date	Revisions	App.			

**Ridinger
Associates, Inc.**
Civil Engineers - Planners

 Firm No. 1969
550 S. Edmonds
Lewisville, Texas
75067

Lane, Suite 101
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

**MASTER PLAN AMENDMENT
EXHIBIT**

Scale:	1" = 100'
Designed by:	LDR
Drawn by:	JWH
Checked by:	LDR
Date:	FEBRUARY 4, 2020
Project No.	035-030

SHEET

1



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: June 8, 2020

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD19-0013 – Grace Park) from Agricultural District (A) to Planned Development District No. 177 (PD-177) with Single-Family District-10 (SF-10) uses, with certain exceptions, waivers and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and east of Regency Park Court.**

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 (MPA19-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 9.796 acres of land in order to develop residential lots in conformance with the proposed Master Plan designation of Medium Density Residential uses. The existing Agricultural zoning permits residential lots containing a minimum of two acres in size.

As part of the request, the applicant has asked for certain exceptions and modifications to the Code of Ordinances, the modifications are listed in Section III of the staff report below:

Exceptions:

- Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide a wet retention pond. A dry detention area is being requested.
- Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances require driveway openings to be spaced a minimum of 360 feet apart on Major Arterials such as Cross Timbers Road. The applicant is proposing a driveway connection on Cross Timbers Road that will be approximately 238 feet from the nearest driveway to the west and approximately 144 feet from the existing driveway to the east.

The accompanying conceptual site plan [Attachment B(1)] provides for a single phase residential development consisting of 27 single-family, detached dwellings and three x-lots (approximately 0.849 acres). The development will provide for two points of ingress/egress; one along the south line of Cross timbers Road and one along the east side of the site connecting to an existing stub out at Ida Lane which will provide connectivity to the Flower Mound Woods subdivision.

The proposed development is in compliance with the Town's landscaping standards. There are three specimen trees located on the site. All three specimen trees are proposed to be saved.

III. REQUESTED MODIFICATIONS

As a component of the request, the applicant is requesting the following modifications to the minimum and maximum dimensional regulations of the SF-10 zoning district:

TOWN STANDARD	EXISTING ZONING- AGRICULTURAL DISTRICT	TOWN'S LAND DEVELOPMENT REGULATIONS FOR AN SF-10 DISTRICT	PROPOSED PD-177 BASED ON THE SF-10 DISTRICT
MINIMUM LOT AREA	TWO ACRES	10,000 SF	10,000 SF
MINIMUM LOT WIDTH	200 FEET	70 FEET	84.5 FEET FOR LOTS 2-9, BLOCK B 95 FEET FOR ALL OTHER LOTS
MINIMUM FLOOR AREA/DWELLING UNIT	1,800 SF	1,800 SF	2,000 SF
MINIMUM FRONT YARD	40 FEET	25 FEET	20 FEET 15 FEET FOR J-SWING GARAGES
MINIMUM SIDE YARD	25 FEET	10 FEET	12 FEET
MINIMUM REAR YARD	20 FEET	25 FEET	18 FEET EXCEPT FOR REAR PATIOS AND BAY WINDOWS MAY PROJECT 4 FEET
MAXIMUM LOT COVERAGE	25 PERCENT	40 PERCENT	55 PERCENT
MAXIMUM STORIES/ STRUCTURE HEIGHT	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET

IV. PARKS BOARD

On March 5, 2020, the Parks Board voted to recommend acceptance of cash, in the amount of \$101,422.00, in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$37,476.00. The March 5, 2020 Parks Board meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/03052020-969/22/>

V. 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. Project No. ZPD19-0013 had a total of 49 Property Owner Notifications mailed. At the time this report was written, the Town had received 0 items of correspondence in support and 25 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

VI. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

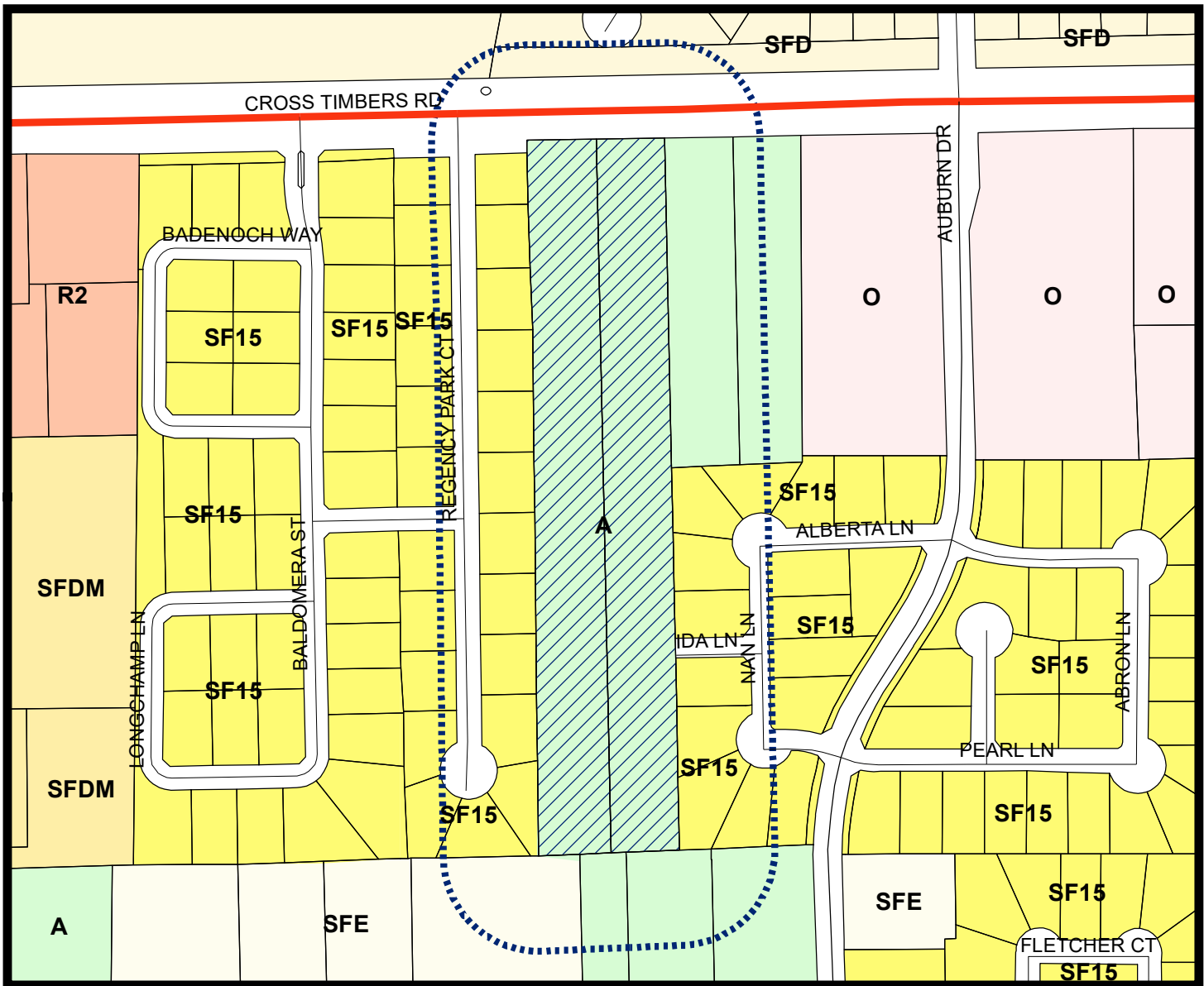
B. Application Details

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

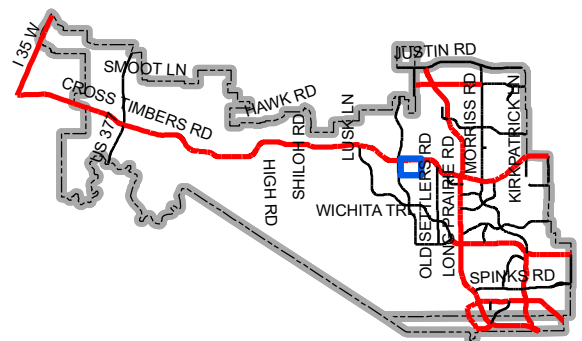
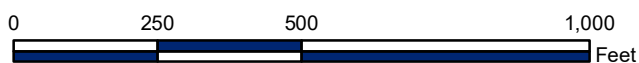
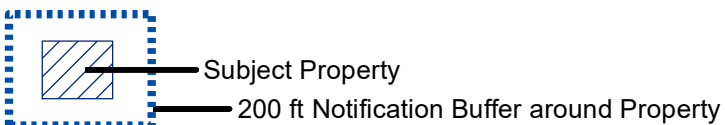
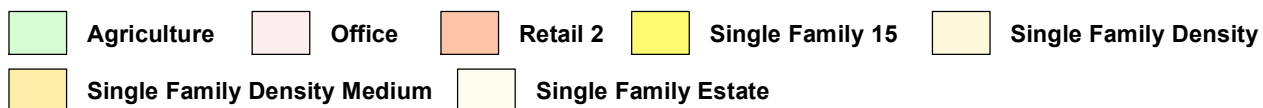


Vicinity Map

Reference Project: MPA19-0005 & ZPD19-0013



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

February 4, 2020

Planning Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Grace Park (Community)
Flower Mound, Texas

To whom it may concern,

Please accept this as our formal Letter of Intent to describe the requested Master Plan Amendment and Zoning Planned Development.

The landowners purchased this property in 1963. The owners are elderly and have decided to sell and move to be assisted by family.

At our initial submittal in November 2019, the landowners were still residing on the property, but as of this new submittal, they have moved from the property for health reasons and to be assisted by family.

Our initial proposal was for High Density Residential. With our company's recent success with High Density Single Family communities with Open Space (i.e. Woodlake Estates and Tinley Park), we felt this In-fill site would accommodate another High Density Single Family Residential Community which will bring more affordable homes to the area. This decision was made after meeting with the residents of Regency Park I and Flower Mound Woods, where they raised concerns about lot count and lot sizes, we felt it best to forgo the High Density plan.

In October of 2019, we began the process of planning this +/- 9.796 acre tract of land near the Intersection of Regency Park Ct. and FM 1171 (also known as Cross Timbers Road, a public roadway), by meeting with the Town's Development Review Committee (DRC). This tract of land is an In-Fill Site surrounded by two (2) Low-Density Residential communities. This site has limitations, due to its size and shape. The site is approximately 286' wide X 1491' deep, with a 50' R.O.W being needed to access. The site is limited to 118' deep lots for a double loaded street, or 236' deep lots for a single loaded street. The 236' deep lots exceed the Town's ordinance width to depth ratio. Current land use (Low Density) front and rear yard setbacks (25' and 30' respectively), provide additional limitations on the site. Our

plan is to utilize the site's abnormal size to develop this community, while providing a strategic plan with 3 large open space lots, along with providing only 13 95' wide lots adjacent to the existing Regency Park 1 community which matches the western lots of 13 in the Regency Park 2 community. We are also providing 95' wide lots adjacent to the Flower Mound Woods community to the east, which have 6 lots in the Flower Mound Woods community adjacent to our site.

We have met with 7 residents of the Regency Park 1 community that are directly adjacent and affected by this community and they are in support of the new 27 lot (Medium Density) plan. We have plans to meet with the additional 3 residents prior to the Planning and Zoning and Town Council meeting to try and gain their support.

We have begun to meet the 6 Flower Mound woods residents to share our new plan, and are hoping to gain their support.

The Regency Park community to the west of this property had the same issue with the lot width. This project was platted in 1999 and the last home was constructed in 2010. This is a 20-lot community that took 11 years to complete. This was due to its abnormal lot sizes. The Flower Mound Woods property to the East consisted of 44 lots and it took only 24 months to sell, during the 2008 recession. The Regency Park 2, a 37-lot community was recently sold out in 24 months. As stated earlier in the LOI, the Regency Park 1 community (10 lots adjacent to us) is in full support of our 27 lot plan. We addressed their lot width concerns.

The tract is currently identified on the Town's Master Land Use Plan as Low-Density Single-Family Residential. The existing zoning is Agricultural.

Our proposed zoning is for Single-Family Residential which will consist of approximately 27 lots, instead of the 43 initially submitted, with three large open spaces, instead of six (6) Open Space X-lots previously proposed. We are proposing to change the Master Plan/Land Use Plan and Zoning to accommodate this unique In-Fill Site to develop a community that is pleasing with the existing adjoining land uses and character of the neighborhoods in which project is located (Regency Park and Flower Mound Woods). Adequate public facilities are already in place to support the proposed development.

We are currently asking for Medium Density Residential, instead of High-Density land use and a base zoning of SF-10 instead of SF-5 previously proposed, which has a minimum lot size of 10,005 sf instead of the 6,000 sf originally proposed, a maximum of 17,924sf instead of 6600sf as originally proposed, with a price point exceeding \$600,000. Please note, we are providing approximately .849 (9%) acres of open space/ landscape buffers.

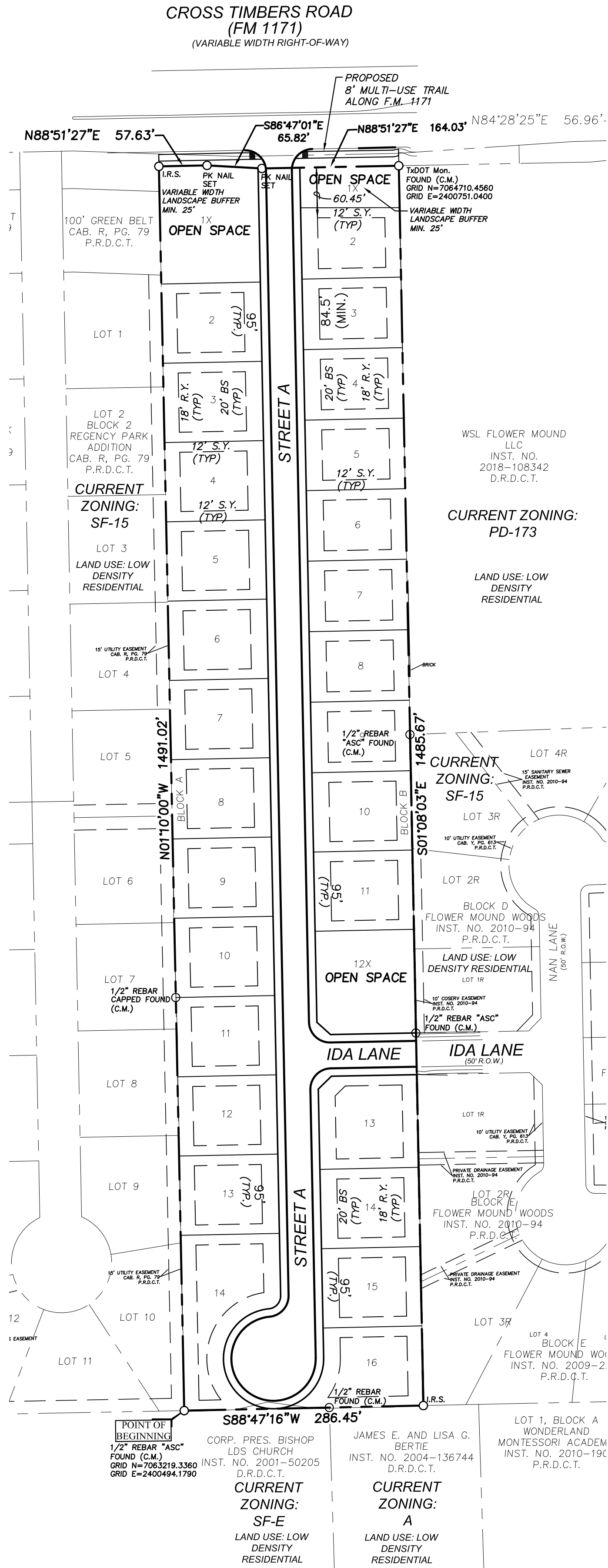
This site would not require a Master Plan amendment and can accommodate 17 SF-15 lots on a single loaded street. The single loaded street is not the desire of the Regency Park 1 community residents that are directly adjacent to our community. And they are the most affected residents. Also, the single loaded street will put the drive spacing to close to Regency Park 1 entrance or newly zone Assisted Living site to the east. This would be a concern for the Town's traffic engineer.

Proposed uses and development standards are consistent with the purposes of the base zoning district.

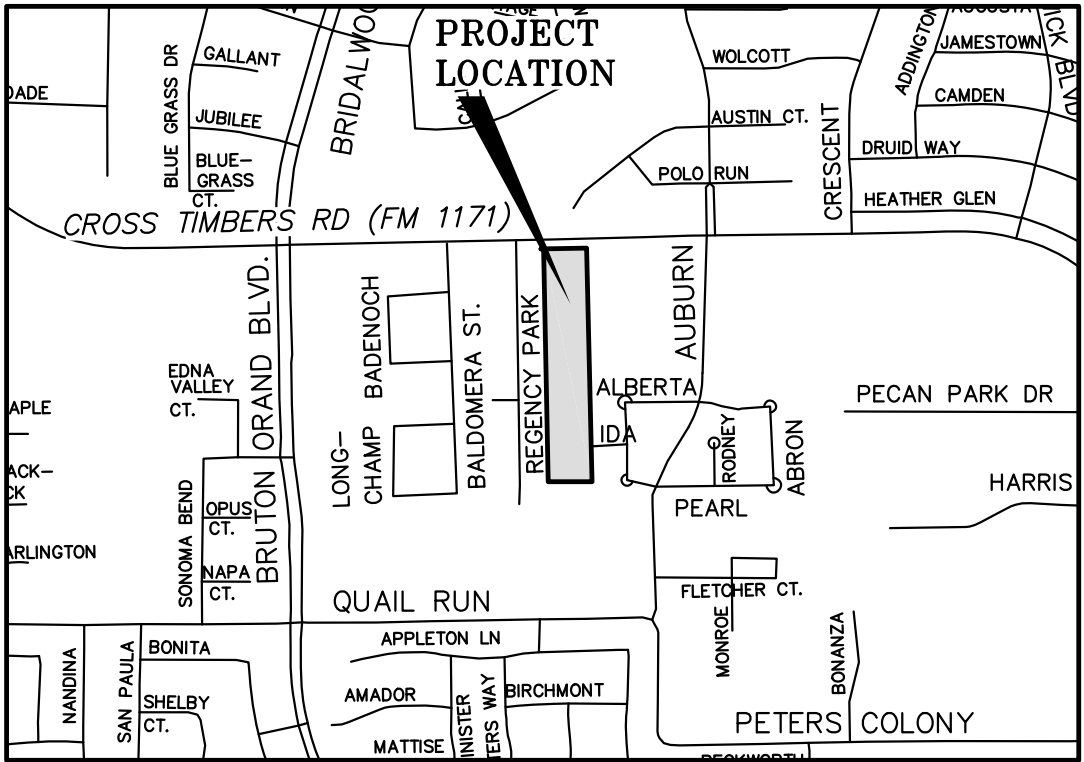
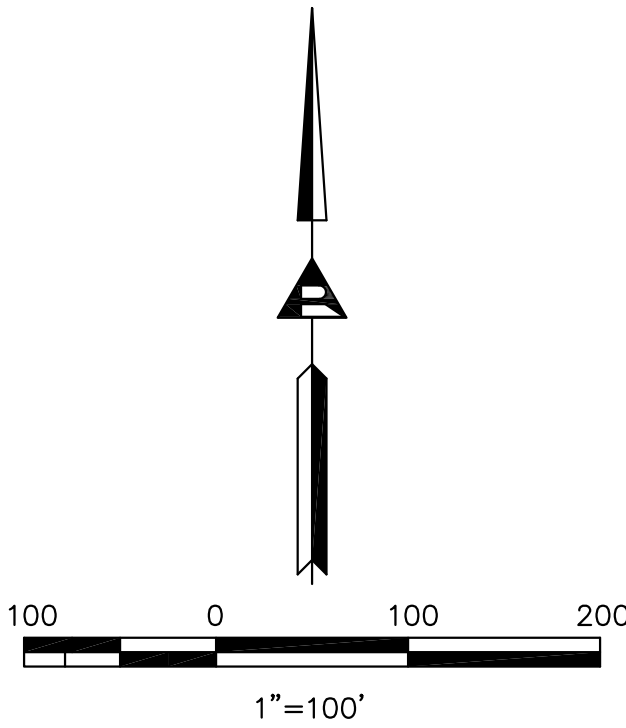
Should you have any questions, please feel free to contact us.

Sincerely,

Reginald Rembert
Rembert Enterprises, Inc.



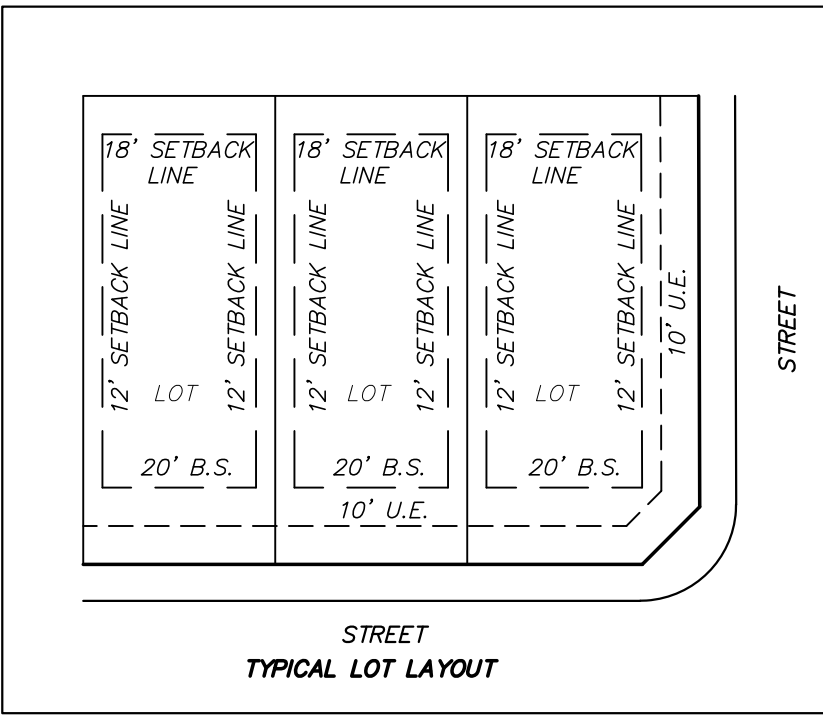
- LEGEND**
- LOT LINE
 - D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - R.P.R.D.C.T. REPLAT RECORD DENTON COUNTY, TEXAS
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - PROPOSED R.O.W.
 - PROPOSED EDGE OF PAVEMENT



PROJECT DATA TABLE	
GROSS SITE AREA	9.796 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	0.849 ACRES
TOTAL OPEN SPACE	0.849 ACRES
PROPOSED LOTS	
RESIDENTIAL	27 LOTS
RESIDENTIAL LOTS AREA	6.959 ACRES
MIN. RESIDENTIAL LOT SIZE	10,000 S.F.
MAX. RESIDENTIAL LOT SIZE	17,924 S.F.
AVG. RESIDENTIAL LOTS SIZE	11,227 S.F.
PRIVATE OPEN SPACE X-LOTS	3 LOTS
TOTAL ALL LOTS	30 LOTS

DEVELOPMENT DATA	
PROPOSED USE:	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING:	AGRICULTURAL
TOTAL GROSS LAND AREA:	±9.796 ACRES
TOTAL AREA OF LOTS =	6.959 AC. 71.04%
MINIMUM LOT AREA:	10,000 S.F.
MINIMUM LOT WIDTH:	84.5 FT.
MINIMUM FLOOR AREA:	2,000 S.F.
MINIMUM FRONT YARD:	20 FT.
MINIMUM SIDE YARD:	12 FT.
MINIMUM REAR YARD:	18 FT.
MAXIMUM LOT COVERAGE:	55%
MAXIMUM HEIGHT:	3/35 FT.

BLOCK	LOT	LOT SQ.FT.	LOT ACRES
A	1X	16,584	0.381
A	2	11,266	
A	3	11,264	
A	4	11,261	
A	5	11,259	
A	6	11,256	
A	7	11,253	
A	8	11,251	
A	9	11,248	
A	10	11,246	
A	11	11,243	
A	12	11,241	
A	13	11,238	0.134
A	14	17,924	
B	1X	5,829	
B	2	10,005	
B	3	10,021	
B	4	10,019	
B	5	10,017	
B	6	10,015	
B	7	10,013	
B	8	10,011	
B	9	10,009	
B	10	11,250	
B	11	11,248	0.334
B	12X	14,570	
B	13	13,034	
B	14	11,238	
B	15	11,235	
B	16	12,062	



OWNER:
Joe H. Keahey
3861 Cross Timbers Rd.
Flower Mound, TX 75028

DEVELOPER/APPLICANT:
Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75022
CONTACT: Reginald Rembert
214-213-5982

ENGINEER:
Ridinger Associates, Inc.
550 S. Edmonds Ln, Suite 101
Lewisville, TX 75067
CONTACT: Jason Kilpatrick
972-353-8000 Office
972-353-8011 Fax

GRACE PARK
RESIDENTIAL SUBDIVISION
Being 27 Buildable Lots & 3 X-Lots
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL SITE PLAN

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: MARCH 9, 2020
Project No. 035-030

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.

5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet.
8. Water all sod thoroughly.
9. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
10. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
11. All irrigation sleeves to be by licensed irrigation contractor.
12. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.

11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

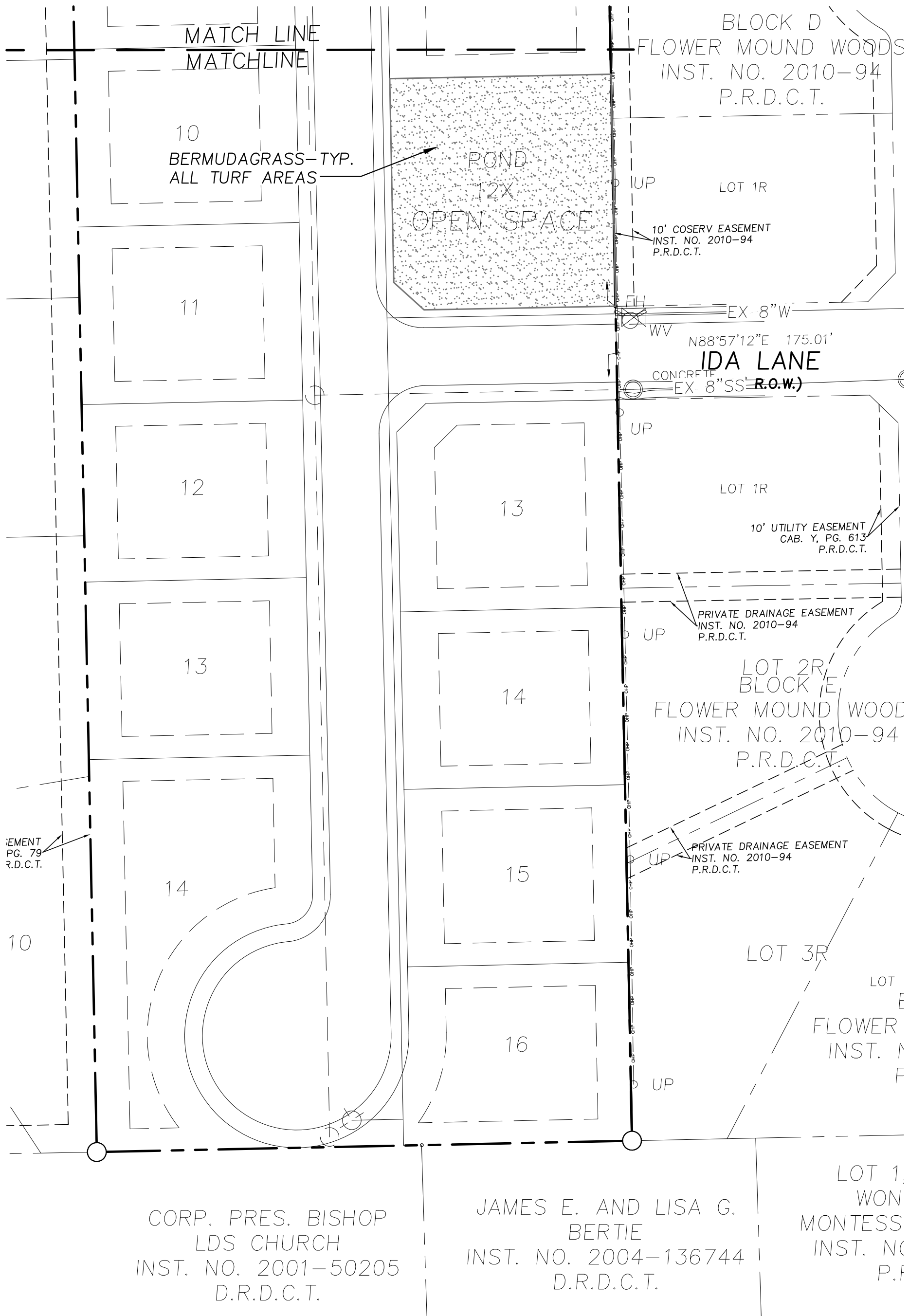
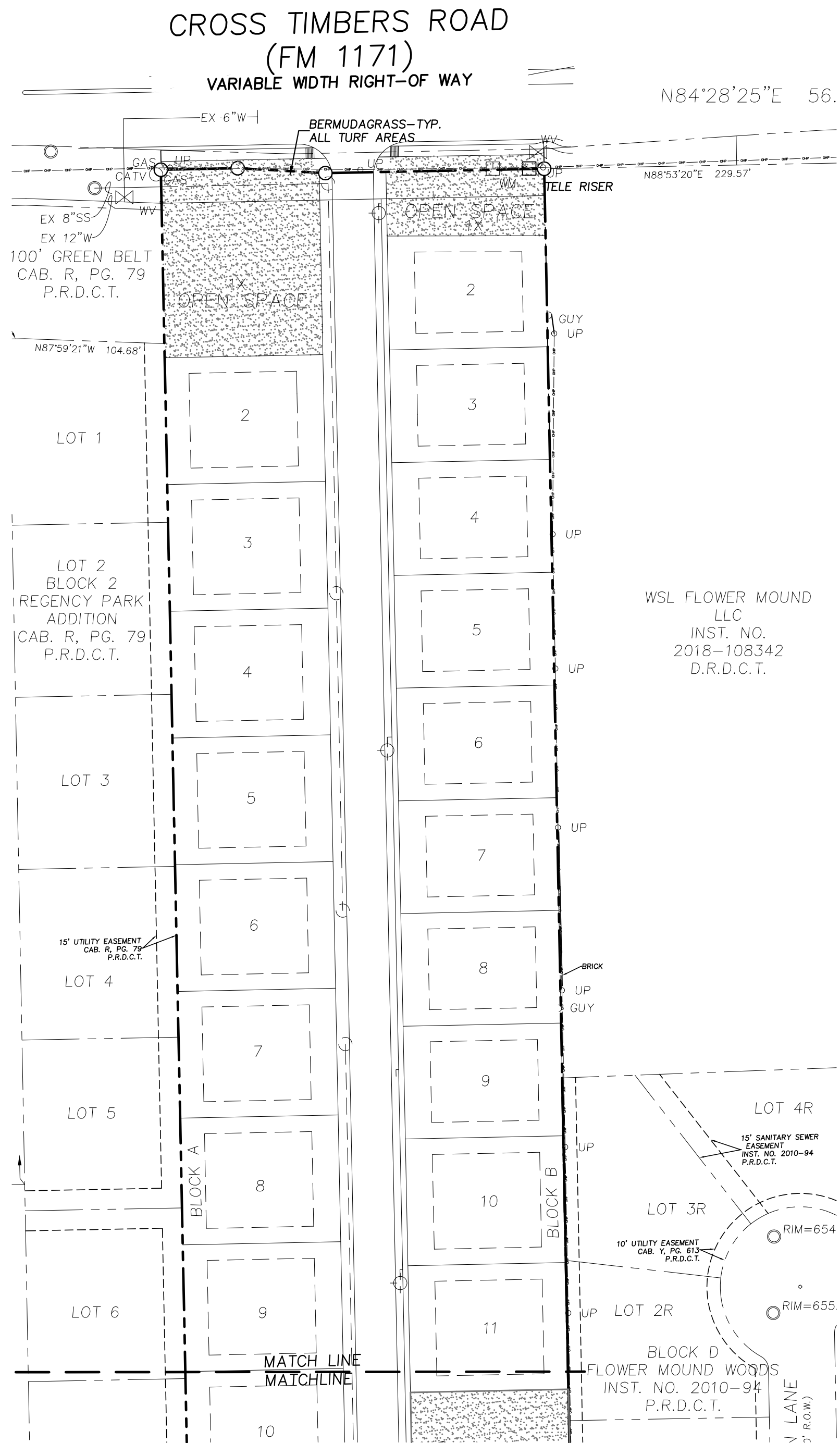
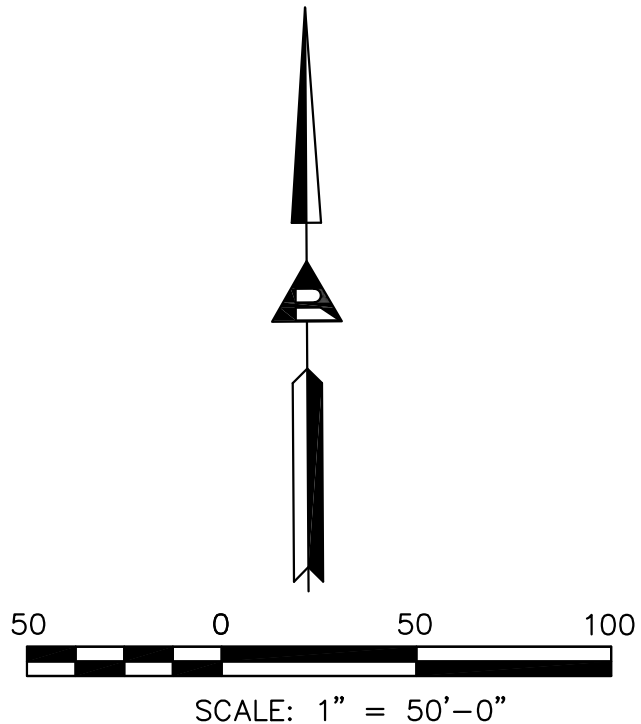
1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

1. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
2. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
3. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.
4. Undisturbed, naturalized area, shown on this plan is to be maintained by periodic field mowing as required by Town of Floor Mound standards.

1. Developer / Contractor to install tree preservation fencing as shown by Limits of Construction as shown on this plan and Per Sheet LP-1. Fencing installation and proper location to be verified by Town of Flower Mound prior to construction. Refer to tree protection notes on Tree Survey and Tree Preservation Plan.

No Amenities are to be provided per this plan.

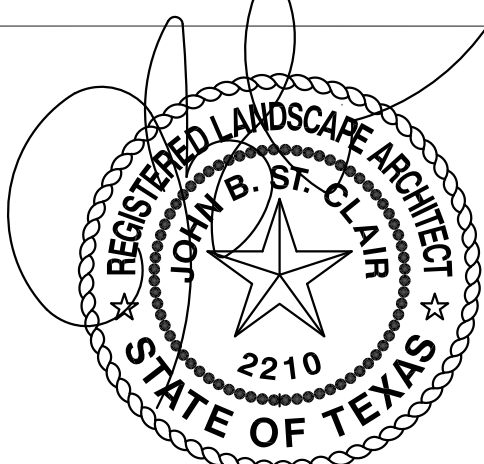
Bermudagrass / *Cynodon dactylon* / Hydromulch



ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

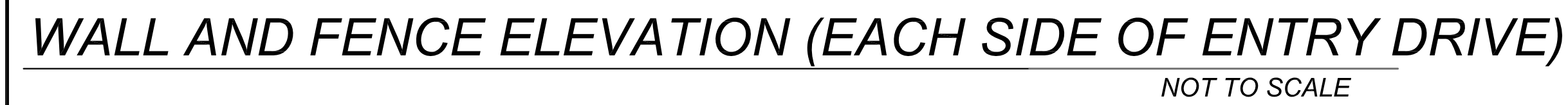
P. O. Box 12519
Dallas, Texas 75225
T. 214-454-9934



DATE SEALED: 03-06-20

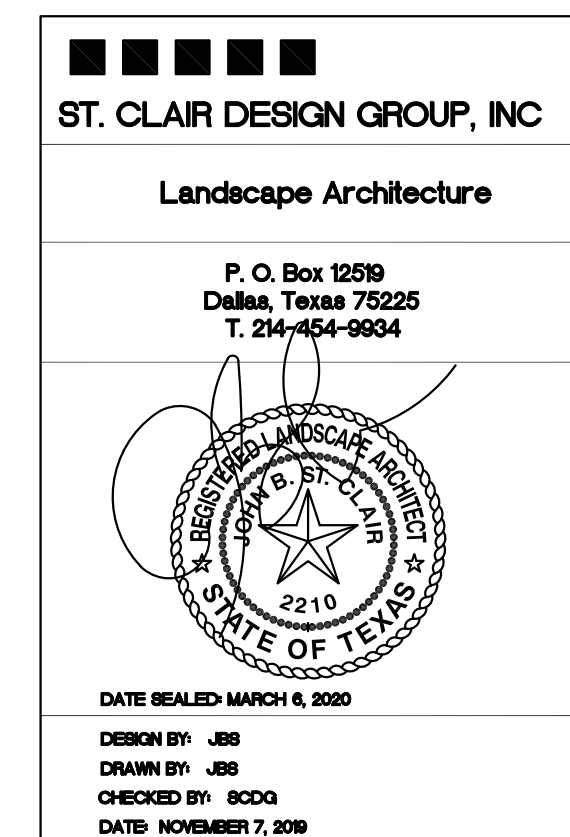
DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDG
DATE: FEBRUARY 23, 2012

LANDSCAPE PLAN
GRACE PARK
RESIDENTIAL SUBDIVISION
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas



ENTRY SIGNAGE AND PLANTING PLAN (EACH SIDE OF ENTRY DRIVE)

NOT TO SCALE



GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

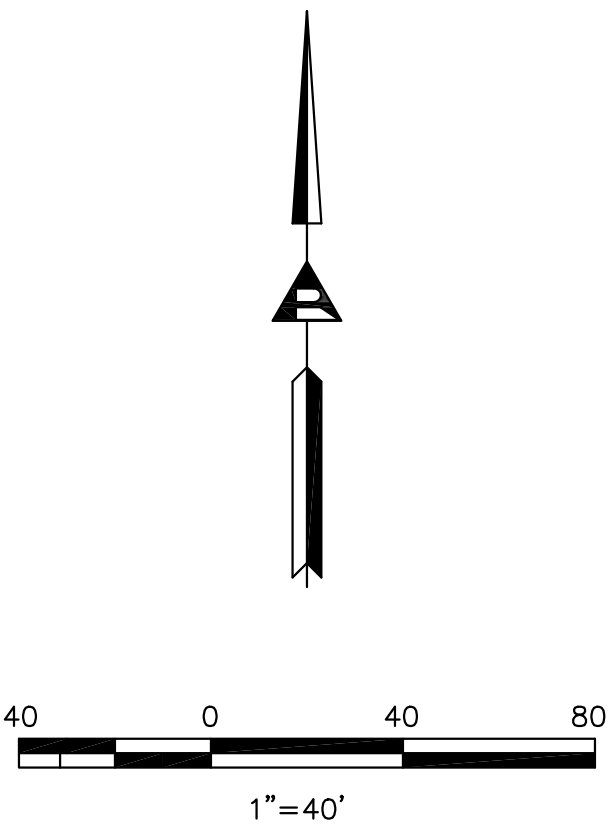
LANDSCAPE PLAN

Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: NOVEMBER 7, 2011
Project No. 035-030

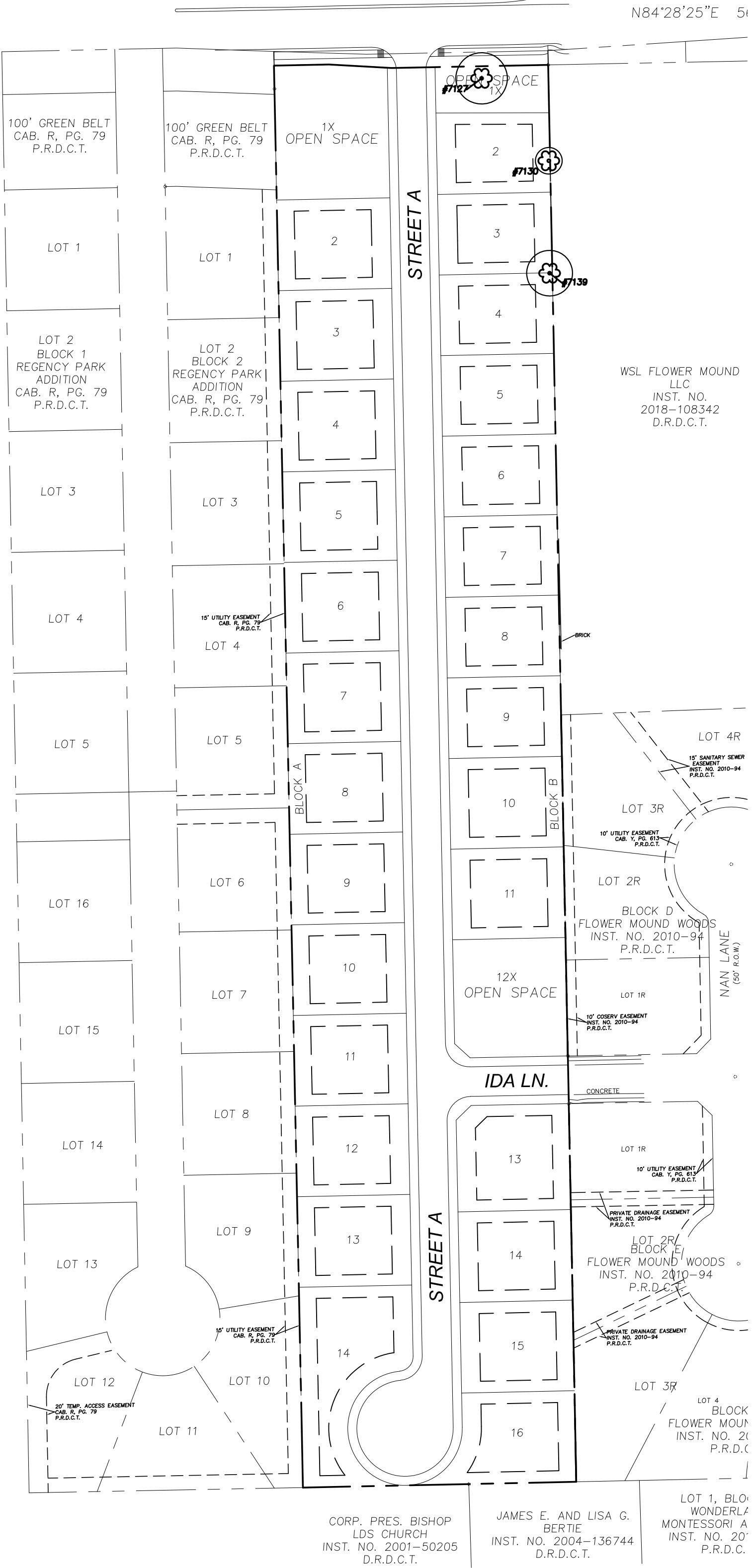
SHEET

P-2

F.M. 1171
(CROSS TIMBERS ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)

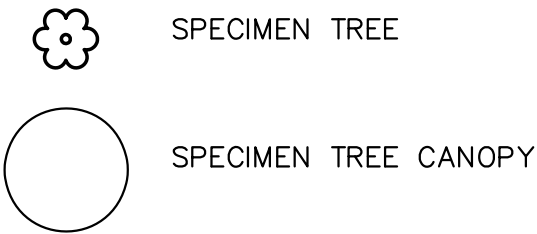


F.M. 1171
(CROSS TIMBERS ROAD)
(VARIABLE WIDTH RIGHT-OF-WAY)



TAG#	COMMON NAME	BOTANICAL NAME	DBH	CNPY RADIUS	CNPY SQFT	CONDITION	NOTES	SPECIMEN	REMAIN/REMOVE
7127	PINE	PINUS ELLIOTII	34	27	2289	GOOD		YES	REMAIN
7130	PINE	PINUS ELLIOTII	26	14	615	FAIR	POWER LINES	YES	REMAIN
7139	PINE	PINUS ELLIOTII	27	24	1809	FAIR	DECLINE	YES	REMAIN

TREE LEGEND



GRACE PARK
RESIDENTIAL SUBDIVISION
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

No.

Date

Revisions

App.

Ridinger Associates, Inc.

Civil Engineers - Planners

Firm No. 1969
550 S. Lemmonds Lane, Suite 101
Lewisville, Texas 75067

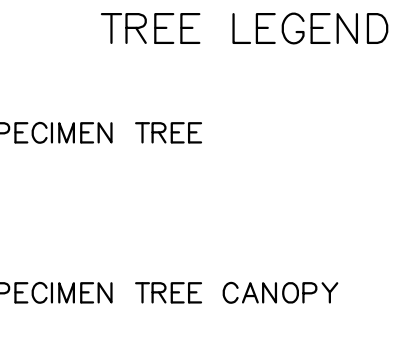
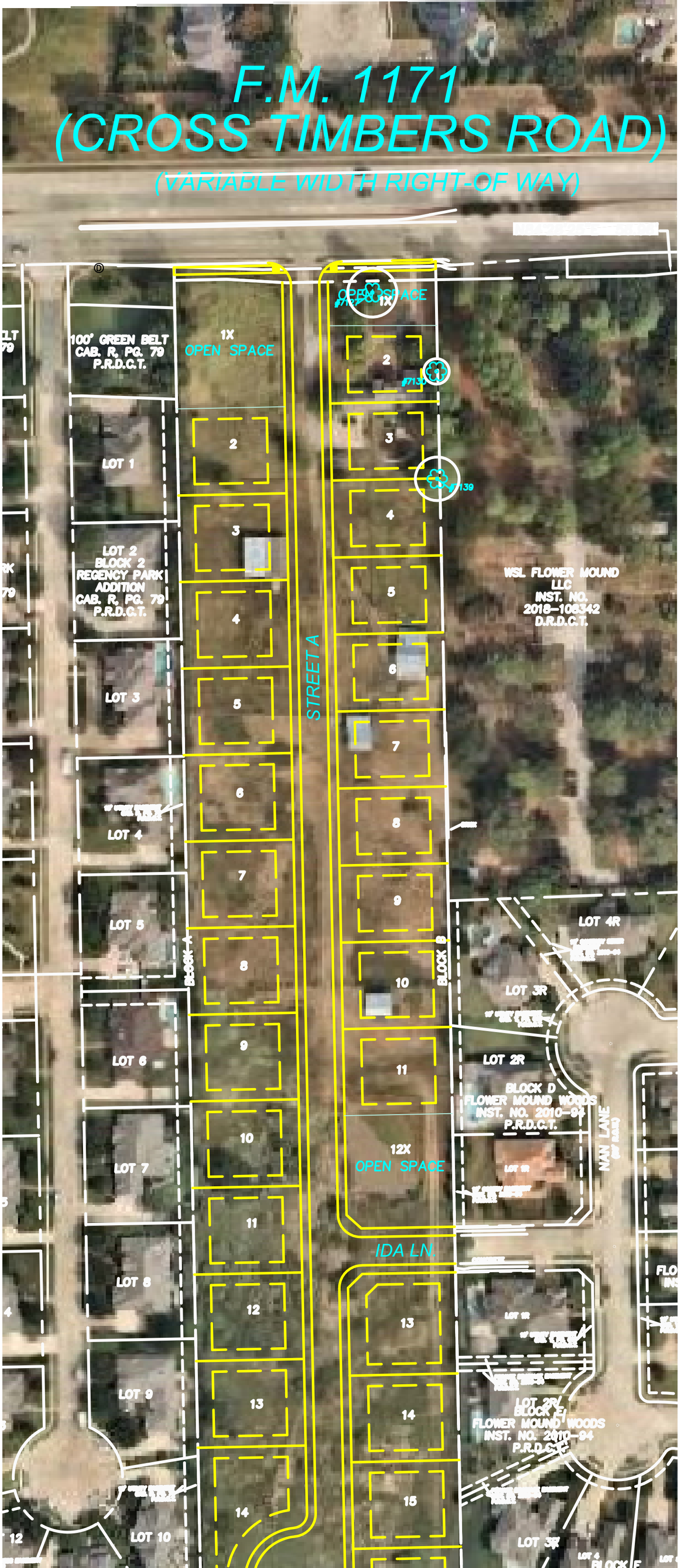
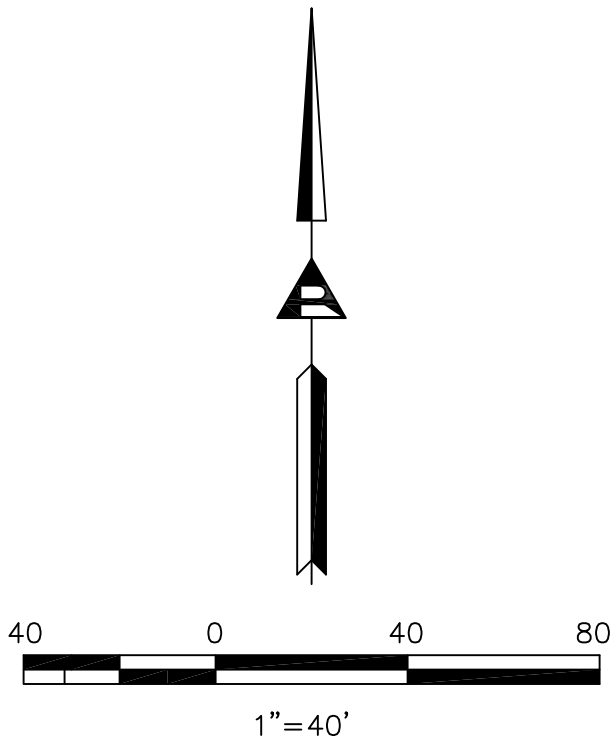
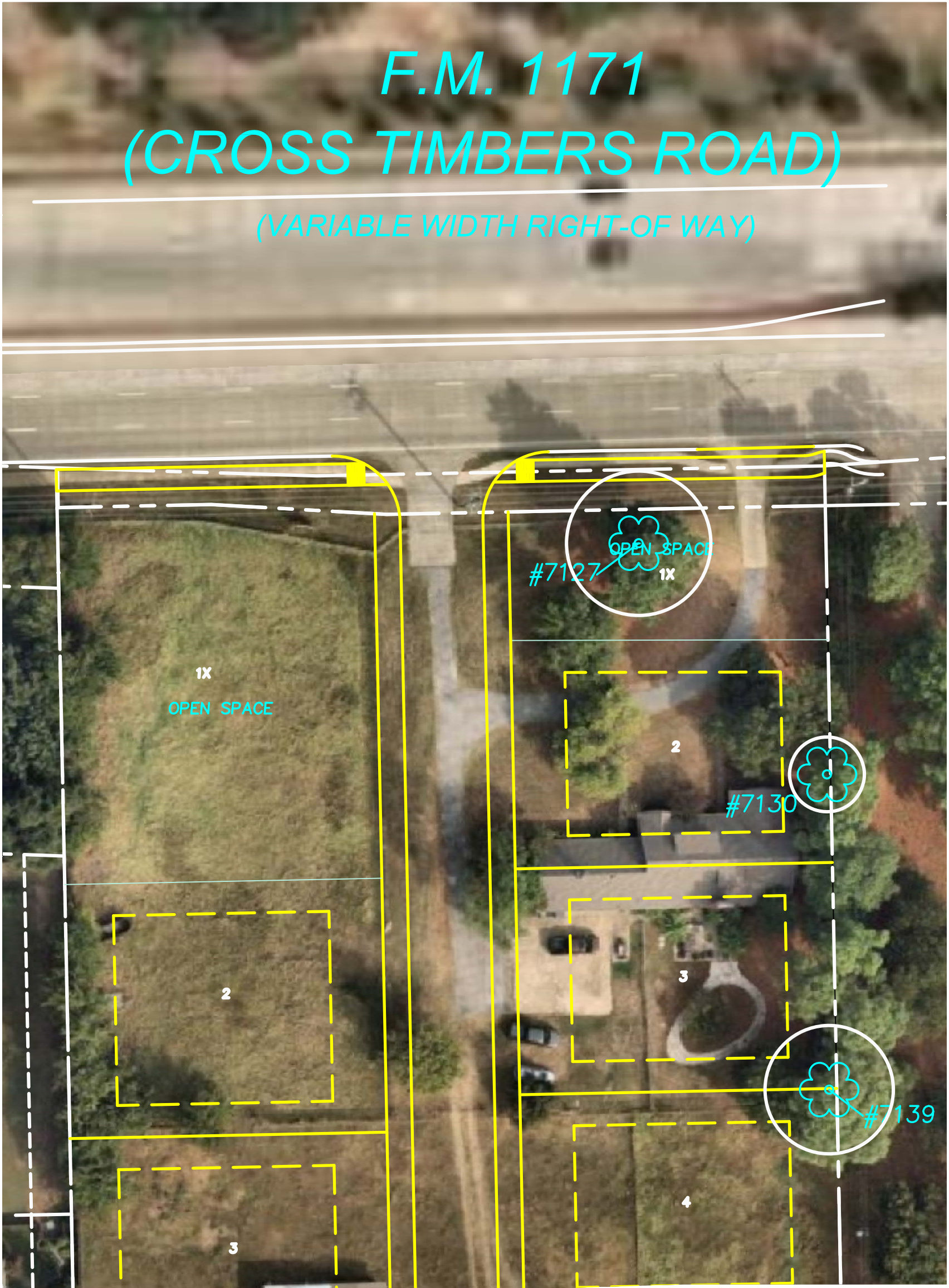
Tel. No. (972) 533-8000
Fax No. (972) 533-8011

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: FEBRUARY 27, 2020
Project No. 035-030

SHEET
TS-1



GRACE PARK
RESIDENTIAL SUBDIVISION
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

TAG#	COMMON NAME	BOTANICAL NAME	DBH	CNPY RADIUS	CNPY SQFT	CONDITION	NOTES	SPECIMEN	REMAIN/REMOVE
7127	PINE	PINUS ELLIOTII	34	27	2289	GOOD		YES	REMAIN
7130	PINE	PINUS ELLIOTII	26	14	615	FAIR	POWER LINES	YES	REMAIN
7139	PINE	PINUS ELLIOTII	27	24	1809	FAIR	DECLINE	YES	REMAIN

No.

Date

Revisions

App.

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Lemmonds
Lewisville, Texas 75067

Tel. No. (972) 553-8000
Fax No. (972) 553-8011

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: FEBRUARY 27, 2020
Project No. 035-030

SHEET
TS-1

Exhibit “B”

Development Standards

Planned Development District No. 177 (PD-177) Grace Park

The development on the property comprising approximately 9.796 acres of land within the corporate limits of the Town of Flower Mound (“Town”) and as described on Exhibit “A” to this Zoning Ordinance adopting PD-177 shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements.

A. Exhibits.

The following exhibits are incorporated into this Planned Development District:

1. Exhibit C: Conceptual Site Plan.
2. Exhibit D: Conceptual Landscape Plan.

B. Uses.

Development of Grace Park, comprising approximately 9.796 acres of land, shall comply with all regulations applicable to the Single-Family Residential District-10 (SF-10) contained in the Town’s Land Development Regulations, as amended, except as otherwise provided and/or limited herein.

C. Minimum and maximum dimensions.

1. Minimum lot width. The minimum lot width for lots 2 thru 9, Block B shall be 84.5 feet subject to section 98-1024. The minimum lot width for all other buildable lots shall be 95 feet subject to section 98-1024.
2. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,000 square feet, subject to section 98-1025.
3. Minimum front yard.
 - a. Except as provided in this paragraph, the minimum front yard setback shall be 20 feet, subject to section 98-1026.
 - b. A “j-swing” garage shall be set back a minimum of 15 feet from the front property line.
4. Minimum side yard. The minimum side yard shall be 12 feet, subject to section 98-1028.
5. Minimum rear yard. The minimum rear yard shall be 18 feet, subject to section 98-

1028, except that rear patios and/or rear bay windows may encroach into the rear yard setback up to 4 feet.

6. Maximum lot coverage. The maximum lot coverage shall be 55 percent, subject to section 98-1029.

D. Landscape Standards.

Landscaping shall be in accordance with the Town's landscape ordinance as amended as shown on Exhibit "D".

E. Trail Requirements.

1. Cross Timbers Road Trail. There shall be a minimum eight-foot-wide multi-purpose trail along the Cross Timbers Road frontage as required by the *Parks & Trails Master Plan*.

F. Supplemental Standards.

1. Maximum number of buildable lots shall be 27.
2. Windows and balconies located on the rear façade of a residential dwelling above a first floor are prohibited.
3. Development shall include all of the improvements as depicted on Exhibit "C". Such improvements together with all other improvements necessary to serve the development shall be installed prior to the Town's acceptance of the subdivision.

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

1. An exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide a wet retention pond. A temporary dry detention area is provided as shown on Exhibit "D".
2. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: June 8, 2020

FROM: Claire Barnes, Planner

ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 462 (SUP20-0004– Mueller Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Bay Park Court and east of Bayshore Drive.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Specific Use Permit (SUP-462) to allow for a 1,930-square-foot accessory dwelling on a 2.09-acre lot currently zoned Agricultural District (A) and located within the Cross Timbers Conservation Development District. Section 98-273 of the Land Development Regulations requires Town Council approval of a Specific Use Permit for an accessory dwelling within the A zoning district. The existing lot is currently developed with a 5,998-square-foot main dwelling. The accessory dwelling will be roughly 1,930 square feet of habitable floor area, which is approximately 32 percent of the main structure, and the lot coverage for the property is approximately 9-10%. Colors used will match and/or complement the main dwelling. In addition, the accessory dwelling will be located at least 25 feet from all property lines and at least 10 feet back from the rear wall of the main dwelling, in compliance with setback requirements. Overall, the proposed site plan meets the minimum requirements of the existing zoning district.

Section 98-983 of the Code of Ordinances contains additional provisions for the construction and occupancy of accessory dwellings (see below). Seven of the nine regulations are addressed with this proposal. The remaining two provisions prohibit the accessory dwelling from being used as a rental property and require the accessory building to be served by the same utility meters as the existing primary dwelling; these will be addressed during the building permit review phase.

Sec. 98-983. - Accessory dwelling.

The issuance of permits for construction and occupancy of an accessory dwelling shall be subject to compliance with the following conditions:

- (1) The accessory dwelling shall be located on the same lot/tract as the existing primary dwelling and located in a separate structure.
- (2) An accessory dwelling shall not be located on any lot/tract of less than two acres.
- (3) No more than one accessory dwelling per tract or lot shall be allowed.
- (4) Accessory dwellings shall not be used as rental units.
- (5) The accessory dwelling shall be serviced by the same utility meter as the primary dwelling, and the building materials and architecture will be similar to or in concert with the primary dwelling.
- (6) The habitable floor area of the accessory dwelling shall not exceed 50 percent of the habitable floor area of the primary dwelling. The maximum habitable floor area shall not exceed 2,000 square feet.
- (7) An accessory dwelling shall conform to the same side and rear yard setbacks as provided for the primary dwelling in the zoning district in which it is located.
- (8) The front building line for an accessory dwelling shall be behind the primary structure at a point not closer than ten feet from the rear wall line of the primary dwelling.
- (9) In no case shall the combined area of the primary dwelling, accessory dwelling and/or other accessory buildings exceed the maximum percentage of lot coverage allowed for the zoning district in which the structures are located.

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 zoning application requests. SUP20-0004 had a total of 12 Property Owner Notifications mailed. At the time this report was written, staff had received one item of correspondence in support and zero items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Letter of Support

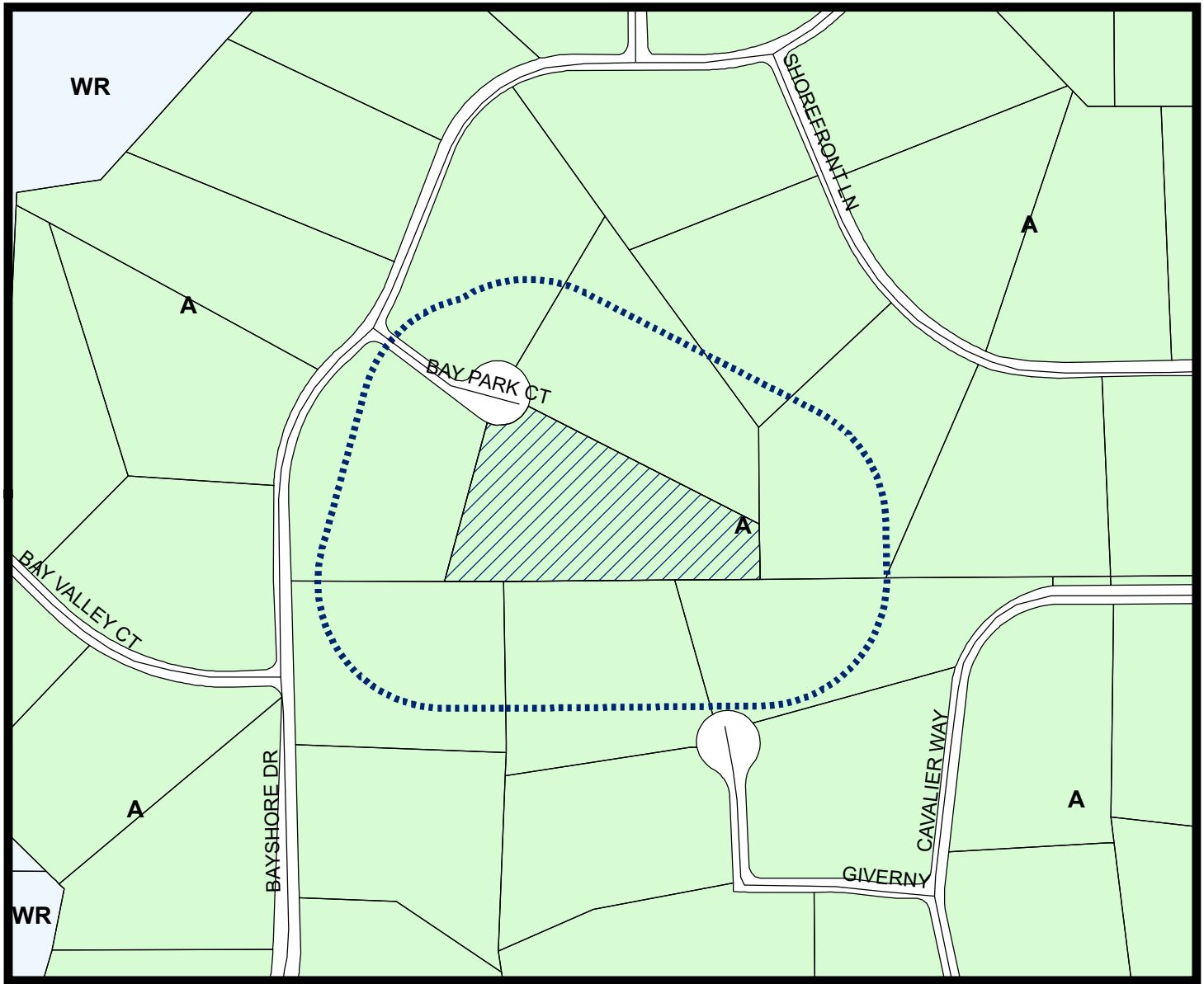
B. Application Details

1. Accessory Dwelling Package



Vicinity Map

Reference Project: SUP20-0004



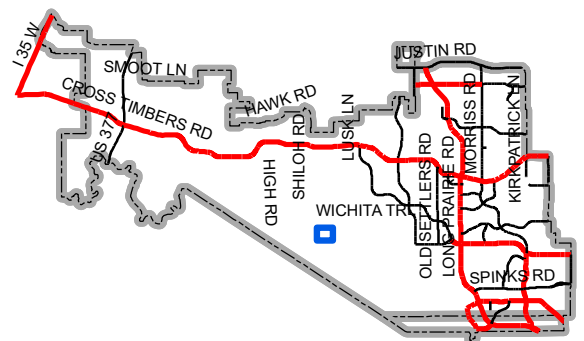
LEGEND

Agriculture Water Recreation

Subject Property
 200 ft Notification Buffer around Property



0 187.5 375 750
 Feet



Map Location

April 15, 2020

Town of Flower Mound
Planning Services Division
2121 Cross Timbers Road
Flower Mound TX 75028

RE: Application for a Specific Use Permit
6005 Bay Park Ct
Flower Mound TX 75022

Dear Sir or Madam,

Please be advised that I, Rachelle Mueller residing at the above address (legal description The Landing BLK C Lot 9- Zoned Agricultural) is requesting an application for a Specific Use Permit (SUP) to build an accessory dwelling on my property.

.
The purpose of this dwelling is to provide a place for my daughter and her fiancé (they will be married on 6/20/20) to raise their family and have them be close to my home. We want to keep the property in the family for many years. My current residence is 5998 square feet and is located on 2.094 acres in The Landing subdivision in Flower Mound. The nearest major intersections are Wichita and Bay Shore. The home is in a cul-de-sac.

I would like to build this 1,930 square foot Accessory guest dwelling to have my immediate family close to me. I became a widow in 2016 and my daughter is the only family I have locally. We also wish to keep the house and dwelling in the family. When I'm not able to manage the larger home on my own, my daughter and I will trade homes and I will live in the dwelling. Having my family close allows me to have a caregiver nearby at all times.

The dwelling will meet all of the guidelines for the town of Flower Mound and will not be visible from the front of the house. The structure will be built behind our pool and within the zoning requirements for the Town of Flower Mound. The building materials and architecture will be similar to or in concert with the primary dwelling.

The home will be for family and guest use only. We are aware of the Town rental guidelines, and will not be renting this property out at any point in time. This restriction would be passed on to any subsequent owners.

This project means a great deal to me and my family. I have been a resident of Flower Mound since 1991. Having my family close to me, watching my grandchildren grow up in Flower Mound and the security of having a caregiver is extremely important.

Accessory dwellings are permitted with a Specific Use Permit in Agricultural Zoning and are common in The Landing neighborhood. We respectfully ask that you approve a Specific Use Permit for this project.

Thank you for your consideration in this matter.

Sincerely,

Rachelle Mueller

Rachelle Mueller

04/20/2020

Date

From: Eric Bennos [REDACTED]

Sent: Thursday, February 27, 2020 3:00 PM

To: Poornima Kashyap [REDACTED]

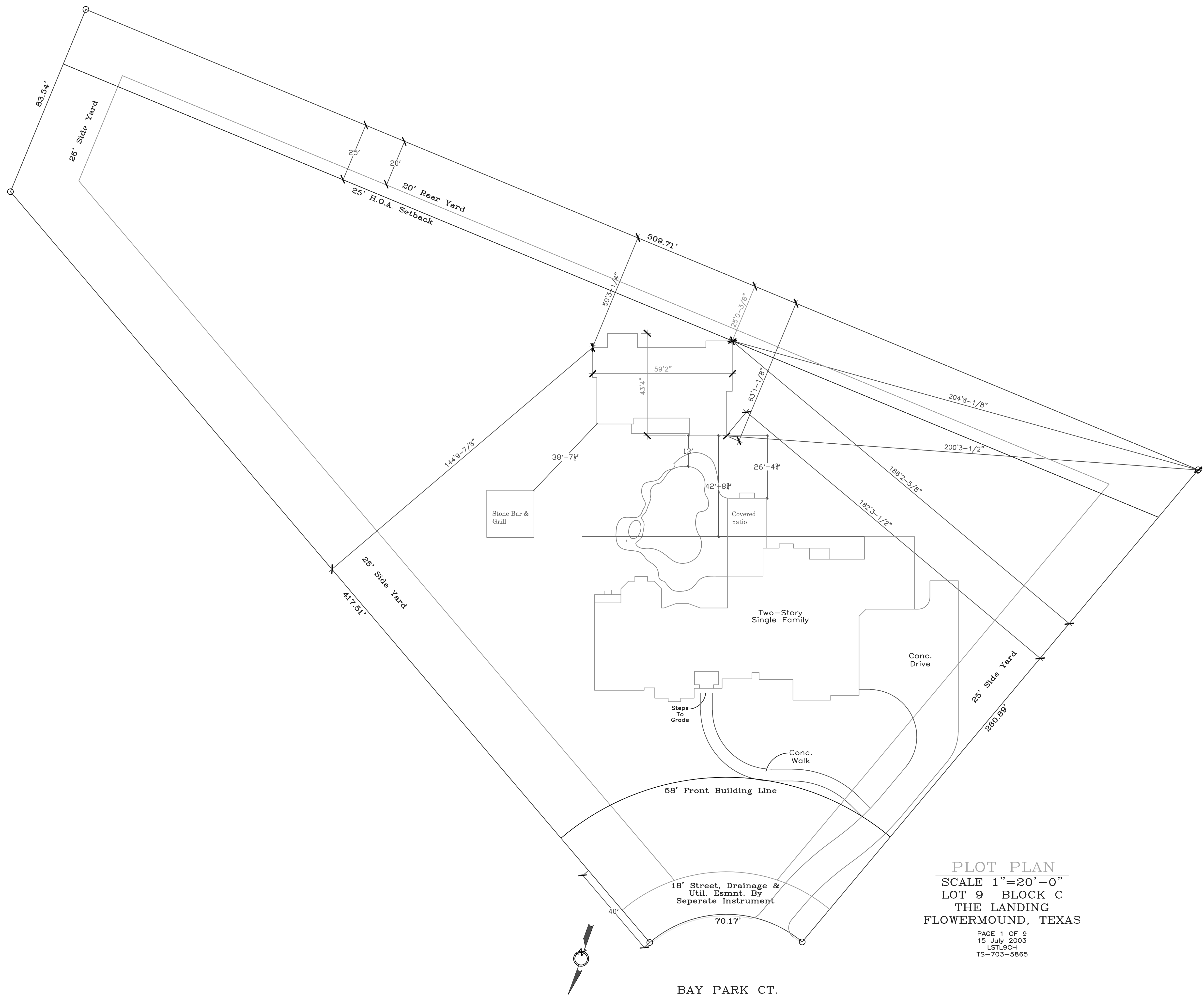
Subject: Neighbor building plan

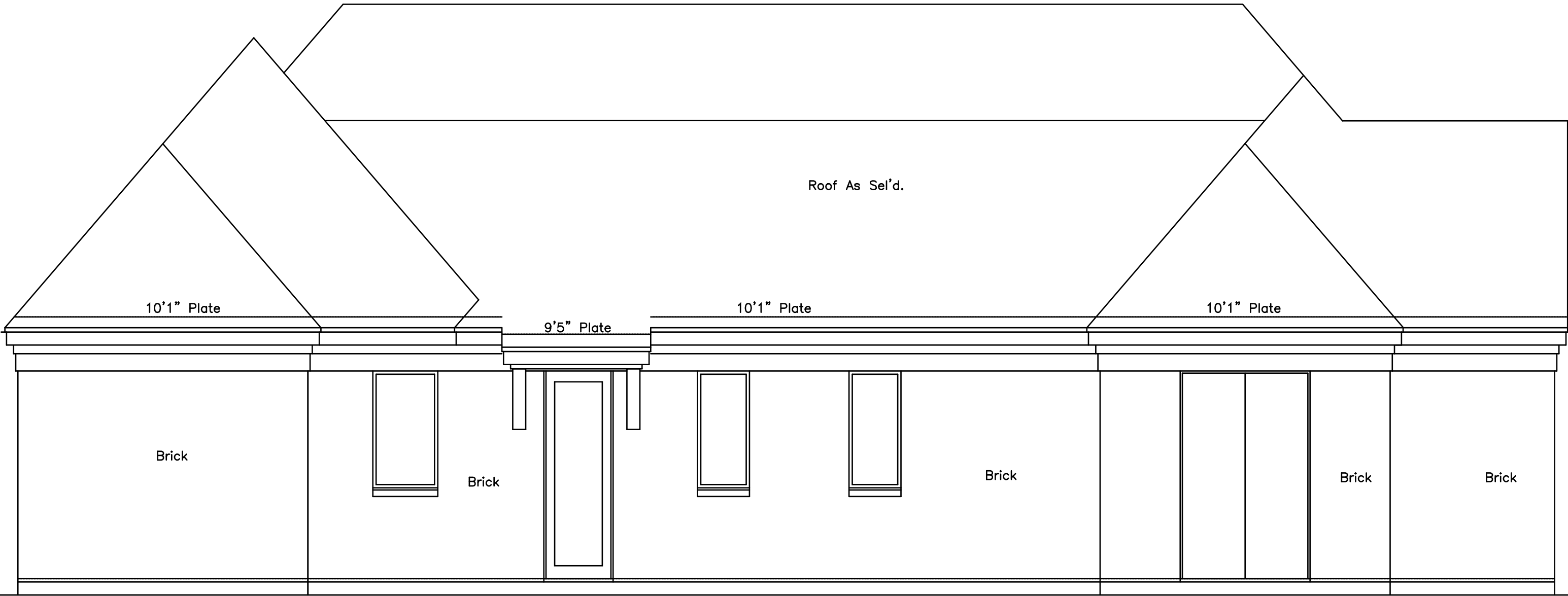
Good afternoon,

I am sending this letter in response to our neighbors the Muellers. We have been notified by them on their plans to add a guest house on their property at 6006 Bay Park Court Flower Mound, TX 75022. We reside at 6000 Bay Park Ct. We are in agreement with them for their addition, not a problem for us. They are great neighbors!

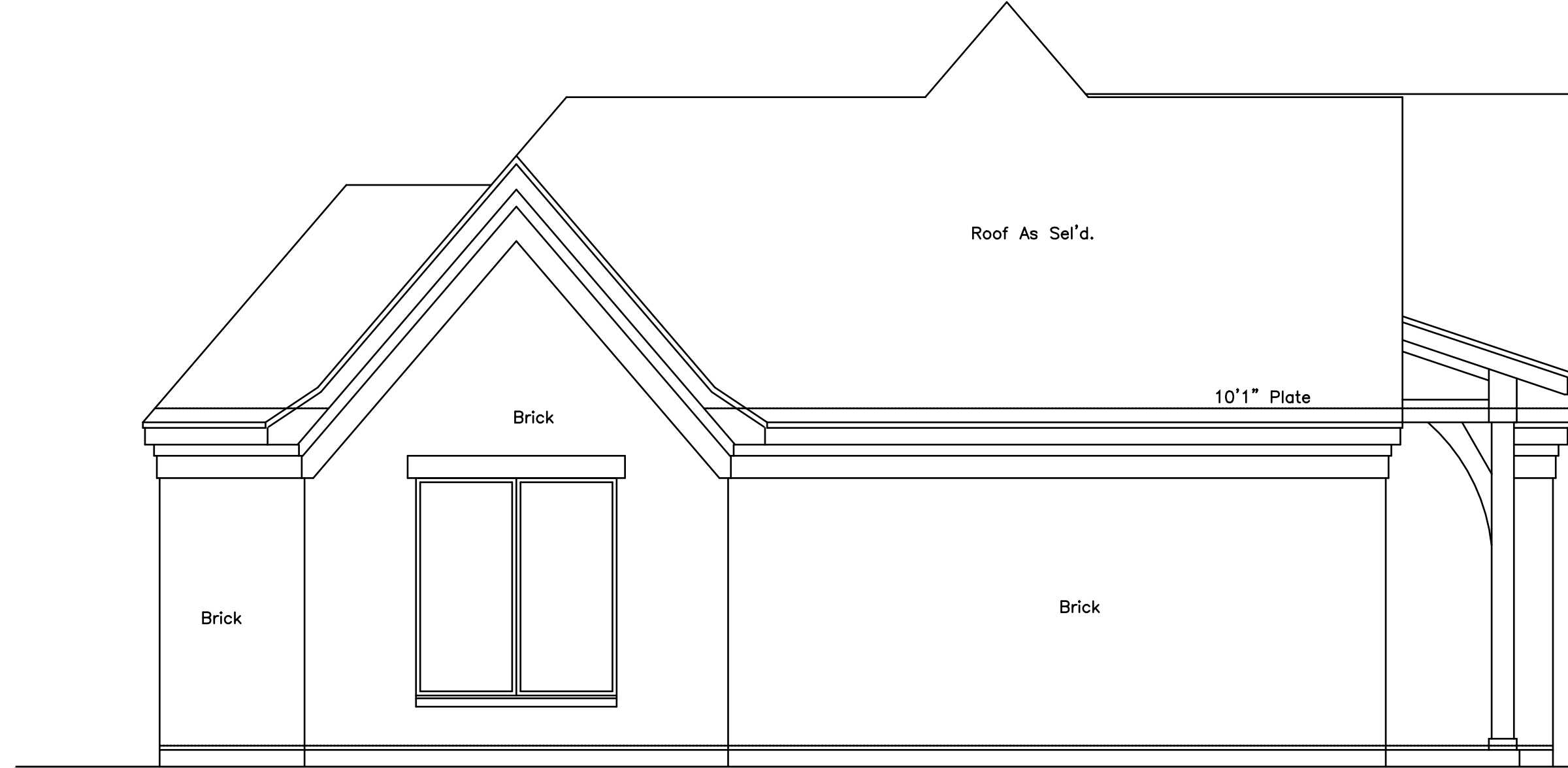
Sincerely,
Eric and Debbie Bennos

This message contains information which may be confidential and privileged. Unless you are the intended addressee (or authorized to receive for the intended addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. The information contained in this communication may be confidential and may be subject to the physician-client privilege. If you have received the message in error, please advise the sender by reply [REDACTED] and delete the message.

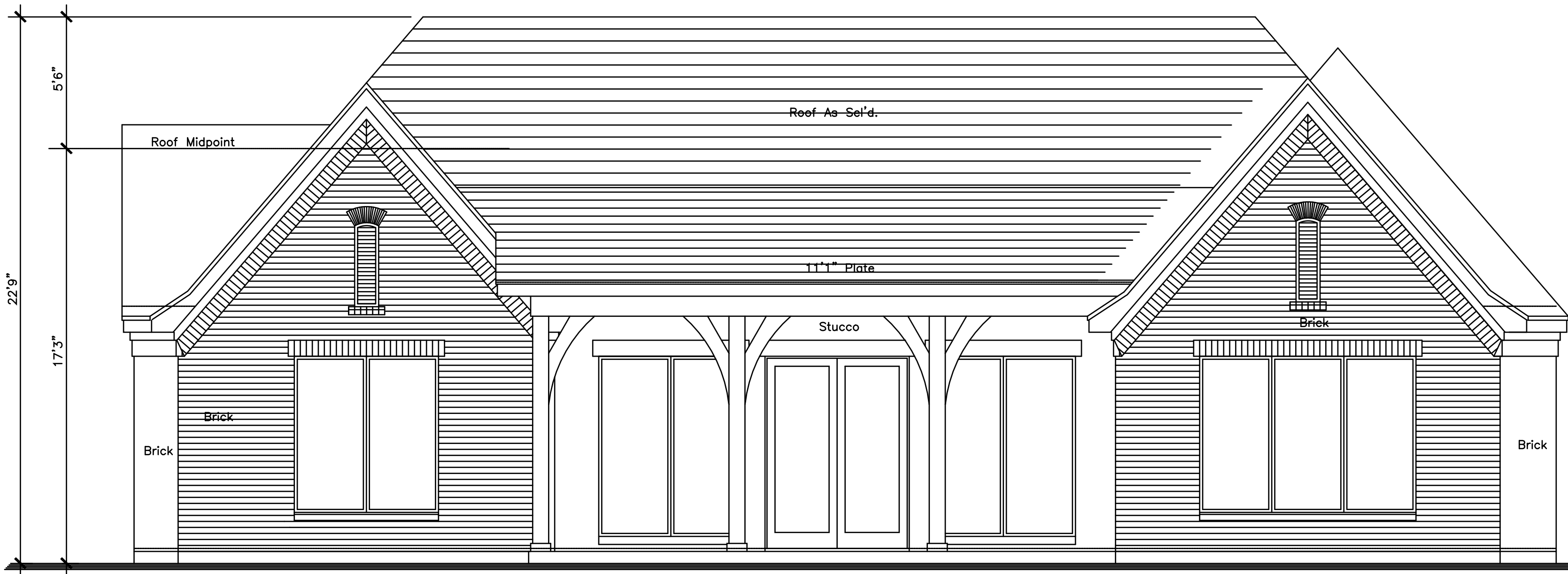




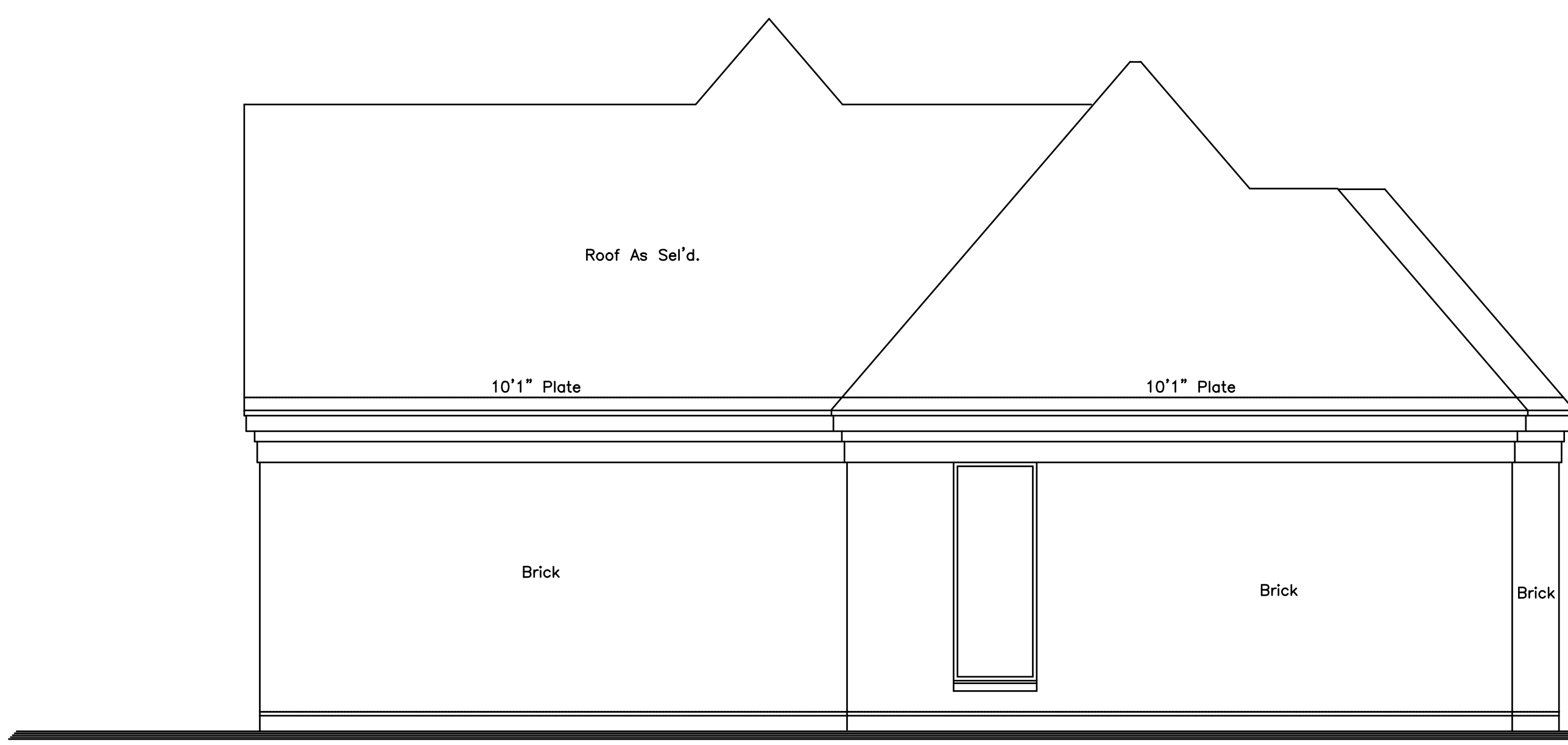
Rear Elevation
SCALE: 1/4"=1'0"



Left Elevation
SCALE: 1/4"=1'0"



Front Elevation
SCALE: 1/4"=1'0"



Right Elevation
SCALE: 1/4"=1'0"

COLOR ELEVATION

COLORS ON THE ACCESSORY DWELLING WILL BE MATCHED TO EXISTING DWELLING. BELOW ARE PICTURES FROM EXISTING HOME.

ROOF COLOR



DOOR TRIM



BRICK



WINDOW TRIM



SOFFIT TRIM





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 8

REGULAR ITEM

DATE: June 8, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (Z20-0002 - The River Walk at Central Park) to amend the River Walk at Central Park Zoning Ordinance No. 05-15, by adding a new concept plan depicting Presbyterian Hospital's proposed expansion. The property is generally located north of Central Park Avenue and east of Long Prairie Road.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this zoning amendment application is to supplement the existing concept Land Use Plan exhibit for The River Walk with an updated concept Land Use Plan depicting the proposed expansion for Presbyterian Hospital. Exhibit C, Article III, Subsection 3.2 of The River Walk at Central Park Ordinance No. 05-15 outlines conditions for administrative approval of minor changes to the approved concept plan (see Attachment A(3)). Per these conditions, an increase in more than 10 percent in ground coverage by any structure is not considered as a minor change that can be approved administratively but requires approval of a concept plan amendment through the Town Council upon recommendation from the Planning and Zoning Commission.

The existing hospital has a footprint of 81,530 square feet. The proposed expansion consists of an approximately 14,250 square-foot single story building, which accounts to a 17.5 percent increase in the ground coverage, necessitating this zoning amendment.

Per the applicant's letter of intent, the primary purpose of this expansion is to build an Observation Unit with 18 beds, which will serve patients that require 24-48 hour observation but do not need to be admitted into a hospital inpatient unit. The expansion sits to the north of the existing hospital closer to the emergency entrance. The extent of this expansion, remodel and other details have been explained in the applicant's letter of intent.

On January 15, 2015, the Town Council approved [Ordinance No. 05-15](#) that amended previously approved River Walk ordinance. The subject site is approximately 11.89 acres and located within the Town Center sub-district. Staff is currently reviewing a site

plan for the proposed expansion which is planned to be scheduled for an upcoming Planning and Zoning Commission meeting. Elevations, landscape plan, and tree survey are being reviewed as a part of the site plan application.

Parking for the hospital is calculated at the ratio of one space per day shift employee plus one space per bed. The hospital has 97 beds, 18 observation beds, and 270 day shift employees, requiring a total of 385 parking spaces. Upon approval of the expansion, the hospital will have 382 on-site parking spaces. On January 22, 2018, the Planning and Zoning Commission approved a commercial parking lot for the hospital consisting of 160 parking spaces to be located on a 3.96 acre lot owned by the hospital. This commercial parking lot is located to the north of the hospital site (and to the east of the Taco Bueno) within Planned Development District-114 (PD-114). Complying with the parking section of the River Walk ordinance (see excerpt below), approximately 142 off-site parking spaces out of the 160 spaces are available within 500 feet from the north emergency entrance to the hospital.

7.5 Aggregation. It shall not be required in The River Walk CBD that required off-street parking is located on the same site or lot as the principal use or on a site or lot that is immediately adjacent to and contiguous with the site or lot on which is located the principal use. The amount of provided parking shall be considered in aggregate, provided that no considered parking space is located more than 500 feet from the entrance to the use to which the space is counted in each of the TC Town Center, CR Community Residential and CMU Community Mixed Use subdistricts or more than 300 feet from the entrance to the use to which the space is counted in the CRC Community Retail Center subdistrict.

Primary access to this development will continue to be from Long Prairie Road and Central Park Avenue with secondary access available from the north through mutual access easements within PD-114.

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 zoning application requests. Z20-0002 had a total of 53 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Exhibit C, Article III, Subsection 3.2 of Ordinance No. 05-15

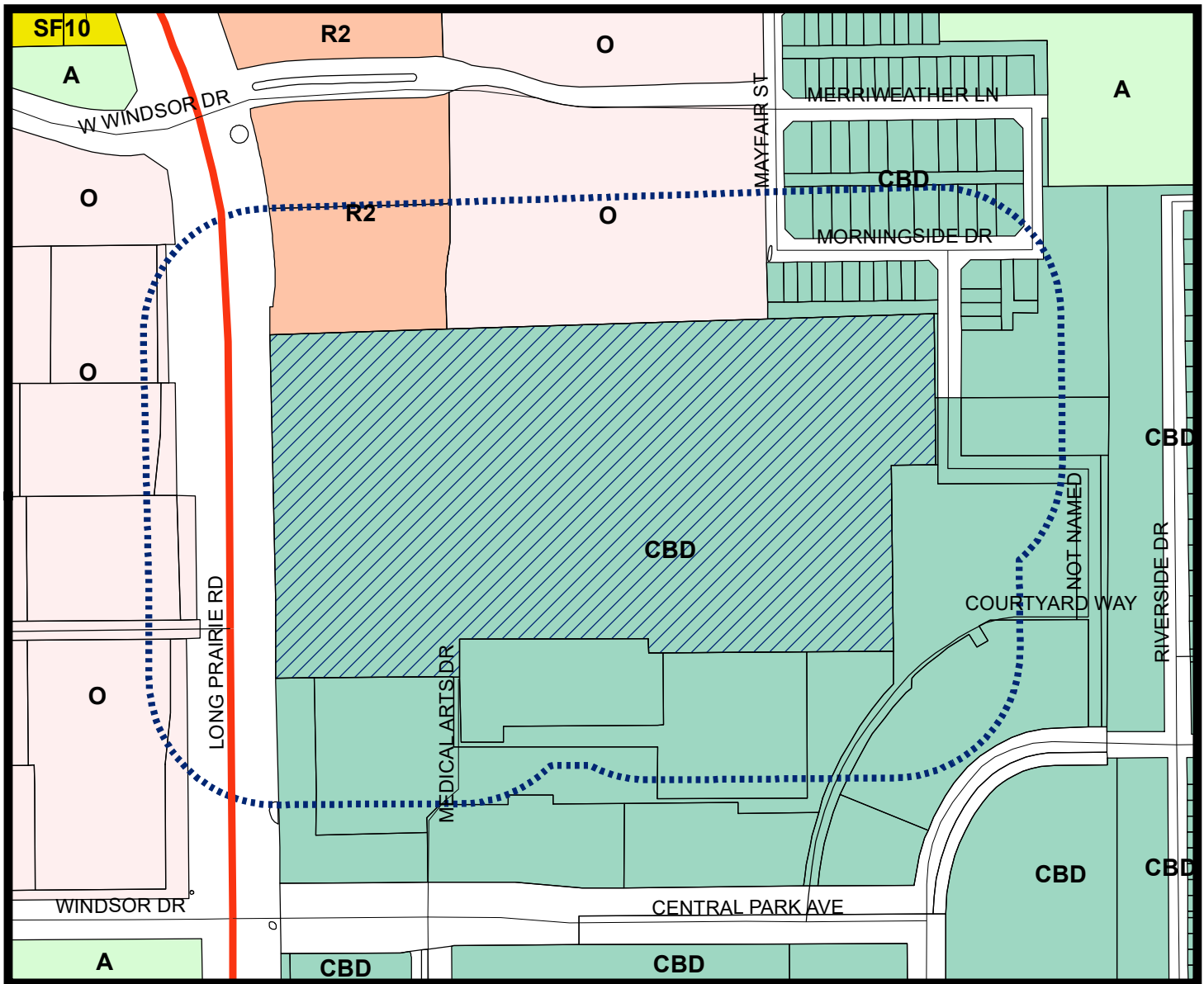
B. Application Details

1. Zoning Exhibit

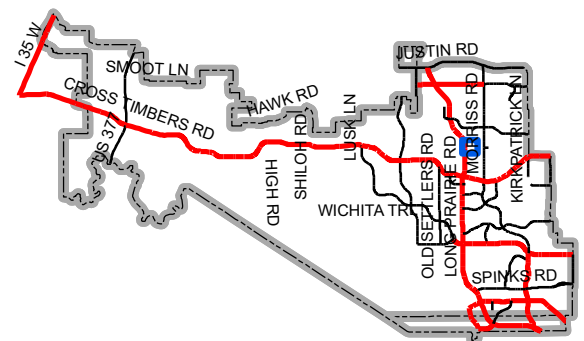
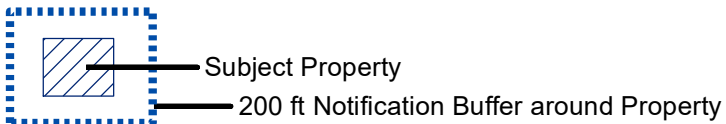
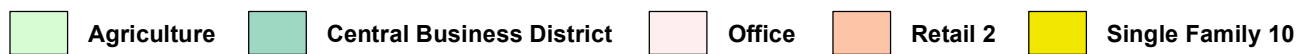


Vicinity Map

Reference Project: Z20-0002



LEGEND



Map Location



April 28, 2020

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

Re: THPH Observation Expansion
Letter of Intent
HKS Project No. 22004.000

To whom it may concern:

This project planned for Flower Mound Hospital will expand the hospitals services in the River Walk at Central Park Zoning District. The primary purpose is to build an Observation Unit with 18 beds which will serve patients that require 24-48 hour observation but do not need to be admitted into a hospital inpatient unit. The new observation unit expansion sits due north of the hospitals dining and kitchen area, and it will have a public access connection from that lobby space. A small addition to the dining area is also part of the project in that area. The observation unit will also be connected to the existing emergency department from the east side by a new corridor. This will serve as a staff-only access corridor and the means of transferring patients from emergency and to hospital inpatient units. Along that corridor, outside there will be a new drop-off canopy for the Emergency department, and the work in this area will require regrading and minor changes to parking along the drop-off drive.

In addition to the observation unit expansion, the emergency department entry will be slightly expanded to the north to increase the waiting room size and provide better visibility for staff to those waiting for treatment. Also, there are minor renovations to the entry area clinical support rooms of the emergency department including the addition of sub-wait bays which will help patients receive treatment in a timely fashion.

The total expansion area for this project is approximately 14,250sf. It will be constructed in one phase, maintaining access to the existing emergency department throughout.

Sincerely,

Clint Pickett
AIA
Principal

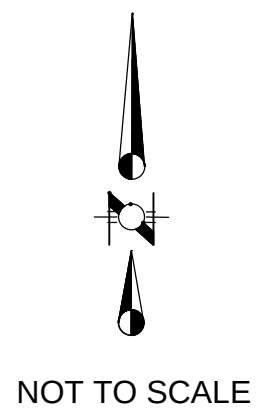
ARTICLE III
COMPLIANCE WITH CONCEPT PLANS;
AMENDMENTS TO THE CONCEPT PLANS

3.1 General. The standard of review for approval of a plat, re-plat, amendment to a plat, Site Plan or amendment to a Site Plan as being in compliance with any Concept Plan in these Development Standards shall be the general and overall consistency of the material matters in such plat, re-plat, amendment to a plat, Site Plan or amendment to a Site Plan with the principles of the Concept Plan.

3.2 Minor Changes. Subsequent to approval of any Concept Plan, minor changes may be authorized by the Town Manager or Executive Director of Development Services when such minor changes will not cause any of the following circumstances to occur:

- (i) A change in the character of The River Walk CBD;
- (ii) A change in the internal boundary of the district or a subdistrict;
- (iii) A change in permitted uses in the district or a subdistrict;
- (iv) An increase in the intensity of use;
- (v) An increase in approved building heights;
- (vi) A reduction in the approved buffers separating the development within The River Walk CBD from any existing developed properties or roadways;
- (vii) An increase in the problems of circulation, safety and utilities;
- (viii) A reduction in the approved setbacks from property lines;
- (ix) A decrease in the percentage of open space or common area required;
- (x) A reduction in the required number of on-street and off-street parking spaces; or
- (xi) An increase of more than ten percent (10%) in ground coverage by any structure.

Zoning Exhibit



CONCEPT
LAND USE PLAN

