



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

MARCH 8, 2021

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

[CLICK HERE](#) FOR INSTRUCTIONS ON HOW TO PARTICIPATE IN THE MEETING

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

Effective March 16, 2020, Texas Governor Abbott suspended certain Open Meeting rules to allow telephonic or videoconference meetings of government bodies that are accessible to the public to decrease large groups of people from assembling. The suspension temporarily removes the requirement that government officials and members of the public be physically present at a meeting location. The Town of Flower Mound Planning and Zoning Commission meetings will be temporarily held via video conference and will not be held at the Flower Mound Town Hall. A recording of the meeting will be available the following day at <https://www.flower-mound.com/fmtv> under "Planning and Zoning Archive" tab.

A. CALL MEETING TO ORDER 6:30 P.M.

B. INVOCATION

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.

Please state your name and address when speaking. Speakers are limited to 3 minutes. A tone will sound when 30 seconds are left and when time has expired.

[CLICK HERE](#) to submit general comments regarding issues or agenda items not indicated as a public hearing.

D. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair 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. Development Update

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 February 22, 2021: Consider approval of the minutes of the February 22, 2021, Planning and Zoning Commission Regular Session.
2. RC20-0014 – Grace Park: Consider a request for a Record Plat (RC20-0014 – Grace Park) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

G. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall of the Town of Flower Mound, Texas, a place convenient and readily accessible to the general public at all times, on the following date and time: March 4, 2021, at 4:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: March 8, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the February 22, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on February 22, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 22ND DAY OF FEBRUARY 2021, VIA VIRTUAL MEETING (VIDEO CONFERENCE), DUE TO THE COVID-19 PANDEMIC, IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS, AT 6:30 PM

The Planning & Zoning Commission met in a regular session via video conference with the following members present:

Brad Ruthrauff	Chair
Adam Schiestel	Commissioner, Place 2
James Naylor	Commissioner, Place 4
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Tim Fink	Commissioner, Place 7
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

Robert Rawson	Vice-Chair
---------------	------------

(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:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Robert Pegg	Assistant Director of Engineering
John Chapman	Long Range Planner
LauriAnn Cash	Executive Assistant

A. CALL REGULAR SESSION TO ORDER: 6:30 P.M.

B. INVOCATION

C. PUBLIC COMMENT

None

D. FUTURE AGENDA ITEMS

None

E. DIRECTOR'S REPORT

1. General Updates

Chair Ruthrauff suggested a Future Agenda Item update. Lexin Murphy, Director of Planning Services, said that would be brought forward in April or May in preparation for the Town Council Strategic Planning Session in June.

Chair Ruthrauff inquired about having a Furst Ranch Work Session. Lexin Murphy, Director of Planning Services, said that April is being considered for a joint work session with Town Council and the Planning & Zoning Commission. Commissioner Cox suggested that more than one work session be held like other large projects that have come forward. Lexin Murphy said that multiple work sessions are a possibility and the applicant is aware that several meetings would be beneficial to the public for transparency purposes, as well as gaining feedback from the various Boards and Commissions.

F. CONSENT ITEMS

- 1. Consider approval of the minutes of the February 8, 2021, Planning and Zoning Commission Regular Session.**

Commission Deliberation

Commissioner Del Vecchio moved to approve Consent Item 1 as presented. Commissioner Schiestel seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Naylor, Del Vecchio, Gilmore, Fink, Cox

NAYS: None

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

G. REGULAR ITEMS

- 2. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR20-0007 – Regulated Uses Updates) by amending Chapter 82 entitled “Development Standards,” and Chapter 98 entitled “Zoning,” of the Town’s Code of Ordinances to amend and propose new regulated uses, definitions, and parking standards for the purpose of clarifying and updating certain sections to reflect current planning practices and uses.**

Staff Presentation

John Chapman, Long Range Planner

Spoke in Favor:

None

Spoke in Opposition:

None

Commission Deliberation

Commissioner Schiestel moved to recommend approval of LDR20-0007 – Regulated Uses Updates, as presented with the following modifications: increase the exclusion boundary around schools for Non-traditional smoking related businesses to the maximum legal limit or 1,000 feet, whichever is lower; strike the words “and customers” from Section 98-980 – Farmer’s Market; and remove Nursing or congregate care facility as a use that is allowed with an SUP in the Agricultural District. Commissioner Gilmore seconded the motion.

VOTE ON THE MOTION

AYES: Fink, Gilmore, Del Vecchio, Naylor, Schiestel

NAYS: Cox

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

H. ADJOURNMENT – REGULAR SESSION 9:44 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

CONSENT ITEM

DATE: March 8, 2021

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Record Plat (RC20-0014 – Grace Park) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Regency Park Court.

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of this application is to create 20 buildable, single-family lots with a minimum lot size of 15,000 square feet. The site contains approximately 9.796 acres.

The development will provide for two points of ingress/egress; one along the south line of Cross timbers Road and one along the east side of the site connecting to an existing stub out at Ida Lane, which will provide connectivity to the Flower Mound Woods subdivision. In addition to the proposed 20 buildable lots, the plat depicts three open space lots, including a 25-foot landscape buffer along Cross Timbers Road. The proposed development is in compliance with the Town's landscaping standards.

On September 21, 2020, the Town Council approved a request on the subject property for rezoning (Z20-0006 – Grace Park Residential) from Agricultural District (A) to Single-Family District-15 (SF-15). The proposed plat is in compliance with the existing zoning as well as the Town's Master Plan designation for Low Density Residential uses.

On December 7, 2020, the Town Council approved a request on the subject property for a Development Plan (DP20-0004 – Grace Park) to develop a residential subdivision, with an exception to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide a wet retention pond, and an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The proposed plat is in compliance with the approved development plan for the site.

On March 1, 2021, the Town Council approved a request for a tree removal permit (TRP20-0025) for one (1) specimen tree on the subject property. The Environmental Conservation Commission recommended approval by a vote of 7-0 at its February 2, 2021, meeting.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

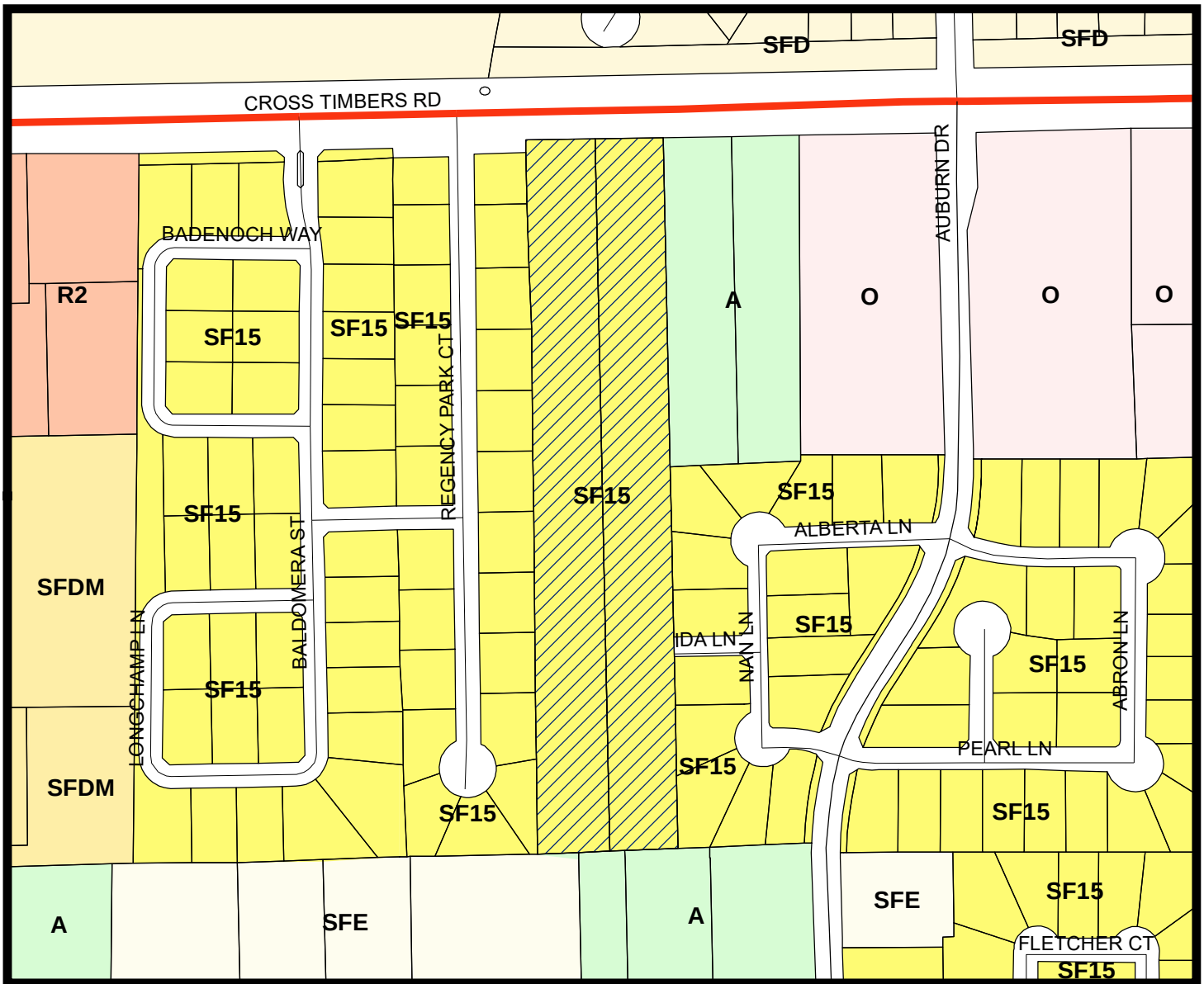
B. Application Details

1. Record Plat Package

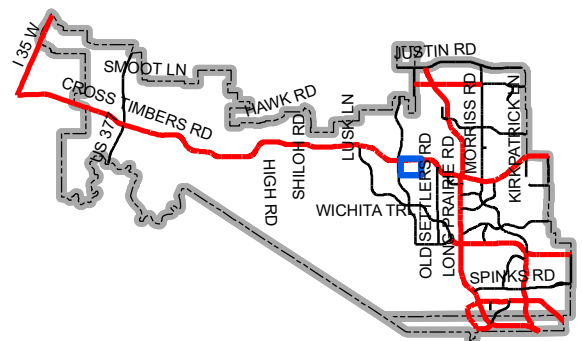
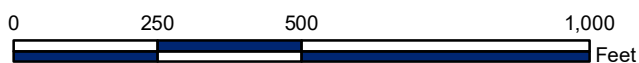
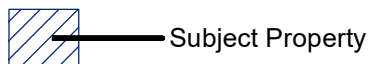
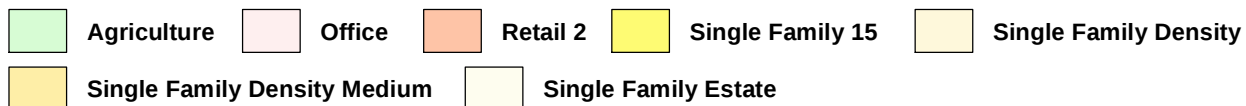


Vicinity Map

Reference Project: RC20-0014



LEGEND



Map Location



Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

November 30, 2020

Planning Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Grace Park (Community)
Flower Mound, Texas

To: Planning Director (Lexin Murphy)

Please accept this as our formal Letter of Intent to describe the requested Record Plat.

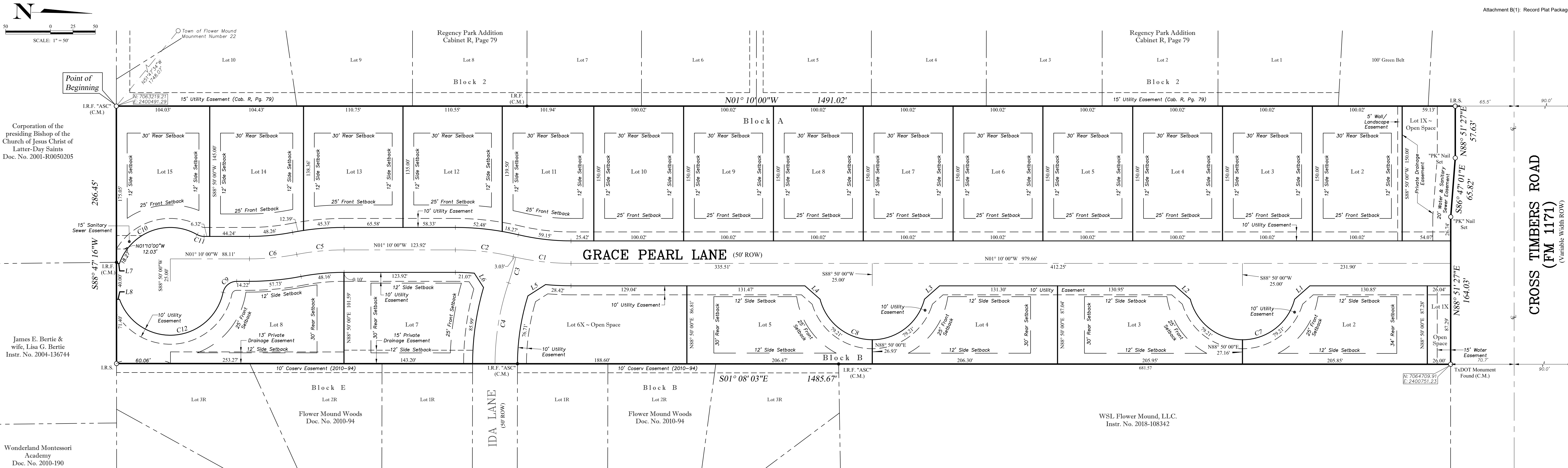
In October of 2019, we began the process of planning this +/- 9.796 acre tract of land near the Intersection of Regency Park Ct. and FM 1171 (also known as Cross Timbers Road, a public roadway), by meeting with the Town's Development Review Committee (DRC). This tract of land is surrounded by two (2) Low-Density Residential communities.

The current zoning for the property is SF-15, low-density residential. The proposed use is consistent with the Master Plan, zoning and density of the surrounding subdivisions.

We appreciate your consideration of our project and should you have any questions, please feel free to contact us.

Sincerely,

Reginald Rembert
Rembert Enterprises, Inc.



STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Rembert Enterprises, Inc. is the owner of a 9.796 acre tract of land described by deed recorded under Instrument Number 2020-199723, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), and being more particularly described by metes and bounds as follows:

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

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

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

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

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

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

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

THENCE South 88 degrees 47 minutes 16 seconds West, with the north line of said Bertie tract, passing a 1/2 inch iron rod found for the northwest corner of said Bertie tract, same being the northeast corner of said Corp. Pres. tract, a distance of 112.65 feet and continuing with the north line of said Corp. Pres. tract, a total distance of 286.45 feet to the **POINT OF BEGINNING** and containing 426.698 square feet or 9.796 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT REMBERT ENTERPRISES, INC., by and through its duly authorized officer, does hereby adopt this plat designated herein as **GRACE PARK**, an addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated.

The easements shown hereon are hereby reserved for the purposes as indicated. All rights-of-way are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. Lot 1X Block A and Lots 1X and 6X, Block B are hereby dedicated in fee simple to the Home Owners Association for maintenance purposes and common areas. Private Drainage Easements are dedicated to the Home Owners Association for all maintenance purposes. All streets, alleys and common areas shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use 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, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

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

WITNESS my hand this ____ day of _____, 2021.

By: _____
(Authorized Agent)

STATE OF TEXAS §

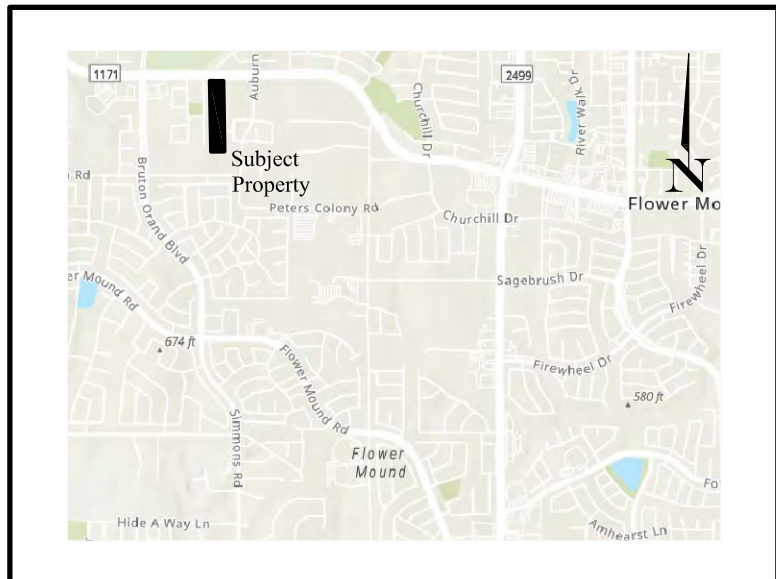
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

Vicinity Map (N.T.S.)



LEGEND

- I.R.F. - 1/2" Iron Rod Found
- I.R.S. - 1/2" Iron Rod Set with blue cap stamped "Old Town Surveying"
- C.M. - Controlling Monument
- R.O.W. - Right-of-Way
- "ASC" - Arthur Surveying Company

Notes:

1. Bearings shown hereon are based on the Trimble GPS Network, North Central Zone 4202.
2. It is my opinion that the property described hereon is not within the 100-year flood zone area according to the Federal Emergency Management Agency Flood Insurance Rate Map Community-Panel No. 480777 0540 G, present Effective Date of map April 18, 2011, herein property situated within Zone "X" (Unshaded).
3. Notice: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
4. No concentrated drainage shall be directed at downstream lots.
5. Pursuant to the 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 supervisions of drainage easements, landscaping systems or their physicals 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 landscape systems, features or elements located in parkway common area, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
6. All X-lots are un-buildable and shall be dedicated to and maintained by the Homeowner's Association.
7. All retaining/detaining walls, turn-down curbs, tree retaining walls shall be clad in a material to complement the material and colors within this development.
8. The Private Drainage Easement on Lot 7, Block B and Lot 8, Block B are to be dedicated to the H.O.A.
9. Upkeep and maintenance of the private drainage easement is the responsibility of the HOA
10. Upkeep and maintenance shall include but not be limited to the following items:
 - i. Grass and ground cover shall be kept to a height required by Town ordinance.
 - ii. The detention facility shall be kept free of debris and litter, with particular attention given to keeping the outlet structure clear at all times.
 - iii. Accumulated sediment shall be removed from the facility as required to ensure that there is no reduction in function or detention capacity
 - iv. No dumping of any type is permitted within this easement area

11. Coordinates shown hereon are based on the Town of Flower Mound G.I.S. Network, Monument Numbers 8 and 22.

APPROVED:

Town of Flower Mound
Planning and Zoning Commission

Brad Ruthrauff, Chairman
Planning and Zoning Commission

Signed and Sealed
Town of Flower Mound

Theresa Scott, Town Secretary
Town of Flower Mound

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

ENGINEER

Ridinger Associates, Inc.
Civil Engineers - Planners
Firm No. 1909
400 E. Edwards Lane, Suite 101
Louisville, Texas 75067
Tel. No. (972) 353-8000
Fax No. (972) 353-8011

SURVEYOR

Old Town Surveying, LLC
Professional Land Surveyors
579 N. Valley Pkwy., Ste. 120, Lewisville, Texas 75067
Ph. 469-293-3079 info@oldtownsurveying.com
TFRN Number: 10194611

Zoning Standard SF-15	Required
Min. Lot Area	15,000 sf.
Min. Lot Width	80 ft.
Min. Floor Area	1,800 sf.
Min. Front Yard	25 ft.
Min. Side Yard	12 ft.
Min. Rear Yard	30 ft.
Max. Lot Coverage	35 %
Max. Height (stories/ft.)	3/35 ft.

STATE OF TEXAS §

COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

RECORD PLAT

of
GRACE PARK
Lots 1X, 2 - 15, Block A

Lot 1X, Lots 2 - 5, Lot 6X, Lots 7 and 8, Block B
and being 9.796 Acres out of
the Perry Malone Survey, Abstract Number 836,
Town of Flower Mound, Denton County, Texas
-- 2021 --

Job No.: 20201184 Date: 11/24/2020 Drafted By: TO

FOR DENTON COUNTY USE ONLY

FOR DENTON COUNTY USE ONLY

Parcel Table	
Name	Area
Lot 1X Block A	8568
Lot 2 Block A	15003
Lot 3 Block A	15003
Lot 4 Block A	15003
Lot 5 Block A	15003
Lot 6 Block A	15003
Lot 7 Block A	15003
Lot 8 Block A	15003
Lot 9 Block A	15003
Lot 10 Block A	15003
Lot 11 Block A	15002
Lot 12 Block A	15003
Lot 13 Block A	15002
Lot 14 Block A	15001
Lot 15 Block A	15000
Lot 1X Block B	2271
Lot 2 Block B	15019
Lot 3 Block B	15004
Lot 4 Block B	15011
Lot 5 Block B	15001
Lot 6X Block B	15856
Lot 7 Block B	15007
Lot 8 Block B	17982

No.1	11-22-20	ISSUED FOR CONSTRUCTION	
No.	Date	Revisions	App.



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

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

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

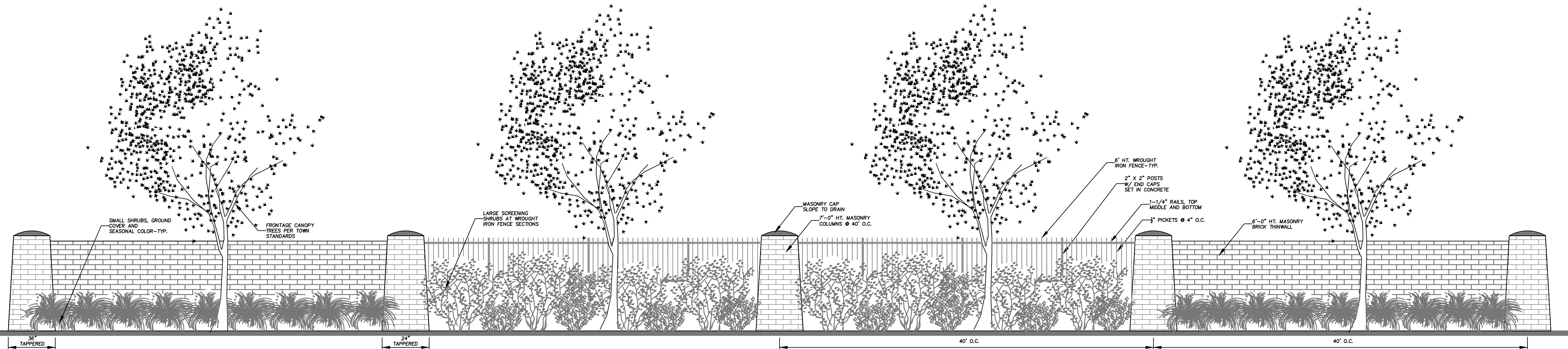
GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

LANDSCAPE PLAN DETAILS

Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: JANUARY 08, 2010
Project No. 035-030

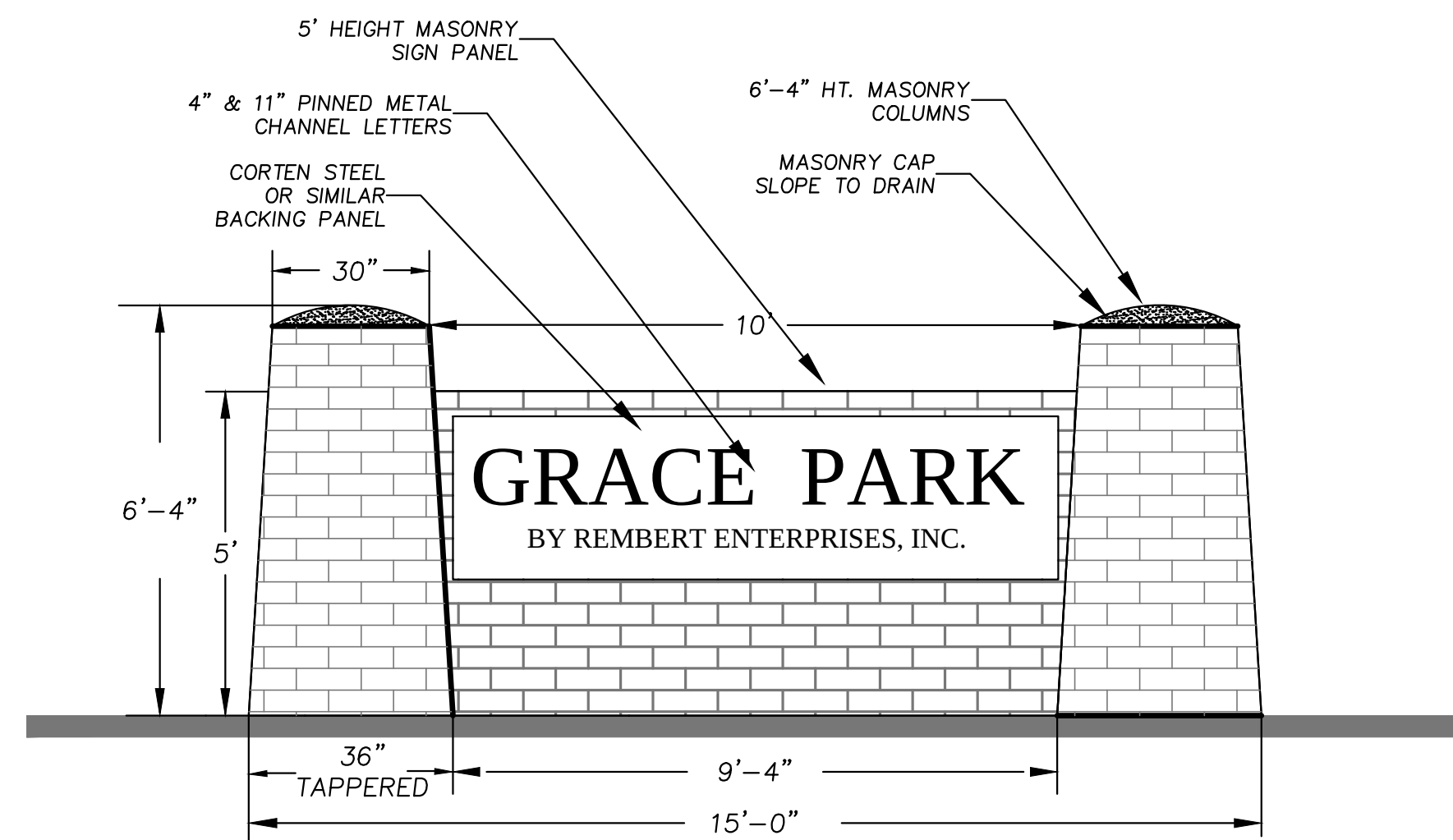
SHEET

LP-2



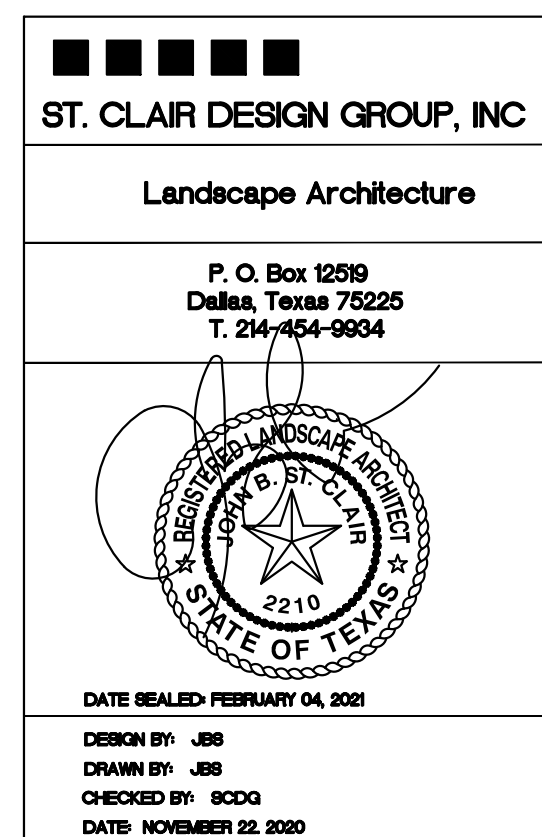
WALL AND FENCE ELEVATION (EACH SIDE OF ENTRY DRIVE)

NOT TO SCALE



ENTRY SIGNAGE

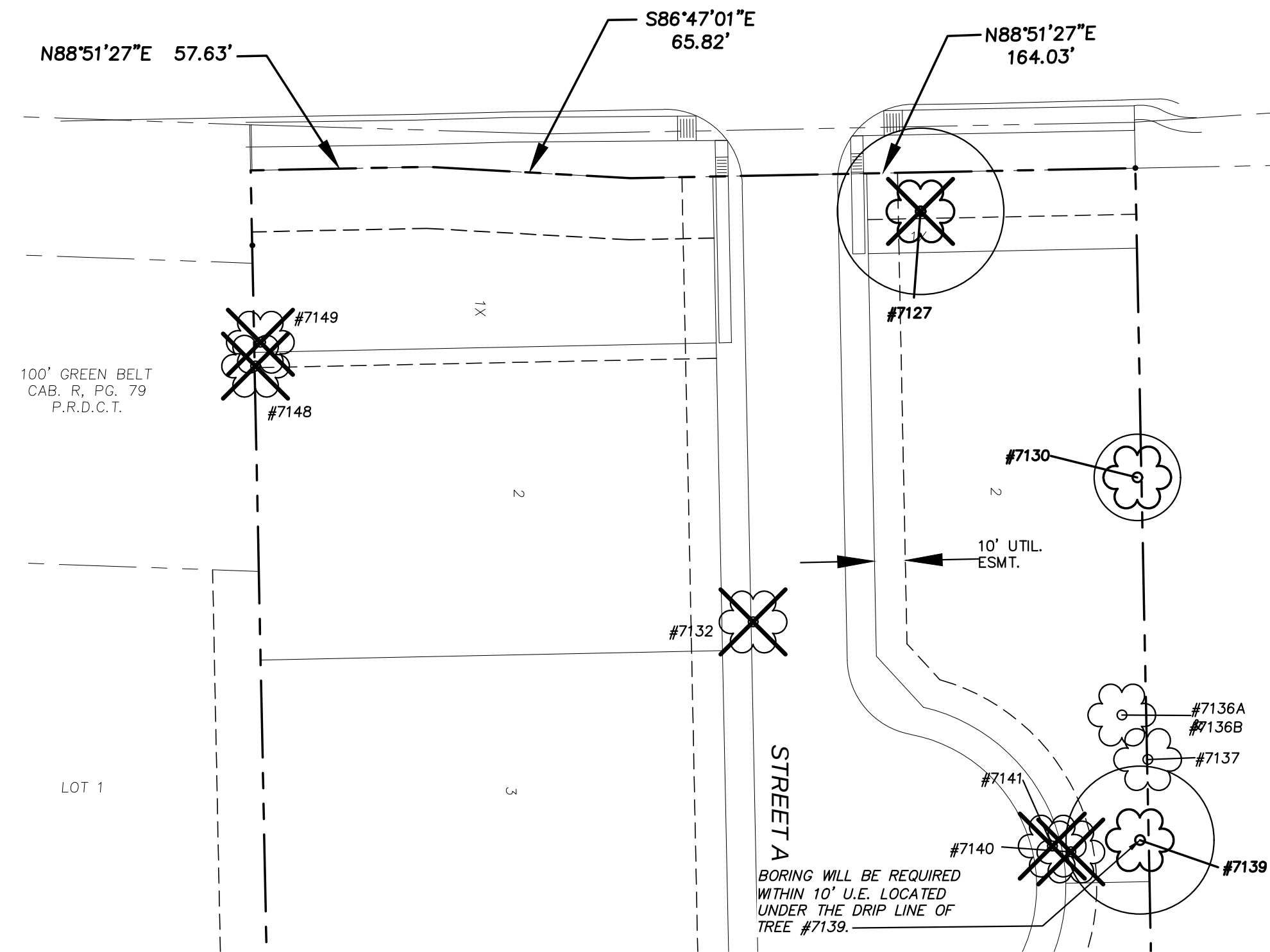
NOT TO SCALE



LANDSCAPE PLAN DETAILS
GRACE PARK

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

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



- 3 - SPECIMEN TREES ON SITE.
1 - SPECIMEN TREES TO BE REMOVED FROM SITE.
9 - PROTECTED TREES ON-SITE.
4 - PROTECTED TREES TO BE REMOVED FROM A BUILDABLE AREA.
2 - PROTECTED TREES TO BE REMOVED FROM A PROPOSED RIGHT-OF WAY.

TAG NO.	CALIPER (IN.)	COMMON NAME	BOTANICAL NAME	PROTECTED/SPECIMEN	LOCATION	STATUS	CONDITION
7127	34	PINE	PINUS ELLIOTII	SPECIMEN	BUILDABLE AREA	REMOVE	GOOD
7130	26	PINE	PINUS ELLIOTII	SPECIMEN	BUILDABLE AREA	REMAIN	FAIR
7139	27	PINE	PINUS ELLIOTII	SPECIMEN	BUILDABLE AREA	REMAIN	FAIR
7132	18	PINE	PINUS ELLIOTII	PROTECTED	RIGHT-OF WAY	REMOVE	GOOD
7136A	20	PINE	PINUS ELLIOTII	PROTECTED	BUILDABLE AREA	REMAIN	FAIR
7136B	19	PINE	PINUS ELLIOTII	PROTECTED	BUILDABLE AREA	REMAIN	FAIR
7137	12	PINE	PINUS ELLIOTII	PROTECTED	BUILDABLE AREA	REMAIN	FAIR
7140	15	AMERICAN ELM	ULMUS AMERICANA	PROTECTED	BUILDABLE AREA	REMOVE	GOOD
7141	9	AMERICAN ELM	ULMUS AMERICANA	PROTECTED	RIGHT-OF WAY	REMOVE	GOOD
7148	10	CEDAR ELM	ULMUS CRASSIFOLIA	PROTECTED	BUILDABLE AREA	REMOVE	GOOD
7149	14	AMERICAN ELM	ULMUS AMERICANA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR
7152	12	CHITTAMWOOD	BUMELIA LANGUINOSA	PROTECTED	BUILDABLE AREA	REMOVE	FAIR

PROTECTED TREE MITIGATION:

TOTAL PROTECTED TREES ONSITE: 9
TOTAL PROTECTED TREES TO BE REMOVED: 6
TOTAL PROTECTED TREES TO REMAIN: 3
TOTAL PROTECTED TREE MITIGATION W/IN B.A.: 6
(-) LESS B.A. PROTECTED TREE PRESERVATION CREDITS (NON-ESA): 3
TOTAL PROTECTED TREE REPLACEMENTS REQUIRED: 3

SPECIMEN TREE MITIGATION:

TOTAL SPECIMEN TREE CAL. INCHES ON SITE: 87
TOTAL SPECIMEN TREE CAL. INCHES TO BE REMOVED: 34
TOTAL SPECIMEN TREE CAL. INCHES TO BE REMOVED (NON-ESA): 34
TOTAL SPECIMEN TREE CAL. INCHES TO BE REMOVED (ESA): 0
TOTAL SPECIMEN TREE MITIGATION REQUIRED (NON-ESA): 23
(-) LESS B.A. SPECIMEN TREE PRESERVATION CREDITS (NON-ESA): 10
(+) TOTAL PROTECTED TREE REPLACEMENTS REQUIRED: 3

TOTAL MITIGATION REQUIREMENTS: 16

CASH IN-LIEU OF PLANTING (\$375/3" CAL. TREE): \$6,000

FEES OF \$6,000.00 TO BE PAID IN-LIEU OF PLANTING AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING.

1"=40'



- TREE LEGEND
- SPECIMEN TREE
 - SPECIMEN TREE TO BE REMOVED
 - SPECIMEN TREE CANOPY
 - PROTECTED TREE TO REMAIN
 - PROTECTED TO TO BE REMOVED

NOTE:

BORING WILL BE REQUIRED WITHIN THE 10' U.E. LOCATED UNDER THE DRIP LINE OF TREE #7139



GRACE PARK
RESIDENTIAL SUBDIVISION
Being 20 Buildable Lots & 3 X-Lots
9.796 acres Situated in the
P. Malone Survey, Abstract No. 836
in the
Town of Flower Mound
Denton County, Texas

Scale: 1" = 100'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: FEBRUARY 5, 2021
Project No. 035-030

SHEET
TS-1

GRACE PARK
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

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

App. Revisions Date No.