

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

AUGUST 10, 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. Update on Cross Timbers Protection Area

F. CONSENT ITEMS

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

1. Minutes of July 27, 2020: Consider approval of the minutes of the July 27, 2020, Planning and Zoning Commission Regular Session.
2. RC19-0013 – Lakeside Village Phase 2: Consider a request for a record plat (RC19-0013 – Lakeside Village, Phase 2) to create a mixed-use subdivision. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.

G. REGULAR ITEMS

This part of the agenda consists of discretionary items either relating to zoning or a requested variation from the Town’s development standards. If a public hearing is required, it will be noted next to the item on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

3. *ZPD20-0003 – Morriss Commons Lot 8 (PD-84)* *Public Hearing*

Public Hearing to consider an ordinance for rezoning (ZPD20-0003 – Morriss Commons Lot 8) to amend Planned Development No. 84 (PD-84) with Retail District-2 uses, by adding new concept plans for Lot 8, Block 1, of the Morriss Commons Addition. The property is generally located west of Morriss Road and north of Flower Mound Road.

4. *ZPD20-0004 – Iron Den (PD-170)* *Public Hearing*

Public Hearing to consider an ordinance for rezoning (ZPD20-0004 – Iron Den) to amend Planned Development No. 170 (PD-170) with Campus Industrial uses and personal training studio to modify development standards related to building permit submittal deadlines to make certain required site improvements. The property is generally located south of Spinks Road and west of Gerault Road.

5. *SUP20-0005 – Lakeside Crossing Building 5 (Smoothie King) SUP-463* *Public Hearing*

Public Hearing to consider an ordinance granting Specific Use Permit No. 463 (SUP20-0005– Lakeside Crossing Building 5 (Smoothie King)) to permit a fast food restaurant with a drive-through window. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

6. *LDR19-0011 – Underground Utilities* *Public Hearing*

Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0011 – Underground Utilities) by eliminating Section 90-423 entitled “Underground Utilities,” of the Town’s Code of Ordinances, and amending Chapter 82 entitled “Development Standards” by adding a new Article VII entitled “Underground Utilities” to create new definitions and standards for underground utilities within the Town of Flower Mound.

7. *LDR20-0003 – Informational Sign Requirements*

Public Hearing

Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0003 – Informational Sign Requirements) by amending Chapter 78 entitled "Administration" and Chapter 94 entitled "Trees," of the Town's Code of Ordinances to update the requirements and process for posting informational signs on subject properties.

H. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: August 6, 2020, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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

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

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: August 10, 2020

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the July 27, 2020, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on July 27, 2020.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 27TH DAY OF JULY 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
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
Alicia Kreh	Town Attorney
Robert Pegg	Assistant Director of Engineering
Poornima Kashyap	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

1. Commissioner Schiestel requested clarification on Public Hearings related to plats and could the Planning & Zoning Commission initiate a Public Hearing for a plat. Chair Johnson directed Staff to address the question during the Director's Report.
2. Commissioner Schiestel requested an update to drainage issues related to Bradford Park that were discussed at the July 20, 2020 Town Council Meeting. Chair Johnson directed Staff to address the question during the Director's Report.

E. DIRECTOR'S REPORT

1. Response to Commissioner Schiestel's questions regarding Public Hearings related to plats. (*Future Agenda Item #1*) Staff clarified that the State has only designated residential replats with exceptions for Public Hearings.
2. Response to Commissioner Schiestel's request for an update on drainage issues related to Bradford Park that were discussed at the July 20, 2020 Town Council Meeting. (*Future Agenda Item #2*) Staff responded that the Planning & Zoning Commission and Town Council will be briefed on future findings related to Bradford Park.
3. Strategic Planning Session Update

F. REGULAR ITEMS

1. **Consider approval of the minutes of the July 13, 2020, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Vice-Chair Ruthrauff moved to approve the minutes of July 13, 2020. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

2. **Public Hearing to consider a request for a Comprehensive Sign Package (CSP19-0001 – Service First) for Service First. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Fred Finch, Chandler Signs; present for questions, no presentation
Nathan Pruski, Service First; present for questions, no presentation
Pam Selman, Service First; present for questions, no presentation

Commission Deliberation

Commissioner Cox moved to recommend approval of CSP19-0001 – Service First with the additional recommendation that the sign package be specific to the current use of the property. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

G. ADJOURNMENT – REGULAR SESSION 7:43 P.M.

TOWN OF FLOWER MOUND, TEXAS

**_____
Lexin Murphy, Director of Planning Services**

ATTEST:

**_____
LauriAnn Cash, Executive Assistant**

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: August 10, 2020

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a record plat (RC19-0013 - Lakeside Village, Phase 2) to create a mixed-use subdivision. The property is generally located west of Lakeside Parkway and south of Lakeside Village Boulevard.**

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 Planning and Zoning Commission.

II. APPLICATION ANALYSIS

The purpose of this record plat application is to create 19 detached residential lots, five mixed-use/non-residential lots, and four open space lots. The plat also depicts right-of-way dedications, alleys, easements, and setback lines. The subject property is approximately 17.052 acres. Access to this part of the development will be from Lakeside Parkway and the newly created streets.

The area of consideration for this record plat application is the MU-TEN (Mixed Use-Transition to Environmental Area) subzone that was incorporated into the Lakeside DFW Mixed Use District (MU) on April 16, 2018, by the Town Council. The MU-TEN subzone is further divided into six micro zones, each of which encompass specific standards for development. The proposed replat is in compliance with all applicable standards for subzones and micro zones within the [Lakeside DFW ordinance](#). The construction plans, landscape plans, and tree survey for Phase 2 also comply with the applicable Lakeside Village and Town standards.

On June 22, 2020, the Planning and Zoning Commission approved plat applications for Phase 1A and Phase 1B of Lakeside Village.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

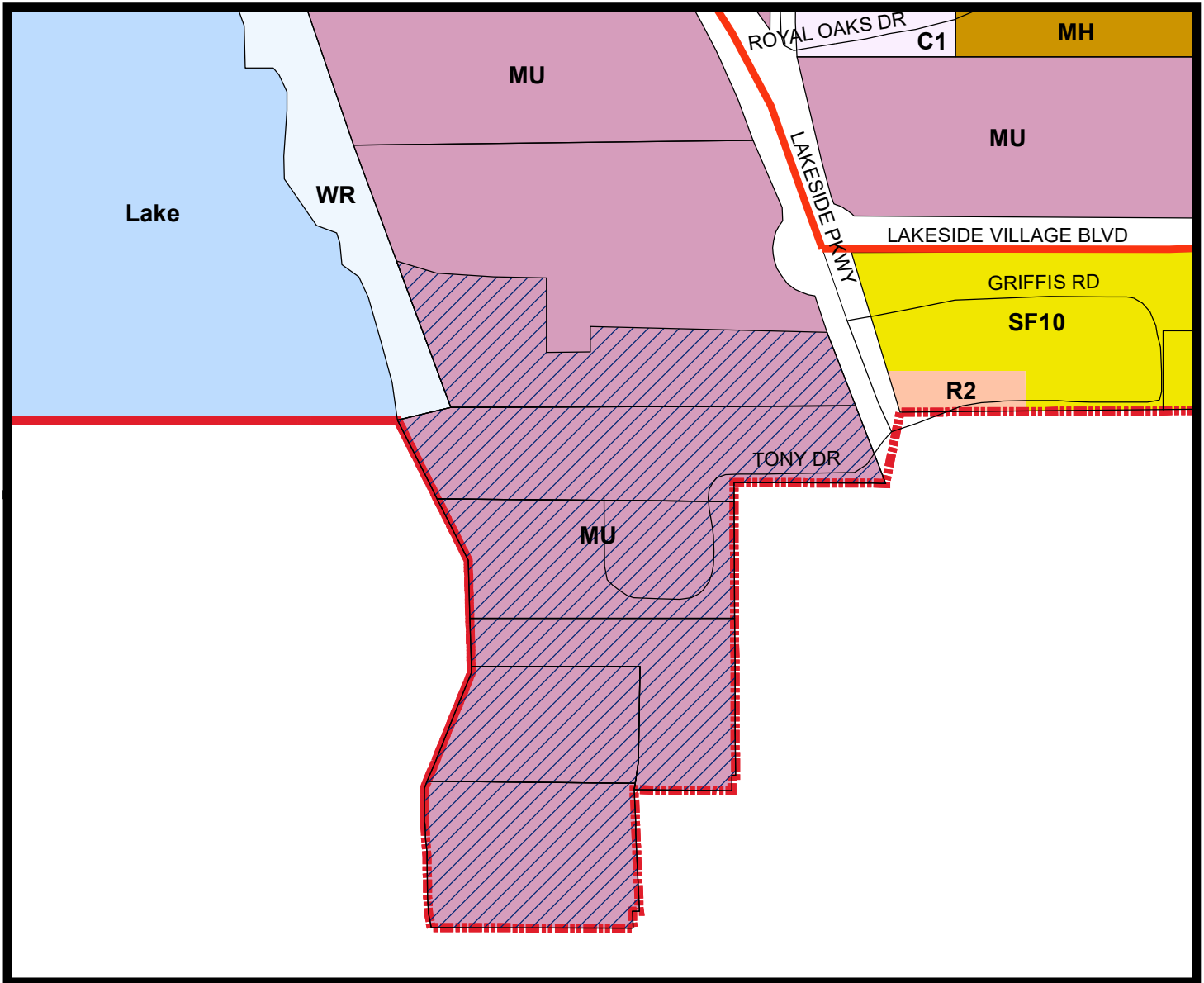
B. Application Details

1. Record Plat Package

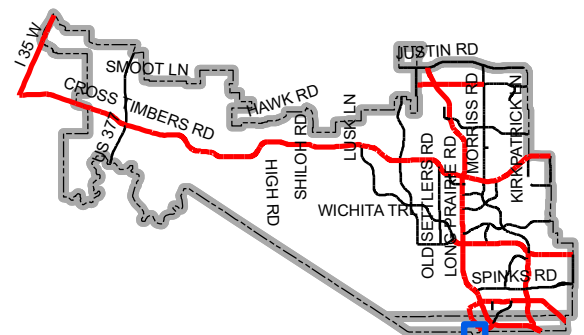
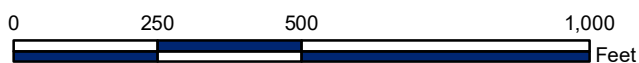
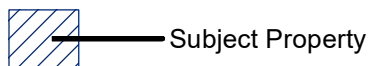


Vicinity Map

Reference Project: RC19-0013



LEGEND



Map Location



LETTER OF INTENT > LAKESIDE VILLAGE PHASE II

August 4, 2019

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

RE: Lakeside Village Infrastructure – Phase II – Record Plat 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 record application for the Lakeside Village. The phase II record plat will create 19 additional single-family residential lots, 5 non-single-family lots for future development, and 4 'x' lots for park requirements and open space. The plat also creates the location of and dedicates the remaining rights-of-way for the public roadways, alleys and access throughout the property, including 85 on street parking spaces. Construction plans accompany the application for the public infrastructure.

The total site encompasses approximately 34.25 acres of which approximately 17.05 acres is located within this phase.

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', with a stylized flourish at the end.

Scott Minnis
Project Manager, Engineering

cc. Mr. Robert J. Dollak, Jr, P.E.

File: 2_20180107\Survey\1507 Phase 2 REC.PLT
Printed: 8/4/2020 4:48 PM, by Bradley Cox. Date: 8/4/2020 4:43 PM, by bcox

J.N. TANNEHILL SURVEY
A-1252
APPROX. S
DAVID K. TANNAHILL SURVEY
A-1524

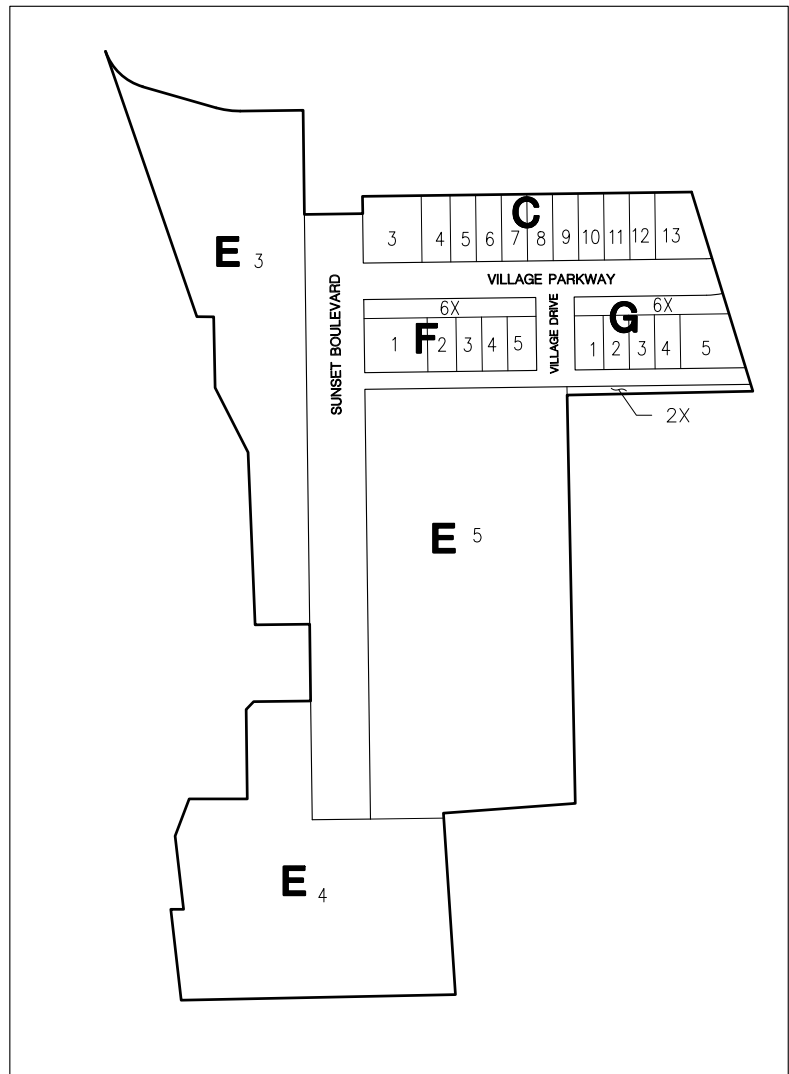
UNITED STATES
OF AMERICA
TRACT A-12A
2027/163
D.R.D.C.T.

LAKESIDE VILLAGE
PHASE II
INSTRUMENT NUMBER:

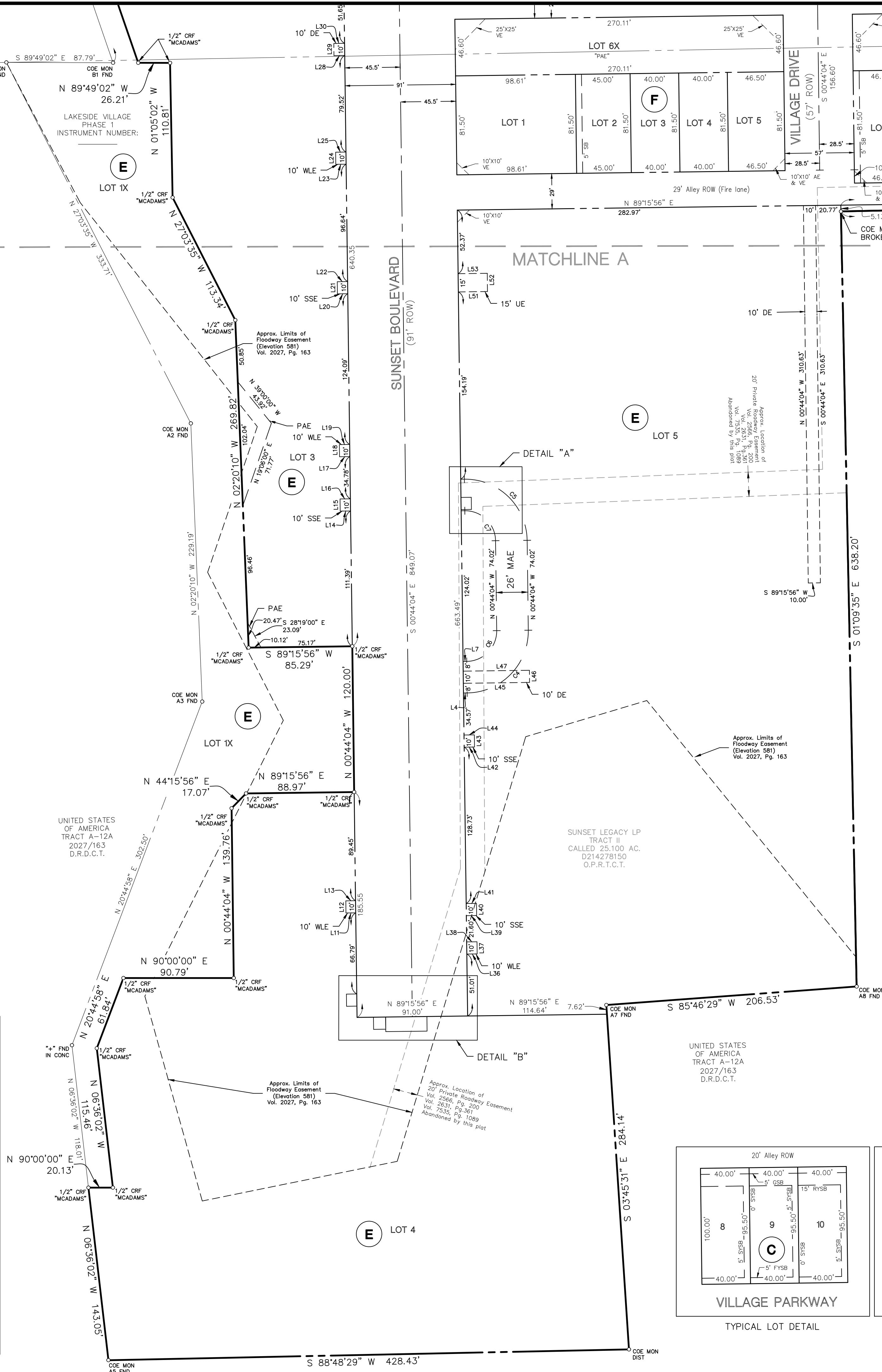
LOT / BLOCK ANALYSIS	
RESIDENTIAL	19
MIXED-USE/NON-RESIDENTIAL	5
OPEN SPACE	4
SMALLEST RESIDENTIAL LOT	0.075
LARGEST RESIDENTIAL LOT	0.157
AVERAGE RESIDENTIAL LOT	0.088

BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
C	50,447	1.158
E	477,482	10.961
F	34,600	0.794
G	35,094	0.806
ROW	145,161	3.333
GROSS	742,784	17.052
NET	597,607	13.719

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
3	C	8,759	0.201
4	C	4,298	0.099
5	C	3,820	0.088
6	C	3,820	0.088
7	C	3,820	0.088
8	C	3,820	0.088
9	C	3,820	0.088
10	C	3,820	0.088
11	C	3,820	0.088
12	C	3,820	0.088
13	C	5,339	0.123
14X	C	1,492	0.034
2X	E	1,177	0.027
3	E	127,956	2.937
4	E	140,157	3.218
5	E	208,176	4.779
1	F	8,037	0.184
2	F	3,667	0.084
3	F	3,260	0.075
4	F	3,260	0.075
5	F	3,790	0.087
6X	F	12,586	0.289
1	G	4,300	0.099
2	G	3,699	0.085
3	G	3,699	0.085
4	G	3,699	0.085
5	G	7,113	0.163
6X	G	12,583	0.289



SITE MAP SCALE: 1"=300'



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°44'04" E	12.00'
L2	N 89°15'56" E	34.00'
L3	S 89°15'56" W	12.00'
L4	S 89°15'56" W	3.00'
L5	S 89°15'56" W	3.00'
L6	S 89°15'56" W	3.00'
L7	N 89°15'56" E	3.00'
L8	S 89°15'56" W	8.50'
L9	N 00°44'04" W	10.00'
L10	N 89°15'56" E	8.50'
L11	N 89°15'56" E	8.01'
L12	N 00°44'04" W	10.00'
L13	N 89°15'56" E	8.01'
L14	S 89°15'56" W	8.50'
L15	N 00°44'04" W	10.00'
L16	N 89°15'56" E	8.50'
L17	S 89°15'56" W	8.50'
L18	N 00°44'04" W	10.00'

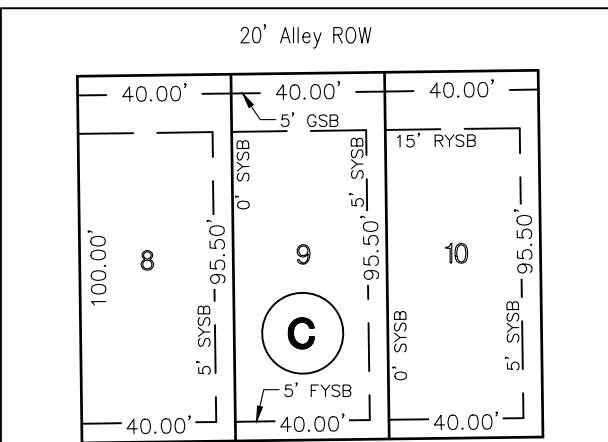
LINE TABLE		
LINE	BEARING	DISTANCE
L19	N 89°15'56" E	8.50'
L20	S 89°15'56" W	8.50'
L21	N 00°44'04" W	10.00'
L22	N 89°15'56" E	8.50'
L23	S 89°15'56" W	8.50'
L24	N 00°44'04" W	10.00'
L25	N 89°15'56" E	8.50'
L26	N 89°15'56" E	10.00'
L27	S 00°44'04" E	10.00'
L28	S 89°15'45" W	8.83'
L29	N 00°44'15" W	10.00'
L30	N 89°15'45" E	8.83'
L31	S 89°15'56" W	20.00'
L32	N 00°44'04" W	10.00'
L33	N 89°15'56" E	20.00'
L34	S 89°15'56" W	31.87'
L35	N 00°44'04" W	10.00'
L36	S 89°15'56" W	8.50'

LINE TABLE		
LINE	BEARING	DISTANCE
L37	S 00°44'04" E	10.00'
L38	N 89°15'56" E	8.50'
L39	S 89°15'56" W	8.50'
L40	S 00°44'04" E	10.00'
L41	N 89°15'56" E	8.50'
L42	S 89°15'56" W	8.50'
L43	S 00°44'04" E	10.00'
L44	N 89°15'56" E	8.50'
L45	S 89°15'56" W	54.50'
L46	S 00°44'04" E	10.00'
L47	N 89°15'56" E	54.50'
L48	S 89°15'56" W	8.50'
L49	S 00°44'04" E	10.00'
L50	N 89°15'56" E	24.00'
L51	S 89°15'56" W	24.00'
L52	S 00°44'04" E	15.00'
L53	N 89°15'56" E	24.00'

CURVE TABLE			
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH
C1	87.00'	54°51'57"	83.31'
C2	130.00'	16°47'01"	38.08'
C3	95.00'	8°53'18"	14.74'
C4	51.00'	90°00'00"	80.11'
C5	51.00'	90°00'00"	80.11'
C6	25.00'	90°00'00"	39.27'
C7	25.00'	90°00'00"	39.27'

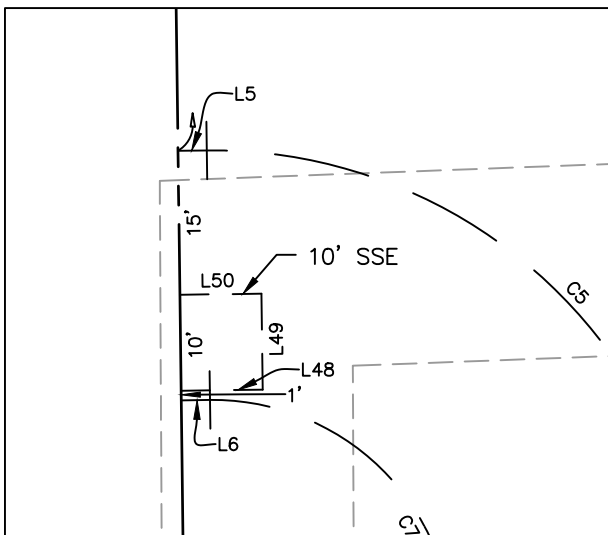
NOTES:

- Bearings based on Texas Coordinate System, North Central Zone (4202), NAD '83.
- Coordinates for Lakeside Village are grid values referred to the Texas Coordinate System, North Central Zone expressed in NAD '83 projection. The monuments were tied using GPS to station Numbers 18 & 19 of the Town of Flower Mound official control monument system with coordinates thereof provided by the Town of Flower Mound.
- POINT OF COMMENCEMENT: N 7045277.62'; E 2407316.25'
Bearing and distance from the Point of Commencement to Geo Point 18: N 36°03'20" E, 5111.94'
POINT OF BEGINNING: N 7044399.81'; E 2408478.92'
Bearing and distance from the Point of Beginning to Geo Point 19: N 46°00'38" E, 8158.64'
- Surveyor has made no investigation or independent search for easement of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate abstract of title may disclose.
- No flood zone area analysis has been performed on the subject property MCADAMS.
- Lot 2X, BLOCK E, Lot 6X, Block F, and Lot 6X, Block G, to be dedicated to Lakeside Village HOA.
- All X-Lots are Drainage Easements and Utility Easements.
- Lot 6X, Block F, and Lot 6X, Block G, are Pedestrian Access Easements (PAE).
- Pursuant to Ordinance No. 36-92 of the Town of Flower Mound, Texas, a mandatory Homeowner's Association shall be established and created to assume and be responsible for the continuous and perpetual operation maintenance and/or supervision of Drainage Easements, Landscaping Systems or their physical facilities of ground held in common and necessary or desirable for the welfare of the area of subdivision or that are of common use or benefit. Said mandatory Homeowner's Association shall be responsible for the continuous and perpetual operation maintenance and/or supervision of the Landscape Systems, features or elements located in Parkway Common Area, between screening walls or living screens and adjacent curbs or street pavement directly adjacent to Drainage Ways or Drainage Structures, or at subdivision entryways.



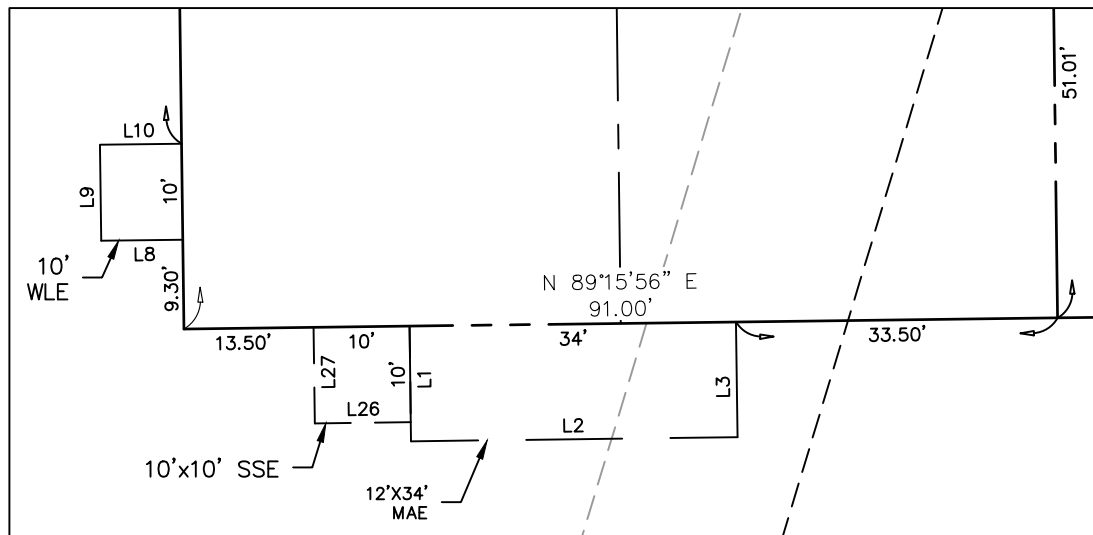
VILLAGE PARKWAY

TYPICAL LOT DETAIL



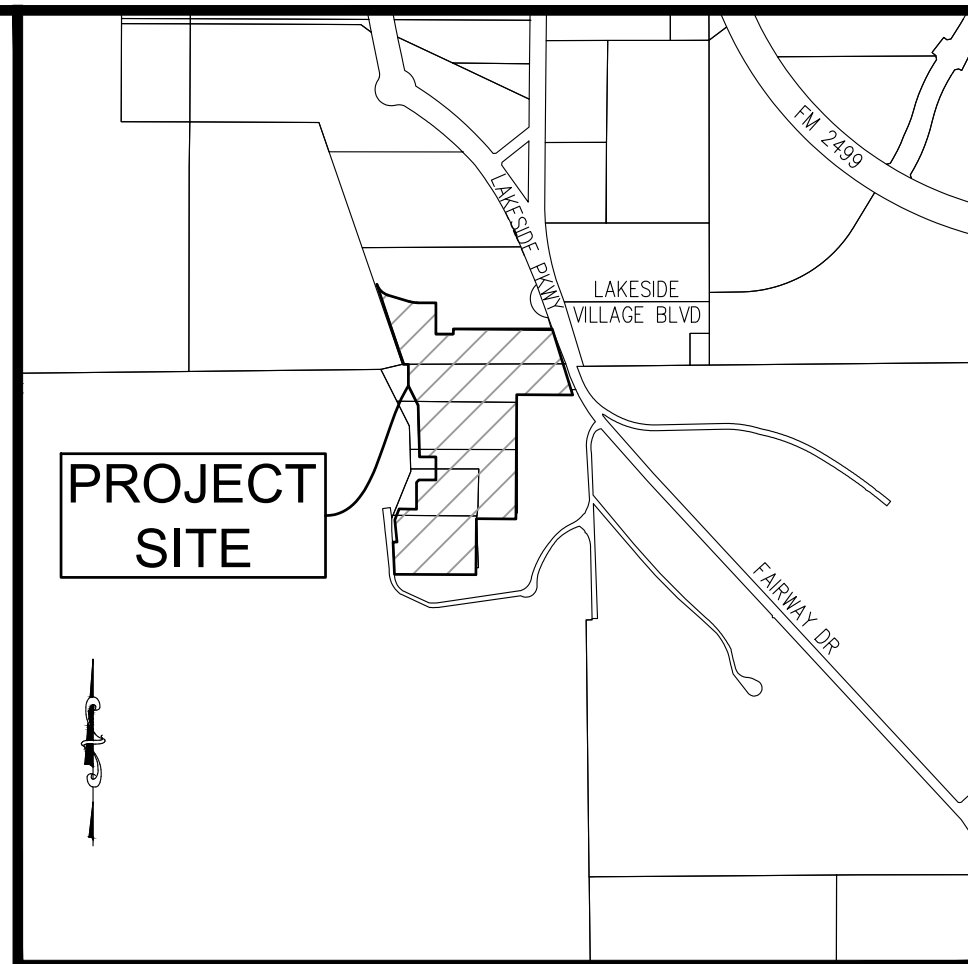
DETAIL "A"

SCALE: 1"=20'



DETAIL "B"

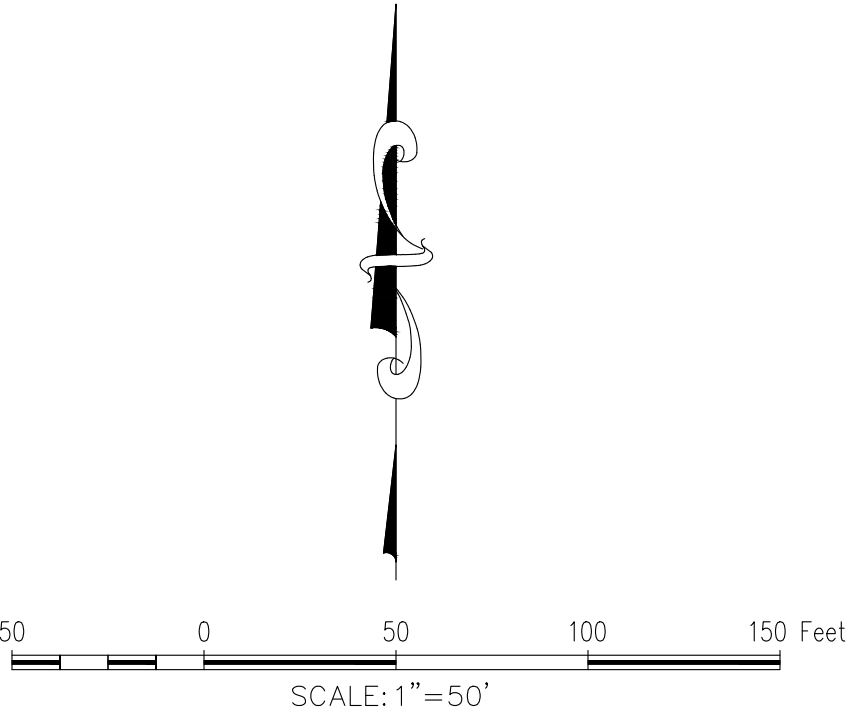
SCALE: 1"=20'



VICINITY MAP: NOT TO SCALE

LEGEND

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- CRS = CAPPED REBAR SET
- CRF = CAPPED REBAR FOUND
- BL = BUILDING LINE
- UE = UTILITY EASEMENT
- MAE = MUTUAL ACCESS EASEMENT
- AE = ACCESS EASEMENT
- SSE = SANITARY SEWER EASEMENT
- WLE = WATER LINE EASEMENT
- COE MON = UNITED STATES ARMY CORP OF ENGINEERS MONUMENT
- PAE = PEDESTRIAN ACCESS EASEMENT
- DE = DRAINAGE EASEMENT
- VE = VISIBILITY EASEMENT
- FL = FIRE LANE EASEMENT
- FYSB = FRONT YARD SET BACK
- YSB = SIDE YARD SET BACK
- RYSB = REAR YARD SET BACK
- GSB = GARAGE SET BACK
- P.R.T.C.T. = PLAT RECORDS, DENTON COUNTY, TEXAS
- O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- R.P.R.T.C.T. = REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS
- D.R.D.C.T. = DEED RECORDS, DENTON COUNTY, TEXAS



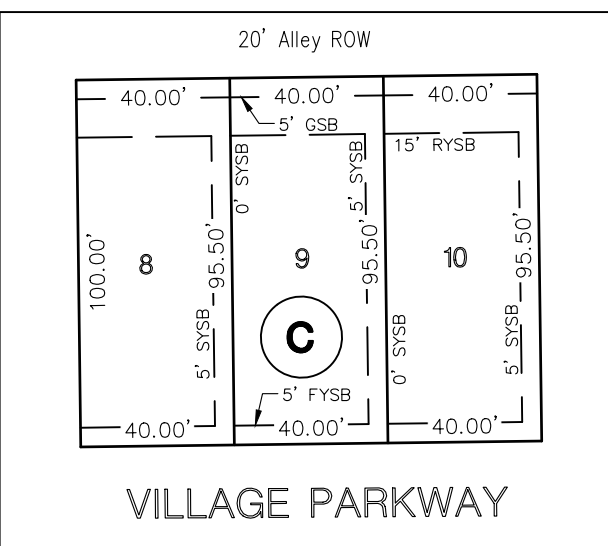
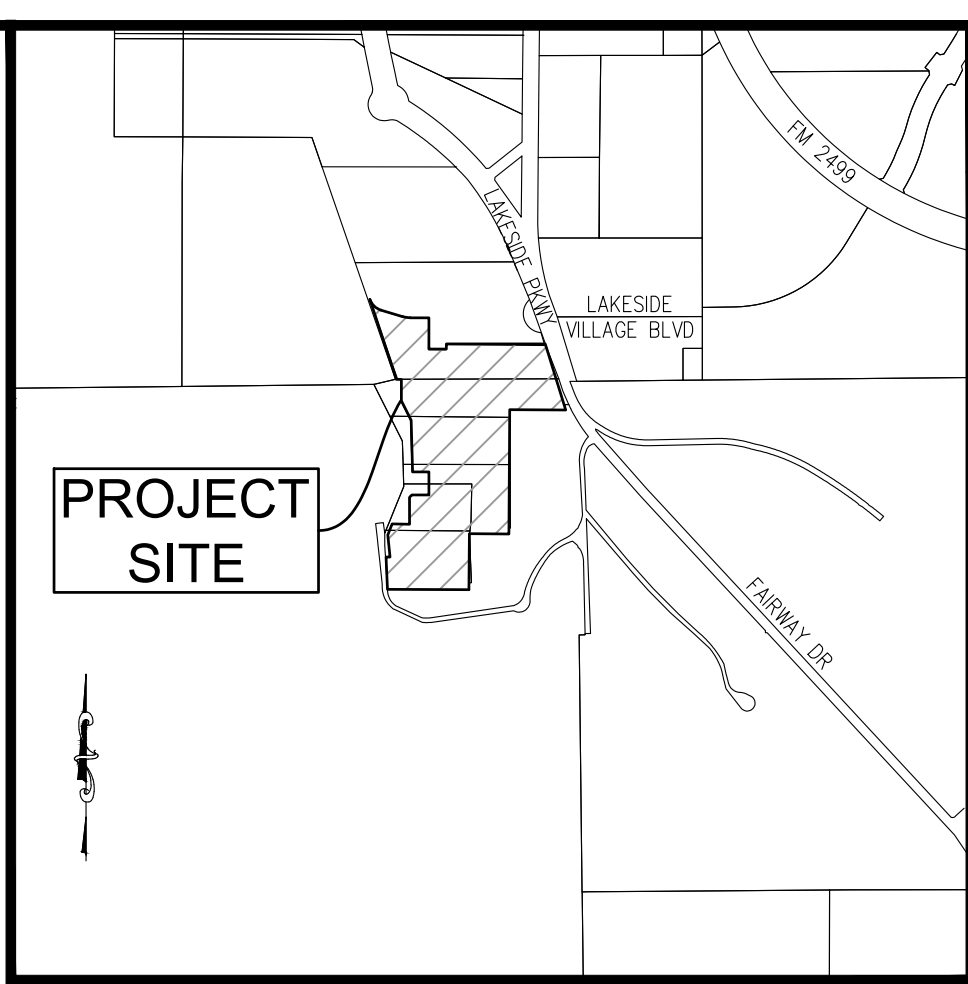
RECORD PLAT
A Record plat of Lots 3-13, & 14x, Block C
Lots 2X, & 3-5, Block E,
Lots 1-5, & 6X, Block F,
Lots 1-5, & 6X, Block G,
Lakeside Village, Phase II,
being 17.052 acres of land located
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
an addition to the TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/7/19 SCALE: 1" = 50' JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 150
IRVING, TX 75039
Ph. 469-633-4131
Contact: JIMMY ARCHIE



RECORD PLAT
A Record plat of Lots 3-13, & 14x, Block C
Lots 2X, & 3-5, Block E,
Lots 1-5, & 6X, Block F,
Lots 1-5, & 6X, Block G,
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The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

PE: 19762 TBPLS: 1019444
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/7/19 SCALE: 1" = 50' JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY
SUITE 150
IRVING, TX 75039
Ph. 469-533-4131
Contact: JIMMY ARCHIE

OWNER'S CERTIFICATE AND DEDICATION	
STATE OF TEXAS :	
COUNTY OF DENTON :	
LEGAL DESCRIPTION	

BEING all that certain lot, tract, or parcel of land, situated in the J. N. Tannehill survey, Abstract Number 1548, and the David K. Tannehill survey, Abstract Number 1524, Town of Flower Mound, Tarrant County, Texas, being a portion of that certain tract of land described in deed to Sunset Legacy LP, as Tract II, recorded in Instrument Number D214278150, Official Public Records, Tarrant County, Texas, and being a portion of that called 0.415 acre tract, described in deed to Peter P. Stewart, recorded in Volume 5185, Page 4845, Real Property Records, Tarrant County, Texas, and being more particularly described as follows:

COMMENCING at the northwest corner of Lot 1X, Block E, Lakeside Village, Phase I, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Instrument Number _____, Plat Records, Tarrant County, Texas, and being the southwest corner of Lot 1, Block A, Lakeside Tower, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Instrument Number D216126564, Official Public Records, Tarrant County, Texas, and being in the east line of Tract B-12, United States of America Corps of Engineer's, called Lake Grapevine, recorded in Volume 374, Page 35, County Clerk, Denton County, Texas;

THENCE N 89°15'32" E, with the north line of said Lakeside Village, Phase I, and the south line of said Lot 1, Block A, passing at a distance of 336.62 the southeast corner thereof, same being the southwest corner of Lot 2R, Block A, Lakeside Tower, according to the plat thereof, Recorded in Document Number 2019-381, Plat Records, Tarrant County, Texas, continuing a total distance of 706.51 feet to the northeast corner of Lot 11X, Block A, of said Lakeside Village, Phase I, same being the southeast corner of said Lot 2R, Block A, and being in the west line of Lakeside Parkway, a called 120' Right-of-Way;

THENCE Southeasterly, with the east line of said Lakeside Village, Phase I, and the west line of said Lakeside Parkway, with the arc of a curve to the right, having a radius of 1,640 feet, and a central angle of 24°43'09", passing at an arc length of 579.64, a 1/2" rebar found in the east line of lot 10, Block B, of said Lakeside Village, Phase I, and being the northwest corner of a certain 0.297 acre tract of land described in deed to the Town of Flower Mound, recorded in Volume 5185, Page 4852, Real Property Records, Denton County, Texas, continuing a total arc length of 707.55 feet, whose chord bears S 29°27'20" E, a distance of 702.08 feet, to a 1/2" capped rebar, stamped "WAI", found in the east line of Lot 27X, Block B, of said Lakeside Village, Phase I, being in the west line of said 0.297 acre tract, and being in the west line of said Lakeside Parkway;

THENCE S 17°00'08" E, with the east line of said Lot 27X, Block B, with the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway, a distance of 53.59 feet, to a 1/2" capped rebar, stamped "WAI", found in the east line of said Lot 27X, Block B, the west line of said 0.297 acre tract and the west line of said Lakeside Parkway;

THENCE Southeasterly, with the west line of said Lakeside Village, Phase I, the west line of said 0.297 acre tract, and the west line of said Lakeside Parkway, with the arc of a curve to the left, having a radius of 100 feet, a central angle of 123°11'18", passing at an arc length of 185.62 feet, to a 1/2" capped rebar, stamped "WAI", found in the east line of said Lakeside Village, Phase I, the west line of said 0.297 acre tract, the west line of said Lakeside Parkway, and being the northwest corner of said 0.415 acre tract, continuing a total arc length of 215.00 feet, whose chord bears S 25°21'12" E, a distance of 175.92 feet, to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of Lot 2, Block C, of said Lakeside Village, Phase I, same being the southwest corner of said 0.297 acre tract, being the northeast corner of said 0.415 acre tract, and being in the west line of said Lakeside Parkway;

THENCE S 17°03'56" E, with the east line of said Lakeside Village, Phase I, and the west line of Lakeside Parkway, a distance of 68.75 feet, to a 1/2" capped rebar found, stamped "MCADAMS", being the POINT OF BEGINNING, same being the southeast corner of said Lakeside Village, Phase I, being in the east line of said Sunset Legacy, Tract II, being in the east line of said 0.415 acre tract, and being in the west line of Lakeside Parkway;

THENCE S 17°03'56" E, with the east line of said Tract II, the east line of said 0.415 acre tract, and the west line of Lakeside Parkway, a distance of 182.69 feet, to a corps of engineer's monument found, (stamped A-11) at the southeast corner of said 0.415 acre tract, being in the east line of said Tract II, and being in the west line of said Lakeside Parkway;

THENCE N 88°38'03" E, with the east line of said Tract II, and the west line of said Lakeside Parkway, a distance of 47.11 feet, to a 1/2" capped rebar, stamped "MCADAMS" set;

THENCE S 14°10'54" E, with the east line of said Tract II, and the west line of said Lakeside Parkway, a distance of 141.35 feet, to a corps of engineer's monument found (stamped A-10), at the most easterly southeast corner of said Tract II, being in the north line of United States of America Corps of Engineer's, Tract A-12A, called Grapevine Lake, recorded in Volume 2027, Page 163, County Clerk, Denton County, Texas, and being in the west line of said Lakeside Parkway;

THENCE along the common line of said Tract II, and said Tract A-12A, the following six (6) bearings and distances:

S 88°50'40" W, passing at a distance of 39.75, a 1/2" capped rebar found, stamped "WAI", and continuing a total distance of 329.96 feet to a corps of engineer's monument found (disturbed);

S 01°09'35" E, a distance of 638.20 feet to a corps of engineer's monument found (stamped A-8);

S 85°46' 29" W, a distance of 206.53 feet to a corps of engineer's monument found (stamped A-7);

S 03°45'31" E, a distance of 284.14 feet to a corps of engineer's monument found (disturbed);

S 88°48'29" W, a distance of 428.43 feet to a corps of engineer's monument found (stamped A-5);

N 06°36'02" W, a distance of 143.05 feet, to a 1/2" capped rebar, stamped "MCADAMS", found at the most southerly southwest corner of said Lot 1X, Block E;

THENCE East, with the south line of said Lot 1X, Block E, a distance of 20.13 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the most southerly southeast corner of said Lot 1X, Block E;

THENCE N 06°36'02" W, with the east line of said Lot 1X, Block E, a distance of 115.46 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 20°44'58" E, with the east line of said Lot 1X, Block E, a distance of 61.84 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE East, with the east line of said Lot 1X, Block E, a distance of 90.79 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 00°44'04" W, with the east line of said Lot 1X, Block E, a distance of 139.76 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 44°15'56" E, with the east line of said Lot 1X, Block E, a distance of 17.07 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 89°15'56" E, with the east line of said Lot 1X, Block E, a distance of 88.97 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 00°44'04" W, with the east line of said Lot 1X, Block E, a distance of 120.00 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE S 89°15'56" W, with the east line of said Lot 1X, Block E, a distance of 85.29 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 02°20'10" W, with the east line of said Lot 1X, Block E, a distance of 269.82 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 27°03'35" W, with the east line of said Lot 1X, Block E, a distance of 113.34 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 01°05'02" W, with the east line of said Lot 1X, Block E, a distance of 110.81 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 89°49'02" W, with the east line of said Lot 1X, Block E, a distance of 26.21 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E;

THENCE N 19°01'09" W, with the east line of said Lot 1X, Block E, a distance of 438.64 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Lot 1X, Block E, some being in the west right-of-way line of West Village Parkway, and being in the south line of said Lakeside Village, Phase I;

THENCE Southeasterly, with the south line of said West Village Parkway, with the arc of a curve to the left, having a radius of 87.00 feet, a central angle of 54°51'57", and an arc length of 83.31 feet, whose chord bears S 46°31'05" E, a distance of 80.16 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the south line of said West Village Parkway;

THENCE S 73°57'02" E, with the south line of said West Village Parkway, a distance of 119.51 feet, to a 1/2" capped rebar, stamped "MCADAMS", found in the south line of said West Village Parkway;

THENCE Southeasterly, with the south line of said West Village Parkway, with the arc of a curve to the left, having a radius of 130.00 feet, a central angle of 16°47'01", and an arc length of 38.08 feet, whose chord bears S 82°20'33" E, a distance of 37.95 feet to a 1/2" capped rebar, stamped "MCADAMS", found in the south line of said West Village Parkway;

THENCE N 89°15'56" E, with the south line of said West Village Parkway, a distance of 98.19 feet, to a 1/2" capped rebar, stamped "MCADAMS", found at the southeast intersection of said West Village Parkway, and Sunset Boulevard;

THENCE S 00°44'04" E, with the west line of said Sunset Boulevard, a distance of 162.72 feet, to a 1/2" capped rebar, stamped "MCADAMS" found in the west line of said Sunset Boulevard, and being in the south line of said Lakeside Village, Phase I;

THENCE N 89°15'56" E, a distance of 91.00 feet, to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Sunset Boulevard, and being in the south line of said Lakeside Village, Phase I;

THENCE N 00°44'04" W, with the east line of said Sunset Boulevard, a distance of 27.17 feet, to a 1/2" capped rebar, stamped "MCADAMS", found in the east line of said Sunset Boulevard, and being in the south line of said Lakeside Village, Phase I;

THENCE N 89°15'56" E, with the south line of said Lakeside Village, Phase I, a distance of 514.26 feet, to the POINT OF BEGINNING, containing approximately 17.052 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT WE, SUNSET LEGACY LP, acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as LAKESIDE VILLAGE PHASE I, an addition to the Town of Flower Mound, Tarrant County, Texas. The easements shown hereon are hereby reserved for the purposes 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 are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the 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, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress 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 _____ day of _____, 2020.

JIMMY ARCHIE
Authorized Representative

STATE OF TEXAS :
COUNTY OF DENTON :

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared JIMMY ARCHIE, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public State of Texas

My commission expires the _____ day of _____, 2020.

LIENHOLDER'S RATIFICATION OF PLAT DEDICATION

STATE OF TEXAS:
COUNTY OF DENTON:

Whereas, _____ acting by and through the undersigned, its duly authorized agent, is a lienholder of a portion of the property described hereon, does hereby ratify all dedications and provisions of this plat as shown.

Lienholder:
Authorized Representative

Date: _____

STATE OF TEXAS:
COUNTY OF DENTON:

BEFORE ME, THE UNDERSIGNED AUTHORITY, personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

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

Notary Public

APPROVED:
TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

David Johnson, Chairman
Planning and Zoning Commission

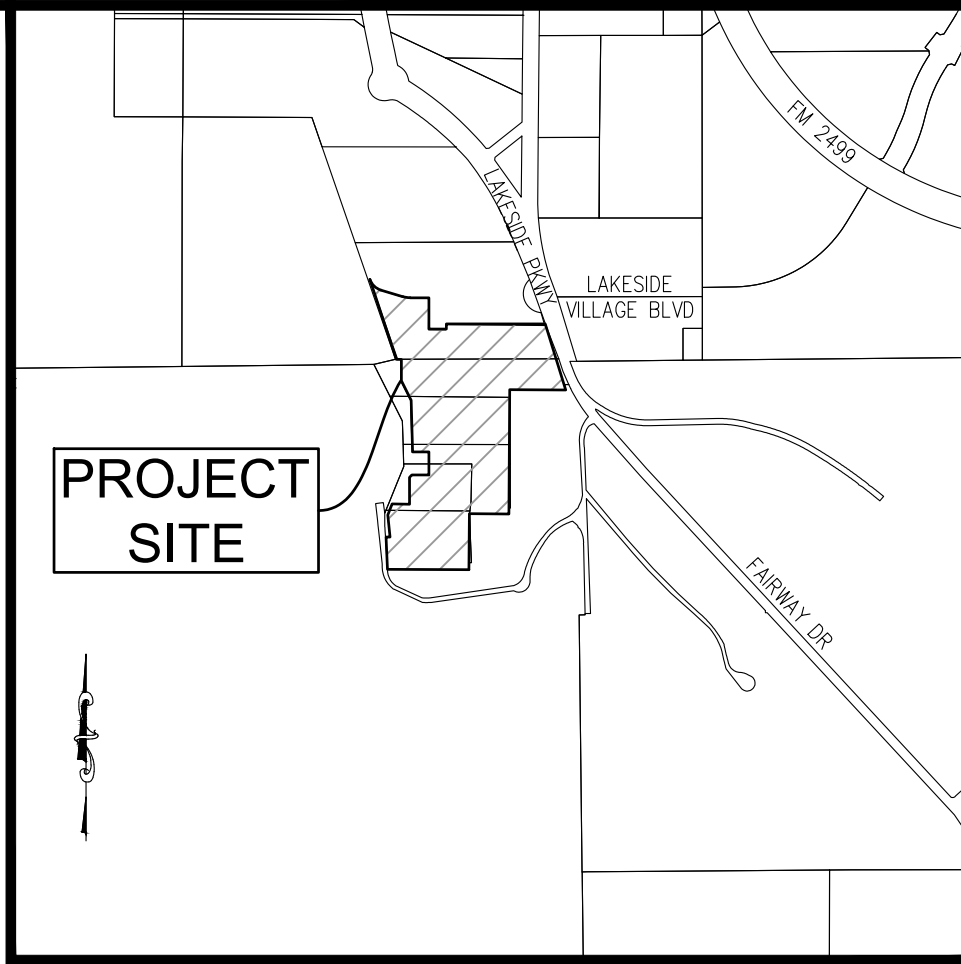
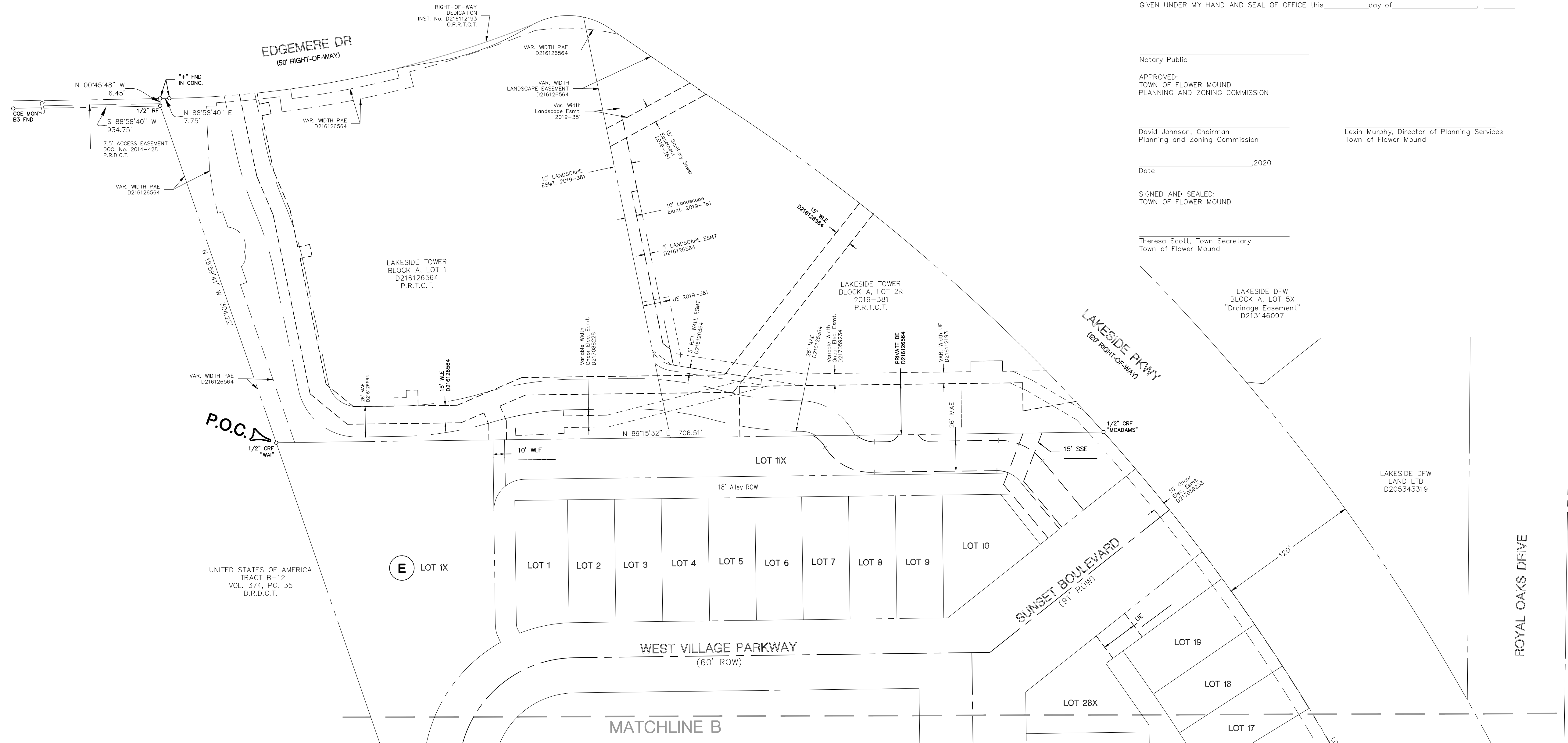
Lexin Murphy, Director of Planning Services
Town of Flower Mound

_____, 2020
Date

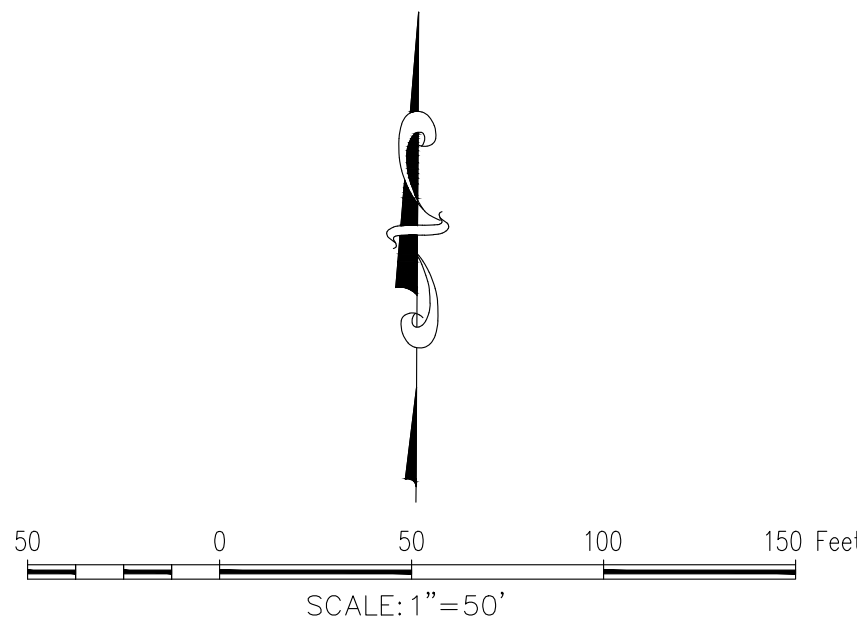
SIGNED AND SEALED:
TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

LAKESIDE DFW
BLOCK A, LOT 5X
"Drainage Easement"
D213146097



VICINITY MAP: NOT TO SCALE



SURVEYOR'S STATEMENT

I, W. Thad Murley III, a Registered Professional Land Surveyor in the State of Texas, have prepared this plat of the above property from an actual survey on the ground, and this plat represents that survey made by me or under my supervision.

PRELIMINARY DOCUMENT:
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.
W. THAD MURLEY III, RPLS 5802 8/4/20

W. Thad Murley III, RPLS
Texas Registration No. 5802

RECORD PLAT
A Record plat of Lots 3-13, & 14x, Block C
Lots 2X, & 3-5, Block E,
Lots 1-5, & 6X, Block F,
Lots 1-5, & 6X, Block G,
Lakeside Village, Phase II,
being 17.052 acres of land located
in the
J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
an addition to the TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com

DRAWN BY: BC DATE: 3/7/19 SCALE: 1" = 50' JOB. No. 18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY.
SUITE 160
IRVING, TX 75039
Ph. 469-533-4131
Contact: JIMMY ARCHIE



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKE SIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

COVER SHEET

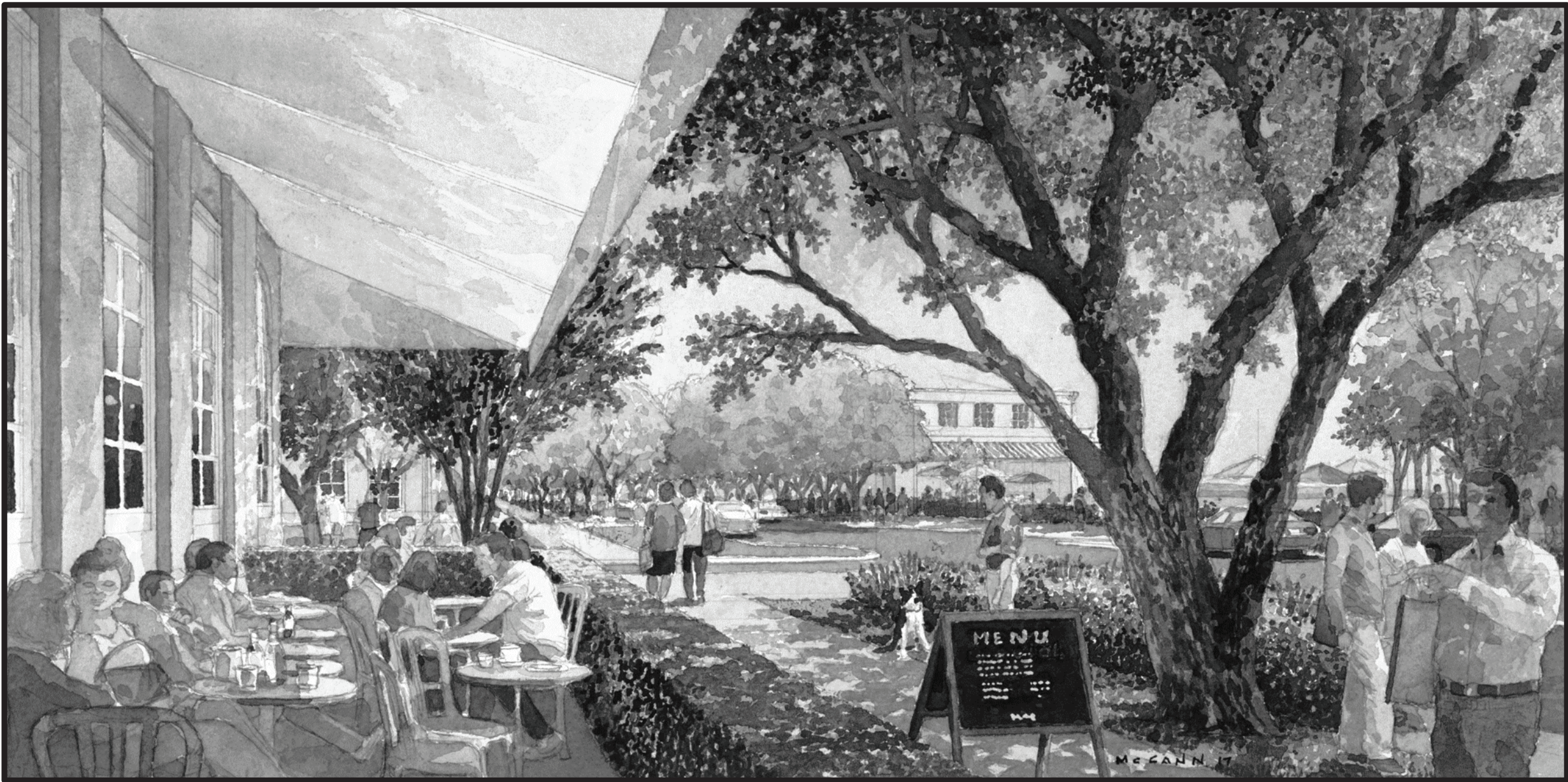
SHEET NUMBER

LO-00

LAKE SIDE VILLAGE - PHASE 2
FLOWER MOUND, TEXAS

SHEET INDEX

SHEET	TITLE	DATE
L0-00	COVER SHEET	JUNE 15, 2020
L0-01	GENERAL NOTES	JUNE 15, 2020
L0-02	DESIGN SELECTION SUMMARY	JUNE 15, 2020
L0-03	OVERALL PHASING DIAGRAM	JUNE 15, 2020
L0-04	OVERALL OPEN SPACE PLAN	JUNE 15, 2020
L0-05	PHASE 2 - PLAN DIAGRAM	JUNE 15, 2020
L1-00	OVERALL STREETScape LAYOUT PLAN	JUNE 15, 2020
L1-01	STREETScape LAYOUT AND MATERIALS PLAN	JUNE 15, 2020
L1-02	STREETScape LAYOUT AND MATERIALS PLAN	JUNE 15, 2020
L1-03	STREETScape LAYOUT AND MATERIALS PLAN	JUNE 15, 2020
L2-00	OVERALL DIMENSION CONTROL PLAN	JUNE 15, 2020
L2-01	STREETScape DIMENSION CONTROL PLAN	JUNE 15, 2020
L2-02	STREETScape DIMENSION CONTROL PLAN	JUNE 15, 2020
L2-03	STREETScape DIMENSION CONTROL PLAN	JUNE 15, 2020
L3-00	OVERALL PLANTING PLAN	JUNE 15, 2020
L3-01	STREETScape PLANTING PLAN	JUNE 15, 2020
L3-02	STREETScape PLANTING PLAN	JUNE 15, 2020
L3-03	STREETScape PLANTING PLAN	JUNE 15, 2020
L4-00	PLANTING SCHEDULE	JUNE 15, 2020
L4-01	DETAILS - STREETScape	JUNE 15, 2020
L4-02	DETAILS - STREETScape	JUNE 15, 2020
L4-03	DETAILS - PLANTING	JUNE 15, 2020



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



06.15.2020

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REVISIONS

[illegible]

SHEET NAME

GENERAL NOTES

SHEET NUMBER

LO-01

GENERAL NOTES

- CONTRACTOR TO PROVIDE OWNER AND/OR OWNER'S REPRESENTATIVE WITH PROJECT SCHEDULE.
- CONTRACTOR IS RESPONSIBLE FOR ALL HORIZONTAL AND VERTICAL CONTROL, REFERENCE POINTS AND CONSTRUCTION STAKING AS REQUIRED FOR THE COMPLETION OF THE PROJECT.
- CONTRACTOR TO VERIFY ALL BOUNDARY, TOPOGRAPHIC, AND EASEMENT INFORMATION. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING ANY AND ALL CONFLICTS WITH THESE OR ANY OTHER LEGAL INSTRUMENT. CONFLICTS ARE TO BROUGHT TO THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- EXISTING UTILITIES / CONDITIONS ARE SHOWN IN AN APPROXIMATION AND ARE BASED ON BEST AVAILABLE INFORMATION. CONTRACTOR TO FIELD VERIFY LOCATION OF ANY AND ALL EXISTING UTILITIES AND OTHER FACILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY HIS FAILURE TO LOCATE AND PRESERVE ANY AND ALL EXISTING FACILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS AND/OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK. ALL FEES INCURRED IN OBTAINING THESE SHALL BE PAID BY THE GENERAL CONTRACTOR UNLESS NOTED.
- ALL WORK SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES. IN CASES WHERE CODES CONFLICT, THE MORE STRINGENT INTERPRETATION SHALL GOVERN.
- CONTRACTOR TO COMPLY WITH CONSTRUCTION PERMIT INCLUDING (IF REQUIRED) PREPARATION OF A SWPPP AND TO PROVIDE A COPY OF THE NOTICE OF INTENT (NOI) AND MAINTENANCE CHECKLIST TO THE CITY IN THE CITY PROSCRIBED NECESSARY AMOUNT OF TIME PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY TO CITY ENGINEER OR BUILDING OFFICIAL.
- IT IS THE CONTRACTORS RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND DETERMINE THE EXTENT OF WORK TO BE DONE. NO ADDITIONAL CLAIMS FOR PAYMENT SHALL BE ALLOWED FOR WORK THAT SHOULD HAVE BEEN INCLUDED IN THE ORIGINAL INSPECTION.
- IF ANY SCOPE OF WORK INDICATED ON THE DRAWINGS IS DETERMINED TO CONFLICT WITH CONDITIONS IN FIELD, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INFORM THE ARCHITECT FOR INTERPRETATION AND CLARIFICATION OF WORK PRIOR TO INITIATING THE WORK.
- DO NOT SCALE DRAWINGS. DIMENSIONS SHALL GOVERN. LARGE SCALE DRAWINGS GOVERN OVER SMALL SCALE.
- ALL WASTE MATERIAL AND/OR EXCESS EXCAVATION NOT USED AS PART OF THE WORK SHALL BE REMOVED FROM THE JOB SITE AND DISPOSED OF AT ACCEPTABLE LOCATIONS IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL BE REQUIRED, AT ALL TIMES, DURING THE CONSTRUCTION TO PROVIDE WARNING SIGNS, BARRICADES, AND OTHER SAFETY DEVICES (INCLUDING TEMPORARY SAFETY FENCING AROUND THE JOB SITE) IN ORDER TO PROTECT THE PUBLIC SAFETY AND HEALTH UNTIL ALL OF THE WORK HAS BEEN COMPLETED AND ACCEPTED.
- THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING FACILITIES IN AND AROUND THE PROJECT AREA. THESE INCLUDE TREES, PLANTINGS, CONCRETE PAVING, BENCHES, SIGNS AND OTHER FACILITIES FOUND ON SITE. THE CONTRACTOR SHALL REPAIR OR REPLACE, ANY FACILITIES DAMAGED DURING CONSTRUCTION OF THESE IMPROVEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE OF ALL WATER DURING CONSTRUCTION. ALL PERMANENT WORK SHALL BE CONSTRUCTED IN AREAS FREE FROM WATER. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN ALL DITCHES, LEVEES, COFFER DAMS, DIVERSIONS, PUMPS, ETC. AS NECESSARY TO KEEP THE WORK AREAS FREE FROM WATER.
- THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND OBTAINING ALL PERMITS THAT ARE REQUIRED FOR SITE DEMOLITION.

SITE GRADING NOTES

1. ALL WALKWAYS SHALL MEET T.A.S. REQUIREMENTS.
2. NO WALK OR RAMP CROSS SLOPES SHALL EXCEED 2.0%.
3. NO WALK LONGITUDINAL SLOPE SHALL EXCEED 5.0%.
4. NO RAMP LONGITUDINAL SLOPE SHALL EXCEED 8.33%.
5. CURB RAMPS SHALL BE CONSTRUCTED AT A MAXIMUM LONGITUDINAL SLOPE OF 8.33% AND A MAXIMUM CROSS SLOPES OF 2.0%. LENGTH TO BE DETERMINED IN FIELD.
6. REFER TO CIVIL ENGINEER DRAWINGS FOR GRADING WHEN APPLICABLE.
7. THE OWNER HAS A CONTINUED OBLIGATION TO BRING ANY NON-COMPLIANT ACCESSIBILITY ISSUES INTO FULL COMPLIANCE.
8. JOINTS BETWEEN MATERIALS SHALL NOT EXCEED $\frac{1}{4}$ " LEVEL CHANGE. A MAXIMUM OF $\frac{1}{2}$ " LEVEL CHANGE ACCEPTABLE ONLY IF BEVELED UP TO A MAXIMUM OF 1:2 SLOPE.
9. SPACE BETWEEN DECKING TO BE 1/8" MAX.

GENERAL LAYOUT NOTES

1. ALL SITE FURNISHINGS AND LIGHTING SHALL AVOID DISTURBANCE OF PROPOSED OR EXISTING UTILITIES. NOTIFY LANDSCAPE ARCHITECT IF CONFLICTS ARISE IN FIELD.
2. REFER TO PLANS AND PLAN ENLARGEMENTS FOR EXPANSION AND CONTROL JOINT LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EXPANSION JOINTS PER APPROVED DETAIL WHEREVER CONCRETE PAVEMENT (INCL. SUB-SLABS) MEETS BUILDINGS, STRUCTURES, CURBING, WALLS, OTHER CONCRETE OR STONE SURFACES, ETC. SEE ALSO HARDCAPE DETAILS, CIVIL DRAWINGS AND SPECIFICATIONS.
4. DIMENSIONS ON PLAN REPRESENT LOCATIONS OF KEY FEATURES AND ALIGNMENTS; REFER TO DETAILS FOR SPECIFIC DIMENSIONS AND MATERIALS.
5. ALL DIMENSIONS ORIGINATE FROM ROADWAY STATION POINT WHEN APPLICABLE.
6. ALL CONCRETE FORM WORK SHALL BE STRAIGHT AND FREE OF BULGES AND/OR CHANGES IN ANGLE THAT ARE NOT SHOWN IN THE DRAWINGS.
7. SIDEWALK PAVING PATTERN, LANDSCAPING, AND STREET FURNITURE SPECIFICATIONS MAY BE REVISED BASED ON CITY'S COMMENTS OR DESIGN PLANS

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY AND LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES, AND STANDARDS OR APPLICABLE STATE THE PROJECT IS LOCATED IN.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND MUST BE APPROVED IN ADVANCE OF SELECTION.
3. DEPTH OF PLANTING HOLE DETERMINED BY DEPTH AND FIRMNESS OF ROOT BALL AND OTHER CHARACTERISTICS OF SITE (E.G., GRADE, SURROUND) UNLESS OTHERWISE NOTED IN DETAILS.
4. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE"; BOTTOM OF FLARE SHALL BE AT OR ABOVE FINISHED GRADE, PREFERABLY TWO TO THREE INCHES (2-3") ABOVE FINISHED GRADE UNLESS OTHERWISE NOTED IN THE DETAILS.
5. TREES MUST BE PLANTED THREE FEET (3') MINIMUM FROM BACK OF CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES UNLESS OTHERWISE SPECIFICALLY NOTED.
6. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATER SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
7. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO DEATH OF THE TREE.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER. THIS SHALL INCLUDE, BUT NOT LIMITED TO, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES FOR THE MAINTENANCE OF LANDSCAPE AREAS.
9. 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 LANDSCAPE ARCHITECT. REPLACEMENT PLANT MATERIAL SHALL BE NOTIFIED TO THE OWNER'S APPOINTED REPRESENTATIVE BEFORE TIME OF REPLACEMENT.
10. IF AN AUTOMATIC IRRIGATION SYSTEM IS PROVIDED TO IRRIGATE LANDSCAPED AREAS, OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
11. IF INFORMATION IN THE "GENERAL LANDSCAPE NOTES" CONFLICTS WITH THE SPECIFICATIONS, THE SPECIFICATIONS WILL PREVAIL.
12. LANDSCAPE ARCHITECT SHALL REVIEW ALL SHOP DRAWINGS REQUESTED IN THE LANDSCAPE DOCUMENTS, IN A TIMELY MANNER.
13. ALL PLANTS SHOULD BE HANDLED AND INSTALLED PER AMERICAN NURSERY ASSOCIATION STANDARDS OF GOOD PRACTICE.
14. THE CONDITIONS OF THE LANDSCAPE GUARANTEE TO BE BETWEEN LANDSCAPE CONTRACTOR AND OWNER. ONE YEAR MINIMUM SUGGESTED.
15. FOR THE GUARANTEE PERIOD, ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION IN ACCORDANCE WITH THE RESPECTIVE GROWING SEASON.
16. THE LANDSCAPE SHOULD BE KEPT FREE OF WEEDS DURING THE ESTABLISHED GUARANTEE AND MAINTENANCE PERIOD.
17. ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED, BY AN AUTOMATIC IRRIGATION SYSTEM EQUIPPED WITH A RAIN/FREEZE SENSOR SET AT 38F.
18. PROVIDE SLEEVEING TO ALL PLANTING AREAS

CONSTRUCTION TOLERANCES

1. CONSTRUCTION TOLERANCES ARE TO BE PROCURED BY THE LATEST VERSION N.R.C.S. NATIONAL ENGINEERING HANDBOOK.

GENERAL MATERIALS NOTES

1. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL IMPROVEMENTS UNTIL REVIEWED AND APPROVED BY THE ENGINEER, LANDSCAPE ARCHITECT AND OWNER.
2. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO AVOID ANY DISTURBANCE TO EXISTING CONDITIONS TO REMAIN AND/OR COMPLETED 'FINISH WORK' BY OTHERS. ANY DISTURBANCE AND/OR DAMAGE SHALL BE RESTORED (REPAIRED) TO A CONDITION THAT MEETS AND/OR EXCEEDS THE PREVIOUS NON-DISTURBED STATE AT THE CONTRACTOR'S EXPENSE. ALL DISTURBANCES AND/OR DAMAGES, AT THE VERY LEAST, WILL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE.
3. CONTRACTOR SHALL PROVIDE PAVING SURFACES THAT ARE FLUSH, HAVE POSITIVE DRAINAGE (1% MINIMUM), PARTICULARLY AWAY FROM ALL BUILDINGS/STRUCTURES, ARE SLIP-RESISTANT, AND MEET SMOOTHLY AND EVENLY WITH ADJACENT SURFACES. SEE ALSO CIVIL DRAWINGS.
4. CONTRACTOR SHALL SUBMIT SAMPLES, CUT SHEETS, AND/OR SHOP DRAWINGS, AS REQUIRED, FOR ALL HARDSCAPE IMPROVEMENTS AS INDICATED ON THE DRAWINGS, THE MATERIALS SCHEDULE, SITE FURNISHINGS SCHEDULE AND/OR SPECIFICATIONS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL CONSTRUCT MOCK-UPS, AS REQUIRED, IN THE SIZE IDENTIFIED IN THE SPECIFICATIONS AND THE LOCATION INDICATED BY THE OWNER'S REPRESENTATIVE, PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT. MOCK-UPS SHALL SERVE AS THE 'FINISHES' QUALITY CONTROL FOR THE INSTALLATION OF THE HARDSCAPE IMPROVEMENT.
6. CONTRACTOR SHALL REFER TO AND COORDINATE WITH CIVIL ENGINEERING, STRUCTURAL ENGINEERING, MECHANICAL, LIGHTING AND ELECTRICAL, LANDSCAPING AND IRRIGATION SYSTEM DRAWINGS, WHICH MAY NOT BE INCLUDED WITHIN THIS SET OF DOCUMENTS, AS REQUIRED.
7. REFER TO ELECTRICAL ENGINEER SERIES, WHEN APPLICABLE FOR FIXTURE REQUIREMENTS, CONDUIT, WIRING AND ALL OTHER ELECTRICAL DESIGN. FIXTURE DETAILS IN THIS SET ARE FOR REFERENCE ONLY.
8. REFER TO DETAILS FOR DESIGN INTENT RELATED TO FIXTURE PLACEMENT IN SPECIFIC FEATURES.
9. LOCATE PEDESTRIAN FIXTURES AS SHOWN IN PLANS; REFER TO ALL APPLICABLE DETAILS BEFORE STARTING WORK.
10. ALL LIGHTS SHALL BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.



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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKEVIEW VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND CONDITIONS AT JOB SITE.

REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

OVERALL
PHASING DIAGRAM

SHEET NUMBER

L0-03

PHASE 1

PHASE 2

1

L0-03

OVERALL PHASING DIAGRAM

0 50' 100' 200' 300'
SCALE 1" = 100'-0"



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214.269.7650

LAKESIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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#	DATE ISSUED	DESCRIPTION

SHEET NAME

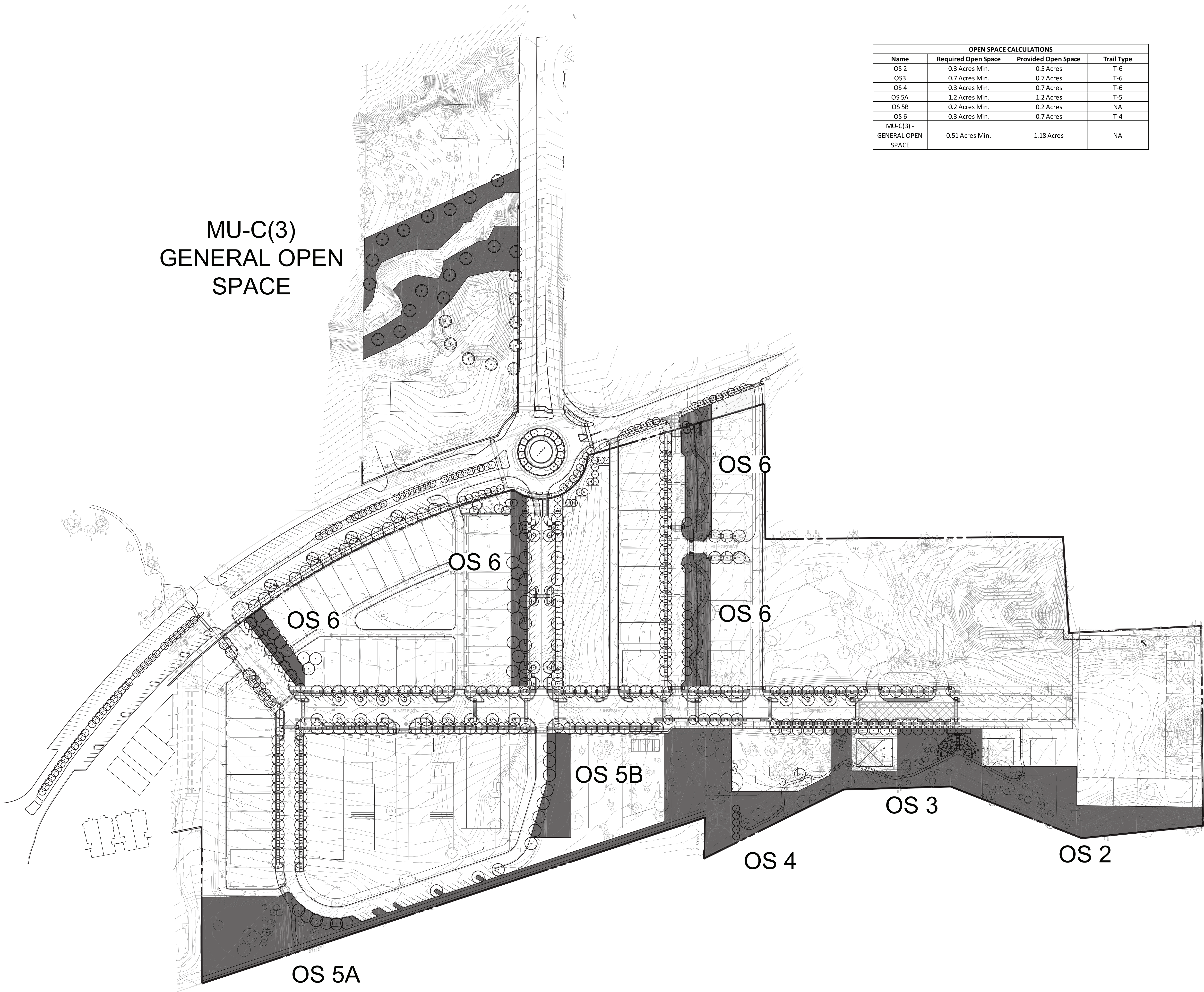
OVERALL
OPEN SPACE PLAN

SHEET NUMBER

L0-04

OPEN SPACE CALCULATIONS			
Name	Required Open Space	Provided Open Space	Trail Type
OS 2	0.3 Acres Min.	0.5 Acres	T-6
OS3	0.7 Acres Min.	0.7 Acres	T-6
OS 4	0.3 Acres Min.	0.7 Acres	T-6
OS 5A	1.2 Acres Min.	1.2 Acres	T-5
OS 5B	0.2 Acres Min.	0.2 Acres	NA
OS 6	0.3 Acres Min.	0.7 Acres	T-4
MU-C(3) - GENERAL OPEN SPACE	0.51 Acres Min.	1.18 Acres	NA

MU-C(3)
GENERAL OPEN
SPACE





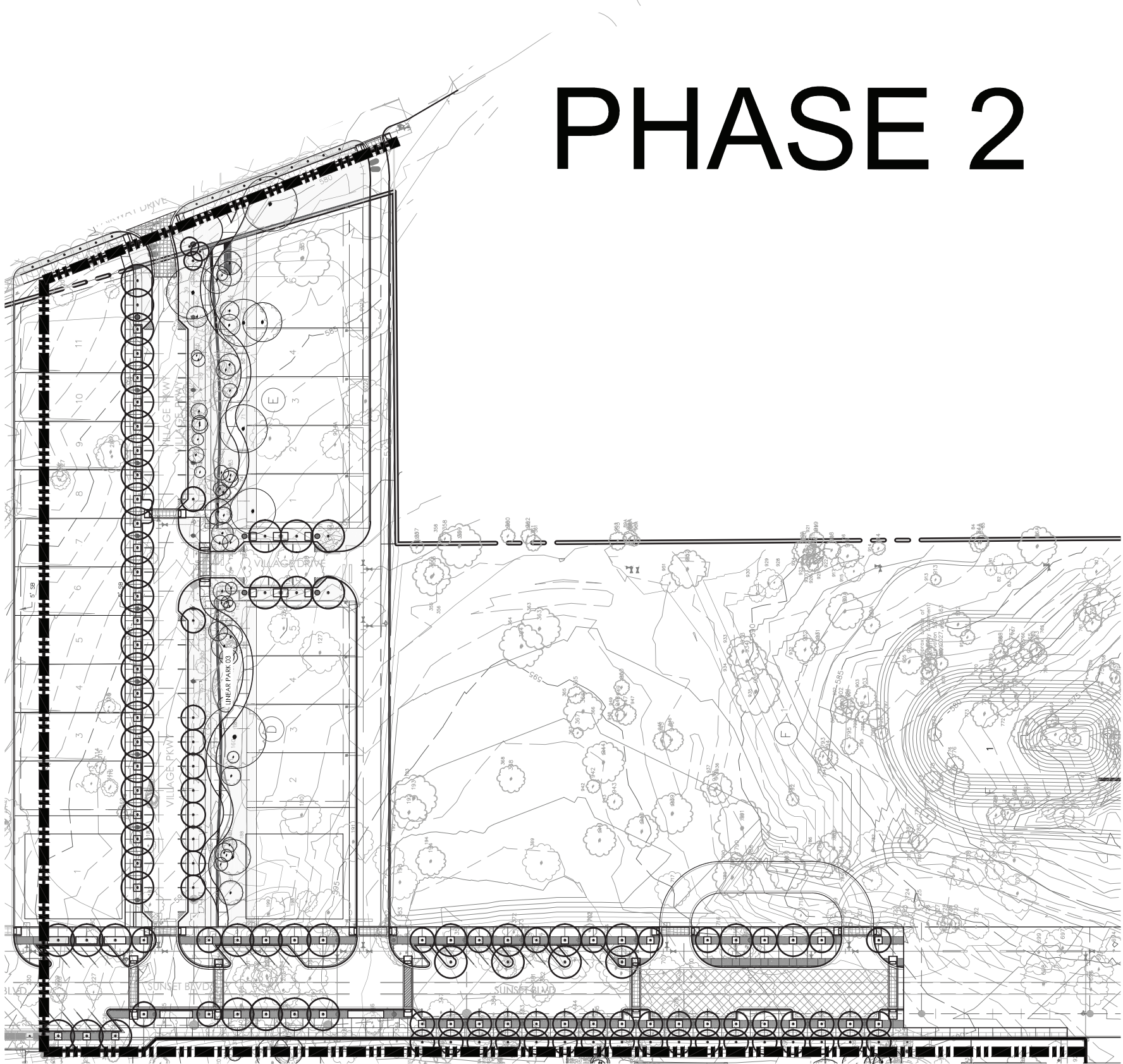
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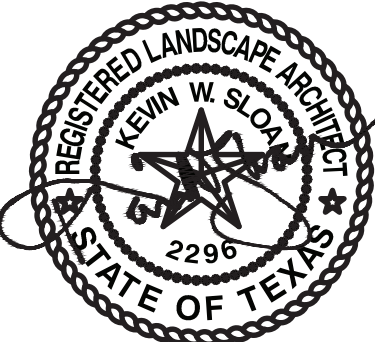
LAKE SIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS:	PERMIT SET
DATE:	JUNE 15, 2020
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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PHASE 2
PLAN DIAGRAM

SHEET NUMBER

L0-05

1

L0-05

PHASE 2 - PLAN DIAGRAM

0 50' 100' 200' 300'
SCALE 1" = 100'-0"



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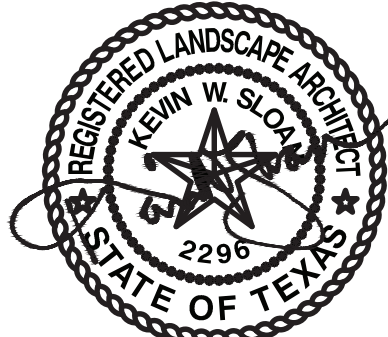
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214.269.7650

LAKE SIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS:	PERMIT SET
DATE:	JUNE 15, 2020
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JOB NUMBER:	

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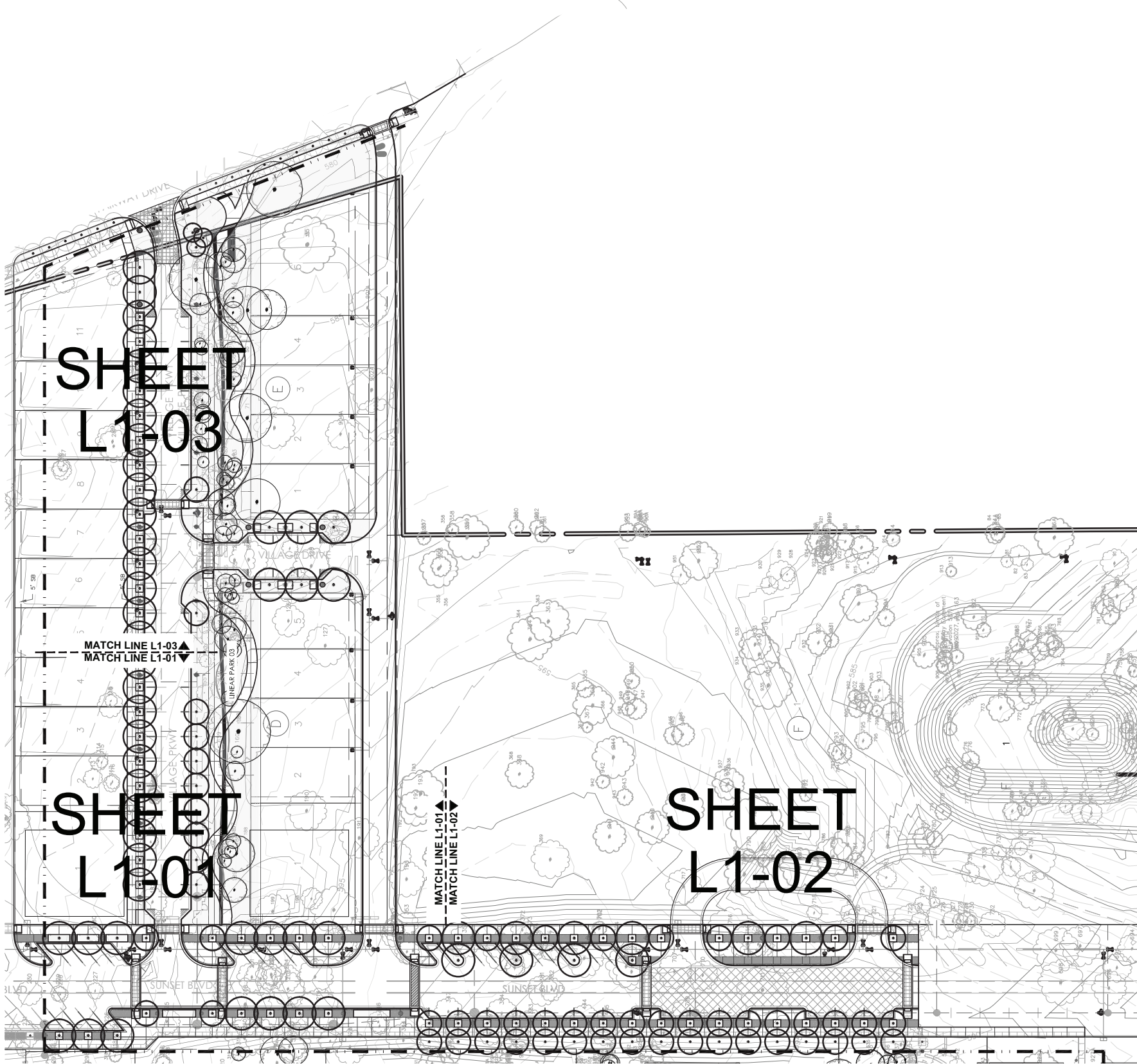
REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME
OVERALL
STREETSCAPE AND
MATERIAL LAYOUT

SHEET NUMBER

L1-00





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218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

- ## LEGEND

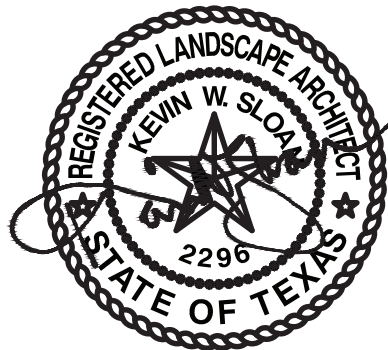
REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE
PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR
CONCRETE PAVING WITH SAW CUT
JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT
CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 PARK LIGHT
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO
REMAIN
- 25 ~~NATURE TRAIL BRIDGE — DESIGN BUILT
BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 RETAINING WALL, REF. CIVIL

NOTE

TRAIL PATH TO BE FIELD VERIFIED AND STAKED WITH BUILDING PERMIT.

SEAL



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REVISIONS

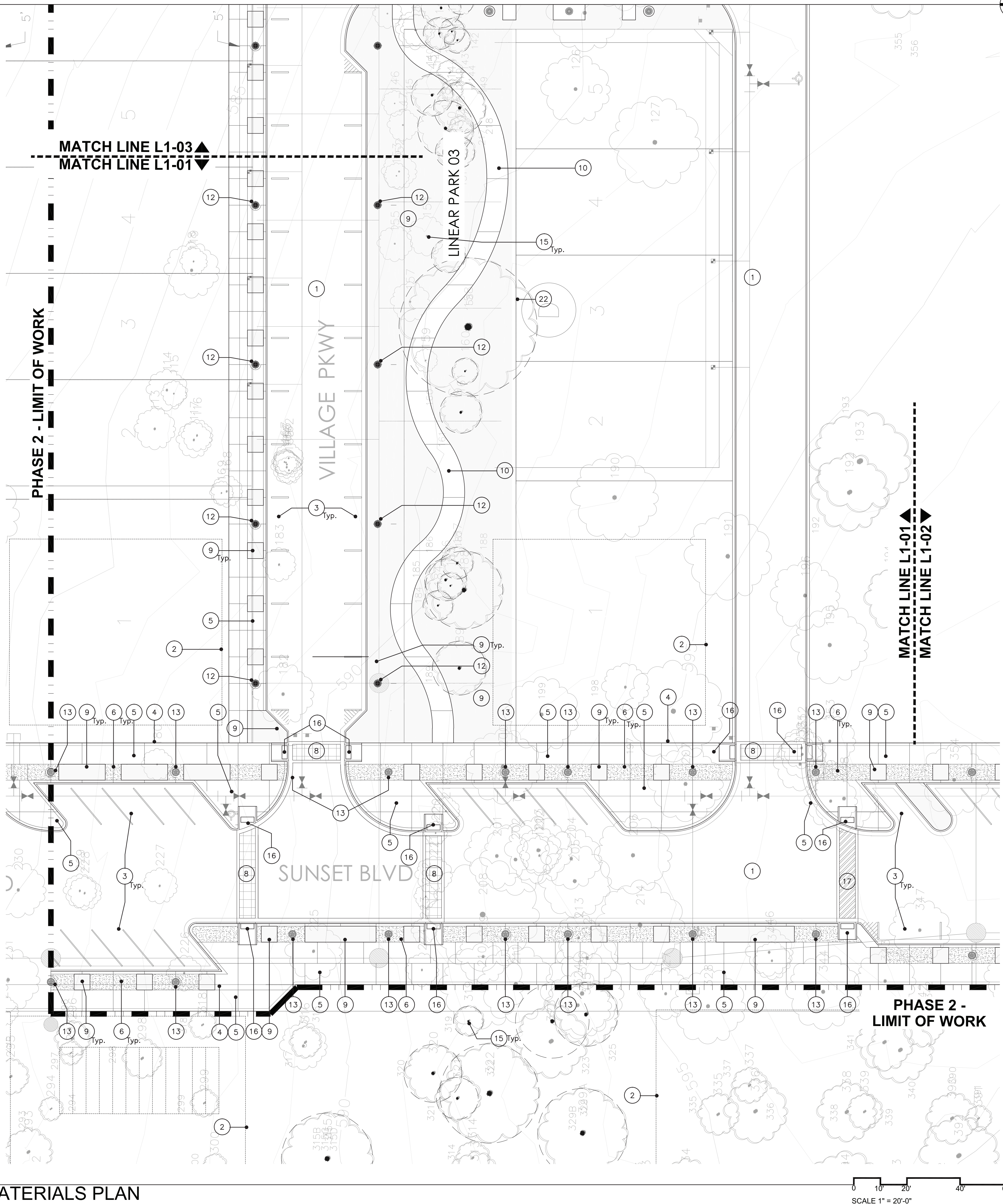
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SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

SHEET NUMBER

L1-01



1

L1-01

STREETSCAPE LAYOUT & MATERIALS PLAN

0 10' 20'

SCALE 1" = 20'-0"



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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JULY 28, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
LAYOUT & MATERIALS
PLAN

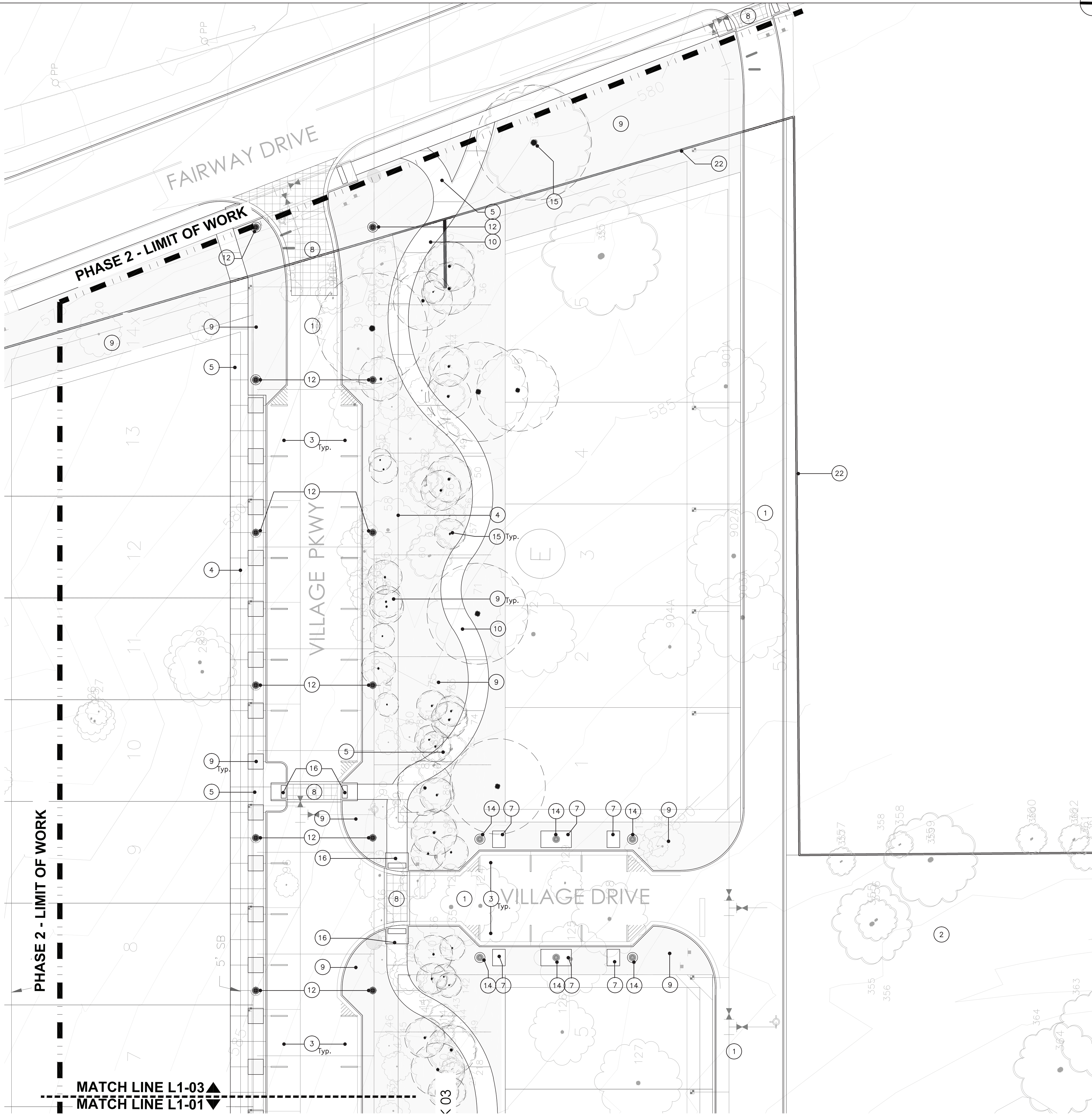
SHEET NUMBER

L1-03

LEGEND

REFER TO SHEET L0-02 - DESIGN
SELECTION SUMMARY FOR SPECIFIC
PRODUCTS, MATERIALS, FINISHES
AND COLORS.

- 1 PROPOSED ROADWAY, REF. CIVIL
- 2 FUTURE IMPROVEMENTS/BUILDINGS
- 3 ON-STREET PARKING, REF. CIVIL
- 4 R.O.W.
- 5 TYPE 1 HARDSCAPE: CONCRETE
PEDESTRIAN PAVING
- 6 TYPE 2 HARDSCAPE: INTEGRAL COLOR
CONCRETE PAVING WITH SAW CUT
JOINTS
- 7 CONCRETE PAD
- 8 INTEGRAL COLOR CONCRETE AT
CROSSWALKS AND INTERSECTION
- 9 PLANTED AREA, TYP.
- 10 TRAIL PATH: TYPE 1 HARDSCAPE
- 11 PLANTING ISLAND
- 12 LIGHTING 1
- 13 LIGHTING 2
- 14 LIGHTING 3
- 15 EXISTING TREES TO REMAIN
- 16 ACCESSIBLE RAMP, REF. CIVIL
- 17 CROSSWALK STRIPING
- 18 AMPHITHEATER
- 19 AMPHITHEATER OVERLOOK
- 20 NATURE TRAIL
- 21 PARK LIGHT
- 22 PROPERTY LINE
- 23 EXISTING WALL, TO REMAIN
- 24 EXISTING ART SCULPTURES, TO
REMAIN
- ~~25 NATURE TRAIL BRIDGE - DESIGN BUILD
BY CONTRACTOR~~
- 26 EXISTING TRAIL
- 27 RETAINING WALL, REF. CIVIL



0 10' 20' 40' 60'
SCALE 1" = 20'-0"

1
L1-03

STREETSCAPE LAYOUT & MATERIALS PLAN



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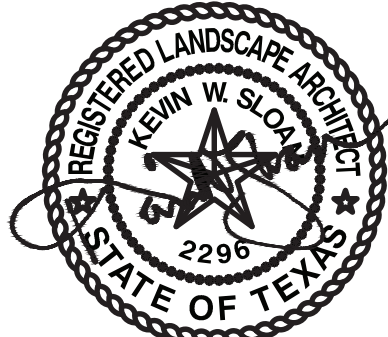
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DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS:	PERMIT SET
DATE:	JUNE 15, 2020
DESIGN BY:	KS
DRAWN BY:	LD, MS
JOB NUMBER:	

SEAL



06.15.2020

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REVISIONS

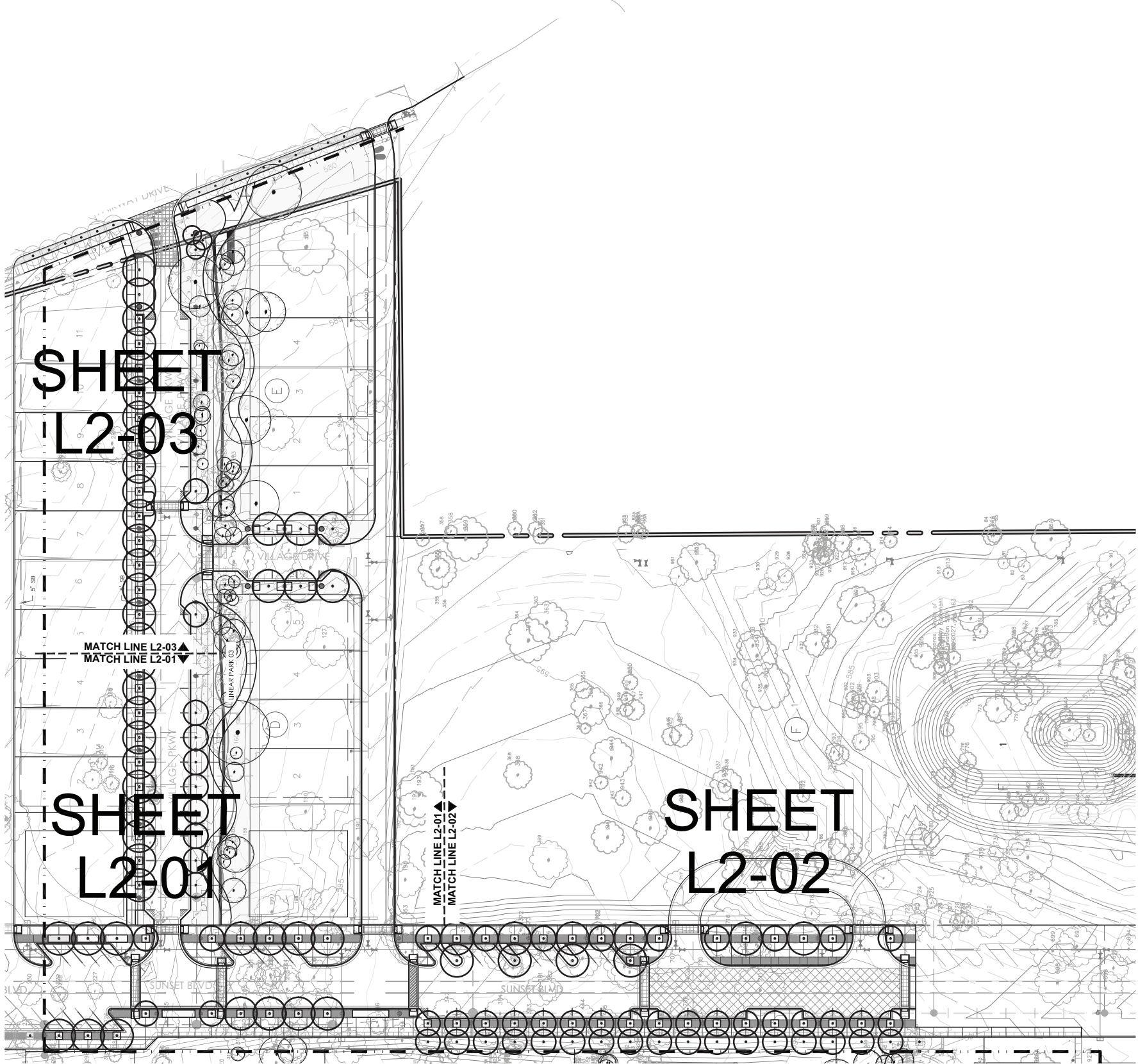
#	DATE ISSUED	DESCRIPTION

SHEET NAME

OVERALL
DIMENSION CONTROL
LAYOUT

SHEET NUMBER

L2-00





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LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

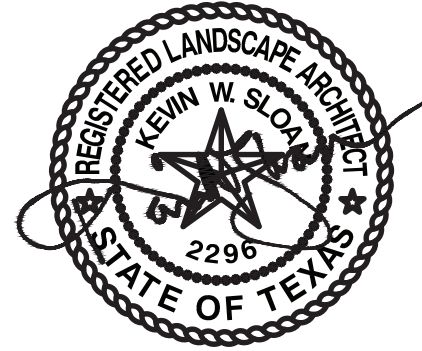
DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

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REVISIONS

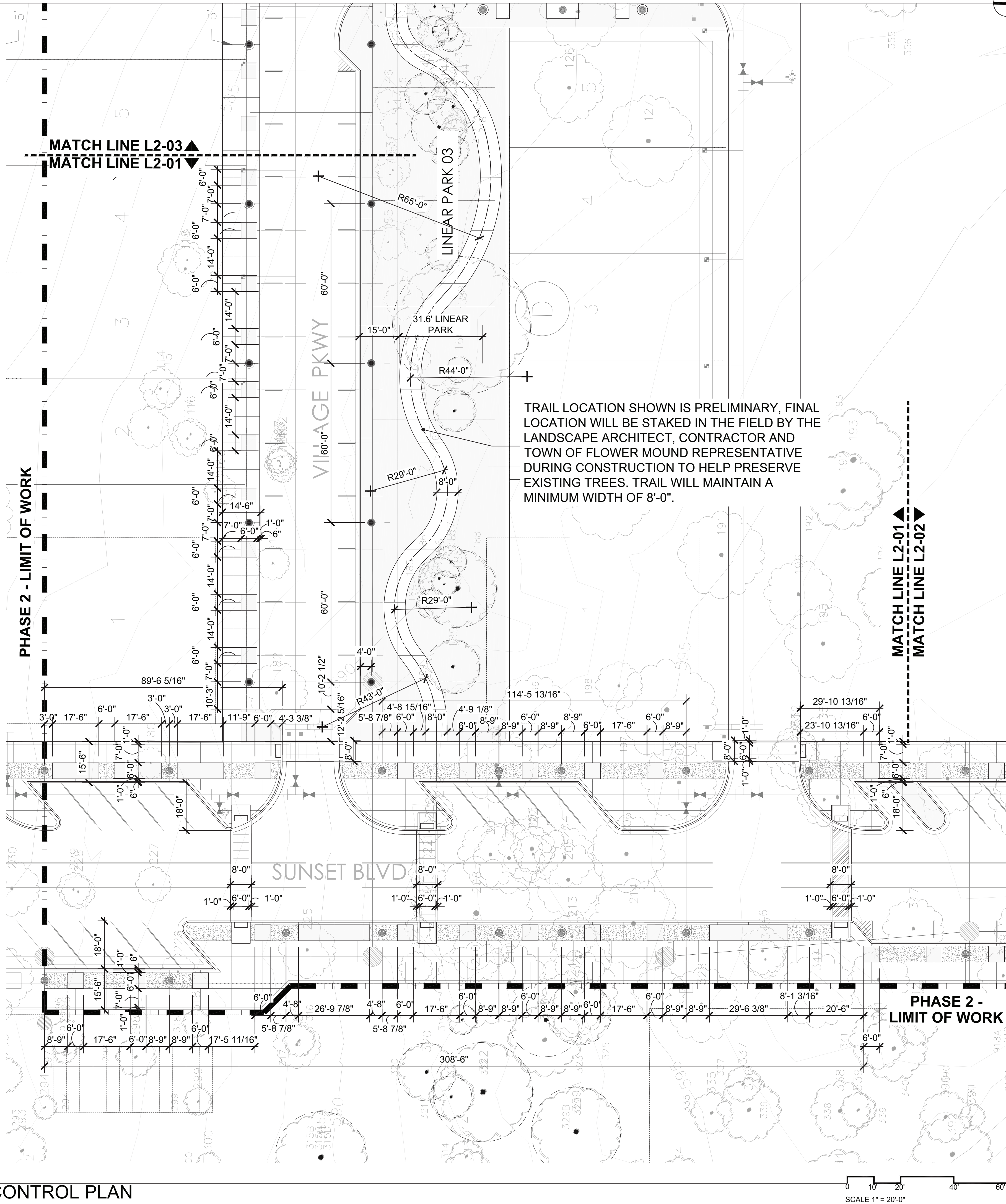
#	DATE ISSUED	DESCRIPTION

SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-01



NOTE:

TRAIL PATH LOCATION IS PRELIMINARY. FINAL LOCATION TO BE FIELD STAKED BY THE LANDSCAPE ARCHITECT, CONTRACTOR AND TOWN OF FLOWER MOUND REPRESENTATIVE DURING CONSTRUCTION.

0 10 20 40 60
SCALE 1" = 20'-0"

1

L2-01

STREETSCAPE DIMENSION CONTROL PLAN

KEVIN
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1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



06.15.2020

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REVISIONS

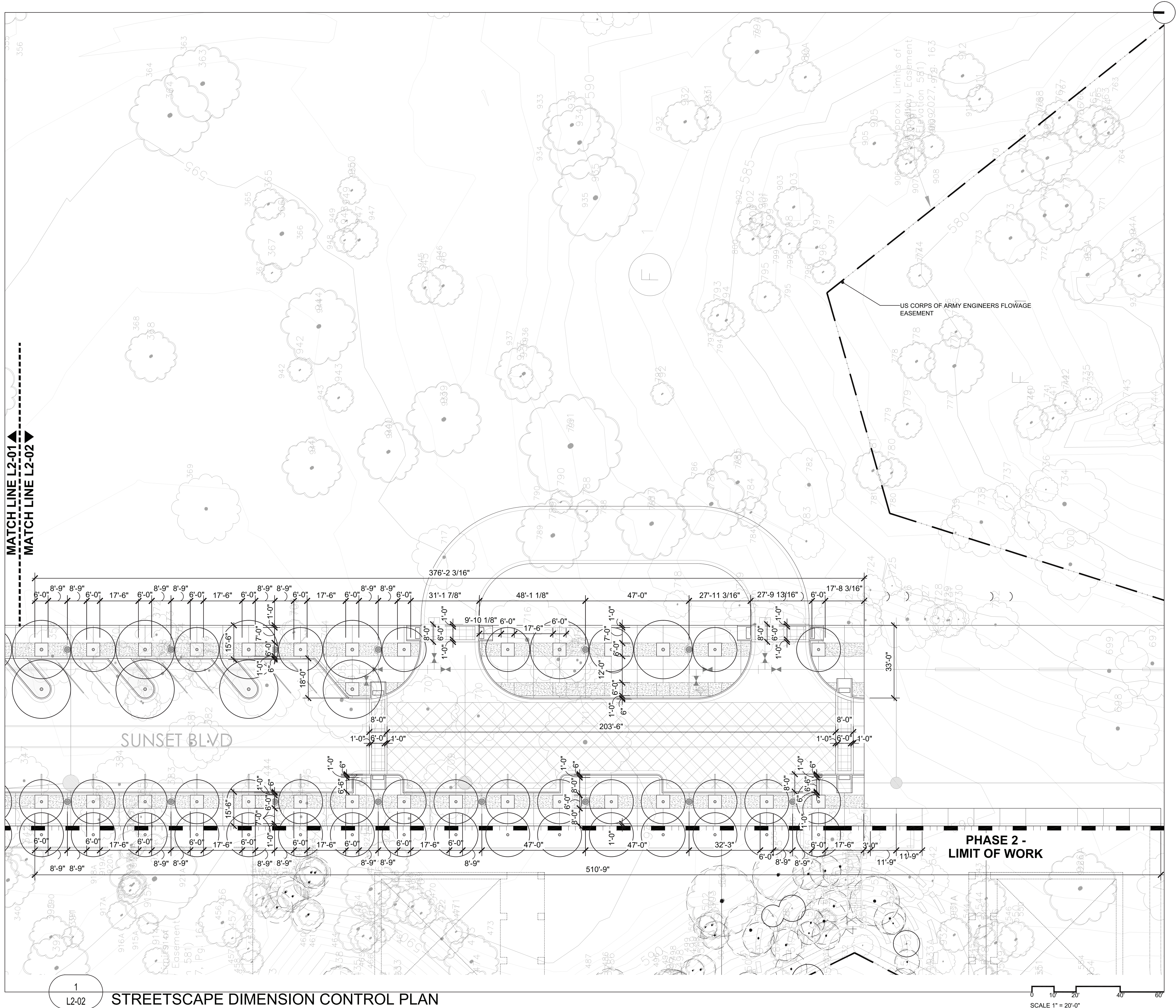
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SHEET NAME

STREETSCAPE
DIMENSION CONTROL
PLAN

SHEET NUMBER

L2-02



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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKEVIEW VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JULY 28, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



07.28.2020

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REVISIONS

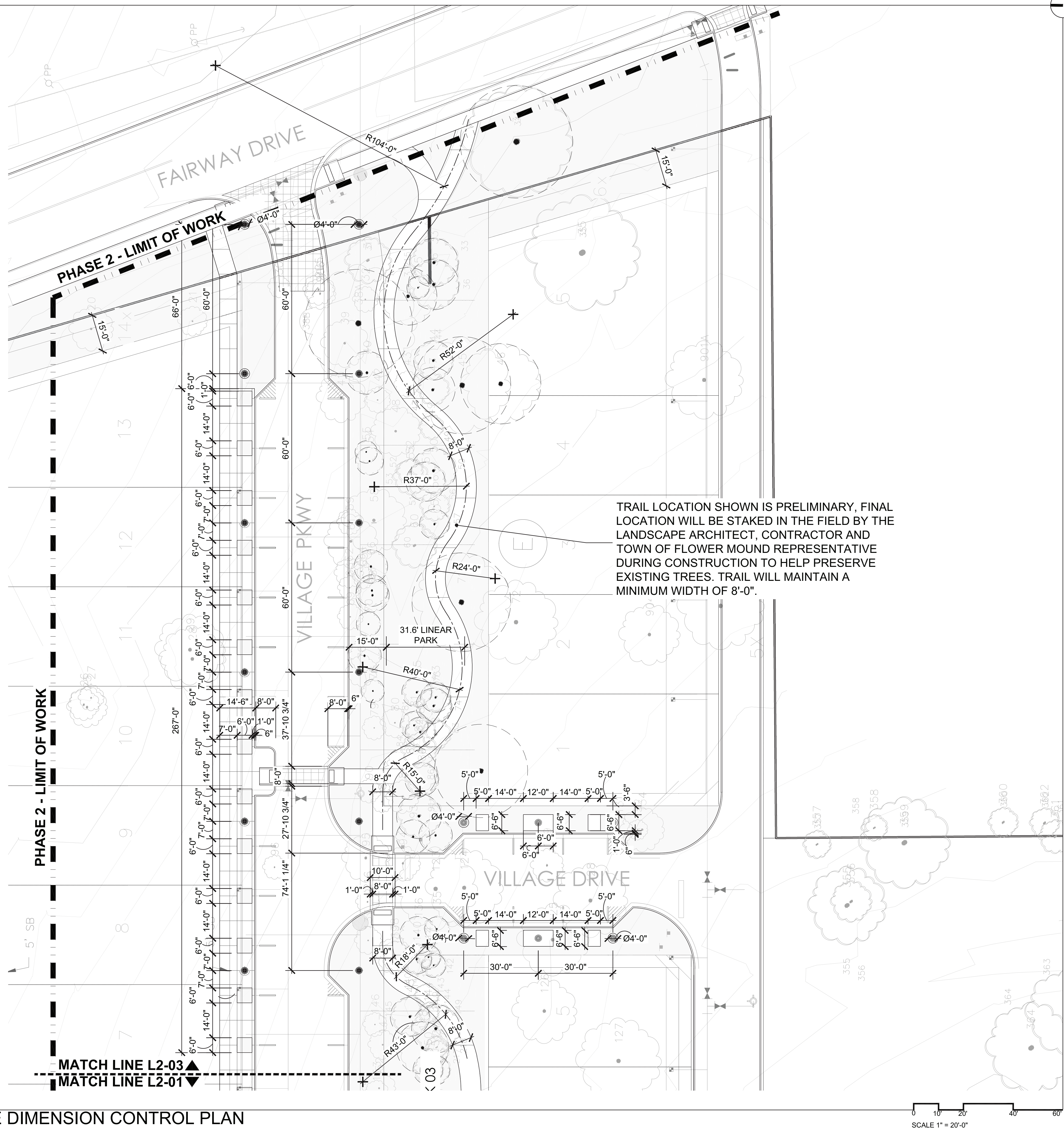
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SHEET NAME

STREETSCAPE DIMENSION CONTROL PLAN

SHEET NUMBER

L2-03





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DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE
PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

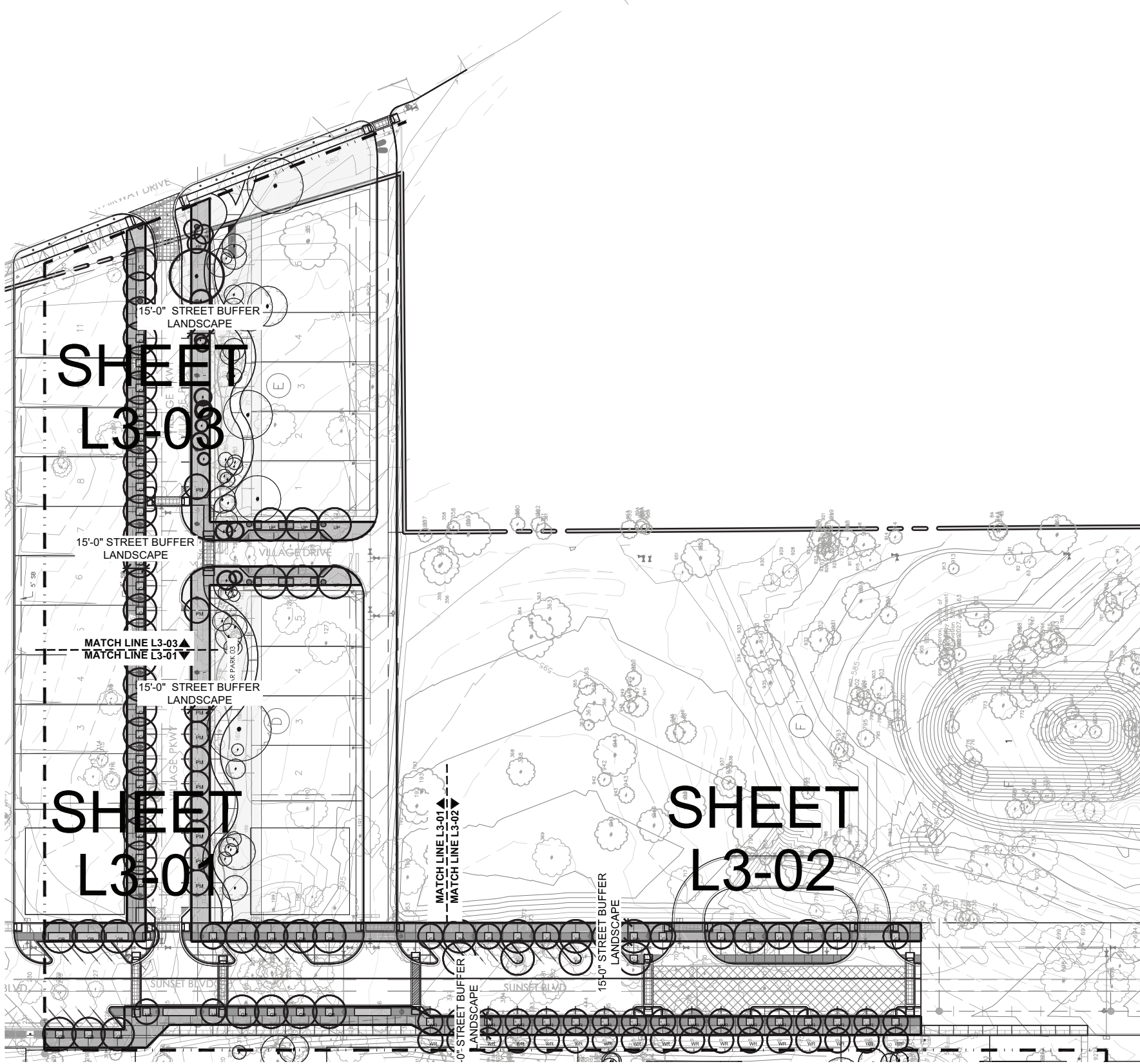
OVERALL
PLANTING
PLAN

SHEET NUMBER

L3-00

LAKESIDE VILLAGE - PHASE 2, LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND

STREET BUFFER LANDSCAPING			
Street Name		Required Buffer Width	Provided
Village Parkway		15'	15'
Sunset Blvd		15'	15'
Village Drive		15'	15'
STREET BUFFER TREES			
Standard	Street Frontage (Linear Ft)	Required	Provided
1 per 30 l.ft.	Village Pkwy Northside= 595 LF	20 trees	26
1 per 30 l.ft.	Village Pkwy Southside= 595 LF	20 trees	23 (13 proposed, 10 existing)
1 per 30 l.ft.	Sunset Blvd Eastside = 708LF	24 trees	24
1 per 30 l.ft.	Sunset Blvd Westside = 708LF	24 trees	26
1 per 30 l.ft.	Village Drive Eastside = 150 LF	5 trees	5 (3 proposed, 2 existing)
1 per 30 l.ft.	Village Drive Westside = 150 LF	5 trees	5 (3 proposed, 2 existing)
VILLAGE PARKWAY EXISTING STREET BUFFER TREES			
Tree #	Species / Cal. Inch	Condition	
39	Cedar Elm / 13"	Good	
42	Black Jack Oak / 7"	Good	
55	Black Jack Oak / 6"	Good	
54	Cedar Elm / 7.5"	Good	
66	Cedar Elm / 9"	Good	
67	Cedar Elm / 9"	Good	
68	Cedar Elm / 9"	Good	
70	Cedar Elm / 6"	Good	
77	Cedar Elm / 8.5"	Good	
78	Cedar Elm / 6"	Good	
VILLAGE DRIVE EXISTING STREET BUFFER TREES			
Tree #	Species / Cal. Inch	Condition	
92	Post Oak / 9"	Good	
94	Post Oak / 9.5"	Good	
140	Post Oak / 8"	Good	
142	Post Oak / 6.5"	Good	
STREET PARKING AREA LANDSCAPING			
Standard	No. of Parking Spaces	Required Area	Provided
90 s.ft. per 12 Spaces	87	720 SF	8565 SF
LINEAR PARKS			
Standard		Required Width	Provided
LINEAR PARK 03 (Along Village Pkwy)		Min 20'	31.6'





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING
PLAN

SHEET NUMBER

L3-01

PLANTING LEGEND

- (AG) TEXAS BUCKEYE
ASERODENDRON GUYANA VARI. ARIZONA
- (AR) OCTOBER GLORY MAPLE
ACER RUBRUM 'OCTOBER GLORY'
- (CA) EASTERN WHITEBUD
CERCIS CANADENSIS ALBA
- (CO) CHINKAPIN OAK
QUERCUS MOBILENBERGII
- (ID) WARREN'S RED POSSUMHAW HOLLY
ALBIS DECIDUA 'WARREN'S RED'
- (LN) NATCHEZ CRAPE MYRTLE
LAGERSTROEMIA X NATCHEZ
- (MG) LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'
- (FM) MEXICAN PLUM
PRUNUS MEXICANA
- (PO) MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS
- (QB) TEXAS RED OAK
QUERCUS BUCKLEYI
- (QM) BUR OAK
QUERCUS MACROCARPA
- (TD) BALD CYPRESS
TAXODIUM DISTICHUM
- (UP) LACEBARK ELM
ULMUS PARVIFOLIA
- (WR) WATERMELON RED CRAPE MYRTLE
LAGERSTROEMIA INDICA 'WATERMELON RED'
- (CI) PECAN TREE
CARYA ILLINOENSIS

- (GC) GROUND COVER

LIRIOPE
LIRIOPE MUSCARI
PURPLE WINTERCREEPER
EDONANTHUS FORTYONII
FROGFRUIT
PHYLLA NODIFLORA
MEXICAN FEATHER GRASS
HAUSMANNIA TENUESCENS
SEA GREEN JUNIPER
JUNIPERUS X PRITZERIANA 'SEA GREEN'

- (GR) GRASS

BUFFALOGRASS
BOUTELOURA DACTYLOIDES
OR
BERMUDA GRASS
CYNODON DACTYLON

- (SH) SHRUBS

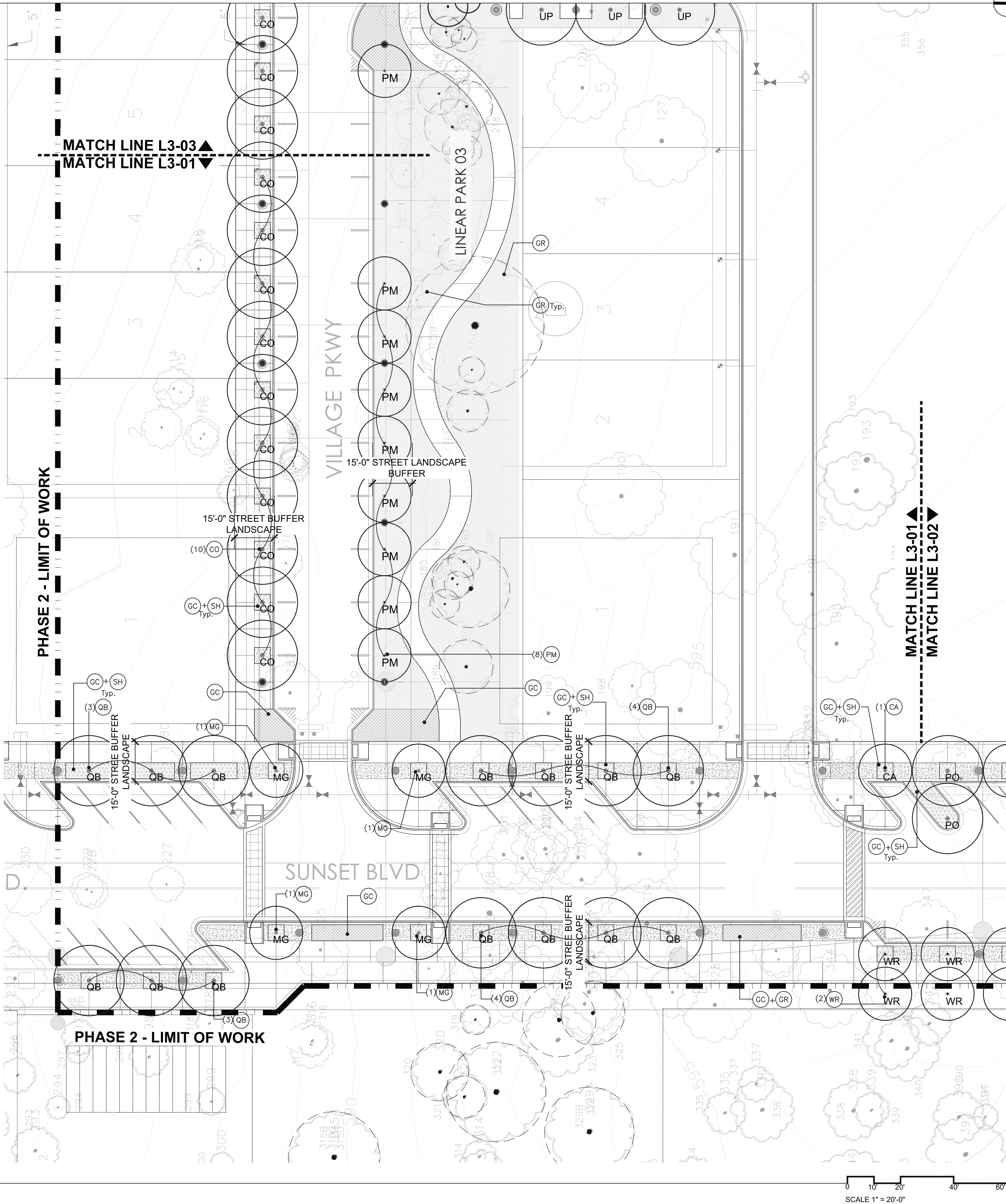
'MARDI GRAS' ABELIA
ABELIA X GRANDIFLORA 'MARDI GRAS'
PINK ABELIA
ABELIA EDWARD DOUGHERTY
DWARF WAX MYRTLE
MYRTICA PUSILLA
AMERICAN BEAUTYBERRY
CALYCOPHYLLUM AMERICANUM
INDIAN HAWTHORN
PRANHOPEOPSIS INDICA
TEXAS SAGE
LEUCOPHYLLUM FRUTESCENS
CAROLINA BUCKTHORN
FRAXINELLA CAROLINIANA
SPIREA
SPIREA SP.
GULF MUHLY
MUEhlenbergia CAPILLARIS
AUTUMN SAGE
SALVIA GREGGII

- (TU) TURF GRASS

ST. AUGUSTINE GRASS
STENOPOYRIUM SECUNDATUM

NOTE:

- LANDSCAPE IMPROVEMENTS THAT ARE IN CONFLICT WITH BUILDING CONSTRUCTION WILL BE INSTALLED BY THE BUILDER.
- SHRUB AND GROUND COVER LISTED ARE OPTIONS FOR EACH AREA. EVERY AREA SHOWN TO CONTAIN THEM WILL HAVE SOME COMBINATION OF THOSE PLANTS BUT NOT ALL OF THE PLANTS LISTED WILL OCCUR IN EVERY AREA SHOWN.
- CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES



1

L3-01

PLANTING PLAN

KEVIN
SLOAN
STUDIO

218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JULY 28, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER

SEAL



07.28.202

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PLANTING LEGEND

- | | |
|----|---|
| AG | TEXAS BUCKEYE
AESCLUS GLABRA VARI. ANGUSTA |
| AR | OCTOBER GLORY MAPLE
ACER RUBRUM OCTOBER GLORY |
| CA | EASTERN WHITEBUD
CERCIS CANADENSIS ALBA |
| CO | CHINKAPIN OAK
QUERCUS MUhlenBERGII |
| ID | WARREN'S RED POSSUMHAW HOLLY
ILEX DECIDUA WARREN'S RED |
| LN | NATCHEZ CRAPE MYRTLE
LATERISTEMIA X NATCHEZ |
| MG | LITTLE GEM MAGNOLIA
MAGNOLIA GRANDIFLORA LITTLE GEM |
| PM | MEXICAN PLUM
PRUNUS MEXICANA |
| PO | MEXICAN SYCAMORE
PLATANUS OCCIDENTALIS |
| QB | TEXAS RED OAK
QUERCUS BUCKLEYI |
| QM | BUR OAK
QUERCUS MACROCARPA |
| TD | BALD CYPRESS
TAXODIUM DISTICHUM |
| UP | LACEBARK ELM
ULMUS PARVIFLORA |
| WR | WATERMELON RED CRAPE MYRTLE
LATERISTEMIA INDICA WATERMELON RED |
| CI | PECAN TREE
CARPA ELIOWORNSII |

-

- GR GRASS

BUFFALOGRASS
BOUTELOUA DACTYLOIDES

OR

BERMUDA GRASS
CYNODON DACTYLON

- 

SHRUBS

MARDI GRAS' ABELIA ABELIA X GRANDIFLORA MARDI GRAS'	PINK ABELIA ABELIA EDWARD GOUCHER'	DWARF WAX MYRTLE MYRTICA PUSILLA	AMERICAN BEAUTYBERRY CALLICARPA AMERICANA
INDIAN HAWTHORN DIAPHORGLA PUMPA	TEXAS SAGE LEUCOPHYLLA FRUTICOSA	CAROLINA BUCKTHORN FRAXINUS CAROLINIANA	SPIREA SPIREA SP.
GULF MULBERRY MULBERRIERGIA CAPILLARIS	AUTUMN SAGE SALEA V. GREGGII		

- TU TURF GRASS**
ST. AUGUSTINE GRASS
STENOTAPHRUM SECUNDATUM

NOTE:

1. LANDSCAPE IMPROVEMENTS THAT ARE IN CONFLICT WITH BUILDING CONSTRUCTION WILL BE INSTALLED BY THE BUILDER.
2. SHRUB AND GROUND COVER LISTED ARE OPTIONS FOR EACH AREA. EVERY AREA SHOWN TO CONTAIN THEM WILL HAVE SOME COMBINATION OF THOSE PLANTS BUT NOT ALL OF THE PLANTS LISTED WILL OCCUR IN EVERY AREA SHOWN.
3. CONTRACTOR TO RE-ESTABLISH THE VEGETATION OF ANY AREA DISTURBED BY ANY CONSTRUCTION ACTIVITIES

SCALE 1" = 20'-0"

LEGEND	QUANTITY	COMMON NAME BOTANICAL NAME	SIZE	HEIGHT	SPREAD	COMMENTS
TREES:						
CA	9	EASTERN WHITEBUD	Container Grown, 3" Caliper	10'-12'	4'-5'	Single straight trunk, Strong central leader, Full crown, Matched
		CERCIS CANADENSIS ALBA				
CO	26	CHINKAPIN OAK	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		QUERCUS MUEHLENBERGII				
MG	4	MAGNOLIA	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		MAGNOLIA GRANDIFLORA				These trees will be shaped per Landscape Architect's instructions
PM	13	MEXICAN PLUM	Container Grown, 3" Caliper	10'-12'	4'-5'	Single straight trunk, Strong central leader, Full crown, Matched
		PRUNUS MEXICANA				
PO	10	MEXICAN SYCAMORE	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		PLATANUS OCCIDENTALIS				
QB	14	TEXAS RED OAK	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		QUERCUS BUCKLEYI				
UP	6	LACEBARK ELM	Container Grown, 6" Caliper, 7'-0 clear trunk	17'	8'	Single straight trunk, Strong central leader, Full crown, Matched
		ULMUS PARVIFOLIA				
WR	34	WATERMELON RED CRAPE MYRTLE	Container Grown, 65 Gal., 7'-0 clear trunk	14'	6'	Multi-trunk, 3 Canes max, Full crown, Matched
		LAGERSTROEMIA INDICA 'WATERMELON RED'				
SHRUBS:						
SH		'MARDI GRAS' ABELIA	3 Gallon			As shown, Triangular spacing
		ABELIA X GRANDIFLORA 'MARDI GRAS'				
		PINK ABELIA	3 Gallon			As shown, Triangular spacing
		ABELIA 'EDWARD GOUCHER'				
		DWARF WAX MYRTLE	3 Gallon			As shown, Triangular spacing
		MYRICA PUSILLA				
		AMERICAN BEAUTYBERRY	3 Gallon			As shown, Triangular spacing
		CALLICARPA AMERICANA				
		INDIAN HAWTHORN	3 Gallon			As shown, Triangular spacing
		RHAPHIOLEPIS INDICA				
		TEXAS SAGE	3 Gallon			As shown, Triangular spacing
		LEUCOPHYLLUM FRUTESCENS				
		CAROLINA BUCKTHORN	3 Gallon			As shown, Triangular spacing
		FRANGULA CAROLINIANA				
		SPIREA	3 Gallon			As shown, Triangular spacing
		SPIREA SP.				
	GULF MUHLY	3 Gallon			As shown, Triangular spacing	
	MUHLENBERGIA CAPILLARIS					
	AUTUMN SAGE	3 Gallon			As shown, Triangular spacing	
	SALVIA GREGGII					
GROUND COVER:						
GC		LIRIOPE				4" Pots
		LIRIOPE MUSCARI				
		PURPLE WINTERCREEPER				
		EUONYMUS FORTUNEI				
		FROGFRUIT				
		PHYLA NODIFLORA				
		MEXICAN FEATHERGRASS				
		NASSELLA TENUISSIMA				
		SEA GREEN JUNIPER				
		JUNIPERUS x PFITZERIANA 'SEA GREEN'				
GRASS:						
GR		BUFFALOGRASS				Solid Sod or Hydromulch
		BOUTELOUA DACTYLOIDES				
		BERMUDA GRASS				
		CYNODON DACTYLON				



KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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REVISIONS

#	DATE ISSUED	DESCRIPTION

SHEET NAME

PLANTING SCHEDULE

SHEET NUMBER

L4-00



KEVIN
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STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

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REVISIONS

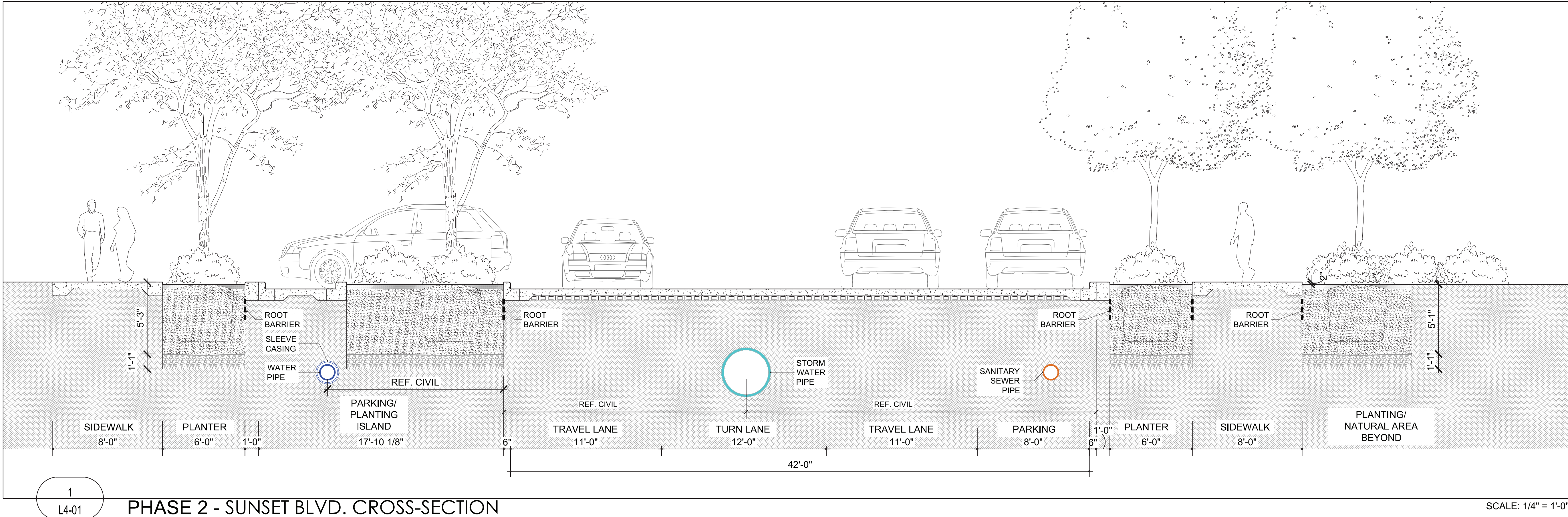
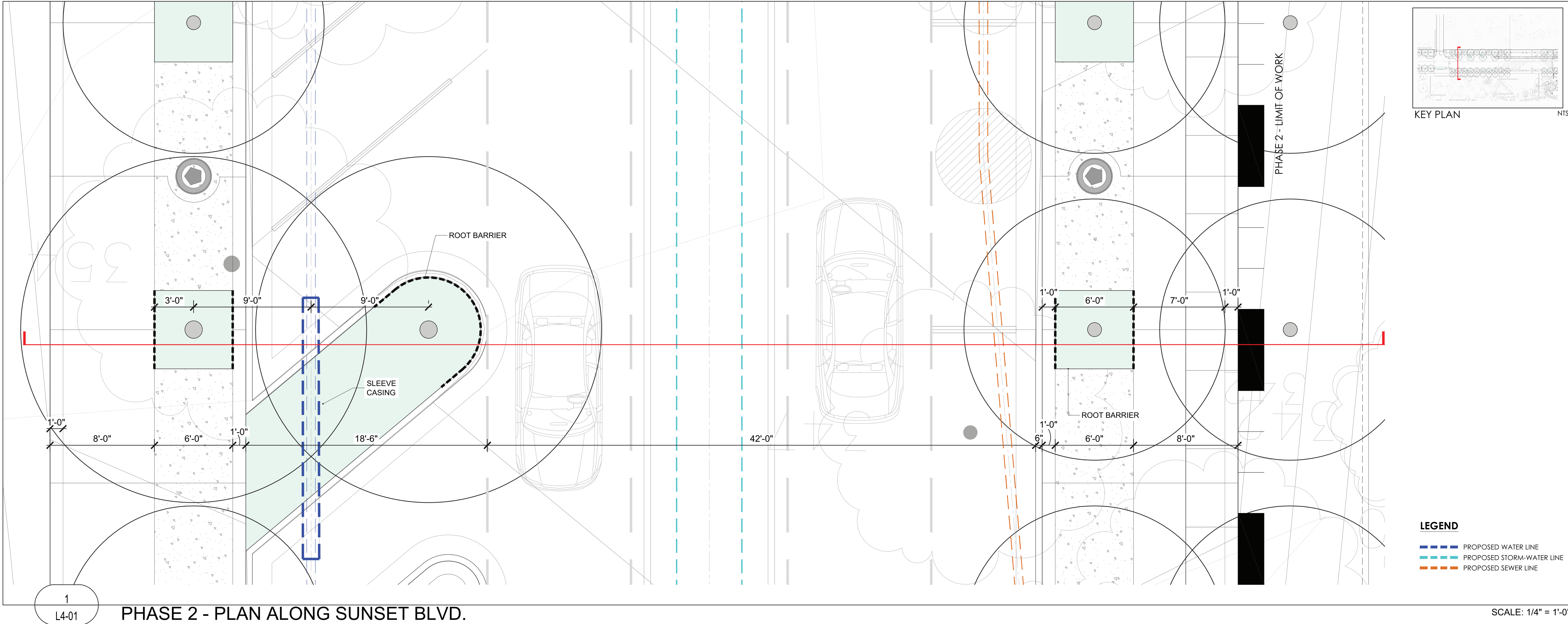
#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

L4-01





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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ARCHITECT. CONTRACTOR SHALL CHECK AND VERIFY ALL
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REVISIONS

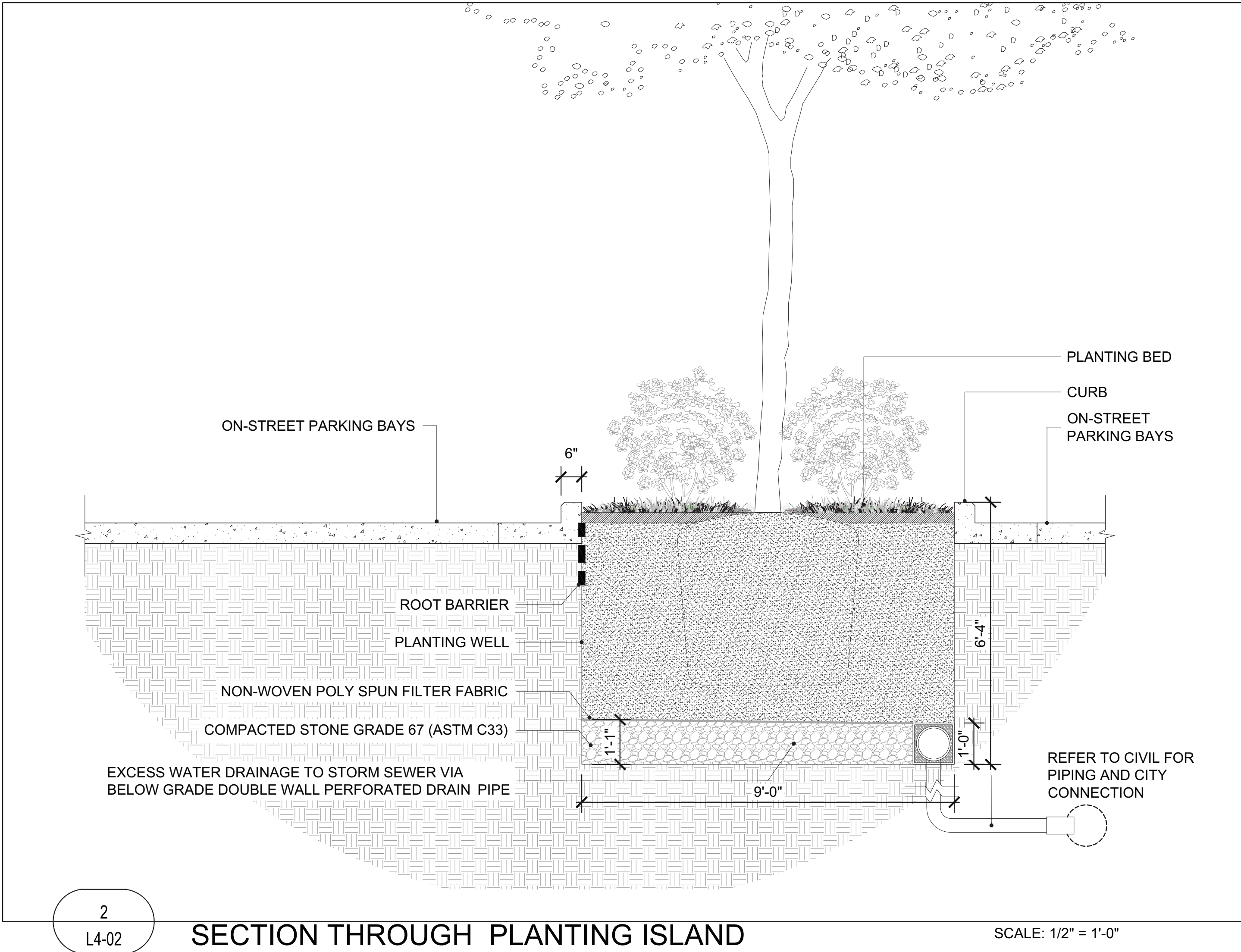
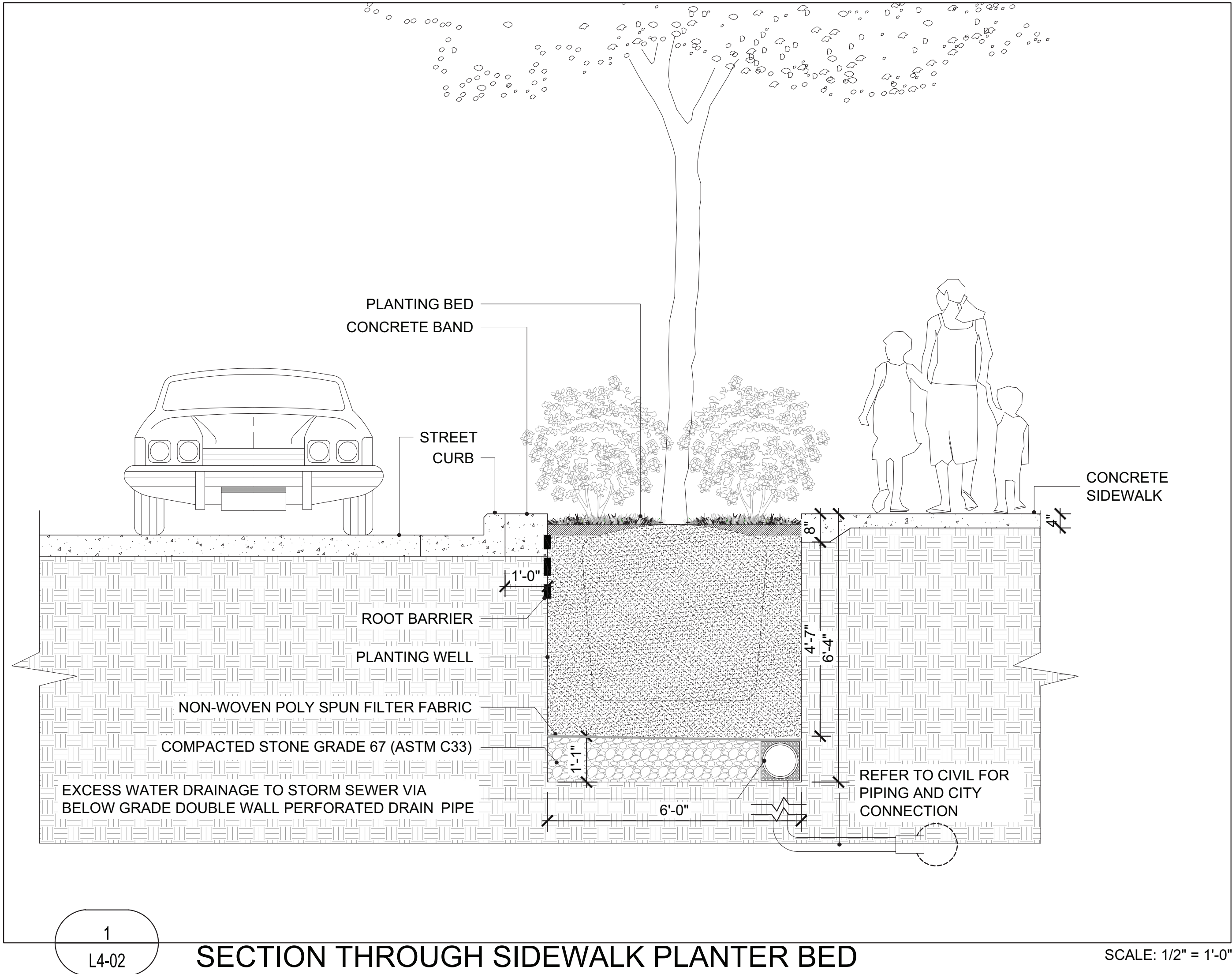
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SHEET NAME

DETAILS

SHEET NUMBER

L4-02





KEVIN
SLOAN
STUDIO

1218 WEST DAVIS STREET
DALLAS, TEXAS 75208
214.269.7650

LAKESIDE VILLAGE PHASE 2

FLOWER MOUND, TX

SUBMITTAL STATUS: PERMIT SET

DATE: JUNE 15, 2020

DESIGN BY: KS

DRAWN BY: LD, MS

JOB NUMBER:

SEAL



06.15.2020

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REVISIONS

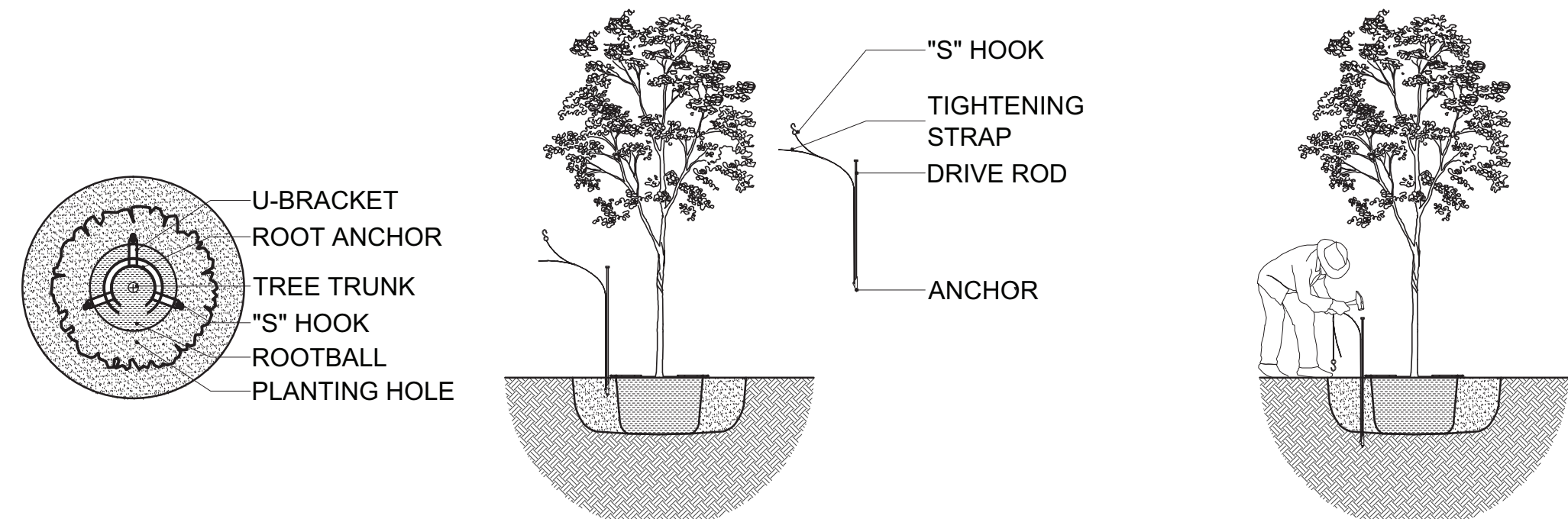
#	DATE ISSUED	DESCRIPTION

SHEET NAME

DETAILS

SHEET NUMBER

L4-03



1. SET TREE IN PLANTING PIT, PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOTBALL, CENTER INNER RING(S) OF ROOT ANCHOR AROUND TRUNK OF TREE, ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET

2. DRIVE ANCHOR STRAIGHT INTO UNDISTURBED SUBBASE SOIL TO RECOMMENDED DEPTH PER TREE SIZING CHART

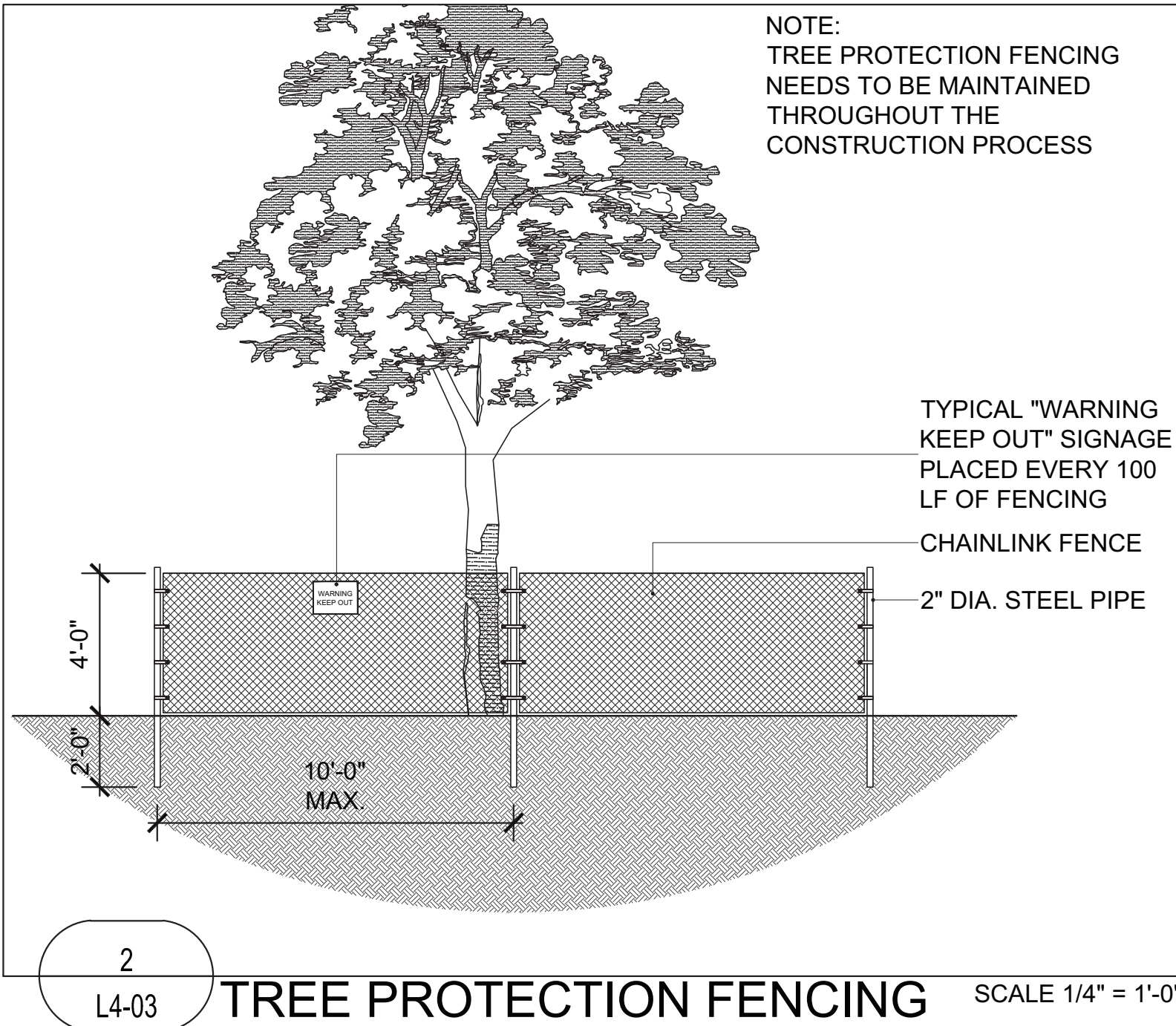
ROOT ANCHOR ITEM#	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
150-BG	150 GALLON OR 42" ROOT BALL	48" MINIMUM DEPTH	3 - V68 ANCHORS
200-BG	200 GALLON OR 48" ROOT BALL	48" MINIMUM DEPTH	3 - V88 ANCHORS

3. REMOVE DRIVE ROD, REPEAT STEPS 1 AND 2 FOR ALL THREE (3) ANCHOR LOCATIONS, PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION (FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING ANCHOR), LACE "S" HOOK OVER END OF U-BRACKET PULL STRAP(S) UP VERTICALLY UNTIL ROOT BALL AND U-BRACKETS ARE FLUSH ON TOP OF ROOT BALL, TIE EXCESS STRAPS OFF U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE IF NECESSARY

1
L4-03

TREE SAFETY STAKE DETAIL

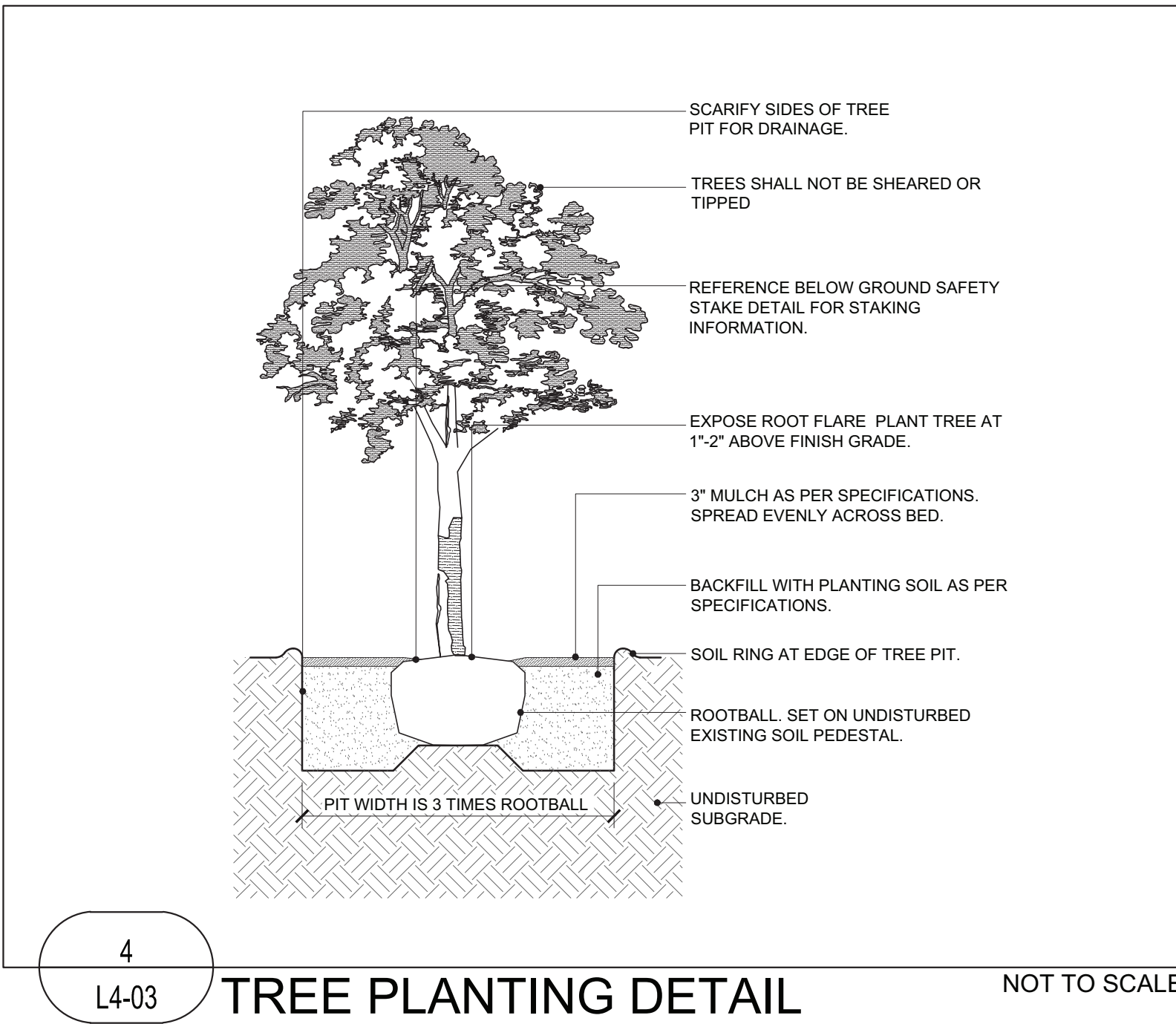
NOT TO SCALE



2
L4-03

TREE PROTECTION FENCING

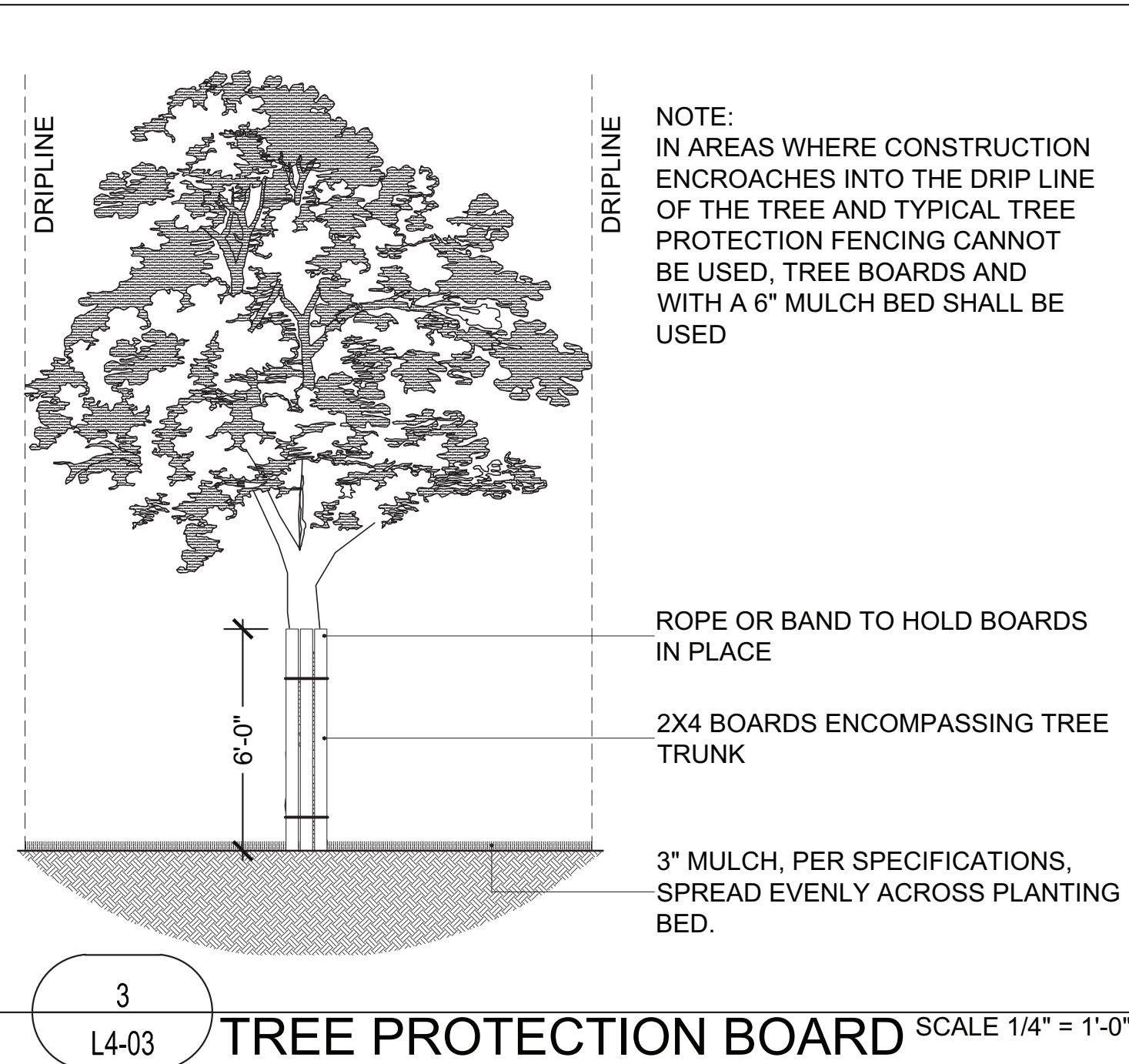
SCALE 1/4" = 1'-0"



4
L4-03

TREE PLANTING DETAIL

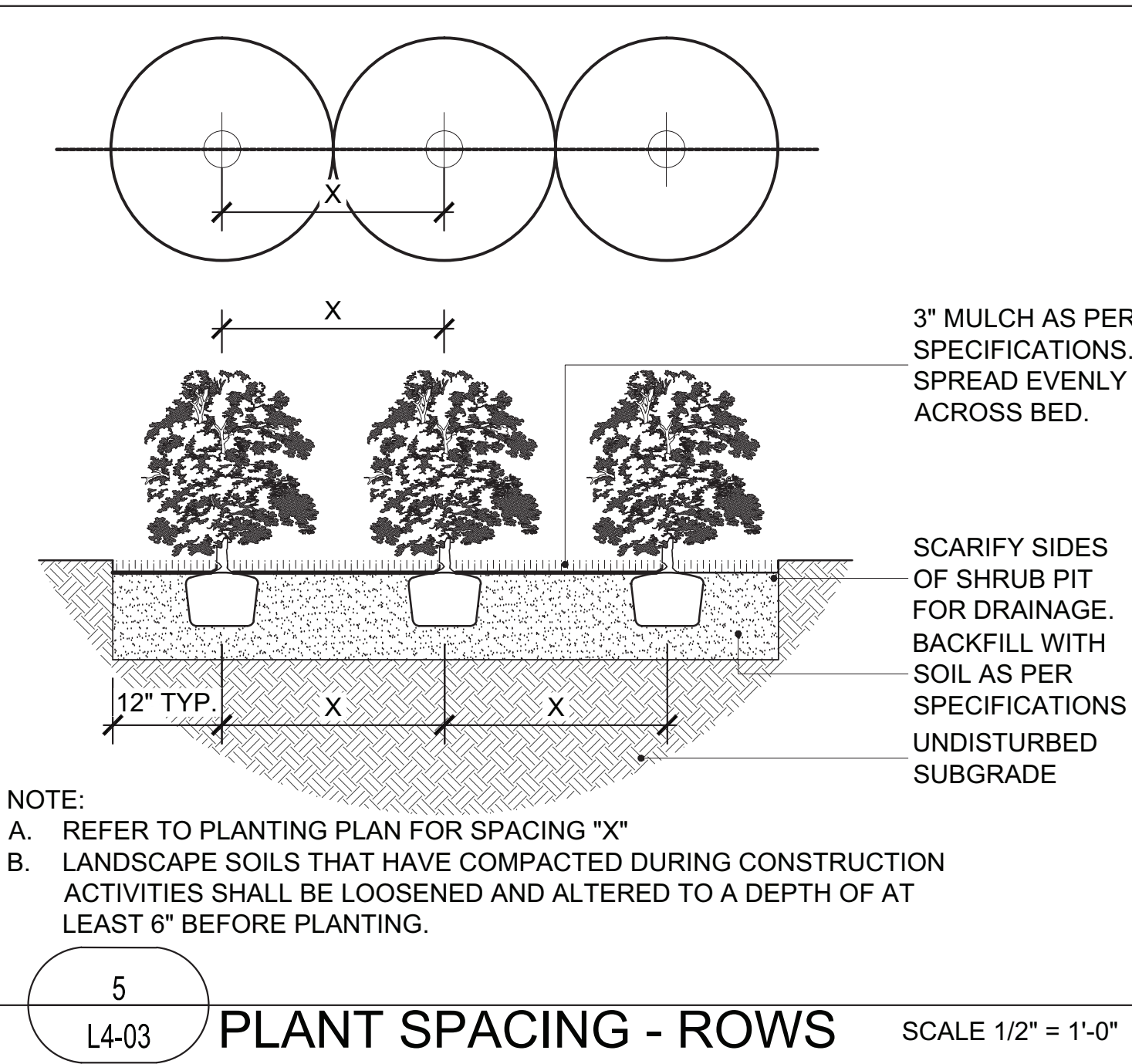
NOT TO SCALE



3
L4-03

TREE PROTECTION BOARD

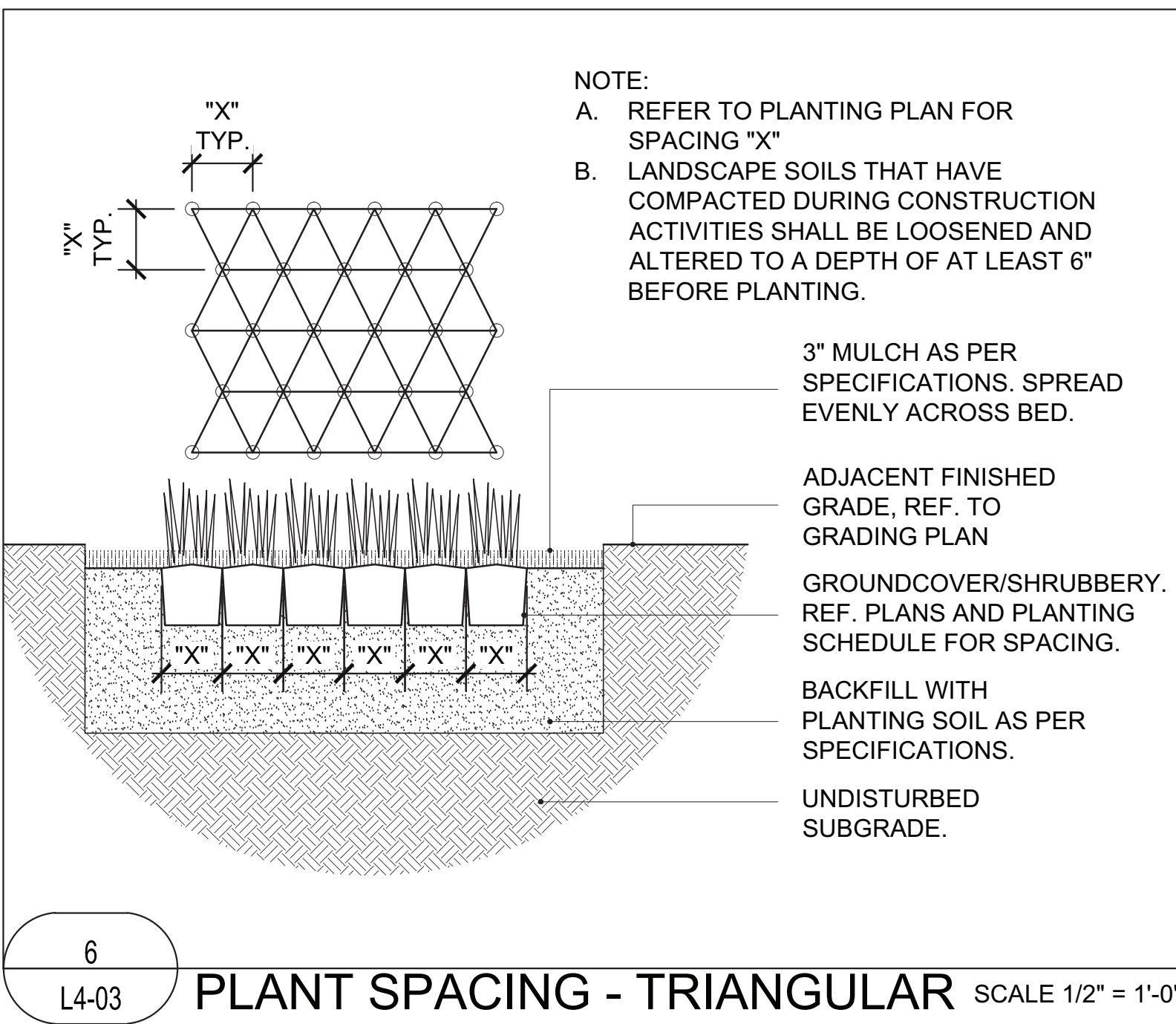
SCALE 1/4" = 1'-0"



5
L4-03

PLANT SPACING - ROWS

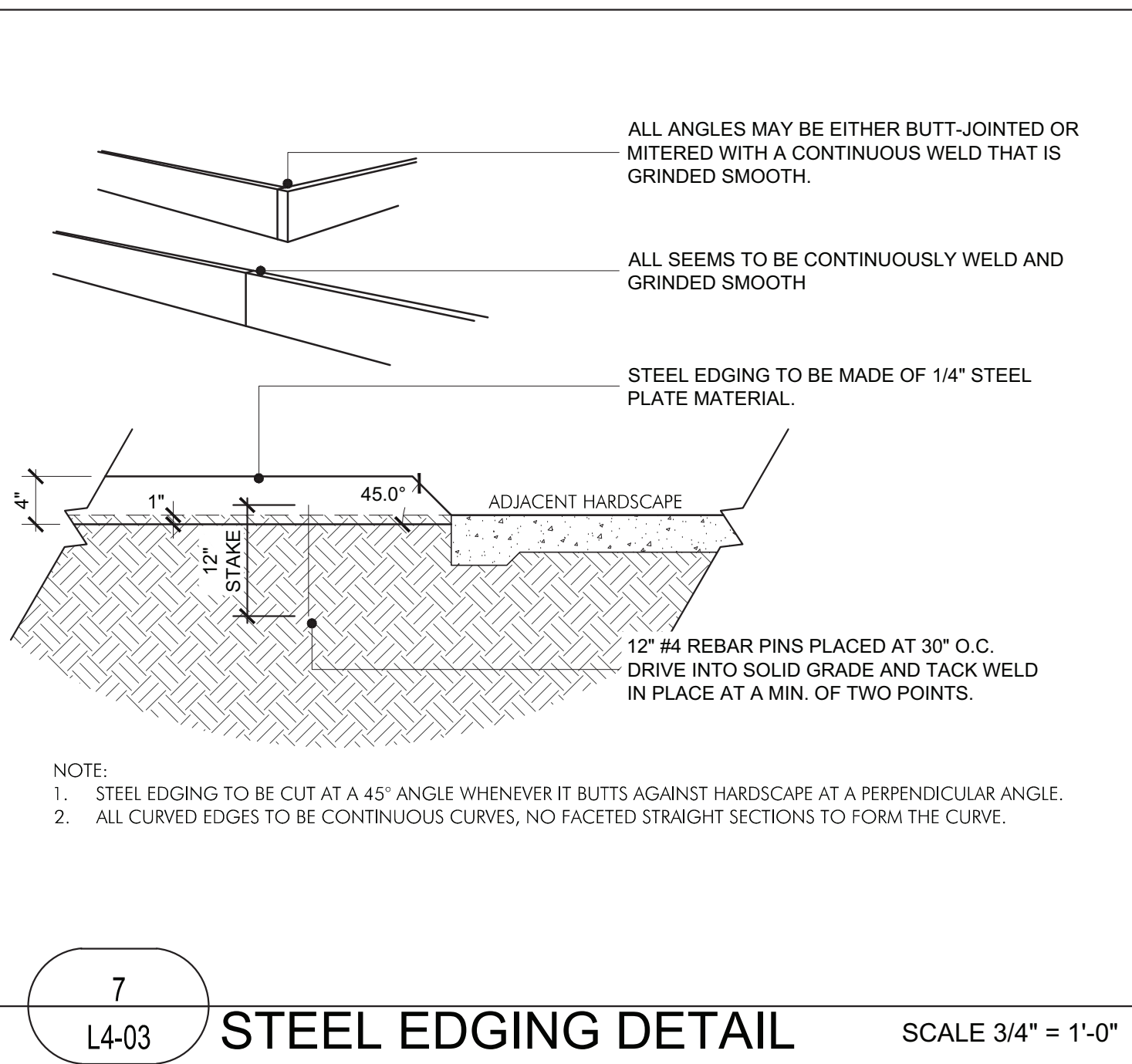
SCALE 1/2" = 1'-0"



6
L4-03

PLANT SPACING - TRIANGULAR

SCALE 1/2" = 1'-0"

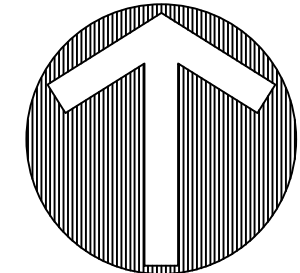
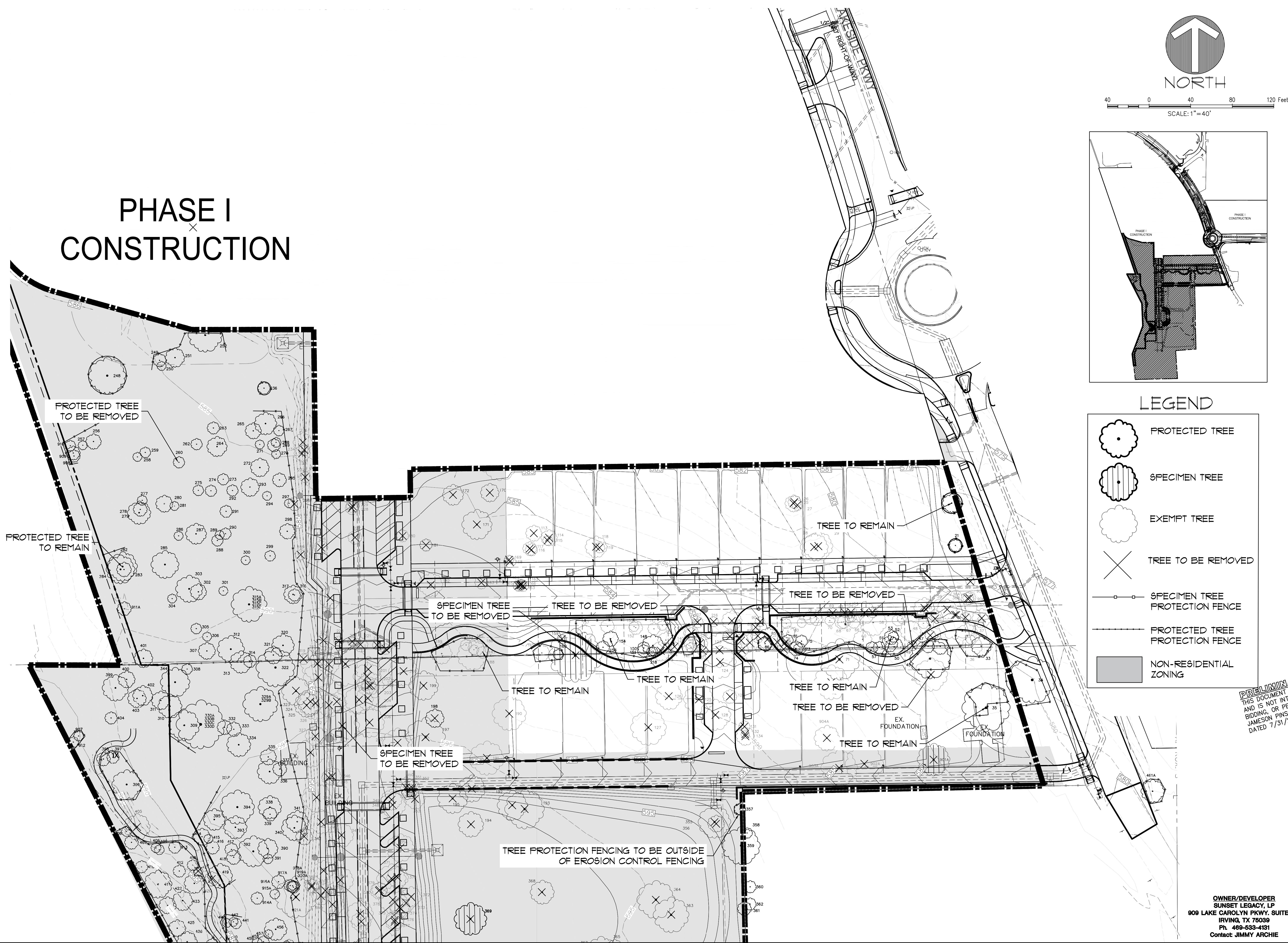


7
L4-03

STEEL EDGING DETAIL

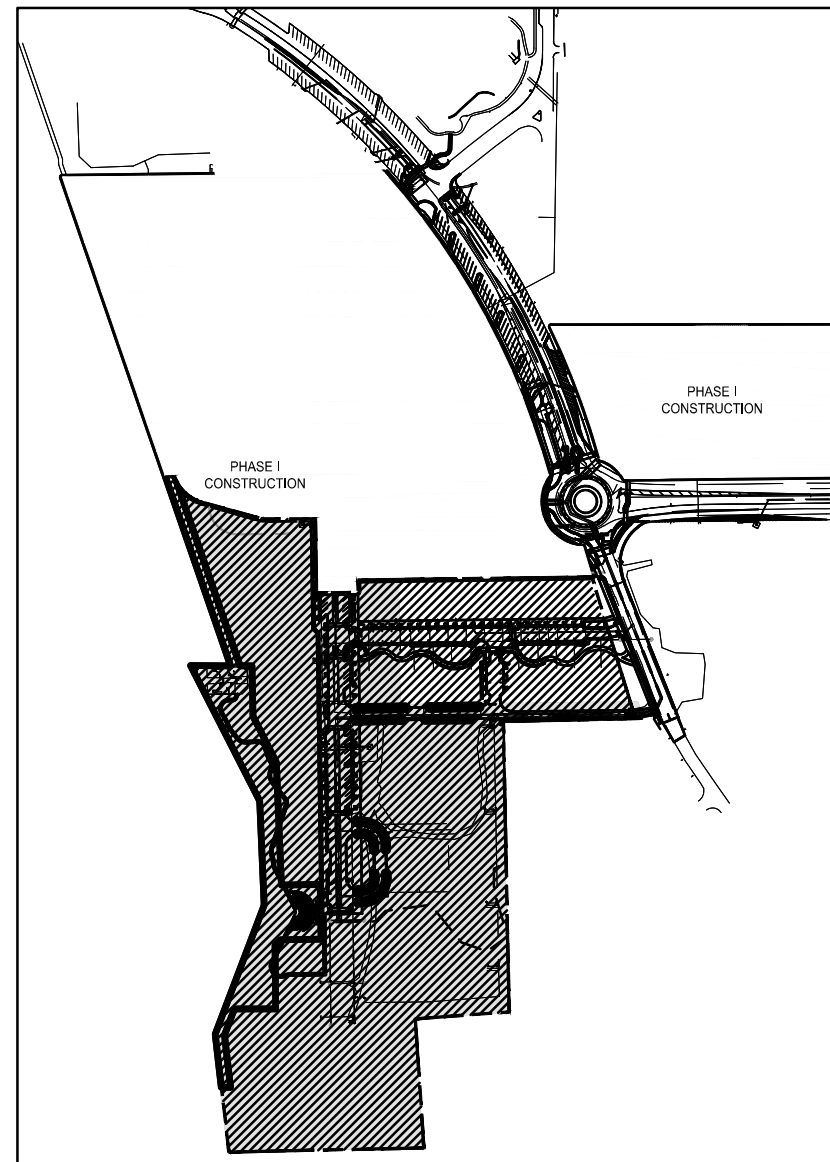
SCALE 3/4" = 1'-0"

PHASE I CONSTRUCTION



NORTH

SCALE: 1"=40'



LEGEND

- PROTECTED TREE
- SPECIMEN TREE
- EXEMPT TREE
- TREE TO BE REMOVED
- SPECIMEN TREE PROTECTION FENCE
- PROTECTED TREE PROTECTION FENCE
- NON-RESIDENTIAL ZONING

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 7/31/2020

Drawn By: --
Date: 12/16/2019
Scale: 1"=40'
Revisions:

18217
T2.0

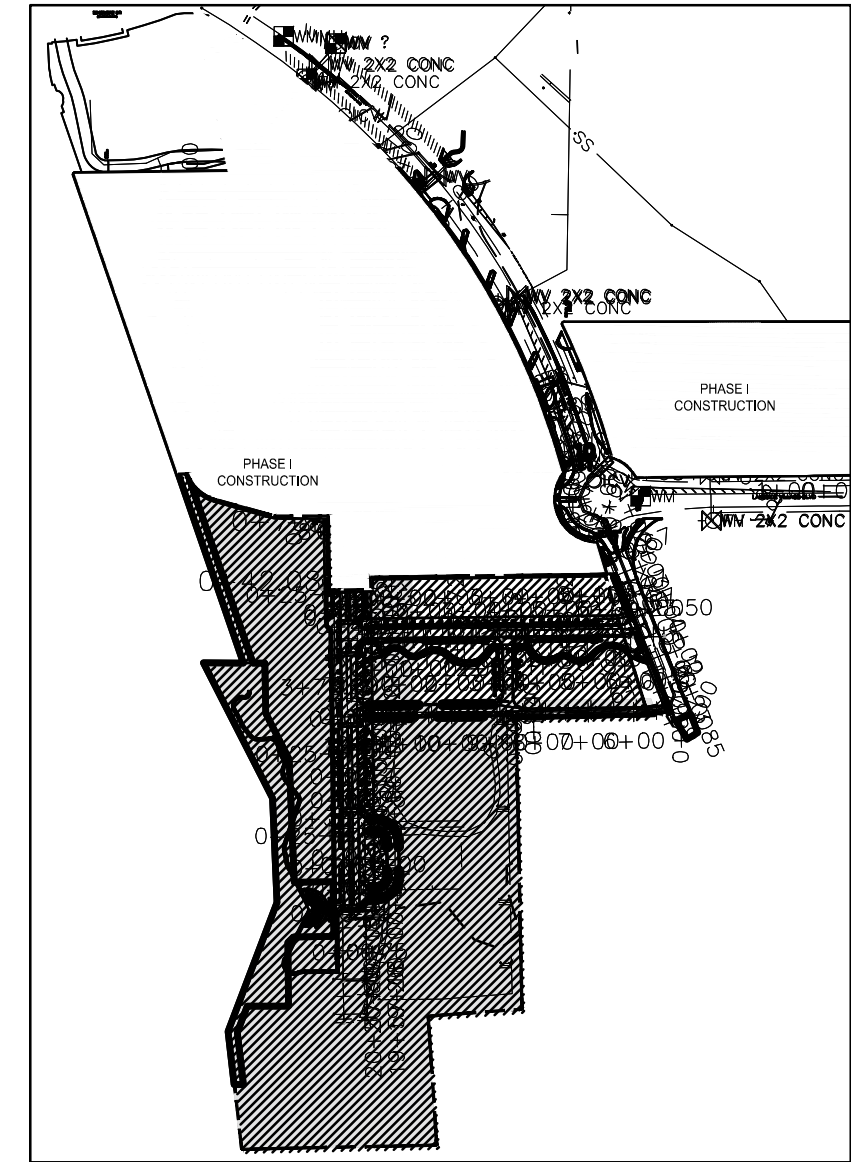
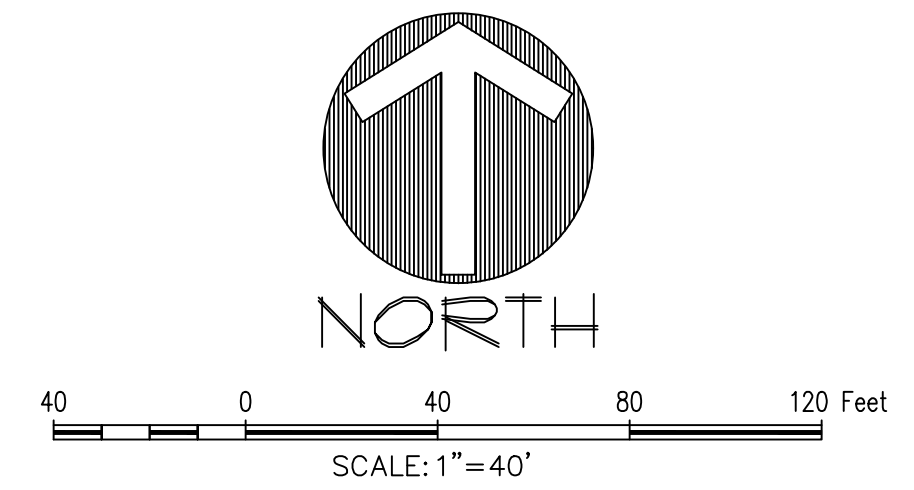
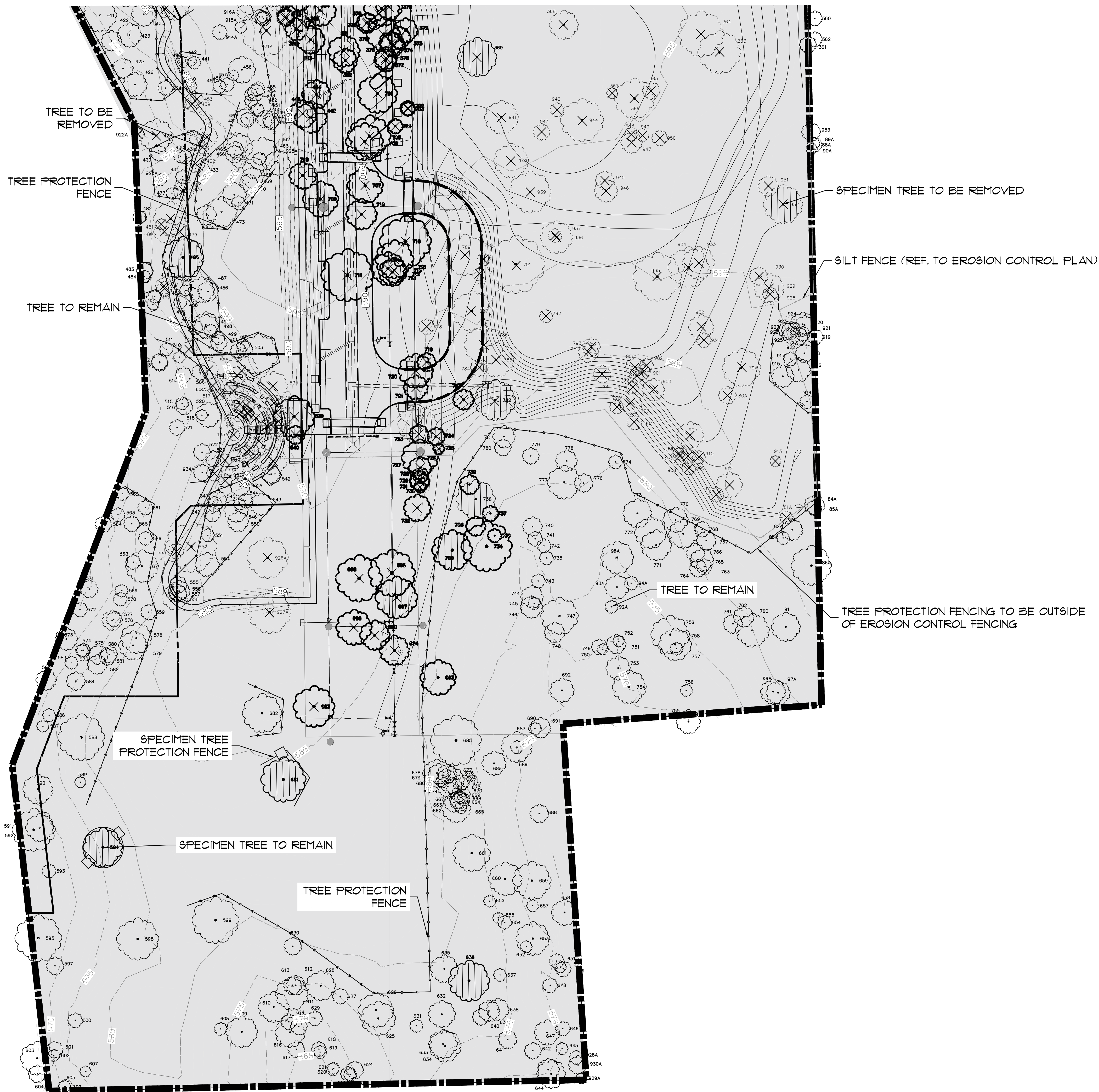
OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 76039
Ph. 469-533-4131
Contact: JIMMY ARCHIE

LAKESIDE VILLAGE
INFRASTRUCTURE PHASE II
in the
17,338 Acres
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
DAVID K. TANNEHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

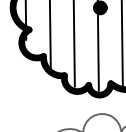
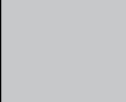


The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Levelland, TX 79643
972.438.9712
201 County View Drive
Reno, NV 89502
940.240.1012
TPE: 1902 TPELS 10194440
www.mcadamsco.com

LAKESIDE VILLAGE INFRASTRUCTURE PHASE I



LEGEND

- | | |
|---|------------------------------------|
|  | PROTECTED TREE |
|  | SPECIMEN TREE |
|  | EXEMPT TREE |
|  | TREE TO BE REMOVED |
|  | SPECIMEN TREE
PROTECTION FENCE |
|  | PROTECTED TREE
PROTECTION FENCE |
|  | NON-RESIDENTIAL
ZONING |

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 7/31/2020
REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
2826



Drawn By: --
Date: 12/16/2019
Scale: 1"=40'
Revisions:

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY. SUITE 150
IRVING, TX 75039
Ph. 469-533-4131
Contact JIMMY ARCHIE

18217

7.2.1

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
1	20	12	POST OAK	Quercus stellata	Yes	No	No		YES		1	
2	21	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES			
3	25	11	LIVE OAK	Quercus virginiana	Yes	No	Yes	exempt; no mitigation	YES			YES
4	26	8.5	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
5	27	7	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
6	28	18	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
7	29	19	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	damaged, split trunk	YES			YES
8	30	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
9	31	16.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
10	32	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
11	33	13	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
12	34	30	POST OAK	Quercus stellata	Yes	No	No		YES		1	
13	35	31	POST OAK	Quercus stellata	Yes	No	No		YES		1	
14	36	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
15	37	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
16	38A	16.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
17	38B	15	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
18	39	13	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
19	40	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
20	41	14	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
21	42	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation	YES			YES
22	43	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
23	44	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
24	45	26	POST OAK	Quercus stellata	Yes	No	No		YES		1	
25	46	22	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
26	47	8.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
27	48	13.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; trim; exempt; no mitigation	YES			YES
28	49	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
29	50	12	POST OAK	Quercus stellata	Yes	No	No		YES			YES
30	51	10.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
31	52	7	POST OAK	Quercus stellata	Yes	No	No		YES		1	
32	53	9.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
33	54	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
34	55	6	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation	YES			YES
35	56	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
36	57	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
37	58	17.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
38	59	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
39	60	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
40	61	14	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
41	62	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
42	63	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
43	64	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
44	65	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
45	66	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
46	67	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
47	68	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
48	69	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
49	70	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
50	71	26.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
51	72	22.5	POST OAK	Quercus stellata	Yes	No	Yes	poor health; exempt; no mitigation	YES			YES
52	73	8	POST OAK	Quercus stellata	Yes	No	No		YES		1	
53	74	9.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
54	75	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
55	76	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
56	77	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
57	78	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
58	79	20.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
59	80	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
60	81	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES			YES
61	82	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
62	83	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
63	84	11	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
64	85	14.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
65	86	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No		YES		1	
66	88	9	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
67	89	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
68	90	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
69	91	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
70	92	9	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
71	93	9.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
72	94	9.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
73	95	17.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
74	96	6.5	POST OAK	Quercus stellata	Yes	No	Yes		YES		-1	
75	113	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
76	114	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
77	115	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation	YES			YES
78	116	8	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation	YES			YES
79	117	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
80	118	14	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation	YES			YES
81	119	9	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
82	120	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
83	121	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
84	122	8.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
85	123	22.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
86	124	21	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
87	125	19.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
88	126	17.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
89	127	23	POST OAK	Quercus stellata	Yes	No	Yes	damaged, fair condition; exempt; no mitigation	YES			YES
90	128	20	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
91	129	9	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
92	131	7.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
93	132	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
94	133	8	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
95	134	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
96	135	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
97	136	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation	YES			YES
98	137	7.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
99	138	10	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
100	139	8.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
101	140	8	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
102	141	11	POST OAK	Quercus stellata	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
103	142	6.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
104	143	6.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
105	144	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
106	145	10.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
107	146	6.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
108	147	8	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
109	148	14	POST OAK	Quercus stellata	Yes	No	No		YES		1	
110	149	13	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
111	150	8	POST OAK	Quercus stellata	Yes	No	No		YES		1	
112	151	8	POST OAK	Quercus stellata	Yes	No	No		YES		1	
113	152	9	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
114	153	6.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
115	154	10	POST OAK	Quercus stellata	Yes	No	No		YES		1	
116	155	9	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
117	156	8.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
118	157	10	AMERICAN ELM	Ulmus americana	Yes	No	No		YES			YES
119	158	34.5	BLACKJACK OAK	Quercus marilandica	Yes	Yes	Yes	exempt; no mitigation	YES		-23	
120	159	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes		YES		-1	
121	160	6.5	POST OAK	Quercus stellata	Yes	No	No		YES		1	
122	161	10.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; exempt; no mitigation	YES			YES
123	162	7.5	TEXAS ASH	Fraxinus Texensis	Yes	No	Yes	exempt; no mitigation	YES			YES
124	163	7	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
125	164	8	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
126	165	7	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
127	166	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
128	167	6.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
129	168	8	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
130	169	6	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
131	170	12	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
132	171	19.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; no mitigation		YES		
133	172	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
134	180	8	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
135	181	11	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; no mitigation		YES		
136	182	15.5	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
137	183	8.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
138	184	7.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
139	185	6.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
140	186	10.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk; exempt; no mitigation		YES		YES
141	187	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES		YES
142	188	19.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; exempt; no mitigation		YES		YES
143	189	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES		YES
144	190	22	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
145	191	22	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
146	192	19.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
147	193	25.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
148	194	16.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
149	195	19.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
150	196	17.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
151	197	25.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
152	198	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
153	199	19	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
154	200	19	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
155	201	16.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
156	202	18	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
157	203	17	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
158	204	1.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
159	205	18.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
160	206	19.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
161	207	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
162	208	28.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
163	209	13.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
164	210	21.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
165	211	19.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
166	212	15.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
167	213	12	POST OAK	Quercus stellata	Yes	No	Yes			YES		
168	214	22.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes			YES		
169	215	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES	YES		YES
170	217	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
171	219	7	TEXAS ASH	Fraxinus Texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
172	221	9.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk		YES		
173	222	6	TEXAS ASH	Fraxinus texensis	Yes	No	Yes			YES		
174	223	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes			YES		
175	224	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
176	225	14.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
177	226	9	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
178	227	9	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
179	228	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
180	229	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
181	232	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation	YES	YES		YES
182	233	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk; exempt; no mitigation	YES	YES		YES
183	234	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES	YES		YES
184	235	12.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	multitrunk; exempt; no mitigation	YES	YES		YES
185	236	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
186	248	7.5	HICKORY	Carya texana	Yes	No	No	no mitigation	YES	YES		
187	249	8.5	HICKORY	Carya texana	Yes	No	No	no mitigation	YES	YES		
188	250	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation	YES	YES		
189	251	12.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation	YES	YES		
190	252	22	PECAN	Carya illinoensis	Yes	No	No	fair condition; no mitigation	YES	YES		
191	256	10	POST OAK	Quercus stellata	Yes	No	No			YES		
192	257	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
193	258	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
194	259	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
195	260	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
196	262	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
197	263	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
198	264	13	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
199	265	10.5	AMERICAN ELM	Ulmus americana	Yes	No	No			YES		
200	266	14.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
201	267	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
202	268	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
203	269	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk		YES		
204	270	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
205	271	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
206	272	12	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
207	273	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
208	274	7.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
209	275	7	POST OAK	Quercus stellata	Yes	No	No			YES		
210	276	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
211	277	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
212	278	9	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
213	279	15	POST OAK	Quercus stellata	Yes	No	No			YES		
214	280	11	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
215	281	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
216	282	19	POST OAK	Quercus stellata	Yes	No	No			YES		
217	283	9.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
218	284	18.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
219	285	18	POST OAK	Quercus stellata	Yes	No	No			YES		
220	286	6, 7	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
221	287	13.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
222	288	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
223	289	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
224	290	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
225	291	8	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
226	292	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
227	293	12	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
228	294	6	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
229	295	9	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
230	296	9	TEXAS ASH	Fraxinus texensis	Yes	No	Yes			YES		
231	297	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	multitrunk		YES		
232	298	10	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
233	299	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
234	300	6	POST OAK	Quercus stellata	Yes	No	No			YES		
235	301	8	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
236	302	10.5	POST OAK	Quercus stellata	Yes	No	No	multitrunk		YES		
237	303	17.5	POST OAK	Quercus stellata	Yes	No	No			YES		
238	304	6	POST OAK	Quercus stellata	Yes	No	No			YES		
239	305	7	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
240	306	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
241	307	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
242	308	7	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
243	309	20	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk		YES		
244	310	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
245	311	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
246	312	17.5	POST OAK	Quercus stellata	Yes	No	No			YES		
247	313	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
248	314	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
249	315A	10.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
250	315B	10	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
251	315C	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
252	315D	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
253	316	8	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
254	317	18	BLACKJACK OAK	Quercus marilandica	Yes	No	No	multitrunk		YES		
255	318	7	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
256	319	7.5	HICKORY	Carya texana	Yes	No	Yes	exempt; no mitigation		YES		YES
257	320	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
258	321	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
259	322	25	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk		YES		

File: Z:\2019\18217\Drawings\1P & Detail Plans\Tree\Trees\18217_15
Plotted: 7/17/2019 8:52 AM by Dina Rodriguez, Saved: 7/16/2020 4:31 PM by dvalia

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
260	323	18.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
261	324	17	POST OAK	Quercus stellata	Yes	No	Yes			YES		
262	325	16	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes			YES		
263	326	31.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
264	327	13	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
265	328	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
266	329A	13.5	POST OAK	Quercus stellata	Yes	No	No			YES		
267	329B	16	POST OAK	Quercus stellata	Yes	No	No			YES		
268	330A	9	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
269	330B	12	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
270	330C	13	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
271	330D	14.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
272	331	17	POST OAK	Quercus stellata	Yes	No	No			YES		
273	332	9.5	POST OAK	Quercus stellata	Yes	No	No			YES		
274	333	9.5	POST OAK	Quercus stellata	Yes	No	No			YES		
275	334	15.5	POST OAK	Quercus stellata	Yes	No	No			YES		
276	335	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
277	336	16	POST OAK	Quercus stellata	Yes	No	No			YES		
278	337	9	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
279	338	15	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
280	339	9	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
281	340	16.5	POST OAK	Quercus stellata	Yes	No	No			YES		
282	341	14.5	POST OAK	Quercus stellata	Yes	No	No			YES		
283	342	11	POST OAK	Quercus stellata	Yes	No	Yes			YES		
284	343	15.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
285	344	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
286	345	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
287	346	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
288	347	15.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
289	348	17	POST OAK	Quercus stellata	Yes	No	Yes	hollow; no mitigation		YES		YES
290	349	13.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
291	350	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		YES
292	351	12	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
293	352	10.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
294	353	13	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
295	354	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		YES
296	355	21	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		YES
297	356	11	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; no mitigation		YES		
298	357	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
299	358	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
300	359	24.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
301	360	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
302	361	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
303	362	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
304	363	23	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
305	364	24.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
306	365	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; no mitigation		YES		
307	366	21.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
308	367	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
309	368	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
310	369	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	no mitigation		YES		
311	370	14	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes			YES		YES
312	371	19	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
313	372	13	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
314	373	12	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
315	374	13	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
316	375	13	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
317	376	12	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
318	377	12	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
319	378	18	POST OAK	Quercus stellata	Yes	No	Yes			YES		YES
320	379	10	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
321	380	11	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
322	381	12	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
323	382	13	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
324	383	21	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
325	384	17	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
326	385	9	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	exempt; no mitigation		YES		YES
327	386	12	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
328	387	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
329	388	9	CEDAR ELM	Ulmus crassifolia	No	No	Yes	exempt; no mitigation		YES		YES
330	389	13	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
331	390	13	POST OAK	Quercus stellata	Yes	No	No			YES		
332	391	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
333	392	20	POST OAK	Quercus stellata	Yes	No	No			YES		
334	393	15	POST OAK	Quercus stellata	Yes	No	No			YES		
335	394	21	POST OAK	Quercus stellata	Yes	No	No			YES		
336	395	14	POST OAK	Quercus stellata	Yes	No	No			YES		
337	396	19	POST OAK	Quercus stellata	Yes	No	No			YES		
338	397	8	POST OAK	Quercus stellata	Yes	No	No			YES		
339	398	9	POST OAK	Quercus stellata	Yes	No	No			YES		
340	399	17	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
341	400	11	POST OAK	Quercus stellata	Yes	No	No			YES		
342	401	12	POST OAK	Quercus stellata	Yes	No	No			YES		
343	402	13	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
344	403	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
345	404	8	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
346	405	17	POST OAK	Quercus stellata	Yes	No	Yes			YES		
347	406	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes			YES		
348	407	9	POST OAK	Quercus stellata	Yes	No	No			YES		
349	408	6.5	POST OAK	Quercus stellata	Yes	No	No			YES		
350	409	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
351	410	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
352	411	18	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
353	412	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
354	413	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No			YES		
355	414	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
356	415	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes			YES		
357	416	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes			YES		
358	417	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
359	418	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk		YES		
360	419	16	POST OAK	Quercus stellata	Yes	No	Yes			YES		
361	420	9.5	POST OAK	Quercus stellata	Yes	No	Yes			YES		
362	421	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes			YES		
363	422	13	POST OAK	Quercus stellata	Yes	No	No			YES		
364	423	13	POST OAK	Quercus stellata	Yes	No	No			YES		
365	424	11	POST OAK	Quercus stellata	Yes	No	No			YES		
366	425	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
367	426	13	POST OAK	Quercus stellata	Yes	No	No			YES		
368	427	8	TEXAS ASH	Fraxinus texensis	Yes	No	No			YES		
369	428	18	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes			YES		
370	429	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
371	430	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
372	431	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
373	432	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
374	433	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
375	434	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
376	435	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
377	437	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
378	438	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes			YES		
379	439	8	POST OAK	Quercus stellata	Yes	No	Yes			YES		
380	440	6	POST OAK	Quercus stellata	Yes	No	No			YES		
381	441	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
382	442	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
383	443	6	POST OAK	Quercus stellata	Yes	No	No			YES		
384	444	15.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
385	445	17	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
386	446	15	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
387	447	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
388	448	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
389	449	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
390	450	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
391	451	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
392	452	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
393	453	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes			YES		
394	454	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
395	455	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No			YES		
396	456	14.5	POST OAK	Quercus stellata	Yes	No	No			YES		

Fig. 2: 2018/18217 (Sunset Legacy) & David Remy (Owner) 18217, 15
Printed: 7/17/2020 8:36 AM by Doree Kozlowsky, Saved: 7/19/2020 4:31 PM by drc416

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
522	582	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
523	583	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
524	584	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
525	585	11	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
526	586	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
527	587	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
528	588	25	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
529	589	6	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
530	590	16	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
531	591	15	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
532	592	23	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
533	593	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
534	594	21	BLACKJACK OAK	Quercus marilandica	Yes	Yes	No	no mitigation		YES		
535	595	25	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
536	597	9.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
537	598	22.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
538	599	25	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
539	600	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
540	601	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
541	602	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
542	603	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
543	604	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
544	605	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
545	606	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
546	607	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
547	608	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
548	609	17	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
549	610	16.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
550	611	17.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
551	612	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
552	613	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
553	614	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
554	615	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
555	616	16	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
556	617	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
557	618	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
558	619	7	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
559	620	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
560	621	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
561	622	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
562	623	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
563	624	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
564	625	18.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
565	626	19	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
566	627	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
567	628	16	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
568	629	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
569	630	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
570	631	7	WINGED ELM	Ulmus alata	Yes	No	No	no mitigation		YES		
571	632	14.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
572	633	15.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
573	634	17	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
574	635	15	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
575	636	22	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	no mitigation		YES		
576	637	7	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
577	638	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
578	639	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
579	640	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
580	641	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
581	642	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
582	643	12	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
583	644	15.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
584	645	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
585	646	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
586	647	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	multitrunk; no mitigation		YES		
587	648	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
588	649	8.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
589	650	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
590	651	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
591	652	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
592	653	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
593	654	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
594	655	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
595	656	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
596	657	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
597	658	14	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
598	659	20.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
599	660	18	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
600	661	20	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
601	662	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
602	663	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
603	664	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
604	665	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
605	667	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
606	668	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
607	669	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
608	670	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
609	671	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
610	672	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
611	673	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
612	674	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
613	675	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
614	676	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
615	677	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
616	678	15	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
617	679	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
618	680	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
619	681	24	BLACKJACK OAK	Quercus marilandica	Yes	Yes	Yes	no mitigation		YES		
620	682	21	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
621	683	27	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
622	685	23	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
623	686	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
624	687	16.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
625	688	10	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
626	689	7	CHITTAMWOOD	Gum bumelia	Yes	No	No	no mitigation		YES		
627	690	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
628	691	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
629	692	13	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
630	693	19	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES		YES
631	694	16	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
632	695	16	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
633	696	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
634	697	22.5	BLACKJACK OAK	Quercus marilandica	Yes	Yes	Yes	exempt; no mitigation		YES		YES
635	698	25	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
636	699	25	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
637	700	21.5	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	exempt; no mitigation		YES		YES
638	701	21	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
639	702	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
640	703	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
641	704	8	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
642	705	22	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
643	706	20	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
644	707	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
645	708	14.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
646	709	19	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
647	710	16.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
648	711	28	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
649	712	18	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
650	713	15	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
651	714	13.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	exempt; no mitigation		YES		YES
652	715	20.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
653	716	27.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation		YES		YES
654	717	19.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
655	718	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
656	719	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
657	720	18.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
658	721	13	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
659	722	25	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	exempt; no mitigation		YES		YES
660	723	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
661	724	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
662	725	19.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
663	726	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
664	727	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
665	728	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
666	729	10.5, 12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
667	730	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
668	731	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
669	732	28.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk; exempt; no mitigation		YES		YES
670	733	10.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation		YES		YES
671	734	27	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
672	735	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation		YES		YES
673	736	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES		YES
674	737	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation		YES		YES
675	738	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	exempt; no mitigation		YES		YES
676	739	10.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation		YES		YES
677	740	10.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
678	741	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
679	742	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
680	743	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
681	744	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
682	745	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
683	746	12	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
684	747	20	POST OAK	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
685	748	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
686	749	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
687	750	10	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
688	751	10.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
689	752	6	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
690	753	13	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
691	754	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
692	755	13	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
693	756	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
694	757	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
695	758	17.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
696	759	20.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
697	760	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
698	761	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
699	762	11	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
700	763	8.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
701	764	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
702	765	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
703	766	10	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
704	767	10.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
705	768	8.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
706	769	15.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
707	770	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
708	771	16.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
709	772	17	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
710	773	15.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
711	774	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
712	775	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
713	776	10	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
714	777	18	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
715	778	11.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
716	779	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
717	780	9	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
718	781	12	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
719	782	22	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	no mitigation		YES		
720	783	11	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	no mitigation		YES		
721	784	9.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
722	785	18.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
723	786	21	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
724	787	21.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
725	788	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
726	789	22	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
727	790	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
728	791	31	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
729	792	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
730	793	10	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	no mitigation		YES		
731	794	11	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
732	795	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
733	796	7.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
734	797	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
735	798	6.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
736	799	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	no mitigation		YES		
737	800	10	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
738	801	9	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
739	802	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	no mitigation		YES		
740	903	12	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
741	904	10	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
742	905	14.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
743	906	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	no mitigation		YES		
744	907	10	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
745	908	8.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
746	909	8	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
747	910	6.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
748	911	9	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
749	912	14.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
750	913	8	BLACKJACK OAK	Quercus marilandica	Yes	No	Yes	no mitigation		YES		
751	914	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
752	915	12	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
753	916	13	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
754	917	7.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
755	918	10	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
756	919	10	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
757	920	10	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
758	921	8	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
759	922	9.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
760	923	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
761	924	13	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
762	925	9.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
763	926	9.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
764	927	9.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
765	928	8	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
766	929	16	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
767	930	10	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
768	931	20	POST OAK	Quercus stellata	Yes	No	Yes	multitrunk		YES		
769	932	13.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
770	933	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
771	934	22	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
772	935	26	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
773	936	17.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
774	937	10.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	multitrunk		YES		
775	939	22.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
776	940	18.5	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
777	941	18	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
778	942	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
779	943	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	multitrunk		YES		
780	944	23	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
781	945	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
782	946	12.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		

LIST #	TREE #	CAL. INCH	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	REMARKS	RESIDENTIAL	COMMERCIAL	CREDITS/DEBITS	EXEMPT
783	947	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
784	948	7.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
785	949	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
786	950	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
787	951	11	CHITTAMWOOD	Gum bumelia	Yes	No	Yes	no mitigation		YES		
788	952	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	no mitigation		YES		
789	953	10	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
790	79A	20.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
791	80A	9.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
792	81A	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	exempt; no mitigation	YES			YES
793	82A	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
794	83A	7	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
795	84A	11	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
796	85A	8	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
797	86A	21.5	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
798	88A	8	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation	YES			YES
799	88A	6.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation	YES			YES
800	90A	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
801	92A	7	POST OAK	Quercus stellata	Yes	No	No	exempt; no mitigation	YES			YES
802	93A	13	BLACKJACK OAK	Quercus marilandica	Yes	No	No	exempt; no mitigation	YES			YES
803	94A	7.5	TEXAS ASH	Carya illinoensis	Yes	No	No	exempt; no mitigation	YES			YES
804	95A	17.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
805	96A	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
806	97A	13	CEDAR ELM	Ulmus crassifolia	Yes	No	No	exempt; no mitigation	YES			YES
807	901A	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	Yes	exempt; no mitigation	YES			YES
808	902A	24.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
809	903A	23.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES			YES
810	904A	16.5	POST OAK	Quercus stellata	Yes	No	Yes	exempt; no mitigation	YES	YES		YES
811	911A	9	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
812	914A	8	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
813	915A	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
814	916A	9	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
815	917A	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
816	918A	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
817	919A	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
818	920A	8	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
819	921A	27	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
820	922A	7	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	no mitigation		YES		
821	923A	6.5	POST OAK	Quercus stellata	Yes	No	No	no mitigation		YES		
822	924A	8	TEXAS ASH	Fraxinus texensis	Yes	No	No	no mitigation		YES		
823	925A	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
824	926A	22	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
825	927A	23	POST OAK	Quercus stellata	Yes	No	Yes	no mitigation		YES		
826	928A	7.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
827	929A	6	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
828	930A	13.5	BLACKJACK OAK	Quercus marilandica	Yes	No	No	no mitigation		YES		
829	931A	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	No	no mitigation		YES		
830	932A	7.5	WINGED ELM	Ulmus alata	Yes	No	Yes	no mitigation		YES		
831	933A	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
832	934A	9	WINGED ELM	Ulmus alata	Yes	No	No	no mitigation		YES		
833	935A	6.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	no mitigation		YES		
834	936A	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
835	937A	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		
836	938A	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	no mitigation		YES		

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 dripline, whichever is greater.

2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).

3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.

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 woundwood 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 of 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 ro 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 perission 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 dripline 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.

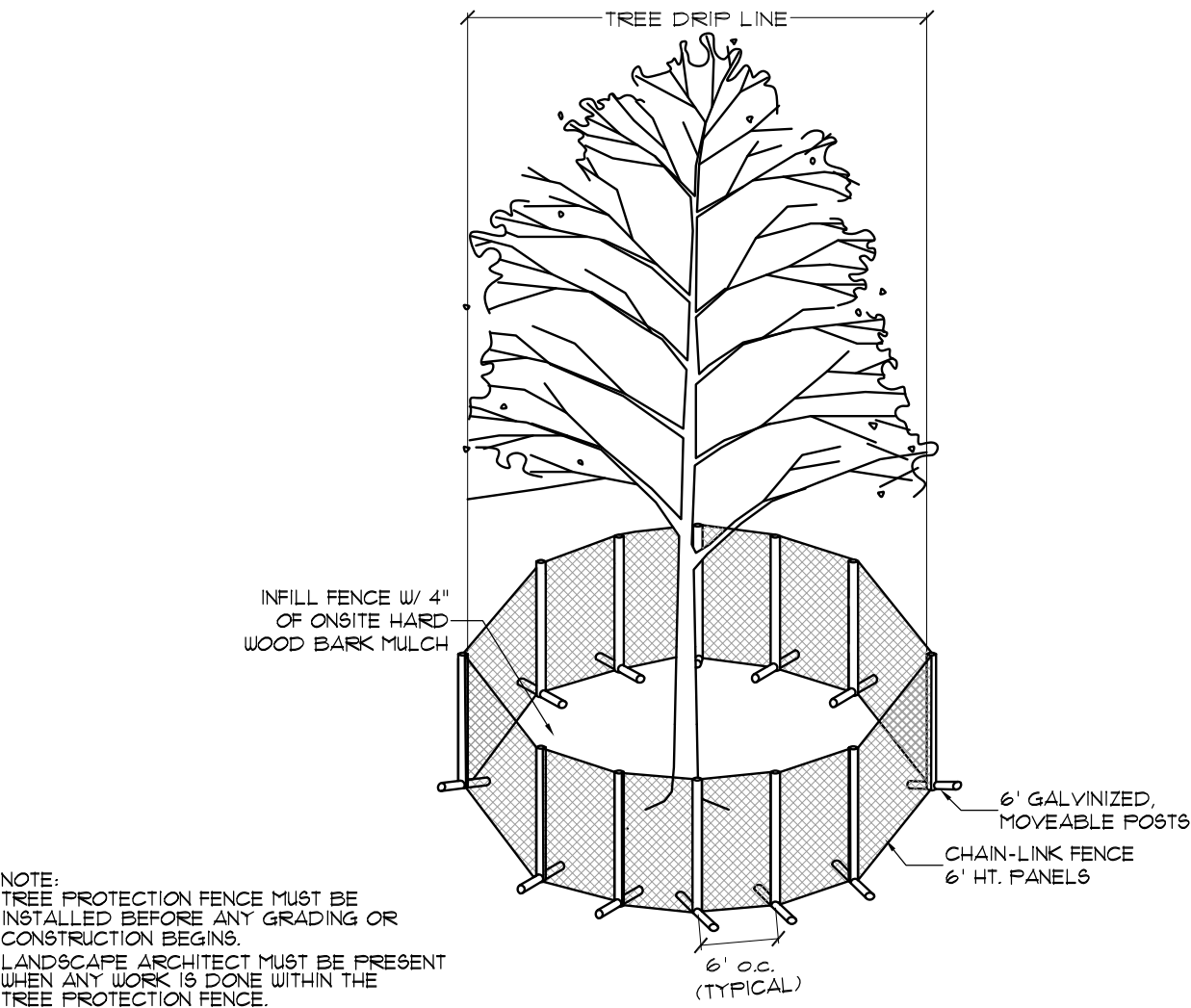
8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting 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

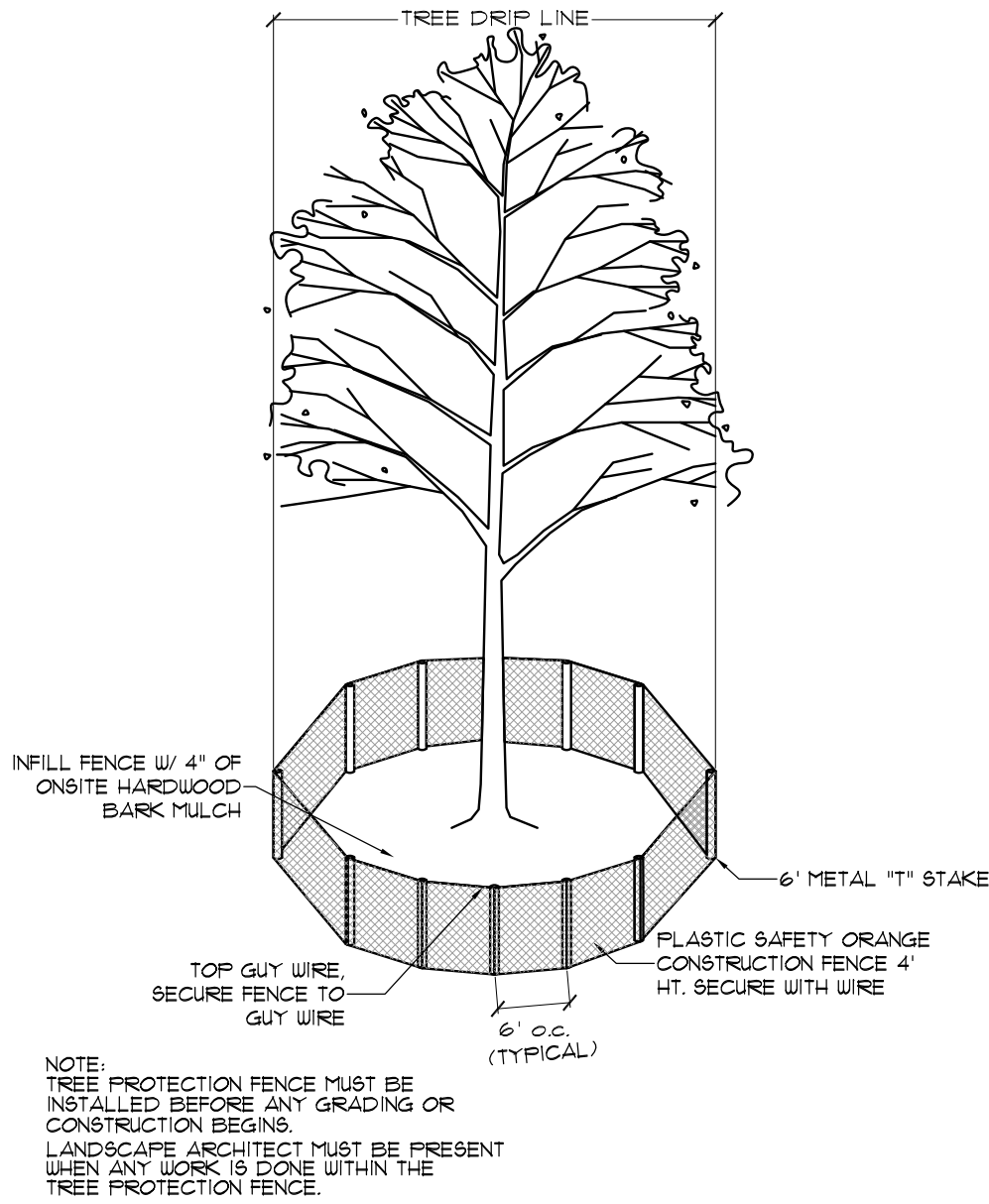
TREE MITIGATION TABLE	
Total # of specimen trees in Phase II:	15
Specimen trees to be removed within a residential zone:	1
Specimen tree credits (less PO):	0
Specimen tree mitigation (2X cal. Inches removed)/3":	23
Protected trees within a residential zone in Phase II:	31
Protected tree mitigation in Phase II:	7
Protected tree credits in Phase II:	25
Protected tree credits in Phase I:	-28
Total required tree mitigation:	-23

NOTES:

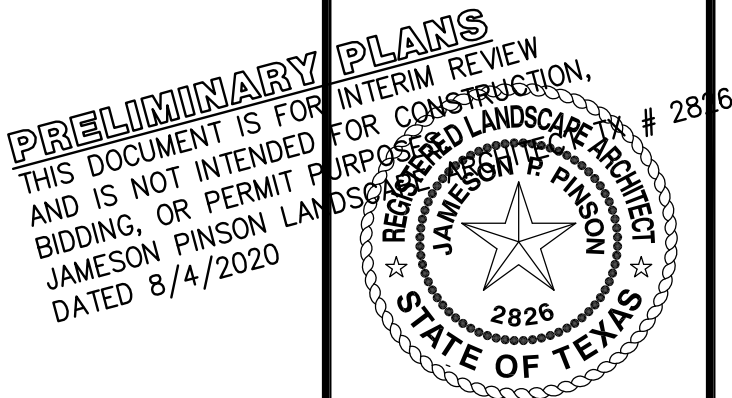
1. CREDITS USED FROM PHASE= (28) 3" CALIPER TREES. THE MITIGATION DUE FOR PHASE II= (5) 3" CALIPER TREES. CREDITS FROM PHASE I SHALL BE APPLIED TO PHASE II, THEREFORE, THE MITIGATION FOR PHASE II= (5) MITIGATION DEBITS - (28) MITIGATION CREDITS= (23) 3" CALIPER TREE CREDITS.



1. SPECIMEN TREE PROTECTION FENCING
1/4"=1'



2. TREE PROTECTION FENCING
NTS



Drawn By: --
Date: 12/16/2019
Scale:
Revisions:

18217

OWNER/DEVELOPER
SUNSET LEGACY, LP
909 LAKE CAROLYN PKWY, SUITE 160
IRVING, TX 75039
Ph. 469-533-4131
Contact: JIMMY ARCHIE

T2.5

LAKESIDE VILLAGE
INFRASTRUCTURE PHASE II

17,338 Acres
in the
JUN TANNERHILL SURVEY, ABSTRACT NO. 1252
DAVID K TANNERHILL SURVEY, ABSTRACT NO. 1524
TOWN OF FLOWER MOUND
TARRANT COUNTY, TEXAS

TREE SURVEY PHASE II

LAKESIDE VILLAGE INFRASTRUCTURE PHASE I

The John R. McAdams
Company, Inc.
(DBA: G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 County View Drive
Rockwall, TX 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gascon.com

MCADAMS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: August 10, 2020

FROM: Claire Barnes, Planner

ITEM: Public Hearing to consider an ordinance for rezoning (ZPD20-0003 – Morriss Commons Lot 8) to amend Planned Development No. 84 (PD-84) with Retail District-2 uses, by adding new concept plans for Lot 8, Block 1, of the Morriss Commons Addition. The property is generally located west of Morriss Road and north of Flower Mound Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this zoning application is to amend the approved concept plans and elevations of Planned Development No. 84 (PD-84) to allow for one singular retail/restaurant building in place of Buildings “A” and “B”. The subject site is approximately 1.782 acres. The property is zoned Planned Development District-84 (PD-84) for retail uses.

On March 21, 2005, Town Council approved Ordinance No. 31-05 establishing PD-84. The ordinance included a concept site plan, concept landscape plan, and concept elevations. On September 26, 2005, the Planning and Zoning Commission approved a replat of the Morriss Commons Addition to create eight non-residential lots.

PD-84’s concept site plan depicted two retail buildings, Building “A” (3850 square feet) and Building “B” (3600 square feet), for a total of 7,450 square feet on the lot now designated as Lot 8. Ordinance No. 31-05 also included specific elevations for Building “B”. As this development is transitioning from two buildings to one, it was not possible for the applicant to comply with the original elevations as adopted.

The applicant is proposing amending the approved concept plan to depict one 8,040 square-foot building in place of Buildings “A” and “B”. In conformance with PD-84 zoning, the applicant is proposing the building be utilized for retail and general restaurant uses.

The concept landscape plan shown in PD-84 called out a 1,050 square-foot amenity plaza on Lot 8. The applicant is proposing a 1,152 square-foot amenity plaza to address

this standard. Per the concept plan, the proposed amenity area features a pergola with seating and landscaping.

The concept elevations depict a primarily brick and stone building. PD-84 requires that elevations facing Morriss Road or Flower Mound Road incorporate a “front-door” elevation. Entryway features, such as the ones present throughout the Morriss Commons development, have been included on both the west and south elevations facing Flower Mound Road in order to meet this requirement. This also ensures a unified design theme throughout the development, as required by the Town’s Urban Design Plan.

If the zoning amendment is approved, a site plan for the development will be required.

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. ZPD20-0003 had a total of 26 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in opposition regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

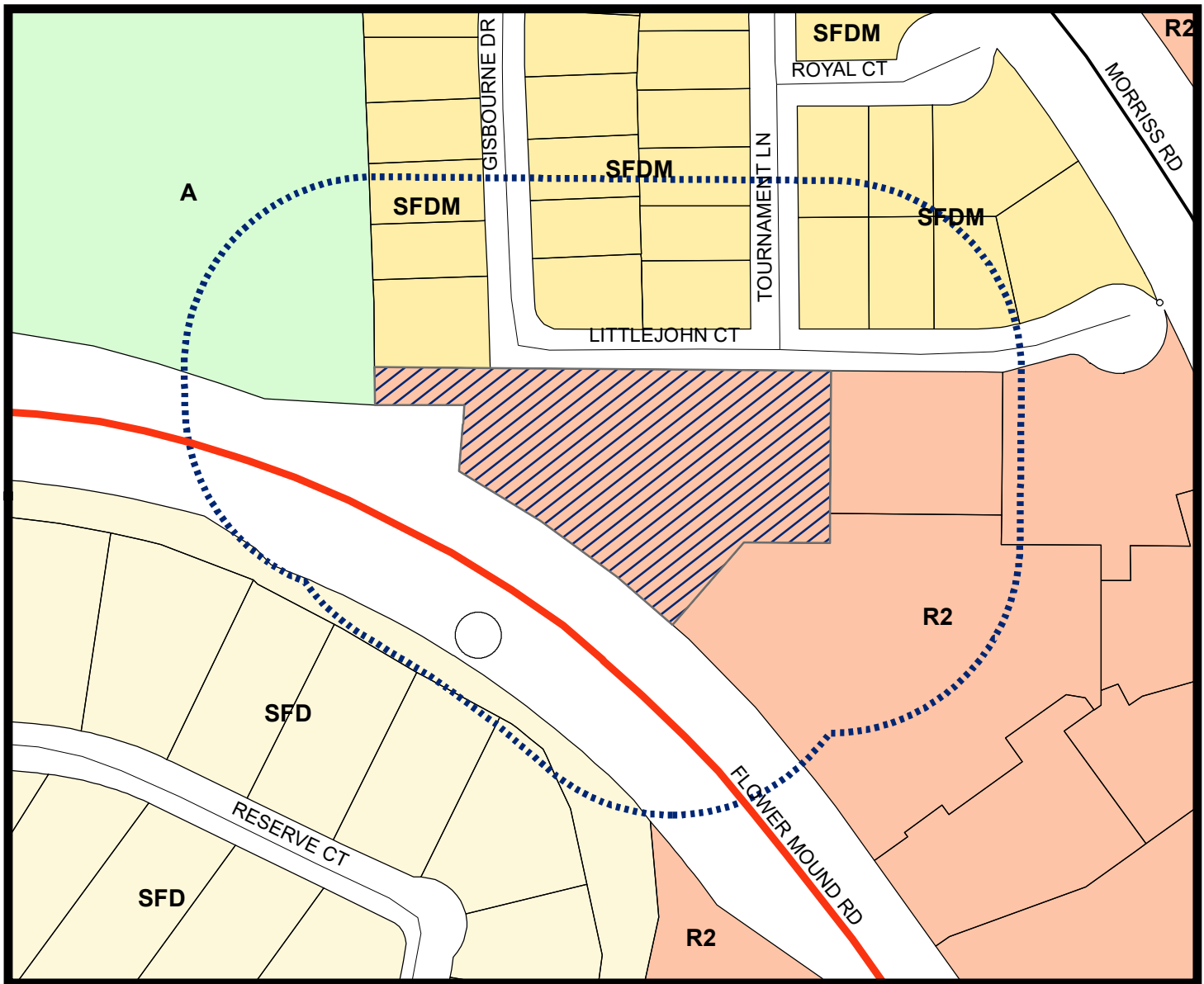
B. Application Details

1. Concept Site Plan
2. Concept Landscape Plan
3. Concept Elevations

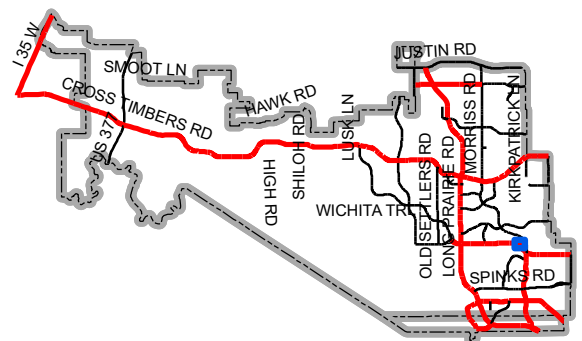
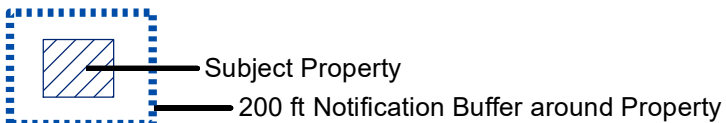


Vicinity Map

Reference Project: ZPD20-0003



LEGEND



Map Location



VASQUEZ ENGINEERING, L.L.C.

June 1, 2020

Town of Flower Mound
Planning Department
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Letter of Intent – Lot 8, Block 1 – Morriss Commons Addition

Dear City Planner,

Our client would like to request to amend the previously approved Concept Plan under PD No. 84 with R-2 uses for Lot 8, Block 1 of the Morriss Commons Addition. The reason for the request is to allow for the development of a single building in lieu of two buildings as currently approved.

The property is approximately 77,637 SF or 1.782 acres.

The elevations will be substantially conforming to the previously approved Concept Elevations.

Concurrently with this application our client is processing a separate Site Plan application for the development.

The developer intends construct the project in a single phase and is not intending to request any variances.

Developer:

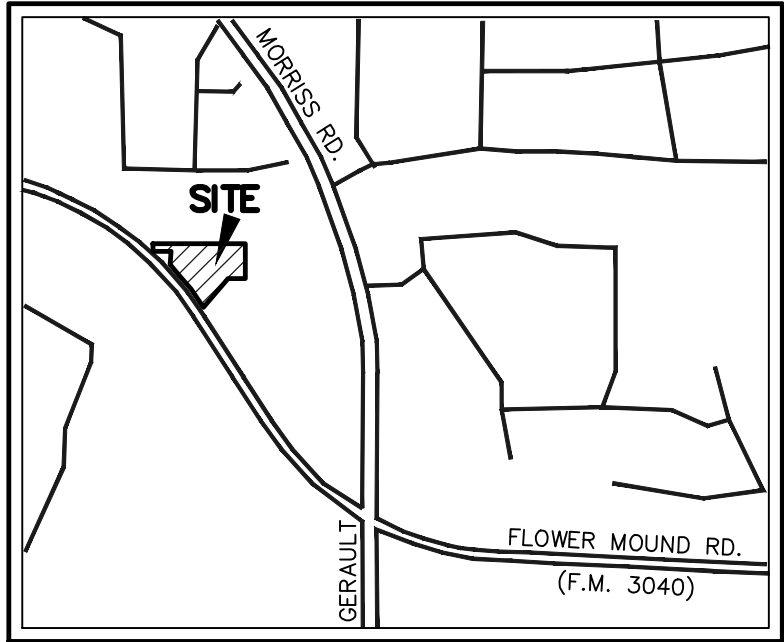
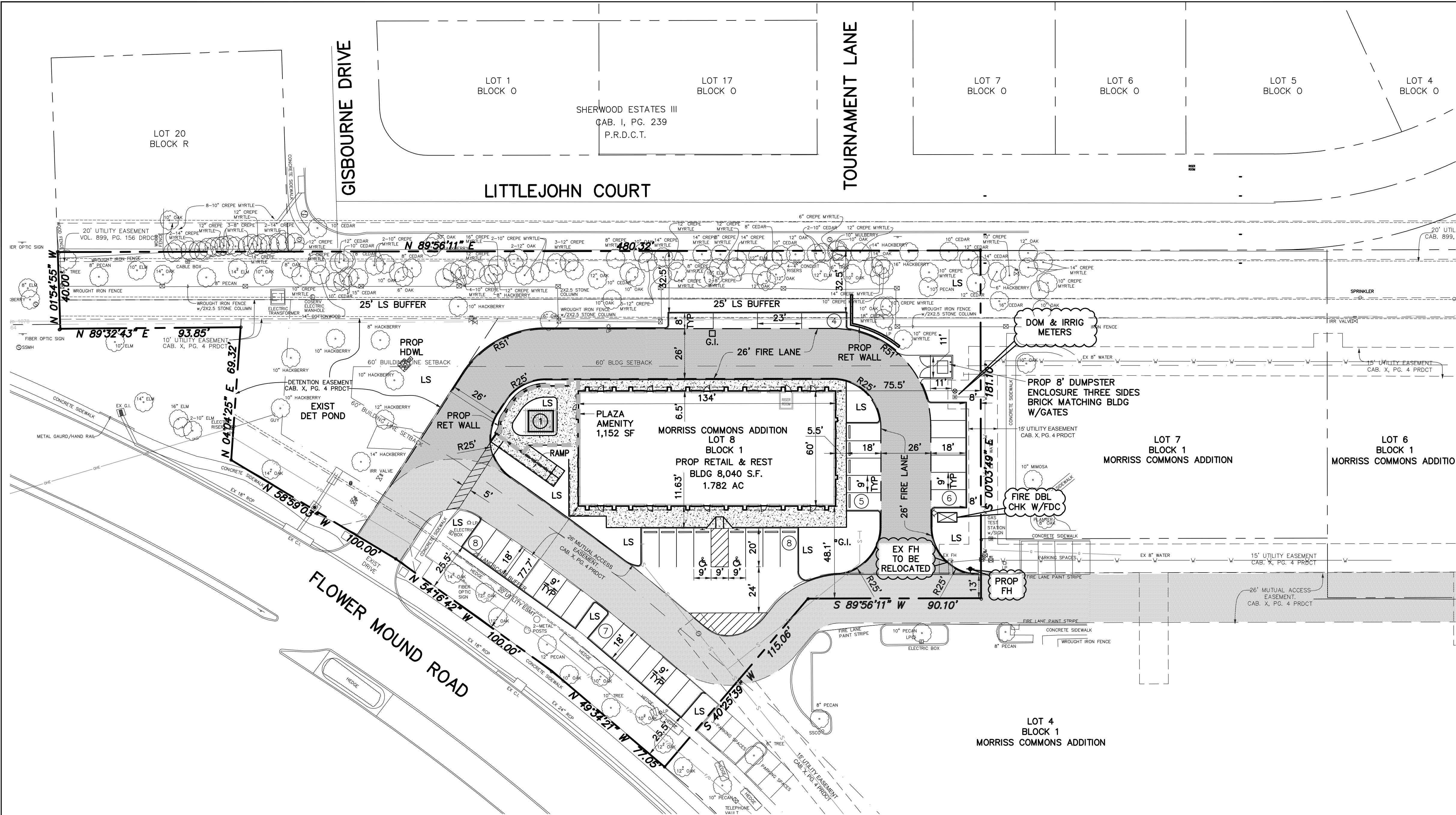
Mr. Srinivas Chaluvadi
3040 Pavilion
4433 Punjab Way, Suite #301
Frisco, TX 75033

If you have any questions or need additional information, please let me know.

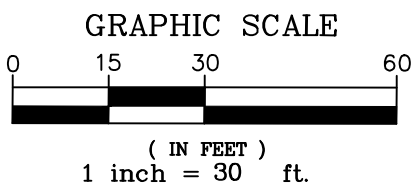
Sincerely,
Vasquez Engineering, L.L.C.

Juan J. Vasquez

Juan J. Vasquez, P.E.
President



LOCATION MAP
N.T.S.



SITE DATA TABLE

Physical Address	MORRISS ROAD
Gross Site Area	1.782 Acreage & 77,637 S.F.
Net Site Area	1.782 Acreage & 77,637 S.F.
Zoning	Retail - 2(R-2) within PD-84
Current use	Vacant/Detention Pond

Lot Coverage Data:		
Building Coverage	10.4% /	8,040 S.F.
Impervious Area	51.1% /	39,648 S.F.
Pervious Area	48.9% /	37,989 S.F.

Parking Summary	Required	Provided
Surface Parking		
Retail 1/250 (6690 SF)	27	22
Rest 1/75 (1350 SF)	18	16
Total Parking	45	38 (20% DEVIATION)

Building Data	
Building	1-Story
Peak Height	28'-10"
Mean Height	20'-10"
Total Square Footage	8,040 S.F.

TOWN OF FLOWER MOUND CONSTRUCTION
STANDARDS APPLY WHETHER INDICATED
ON THESE PLANS OR NOT.

CONCEPTUAL SITE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
0.941 ACRES
CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS
JULY 14, 2020

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL / SPA 9
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	PURPLE CONEFLOWER TRAIL - 8'
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	FLOWER MOUND ROAD - MAJOR ARTERIAL (VAR WIDTH ROW)
WATER PLAN	8" LOOP - EAST P.L.
WASTEWATER PLAN	LONG PRAIRIE DISTRICT - 8" AT SEC
ECONOMIC IMPACT	SALES TAX

NOTES

1. SURVEY PREPARED BY NEEL - SCHAFER INC., DATED MARCH 2020
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, UNLESS OTHERWISE NOTED.
3. ALL RADII NOT LISTED ARE 2' FACE OF CURB.
4. SEE CIVIL PLANS FOR SITE DESIGN.
5. SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.
6. ACCORDING TO FEMA FIRM 48121C0545, DATED 4/02/1997 THE PROPERTY IS IN ZONE X.

CITY NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING. OR ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT.
7. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
8. RETAINING WALLS 4.0' IN HEIGHT OR GREATER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	PARKING COUNT	
	SIDEWALK	
	FIRE LANE	
	LANDSCAPE	LS
	TREE	
	HEDGE ROW	

1 PROPOSED PERGOLA

OWNER
BARCLAY TEXAS HOLDINGS
2390 CAMELBACK RD.
SUITE 200
PHOENIX, AZ 85016

DEVELOPER
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033
CONTACT: SRI CHALUVADI
972-252-1261 TELE

ENGINEER/APPLICANT
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

VASQUEZ ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT FOR CONSTRUCTION,
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
DATE: 07/14/2020
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266

DEVELOPER:
3040 PAVILION
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

CONCEPTUAL SITE PLAN
3040 PAVILION
LOT 8, BLOCK 1
MORRISS COMMONS ADDITION
FLOWER MOUND, TX

Scale: 1" = 30'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
603-13 038P1-SITE PLAN.dwg
07/14/2020

SHEET
CSP1

	VASQUEZ ENGINEERING L.L.C. 1919 S. SHILOH RD Suite 440, LB44 Garland, Texas 75042 Ph: 972-278-2948 TX Registration # F-12266		NO.	DATE	APP.
DEVELOPER: 3040 PAVILION 4433 PUNJAB WAY SUITE 301 FRISCO, TEXAS 75033			06/10/2020		
LANDSCAPE PLAN 3040 PAVILION LOT 8, BLOCK 1 MORRIS COMMONS ADDITION FLOWER MOUND, TX					
Scale: 1" = 30' Designed by: JUV Drawn by: JUV Checked by: JUV 600-13 CDSH-SITE PLANNING 06/10/2020					
SHEET					
L1.2					



SHEET A-1



CONCEPTUAL ELEVATION AT
3040 PAVILION
LOT 8, BLOCK 1
MORRIS COMMONS ADDITION
CITY OF FLOWER MOUND,
DENTON COUNTY, TEXAS

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	2261 S.F.	2261 S.F.	804 S.F.	804 S.F.
2.	FACADE S.F. (exclusive of doors & windows)	1986 S.F.	1986 S.F.	724 S.F.	721 S.F.
3.	DOORS & WINDOWS S.F.	275 S.F.	275 S.F.	80 S.F.	83 S.F.
4.	PRIMARY MASONRY TOTALS (min 80%)	1826 S.F. & 92% OF 2	1849 S.F. & 93% OF 2	694 S.F. & 96% OF 2	691 S.F. & 96% OF 2
	* BRICK	788 S.F. & 40% OF 2	811 S.F. & 41% OF 2	567 S.F. & 78% OF 2	536 S.F. & 74% OF 2
	* STONE	1038 S.F. & 52% OF 2	1038 S.F. & 53% OF 2	127 S.F. & 18% OF 2	155 S.F. & 22% OF 2
5.	E.I.F.S. SECONDARY MASONRY TOTALS (max 20%)	137 S.F. & 7% OF 2	137 S.F. & 7% OF 2	30 S.F. & 4% OF 2	30 S.F. & 4% OF 2
6.	METAL DOOR	23 S.F. & 1% OF 2	-	-	-



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: August 10, 2020

FROM: Claire Barnes, Planner

ITEM: Public Hearing to consider an ordinance for rezoning (ZPD20-0004 – Iron Den) to amend Planned Development No. 170 (PD-170) with Campus Industrial uses and personal training studio to modify development standards related to building permit submittal deadlines to make certain required site improvements. The property is generally located south of Spinks Road and west of Gerault Road.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request an extension to building permit deadlines outlined in Planned Development No. 170 (PD-170), Ordinance No. 02-19, pertaining to installation of roof-top equipment screening, required street buffer, and planting details.

The subject site is approximately 5.158 acres. The property is zoned PD-170 for Campus Industrial (CI) uses and a personal training studio in compliance with the Campus Industrial land use designation within the Lakeside Business District Area Plan.

On February 4, 2019, Town Council approved a rezoning request (ZPD18-0010 - Iron Den) from Industrial District-1 (I-1) and Agricultural District (A) to Planned Development District-170 (PD-170) with Campus Industrial District (CI) uses, and a Personal training studio. The Certificate of Occupancy for Iron Den was issued May 24, 2019.

PD-170, Ordinance No. 02-19, contains the following provision:

c. Following administrative approval of a site plan, within one year after the issuance of a certificate of occupancy, an application for building permit(s) shall be submitted to the Town for the following:

- i. Tract 1. Screening of roof-top equipment for Building 1.
- ii. Tract 1 and Tract 2. Required street buffer and planting detail(s) pursuant to an approved landscape plan.

Per the applicant's letter of intent, they are requesting that the permit deadlines be extended as follows:

- i. Tract 1. Screening of roof-top equipment for Building 1 to begin permit process no later than December 1, 2020.
- ii. Tract 1 and Tract 2. Required street buffer and planting detail(s) pursuant to an approved landscape plan begin permitting no later than March 1, 2021.

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. ZPD20-0004 had a total of 20 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 B, Article F, Subsection 1.c of Ordinance No. 02-19

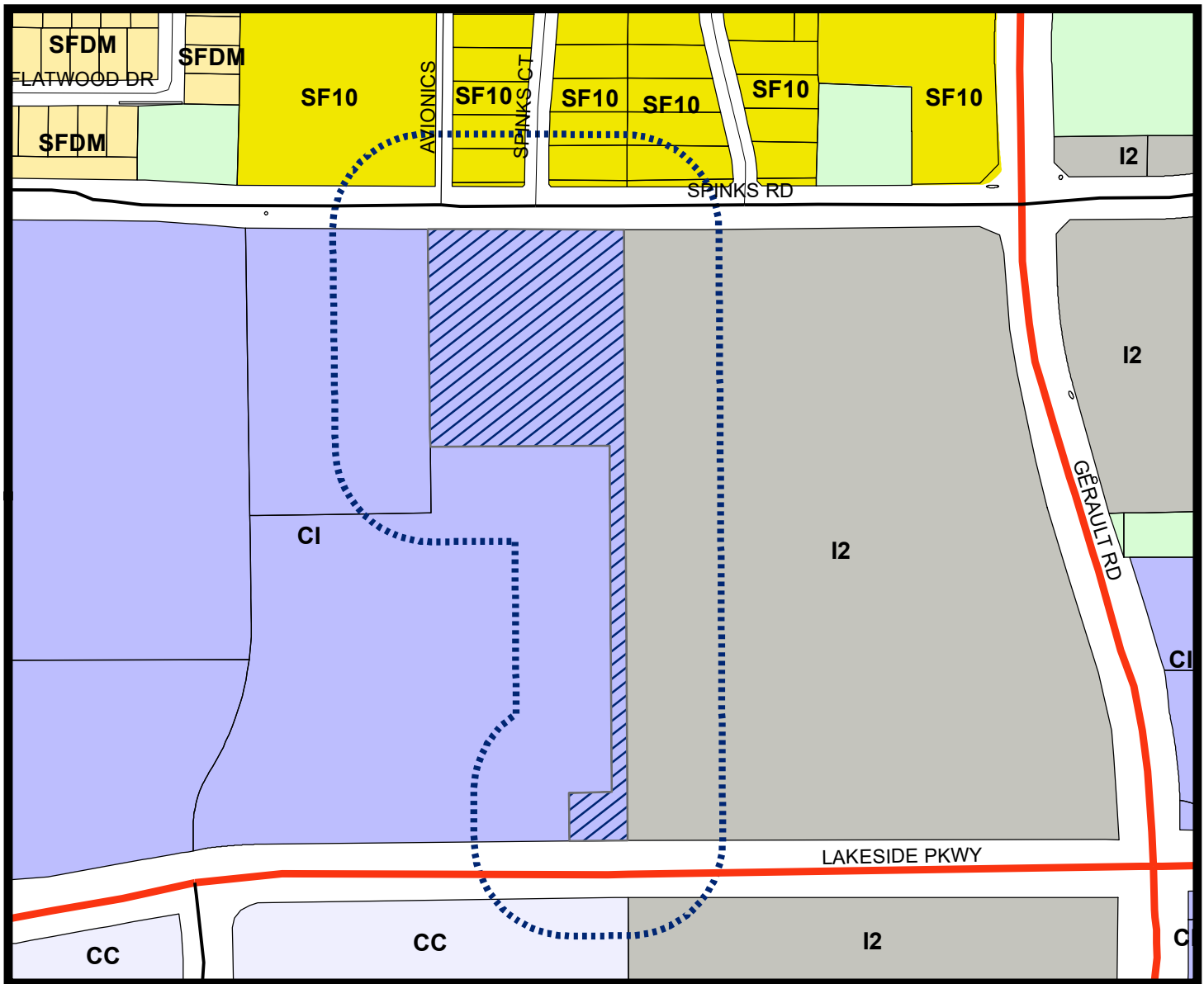
B. Application Details

1. Example of Proposed Ordinance Language

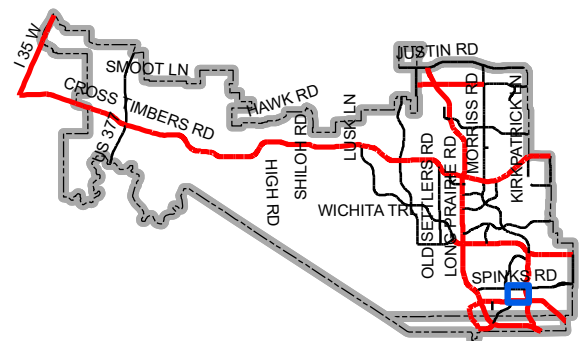
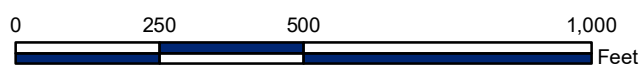
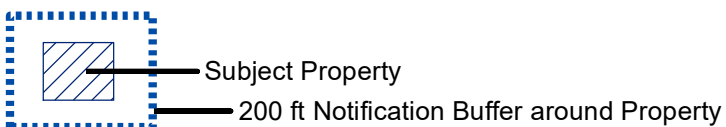
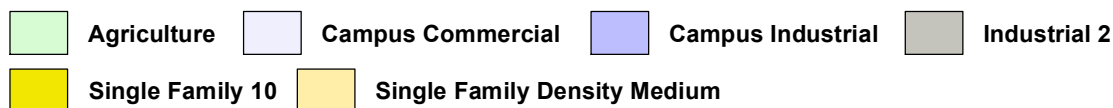


Vicinity Map

Reference Project: ZPD20-0004



LEGEND



Map Location

July 9, 2020

Attention: Ms. Poornima Kashyap

Re: 1401 Spinks Road - Iron Den, LLC: Zoning Requirement from Last Year ZPD18-0010
Property Description: A0692A J. KNIGHT, TR 1,7,8, 5.158 Acres, Campus Industrial District (CI)
Letter of Intent

Ms. Kashyap,

Per our discussion, my wife Tammy and I are requesting an extension of the two items required by the Town of Flower Mound in regards to the zoning change that was appropriated last year. The two items were to add a screenwall on our roof to conceal the rooftop air conditioner, and to plant trees across the vacant lot parallel to Spinks Road.

The reason is due to the financial impact the shutdown has had on our two companies, Stone & Glazing Consulting, LLC (Consulting Firm) and Iron Den, LLC (Personal Training Studio). Like most small businesses in these hard times, we are basically operating and living off of savings until we can regain cash flow to catch up on finances.

Although there is now a Texas Phased plan in place for by re-opening, there is a huge uncertainty of how long it will take to kick start the economy and if the economy will continue to grow back to where it was or take another direction. Also an important factor for consideration is the two requested items are not life safety, but purely aesthetic as requested by the Town of Flower Mound.

Tammy and I have been residents of Flower Mound since 1997, (23) years, and purchased this property for our business on Spinks Road in 2013. As shown in the zoning meeting last year in a PowerPoint presentation, in 7 years since we purchased this property, including last year, we have made over \$350K of improvements on the interior & exterior of the existing buildings. We understand the wants of the Town to continue the aesthetic improvements but these are limited on our access to funds which is now relying upon an uncertain economy.

Our request to the Town of Flower Mound, and the Planning and Zoning Commission is to allow us to phase out the two items, the rooftop screen and planting trees. We have the vacant lot for sale and are requesting to push the requirement out, as not to spend funds on trees and then the property get purchased and developed.

Rooftop Screenwall

- Begin permit process December 1, 2020

Trees on vacant lot parallel to Spinks Road

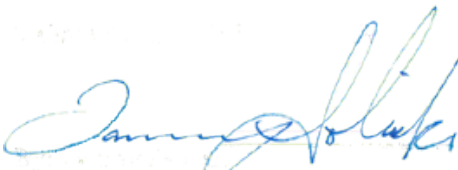
- Begin permit process March 1, 2021

Please take this into consideration and let me know what questions you may have.

Thank you.

Respectfully,


Joseph P. Solinski


Tammy R. Solinski

- ii. Phase 2. An additional 5,000 square feet of floor area shall be permitted and located within Building 2 as designated on Exhibit "C", subject to a site plan approved in accordance with the Town's Code of Ordinances.
- b. Maximum land area for outside activities/training is 18,425 square feet and located as shown on Exhibit C.

F. MISCELLANEOUS STANDARDS.

1. Personal Training Studio.

- a. Required off-street parking shall be one space for each 250 square feet of floor area.
- b. Days and hours of operation for outside activities/training shall be limited to the following:
 - i. Monday through Friday- 6:00 a.m. to 8:00 p.m.
 - ii. Saturday- 6:00 a.m. to 5:00 p.m.
- c. Following administrative approval of a site plan, within one year after the issuance of a certificate of occupancy, an application for building permit(s) shall be submitted to the Town for the following:
 - i. Tract 1. Screening of roof-top equipment for Building 1.
 - ii. Tract 1 and Tract 2. Required street buffer and planting detail(s) pursuant to an approved landscape plan.

2. Buildings 1 and 2.

- a. Design Standards.
 - i. Exterior façade design shall be in compliance with the images provided on Exhibit D.
 - ii. Any expansion or redevelopment of a building shall require design standards that comply with the Master Plan and the Town's Code of Ordinances.

G. RECIPROCAL EASEMENT.

- 1. Development of Tract 2 and/or replatting some or all of Tract 1 and/or Tract 2 shall be subject to an overall reciprocal easement granting cross-access across the Planned Development.
- 2. A copy of said agreement shall be provided to the Town of Flower Mound with the Record Plat for the property.

- ii. Phase 2. An additional 5,000 square feet of floor area shall be permitted and located within Building 2 as designated on Exhibit "C", subject to a site plan approved in accordance with the Town's Code of Ordinances.

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- c. ~~Following administrative approval of a site plan, within one year after the issuance of a certificate of occupancy, an application for building permit(s) shall be submitted to the Town for the following:~~

~~i. Tract 1. Screening of roof top equipment for Building 1.~~

~~ii. Tract 1 and Tract 2. Required street buffer and planting detail(s) pursuant to an approved landscape plan.~~

Following administrative approval of a site plan, applications for building permit(s) shall be submitted to the Town as follows:

- i. Tract 1. Screening of roof-top equipment for Building 1 to begin permit process no later than December 1, 2020.
- ii. Tract 1 and Tract 2. Required street buffer and planting detail(s) pursuant to an approved landscape plan begin permitting no later than March 1, 2021.

2. Buildings 1 and 2.

a. Design Standards.

- i. Exterior façade design shall be in compliance with the images provided on Exhibit D.
- ii. Any expansion or redevelopment of a building shall require design standards that comply with the Master Plan and the Town's Code of Ordinances.

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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: August 10, 2020

FROM: Claire Barnes, Planner

ITEM: Public Hearing to consider an ordinance granting Specific Use Permit No. 463 (SUP20-0005– Lakeside Crossing Building 5 (Smoothie King)) to permit a fast food restaurant with a drive-through window. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 463) to permit an approximately 1,280-square-foot fast food restaurant with a drive-through to occupy the south end of the proposed 15,764 square-foot multi-tenant retail building to be developed on Lot 5, Block A of the Lakeside Crossing subdivision.

The subject site is approximately 1.75 acres. The property is zoned Planned Development District-153 (PD-153) for both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. A fast food restaurant with a drive-through requires approval of a Specific Use Permit (SUP) in the Campus Commercial zoning district.

On August 5, 2019, Town Council approved a site plan (SP19-0001 Lakeside Crossing Buildings 4 & 5, Phase 2) for two retail buildings. At the same meeting, SUP 457 (SUP19-0002 - Lakeside Crossing Building 5) was approved to permit a pharmacy in an approximately 3,000 square-foot space in Building 5. If SUP 463 for a fast food restaurant with a drive-through is approved, it will replace the previously approved pharmacy SUP.

The proposed drive-through lane indicates the required five car queuing space. As the previously approved pharmacy use only required four queuing spaces, the applicant is proposing removing four parking spots adjacent to the west side of building 5 in order to increase the queuing spaces from four to five. If the SUP is approved, an amended site

plan will be required to incorporate the proposed site plan, landscape plan, and elevation modifications.

The ordinance for the SUP will include the following conditions for the restaurant use:

1. The Specific Use Permit is limited to the 1,280 square-foot lease space located at the southern end of retail Building # 5.
2. A single drive-through lane as shown on the concept plan shall be permitted.
3. Enhanced paving consisting of stamped concrete denoting the drive-through lane must be provided.
4. The hours of operation for the drive-through facility are limited to 7am-9pm Monday-Friday; 8am-9pm Saturday; and 10am-8pm Sunday.

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. SUP20-0005 had a total of 12 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. Pages from TC Approved Site Plan Package (Buildings 4 & 5)

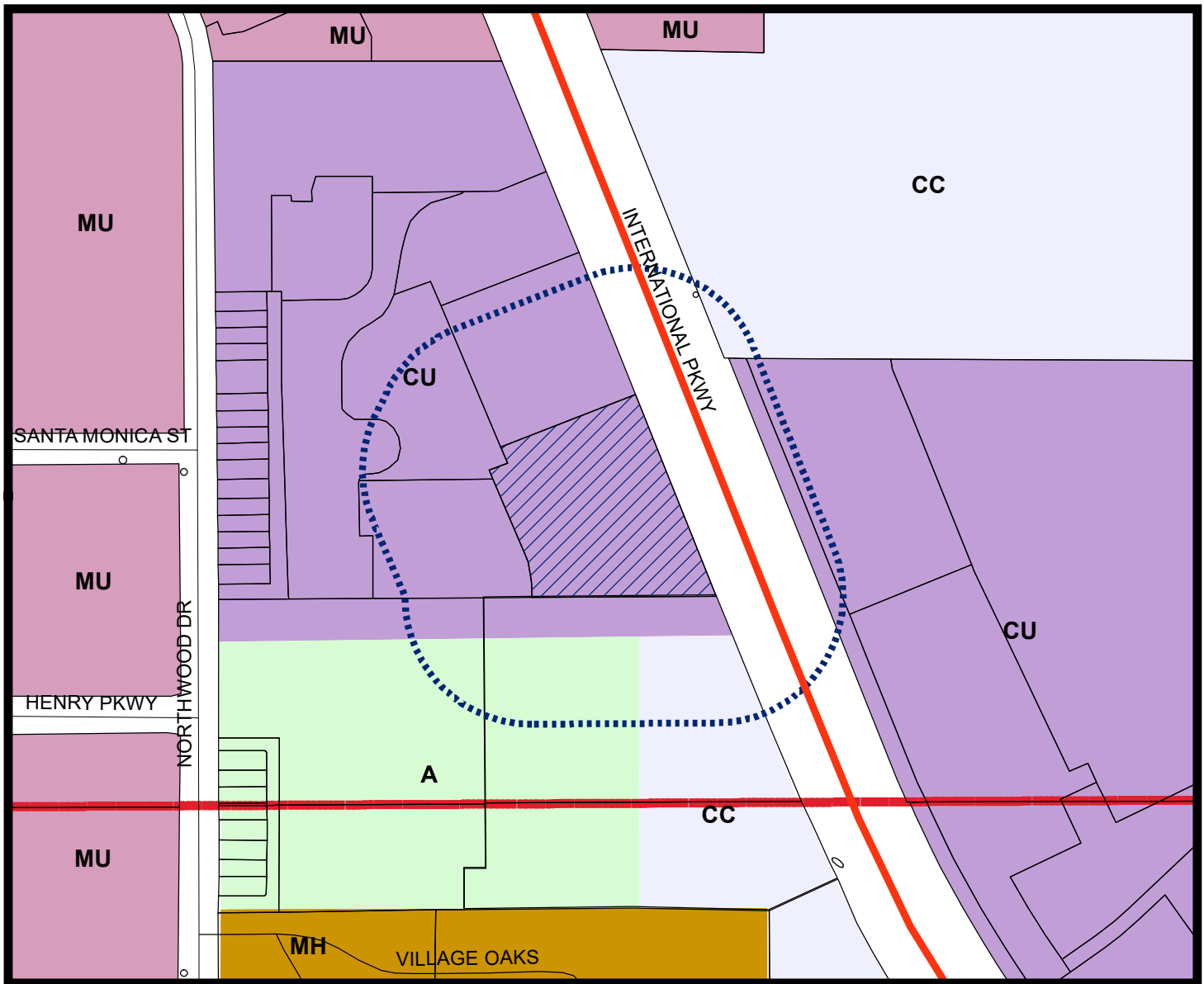
B. Application Details

1. Specific Use Permit Package

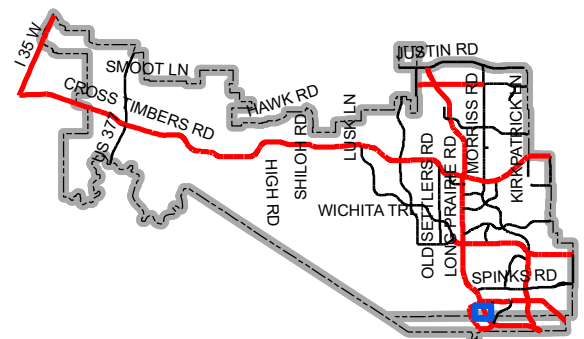
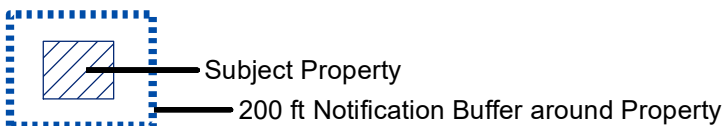
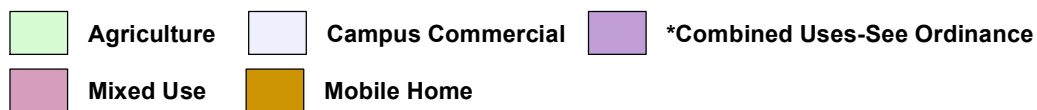


Vicinity Map

Reference Project: SUP20-0005



LEGEND



Map Location



May 14, 2020

Planning
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: Lakeside Crossing Building 5 - Specific Use Permit Application
SUP20-0005

Dear Poornima:

Please accept this letter, on behalf of owners, for a Specific Use Permit. This permit is for a Smoothie King which modifies a previously approved drive-thru (4 car queue) in the southern end of what is known as Lakeside Crossing – Building 5.

The site plan has been updated for a drive-thru that now will be a food service of approximately 1,280 square feet. This use will require that the stacking for the drive-thru be expanded from the current 4 car stack to a 5 car stack per the development requirements. The site plan has been updated to reflect accordingly. In addition the south elevation of the building has been revised to reflect the required modification for the drive-thru window operation. The hours of operation for the business is between the hours of 7am-9pm Monday-Friday; 8am-9pm Saturday; and 10am-8pm Sunday.

The current Lakeside Crossing zoning is controlled by PD 153, which has an underlining Campus Commercial zoning classification. The restaurant uses are allowed, by SUP, within this zoning.

Please feel free to contact me if there are any questions or comments regarding this submittal.

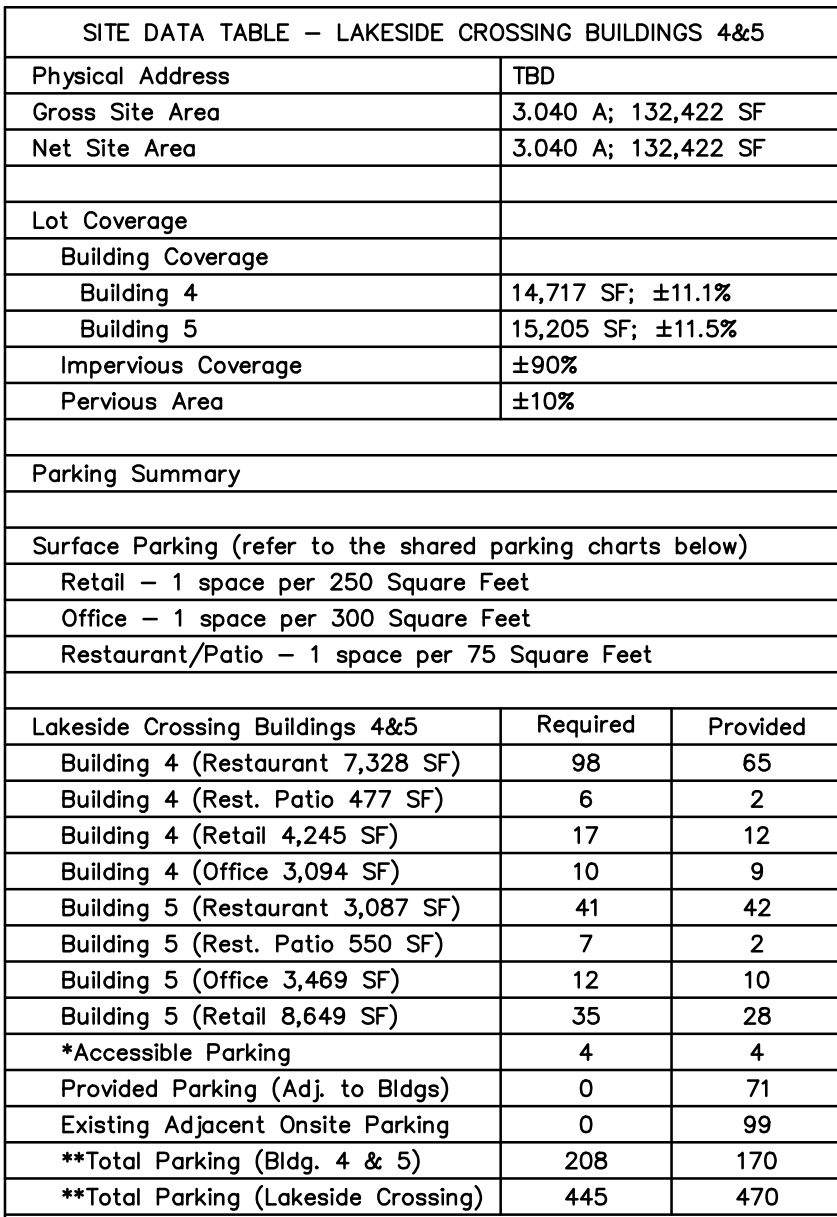
Best Regards,

A handwritten signature in black ink, appearing to read 'H. S. Quigg'.

Henry S. Quigg

HSQ/swq

cc: File 2873



Lakeside Crossing Buildings 4&5	Required	Provided
Building 4 (Restaurant, 7,328 SF)	98	65
Building 4 (Rest. Patio 477 SF)	6	2
Building 4 (Retail, 4,245 SF)	17	12
Building 4 (Office, 3,094 SF)	10	9
Building 5 (Restaurant, 3,087 SF)	41	42
Building 5 (Rest. Patio 550 SF)	7	2
Building 5 (Office, 3,469 SF)	12	10
Building 5 (Retail, 8,649 SF)	35	28
*Accessible Parking	4	4
Provided Parking (Adj. to Bldgs)	0	71
Existing Adjacent Onsite Parking	0	99
**Total Parking (Bldg. 4 & 5)	208	170
**Total Parking (Lakeside Crossing)	445	470

Building 4 Data	
Height (story/feet)	1 Story
Peak Height	31' 1 5/16"
Mean Height	28' 1 3/16"
Total Square Footage	14,717 SF

Building 5 Data	
Height (story/feet)	1 Story
Peak Height	29' 6"
Mean Height	27' 0"
Total Square Footage	15,205 SF

*Accessible Parking Provided based on the overall shared parking numbers for Lakeside Crossing (9 Required, 14 Provided)

**Total Parking numbers for Buildings 4&5 is based on the shared parking chart below, not the cumulative total from the numbers above. (Total parking numbers do NOT include any residential parking required or the on-street parking in front of the residential)

Original Lakeside Crossing Parking Numbers

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	222	23	23	12	12
Retail	28	50	55	39	3
Restaurant	139	277	277	277	28
Hotel	94	134	94	134	94
Totals	483	484	449	462	137

* 491 Parking Spaces Provided

Shared Parking Numbers for Buildings 4 & 5 only

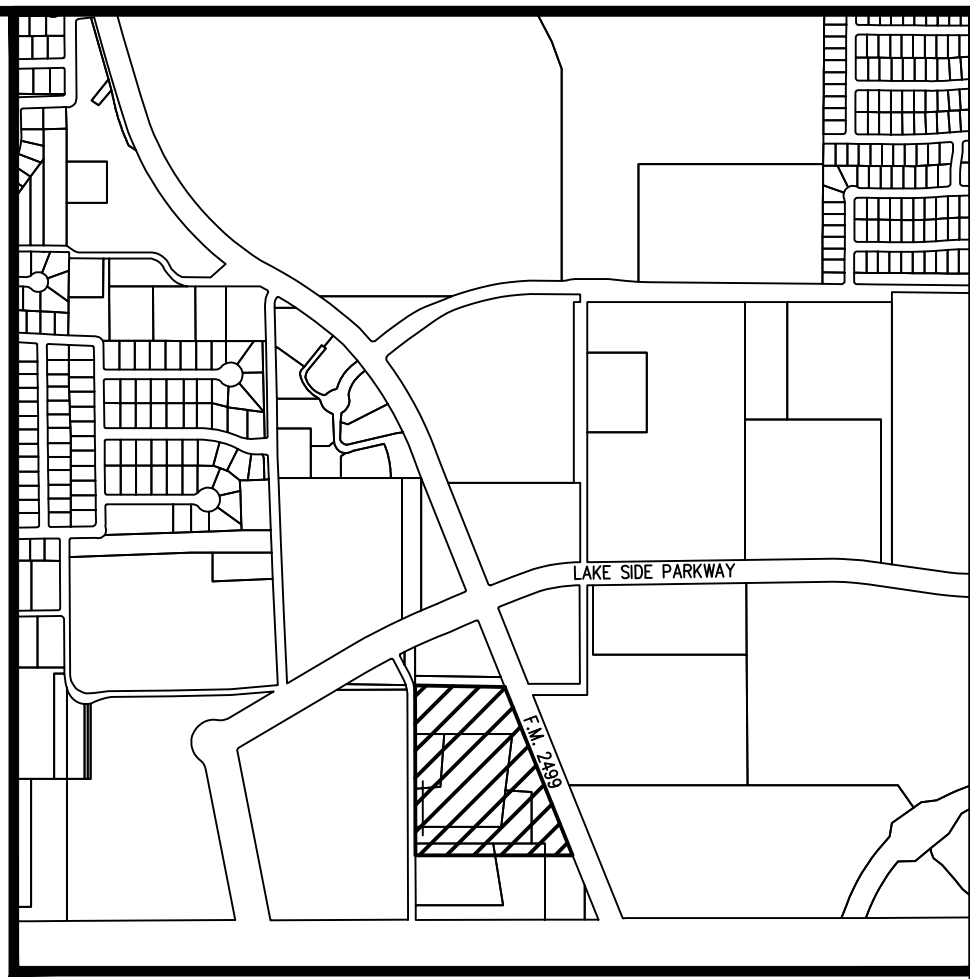
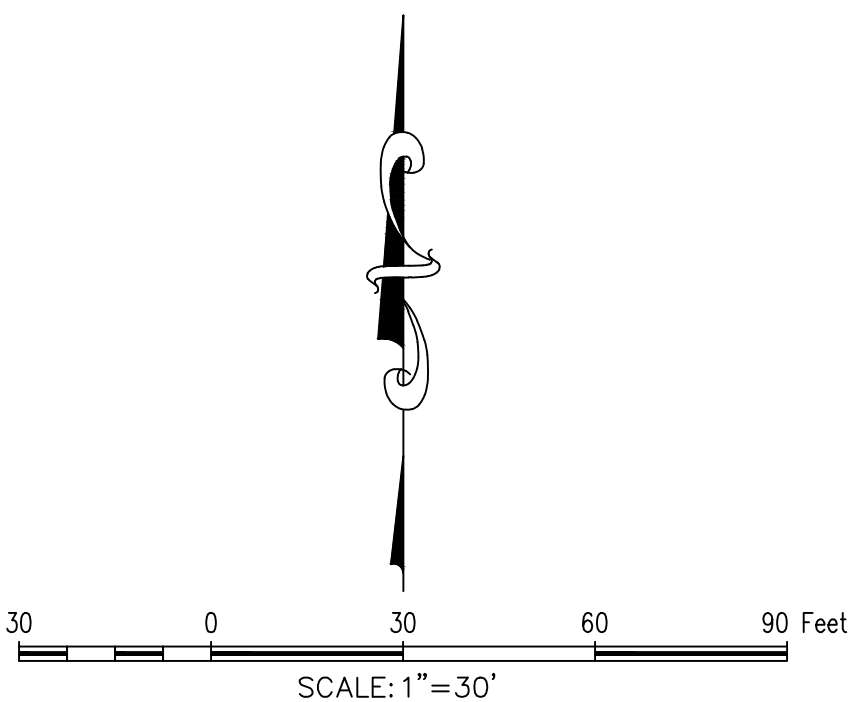
	SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	22	3	3	2	2
Retail	26	47	52	37	3
Restaurant	77	153	153	153	16
Hotel	0	0	0	0	0
Totals	125	203	208	192	21

*470 {452 on-site + 18 on-street parking spaces}

Revised Overall Lakeside Crossing Parking Numbers with Revised Building Square Footages for Buildings 4 & 5

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	191	20	20	10	10
Retail	37	66	74	52	4
Restaurant	113	225	225	225	23
Hotel	94	134	94	134	94
Totals	435	445	413	421	131

*470 {452 on-site + 18 on-street parking spaces}



Vicinity Map 1"=1000'

BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT
APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=590.87

BOX CUT ON THE NORTHEAST CORNER OF A CURB INLET LOCATED ALONG THE WESTERN CURB OF NORTHWOOD DRIVE APPROXIMATELY 58' NORTH OF THE SOUTHWEST CORNER OF THE PROPERTY ELEV=577.78

NOTES:

1. CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
2. ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
4. ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
5. ALL PARKING SPOTS ARE 9.0' x 17.5' UNLESS OTHERWISE NOTED.
6. THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
7. REFER TO SHEET C4 FOR PAVING HATCH LEGEND.
8. ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
9. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED PLANS OR NOT.
10. ALL BUILDING MOUNTED UTILITIES OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW.
11. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH THE TOWN'S REGULATIONS.
12. THE DUNSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS OF THE MAIN BUILDING.
13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE RADII OF PAVEMENTS WITHIN THE COURTYARD AREA.

SITE PLAN AND DIMENSION CONTROL PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
G&A | MCADAMS,
TBPE: 19762
ROBERT JOHN DOLLAH, JR.,
P.E. #86898
DATE 6/12/2019

Drawn By: JMB
Date: 01/07/2019
Scale: 1"=30'
Revisions:
03/13/2019
04/15/2019
05/20/2019
06/12/2019

18351

C:

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76282
Ph. 817-802-0578
Contact: MR. TROY LEWIS

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z June 10, 2019
T C August 5, 2019
SEE FILE FOR CONDITIONS SP19-0001



Lakeside Crossing Notes:

* TREE MITIGATION: (19) 3" cal. trees called out on landscape plan as (MIT).
 **Note: Mit: #373 (28 credits), #244, #242, #243 (1 credits each = 6 credits) + 1 new trees (3" cal.) = 13 landscape buffer trees
 **Note: #5163 (6 credits) + #199 (6 credits) + #5162 (5 credits) + #247 (4 credits) + #324 (5 credits) + 47 new trees = 13 parking trees
 **Note: #3: Lakeside Crossing (Phase 1) Parking Lot Trees = 15 (3-inch) cal. trees + 3 existing trees + 3 ornamental trees
 15 parking lot trees
 Lakeside Crossing Building 4 + 5 Parking Lot Trees = 3 (3-inch) cal. trees + 10 ornamental trees =
 13 parking lot trees
 Future Lakeside Crossing Phase Parking Lot Trees = 14 (3-inch) cal. trees + 2 existing trees
 16 parking lot trees
 PARKING LOT TREE TOTAL: 21 trees + 13 trees + 16 trees = 50 parking lot trees

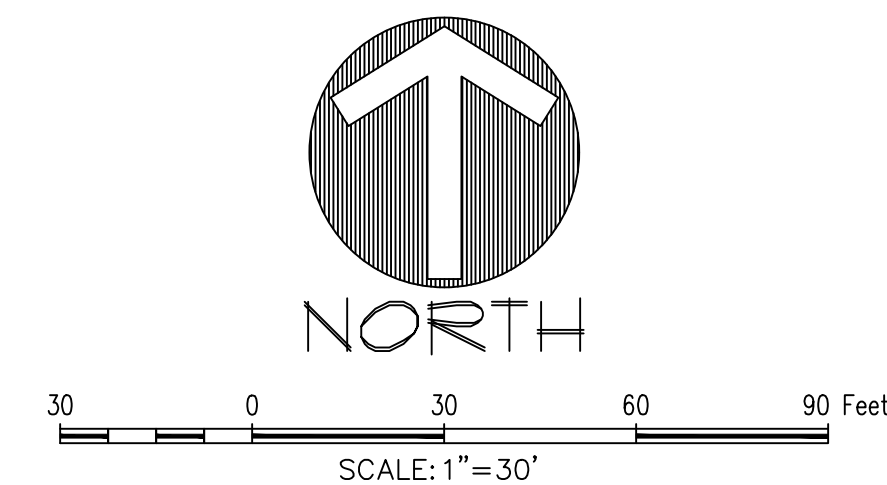
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES. LANDSCAPE ARCHITECT
JAMESON PINSON LANDSCAPE ARCHITECT
DATED 6/12/2019

Drawn By: MH
Date: 01/07/2019
Scale: 1"=30'
Revisions:
03/13/2019
04/15/2019
05/20/2019
06/12/2019

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

18351

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-

TYPE (A) STAMPED AND STAINED PATTERN CONCRETE
 PATTERN: COBBLESTONE
 COLOR: BASE - U26 LAMON STONE
 RELEASE - R12 STORM GRAY
-

TYPE (B) STAMPED AND STAINED PATTERN CONCRETE
 PATTERN: TETRA STONE
 COLOR: BASE - U10 SONORAN TAN
 RELEASE - R14 WALNUT
-

TYPE (C) STAMPED AND STAINED PATTERN CONCRETE
 PATTERN: ROCK SALT TEXTURE
 COLOR: BASE - U28 CHARCOAL
 RELEASE - CLEAR LIQUID RELEASE
-

TYPE (D) STAMPED AND STAINED PATTERN CONCRETE
 PATTERN: ROCK SALT TEXTURE
 COLOR: BASE - P22 ARENA BUFF
 RELEASE - R23 SMOKE
-

TYPE (E) BROOM FINISH CONCRETE SIDEWALK
-

RIVER ROCK BORDER
-

ALAMO STONE; MESA GREY (2" - 4")

• BUTTERFIELD COLOR CONCRETE
 625 W ILLINOIS
 AURORA, IL 60506
 800.282.3388
www.butterfieldcolor.com

• ALAMO STONE
 DIANE COLLIER GROUP
 214.238.3100
COLLIERGROUPTX.COM

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
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JAMESON PINSON LANDSCAPE ARCHITECT
DATED 6/12/2019

REGISTERED LANDSCAPE ARCHITECT
JAMESON PINSON
2826
STATE OF TEXAS

2816

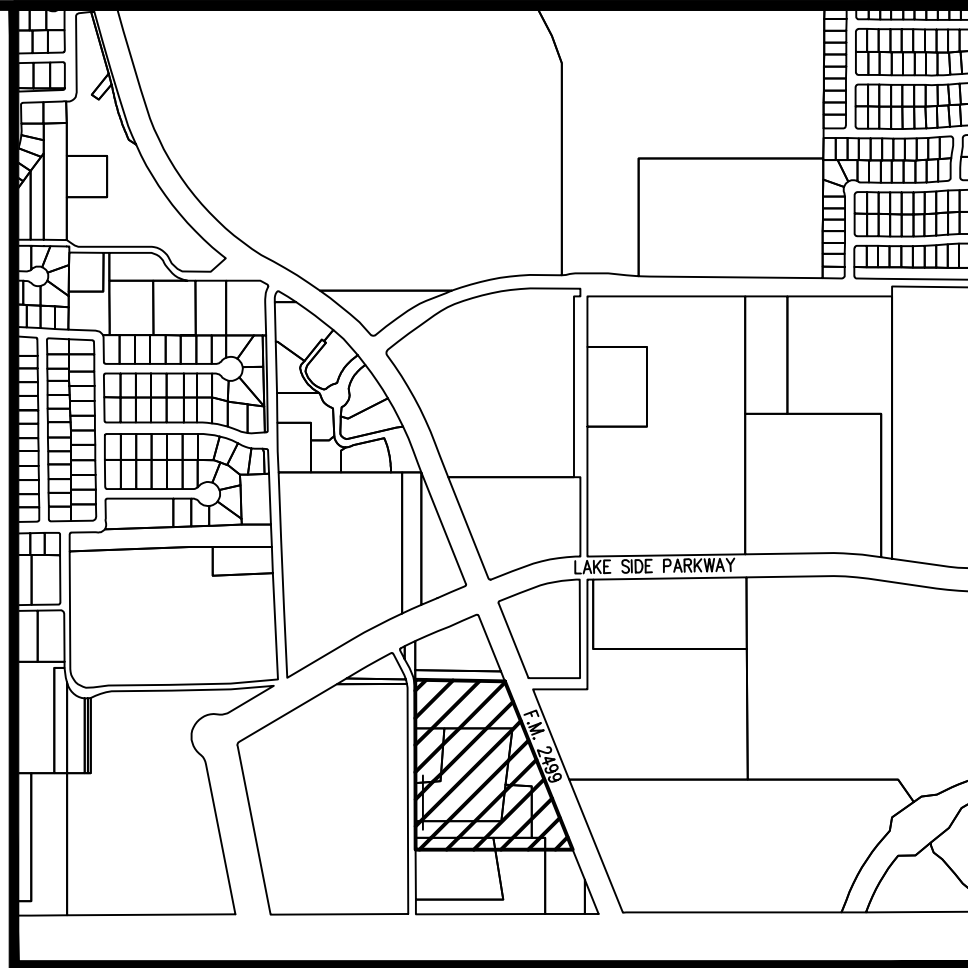
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18351

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Architectural elevation drawing of a building facade. The drawing shows a cross-section of the building with various materials and dimensions. From left to right: a brown vertical panel (23'-0" wide), a grey vertical panel (23'-0" wide), a stone wall section (31'-6 1/2" wide), and another brown vertical panel (23'-1 3/4" wide). The stone wall section contains two large glass doors. Dimensions are marked at the top and bottom of the drawing.



Vicinity Map 1"=1000'

BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT
APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY
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13. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON THE RADII OF PAVEMENTS WITHIN THE COURTYARD AREA.



MCADAMS

LAKESIDE CROSSING, BUILDINGS 4 & 5

Lots 4 & 5, Block A

J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
in the
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PRELIMINARY PLANS

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
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OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
ROBERT JOHN DOLLAH, JR.
P.E. #86898
DATE 6/25/2020

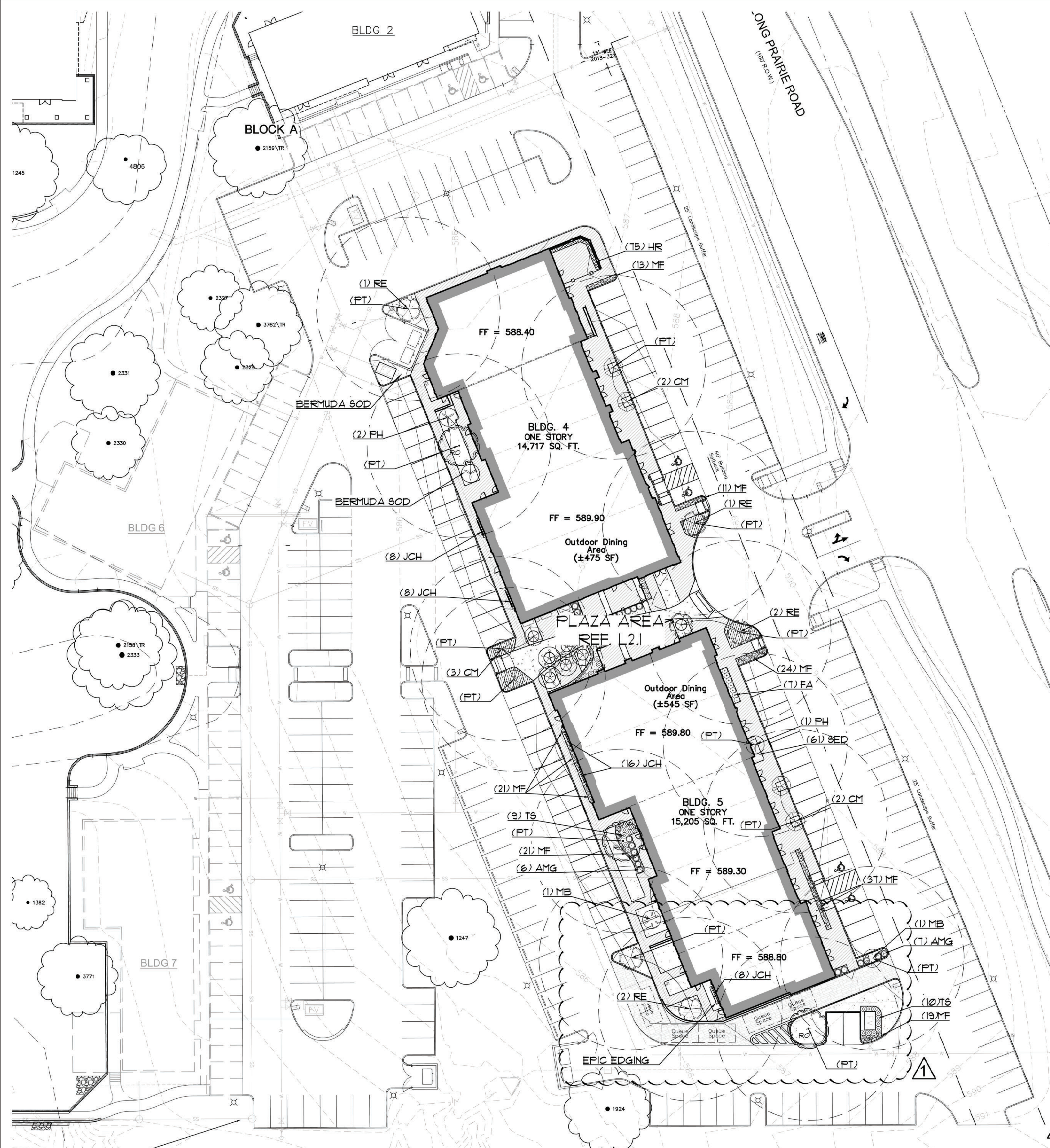
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06/25/2020

18351

CONCEPT SITE PLAN

CONCEPT SITE PLAN

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact MR. TROY LEWIS



LANDSCAPE REQUIREMENT COMPLIANCE TOWN OF FLOWER MOUND Lakeside Crossing: Buildings 4 & 5			
LAKESIDE CROSSING: STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	82,740 s.f. of Long Prairie Rd. street yard	39 trees (3" cal.)	48 trees (3" cal.) 2 existing specimen
	61,206 s.f. of Northwood Dr. street yard	31 trees (3" cal.)	23 trees (3" cal.) 9 existing specimen
LAKESIDE CROSSING BUILDING 4 & 5: STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 10,000 s.f.=10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	82,740 s.f. of Long Prairie Rd. street yard	39 trees (3" cal.)	n/a
	61,206 s.f. of Northwood Dr. street yard	n/a	n/a
LAKESIDE CROSSING: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 parking spaces	466 parking spaces	3,495 s.f.	24,462 s.f.
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.f. per 12 parking spaces	67 of 466 spaces	503 s.f. of 3,495 s.f.	1,391 s.f.
LAKESIDE CROSSING: PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	466 parking spaces	47 trees (3" cal.)	50 trees See Note #3
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	67 of 466 spaces	7 of 47 trees (3" cal.)	3 tree (3" cal.) 10 ornamental tree (14 out of 47 = 30%)
** All parking spaces to be located within a 50 ft. avg. of parking for tree.			
LAKESIDE CROSSING: PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ft. screen	Screening shrubs (3' ft.)
LAKESIDE CROSSING BUILDING 4 & 5: PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ft. screen	n/a

Lakeside Crossing Notes:

- ***TREE MITIGATION: (19) 3" cal. trees called out on landscape plan as (M.T.)
- ***Note 1: Tree #378, 388, 240, 241, 242, 243 (1 credits each + 6 credits) + 1 new trees (3" cal.) = 13 landscape buffer
- ***Note 2: Tree #363 (6 credits) + #359 (6 credits) + #362 (5 credits) + #247 (4 credits) + #924 (5 credits) + 41 new trees = 13 parking trees
- ***Note 3: Lakeside Crossing (Phase 1) Parking Lot Trees = 15 (3-inch) cal. trees + 3 existing trees + 3 ornamental trees = 21 parking lot trees
- Lakeside Crossing Building 4 + 5 Parking Lot Trees = 3 (3-inch) cal. trees + 10 ornamental trees = 13 parking lot trees
- Future Lakeside Crossing Phase Parking Lot Trees = 14 (3-inch) cal. parking + 2 existing trees = 16 parking lot trees
- PARKING LOT TREE TOTAL:** 21 trees + 13 trees + 16 trees = 50 parking lot trees

PLANT LIST							
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS	
3	RED OAK	Quercus shumardii	3" cal.	10'-12'	Per Plan	Single Trunk	
5	RIVER BIRCH	Betula nigra	3" cal.	10'-12'	Per Plan	Multi-Trunk	
6	RED BUD	Cercia canadensis	30gal.	7'-8'	Per Plan	Full	
7	CRAPE MYRTLE	Lagerstroemia indicis "Tuscarora"	30gal.	7'-8'	Per Plan	Multi-Trunk	
3	FOSSUMHAW HOLLY	Ilex verticillata	30gal.	7'-8'	Per Plan	Full	
2	MEXICAN BUCKEYE	Ungnadia speciosa	15 gal.	5'-6'	Per Plan	Multi-trunk	
29	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	5 gal.	36"	Per Plan	Full	
30	DWARF TEXAS SAGE	Leucophyllum frutescens Berteta-1	5 gal.	30"	2'-0"	Full	
7	FLAME ACANTHUS	Anacanthus quadrifidus v. wrightii	3 gal.	30"	Per Plan	Full	
154	MEXICAN FEATHER GRASS	Nassella tenuissima	3 gal.	18"	2'-0"	Full	
20	RED YUCCA	Hesperaloe parviflora	3 gal.	12"	3'-0"	Xeri	
75	HORSETAIL REED	Equisetum hyemale	1 gal.	12"	3'-0"	Full	
61	TEXAS SEDGE	Carex texensis	1 gal.	6"	12"	Full	
40	JOHN CLAYTON HONEYSUCKLE	Lonicera sempervirens 'John Clayton'	1 gal.	6"	12"	Full	
128	SEASONAL COLOR		1" pot	6"	Per Plan	Path	
2930	BERMUDA SOD		SQ. FT.				

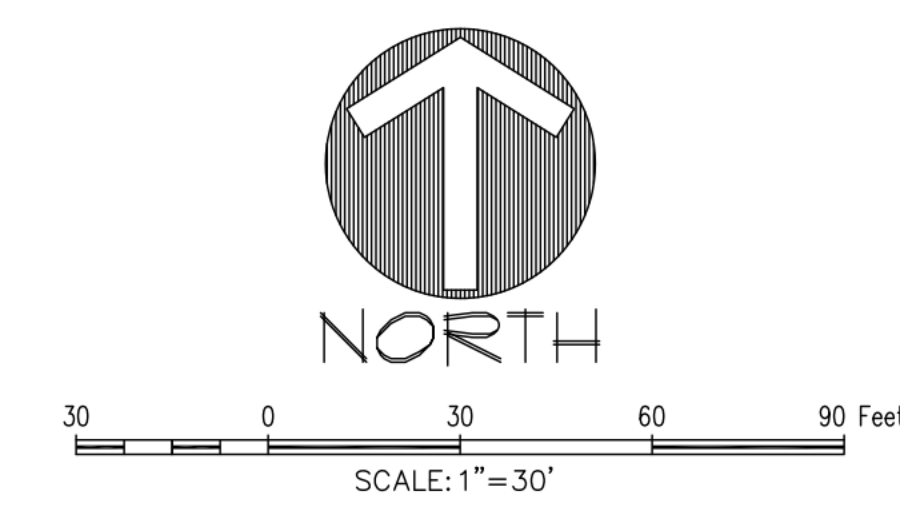
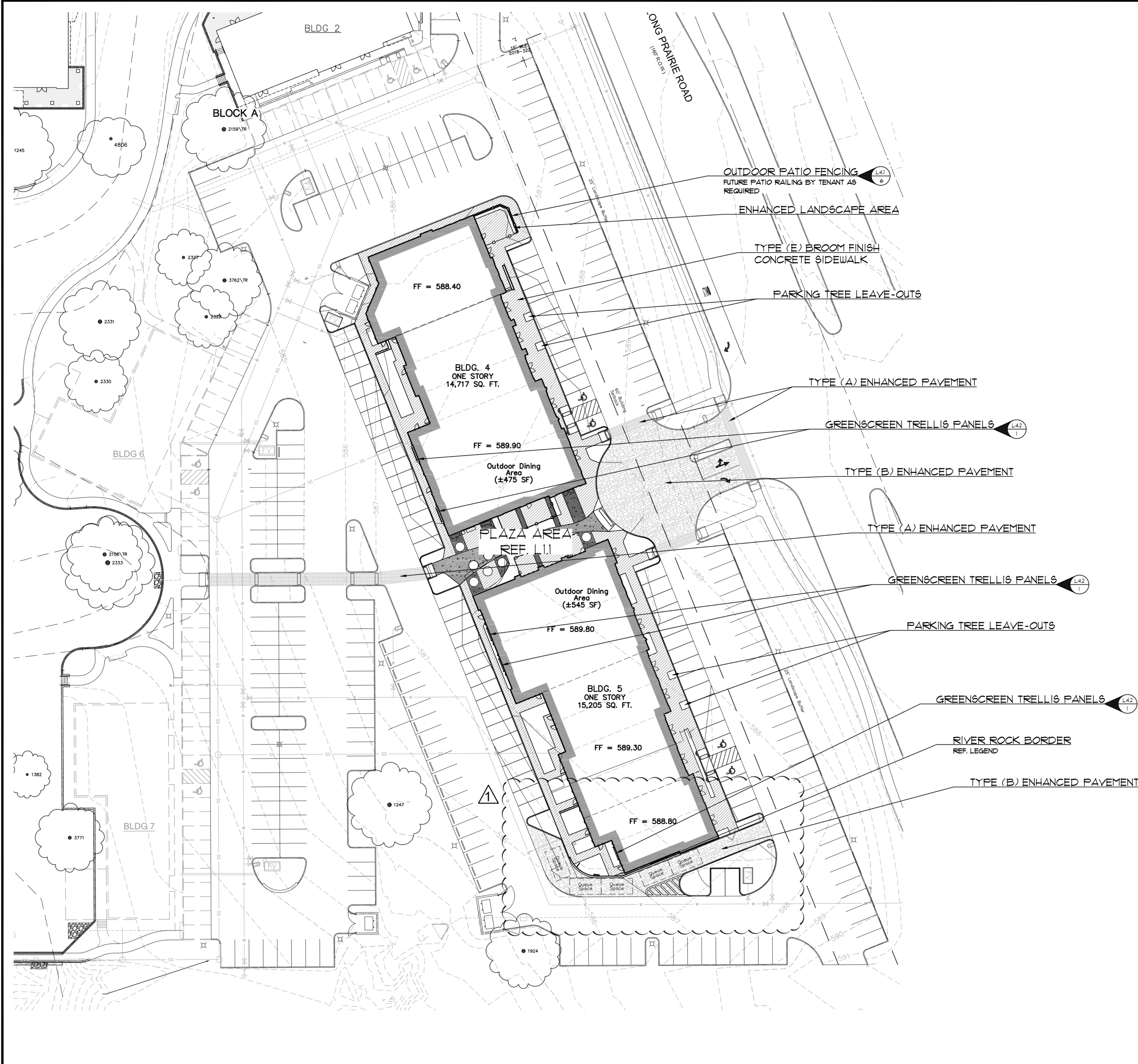
LANDSCAPE PLAN

1 RELOCATED SOD AND PARKING TREES TO ACCOMMODATE THE DRIVE-THRU ADDITION.

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

18351

CONCEPT
LANDSCAPE
PLAN



LEGEND	
	TYPE (A) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: COBBLESTONE COLOR: BASE - U26 LAMON STONE RELEASE - R12 STORM GRAY
	TYPE (B) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: TETRA STONE COLOR: BASE - U10 SONORAN TAN RELEASE - R14 WALNUT
	TYPE (C) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: ROCK SALT TEXTURE COLOR: BASE - U28 CHARCOAL RELEASE - CLEAR LIQUID RELEASE
	TYPE (D) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: ROCK SALT TEXTURE COLOR: BASE - P22 ARENA BUFF RELEASE - R23 SMOKE
	TYPE (E) BROOM FINISH CONCRETE SIDEWALK
	RIVER ROCK BORDER ALAMO STONE; MESA GREY (2" - 4") °°
° BUTTERFIELD COLOR CONCRETE 805 W. ILLINOIS AVE AURORA, IL 60506 800.282.3388 www.butterfieldcolor.com	
°° ALAMO STONE DIANE COLLIER GROUP 214.238.3100 COLLIERGROUPTX.COM	

1 EXTENDED ENHANCED PAVEMENT TYPE 'B' TO THE NEW LIMITS OF THE DRIVE-THRU ADDITION.

CONCEPT HARDSCAPE PLAN

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS

McADAMS

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.3712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gason.com

LAKESIDE CROSSING, BUILDINGS 4 & 5

Lot 4 & 5, Block A
3.040 Acres
in the
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

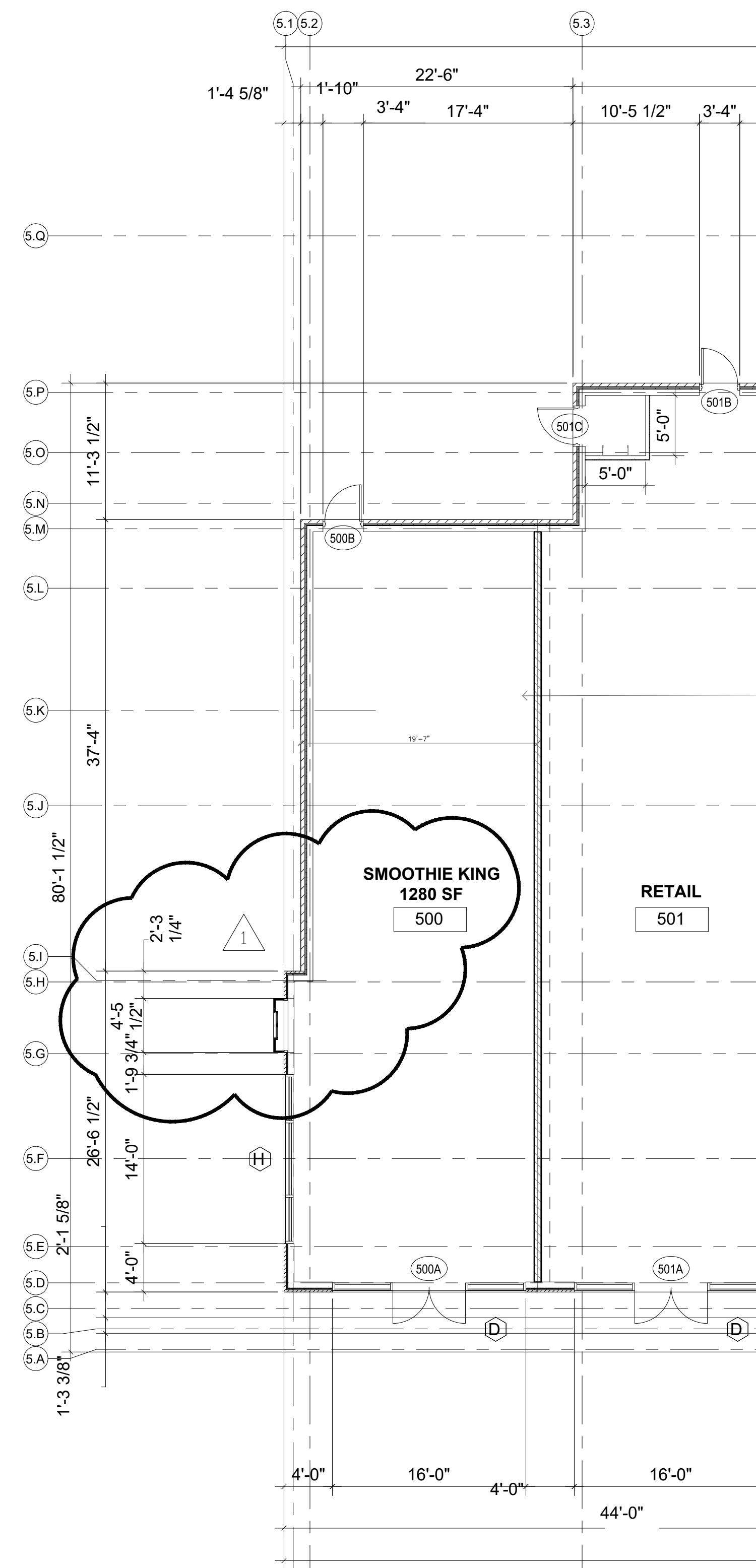
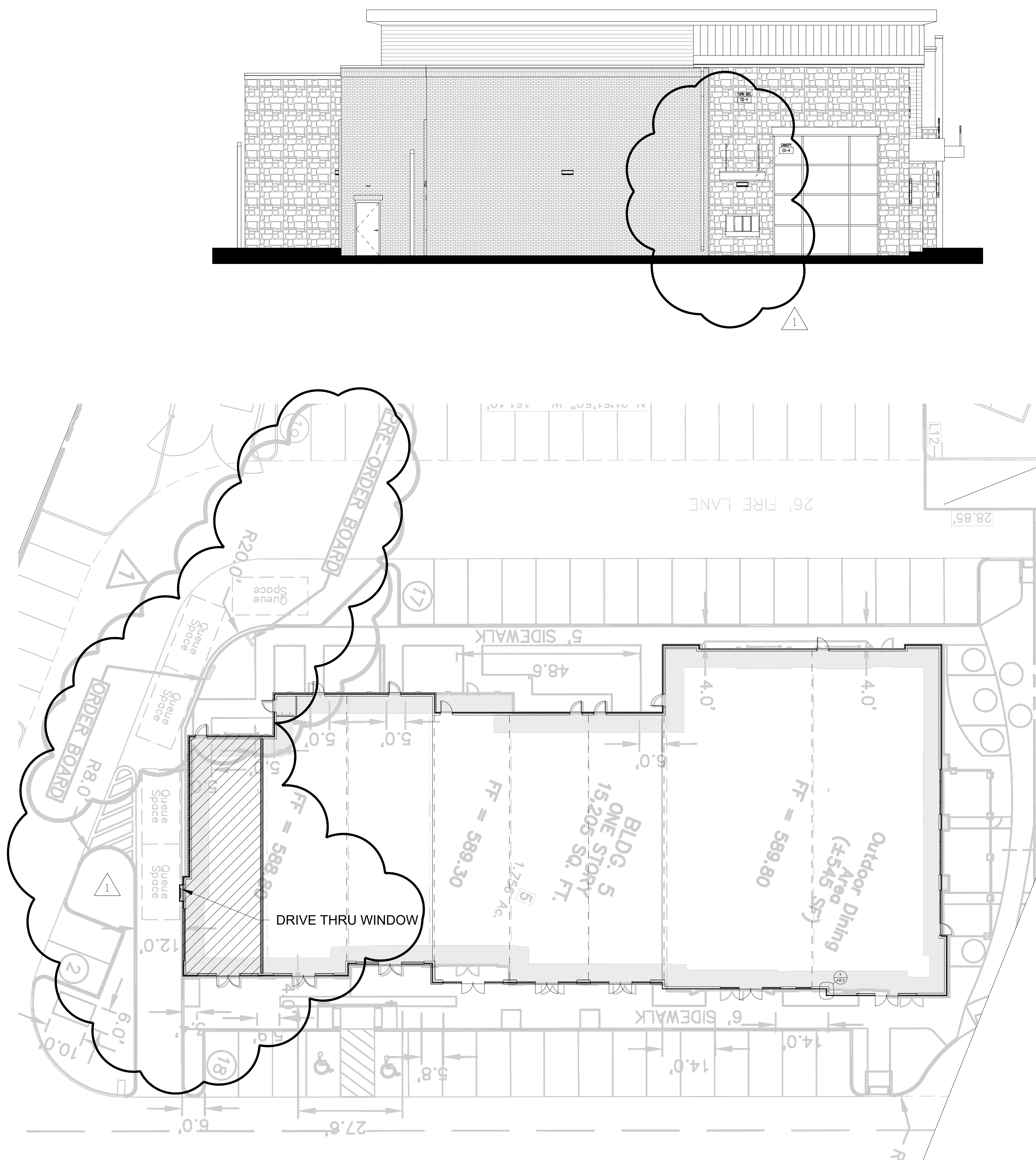
REGISTERED LANDSCAPE ARCHITECT
JAMESON R. P. JAMESON
2826
STATE OF TEXAS
5/18/2020

Drawn By: MH
Date: 01/07/2019
Scale: 1" = 30'
Revisions:
03/13/2019
04/15/2019
05/20/2019
06/12/2019
10/22/2019
05/18/2020

18351

CONCEPT
HARDSCAPE
PLAN

REVISION	
PROJECT NUMBER	
2873	
DATE	
04/15/2020	
SHEET	
DWG. FILE	PLOT SCALE
	FULL





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: August 10, 2020

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Public Hearing to consider an ordinance amending the Land Development Regulations (LDR19-0011 – Underground Utilities) by eliminating Section 90-423 entitled “Underground Utilities,” of the Town’s Code of Ordinances, and amending Chapter 82 entitled “Development Standards” by adding a new Article VII entitled “Underground Utilities” to create new definitions and standards for underground utilities within the Town of Flower Mound.

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations to provide updates to the definitions and standards for underground utilities, and to relocate the standards from Chapter 90 (subdivisions) to Chapter 82 (development standards).

This item will require final action by the Town Council, which is scheduled for August 17, 2020.

II. APPLICATION ANALYSIS

Background: Underground utilities have been an ongoing topic of discussion since the last update of the ordinance on December 5, 2005. During the 2018 Strategic Planning Session on July 17, 2018, Town Council gave staff direction to evaluate the Town’s underground utility requirements and bring forward necessary amendments. Staff presented an update to the Council at their June 19, 2020 Strategic Planning Session and received direction to bring forward the changes.

The Town first adopted its underground utility ordinance in 1995. The Town’s SMARTGrowth program was adopted in 2002, and included the requirement that “all on-site utility-distribution facilities are designed to be placed underground, including the landwire distribution facilities of electrical, cable, telephone and telecommunications providers.” However, the 1995 ordinance still contained an exception for existing overhead utilities.

The Town’s underground utility ordinance was updated in 2005 to address the conflicts between the intent of the Town’s SMARTGrowth program and the 1995 ordinance.

Although the 2005 update didn’t explicitly include overhead utilities within public right-of-way (ROW), the ordinance’s intent was to include them. The proposed ordinance makes ROW inclusion explicit.

Historically, exceptions to the standard have come forward due to cost, or poor aesthetics (more poles had to be erected). All but two of the exceptions have been approved (see Attachment 1). Regardless, since the adoption of the standards in 1995, all new service lines interior to a development have been placed underground.

The underground utility ordinance is complicated by the fact that, under State statutes, an ordinance cannot require utility providers such as Oncor or CoServ to bury their facilities. However, an ordinance can require developers to relocate overhead utilities that serve their development underground. For example, if a new development has existing utility poles along its frontage, the Town can require the developer to relocate those utilities underground. Whereas, if Coserv is making improvements to their system, the Town cannot force Coserv to underground those improvements. The Town could pay the difference to place the utilities underground, if Coserv allows the lines to be buried.

Another complication is that the Town cannot force a developer to underground off-site utilities. For example, if a development is being proposed that requires Oncor to extend electrical to the site, the developer is only responsible for undergrounding the utilities along their frontage and within their property. The Town would need to participate in the cost in order to underground the extension between the proposed development and the utility's point of origin.

The final complication is that regardless of the circumstance, if the utility provider will not allow the utility to be buried, the Town cannot make burial of the line a condition of development. The utility provider has ultimate domain over their infrastructure which cannot be superseded by the Town. For example, if a development is being proposed along a State roadway, which are typically major arterials that contain a large number of utilities, CoServ and Oncor generally prefer the utilities to be overhead. The primary reason is due to limited space within the TxDOT ROW. Otherwise, they have to acquire an easement on private property which drives up costs and ultimately impacts utility rates. In this case, the utility provider may not allow the line to go underground, and if an exception is not granted by the Town, the property is undevelopable. That would result in legal exposure for the Town.

Proposed Ordinance: The proposed ordinance (Attachment 2) clarifies that it's applicable to "development applications for master plan amendments, zoning amendments, development plans, record plats, specific use permits, and site plans. Routine repair and maintenance activities are exempted, as are amended plats, replats that do not increase residential density, and amended site plans."

The proposed ordinance also requires a developer to detail the location of any existing overhead lines, and if none are present, identify how service will be provided to the development.

The ordinance details the exception process and provides the Planning and Zoning Commission, and Town Council options for alternative requirements should they wish to grant an exception.

Finally, if the developer provides a written letter from the utility provider stating that the lines cannot be placed underground, they are not required to seek an exception. Again, the utility provider has ultimate domain over how they provide their service. If they will

not allow the lines to be buried, it stands to reason to not require an exception that must be approved.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

1. Prior Exception Requests
2. Current Underground Utility Ordinance
3. Draft Standards

Utility Exception Requests Since Approval of Ord. No. 93-05

	Project No.	Name	TC Meeting	Action / Ord.
1.	RC07-06	Plaza at Towne Center	12/04/06	Approved, subject to execution of Development Agreement for dedicating easement and construction of underground sleeve, pipe, or conduit for future undergrounding, with acceptance letter from utility—prior to CO
2.	SUP/SP 341-06 (SP amendment)	Firestone – Victory Park	07/16/07	Approved
3.	SP27-07	Struttura di Lelujo	11/19/07	Approved
4.	SP41-06 (SP amendment)	Old Settlers Montessori	12/03/07	Approved, subject to execution of Development Agreement at a future meeting re conduit for future undergrounding
5.	SP01-09	Edward S. Marcus High School Stadium	07/20/09	Approved
6.	SP06-09	Masjid al Noor	09/21/09	Approved, subject to execution of Development Agreement deferring burial to next phase
7.	DP07-07	Vilamoura	09/21/09	Denied
8.	SP11-09	Flower Mound High School Locker Room	10/05/09	Denied
9.	-	2461 Sherri Lane	09/19/11	Approved
10.	SP12-11	First Security Bank	03/05/12	Approved
11.	RP11-12	Post Oak West	11/05/12	Approved
12.	-	3100 Wager Road	02/18/13	Approved
13.	ZPD05-12	Kids R Kids	04/01/13	Approved with Ord 14-13
14.	ZPD14-0003	Hunter's Glen	04/07/14	Approved Fireside & Firewheel locations (not Arrowhead) with Ord 15-14
15.	SP14-0002	South Texas Parts	04/07/14	Approved
16.	RP14-0009	Plaza de las Flores	06/16/14	Approved
17.	SP14-0018	DFW North Distrib. Ctr II	08/04/14	Approved
18.	RP14-0022	Post Oak West	12/15/14	Approved
19.	ZPD15-0002 (PD amendment)	Hunter's Glen	02/16/15	Approved Arrowhead with Ord 11-15
20.	MISC15-0002	Parkside at Woodlake	08/03/15 08/17/15	Denied 08/03/15; Reconsidered and Approved 08/17/15
21.	ZPD15-0014	Red Hawk	03/21/16	Approved with Ord 16-16
22.	ZPD16-0008	Prairie Plaza	11/21/16	Approved with Ord 60-16
23.	DP16-0003	Bradford Park	12/19/16	Approved
24.	ZPD16-0011 (PD amendment)	Timber Creek Medical	02/20/17	Approved with Ord 05-17
25.	ZPD16-0013	Traditions of Flower Mound	10/02/17	Approved with Ord 37-17
26.	ZPD17-0014	Tinley Park	04/16/18	Approved with Ord 12-18
27.	SP17-0022	Flower Mound Church of Christ	05/21/18	Approved
28.	MISC19-0001	Lakeside Crossing	02/18/19	Approved (guy wire)

Sec. 90-423. - Underground utilities.

All existing overhead utilities, save and except transmission facilities identified herein below, and all new utility extensions shall be placed underground in conjunction with the development or redevelopment of a property, subject to the following provisions:

- (1) Each of the utility companies shall be responsible for developing administrative policies and cost reimbursement procedures for the installation and extension of their underground utilities. Nothing in this section shall prohibit or restrict any utility company from recovering the difference in cost of overhead facilities and underground facilities in accordance with the provisions of such utility company's approved tariff. No utility company shall be required to begin construction of underground facilities unless and until the customer, owner, developer and/or party requesting such facilities has made arrangements satisfactory to the specific utility company for the payment of such difference between the cost of overhead utilities and underground facilities.
- (2) All electrical, telephone, data transmission, and cable television support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installation shall be pedestal- and/or pad-mounted or placed underground, and the difference in cost of such facilities shall be paid to the installing utility in accordance with provisions established in subsection (a)(1).
- (3) In those cases where temporary overhead service is necessary (e.g., emergency repairs, construction field offices, etc.) these installations shall not be in service for a period exceeding six months.
- (4) Transmission facilities as indicated in exhibit A are not required to be placed underground upon the development or redevelopment of the properties containing such facilities.
- (5) Exceptions to the standards contained in this section may be granted by the town council subsequent to a public hearing scheduled upon request of the owner or developer.

(Code 1989, ch. 12, § 4.11; Ord. No. 93-05, § 2, 12-5-2005)

Attachment 2: Current underground utility ordinance

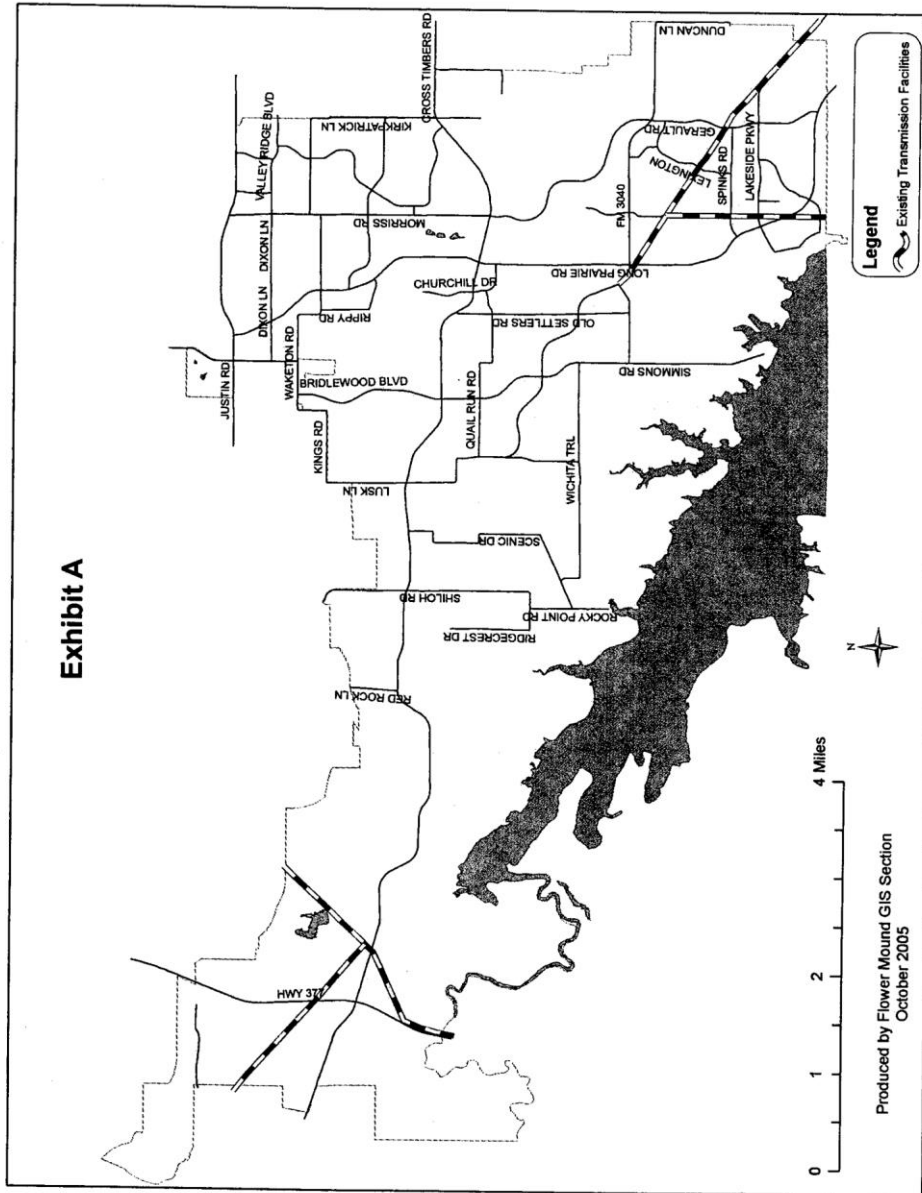


Exhibit A

Sub-part B – Land Development Regulations

Chapter 82 – Development Standards

Article VII – Underground Utilities *[New Article]*

Sec. 82-374. - Definitions.

- 1) The following definitions shall be used for the purpose of this Section:
 - a. “Development” shall mean any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, paving, drainage, or utilities. Development activities include: subdivision of land and construction or alteration of structures, roads, utilities, or other facilities.
 - b. “Utility” shall mean any franchise or utility company that provides its services through overhead infrastructure that includes poles with lines, cables, or wires. This typically includes franchises and utility companies that provide electric, cable, telephone, or communication services.
 - c. “Additional Landscaping” shall mean stone or masonry planter beds with low ground cover and small shrubs or ornamental grasses incorporated into a minimum of twenty percent (20%) of the required street buffer landscaping area, as defined in Section 82-242.
 - d. “Main-line Feeders” shall mean those electrical lines that emanate from substations to distribute electric power throughout an area and operate at a distribution voltage.

Sec. 82-375. - Applicability.

1. This Article applies to development applications for master plan amendments, zoning amendments, development plans, record plats, specific use permits, and site plans. Routine repair and maintenance activities are exempted, as are amended plats, minor plats, replats that do not increase residential density or involving four or fewer lots, and amended site plans.
2. This Article shall not be applicable to development applications identified in Section 98-72 (a) of the Town’s SMARTGrowth Program.
3. This ordinance does not apply to utility line work performed by, or caused to be performed by, a Utility for system improvements including the establishment, operations and maintenance of overhead Main-line Feeders that are not directly associated with the applications identified in Section 82-375 (1).

Sec. 82-376. - Standards.

1. After the effective date of this ordinance, all existing overhead utilities, save and except transmission facilities identified herein below, shall be placed underground in conjunction with

Attachment 3: Draft Standards

the development of property, and prior to the Town's acceptance of the subdivision, subject to the following provisions:

- a. Each Utility shall be responsible for developing administrative policies and cost reimbursement procedures for the installation and extension of their underground utilities. Nothing in this section shall prohibit or restrict any Utility from recovering any excess cost incurred by the Utility in connection with this ordinance. No Utility shall be required to begin construction of underground facilities unless and until the customer, owner, developer and/or party requesting such facilities has made arrangements satisfactory to the specific Utility for the payment of such difference between the cost of overhead utilities and underground facilities.
- b. Development applications shall indicate in writing and on the face of the proposed plans whether existing utilities are present on, or adjacent to, the proposed development.
- c. If existing utilities are not present on, or adjacent to, the development, the applicant shall detail where proposed utilities will be extended from.
- d. The developer shall be responsible for relocating utilities underground whether they are located on the land proposed for development or in the public right-of-way adjacent and contiguous with the land proposed for development.
- e. If utilities must be extended to the development, the developer is responsible for placing utilities underground along the property frontage adjacent and contiguous with the land proposed for development.
- f. All Main-line Feeders (those providing service to the general area), may be constructed, maintained, and operated utilizing overhead facilities. Portions of a Main-line Feeder adjacent to and parallel with the property line of a new development shall be placed underground barring any physical, engineering, or operational constraints, as determined by the Utility, and in accordance with provisions established in subsection (a) of this section.
- g. All electrical, telephone, data transmission, and cable television support equipment (transformers, amplifiers, switching devices, etc.) necessary for underground installation shall be pedestal- and/or pad-mounted or placed underground, and the difference in cost of such facilities shall be paid to the installing utility in accordance with provisions established in subsection (a).
- h. Transmission facilities as indicated in exhibit A are not required to be placed underground upon the development of the properties containing such facilities.

Sec. 82-376. - Exceptions.

1. The developer may request an exception to the standards contained in this section subject to the following conditions:

Attachment 3: Draft Standards

- a. Requests for an exception must be made in writing and detail the reasons for the exception.
 - b. The developer shall prepare exhibits that illustrate the impact of granting versus not granting the exception. Such exhibits shall include plan view and perspective drawings. The Town Manager, or their designee, may require additional exhibits or drawings that help illustrate the impact of the request.
 - c. The town council, after a public hearing and upon receiving a recommendation by the planning and zoning commission, may grant an exception. However, town council may require additional development standards in consideration of the exception to mitigate the visual impact of overhead utilities. Additional development standards may include, but are not limited to, the installation of Additional Landscaping, relocation of the overhead utility poles and lines internal to the site in order to reduce visibility along roadways, and screening of associated equipment such as substations, switches, meters, and transformers.
2. A developer is exempt from the burial requirement set forth in this article if the Utility submits a signed letter to the Town Manager, or his designee, stating that the Utility will not allow the utility lines to be buried.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 7

REGULAR ITEM

DATE: August 10, 2020

FROM: Lexin Murphy, Director of Planning Services

ITEM: Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0003 – Informational Sign Requirements) by amending Chapter 78 entitled “Administration” and Chapter 94 entitled “Trees,” of the Town’s Code of Ordinances to update the requirements and process for posting informational signs on subject properties.

I. ITEM SUMMARY

This Town-initiated item proposes to amend the Town’s Land Development Regulations to update the content and posting requirements for informational public notice signs, which would include signs providing notification of requested zoning changes or tree removal permits.

This item will require final action by the Town Council, which is scheduled for August 17, 2020.

II. APPLICATION ANALYSIS

The content and placement of zoning notification signs was first brought up for discussion by the Planning and Zoning Commission (P&Z) during their Business Retreat on March 29, 2019. P&Z requested that staff look into the requirements for zoning signs, including wording, minimum street frontage per sign, setback distances, font size and color requirements. In order to gather comparison information, staff reached out to the Town’s benchmark cities and inquired how they addressed public notice signage for zoning cases. This information has been summarized in Attachment 1 and was presented to P&Z on June 10, 2019 ([web link](#)).

This topic came up again on June 21, 2019, during Town Council’s Strategic Planning Session ([web link](#)). Council was supportive of the potential changes P&Z had inquired about and also asked staff to look into the pros and cons of the Town making public notice signs ourselves and selling them to applicants.

After meeting internally with the staff members that handle sign fabrication to get their input and recommendations, a mock-up of what a zoning sign would look like using the newly determined standards was presented to P&Z during a work session on March 9, 2020 ([web link](#)).

The Planning and Zoning Commission had the following feedback:

- Recommend Town staff fabricate the newly designed public notice signage in order to ensure consistency across projects.
- Consider incorporating mounting standards for the signs into the ordinance.
- Recommend obtaining feedback from the Environmental Conservation Commission (ECC) on the potential for adopting similar standards in Chapter 94 of the Town's Code to address Tree Removal Permit notification signage.

The first two items have been incorporated into the Draft Redline Ordinance (Attachment 2). Staff presented a draft version of the revised sign standards to the ECC on August 4, 2020. They were supportive of the changes and recommended moving them forward along with the current ordinance amendment for zoning notification signs.

III. CORRESPONDENCE

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

IV. ATTACHMENTS

1. Benchmark City Comparison
2. Draft Redline Ordinance

	Carrollton	Colleyville	Coppell	Denton	Frisco	Grapevine	Keller	McKinney	North Richland Hills	Richardson	Southlake
What are your requirements for posted zoning signs?	The City posts signs for the property owner. The sign is roughly 2x2 and provides our phone number for people to call about the proposed zoning changes.	The Administrative Official is directed to cause a sign to be placed upon the property clearly visible to passersby, which states that the property is the subject of a rezoning application (or words of like intent). The sign shall be posted at least ten (10) days prior to the hearing and shall remain posted until the hearing. Failure to perform this particular notice provision shall, however, in no way prevent the Planning and Zoning Commission from hearing the application and disposing of the issues involved on the hearing date.	Answered in subsequent zoning sign questions.	See next answers.	Please refer to the Zoning Sign Criteria and Zoning Sign Design Diagram .	WE PROVIDE THE SIGNS AND WE PLACE THEM AND PICK THEM UP.		I have attached the packet that we have that has all of the requirements for posting zoning signs.	City Staff maintains a set of public hearing signs and posts them the same day public hearing notices and newspaper notices are sent.	City posts them but they are not required by ordinance.	Our public hearing signs are posted by staff.
Is there specific wording you require applicants to use?	N/A	The City has possession of signs and staff posts the sign. (Figure 1)	We supply the metal signs (Zoning Change Pending with Phone#) – they borrow them from us, with a \$200 deposit, which is refunded when the sign is returned to us, in decent condition.	Yes. I have attached a copy of our Public Hearing Posting instruction sheet which we provide to all applicants.	Yes, please see links above.	SEE ATTACHED (Figure 2)		See attached	N/A	A standard metal sign created by Traffic Dept that says Zoning Change Request with the case number listed and a phone number.	Staff will write the case number and case type on the sign for reference. We use affordable "yard" type signs that can be recycled. We use white duct tape... it's cheap but effective.
Is there a maximum amount of street frontage per sign, and if there is more frontage than that included in the zoning request, does it requires more than one sign?	No maximum street frontage, however parcels that have frontage on two streets (not on a corner) two signs will be posted.	At least one sign is required, but any necessary number of signs to make it visible to the public from a street view.	Generally, only one sign is required – case by case basis	Yes. A sign is required every 500 linear feet of frontage, if the lot has more than one frontage.	No.	WE JUST TRY TO PUT THEM ON EACH ROAD FRONTAGE, IF PARTICULARLY LARGE LOTS WE WILL PUT UP MULTIPLE SIGNS	The frontage allowed is usually 600’ if it exceeds that then there may be an additional sign.	See attached	There is nothing codified, staff makes a case by case determination. Multiple signs are often used for large or complicated parcels.	We typically just place on sign per street frontage. Maybe 2 if it is extremely long frontage	We often use multiple signs strategically placed for maximum exposure. It's a judgement call made by staff.
Are there street setback distance maximums for zoning signs?	Cannot obstruct views, but no specific setback distance.	No, but it should not create a traffic hazard or obstruction.	Just needs to be visible	No setback maximum, but signs must be visible and legible from adjacent rights-of-way. And applicant has to provide pictures and an affidavit verifying that signs are up, so that we have the option to check to ensure that the signs are visible.	Yes, please see links.	No.	We do not have street setbacks, it just has to be placed somewhere on the owner’s private property.	See attached	No.	They are usually in the parkway within about 5-10’ of the curb.	No. And they are not tall enough to cause a sight triangle hazard.
Are there font size and color requirements for zoning signs?	N/A	No.	See previous answer.	Yes. See attached.	Yes, please see links in previous answer.	SEE ATTACHED (Fig. 2)	We do have requirements regarding the letters on the signs, and the color. The font size usually cannot exceed 4” in height for some signs such as movement control and unified lot signs. We allow a 24” for canopy signs. For the color, the UDC states that it has to match the building material in color for most signs.	See attached	No, only that the sign must “have a total area of at least four square feet”.	They are standard signs that get reused. The only change out is the case number which is printed at the same size by the Traffic Dept.	No. I will send you a follow up email with vendor information in case that is helpful to you. We order our signs with a pre-printed template, then add the case number/type info as needed.

Planning Survey City Zoning Sign Examples - June 2019

Fig. 1



Fig. 2

**MINIMUM REQUIREMENTS**

OVERALL SIZE OF SIGN:	18 INCHES BY 24 INCHES
LETTER SIZE:	THE WORD "NOTICE" – 2 INCHES ALL OTHER WORDS – 1 1/2 INCHES
FOR INFORMATION CONTACT:	SUSAN BATTE 817-410-3155

Sec. 78-1. – Application fees

- (a) All fees due to the Town in relation to project application, review, or processing are set forth in the fee schedule contained within appendix A of this Code. There may be additional fees charged by third party reviewers, but paid to the Town by the applicant, as documented in the relevant sections of the Code.
- (b) Second round project review comments shall not be provided to the applicant until all outstanding applicable fees have been paid.
- (c) No project shall be deemed approved until the applicant has paid all required fees.

Sec. 78-152. - Informational signs.

Upon the filing of an application to amend the comprehensive master plan land use category or the zoning on a lot or tract of land or property, or for the issuance of a specific use permit relative thereto, or the issuance of an outdoor lighting waiver, the owner/developer/applicant shall be required to place an informational sign on such lot or tract of land ~~or property~~. ~~Second round project review comments will not be provided to the applicant until the sign is posted (and the posting is documented) within five days after the date the application was filed~~ as follows:

- (1) The size of the sign shall be ~~three~~ four feet by four feet and be made out of aluminum or 10 mm thick fluted polypropylene corrugated plastic material. ~~If using plastic, the sheets shall be extruded comprising of two skins separated by vertical ribs.~~
- (2) The sign shall be ~~double-sided~~, mounted on ~~two~~ stakes/poles and the bottom of the sign shall be at least one foot above grade.
- (3) The sign shall be visible from ~~and placed perpendicular to~~ the street.
- (4) There shall be one ~~sign~~ for each ~~500 feet of~~ street frontage.
- (5) The sign shall have a white background, with the letters and borders being blue in color. The sign shall ~~state one of~~ include the following information, as applicable:

~~Town of Flower Mound, Texas – Outdoor Lighting Waiver Request is Being Made on This Property. For Information Call" (the phone number of the development and environmental services department shall be placed on the sign.)~~ The type of request, the case number, the Town's logo, planning services contact number, and the web address for the development map.

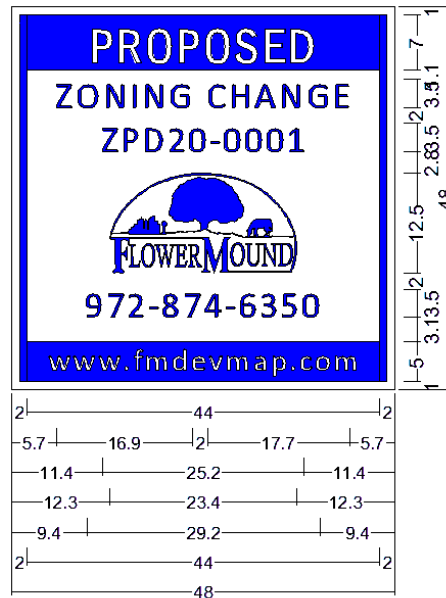
Example:

~~Town of Flower Mound, Texas~~

~~Outdoor Lighting Waiver Request is Being Made on This Property~~

~~For Information~~

~~Call _____~~



3.0" Radius, 1.0" Border, 1.0" Indent, Blue on, White;
 "ZONING CHANGE", Calibri 150% spacing;
 "ZPD20-0001", Calibri 150% spacing; IGO;
 "972-874-6350", Calibri 150% spacing;

(6) The owner/developer/applicant shall be required to remove informational signs from the lot or tract of land ~~or property~~ within ten days after the date of the final action of the requested change or amendment. ~~The owner/developer/applicant shall also be required to replace missing informational signs within two weeks of staff notifying them of the absence.~~

Sec. 94-34. - Tree removal permit.

Tree removal permits are required for the removal of protected trees located outside the buildable area of a lot or site, and for any specimen trees and historic trees that are intended for removal from a lot or site in conjunction with the development, redevelopment, subdivision and/or re-subdivision of real property within the town.

An application for a tree removal permit, when required, shall be submitted at the earliest point in the application process where entitlements and/or buildable area are established. The following outlines the process associated with tree removal permit applications.

- (c) A sign shall be placed on each separate lot or tract for which a tree removal permit is requested to inform the general public that an application for a tree removal permit has been filed relative to a protected, specimen, or historic tree.
 - (1) The size of the signs shall be ~~three~~ four feet by four feet.
 - (2) The signs shall be made out of aluminum or 10 mm thick fluted polypropylene corrugated plastic material. ~~If using plastic, the sheets shall be extruded comprising of two skins separated by vertical ribs.~~
 - (3) The signs shall be double-sided, mounted on two stakes/poles and the bottom of the sign shall be at least one foot above grade.
 - (4) The signs shall be visible from and placed perpendicular to the street.
 - (5) There shall be one sign for each 500 feet of street frontage.

- (6) The signs shall have a white background, with letters and borders being ~~green~~ blue in color. The signs shall ~~state~~ include the following information: The type of request, the case number, the Town's logo, and environmental services contact number.

Example:

~~TOWN OF FLOWER MOUND, TX
A TREE REMOVAL REQUEST
IS BEING MADE ON THIS PROPERTY
FOR INFORMATION CALL~~

Staff is working to create the example image that will replace this text in the final ordinance.

- (7) The owner/developer/applicant shall be required to remove informational signs from the lot or tract of land within ten days after the date of the final action on the tree removal permit. The owner/developer/applicant shall also be required to replace missing informational signs within two weeks of staff notifying them of the absence.

APPENDIX A – FEE SCHEDULE

Chapter 78. Administration. and Chapter 94. Trees.	
<i>Code Section Number</i>	<i>Description</i>
78-152 and 94-34	Public Notice Sign
	\$200