



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

MARCH 22, 2021

LOCATION: VIRTUAL MEETING (VIDEO CONFERENCE)

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

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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. *(or immediately following the SMARTGrowth Commission Meeting)*

B. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

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.

C. 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).

D. DIRECTOR'S REPORT

1. Land Development Regulation Updates
2. Coordination of Calendars

E. CONSENT ITEMS

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

1. Minutes of March 8, 2021: Consider approval of the minutes of the March 8, 2021, Planning and Zoning Commission Regular Session.

F. NON-DISCRETIONARY ITEMS

This part of the agenda consists of items that are in compliance with all applicable development standards; are not requesting waivers, exceptions or deviations; and do not require a public hearing.

2. *RP20-0009 – Unified Addition Lot 1R-A, Block A*

Consider a request for a replat (RP20-0009 – Unified Addition Lot 1R-A, Block A) to combine two lots to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.

3. *SP20-0025 – Justin Road Storage Center*

Consider a request for a Site Plan (SP20-0025 – Justin Road Storage Center) to develop a new building and redevelop an existing building as part of an existing miniwarehouse development. The property is generally located south of Justin Road and west of Meadow View.

4. *SP19-0022 – Silveron Corners*

Consider a request for a Comprehensive Site Plan (SP19-0022 – Silveron Corners) to develop non-residential uses in accordance with Section III.A. of Planned Development District No. 31 for Campus Commercial District uses. The property is generally located north of International Parkway and east of Silveron 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.

5. *ZPD20-0006 – Lakeside Crossing*

Public Hearing

[CLICK HERE](#) to submit comments regarding this public hearing item.

Public Hearing to consider an ordinance for rezoning (ZPD20-0006 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with both residential and non-residential uses to modify approved development standards related to the phasing of this development. The property is generally located south of Lakeside Parkway along and between Long Prairie Road and Northwood Drive.

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: March 18, 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 22, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the March 8, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on March 8, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 8TH DAY OF MARCH 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
Robert Rawson	Vice-Chair
Adam Schiestel	Commissioner, Place 2
Philip Del Vecchio	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Robert Cox	Commissioner, Place 8
Janvier Werner	Commissioner, Place 9

Constituting a quorum with the following members absent:

James Naylor	Commissioner, Place 4
Tim Fink	Commissioner, Place 7

(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
Chuck Russell	Principal 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. Development Update

F. CONSENT ITEMS

- 1. Consider approval of the minutes of the February 22, 2021, Planning and Zoning Commission Regular Session.**
- 2. 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.**

Commission Deliberation

Commissioner Cox moved to approve Consent Items 1 and 2 as presented in the agenda caption as identified above. Commissioner Del Vecchio seconded the motion.

VOTE ON THE MOTION

AYES: Schiestel, Del Vecchio, Rawson, Gilmore, Cox, Werner

NAYS: None

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

G. ADJOURNMENT – REGULAR SESSION 6:39 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
NON-DISCRETIONARY ITEM

DATE: March 22, 2021

FROM: Claire Barnes, Planner

ITEM: Consider a request for a replat (RP20-0009 – Unified Addition Lot 1R-A, Block A) to combine two lots to create one non-residential lot. The property is generally located south of Justin Road and west of Meadow View.

I. ITEM SUMMARY

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

This project has a companion site plan application (SP20-0025) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this application is to combine two non-residential lots into one buildable, non-residential lot. The site contains approximately 5.5226 acres.

The property is zoned Industrial District-1. Specific Use Permit No. 421, approved September 21, 2020, required lots 1R and 2R to be combined.

The plat depicts necessary easements and setbacks. A portion of the mutual access easement on lot 1R will be abandoned as part of this replat application. Access to the lot is from Justin Road.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

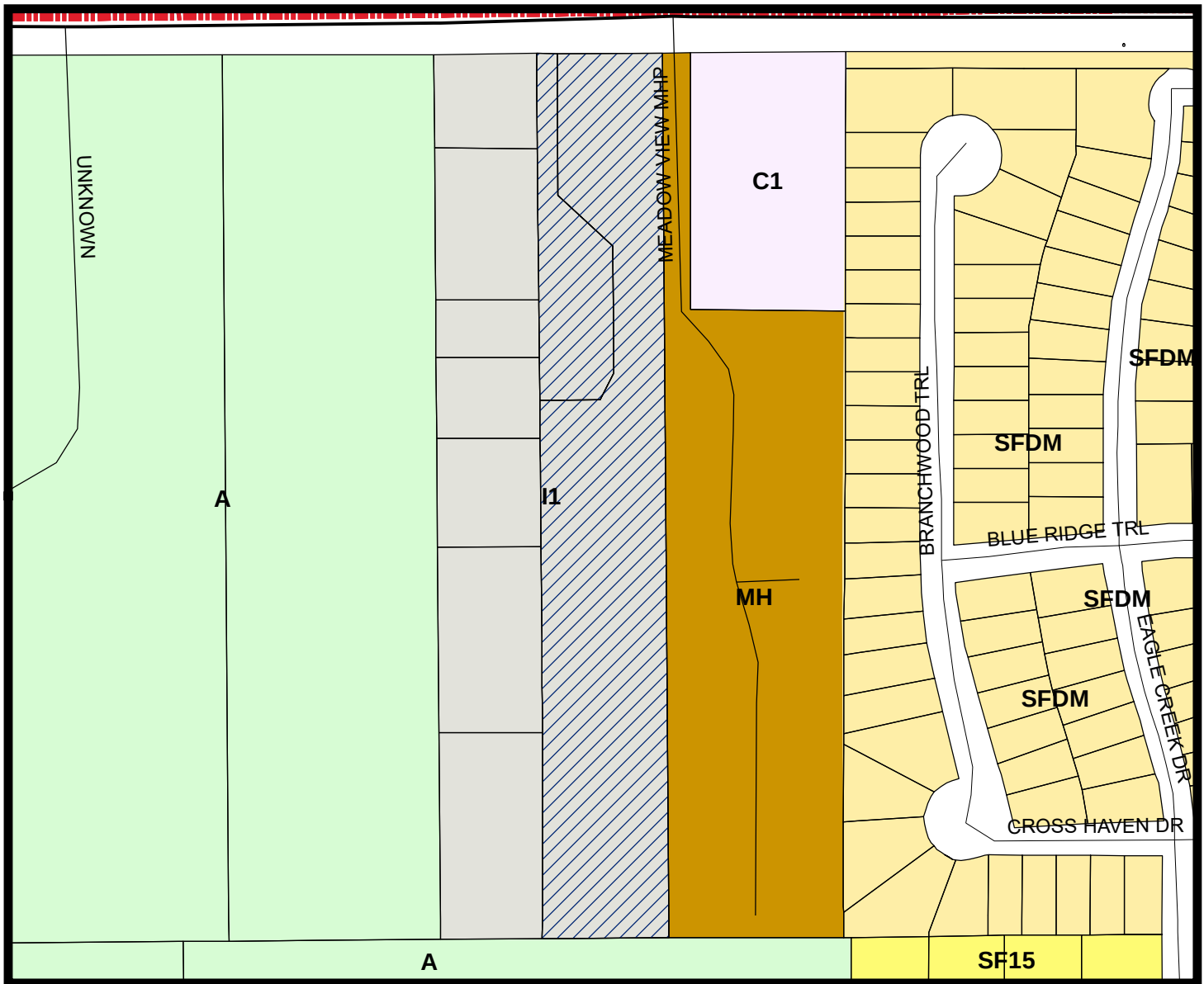
B. Application Details

1. Replat Package

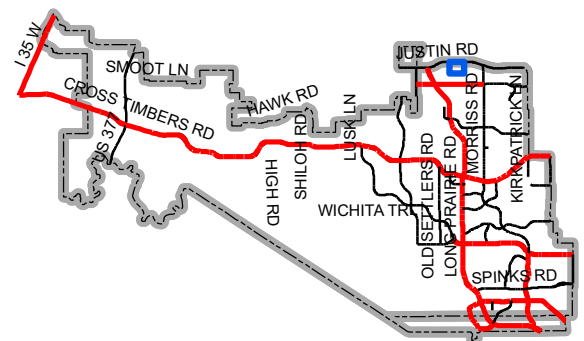
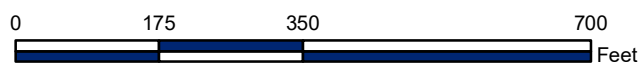
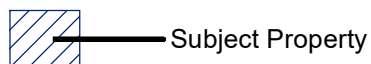
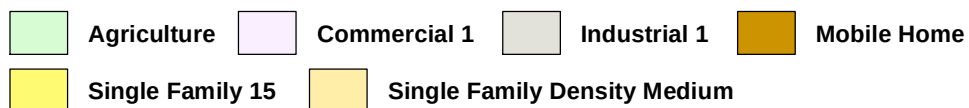


Vicinity Map

Reference Project: RP20-0009 & SP20-0025



LEGEND



Map Location

Advantage Storage
 2221 Lakeside Parkway, Suite 1260
 Richardson, Texas 75082
 972-547-0236
 rjones@AdvantageStorage.net



10 March 2021

**Planning Department of the
 Town of Flower Mound**
 1001 Cross Timbers Road
 Flower Mound, TX 76028

Re: Letter of Intent
 Site plan and Replat
 2711 Justin Road
 Zoning: Industrial - 1
 Specific Use Permit No. 421 (SUP20-0006 – Justin Road Storage Center)

To Whom it May Concern,

Please accept this letter and attachments as a description of our intent regarding the property located at 2711 Justin Road. The ownership entity is ADV Flower Mound Justin Property, Owner, LLC, a Delaware limited liability company. The property consists of two separately platted lots, Lot 1 & 2, Justin Road Storage Center Addition. Lot 1 contains approximately 0.8379 acres and is improved with a 50' x 100' metal industrial building. This building shares a common drive with the storage facility and has a rock outside storage yard enclosed by a chain link fence. Lot 2 contains approximately 4.6847 acres and is improved with a class A self-storage facility that was completed in 2018.

On September 21, 2020, the Town Council of the Town of Flower Mound approved ordinance 30-20 granting Specific Use Permit No. 421 (SUP20-0006 – Justin Road Storage Center) (see attached) to allow expansion of an existing mini-warehouse facility, with an exception for meritorious design and a waiver to the Architectural Standards of the Town's Urban Design Plan (see attached). The property's use will be self-storage and self-storage of vehicles. The two platted lots are being replatted into one lot, and the entire premises will be operated as one business under one management.

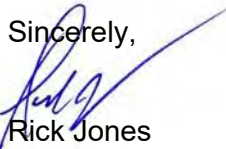
Our proposed plans would include:

1. Gut the interior of the existing building, provide electrical service, add 4 new overhead and walk-through doors, provide full height brick veneer on three sides of the building and replace trim, gutters and downspouts to match the existing storage facility.
2. The proposed use for the building would be four 1,250 SF storage spaces suitable for fully enclosed boat, RV and vehicle storage.
3. We propose a 50' x 100' addition on the south end of the existing building. This space would share the existing electrical service and be divided into seven storage spaces approximately 14.28' x 50' suitable for boat, RV and vehicle storage. The building addition would be brick veneer matching the existing storage facility.
4. Remove the existing chain link fence separating the two properties.

5. Modify existing curb storm inlets to surface storm inlets.
6. Modify existing concrete to consolidate the drive area.
7. Remove existing gravel surface and install concrete.
8. Modify existing wrought iron fencing to secure the area in one compound accessed by the existing access gate.
9. Provide dense, mature living screen on the west side of the property from Justin Road to the north face of the existing industrial building. Currently this area has a dilapidated chain link fence which is an eyesore and provides no screening to the poor-quality property to the west, and the back of the industrial buildings currently being developed.
10. Provide new, high quality landscaping and irrigation system on Lot 1.

Our proposed timeline for this project is to begin immediately following acquisition of necessary planning approvals and building permit. Please let me know if you have any questions.

Sincerely,



Rick Jones

Authorized Signatory

ADV Flower Mound Justin Property Owner, LLC, a Delaware limited liability company

972-832-8933 cell

Rjones@AdvantageStorage.net

OWNER’S CERTIFICATION

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS ADV FLOWER MOUND JUSTIN PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A TRACT OF LAND LOCATED IN THE S. LUTTRELL SURVEY, ABSTRACT NO. 744, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO SPECIAL WARRANTY DEED WITH VENDOR’S LIEN RECORDED IN DOCUMENT NUMBER 2020–64994, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEING ALL OF LOTS 1R AND 2R, BLOCK A, UNIFIED ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN DOCUMENT NUMBER 2014–353, OF THE OFFICIAL RECORDS OF DENTON COUNTY, TEXAS, AND BEIN MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

BEGINNING AT AN IRON ROD FOR THE NORTHEAST CORNER OF SAID LOT 2R, AND BEING A NORTHWEST CORNER OF A CALLED 6.02 ACRE TRACT OF LAND CONVEYED TO M.P. WARREN FAMILY PARTNERS PER DEED RECORDED IN DOCUMENT NUMBER 01–15969, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND ALSO BEING A POINT ON THE SOUTH RIGHT–OF–WAY LINE OF F.M ROAD NO. 407 (AKA JUSTTIN ROAD);

THENCE SOUTH 00° 14’ 58” WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2R AND SAID M.P. WARREN FAMILY PARTNERS TRACT FOR A DISTANCE OF 1,303.07 FEET TO A 1” IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2R, SAME BEING THE SOUTHWEST CORNER OF SAID M.P. WARREN FAMILY PARTNERS TRACT, AND ALSO BEING A POINT ON THE NORTH LINE OF LOT 1, BLOCK A, MARCUS NINTH GRADE CENTER ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, ACCORDING TO THE PLAT THEREOF, RECORDED IN COUNTY CLERK’S FILE NUMBER 2009–61 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS;

THENCE NORTH 89° 15’ 27” WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 2R AND SAID MARCUS NINTH GRADE CENTER ADDITION TRACT FOR A DISTANCE OF 184.31 FEET TO AN IRON ROD FOR THE SOUTHWEST CORNER OF SAID LOT 2R, AND BEING THE SOUTHEAST CORNER OF A 4.486 ACRE TRACT OF LAND CONVEYED TO LUECK FAMILY PER DEED RECORDED IN DOCUMENT NUMBER 2012–28637, OFFICIAL RECORDS, DENTON COUNTY, TEXAS;

THENCE NORTH 00° 13’ 13” EAST AND ALONG THE WEST LINE OF SAID LOT 2R, PASSING AT A DISTANCE OF 792.21 FEET, THE COMMON CORNER OF SAID LOT 2R AND AFORESAID LOT 1R, AND CONTINUING FOR A TOTAL DISTANCE OF 1,302.80 FEET TO AN IRON ROD FOR THE NORTHWEST CORNER OF SAID LOT 1R, SAME BEING THE NORTHEAST CORNER OF A 0.472 ACRE TRACT OF LAND CONVEYED TO NEW S&B GROUP, INC. PER DEED RECORDED IN DOCUMENT NUMBER 99–0096741, OFFICIAL RECORDS, DENTON COUNTY, TEXAS, AND BEING POINT ON THE SOUTH RIGHT–OF–WAY LINE OF AFORESAID F.M ROAD NO. 407 (AKA JUSTTIN ROAD);

THENCE SOUTH 89° 20’ 27” EAST AND ALONG THE NORTH LINE OF SAID LOT 1R, AND ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID F.M ROAD NO. 407, PASSING AT A DISTANCE OF 30.00 FEET, THE COMMON CORNER OF SAID LOTS 1R & 2R, AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 2R AND ALONG THE SOUTH RIGHT–OF–WAY LINE OF SAID F.M ROAD NO. 407 FOR A TOTAL DISTANCE OF 184.97 FEET TO THE POINT OF BEGINNING, AND CONTAINING 5.5226 ACRES OF LAND, MORE OR LESS.

OWNER’S DEDICATION

STATE OF TEXAS §
COUNTY OF DENTON §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, ADV FLOWER MOUND JUSTIN PROPERTY OWNER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICERS, DOES HEREBY ADOPT THIS PLAT DESIGNATED HEREIN AS LOT 1R–A, BLOCK A, UNIFIED ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. ALL STREETS, ALLEYS, RIGHTS–OF–WAY AND LOTS 1R AND 2R, BLOCK A, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF FLOWER MOUND FOR MUNICIPAL PURPOSES. THE UTILITY AND FORE 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 GROWTH 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 USED SAME.

ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OF EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSED 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 PURPOSED 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.

ADV FLOWER MOUND JUSTIN PROPERTY OWNER, LLC

BY: _____
NAME: _____
TITLE: _____

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, OF ADV FLOWER MOUND JUSTIN PROPERTY OWNER, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THE ____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

SURVEYOR’S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID PETREE, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION.

DAVID PETREE _____ DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, (OF BLUE SKY SURVEYING) KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

BRAD RUTHRAUFF, CHAIRMAN LEXIN MURPHY, DIRECTOR OF PLANNING SERVICES
PLANNING AND ZONING COMMISSION TOWN OF FLOWER MOUND

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

REPLAT

A RECORD PLAT OF

LOT 1R-A, BLOCK A, UNIFIED ADDITION

AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS
BEING A REPLAT OF

LOT 1R AND LOT 2R, BLOCK A, UNIFIED ADDITION,
AN ADDITION TO THE TOWN OF FLOWER MOUND,
DENTON COUNTY, TEXAS

ACCORDING TO THE PLAT RECORDED IN
DOCUMENT NUMBER 2014–353 OF THE
OFFICIAL RECORDS OF DENTON COUNTY, TEXAS.

MARCH 18, 2021

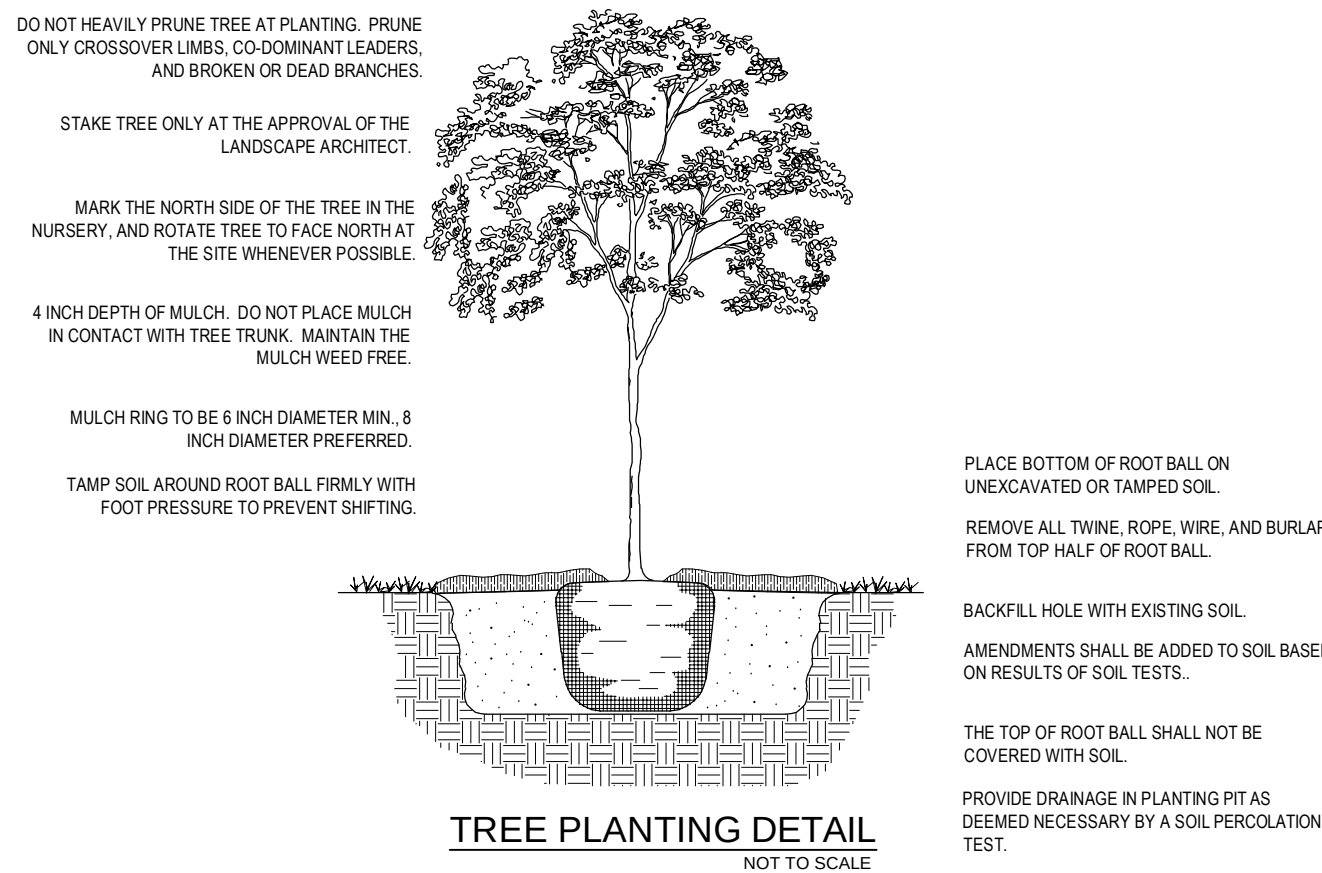
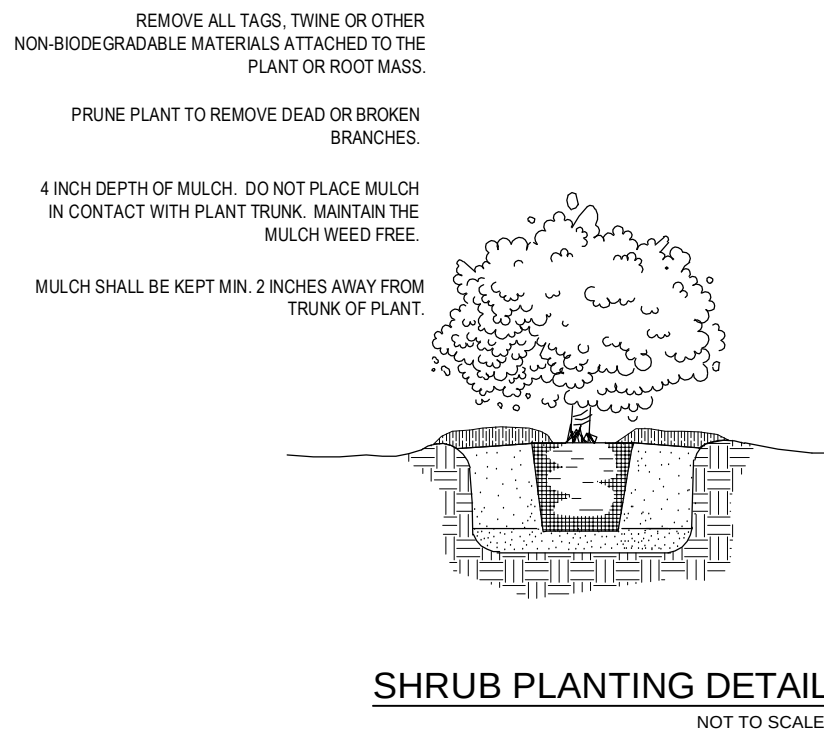
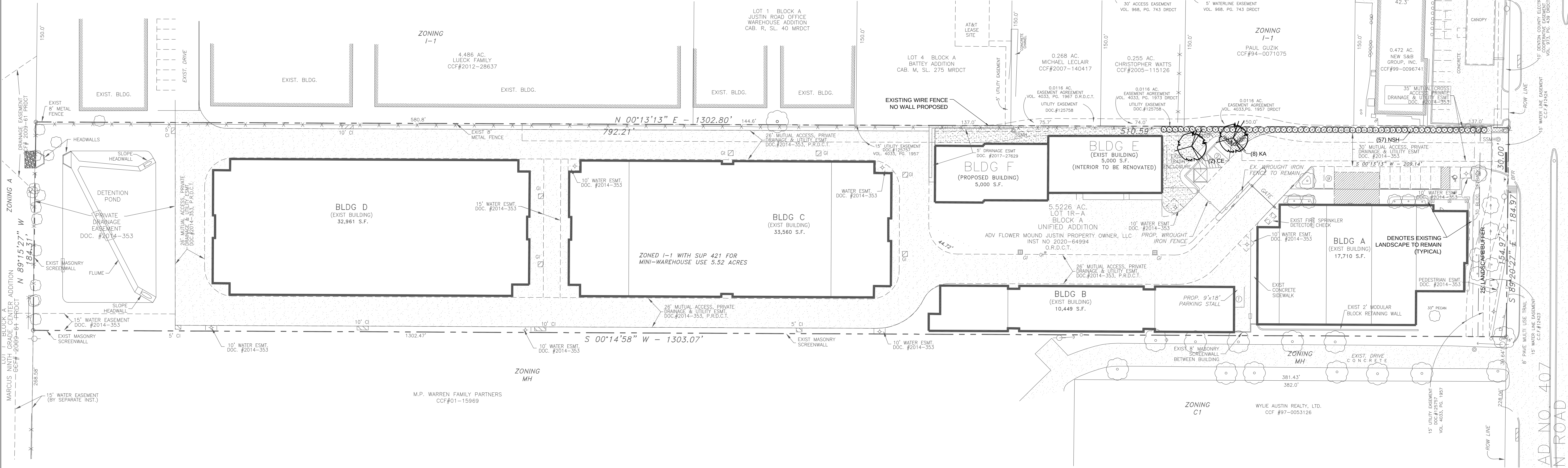
FILED: _____

DOCUMENT NO. _____, P.R.D.C.T.



BLUE SKY SURVEYING
& MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
DAVID PETREE, RPLS 1890
DPPETREE@GBLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700

OWNER
ADV FLOWER MOUND JUSTIN PROPERTY OWNER, LLC
2221 LAKESIDE BOULEVEARD, SUITE 1260
RICHARDSON, TEXAS 75082–4370
CONTACT: RICK JONES
EMAIL: RJONES@ADVANTAGESTORAGE.NET
PHONE: (972) 547–0236



Notes

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Brown Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by flooding the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

LANDSCAPE TABULATIONS

Street Buffer Landscaping			
Street		Required Buffer Width	Provided Buffer Width
Justin Road		25'	25'
Street Buffer Trees			
Standard	Street Frontage	Required	Provided
1 Tree per 30 L.F.	Justin Road 183'	6 Trees (3" cal)	6 Ex Trees (3" cal)
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
1 Tree for every 1,000 sf	Justin Road 6,526.54 sf	7 Trees (3" cal)	7 Ex Trees (3" cal)
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 sf per 12 Spaces	11 Spaces	90 sf	634 sf
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 Tree per 10 Spaces	11 Spaces	2 Trees (3" cal)	2 new (3" cal) 6 Ex. Orn. Trees
All parking spaces to be located within 50' of a parking lot tree			

LANDSCAPE REQUIREMENT CALCULATIONS

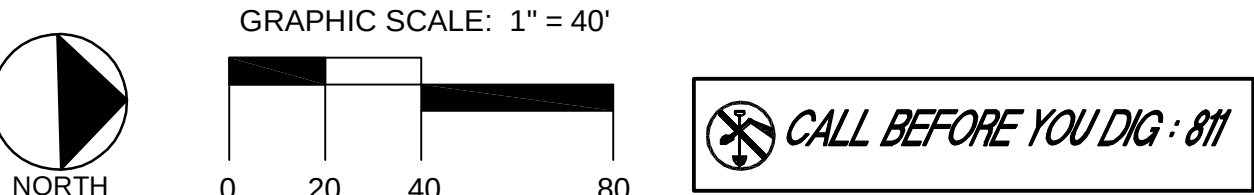
Required Street Yard Landscape Area	Min. 50%
Street Yard Area	6,526.45 s.f.
Existing Street Yard Landscape Area	5,191.67 s.f.
Percentage of Street Yard in Living Landscape	79.54%

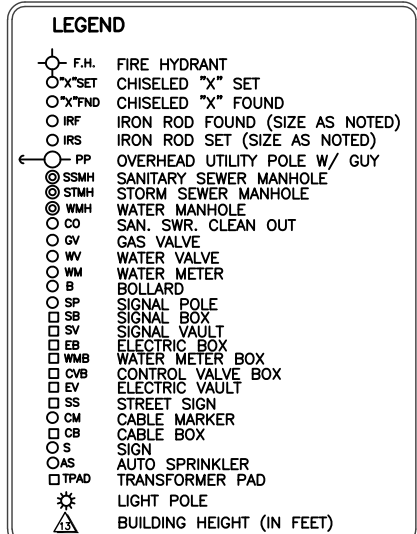
PROPOSED TREES				
Symbol	Key	Name	Size	Spacing
	CE	Elm, Cedar <i>Ulmus crassifolia</i>	3" Cal/ 10' Ht.	As Scaled

PROPOSED PLANTS				
Symbol	Key	Name	Size	Spacing
	KA	Abelia, Radiance <i>Abelia x grandiflora 'Radiance'</i>	5 Gal.	36"
	NSH	Holly, Nellie Stevens <i>Ilex x 'Nellie R. Stevens'</i>	6' Ht.	60"

- Common Bermuda Solid Sod or Hydrosprigs- 4,100 s.f. Shown
- Bed Area - 1,550 s.f. Shown
To be Cedar Mulch, 4" Depth.
- Denotes bed line between planting areas - To be 4" x 1/8" Brown, Commercial Grade, Steel Edging

JUSTIN ROAD
STORAGE CENTER
LOTS 1R-A, BLOCK A,
UNIFIED ADDITION





GRAPHIC SCALE: " = 20'

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

DATE: JANUARY 4, 2021
SCALE: 1"=20'
DRPETREE@BLUESKYSURVEYING.COM
TBPLS REGISTRATION No. 10105700
\\FM407FM2499Warehousesec\2020 Update



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCRETIONARY ITEM

DATE: March 22, 2021

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Site Plan (SP20-0025 – Justin Road Storage Center) to develop a new building and redevelop an existing building as part of an existing miniwarehouse development. The property is generally located south of Justin Road and west of Meadow View.

I. ITEM SUMMARY

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

This project has a companion re-plat application (RP20-0009) for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this site plan application is to develop/redevelop two miniwarehouse buildings and provide associated site improvements on a previously developed lot. The subject site is approximately 5.5226 acres. The property is zoned Industrial District-1 and master-planned for Commercial/Industrial uses.

On April 7, 2014, Town Council approved SUP-421 for miniwarehouses on Lot 2R (4.6847 acres) consisting of four single story buildings, approximately 94,680 square feet, with a total of 663 units. On September 21, 2020, Town Council approved an amendment to SUP-421 to incorporate Lot 1R, consisting of 0.8379 acres, into the SUP and to add 11 more storage units intended for boats and recreational vehicles (RV).

The applicant proposes to develop a new 5,000 square foot, one-story building (Building F), and to redevelop an existing building (Building E). Both buildings will serve as expansions to the existing miniwarehouse development. Overall, the development requires 12 parking spaces. The proposed site plan provides 11 spaces, which is within the Town's allowable 20 percent deviation. Access to the site is provided via Justin Road.

The elevations depict a new one-story building (Building F) and updates to a pre-existing building (Building E). As part of SUP-421, Town Council granted the project a

meritorious design exception for the percentage of doors/windows and an exception to the roof pitch requirements of the Town's Urban Design Plan (UDP). Building F's materials consist of brick (primary masonry). Brick cladding is also to be installed on the north (street-facing), and east sides of Building E. The remaining metal portions of Building E will be painted in compliance with the Town UDP's color standards. The architecture and colors comply with the concept elevations found within SUP-421.

The landscape plan provided depicts all trees and landscaping required for the development.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

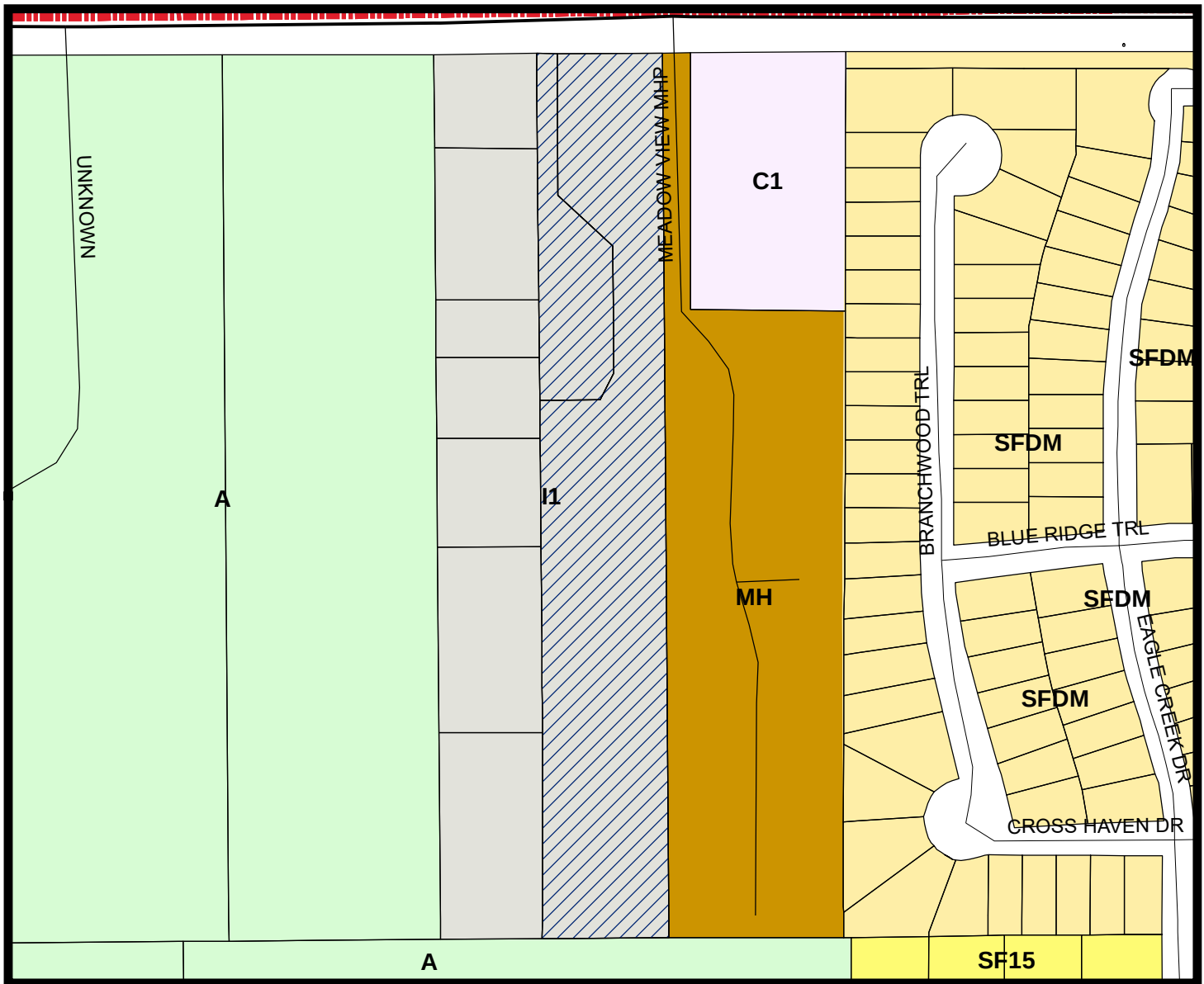
B. Application Details

1. Site Plan Package

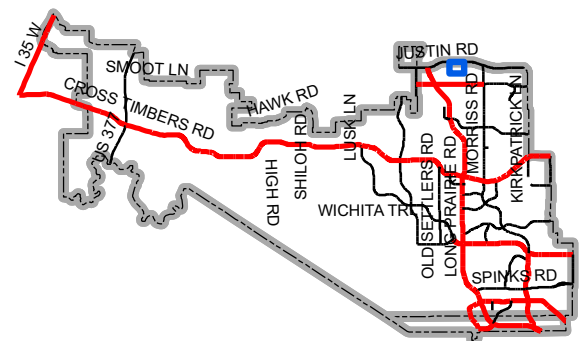
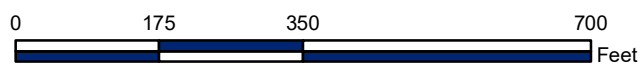
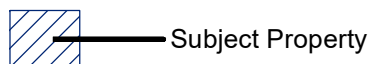
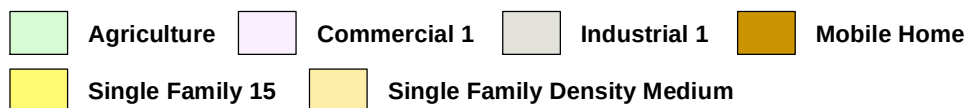


Vicinity Map

Reference Project: RP20-0009 & SP20-0025



LEGEND



Map Location

Advantage Storage
 2221 Lakeside Parkway, Suite 1260
 Richardson, Texas 75082
 972-547-0236
 rjones@AdvantageStorage.net



10 March 2021

**Planning Department of the
 Town of Flower Mound**
 1001 Cross Timbers Road
 Flower Mound, TX 76028

Re: Letter of Intent
 Site plan and Replat
 2711 Justin Road
 Zoning: Industrial - 1
 Specific Use Permit No. 421 (SUP20-0006 – Justin Road Storage Center)

To Whom it May Concern,

Please accept this letter and attachments as a description of our intent regarding the property located at 2711 Justin Road. The ownership entity is ADV Flower Mound Justin Property, Owner, LLC, a Delaware limited liability company. The property consists of two separately platted lots, Lot 1 & 2, Justin Road Storage Center Addition. Lot 1 contains approximately 0.8379 acres and is improved with a 50' x 100' metal industrial building. This building shares a common drive with the storage facility and has a rock outside storage yard enclosed by a chain link fence. Lot 2 contains approximately 4.6847 acres and is improved with a class A self-storage facility that was completed in 2018.

On September 21, 2020, the Town Council of the Town of Flower Mound approved ordinance 30-20 granting Specific Use Permit No. 421 (SUP20-0006 – Justin Road Storage Center) (see attached) to allow expansion of an existing mini-warehouse facility, with an exception for meritorious design and a waiver to the Architectural Standards of the Town's Urban Design Plan (see attached). The property's use will be self-storage and self-storage of vehicles. The two platted lots are being replatted into one lot, and the entire premises will be operated as one business under one management.

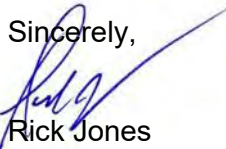
Our proposed plans would include:

1. Gut the interior of the existing building, provide electrical service, add 4 new overhead and walk-through doors, provide full height brick veneer on three sides of the building and replace trim, gutters and downspouts to match the existing storage facility.
2. The proposed use for the building would be four 1,250 SF storage spaces suitable for fully enclosed boat, RV and vehicle storage.
3. We propose a 50' x 100' addition on the south end of the existing building. This space would share the existing electrical service and be divided into seven storage spaces approximately 14.28' x 50' suitable for boat, RV and vehicle storage. The building addition would be brick veneer matching the existing storage facility.
4. Remove the existing chain link fence separating the two properties.

5. Modify existing curb storm inlets to surface storm inlets.
6. Modify existing concrete to consolidate the drive area.
7. Remove existing gravel surface and install concrete.
8. Modify existing wrought iron fencing to secure the area in one compound accessed by the existing access gate.
9. Provide dense, mature living screen on the west side of the property from Justin Road to the north face of the existing industrial building. Currently this area has a dilapidated chain link fence which is an eyesore and provides no screening to the poor-quality property to the west, and the back of the industrial buildings currently being developed.
10. Provide new, high quality landscaping and irrigation system on Lot 1.

Our proposed timeline for this project is to begin immediately following acquisition of necessary planning approvals and building permit. Please let me know if you have any questions.

Sincerely,



Rick Jones

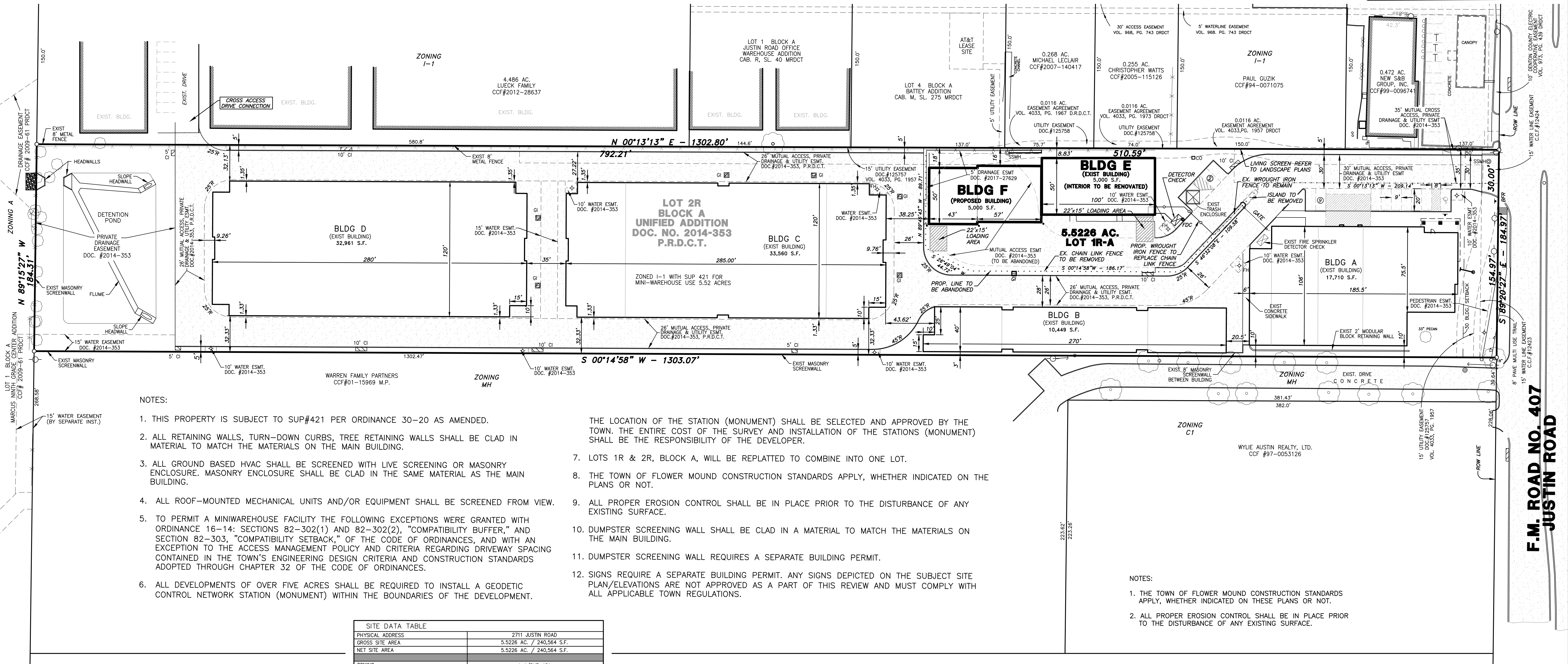
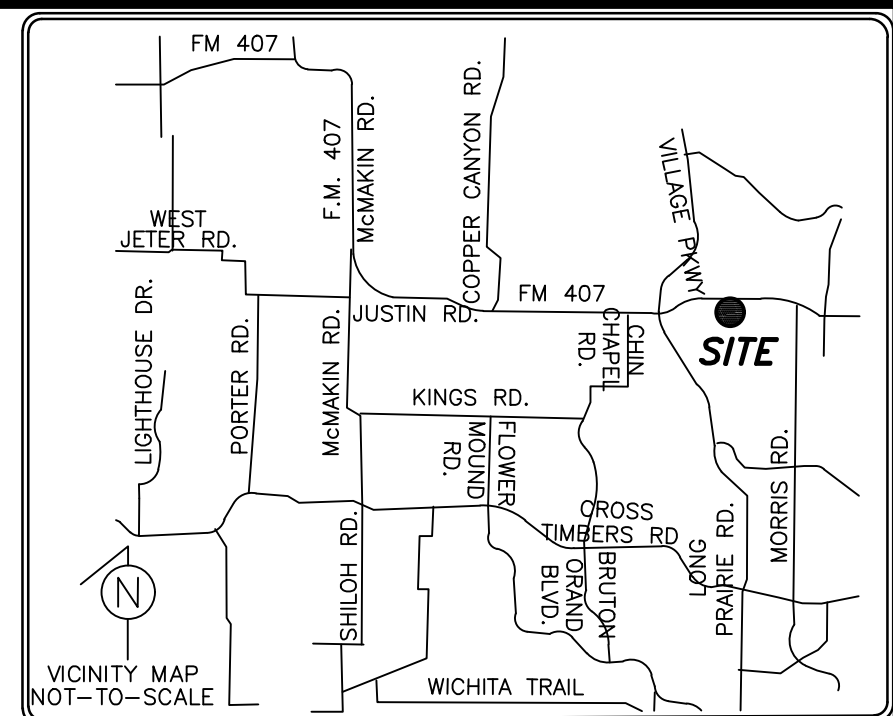
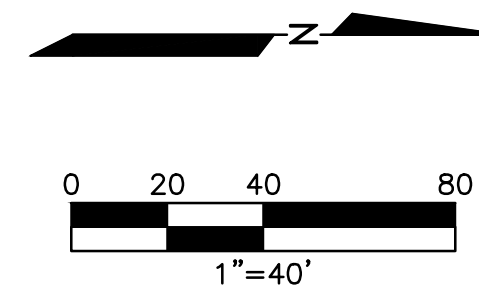
Authorized Signatory

ADV Flower Mound Justin Property Owner, LLC, a Delaware limited liability company

972-832-8933 cell

Rjones@AdvantageStorage.net

MASTER PLAN FEATURES	
LAND USE PLAN	COMMERCIAL/INDUSTRIAL
AREA PLAN	NOT IN A DISTRICT
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	8' TRAIL ALONG SOUTH SIDE OF FM 407
OPEN SPACE PLAN	NA
THOROUGHFARE PLAN	URBAN MINOR ARTERIAL
WATER PLAN	EXISTING 12" WATER-WAKETON ELEVATED STORAGE TANK
WASTEWATER PLAN	EXISTING 8" SANITARY SEWER EAST - LONG PRAIRIE
ECONOMIC IMPACT	SEE NARRATIVE



NOTES:

1. THIS PROPERTY IS SUBJECT TO SUP#421 PER ORDINANCE 30-20 AS AMENDED.
2. ALL RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. TO PERMIT A MINIWAREHOUSE FACILITY THE FOLLOWING EXCEPTIONS WERE GRANTED WITH ORDINANCE 16-14: SECTIONS 82-302(1) AND 82-302(2), "COMPATIBILITY BUFFER," AND SECTION 82-303, "COMPATIBILITY SETBACK," OF THE CODE OF ORDINANCES, AND WITH 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.
6. ALL DEVELOPMENTS OF OVER FIVE ACRES SHALL BE REQUIRED TO INSTALL A GEODETIC CONTROL NETWORK STATION (MONUMENT) WITHIN THE BOUNDARIES OF THE DEVELOPMENT.

THE LOCATION OF THE STATION (MONUMENT) SHALL BE SELECTED AND APPROVED BY THE TOWN. THE ENTIRE COST OF THE SURVEY AND INSTALLATION OF THE STATIONS (MONUMENT) SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

7. LOTS 1R & 2R, BLOCK A, WILL BE REPLATTED TO COMBINE INTO ONE LOT.
8. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THE PLANS OR NOT.
9. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
10. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
11. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
12. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. 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.

NOTES:

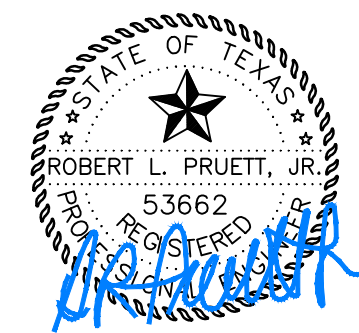
1. THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

SITE DATA TABLE		
PHYSICAL ADDRESS	2711 JUSTIN ROAD	
GROSS SITE AREA	5.5226 AC. / 240,564 S.F.	
NET SITE AREA	5.5226 AC. / 240,564 S.F.	
ZONING	I-1/SUP. 421	
CURRENT USE	MINI-WAREHOUSE	
LOT COVERAGE DATA (OVERALL)		
BUILDING COVERAGE EXISTING	94,680 S.F. (39.4%)	
ADDITIONAL BUILDING COVERAGE PROPOSED	10,000 S.F. (4.1%)	
IMPERVIOUS AREA	193,135 S.F. (80.3%)	
PERVIOUS AREA	47,429 S.F. (19.7%)	
PARKING SUMMARY (OVERALL)	REQUIRED	PROVIDED
OFFICE (1000 S.F.) EXISTING	3 (1/300 S.F.)	2 (1/300 S.F.)
MINI-WAREHOUSE (663 UNITS) EXISTING	9 (1/75 STORAGE BAYS)	9 (1/75 STORAGE BAYS)
MINI-WAREHOUSE (11 UNITS) PROPOSED		
TOTAL PARKING	12	11
BUILDING DATA		
EXISTING BUILDINGS	ONE STORY	
PROPOSED BUILDINGS	ONE STORY	
EXISTING PEAK HEIGHT	24'-0"	
EXISTING MEAN HEIGHT	11'-0"	
PROPOSED BUILDING E & F PEAK HEIGHT	17'-6" (1 STORY)	
PROPOSED BUILDING E & F MEAN HEIGHT	16'-2" (1 STORY)	
EXISTING TOTAL SQUARE FOOTAGE	94,680 S.F.	
PROPOSED SQUARE FOOTAGE	10,000 S.F.	
TOTAL SQUARE FOOTAGE	104,680 S.F.	

LEGEND

⊕	F.H.	EXISTING FIRE HYDRANT
●	F.H.	PROPOSED FIRE HYDRANT
○	W.M.	EXISTING WATER METER
⊗	W.M.	PROPOSED WATER METER
T	W.V.	EXISTING WATER VALVE
T	W.V.	PROPOSED WATER VALVE
○	CO	SANITARY CLEANOUT
○	P.P.	POWER POLE
→	GUY	POWER POLE ANCHOR
SSMH	SSMH	SANITARY SEWER MANHOLE
VPP	VPP	VERIZON PEDESTAL PAD
CI	CI	CURB INLET
IRS	IRS	IRON ROD SET
IRF	IRF	IRON ROD FOUND
R.P.R.D.C.T.	R.P.R.D.C.T.	REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS
D.R.D.C.T.	D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
M.R.D.C.T.	M.R.D.C.T.	MAP RECORDS, DENTON COUNTY, TEXAS
		EXISTING BUILDING

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT L. PRUETT, JR., P.E. 53662 ON 03-04-2021



REV.	DATE	SHEET

FLOOD NOTE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) - NATIONAL FLOOD INSURANCE PROGRAM (NFIP) - FLOOD INSURANCE RATE MAP (FIRM) - FOR THE DENTON COUNTY, TEXAS AND INCORPORATED AREAS - MAP NO. 48121C0530G, MAP REVISED, APRIL 18, 2011, THE PROPERTY SHOWN HEREON LIES IN ZONE "X" (OTHER AREAS).

BENCHMARKS

SITE BENCH MARK NO. 1: CENTER STORM INLET FACE LOCATED ALONG THE SOUTH PAVEMENT LINE OF F.M. 407 WESTERLY AT A DISTANCE OF 53 FEET FROM THE NORTHWEST CORNER OF LOT 2 OF UNIFIED ADDITION. ELEVATION = 645.54'

SITE BENCH MARK NO. 2: NEC STORM INLET LOCATED ALONG THE SOUTH PAVEMENT LINE OF F.M. 407 EASTERLY AT A DISTANCE OF 86 FEET FROM THE NORTHEAST CORNER OF LOT 1 OF UNIFIED ADDITION. ELEVATION = 640.73'

SITE PLAN

JUSTIN ROAD STORAGE CENTER

LOT 1R-A, BLOCK A, UNIFIED ADDITION

BEING 5.5226 ACRES

IN THE SHELTON LUTTRELL SURVEY, ABSTRACT NO. 744

TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

FEBRUARY 2021

OWNER
ADVANTAGE STORAGE
 2221 LAKESIDE BOULEVARD, SUITE 1260
 RICHARDSON, TEXAS 75082
 (972) 547-0236
 CONTACT: RICK JONES
 EMAIL: RJONES@ADVANTAGESTORAGE.NET

ENGINEER/SURVEYOR
LANDEV ENGINEERS, INC.
 1801 GATEWAY BOULEVARD, SUITE 101
 RICHARDSON, TEXAS 75080
 (972) 385-2272
 CONTACT: ROBERT L. PRUETT, P.E.
 EMAIL: RPRUETT@LANDEVENGINEERS.COM



100 NORTH TRAVIS STREET
SUITE NO.500A
SHERMAN, TEXAS 75090

903 893 5800

www.davidbacastudio.com

SCHEMATIC DESIGN REVIEW

NOT FOR REGULATORY
APPROVAL, PERMITTING, OR
CONSTRUCTION

REVISIONS	NO.	DESCRIPTION	DATE

SHEET TITLE

ELEVATIONS

JUSTIN ROAD STORAGE
2711 Justin Rd, Flower Mound, TX 75028

PROJECT NUMBER

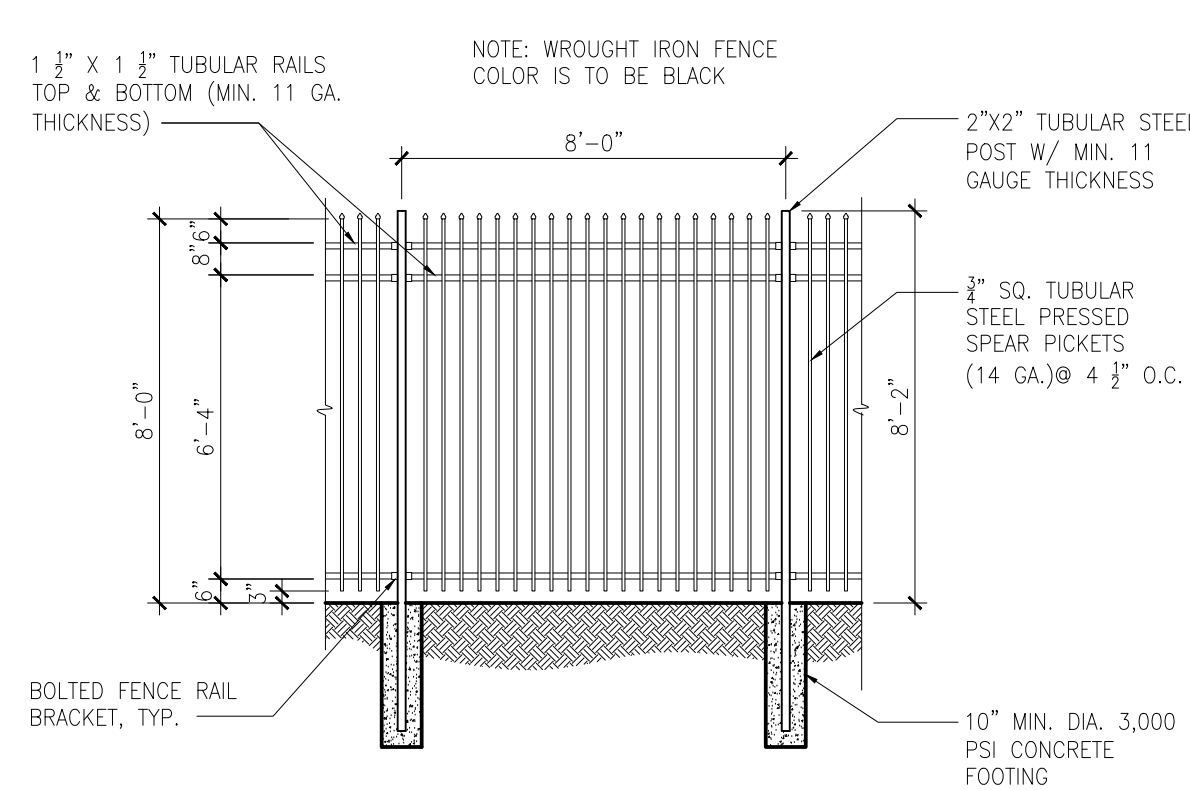
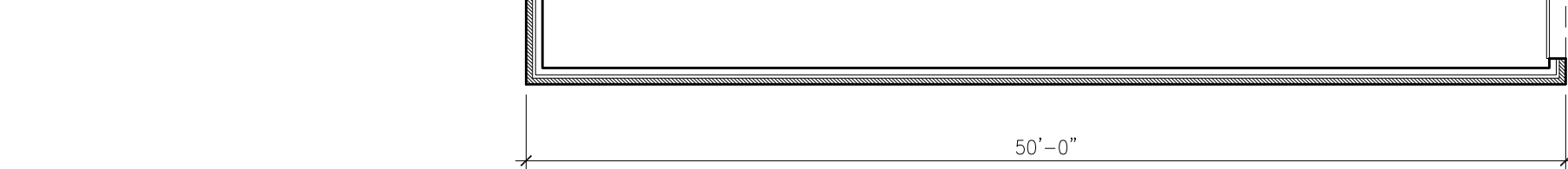
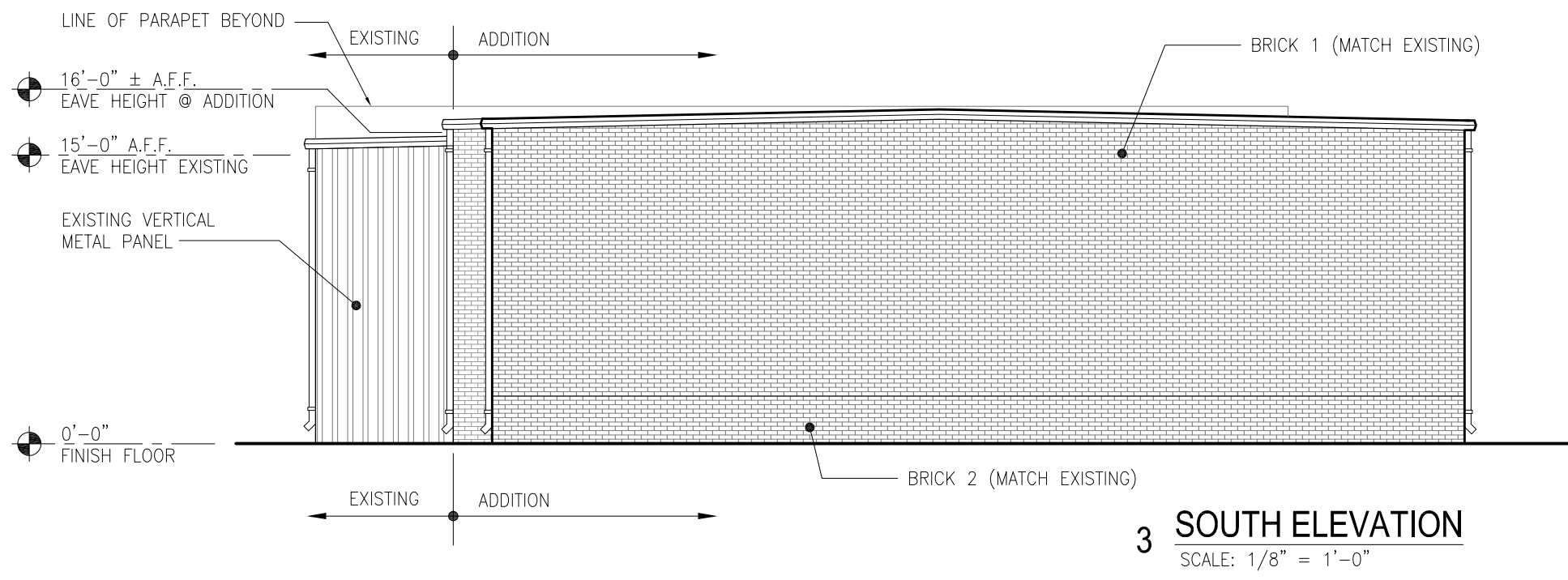
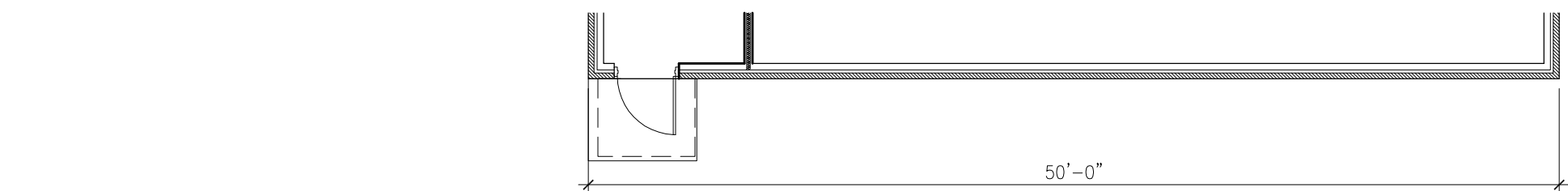
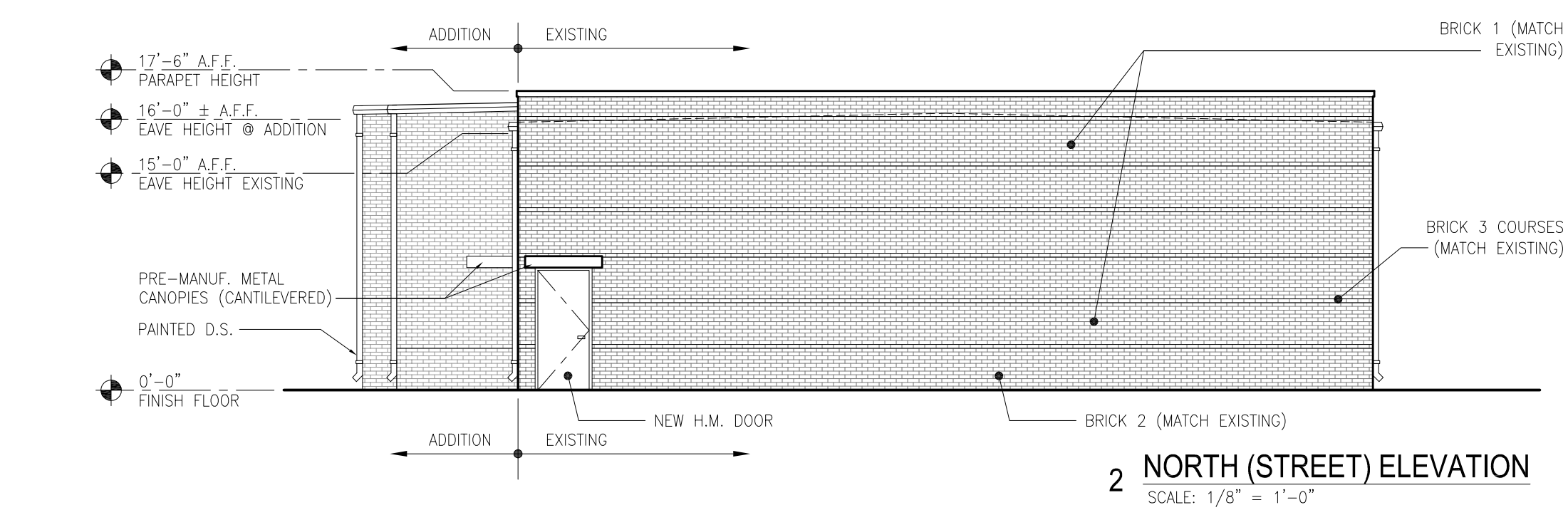
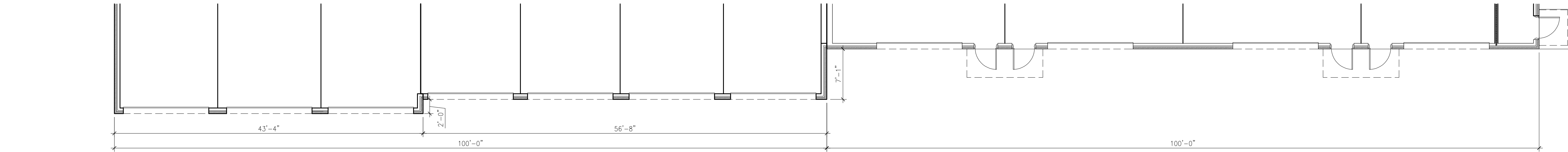
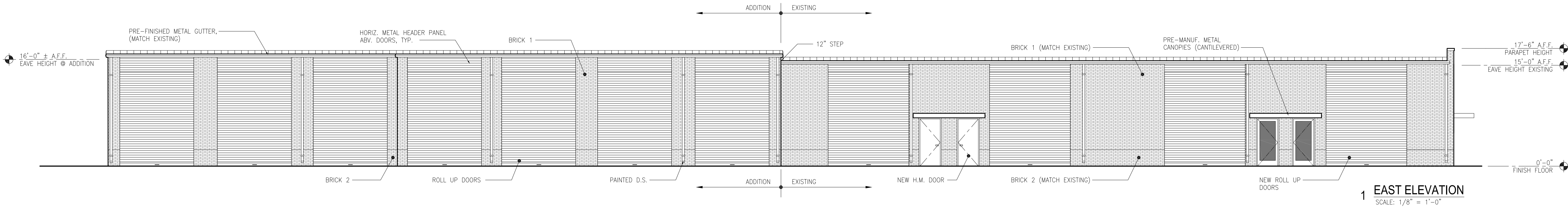
2012

DATE

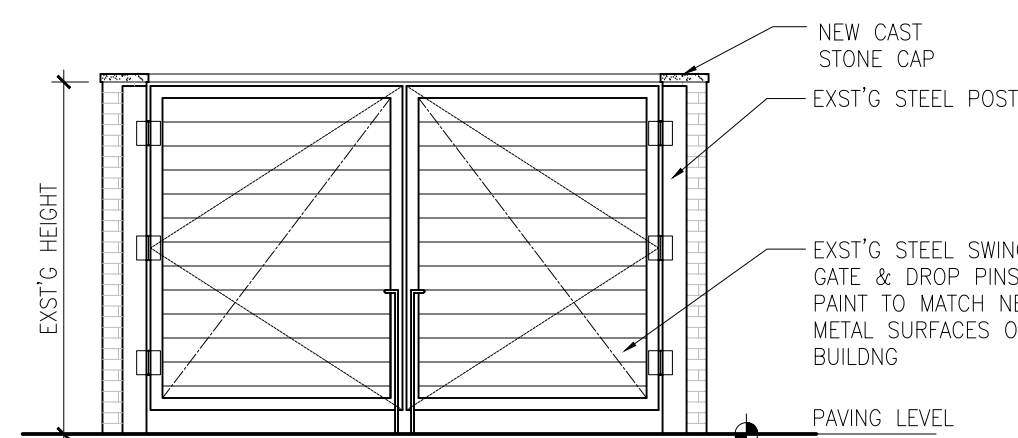
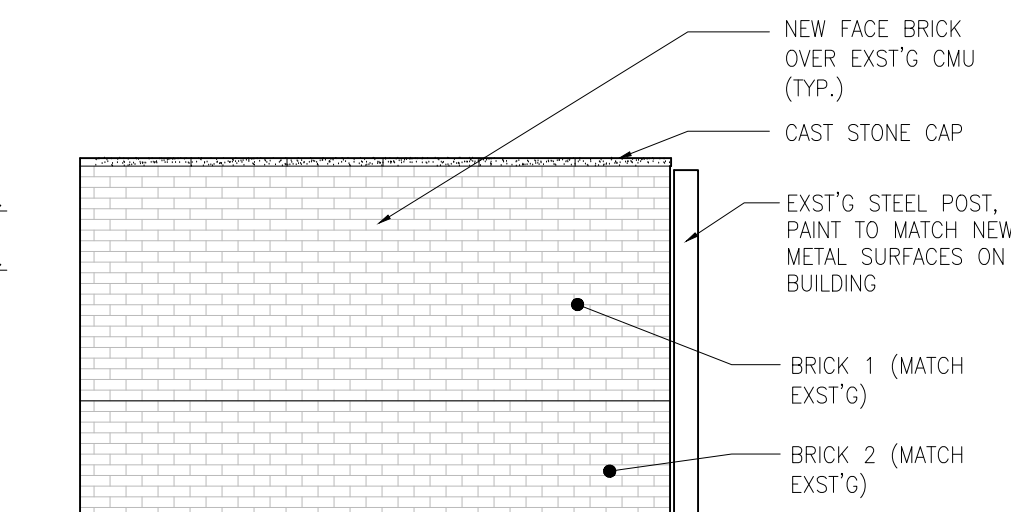
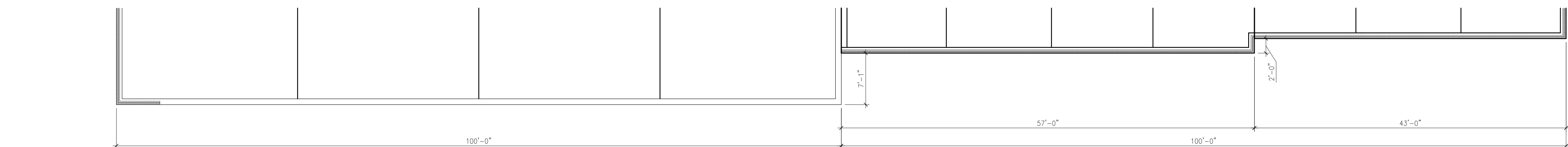
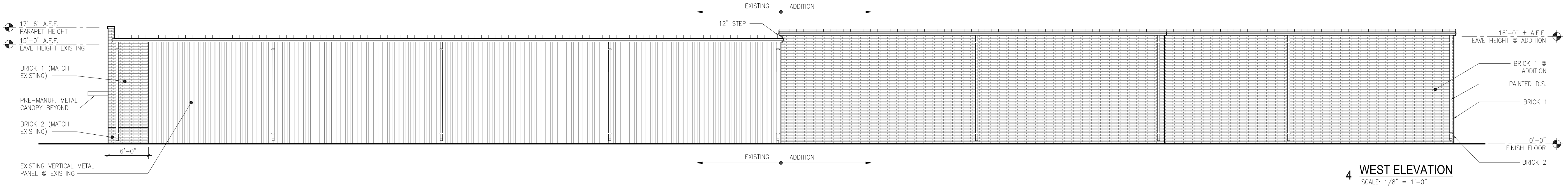
02.03.21

SHEET NUMBER

SUP-1



5 WROUGHT IRON FENCE DETAIL
SCALE: 1/4" = 1'-0"



6 DUMPSTER ELEVATIONS
SCALE: 1/4" = 1'-0"

MATERIAL TABULATION CHART – BUILDING "F" (NEW)

		North	South	East	West
1.	Total Facade S.F.	148 s.f.	853 s.f.	1617 s.f.	1617 s.f.
2.	Facade S.F. (exclusive of doors and windows)	148 s.f.	853 s.f.	371 s.f.	1617 s.f.
3.	Doors and Windows S.F.	0 s.f.	0 s.f.	1246 s.f.	0 s.f.
4.	Primary Masonry totals (Min. 80%)	148 s.f. and 100% of 2	853 s.f. and 100% of 2	371 s.f. and 100% of 2	1617 s.f. and 100% of 2
	• Brick s.f. (as applicable)	148 s.f. and 100% of 2	853 s.f. and 100% of 2	371 s.f. and 100% of 2	1617 s.f. and 100% of 2
	• Stone s.f. (as applicable)				
	• Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)				
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

MATERIAL TABULATION CHART – BUILDING "E" (EXISTING)

		North	South	East	West
1.	Total Facade S.F.	876 s.f.	108 s.f.	1520 s.f.	1520 s.f.
2.	Facade S.F. (exclusive of doors and windows)	855 s.f.	108 s.f.	708 s.f.	1520 s.f.
3.	Doors and Windows S.F.	21 s.f.	0 s.f.	812 s.f.	0 s.f.
4.	Primary Masonry totals (Min. 80%)	855 s.f. and 100% of 2	0 s.f. and 0% of 2	708 s.f. and 100% of 2	94 s.f. and 6% of 2
	• Brick s.f. (as applicable)	855 s.f. and 100% of 2	0 s.f. and 0% of 2	708 s.f. and 100% of 2	94 s.f. and 6% of 2
	• Stone s.f. (as applicable)				
	• Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)				
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Existing Metal Panel		108 s.f. and 100% of 2		1,426 s.f. and 94% of 2

NOTES:
1. EXISTING DUMPSTER ENCLOSURE TO BE USED WITH NEW BRICK CLADDING.
2. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.
3. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE REGULATIONS.



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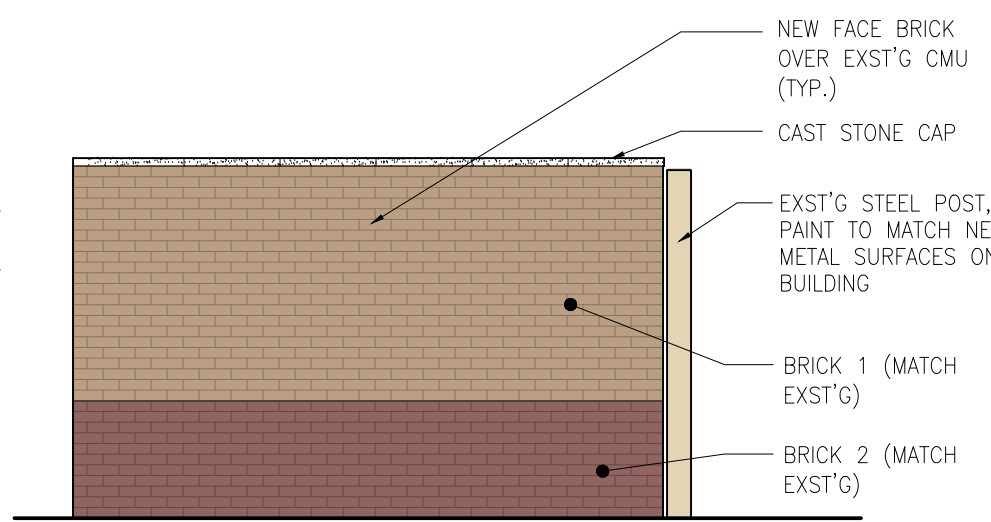
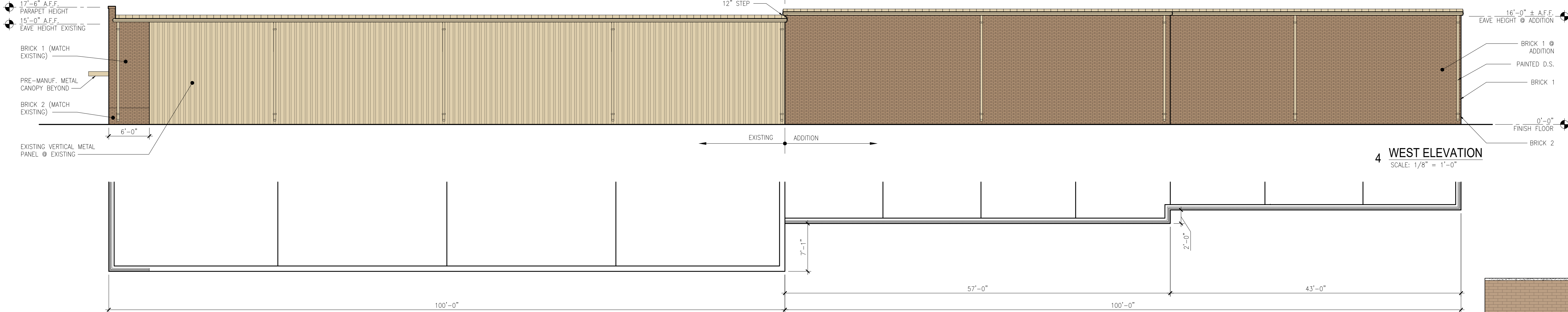
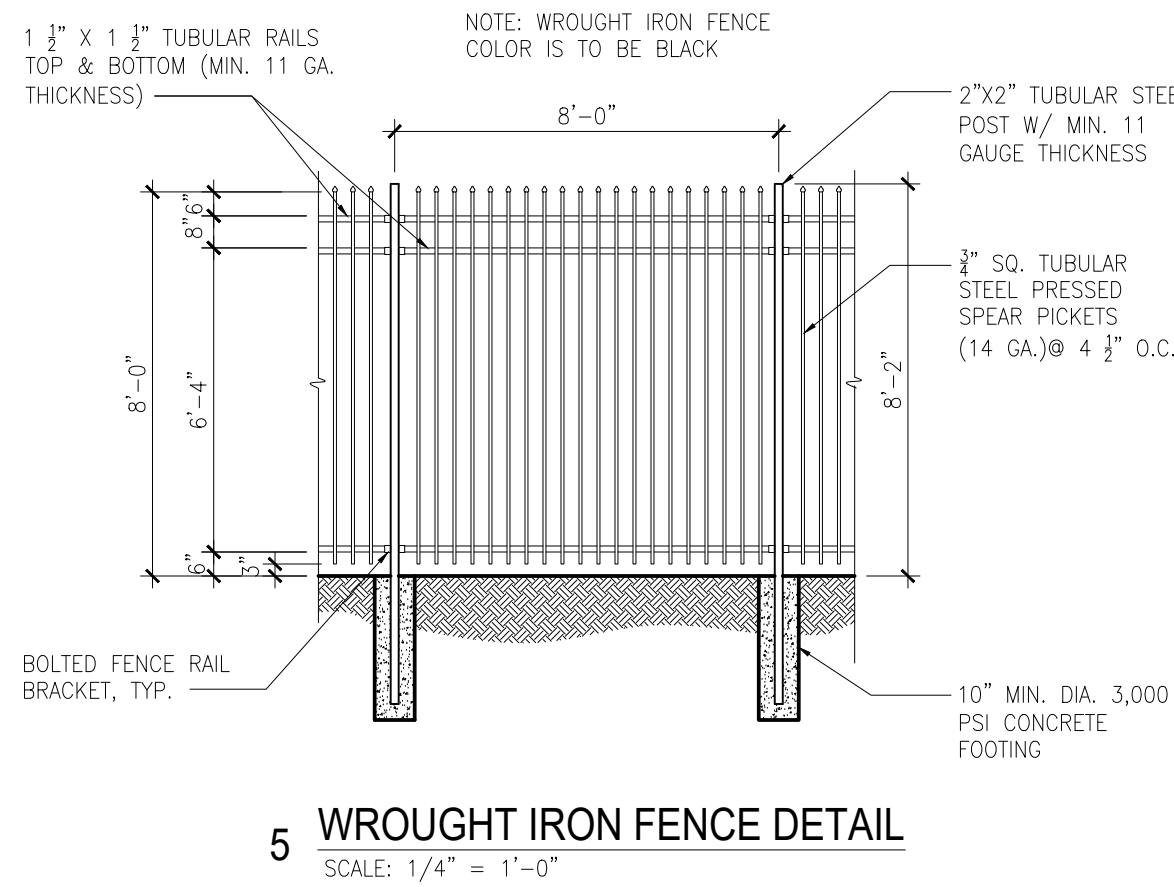
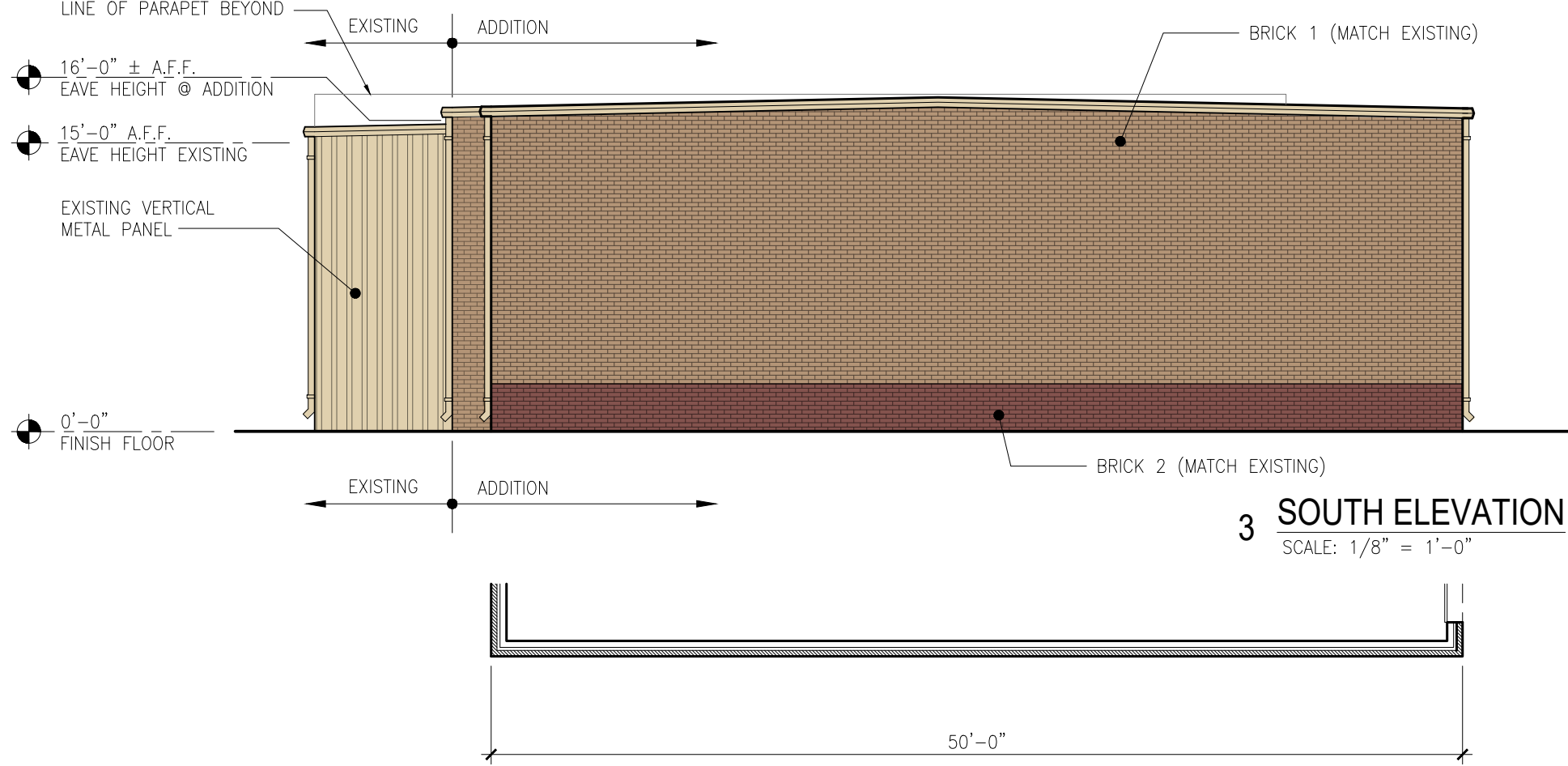
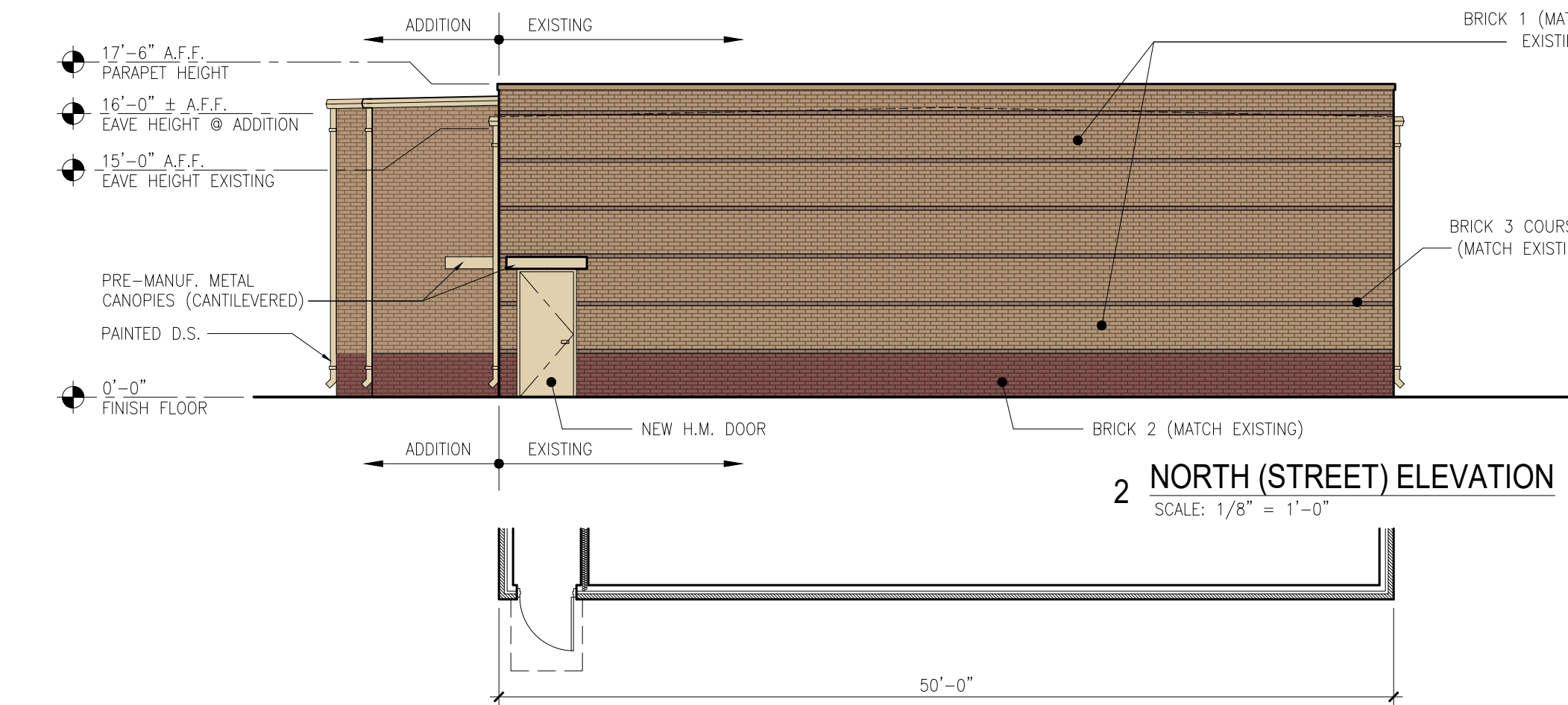
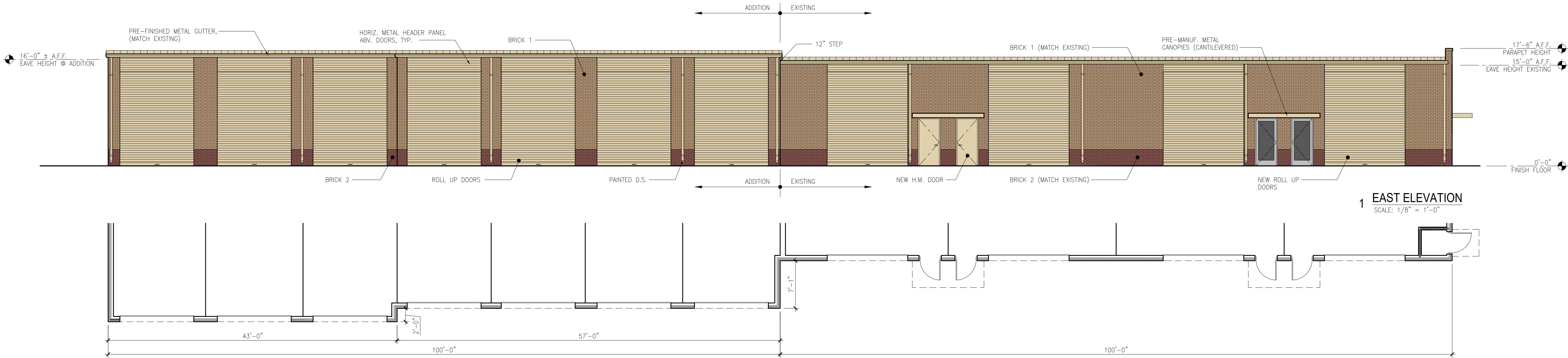
REVISIONS	DATE		
	DESCRIPTION		
	NO.		

SHEET TITLE
ELEVATIONS

JUSTIN ROAD STORAGE
2711 Justin Rd, Flower Mound, TX 75028

PROJECT NUMBER
2012
DATE
02.03.21
SHEET NUMBER

SUP-1C



MATCH EXISTING STORAGE BUILDINGS FOR ALL MATERIALS - VERIFY IN FIELD



BRICK 1
ACME VIA ROMA



ROLL-UP DOORS
JANUS LIGHT STONE



BRICK 2
ACME BURGUNDY



METAL SURFACES
MBCI ALMOND



BRICK 3
ACME CASTLE BROWN

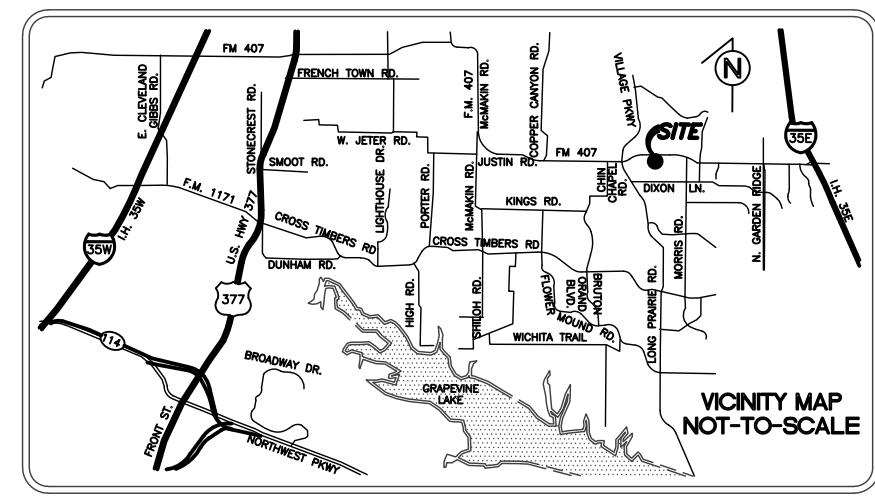
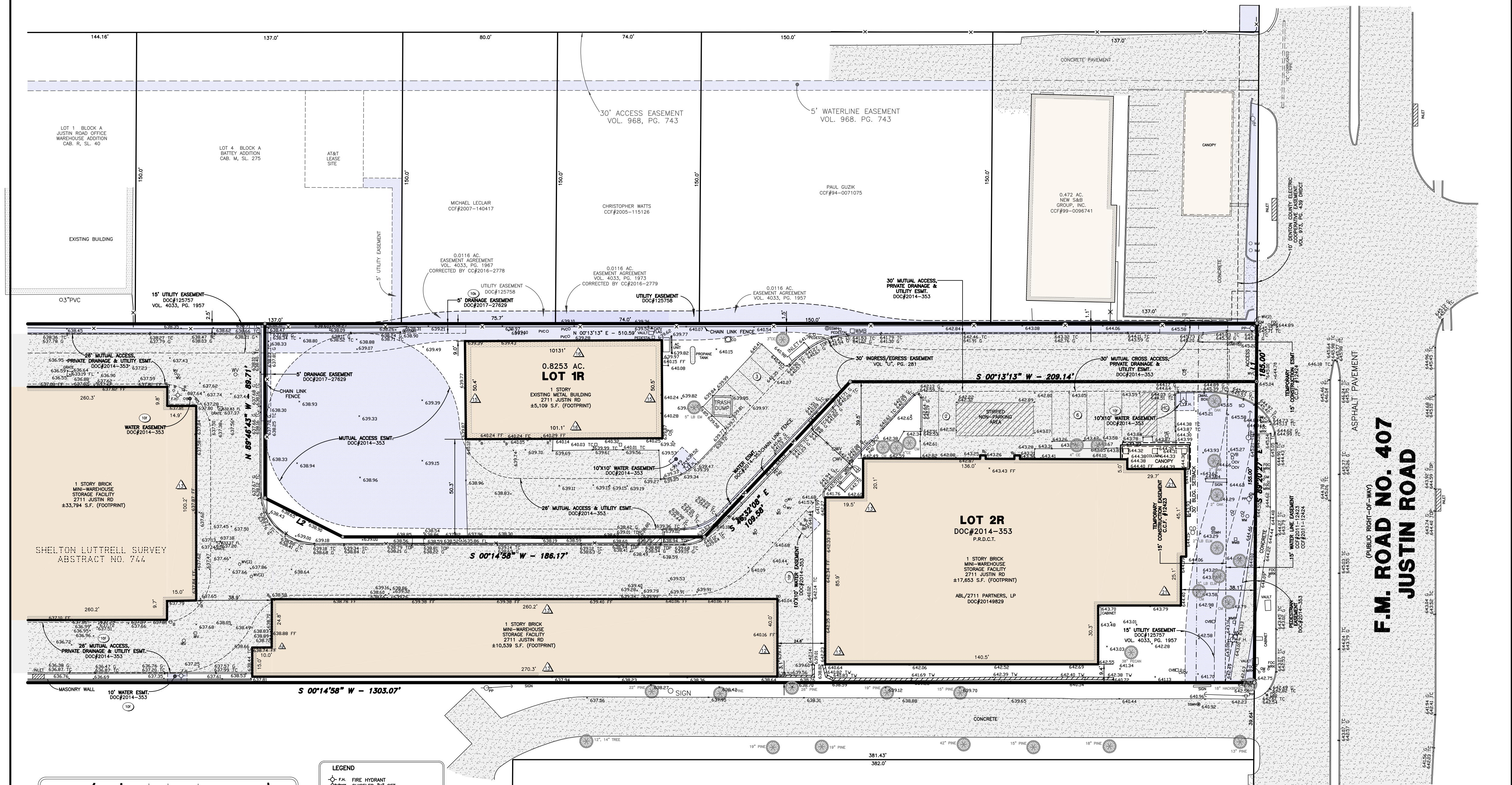
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MATERIAL TABULATION CHART – BUILDING “F” (NEW)

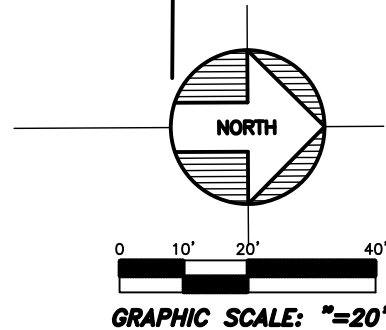
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2.	Facade S.F. (exclusive of doors and windows)	148 s.f.	853 s.f.	371 s.f.	1617 s.f.
3.	Doors and Windows S.F.	0 s.f.	0 s.f.	1246 s.f.	0 s.f.
4.	Primary Masonry totals (Min. 80%)	148 s.f. and 100% of 2	853 s.f. and 100% of 2	371 s.f. and 100% of 2	1617 s.f. and 100% of 2
	• Brick s.f. (as applicable)	148 s.f. and 100% of 2	853 s.f. and 100% of 2	371 s.f. and 100% of 2	1617 s.f. and 100% of 2
	• Stone s.f. (as applicable)				
	• Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)				
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Detail any additional (as applicable)				

MATERIAL TABULATION CHART – BUILDING “E” (EXISTING)

		North	South	East	West
1.	Total Facade S.F.	876 s.f.	108 s.f.	1520 s.f.	1520 s.f.
2.	Facade S.F. (exclusive of doors and windows)	855 s.f.	108 s.f.	708 s.f.	1520 s.f.
3.	Doors and Windows S.F.	21 s.f.	0 s.f.	812 s.f.	0 s.f.
4.	Primary Masonry totals (Min. 80%)	855 s.f. and 100% of 2	0 s.f. and 0% of 2	708 s.f. and 100% of 2	94 s.f. and 6% of 2
	• Brick s.f. (as applicable)	855 s.f. and 100% of 2	0 s.f. and 0% of 2	708 s.f. and 100% of 2	94 s.f. and 6% of 2
	• Stone s.f. (as applicable)				
	• Stucco s.f. (as applicable)				
	• Tilt Wall s.f. (as applicable)				
5.	Secondary Masonry totals (max. 20%)				
	• EIFS s.f. (as applicable)				
	• Hardiplank s.f. (as applicable)				
	• Existing Metal Panel		108 s.f. and 100% of 2		1,426 s.f. and 94% of 2



- LEGEND**
- FM FIRE HYDRANT
 - CHISELED "X" SET
 - CHISELED "X" FOUND
 - IRON ROD FOUND (SIZE AS NOTED)
 - IRON ROD SET (SIZE AS NOTED)
 - OVERHEAD UTILITY POLE W/ GUY
 - SANITARY SEWER MANHOLE
 - WATER MANHOLE
 - SAN. SWR. CLEAN OUT
 - GAS VALVE
 - WATER VALVE
 - WATER METER
 - BOLLARD
 - SIGNAL POLE
 - ELECTRIC BOX
 - SIGNAL VAULT
 - CONTROL VALVE BOX
 - WATER METER BOX
 - ELECTRIC VAULT
 - STREET SIGN
 - CABLE MARKER
 - CABLE BOX
 - SIGN
 - AUTO SPRINKLER
 - TRANSFORMER PAD
 - LIGHT POLE
 - BUILDING HEIGHT (IN FEET)



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 89°20'27" E	30.00'
L2	S 26°49'04" W	44.72'

WYLIE AUSTIN REALTY, LTD.
CCF#97-0053126

CERTIFICATION

THE PLAT HEREON IS A TRUE, CORRECT AND ACCURATE REPRESENTATION OF THE TOPOGRAPHY OF THE PROPERTY AS DETERMINED BY SURVEY; SUBJECT TO ALL EASEMENTS, RESERVATIONS AND RESTRICTIONS WHICH MAY BE OF RECORD.

David Petree
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS
REGISTERED
DAVID PETREE
1890
PROFESSIONAL
LAND SURVEYOR

TOPOGRAPHIC & TREE SURVEY
MINI-WAREHOUSE STORAGE
LOTS 1R AND 2R - BLOCK A
THE UNIFIED ADDITION
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

BLUE SKY SURVEYING & MAPPING, CORPORATION
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4600
FAX: (214) 358-4600

DATE: JANUARY 4, 2021
SCALE: 1"=20'

DRPETREE@BLUESKYSURVEYING.COM
TBLPLS REGISTRATION NO. 10105700
F:\FM407\FM2499Warehousesec2\2020 Update

C1.3



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

NON-DISCRETIONARY ITEM

DATE: March 22, 2021

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Comprehensive Site Plan (SP19-0022 – Silveron Corners) to develop non-residential uses in accordance with Section III.A. of Planned Development District No. 31 for Campus Commercial District uses. The property is generally located north of International Parkway and east of Silveron 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 request is to obtain approval of a Comprehensive Site Plan (CSP) to develop multiple non-residential uses. The subject property contains approximately 35.47 acres and is currently undeveloped. Access to the property will be provided from both International Parkway and Silveron Boulevard.

The subject site is currently located within Tract 4 of PD-31 for Campus Commercial District uses. The proposed uses are allowed within PD-31, which also has associated development standards requiring a minimum 65-foot front building setback on all major streets, a 25-foot landscape buffer, and a restriction on parking in the first 45 feet measured from the property line. The proposed CSP is in compliance with these standards.

Section III.A. of PD-31 states:

A comprehensive site plan for each proposed development shall be submitted for approval to the Planning and Zoning Commission. Each comprehensive site plan shall be in general conformity to the requirements of the general development plan attached hereto as Exhibit "C" and all other applicable provisions of the Town's Comprehensive Plan and Land Development Code.

The specifics of the uses, buildings and parking for the proposed development are as follows (See Attachment B1):

PD 31 TRACT DATA										
	AREA SF	AREA ACRES	USE	BUILDING: #FLOORS	BUILDING: FOOTPRINT	BUILDING: AREA	HOTEL KEYS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
TRACT 1	139,222	3.20	RETAIL	1	31,891	31,891		4/1000 SF	128	161
TRACT 2	87,559	2.01	GROCERY	1	16,097	16,097		4/1000 SF	64	89
TRACT 3	142,944	3.28	HOTEL	3	20,703	62,109	140	1/RM	140	212
TRACT 4	66,683	1.53	BANK	1	4,595	4,595		1/300 SF	15	58
TRACT 5	125,627	2.88	MOTEL	4	14,946	59,784	100	1/RM	100	145
TRACT 6	542,995	12.47	OFFICE	2	62,400	124,800		1/300 SF	416	673
TRACT 7	181,780	4.17	REC (INDOORS)	1	54,719	54,719		1/200 SF	274	178
TRACT 8	258,252	5.93	OPEN SPACE	0	-	-		-	0	0
TOTALS	1,545,062	35.47			205,351	353,995			1137	1516

This project is unique in the sense that CSP's are part of a much earlier set of Town regulations and are only still addressed in a few of the older Planned Development Districts. The requirements for a CSP are considerably less restrictive than a typical site plan application being submitted in compliance with current Town standards. The applicant will be submitting standard site plan applications at a later date that will include elevations, more detailed landscaping, and will address items such as parking deviations and specimen tree removal permits. The property will also have to be platted either in conjunction with or prior to standard site plan submittals.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

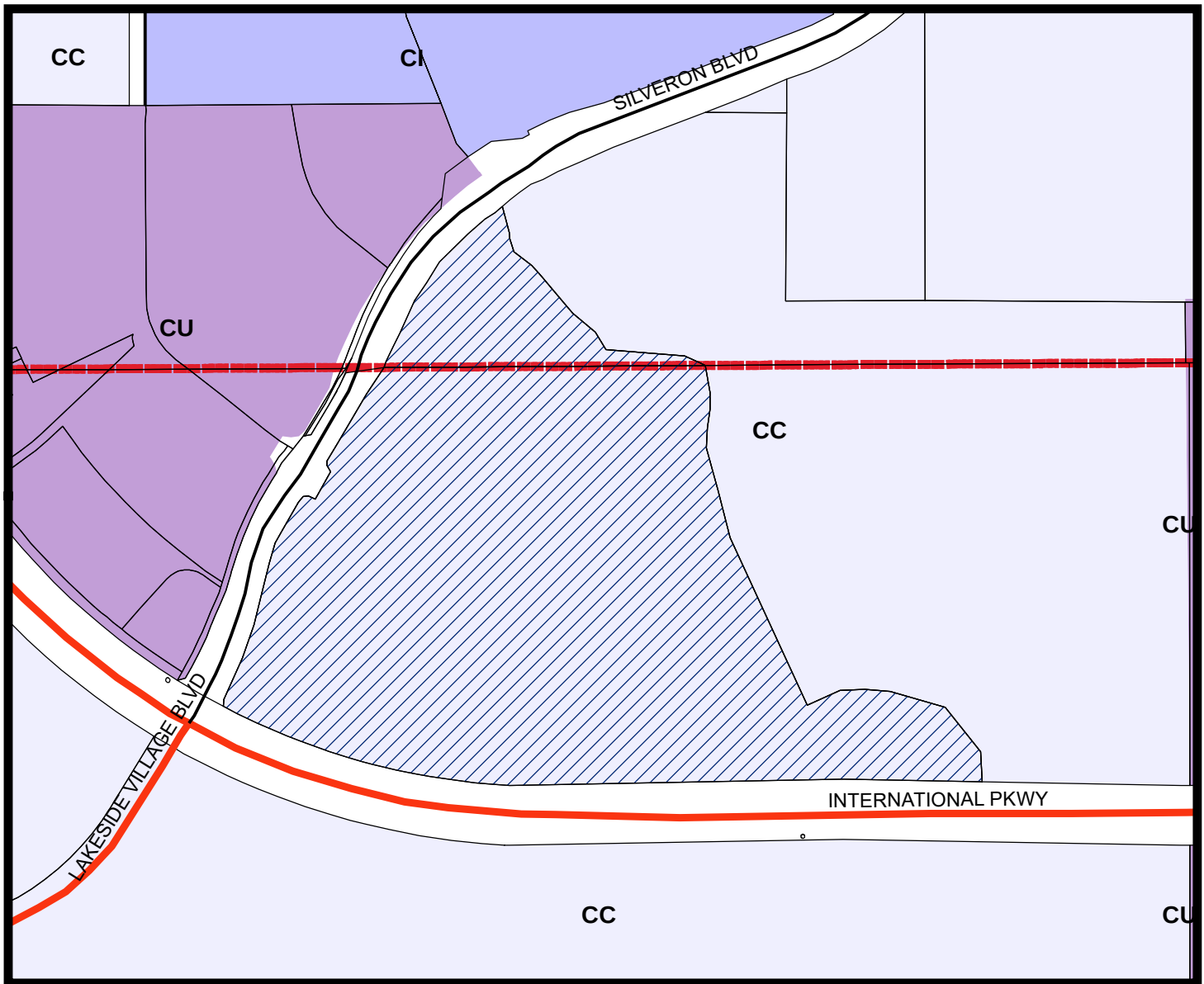
B. Application Details

1. Comprehensive Site Plan Package

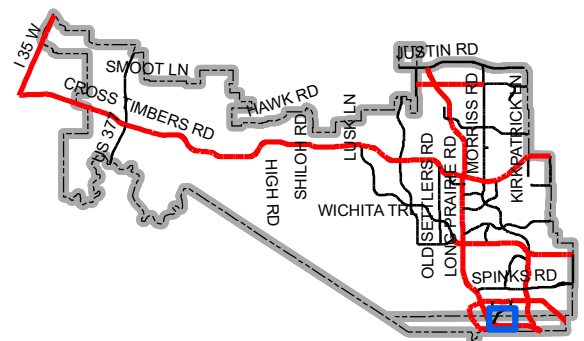


Vicinity Map

Reference Project: SP19-0022



LEGEND



Map Location

500 Winstead Building
2728 N. Harwood
Dallas, TX 75201

214.745.5400 OFFICE
214.745.5390 FAX
winstead.com

Arthur J. Anderson
Direct dial: 214.745.5745
aanderson@winstead.com

February 24, 2020

Ms. Lexin Murphy
Director of Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: Comprehensive Site Plan Application / Long Prairie Road @ Silveron Blvd.

Dear Ms. Murphy,

Our firm represents the owner of the above-referenced property. The attached amended application for a comprehensive site plan is being submitted on behalf of PS Silveron/RMR LP for approximately 35 acres on the northeast corner of Long Prairie Road and Silveron Boulevard. The proposed development will be called Silveron Corner.

The application is in compliance with the property's existing Campus Commercial zoning established under PD 31. The PD was adopted by Flower Mound's Town Council on April 17, 2000 which is after the Town adopted its Smart Growth Management Plan. Uses contained on the comprehensive site plan include single story value office, value hospitality, entertainment venues and retail in compliance with PD 31. The total square footage of the buildings contained on the comprehensive site plan total approximately 200,000 square feet.

On September 20, 2019, you forwarded the Town's current site plan checklist for use in completing this application. As you noted in your email the requirements of a comprehensive site plan are governed by the Town's Zoning Ordinance of 1975. In addition to the elevations and construction plans that you indicated are not necessary, the 1975 ordinance makes a distinction between the requirements for a comprehensive site plan and the requirements for a site plan. The requirements outlined in Section 8-102 of the 1975 Zoning Ordinance were used as guidance in preparing our submittal.

Ms. Lexin Murphy
February 24, 2020
Page 2

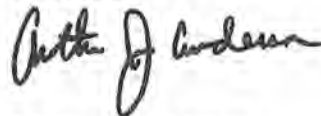
In addition to the 1975 Code, we used the approved 1999 Lakeside DFW Comprehensive Site Plan and staff report for guidance. A copy of the 1999 Lakeside DFW Comprehensive Site Plan and the staff report is attached for your reference. As noted in the staff report that accompanied the Lakeside DFW's Comprehensive Site Plan: "...since this is a comprehensive site plan, it does not address specific site plan components such as landscaping, parking, or design guidelines. Site plan approval will be required for each project as it is submitted for development, and these details will be addressed at that time."

We have agreed to address some of the staff's detailed comments even though we are not technically required to do so pursuant to § 245.002(d), Tex. Loc. Gov't Code. For the purposes of readability, we have supplemented our submitted Comprehensive Site Plan with a conceptual landscape plan and a preliminary utility plan.

Development that occurs in accordance with this comprehensive site plan will comply with relevant ordinances in effect on April 17, 2000. We previously addressed with the Town the issue raised regarding the language of the Lakeside Parkway/Gerault Road/Silveron Boulevard Partnership Agreement executed March 2, 2001 ("Partnership Agreement"). As you know, the Partnership Agreement was entered into after the PD 31 ordinance. Pursuant to § 245.002(d), Tex. Loc. Gov't Code, the developer has elected to not comply with the provision in the Partnership Agreement referring to compliance with future Town ordinances.

We are requesting that this item be scheduled for the Planning and Zoning Commission March 23, 2020 meeting. Please let me know if you have questions or would like to meet to discuss Silveron Corner.

Sincerely,



Arthur J. Anderson

AJA/vb

Enclosure(s)

cc: Bryn Meredith (bmeredith@toase.com)



**PLANNING AND ZONING
COMMISSION MEETING
AGENDA ITEM NO: 5
MAY 24, 1999**

CONSENT ITEM ☐

REGULAR ITEM ☒

WORKSHOP ITEM ☐

FROM: Michelle Hardin, Senior Planner *MH*

THROUGH: Sam Paschal, Director of Community Development *[Signature]*

PRESENTER:

APPLICANT: Richard Ferrara

STAFF: Michelle Hardin

ITEM: Consider a request to recommend approval of a comprehensive site plan for Lakeside DFW, being 155.4 acres out of the J. Tannehill Survey, Abstract No. 1252, the J. Tannehill Survey, Abstract No. 1272, and the R. Knight Survey, Abstract No. 703, generally located along Long Prairie Road and FM 2499, and north of Grapevine Lake. (SP-9-99)

☐ MASTER PLAN AMENDMENT
☐ ZONING AMENDMENT
☐ SPECIFIC USE PERMIT

☐ DEVELOPMENT PLAN
☐ RECORD PLAT/REPLAT
☒ SITE PLAN

I. APPLICATION CONTACT INFORMATION:

OWNERS/APPLICANTS: Stewart & Associates
8631 Douglas
Dallas, TX 75225
Contact: Peter Stewart

Penteco, Inc.
4560 Belt Line Road, Suite 201A
Addison, TX 75001
Contact: Alan Stewart

ARCHITECT: Richard Ferrara Architect
445 E. Walnut, Suite 131
Richardson, TX 75081

II. PROJECT NAME:

Lakeside DFW.

III. LOCATION:

Generally located along Long Prairie Road and FM 2499, and north of Grapevine Lake.

IV. STAFF RECOMMENDATION:

APPROVAL of a comprehensive site plan for Lakeside DFW, being 155.4 acres out of the J. Tannehill Survey, Abstract No. 1252, the J. Tannehill Survey, Abstract No. 1272, and the R. Knight Survey, Abstract No. 703, as proposed.

V. BACKGROUND INFORMATION:

The subject property is comprised of a total of 155.4 acres master planned for Campus Commercial/Industrial. The property is zoned Planned Development District No. 39 for Commercial-2 uses. The property was rezoned on March 10, 1986 from Agricultural to Planned Development District No. 39.

Section 4 of the ordinance states that "a comprehensive site plan which shall be in substantial conformity with the general development plan shown in Exhibit "C" shall be submitted ... and shall be approved by the Planning and Zoning Commission and the Town Council and filed as part of this Ordinance prior to the issuance of any building permit in each such tract in this Planned Development District."

The owners are submitting this comprehensive site plan in order to satisfy the requirements of the planned development. They intend to develop the property with office and retail uses, including the possibility of a corporate campus user and hotel.

VI. UNRESOLVED ISSUES:

Staff has no unresolved issues relative to the site plan request.

VII. PLANNING ANALYSIS:

This is a request for approval of a comprehensive site plan for Lakeside DFW. This site plan is in substantial conformity with Exhibit "C" attached to Ordinance 23-86 for Planned Development District No. 39. The property is zoned for Commercial uses, but is proposed to be developed with office and retail uses.

A note has been added to the comprehensive site plan indicating the requirement for all development on the site to be in compliance with Ordinance 23-86, Planned Development District No. 39, the Land Development Code, and all other codes and ordinances. Floor to area ratio (FAR) is referenced on the face of the site plan, and shall not exceed 1:1. The Commercial-2 standards of the Land Development Code allow a maximum FAR of 1:1, and the site plan reflects a maximum aggregate FAR of 0.999. There may be individual sites which exceed the 1:1 allowance, but the overall development will meet this maximum.

For illustrative purposes, the site plan reflects building pad sites on individual tracts. At the time of development, there may be variation in the location of buildings. Further, since this is a comprehensive site plan, it does not address specific site plan components such as landscaping, parking, or design guidelines. Site plan approval will be required for each project as it is submitted for development, and these details will be addressed at that time.

1. LAND USE (MASTER PLAN ISSUES):

Current Land Use Designation: The Comprehensive Master Plan designates this property for Campus Commercial/Industrial.

Specific Plan Area: The property is not within a Specific Plan Area.

Urban Design Plan: The property is adjacent to Long Prairie Road and FM 2499, which are Principal Roadways. The Scenic Corridor includes FM 2499 south to the Town limits. Scenic Roadways are to have the maximum preservation of existing natural features, trees and views, extensive landscaping of the roadside where it does not currently exist, and limitations on density of new development within 1000 feet of the roadway centerline. There is no residential density proposed within this corridor. Per the requirements of the planned development, the comprehensive site plan reflects a 65-foot

building setback along FM 2499, which will include a minimum 25 foot landscape buffer.

Parks and Open Space Plan: There are no park and open space requirements with this request.

Trail Network Plan: There are no trail requirements with this request.

Thoroughfare Plan: The property has frontage on FM 2499 and Long Prairie Road. The intersection of FM 2499 and Long Prairie Road is the main entrance for the development, with approximately 10.1 acres on the east side of this intersection, and the remainder on the west and south. FM 2499 is developed with 160 feet of right-of-way and six travel lanes. Long Prairie Road is currently developed as a two lane asphalt road, and will be required to be upgraded to the Town's minimum standards, as approved by the Town Engineer. All other proposed roads for internal circulation shall also be constructed to the Town's minimum standards, as approved by the Town Engineer.

Water, Wastewater, Stormwater Plan: The property is located within an existing service area, and is east of the ridge line for the purposes of wastewater treatment. On the Town's Stormwater Drainage Master Plan, the property is within Drainage Zone II, which flows to the east as part of the Denton Creek Watershed.

Land Use Discussion Items and Analysis: This site plan is in compliance with a Campus Commercial/Industrial designation.

Request Appropriate in Current Land Use Designation: The current land use designation of Campus Commercial/Industrial is appropriate for a retail and office development.

2. **ZONING:**

Current Zoning Designation: Planned Development District No. 39 for Commercial-2 uses.

Request Appropriate in Current Zoning Designation: A retail and office development is an allowed use within a Commercial zoning district.

Zoning District Requirements: For proposed Planned Development Criteria, the ordinance for Planned Development District No. 39 is attached.

Density Analysis: No residential density is attributable to this request.

3. **SPECIFIC USE PERMIT CRITERIA:**

A Specific Use Permit is not being considered with this request.

4. **PLANNED DEVELOPMENT CRITERIA:**

The ordinance for Planned Development District No. 39 is attached in its entirety.

5. **FISCAL IMPACT ANALYSIS:**

There are no fiscal impact considerations with this request.

VIII. **CONFLICTS OR PROBLEMS:**

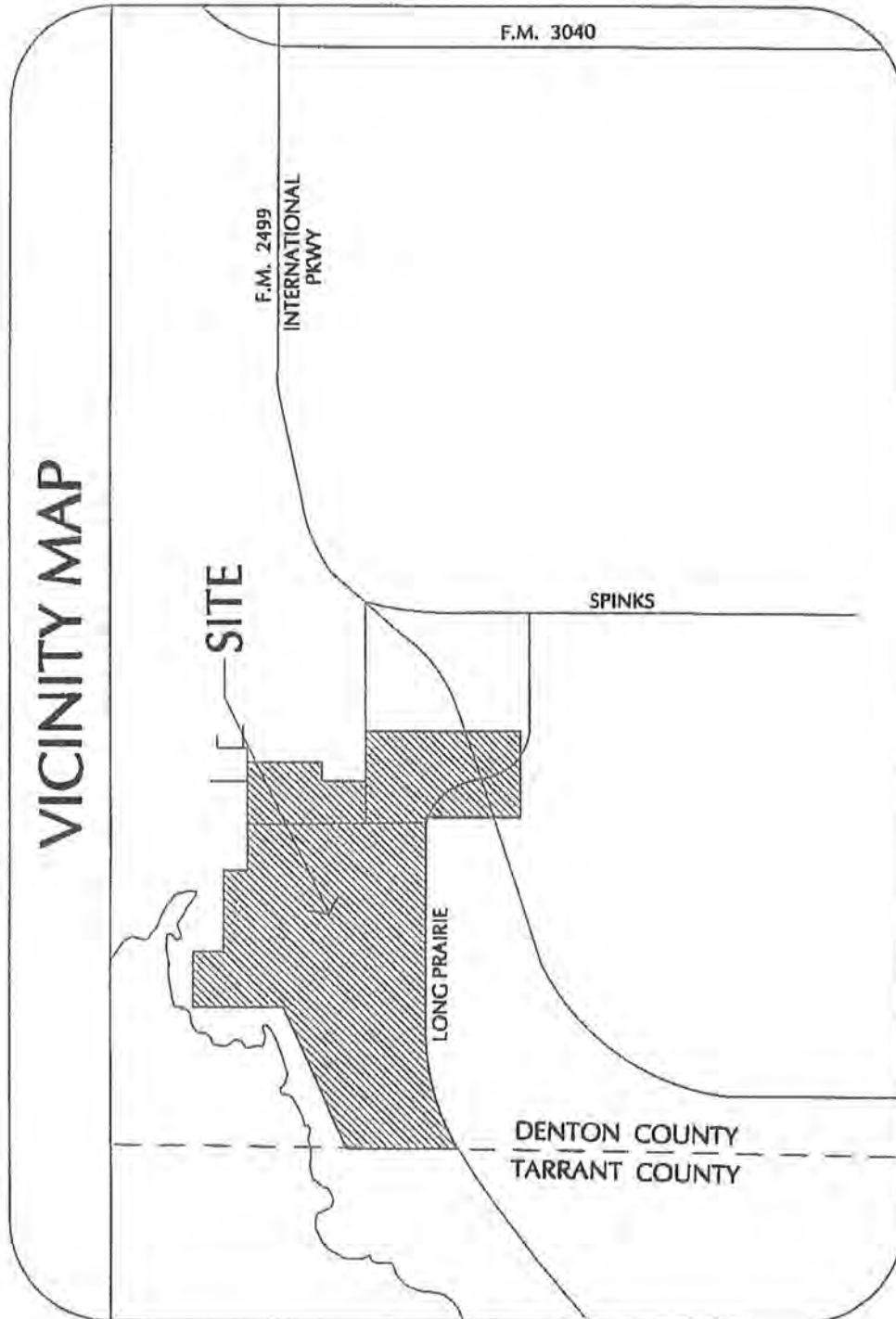
There are no conflicts or problems that staff is aware of at this time.

IX. **LEGAL CONSIDERATIONS:**

There are no legal issues relative to this request.

X. **ATTACHMENTS:**

- Vicinity map.
- Ordinance 23-86 for Planned Development District No. 39.
- A 24" x 36" blue line copy of the Comprehensive Site plan.



 Richard Farners Architects, Inc. 145 East Walnut Street - Suite 124 Ft. Worth, Texas 76102 (817) 492-9111 FAX (817) 442-2944 © RFA, INC. 1999	LAKESIDE BUSINESS CENTER FLOWER MOUND, TEXAS	
	Date 17 FEB 99	Sheet of 1 1 Job 96039.06

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 23-86

AN ORDINANCE AMENDING ORDINANCE NO. 1-75, THE ZONING ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, GRANTING A ZONING CHANGE ON A CERTAIN TRACT OF LAND WITHIN THE TOWN OF FLOWER MOUND, TEXAS BEING APPROXIMATELY 161.6 ACRES OF LAND IN THE J. TANNEHILL SURVEY, ABSTRACT NO. 1252, THE R. KNIGHT SURVEY, ABSTRACT NO. 703, AND THE E. TANNEHILL SURVEY, ABSTRACT NO. 1272, DENTON COUNTY, TEXAS, AS MORE FULLY DESCRIBED IN EXHIBIT "A", ORDERING A CHANGE IN THE USE OF SAID TRACT OF LAND AS PARTICULARLY DESCRIBED HEREIN FROM A, AGRICULTURAL DISTRICT TO PD, PLANNED DEVELOPMENT DISTRICT NO. 39 FOR C-2, COMMERCIAL DISTRICT-2 USES IN ACCORDANCE WITH THE REQUIREMENTS STATED IN THE EXHIBITS ATTACHED HERETO AND INCORPORATED HEREIN, AND WITH THE SPECIFIC REQUIREMENTS CONTAINED IN THIS ORDINANCE, AND WITH A COMPREHENSIVE SITE PLAN OF THE DEVELOPMENT; PROVIDING A SEVERABILITY CLAUSE; DETERMINING THAT THE PUBLIC INTEREST, MORALS AND GENERAL WELFARE DEMAND THE ZONING CHANGES AND AMENDMENTS HEREIN MADE; PROVIDING FOR A PENALTY NOT TO EXCEED THE SUM OF ONE THOUSAND DOLLARS (\$1,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND DECLARING AN EMERGENCY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, application was made to amend the official Zoning District Map of the Town of Flower Mound, Texas, by making application for the same with the Planning and Zoning Commission of the Town of Flower Mound, Texas, as required by State statutes and the Zoning Ordinance of the Town of Flower Mound, Texas, and all the legal requirements, conditions and pre-requisites having been complied with, the case having come before the Town Council of the Town of Flower Mound, Texas, after all legal notices, requirements, conditions and pre-requisites having been complied with; and

WHEREAS, the Developer and Owner, the Planning and Zoning Commission and the Town Council all agree the Tracts generally located west of Farm-to-Market Road 2499 in this Planned Development District are best suited for development in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council did consider the following factors in making a determination as to whether these requested changes should be granted or denied; safety of the motoring public and the pedestrians using the facilities in the area immediately surrounding the sites; safety from fire hazards and damages, noise producing elements and glare of the vehicular and stationary lights and effect of such lights on established character of the neighborhood, location, lighting and types of signs and relation of signs to traffic control and adjacent property, street size and adequacy of width for traffic reasonably expected to be generated by the proposed use around the site and in the immediate neighborhood, adequacy of parking as determined by requirements of

this ordinance for off-street parking facilities, location of ingress and egress points for parking and off-street loading spaces, and protection of public health by surfacing on all parking areas to control dust, effect on the promotion of health and the general welfare, effect on light and air, the effect on the overcrowding of the land, the effect on the concentration of population, the effect on the transportation, water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, at a public hearing called by the Town Council of the Town of Flower Mound, Texas, did consider the following factors in making a determination as to whether the requested changes should be granted or denied; effect on the congestion of the streets, the fire hazards, panics and other dangers possibly present in the securing of safety from same, the effect on the promotion of health and the general welfare, effect on adequate light and air, the effect on the transportation; water, sewerage, schools, parks and other public facilities; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, encourage the most appropriate use of land throughout this Town; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas does find that there is a public necessity for the zoning changes, that the public demands them, that the public interest clearly requires the amendments, that the zoning changes do not unreasonably invade the rights of those who bought or improved property with reference to the classification which existed at the time their original investment was made; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, does find that the changes in zoning lessen the congestion in the streets, helps secure safety from fire, panic and other dangers; promotes the health and the general welfare; provides adequate light and air; prevents the over-crowding of land; avoids undue concentration of population; facilitates the adequate provisions of transportation, water, sewerage, schools, parks and other public requirements; and

WHEREAS, the Town Council of the Town of Flower Mound, Texas, has determined that there is a necessity and need for the changes in zoning and has also found and determined that there has been a change in the conditions of the property surrounding and in close proximity to the tract of land requested for a change since the tract of land was originally classified and therefore feels that the respective changes in zoning classification for the tract of land are needed, are called for, and are in the best interest of the public at large, the citizens of the Town of Flower Mound, Texas, and helps promote the general health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS:

Section 1. That all of the above premises are found to be true and correct and are incorporated into the body of this ordinance as if copied in their entirety.

Section 2. That Ordinance No. 1-75, the Zoning Ordinance of the Town of Flower Mound, Texas passed on January 9, 1975, as originally adopted and amended, is hereby amended and changed in the following particulars and all other existing Sections, Subsections, Paragraphs, Sentences, Definitions, Phrases and Words of said Zoning Ordinance are not amended, but remain intact and are hereby ratified, verified and affirmed.

A. That the allowed use of the tracts of land being approximately 161.6 acres of land in the J. Tannehill Survey, Abstract No. 1252, the R. Knight Survey, Abstract No. 703, and the E. Tannehill Survey, Abstract No. 1272, Denton County, Texas as more particularly described in Exhibit "A" attached hereto and incorporated herein, which in accordance with the Zoning Ordinance, Ordinance No. 1-75 as presently zoned A, Agricultural District are changed to PD, Planned Development District No. 39 for C-2, Commercial District-2 uses in accordance with the requirements stated in the Exhibits attached hereto and incorporated herein, and with the specific requirements contained in this Ordinance, and with the comprehensive site plan of the development.

Section 3. That a Zoning and Concept Plan, a copy of which is attached hereto as Exhibit "C" and incorporated herein, showing the general layout of Planned Development District No. 39 was submitted by the Developer and Owner and reviewed and approved by the Town Council upon the recommendation of the Planning and Zoning Commission for approval as a general development plan.

Section 4. That a comprehensive site plan which shall be in substantial conformity with the general development plan shown in Exhibit "C" shall be submitted by the Developer and Owner as required by the Zoning Ordinance, Ordinance No. 1-75 for each Tract in this Planned Development District and shall be approved by the Planning and Zoning Commission and the Town Council and filed as part of this Ordinance prior to the issuance of any Building Permit in each such Tract in this Planned Development District.

Section 5. That the herein described property shall be used only in the manner and for the purpose provided by the Zoning Ordinance, Ordinance No. 1-75, as amended herein by the granting of this Planned Development District.

Section 6. That the development of the herein described property shall be developed in accordance with all PD, Planned Development District regulations as provided by the Zoning Ordinance, Ordinance No. 1-75, except as otherwise provided by this Ordinance.

Section 7. That in carrying out the development of this PD, Planned Development District, the development conditions shall be conditions precedent to the granting of any Certificate of Occupancy as required in the Zoning Ordinance, Ordinance No. 1-75.

Section 8. The Town Manager is hereby directed to correct the official zoning district maps of the Town of Flower Mound, Texas, to reflect the herein changes in zoning.

Section 9. That in all other respects the use of the property herein above described shall be subject to all the applicable regulations contained in said Zoning Ordinance and all other applicable and pertinent ordinances for the Town of Flower Mound, Texas.

Section 10. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewerage, drainage and surface water, parks and other commercial needs and development of the community. They have been made with reasonable suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

Section 11. This ordinance shall be cumulative of all other ordinances of the Town of Flower Mound, Texas, affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this ordinance.

Section 12. That the terms and provisions of this ordinance shall be deemed to be severable and that if the validity of the zoning affecting any portion of the tract of land described herein shall be declared to be invalid, the same shall not affect the validity of the zoning of the balance of the tract of land described herein.

Section 13. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed One Thousand Dollars (\$1,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 14. The fact that the present zoning ordinance and regulations of the Town are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the Town creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

PASSED AND APPROVED the 10TH day of MARCH, 1986.

Andrew L. Bukaty
Mayor, Town of Flower Mound, Texas

ATTEST:

Kathleen P. Algie
Town Secretary

Town Secretary

APPROVED AS TO FORM:

Town Attorney



EXHIBIT "A"

LEGAL DESCRIPTION
THE STEWART COMPANY
Flower Mound, Texas

TRACT 1

BEING all the certain lot, tract, or parcel of land situated in the J.N. Tannehill Survey, Abstract Number 1252, and the R. Knight Survey, Abstract Number 703, and also being part of the E. Tannehill Survey, Abstract Number 1272 in the Town of Flower Mound, Denton County, Texas, in all a total of 102.406 acres being more particularly described as follows:

BEGINNING at a point found in the South line of said J.N. Tannehill Survey, and the Denton County and Tarrant County line, and also being in the West line of Farm to Market Road No. 2499 for a corner;

THENCE, S 89°27'20" W, 847.58 feet along said line to a U.S. Monument found for a corner;

THENCE, N 18°19'10" W, 1429.54 feet to a U.S. Monument found for a corner;

THENCE, S 89°53'30" W, 934.45 feet to a U.S. Monument found for a corner;

THENCE, N 02°50'50" W, 472.94 feet to a point for a corner;

THENCE, N 01°55'06" E, 13.8 feet to a point for a corner;

THENCE, N 02°32'11" E, 134.0 feet to a point for a corner;

THENCE, S 88°13'14" E, 180.6 feet to a point for a corner;

THENCE, N 0°49'39" E, 668.81 feet to a point in the North line of said R. Knight Survey for a corner;

THENCE, S 87°14'50" E, 153.0 feet along said North line to a point for a corner;

THENCE, N 01°39'17" E, 465.0 feet in the E. Tannehill Survey to a point in the West line of McPhearson Lane for a corner;

THENCE, S 88°20'43" E, 20.0 feet along said road to a point for corner;

THENCE, S 07°28'43" E, 125.9 feet to a point for a corner;

THENCE, N 80°49'17" E, 76.4 feet to a point for a corner;

THENCE, S 01°39'17" W, 26.11 feet to a point for a corner;

THENCE, N 65°09'05" E, 171.79 feet to a point for a corner;

THENCE, N 88°44'32" E, 1497.46 feet along South line of said McPhearson Lane to a point in the West line of said F.M. 2499 for a corner;

THENCE, South, 1249.2 feet along said West line of F.M. 2499 to a point for a corner;

THENCE, S 01°43'29" W, 236.55 feet along said West line to a point for a corner;

THENCE, S 89°50'30" W, 425.73 feet leaving said West line to a point for a corner;

THENCE, S 48°51'00" E, 12.0 feet to a point for a corner;

THENCE, S 88°00'00" E, 39.9 feet to a point for a corner;

THENCE, S 44°47'00" E, 49.3 feet to a point for a corner;

THENCE, S 74°20'00" E, 38.5 feet to a point for a corner;

THENCE, S 39°31'00" E, 68.3 feet to a point for a corner;

THENCE, S 89°51'00" E, 40.93 feet to a point for a corner;

THENCE, S 51°01'00" E, 128.8 feet to a point for a corner;

THENCE, S 58°00'00" E, 72.7 feet to a point for a corner;

THENCE, S 40°28'00" E, 78.4 feet to a point in the West line of said F.M. 2499 for a corner;

THENCE, S 01°07'50" W, 493.72 feet along said West line of F.M. 2499 for a point of curvature of a circular curve to the left having a central angle of 7.7349° and an arc length of 226.12 feet for a point of tangency;

THENCE, S 16°21'30" E, 582.17 feet along said West line of F.M. 2499 to the POINT OF BEGINNING and containing 102.406 acres of Land.

TRACT 2

BEING all the certain lot, tract, or parcel of land situated in the J.N. Tannehill Survey, Abstract Number 1252 in the Town of Flower Mound, Denton County, Texas and being a called 15.696 acre tract described in deed from Cambridge Co., Inc. to Brockle Co., Trustee as recorded in Volume 692, Page 9 of the Deed Records of Denton County, Texas being more particularly described as follows:

BEGINNING at a point found in the intersection of the North line of said McPhearson Lane and the West line of said Surrey Road for a corner;

THENCE, S 88°44'32" W, 910.0 feet along said McPhearson Lane to a point for a corner;

THENCE, S 01°39'17" W, 21.96 feet to a point for a corner;

THENCE, S 65°09'05" W, 120.6 feet to a point for a corner;

THENCE, S 89°16'43" W, 37.81 feet to a point for a corner;

THENCE, N 56°35'43" W, 16.6 feet to a point for a corner;

THENCE, N 17°04'43" W, 71.9 feet to a point in the West line of the J. N. Tannehill Survey and the East line of McPhearson Lane for a corner;

THENCE, N 00°24'42" W, 697.53 feet to a point for a corner;

THENCE, S 89°56'32" E, 747.5 feet leaving said West line to a point for a corner;

THENCE, S 01°09'18" W, 128.0 feet to a point for a corner;

THENCE, S 89°53'52" E, 300.3 feet to a point in the West line of said Surrey Road for a corner;

THENCE, S 02°50'05" E, 545.49 feet along said West line of Surrey Road to the POINT OF BEGINNING and containing 15.70 acres of land.

TRACT 3

BEING all the certain lot, tract, or parcel of land situated in the J.N. Tannehill Survey, Abstract Number 1252 in the Town of Flower Mound, Denton County, Texas, and being part of a called 37.69 acre tract described in deed from I. M. Alexander to D. E. Box as recorded in Volume 344, Page 48 of the Deed Records of Denton County, Texas being more particularly described as follows:

BEGINNING at a point found in the intersection of the West line of said F.M. 2499 and the North line of said McPhearson Lane for a corner;

THENCE, N 88°00'09" W, 605.43 feet along said North line of McPhearson Lane to a point in the East line of said Surrey Road for a corner;

THENCE, N 00°32'31" W, 1061.43 feet along said East line to a point for a corner;

THENCE, S 87°13'43" E, 643.13 feet leaving said East line to a point in the said West line of F.M. 2499 for a corner;

THENCE, S 01°29'10" W, 1051.74 feet along said west line of F.M. 2499 to the POINT OF BEGINNING and containing 15.131 acres of land.

TRACT 4

BEING all the certain lot, tract, or parcel of land situated in the J.N. Tannehill Survey, Abstract Number 1252 in the Town of Flower Mound, Denton County, Texas, and being part of a called 37.69 acre tract described in deed from I. M. Alexander to D. E. Box as recorded in Volume 344, Page 48 of the Deed Records of Denton County, Texas, being more particularly described as follows:

BEGINNING at a point found in the intersection of the North line of said McPhearson Lane and the East line of said F.M. 2499 for a corner;

THENCE, N 01°29'10" E, 1050.52 feet along said East line to a point for a corner;

THENCE, S 87°13'43" E, 859.09 feet leaving said East line to a point in the center line of said Donald Road also being the East line of J. N. Tannehill Survey for a corner;

THENCE, S 01°43'28" W, 1038.89 feet along said centerline to a point for a corner;

THENCE, N 88°00'09" W, 854.58 feet along said North line of McPhearson Lane to the POINT OF BEGINNING and containing 20.547 acres of land.

TRACT 5

BEING all the certain lot, tract, or parcel of land situated in the J.N. Tannehill Survey, Abstract Number 1252 in the Town of Flower Mound, Denton County, Texas, and being called Tract #2 described in deed from C. T. Beckham, et al, to Brockie & Co. Corp. as recorded in Volume 630, Page 539 of the Deed of Records of Denton County, Texas being more particularly described as follows:

BEGINNING at a point found in the East line of J. N. Tannehill Survey and 312.0 feet North of the Southeast corner of said Survey for a corner;

THENCE, N 89°51'00" W, 767.54 feet to a point in the East line of said F.M. 2499 for a corner;

THENCE, N 16°21'30" W, 278.9 feet along said East line to a point of curvature of a circular curve to the right having a central angle of 7.6319° and an arc length of 150.58 feet for a corner;

THENCE, S 88°52'00" E, 875.02 feet leaving said east line to a point in the East line of J. N. Tannehill Survey for a corner;

THENCE, S 01°17'00" W, 401.35 feet along said East line to the POINT OF BEGINNING and containing 7.780 acres of land.

EXHIBIT "B"

The development on the tracts of land described in Exhibit "A" shall be in accordance with the comprehensive site plan of the development as required by the Zoning Ordinance of the Town of Flower Mound, Texas, Ordinance No. 1-75, and shall be subject to the following conditions and requirements:

1. Development Standards - Tracts 1, 2, 3 and 7

- A. Tract 1 designated on Exhibit C as consisting of approximately 6.4 acres of land, Tract 2 designated on Exhibit C as consisting of approximately 4.3 acres of land, Tract 3 designated on Exhibit C as consisting of approximately 3.5 acres of land, and Tract 7 designated on Exhibit C as consisting of approximately 7.8 acres of land shall be developed solely for C-2, Commercial District-2 uses.
- B. Development of Tracts 1, 2, 3 and 7 shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

2. Development Standards - Tracts 4, 5 and 6

- A. Tract 4 designated on Exhibit C as consisting of approximately 30.7 acres of land, Tract 5 designated on Exhibit C as consisting of approximately 60.0 acres of land, and Tract 6 designated on Exhibit C as consisting of approximately 50.0 acres of land shall be developed solely for C-2, Commercial District 2 uses, except that the following enumerated uses shall be prohibited throughout Tracts 4, 5 and 6:

- 1. Amusement, Commercial (Outdoor)
- 2. Animal Pound (Public or Private)
- 3. Auto Glass, Seat Cover or Muffler Shop
- 4. Auto Leasing (when not accessory use)
- 5. Auto Parts and Accessory Sales (Indoor)
- 6. Auto Repair Garage
- 7. Auto Rental (when not accessory use)
- 8. Bait and Sporting Goods (Sales)
- 9. Bottling Works
- 10. Building Material Yard and Construction Office
- 11. Bus Station or Terminal
- 12. Cabinet and Upholstery Shop
- 13. Carnival or Circus (Temporary)
- 14. Cleaning, Dyeing or Laundry Plant
- 15. Contractor Storage or Equipment Yard
- 16. Dance Hall, Public
- 17. Engine, Motor, Repair
- 18. Greenhouse (Wholesale)
- 19. Greenhouse or Plant Nursery (Retail Sales) (No Contract Work)
- 20. Household Appliance Service and Repair
- 21. Kennel
- 22. Lithographic Shop

23. Motorcycle or Scooter Sales and Service
24. New or Used Car Auto Sales (Outdoor Lot)
25. Outside Sales
26. Paint Shop
27. Plumbing Shop
28. Restaurant or Eating Place (Drive-In Service)
29. Restaurant or Eating Place (Drive-In and Inside)
30. Second Hand Store
31. Storage or Hauling Company
32. Tires, Batteries, Shocks, Brakes, Etc. (work inside)
33. Tool Rental (Domestic Equipment)
34. Truck Freight Terminal
35. Truck and/or Bus Leasing
36. Truck Sales
37. Upholstery, Tops, Fabric, Carpet Shop
38. Veterinarian Hospital (Outside Animal Pens)

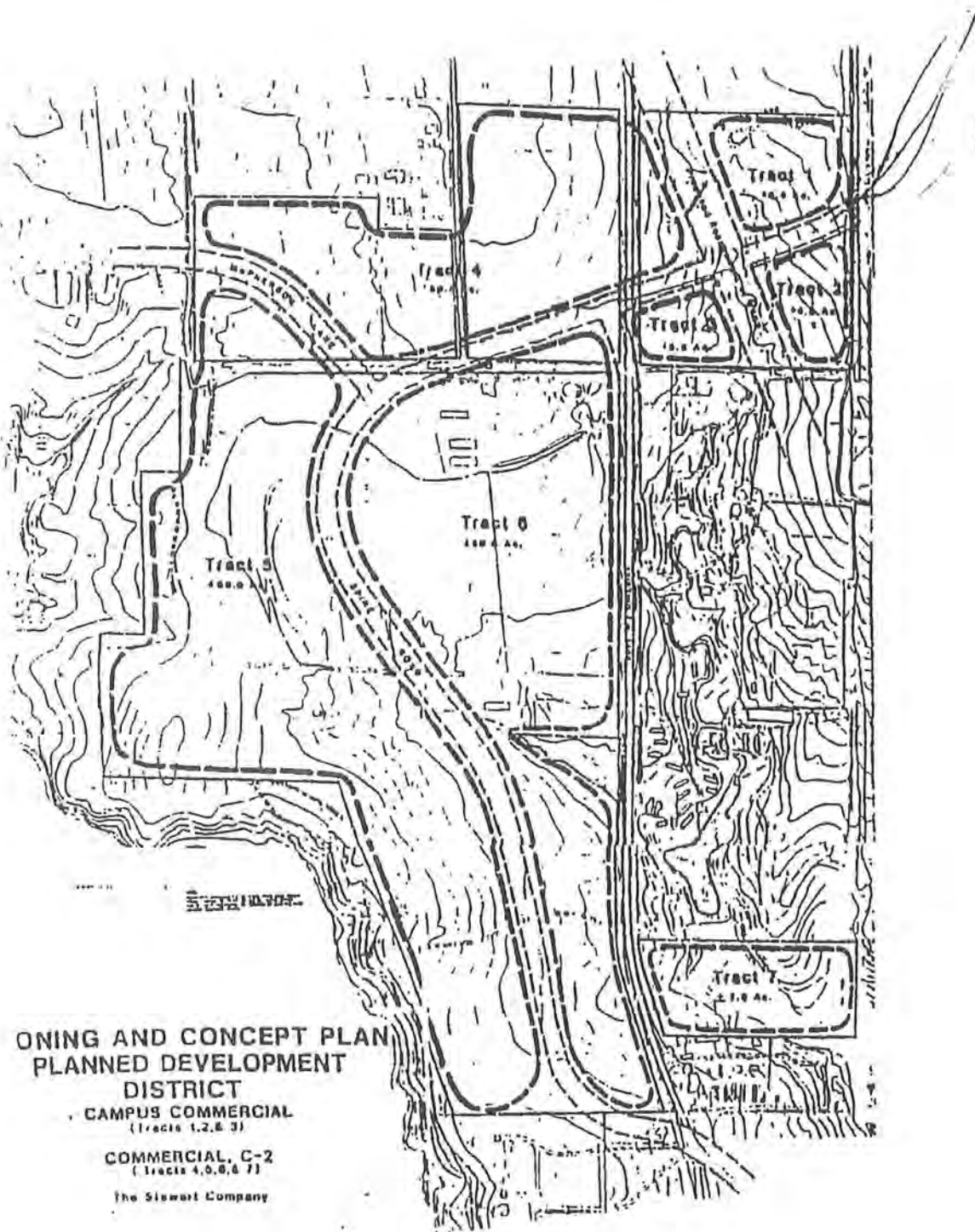
- B. Development of Tracts 4, 5 and 6 shall be generally in accordance with the campus commercial concept described on the Flower Mound Land Use and Thoroughfare Plan adopted by Ordinance No. 80-85 on the 23rd day of December, 1985, and in all events shall be in compliance with all regulations applicable to C-2, Commercial District-2 contained in the Zoning Ordinance of the Town, Ordinance No. 1-75, as amended, except as otherwise provided in paragraph 3 of this Exhibit B.

3. Development Standards - General Requirements (Tracts 1, 2, 3, 4, 5, 6 and 7)

- A. An overall site plan for a Tract being developed in part or in whole, including internal circulation streets, proposed lot layouts, proposed fire lanes, and utility easements shall be submitted prior to or simultaneously with the submission of any comprehensive site plan for any area within the respective Tract being developed.
- B. Prior to or simultaneously with the submission of any initial site plan for any Tract, or a portion of a Tract, for approval by the Planning and Zoning Commission and the Town Council, a detailed concept plan designating the location of the proposed types of commercial uses throughout Tracts 4, 5 and 6 shall be submitted for approval by the Planning and Zoning Commission and the Town Council.
- C. Access points of ingress/egress from any major street or thoroughfare into any of the Tracts shall be determined at the time the overall site plan for the respective Tract is submitted for approval by the Town Planning and Zoning Commission.
- D. Developer and Owner agree that all ingress and egress from any major street or thoroughfare shall be limited in number in a manner approved by the Town Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.

- E. The necessary right-of-way dedication for Farm-to-Market Road 2499 shall be determined at the time of site plan approval.
- F. A minimum of fifteen percent (15%) of the net area shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission.
- G. Native trees shall be preserved whenever possible and no tree eight inches (8") in caliper or greater shall be removed unless noted on the site plan and approved by the Town Planning and Zoning Commission.
- H. All utilities, dumpsters and mechanical units shall be screened from public view in a manner approved by the building official.
- I. A minimum sixty-five foot (65') building setback shall be provided from the right-of-way of all major and secondary streets. The first twenty-five feet (25') shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Town Planning and Zoning Commission. No parking shall be allowed in the first twenty-five feet (25') measured from the property line.
- J. Throughout this Planned Development District, a minimum sixty-five foot (65') building setback and screening as determined by the Planning and Zoning Commission to be appropriate at the time of site plan approval shall be provided adjacent to any residential land use.
- K. If approved by the Planning and Zoning Commission, areas otherwise required to be formally landscaped and irrigated may remain in a natural and rustic condition when shown at the time of site plan approval to have acceptable natural landscape features and provide effective screening.
- L. No rear yard setback will be required on tracts abutting and adjacent to the Corps of Engineer property.
- M. Height shall be restricted according to FAA requirements, (two (2) stories within 100 feet of a residential district.)

EXHIBIT "C"



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none available for any emergency. That phone does not require coin operation for a 911 call.

COMMISSIONER COOK asked if it was going to be Tom Thumb brand of gas or Exxon or Mobil?

JOHN PATTERSON said it would be Tom Thumb.

COMMISSIONER BLACK asked if there would be any vending machines outside of the building?

JOHN PATTERSON said it would be only prepackaged food items like candy, gum and etc. and they would be within the kiosk.

COMMISSIONER BLACK asked, then nothing would be on the exterior?

JOHN PATTERSON replied that was correct.

CHAIRMAN MARTIN said that he had noticed on the plan that there was a bathroom and was that solely for the employee, correct?

JOHN PATTERSON said that for security purposes they had decided to keep it for the employee use only.

CHAIRMAN MARTIN called for action from the Commission.

COMMISSIONER HIGGINS moved to approve a Site Plan for the Tom Thumb fueling facility on Lot 1 Block A of the Tom Thumb Addition, generally located south of Justin Road/FM 407 and west of Morris Road at 2301 Justin Road.

COMMISSIONER HAMMETT seconded the motion.

CHAIRMAN MARTIN called for any discussion on the motion and hearing none the Chair called for the vote. The motion to approve passed unanimously by a 6-0-0 vote. (SP 10-99) KA

5. Consider a request to recommend approval of a comprehensive Site Plan for Lakeside DFW, being 155.4 acres out of the J. Tannehill Survey, Abstract No. 1252, the J. Tannehill survey, Abstract No. 1272, and the R. Knight survey, Abstract No. 703, generally located along Long Prairie Road and FM 2499, and north of Grapevine Lake. (SP 9-99) MH

CHAIRMAN MARTIN summarized the request and called for staff presentation.

MICHELLE HARDIN noted that this was a request for a 155 acre tract Master Planned for Campus/Commercial/Industrial and zoned Planned Development 39 for Commercial uses. There are no specific site plan components at this time, but rather it is a comprehensive site plan.

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Landscaping, design guidelines, parking, those issues will be addressed as each tract develops in the future. The Planned Development calls for a comprehensive site plan and this satisfies that requirement. It is in conformity with Exhibit "C" which is attached to the Ordinance that was approved in March of 1986. It is proposing office, retail, corporate campus users and a hotel potentially. With the illustrated pad site there is the allowed flexibility to vary these by size and location. There is no residential proposed but strictly office, retail, restaurant, and corporate office users. Staff is recommending approval of this comprehensive site plan for Lakeside DFW as proposed and staff noted she would be glad to answer questions that the Commission might have in regards to the proposal.

CHAIRMAN MARTIN called for any questions from the Commission.

COMMISSIONER HARRISON said that he wanted to make a comment, that on the planning analysis, that site plan approval will be required for each project as it is submitted for development, so, we will have that review process in the future, but this is a comprehensive site plan right now that we are approving. [verbatim]

SAM PASCHAL said, your approval tonight will allow that process to move forward, it will be at staff level at which those will be reviewed and approved in the future. [verbatim]

CHAIRMAN MARTIN called for either more discussion or action by the Commission.

COMMISSIONER COOK moved to recommend approval of a comprehensive site plan for Lakeside DFW, being 155.4 acres out of the J. Tannehill Survey, Abstract No. 1252, the J. Tannehill Survey, Abstract No. 1272, and the R. Knight Survey, Abstract No. 703, generally located along Long Prairie Road and FM 2499, and north of Grapevine Lake.

COMMISSIONER HARRISON seconded the motion.

CHAIRMAN MARTIN asked if the applicant was present and would they like to make any comments.

BONNIE GOLDSTEIN cautioned the Commission that a motion was on the floor and the time for their comments had been prior to the motion.

CHAIRMAN MARTIN clarified that he mainly had wanted to recognize them. The Chair then called for any discussion on the motion and hearing none, called for the vote. The motion to recommend approval passed unanimously by a 6-0-0 vote. (SP 9-99) MH

SAM PASCHAL noted that if for the benefit of the public and the Commission present there is a brief presentation that the applicant has prepared and this would be an appropriate time if the Chair so desires.

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CHAIRMAN MARTIN then asked the applicants if they would like to make a presentation the Commission would like to hear:

PAT CORNELL stated that he was the development partner for Penteco Land Company and DFW Inc. The Stewart family has been in Flower Mound for a long time and on this property. (The applicant used the overhead projector showing the Commission slides of the various projects he was going to speak about.) First they are going to show the Commission a little history of the background. He noted that the Greenway Office Environment Co. is in Richardson at North Central Expressway and Campbell Road. This project was started in 1980 and the condition of the property was a lot like the proposed project they are looking at here in Flower Mound. This park has about 3 million square feet of office space, it has a 350 room hotel. The master planning for the project was started in 1980 and the last building was completed in 1992 which was a million square foot office campus for the Nortel Company, it was Northern Telecom at that time. There is also another project that they have been involved with and that is at LBJ and Midway which is known as the Center. It is a little bit smaller but has the same general feature. We hope that by 2015, Lakeside will look somewhat like this and we feel it will be better for you have the advantage of the lake to build around. He then turned the presentation over to Richard Ferrara, the architect, to show the Commission the comprehensive site plan section of the presentation.

RICHARD FERRARA, the master planner and architect on the proposal, noted that Lakeside will be on a 155 acre tract of land, and within that tract they have studied land shapes, views to the lake, massing of land left by roadways and working with staff we have established a very hard and fixed thoroughfare plan. There is approximately 12 acres out of the 155 that will become public right-of-way. One of the key features will be Lakeside Boulevard which we have made significantly wider than normal with significantly wider sidewalks, a very pedestrian boulevard. That boulevard is anchored by two signature traffic circles or "around abouts" that contain two very identical fountains. If you can envision a dome of water being sprayed by hundreds of jets and illuminated from underneath that will act like lighthouses to anchor the development. The 155 acres has been broken into several tracts and they have been named for their internal use but he would share those names and locations with the Commission. The first tract will be called "The Four Corners" which it literally is just that as it intersects with Lakeside Boulevard. It will be a low scale, very pedestrian friendly development and will be primarily retail, one story but some second story which would be small offices, real estate, insurance and etc. This tract has 17 acres in it. There maybe some restaurant uses within the tract also. One of the things that they are trying to do is to be very sensitive about the area's abutting the projects and you will notice that along the street edge is a double row of parking but the bulk of the parking will be to the rear of the building. The second tract is called "The Cedars" and that is because the property has a lot of cedar trees on it. This section will be a mid-rise office series of sites, two story buildings mainly. These are multi-tenant office buildings. Potentially it could be a low rise medical building. Some consideration has been taken in regards as to how to buffer the residential that is to the west of this area. There will be a one-deck parking structure and it has been situated so it is 140 feet away from the property line, the width of one residential lot. At the same time there will surface parking with a good deal of landscaping to soften it. We felt this was a more passive neighbor

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than an office building would be that close to residential. This puts the office building at least another 240 feet away. The third tract is called "The Promenade" and is 132 acres and is divided into three parcels, two small and one large. This area has the need for some drainage from the park to the Corp of Engineers land and it is being held open for not only that purpose but possibly for an electrical substation for the whole park that is desperately needed but they do not want it to be a main design element and hoped it could be placed within the tree area. There will be a small multi-tenant office building but what they are really after is to preserve a large enough tract for one corporate campus and whether this building occurs as a free stander or becomes part of the whole thing, the market place will dictate that need. We know from experience that we need to reserve a tract larger than we anticipate and we want to meet that need. This is the pedestrian portion of the boulevard, hence the name "The Promenade". The fourth tract is called "The Bluff" which is 60 feet above the lake and it is truly a bluff. This 19 acre tract could easily be a single complex done by a developer who has enough office foresight to create in this case as many as three office buildings sitting on a common base. It would be much like Exchange Park if you are familiar with that. In the base there could be some restaurants, local service but nothing termed retail. The fifth tract is named "The Glen" and its border is here on the south and it is quite densely forested. This will have two components to it. This portion of the property they feel will develop first. The owners and Pat are in daily negotiations with two users. One is for a hotel that is really unique for our part of the world and it is what you would call a corporate center, conference center type of hotel that is a captive designation. They hope that once they get you there you will stay in the immediate area for there are all types of on-site activities. The second component is for the Cooper Clinic which is an aerobic center to be adjacent to this particular hotel. That negotiation is on going at this time. The sixth tract is called the heart of the project and is named "The Point" for obvious reasons. The Stewart family has always considered the point to be something very special. This tract is 24 acres and they envision it as a one complex of buildings that are linked together at multi levels. This will be like Highland Park gone vertical or the Galleria gone pretty. They envision a multi tiered series of buildings with some taller elements but with a bit of a European look where there are smaller elements that are retail and restaurant with a heavy accent on that type of activity, but closely married architecturally. Mr. Ferrara noted that this had been a quick overview of the entire concept plan of the development and they were not asking for any zoning changes and that they were in total conformance with the PD regulations that are on the property and in conformance with the Land Development Code regulations. Any landscape ordinance that the Town comes up with for the proposal they will exceed in meeting the requirements.

PAT CORNELL noted that they were actively working with staff on the streets and utilities and the infrastructure development. An estimated time frame for the marketing package to be completed is in 45 to 60 days and they hope to have it in the market place pursuing users, which they are also doing that at this time too. The hotel is being acted upon at this very time and the aerobic center that has to be with the hotel. He would expect one of the projects construction to be coming before the Town as a site plan in the next 6 to 9 months, no more than one year they hope. He is referring to a building and user for that building in that time frame. Mr. Ferrara thanked the Commission for their time.

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CHAIRMAN MARTIN thanked them for their presentations and noted that he felt it was a very exciting project and looked forward, with everyone else, to seeing the project coming forward. Speaking for the Commission he noted that they hoped this was just the first "domino" of many that will happen in that area.

CHAIRMAN MARTIN gave a brief explanation of how the public hearing segment of the agenda proceeds by noting that at the beginning there would be a presentation of the request by staff followed by a presentation by the applicant. A time for informational questions from the public would follow. It is at the Chair's discretion as to whether the questions are answered at the time asked or held to a later time to be addressed. All speakers need to give their name and address for the record and stay within a 3 minute time limit. Next those wishing to speak against the project would be called to speak, followed by those wishing to speak in favor of the project. Then the public hearing segment is closed and the item is brought before the Commission for their deliberation and action. Anyone speaking for a group of people may be called upon to substantiate that position to the Commission.

6. Public Hearing (SUP 193-99) to consider a request to recommend approval of a Specific Use Permit and Site Plan, on behalf of Chevron Products company, for a convenience store with gasoline sales and beer/wine sales for off-premise consumption, located on the northeast corner of Cross Timbers Road/FM 1171 and Long Prairie Road/FM 2499, at 3700 Long Prairie Road. MH

CHAIRMAN MARTIN summarized the request and called for staff presentation.

MICHELLE HARDIN noted that in June of 1998 the Town Council approved a convenience store at this location with gasoline sales and a car wash. At that time no alcohol sales were requested. At this time the request includes the provision to sell gasoline, beer and wine for off-site consumption and they have eliminated the car wash use. The size of the convenience store has increased to a total 3,661 square feet and that is due to this being a new concept store for both Chevron and Flower Mound. They are calling it the "Extra Mile Market" and according to the applicant it will be the first in the country to be constructed and evaluated for its success here in Flower Mound. It includes a pedestrian oriented design and a higher retail product line. The location of this facility is within Specific Plan Area One and there is the requirement for coordinated signage with a curved brick wall and landscaping along the right-of-way that will be provided to enhance this as a focal entryway into the Town. Parking and landscaping meet the minimum requirements, access easements and driveways exist and will be shared to reduce the number of entrances onto FM 2499 and FM 1171. This will be a one story masonry building with no roof mounted equipment. Staff is recommending approval of the Specific Use Permit and Site Plan, on behalf of Chevron Products Company, for a convenience store with gasoline sales and beer/wine sales for off-premise consumption at the northeast corner of FM 2499 and FM 1171 subject to the following conditions:

1. The Specific Use Permit granted herein is specific to the applicant, Chevron Products Company, at the location stated herein and shall not be transferred to any other person, or entity or any other

AREA #	AVERAGE	MAXIMUM AGGREGATE F.S.E.
* 1	5.8	0.6
2	4.7	0.6
3	7.8	0.4
4	33.8	0.6
* 5A	11.8	1.0
5B	57.5	1.75
6	31.6	1.18
SUBTOTAL	143.4	0.998
DOV.	12.0	
TOTAL	155.4	

MASTER PLAN NOTES:

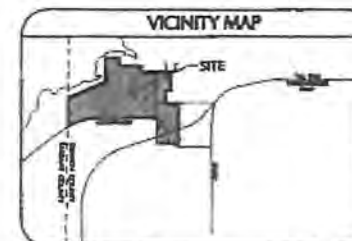
LAND USE PLAN	CAMPUS COMMERCIAL / INDUSTRIAL
URBAN DESIGN PLAN	INTERNATIONAL PORT, SCENIC ROADWAY
FIXED AND OPEN SPACE PLAN	POTENTIAL CORPS OF BUSINESS
	ACCESS POINT (SEE PLAN)
TRAIL NETWORK	DOES NOT IMPACT THE SITE
THOROUGHFARE PLAN	INTERNATIONAL PORT, MAJOR ARTERIAL

OWNERSHIP INFORMATION:

PENTECO, INC.
4500 INDIAN LANE ROAD STE 201A
ADDICKS, TX 75001-4000
817/233-6020
817/233-6025
817/233-6026

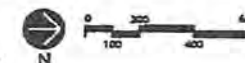
• STEWART AND ASSOCIATES
PETER P. STEWART
8631 CORKRAN AVE.
DALLAS, TX 75225
214/363-3141
214/369-3617 (Fax)

VICINITY MAP



NOTES

- ④ BUILDING FOOTPRINTS, FACING CONFIGURATIONS, AND SPECIFIC LANDSCAPE DESIGN ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC SITE DETAILS WILL BE DETERMINED AT THE SITE PLAN STAGE FOR EACH INDIVIDUAL PROJECT.
- ⑤ THE FLOOR TO AREA RATIO (F.A.R.) FOR THE TOTAL DEVELOPMENT SHALL NOT EXCEED THAT WHICH IS SHOWN ON THIS PLAN, OR THAT WHICH IS REQUIRED BY THE TOWNSHIP, WHICHEVER IS LESS RESPECTIVE. F.A.R.'S FOR INDIVIDUAL SITES MAY VARY FROM THAT SHOWN ON

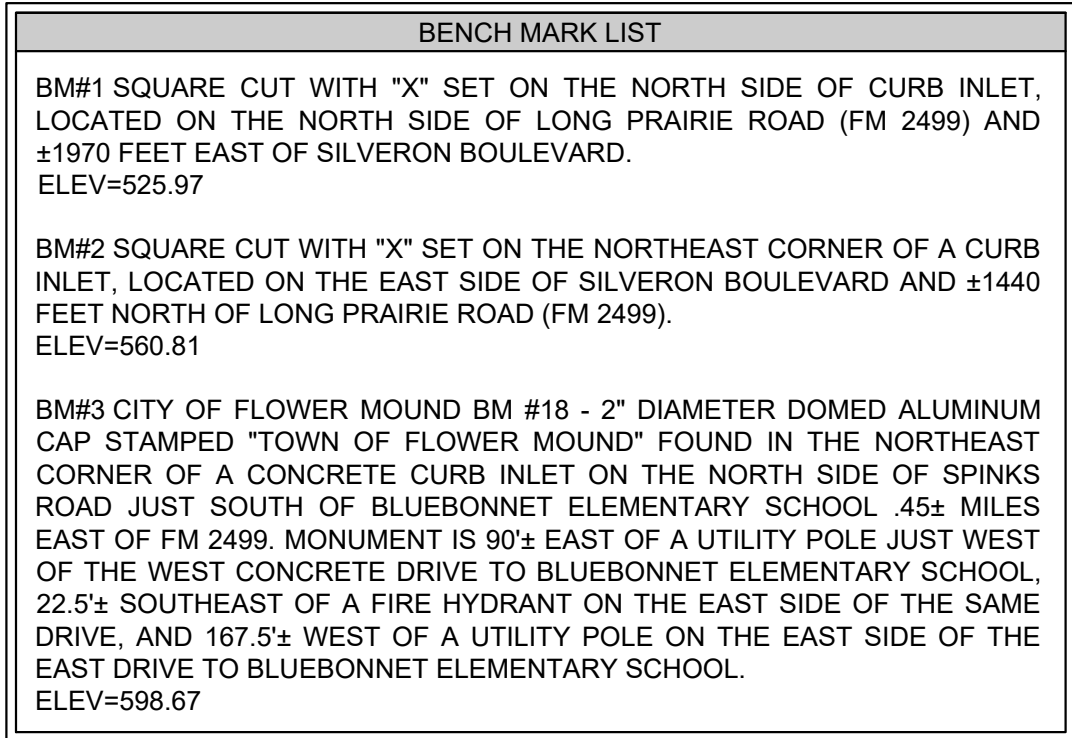


Richard Forre Architects, Inc.
440 East Second Street - Suite 100
Milwaukee, Wisconsin 53202
(414) 480-0077 Fax (414) 480-0078

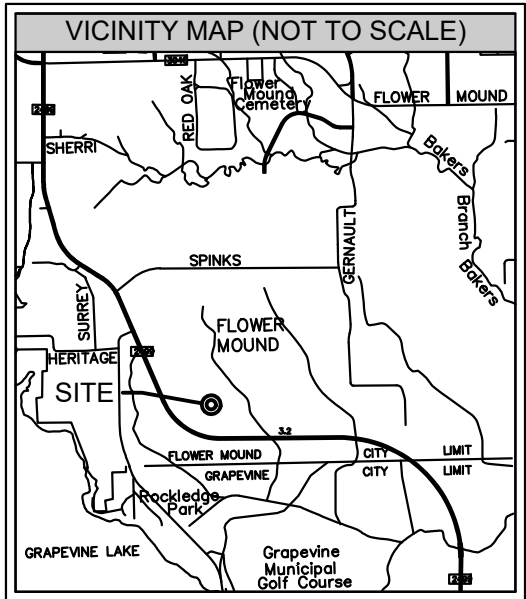
**LAKESIDE
DFW**

FLOWER MOUND, TEXAS	
Date: 22 APR 68	Sheet 1
	of 1
200 mm x 250 mm	

COMPREHENSIVE SITE PLAN



PD 31 TRACT DATA										
	AREA SF	AREA ACRES	USE	BUILDING: #FLOORS	BUILDING: FOOTPRINT	BUILDING: AREA	HOTEL KEYS	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED
TRACT 1	139,222	3.20	RETAIL	1	31,891	31,891		4/1000 SF	128	161
TRACT 2	87,559	2.01	GROCERY	1	16,097	16,097		4/1000 SF	64	89
TRACT 3	142,944	3.28	HOTEL	3	20,703	62,109	140	1/RM	140	212
TRACT 4	66,683	1.53	BANK	1	4,595	4,595		1/300 SF	15	58
TRACT 5	125,627	2.88	MOTEL	4	14,946	59,784	100	1/RM	100	145
TRACT 6	542,995	12.47	OFFICE	2	62,400	124,800		1/300 SF	416	678
TRACT 7	181,780	4.14	REC (INDOORS)	1	54,719	54,719		1/200 SF	274	173
TRACT 8	258,252	5.93	OPEN SPACE	0	-	-		-	0	0
TOTALS	1,545,062	35.47			205,351	353,995			1137	1516



1. THIS DEVELOPMENT IS LOCATED IN TARRANT AND DENTON COUNTY.
2. AN AVIGATION EASEMENT BLANKETS THE ENTIRETY OF THE PROPERTY.
3. THIS SITE PLAN IS SUBEJECT TO PD-31.
4. 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.
5. ALL GROUND BASED HVAC SHALL BE SCREENED WITH A MINIMUM 6-FOOT WALL FINISHED TO MATCH THE BUILDING OR PLANTING AS PROPOSED BY THE 1993 COMPREHENSIVE PLAN.
6. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT WILL BE SCREENED FROM VIEW.
7. DUMPSTERS SHALL BE SCREENED WITH A MINIMUM 6-FOOT WALL FINISHED TO MATCH THE BUILDING OR PLANTING AS PROPOSED BY THE 1993 COMPREHENSIVE PLAN.
8. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
9. SIGNS WILL COMPLY WITH THE 1975 ZONING ORDINANCE OR AMENDMENTS.
10. THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS COMPREHENSIVE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY WAIVERS, EXCEPTIONS, OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.

[illegible]

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT 064509200	DATE MARCH 2020
SCALE	AS SHOWN
DESIGNED BY	RAR
DRAWN BY	AMK
CHECKED BY	RAR

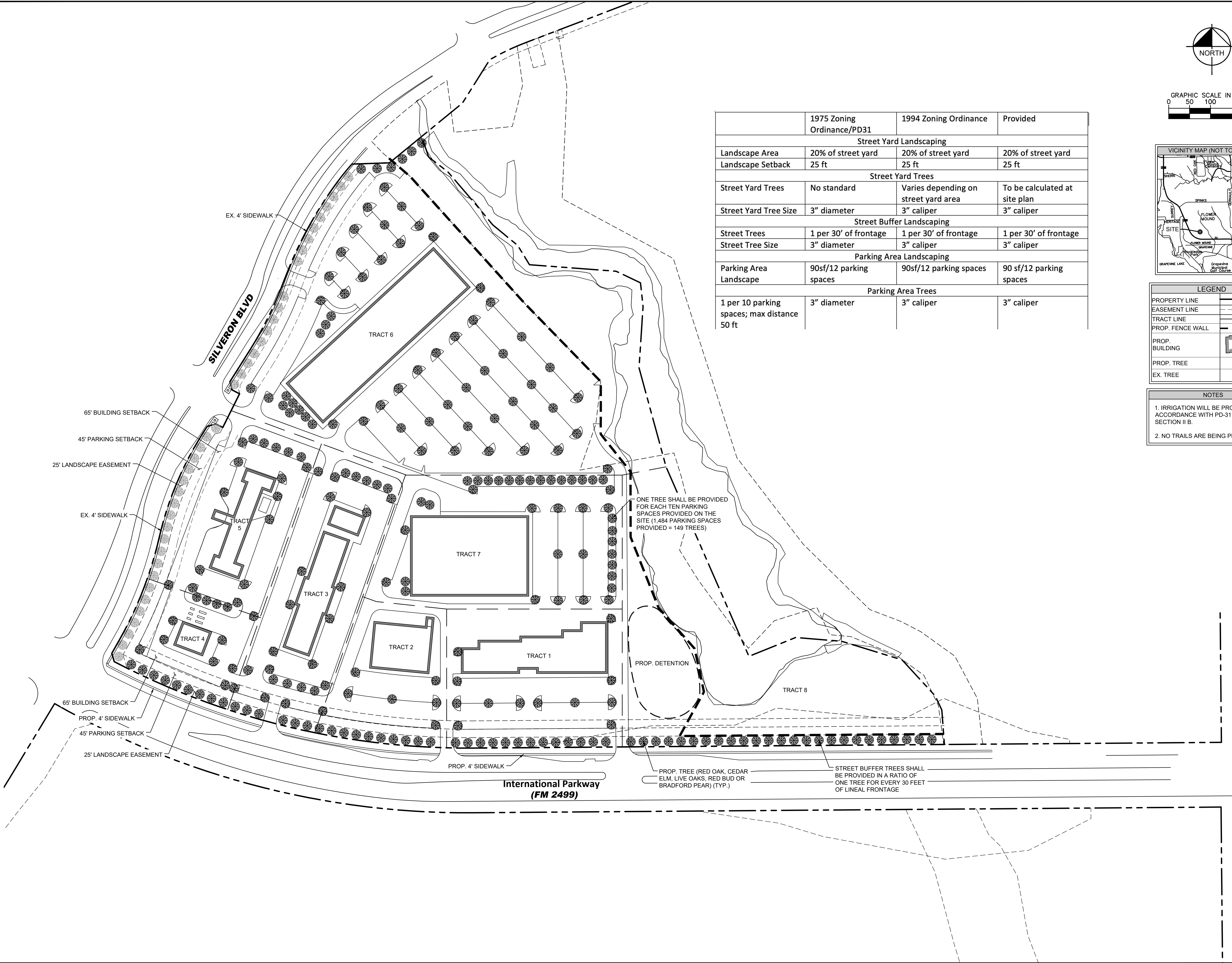
SILVERON CORNERS
PREPARED FOR
PSP SILVERON L.P.

FLOWER MOUND

COMPREHENSIVE SITE PLAN

SHEET NUMBER
EX-A

Plotted By: Zimmermann, Mitchell Sheet Set: KHA_SilveronCorners_Landscape_Plan.dwg K:\DAL_Civil\064509200-SilveronCorners\064509200-0514_Landscape_Plan\064509200-0514_Landscape_Plan.dwg
This document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



	1975 Zoning Ordinance/PD31	1994 Zoning Ordinance	Provided
Street Yard Landscaping			
Landscape Area	20% of street yard	20% of street yard	20% of street yard
Landscape Setback	25 ft	25 ft	25 ft
Street Yard Trees			
Street Yard Trees	No standard	Varies depending on street yard area	To be calculated at site plan
Street Yard Tree Size	3" diameter	3" caliper	3" caliper
Street Buffer Landscaping			
Street Trees	1 per 30' of frontage	1 per 30' of frontage	1 per 30' of frontage
Street Tree Size	3" diameter	3" caliper	3" caliper
Parking Area Landscaping			
Parking Area Landscape	90sf/12 parking spaces	90sf/12 parking spaces	90 sf/12 parking spaces
Parking Area Trees			
1 per 10 parking spaces; max distance 50 ft	3" diameter	3" caliper	3" caliper

LEGEND	
PROPERTY LINE	---
EASEMENT LINE	- - - -
TRACT LINE	---
PROP. FENCE WALL	---
PROP. BUILDING	
PROP. TREE	
EX. TREE	

NOTES	
1.	IRRIGATION WILL BE PROVIDED IN ACCORDANCE WITH PD-31 EXHIBIT B SECTION II B.
2.	NO TRAILS ARE BEING PROPOSED.

LANDSCAPE PLAN

SHEET NUMBER
EX-A

SILVERON CORNERS
PREPARED FOR
PSP SILVERON L.P.

TEXAS
FLOWER MOUND

KHA PROJECT
064509200
DATE
MARCH 2020
SCALE
AS SHOWN
DESIGNED BY
RAR
DRAWN BY
AMK
CHECKED BY
RAR

Kimley»Horn

1345 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1500 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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REVISIONS

DATE

BY



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: March 22, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD20-0006 – Lakeside Crossing) to amend Planned Development No. 153 (PD-153) with both residential and non-residential uses to modify approved development standards related to the phasing of this development. 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.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request modifications to certain standards related to the Phasing section, as outlined in Ordinance No. 25-17, for Planned Development No. 153 (PD-153).

On July 17, 2017, Town Council approved the ordinance establishing Planned Development District-153 (PD-153) for Lakeside Crossing, consisting of both residential and non-residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District Area Plan. The area of the entire PD is approximately 12 acres, containing 9.23 acres of non-residential development, 1.09 acres of residential development, and approximately 1.691 acres of open space. The zoning amendment request is to modify the phasing section for the non-residential component of the PD.

Phasing:

The current phasing section in the development standards requires certain site infrastructure improvements and landscaping to be completed prior to the issuance of a Certificate of Occupancy (CO) for the first building within the Lakeside Crossing development. The developer is requesting to delay the installation of some of the improvements until the issuance of a CO for the third building within this development and to install the remaining improvements within the buildable lots as each of the individual non-residential lots develop in the future. Below is a screen shot of the existing phasing language in the PD development standards.

F. PHASING: The first phase of development shall include the detention reservoirs, fire lanes, median cuts/turn lanes to support the first phase, curb cuts, and utilities within Phase 1, perimeter landscaping (Exhibit C), stream area and installation of trails around the stream. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.

The proposed draft development standards [Attachment B(2)] lists the improvements that will be installed with the different phases of this development.

In addition to the development standards within PD-153, the approved site plan for Phase 1 (SP17-0020) included detailed landscape, hardscape, and lighting plans for enhanced improvements within and around the open space/detention area [see Attachment A(4)]. The plans indicated sidewalks around the open space lots, benches, trash receptacles, lighted bollards on the perimeter of the sidewalk, and enhanced plantings to be installed prior to the acceptance of the subdivision. The developer is proposing to delay the installation of these improvements to a future date. As a reduction in the amount of required landscaping cannot be approved administratively through an Amended Site Plan (ASP) process, the proposed development standards address the installation of improvements in and around the open space in the phasing requirements. The developer has indicated in the letter of intent that they intend to start installation of these improvements within 12 months of approval of the this zoning amendment application and has agreed to tie these improvements to the issuance of a Certificate of Occupancy (CO) for the third building within this development.

The approved site plan for Phase 1 indicated sidewalks around the open space lot (Lot 8x) would be installed prior to the acceptance of the subdivision. However, since the sidewalks are not located within the x-lot, but around it on buildable lots, the developer is requesting to defer the installation of the sidewalks around the open space until each individual lot develops. Due to the concern that this will leave fragments of sidewalks installed piecemeal, leading to disconnected, unusable sidewalks, staff recommends the developer install all of the sidewalks adjacent to the open space lot with the next phase of development, prior to the issuance of a CO for the third building.

If the developer were to receive approval of the proposed amendments to the phasing requirements, the developer must complete the following steps prior to receiving a Certificate of Occupancy (CO) for the first building within this development.

- Step 1: Submit an Amended Site Plan (ASP) to amend approved site plan (SP17-0020) to indicate amended Phase 1 improvements.
- Step 2: Submit revised plans to Development Permit (DEV) to match the ASP in Step 1.
- Step 3: Construct Phase 1 Improvements as approved on the DEV permit plans.
- Step 4: Inspection and acceptance of the subdivision (close DEV permit).
- Step 5: Address all permit comments and pass all inspections for the shell building permits.
- Step 6: Receive building finals on the shell permits.
- Step 7: Address all permit comments and pass all inspections for each finish-out permit.
- Step 8: Obtain CO's for each suite as the finish-out permits are completed.

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. ZPD20-0006 had a total of 43 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item in response to the property owner notice. However, staff has been in communication with a future Lakeside Crossing Townhome owner who has expressed some concerns over the proposed phasing of this development. Three correspondence received from this future home owner is attached as Attachment C(1).

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Pages from Approved Plans for PD-153
4. Pages from Approved Phase 1 Site Plan Package

B. Application Details

1. Zoning Planned Development Exhibits
2. Draft Development Standards

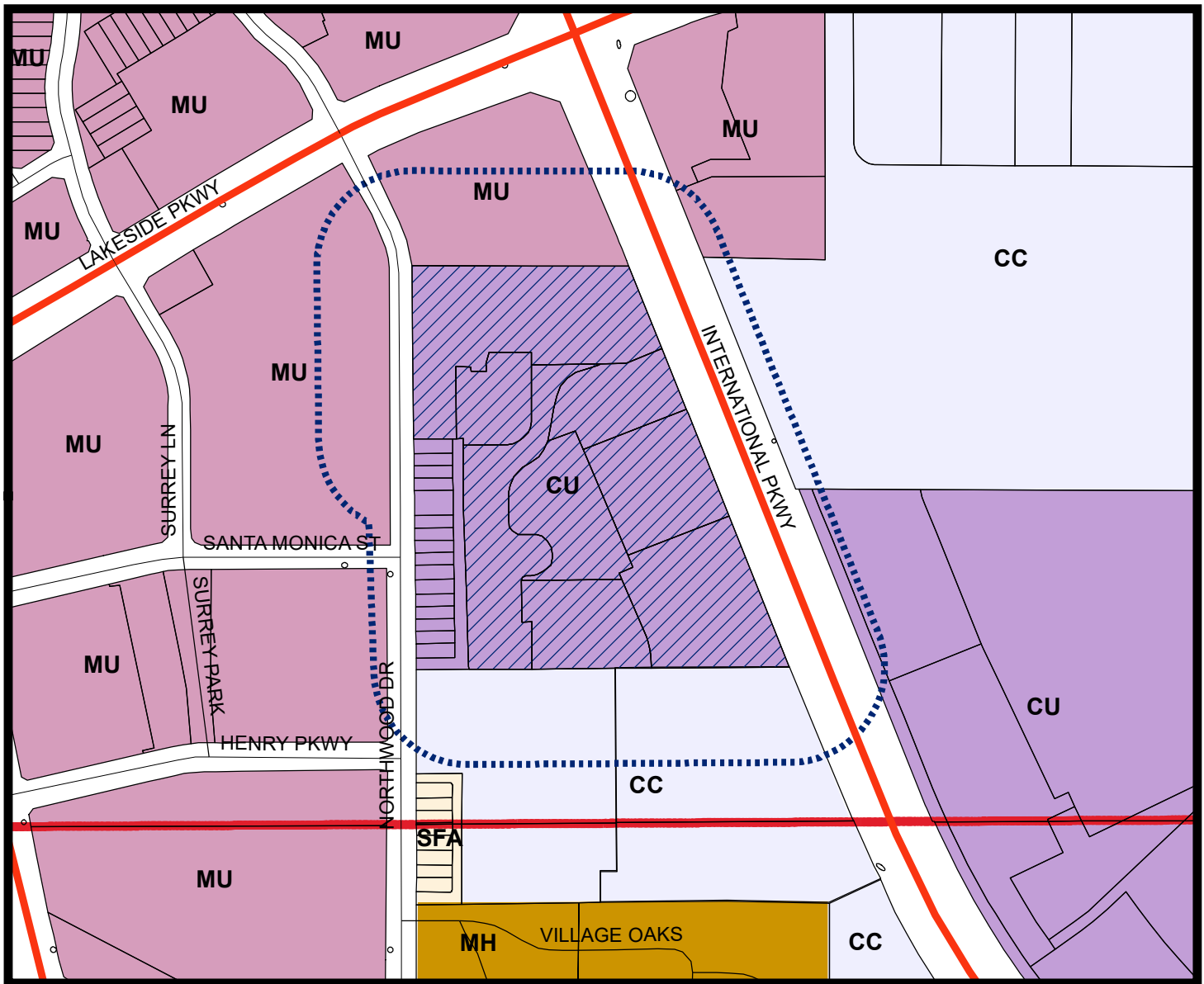
C. Correspondence

1. Lakeside Crossing Townhome resident correspondence

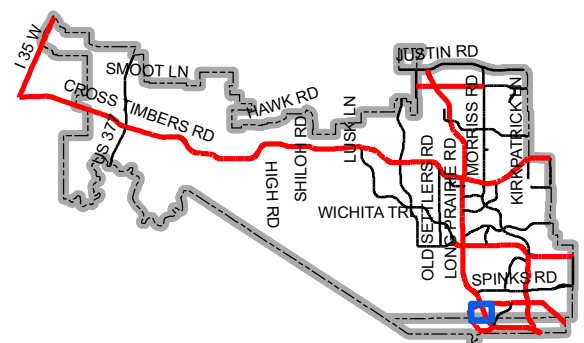
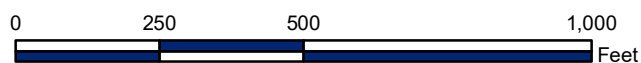
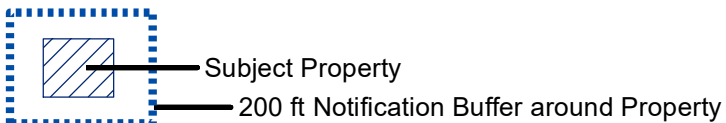
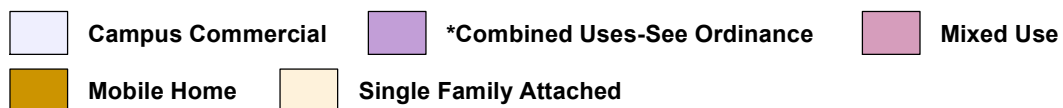


Vicinity Map

Reference Project: ZPD20-0006



LEGEND



Map Location



March 17th, 2021

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

RE: Lakeside Crossing - Letter of Intent

Dear Poornima:

Pursuant to our DRC meeting on September 29, 2020, please accept our application for Amending the Phasing for Lakeside Crossing. We want to make sure that you know that we are not asking to eliminate any requirements for the improvements within Lakeside Crossing. We are proposing to have some items deferred to be started by a future date under the terms of the development standards within the PD. Our immediate focus is to complete all that we need to do for buildings 4 & 5 (Lot 4, Block A and Lot 5, Block A) to receive their Certificate of Occupancies so that the new tenants can obtain their respective C/O's once they complete finish out of their spaces so they can immediately open for business without delays.

We understand that Section III.F of the planned development standards require certain items to be installed prior to the issuance of a certificate of occupancy for the first building. Per our discussion, we would like to modify this section as follows:

PHASING: The first phase of development shall include the fire lanes from Northwood Drive, to the cross-access drive installed by the development to the north, continuing to the south property line to meet the development near our Southeast Property Corner. All median cuts, curb cuts, turn lanes, and site utilities will be completed. We will provide perimeter landscaping along FM 2499 and Northwood Drive in Phase 1.

ALL OTHER LOTS - Each other pad site (Lot 1, Block A | Lot 2, Block A | Lot 3, Block A | Lot 6, Block A | Lot 7, Block A) will be place into their own phase (NOT numbered) and each new pad site owner that purchases the lot for development will be responsible for submitting their own Amended site plan for that lot. All required landscape, irrigation and lighting around each other pad site within the Lakeside Crossing development will be completed when each respective lot is developed prior to the building obtaining its own C/O.

REMAINING COMMON AREA IMPROVEMENTS – All remaining common area improvements inside the detention area and adjacent to the south/west/north sides of the creek will be started within 12-months from the date this amended plan is approved by the Town of Flower Mound. The scope of this work will be in line with what was

originally designed on the HS/LS/Lighting Plans as shown in the zoning exhibits provided with this submittal. We understand there will be no perquisites to start this work in this timeframe, and we understand that we may be required to have ASP approval prior to issuance of any permits to install irrigation, lighting, sidewalks, etc. Per the ordinance, the completion and acceptance of these items will be tied to the issuance of a CO for the 3rd building within this development. In the event that the 3rd building in this development is constructed and ready to obtain a CO in less than 12 months, we understand a CO will not be issued for that building unless the Lot 8x improvements are complete.

We appreciate your consideration and hope that we can reach an agreeable solution to move this project forward, and to be able to get the new tenants open and operational on time, so they have a good experience getting open in the Town of Flower Mound and in the Lakeside Crossing development.

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

Sincerely,

A handwritten signature in dark ink, appearing to read 'Tim Nystrom', with a stylized, sweeping flourish extending to the right.

Tim Nystrom
Managing Member
Lakeside Crossing Land Partners LP

SITE PLANNING CIVIL ENGINEERING PLANNING

CONSULTANTS, LLC

LAND SURVEYING LANDSCAPE ARCHITECTURE

11 Hillside Drive • Lewisville, TX 75057 • P: 972-488-9712 • F: 972-488-9715

144 Old Town Road • Lewisville, TX 75057 • P: 972-488-9715

144 Old Town Road • Lewisville, TX 75057 • P: 972-488-9715

10047700

10047700

10047700

LAKESIDE CROSSING

12,001 Acres

in the

J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252

FLOWER MOUND

DENTON COUNTY, TEXAS

LAKESIDE CROSSING

12,001 Acres

in the

J. N. TANNEHILL SURVEY, ABSTRACT NO. 1252

FLOWER MOUND

DENTON COUNTY, TEXAS

CONCEPT PLAN

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

G&A CONSULTANTS, F-1798

ROBERT JOHN DOLLAH, JR., P.E. #86898

DATE 7/20/2017

Drawn By: SM

Date: 01/09/2017

Scale: 1"=50'

Revisions:

02/24/2017

03/27/2017

04/24/2017

05/01/2017

05/03/2017

05/10/2017

07/20/2017

16326

CP

OWNER/DEVELOPER

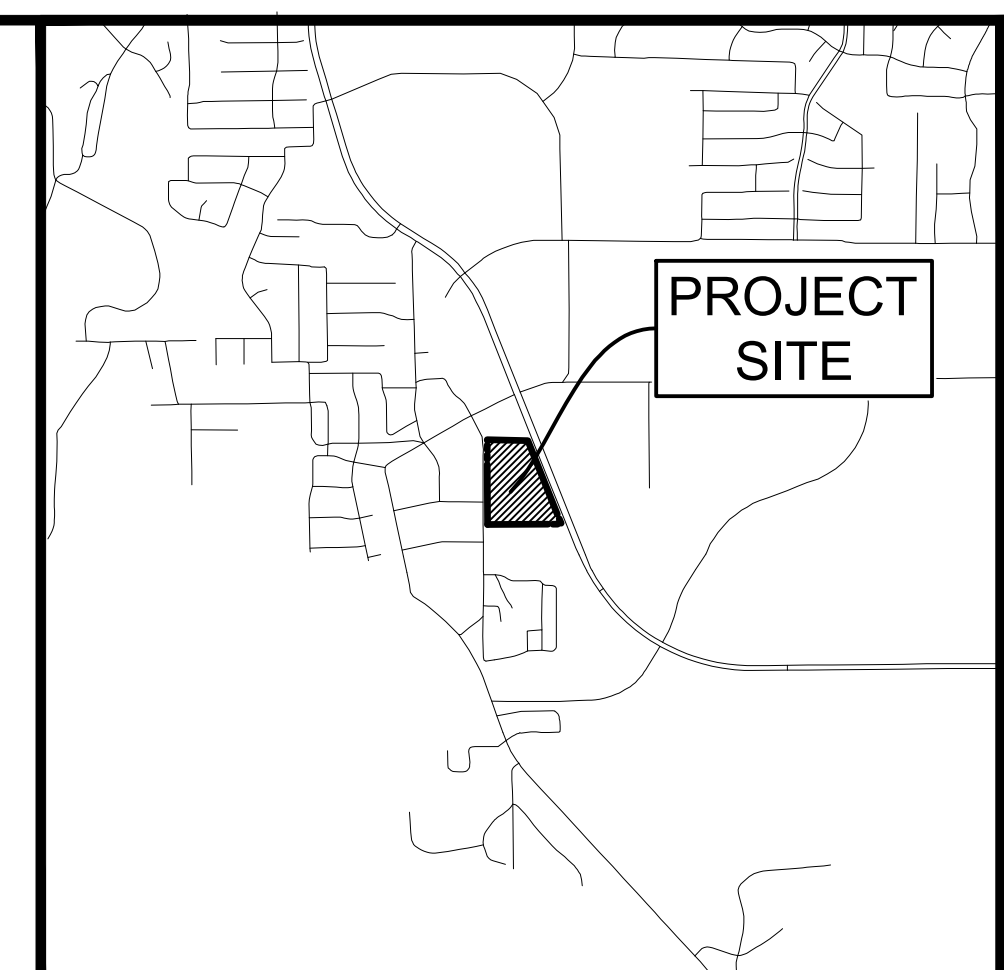
NEWSTREAM COMMERCIAL

4200 HERITAGE TRACE PKWY

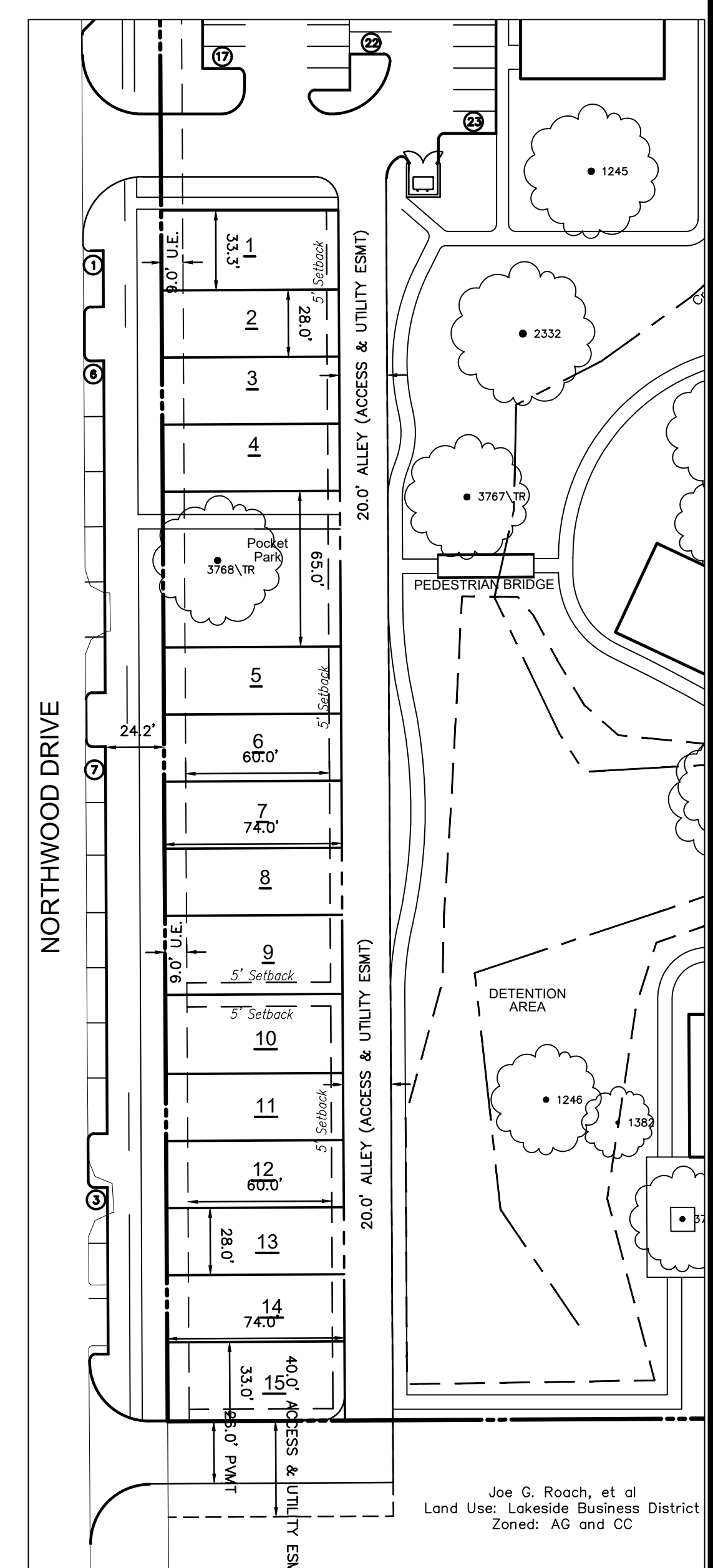
FORT WORTH, TEXAS

Ph. 817-5862252

Contact: Tim Nyetrom



VIOLINITY Map 1"=1000'



INSET "A"

Building Summary				
Bldg	Square Feet (SF)	Use	Units	# of Stories
1	60,836	Hotel	134 Rooms	5
	5,364	Restaurant		1
2	5,427	Retail		2
	5,427	Office		2
3	11,340	Office		2
	8,514	Restaurant		
4	7,356	Office		2
	2,520	Retail		
	6,843	Restaurant		
5	8,342	Office		2
	5,670	Retail		
6	15,778	Office		3
7	18,068	Office		3
	161,485			

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend	
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid
Office	266	27	27	14
Retail	28	50	55	39
Restaurant	139	277	277	28
Hotel	94	134	94	134
Totals	527	488	453	139

* 517 Parking Spaces Provided

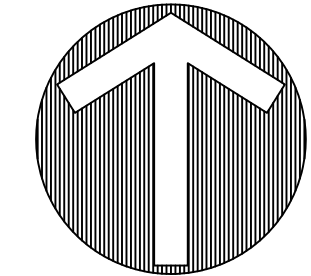
SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend	
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid
Office	100%	10%	10%	5%
Retail	50%	90%	100%	70%
Restaurant	50%	100%	100%	10%
Hotel	70%	100%	70%	70%

GENERAL NOTES

- 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.
- RETAINING WALL LOCATIONS AND HEIGHTS SHOWN ON THIS PLAN ARE BASED ON A PRELIMINARY GRADING CONCEPT AND ARE SUBJECT TO CHANGE. FINAL RETAINING WALL LOCATIONS AND HEIGHTS WILL BE DETERMINED AT THE SITE PLAN STAGE.
- 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.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. 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 UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
- LOCATIONS OF OUTDOOR SEATING AREAS AND OUTDOOR DINING AREAS MAY BE ADJUSTED BASED ON FINAL BUILDING FOOTPRINT. ADDITIONAL DINING AREAS MAY BE INCLUDED AT THE SITE PLAN STAGE. SEATING AREAS MAY BE PATIOS OR DECKS.
- BUILDING FACADES TYPES A THROUGH D ARE INDICATED ON THE PLAN TO IDENTIFY THE TYPES OF FACADES FOR THE NON-RESIDENTIAL BUILDINGS. THEY ARE ALSO SHOWN ON THE APPROVED CONCEPTUAL ELEVATIONS AND ARE AS FOLLOWS:

- TYPE A - FRONT FACADE
- TYPE B - SIDE FACADE
- TYPE C - REAR FACADE
- TYPE D - CREEK FACADE

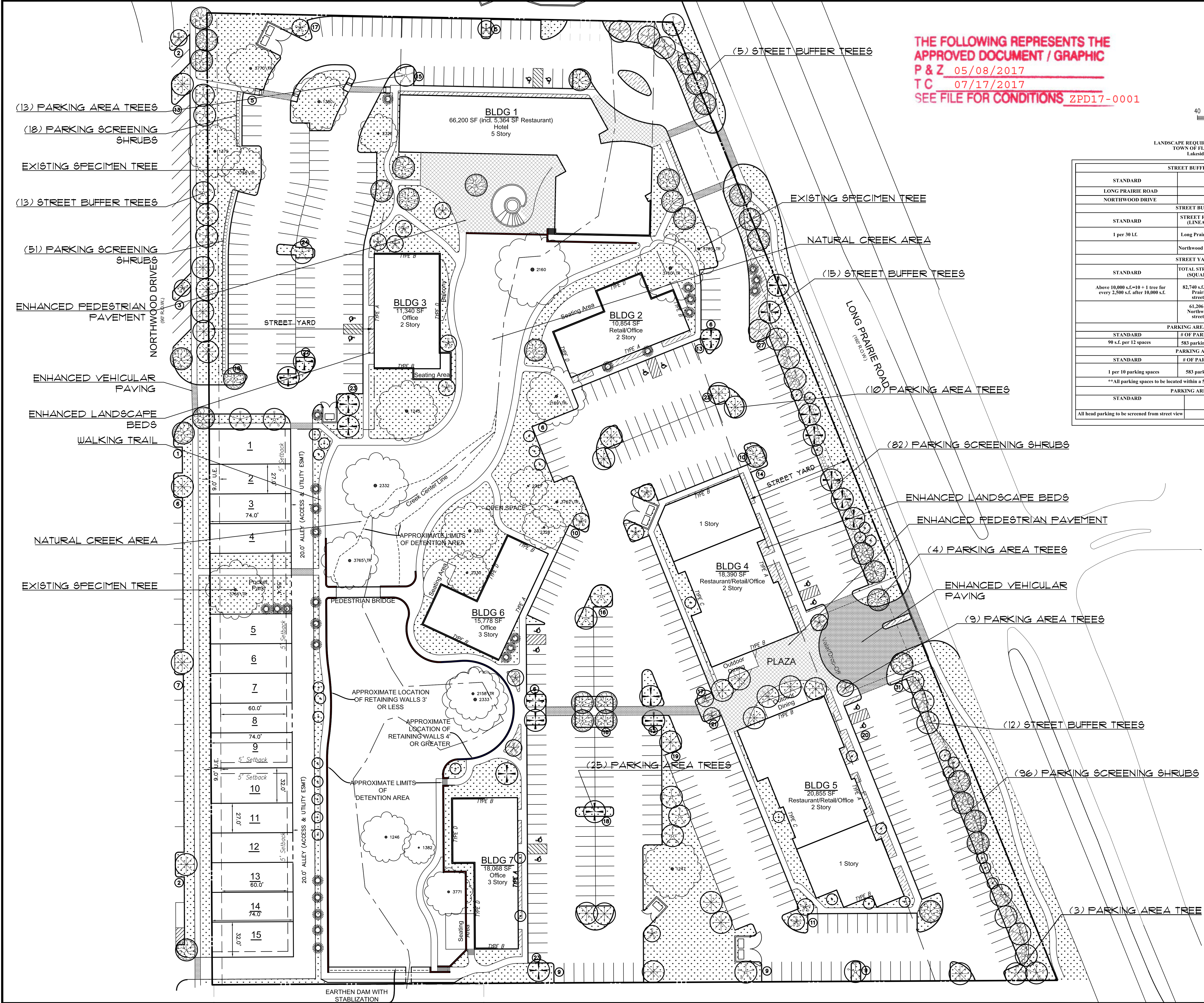
THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 05/08/2017
T C 07/17/2017
SEE FILE FOR CONDITIONS ZPD17-0001



SCALE: 1"=40'

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Lakeside Crossing

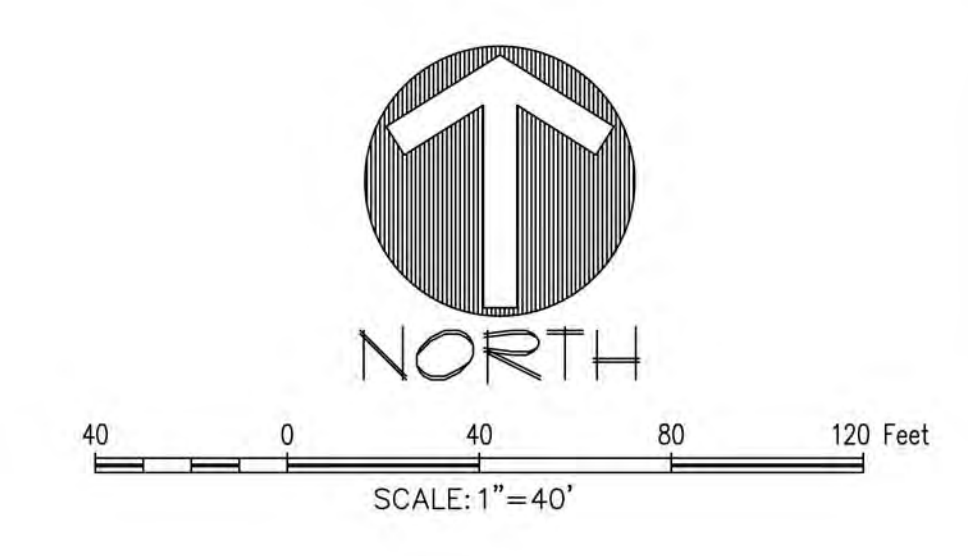
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
NORTHWOOD DRIVE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 LT.	Long Prairie - 939 LT.	32 trees (3" cal.)	32 trees (3" cal.)
	Northwood Dr. - 380 LT.	13 trees (3" cal.)	13 trees (3" cal.)
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.)	27 trees (3" cal.) + 5 existing specimen
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	583 parking spaces	4,372 s.f.	24,462 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	583 parking spaces	59 trees (3" cal.)	66 trees (3" cal.) + 7 existing specimen
**All parking spaces to be located within a 50 ft. avg. of parking lot tree.			
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)



OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 817.586.2252
Contact: Tim Nystrom



THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 05/08/2017
T C 07/17/2017
SEE FILE FOR CONDITIONS ZPD17-0001



- NATURAL ZONE - NATURAL AREAS MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
- TRANSITION ZONE - AREAS WHERE GRADING AND RETAINING WALLS MAY OCCUR IN ORDER TO MEND THE NATURAL AND BUILT ENVIRONMENTS
- SOUTHERN ZONE - AREA DESIGNATED TO DETAIN 100 YEAR FLOOD AND NATURAL AREA MEANT TO PRESERVE NATURAL TOPOGRAPHY AND VEGETATION
- EARTHEN DAM WITH STABILIZATION CONTAINING WEIR STRUCTURE
- POSSIBLE AREAS OF EXPOSED GRADE BEAM - 4' MAX
- POSSIBLE RETAINING WALL LOCATIONS - 3' MAX
- POSSIBLE RETAINING WALL LOCATIONS - 10' MAX

LAKESIDE CROSSING
12.001 Acres
in the
J. N. TANNHILL SURVEY, ABSTRACT NO. 1252
FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL OPEN SPACE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTURE
DATED 8/2/2017

Drawn By: JPP
Date: 01/09/2017
Scale: 1"=40'
Revisions:
02/24/2017
03/27/2017

16326

L1.0

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 8175862252
Contact: Tim Nystrom

CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive - Lewisville, TX 76057 - P: 972.436.9715 - F: 972.436.9715
144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226 - P: 940.240.1012 - F: 940.240.1028
TBPES Firm No. 10047700

LAKESIDE CROSSING

THERE ARE 61 PROTECTED TREES LOCATED OUTSIDE THE UPLAND WOODED HABITAT.



UPLAND WOODED
HABITAT

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECT
2826
DATED 7/20/2017



Drawn By: JPP
Date: 01/09/2017
Scale: 1" = 40'
Revisions:
02/24/2017
03/27/2017
04/24/2017
05/01/2017
05/03/2017
05/10/2017
07/20/2017

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
4200 HERITAGE TRACE PKWY
FORT WORTH, TEXAS
Ph. 8175862252
Contact: Tim Nystrom

16326

T1.0

File: Z:\2016\16326\Drawings\Zoning\Sheets\16326 SPECIMEN TREE SURVEY
 Plotted: 7/20/2017 1:08 PM, by Jameson Pinson; Saved: 7/20/2017 10:35 AM, by Jameson

TREE PROTECTION FENCE

EXISTING SPECIMEN TREE

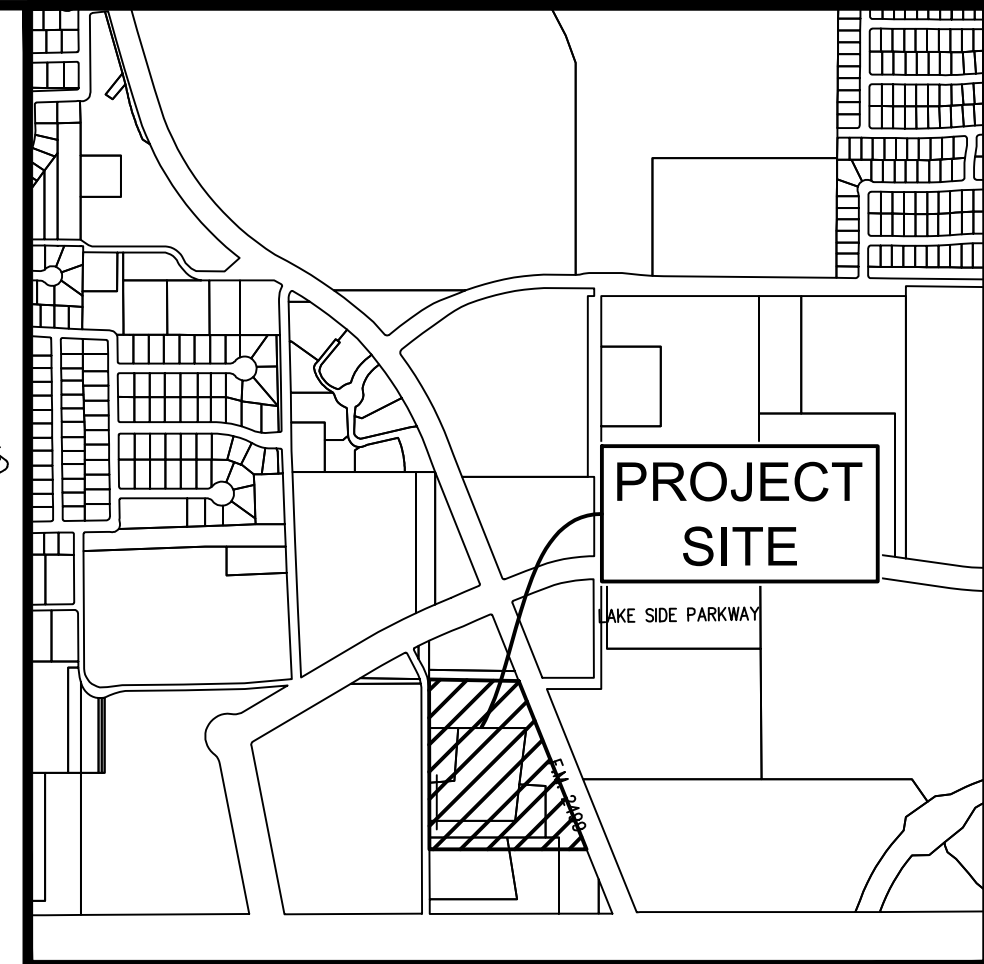
NORTHWOOD DRIVE
(90' R.O.W.)

EXISTING SPECIMEN TREE

TREE PROTECTION FENCE

EXISTING SPECIMEN TREE

EARTHEN DAM WITH STABILIZATION



Vicinity Map 1"=1000'
50 0 50 100 150 Feet
SCALE: 1"=50'

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:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE. THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- REFER TO SHEET C4 FOR PAVING HATCH LEGEND. THE HATCHED AREAS ON THIS SHEET REPRESENT THE PROPOSED FIRE LANES.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ABUTTING A STREET.
- 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 RIVER WALK SIGNAGE REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- A TXDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TXDOT RIGHT-OF-WAY.
- REFER TO THE PAVING PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED TURN LANES.

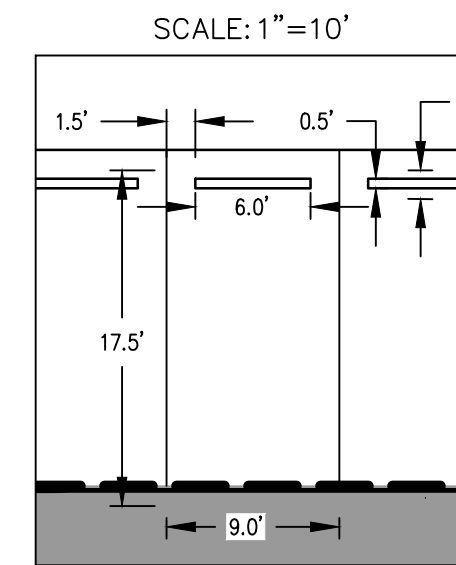
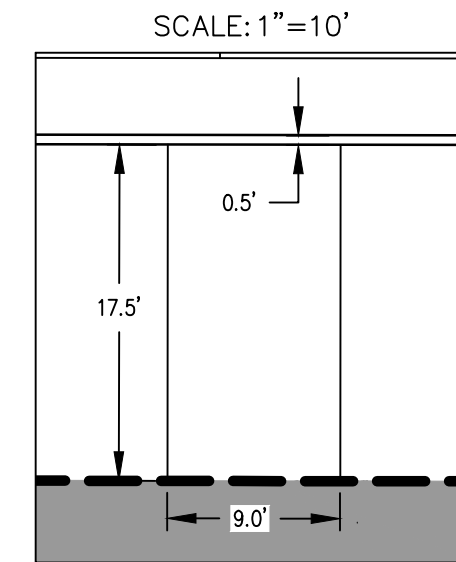
	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-3				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	56	6	6	3	3
Retail	11	20	22	16	2
Restaurant	36	72	72	72	8
Hotel	94	134	94	134	94
Totals	197	232	194	225	107

* 491 Parking Spaces Provided

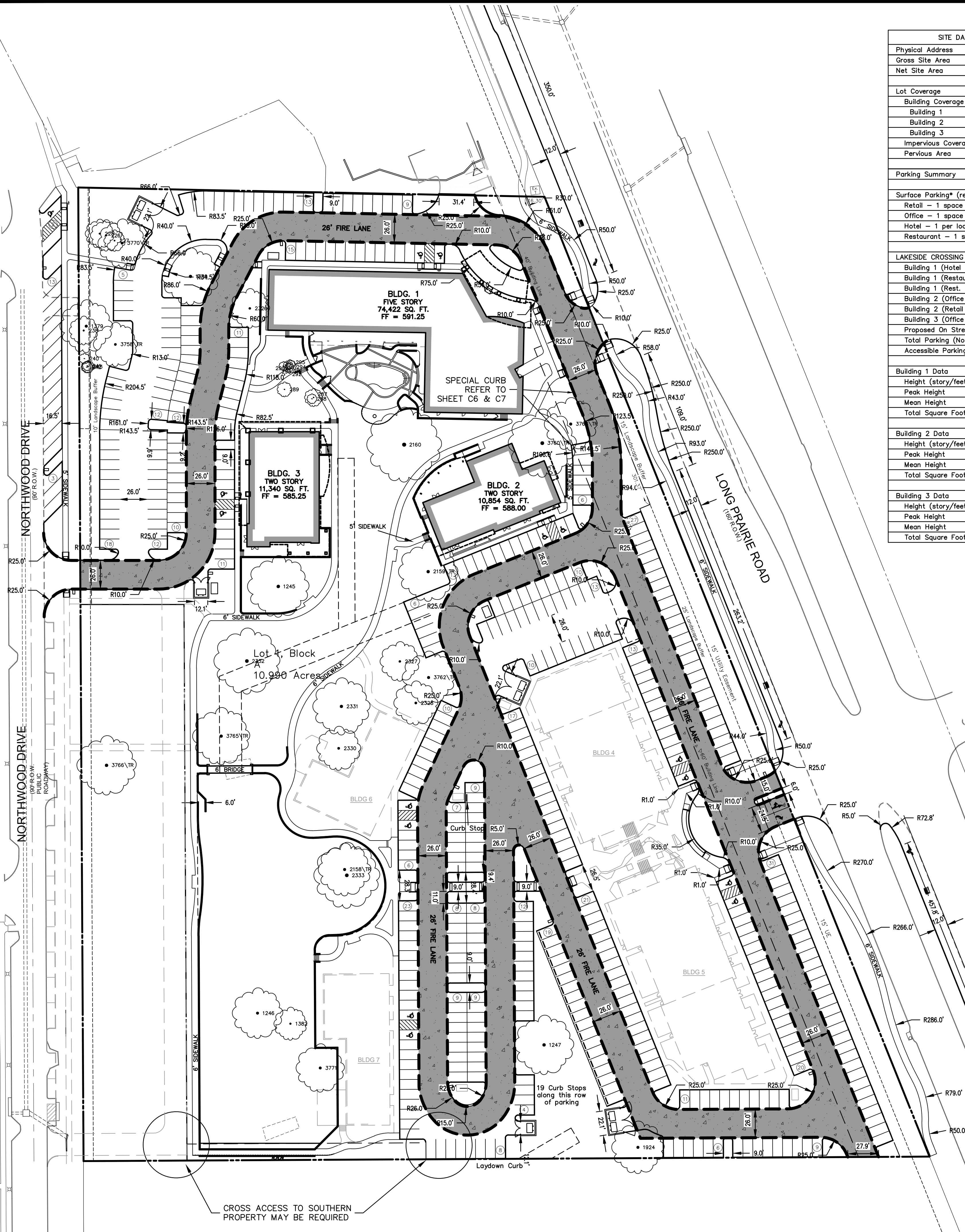
	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend		Night
	Daytime 6A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight -6A
Office	222	23	23	12	12
Retail	28	50	55	39	3
Restaurant	139	277	277	277	28
Hotel	94	134	94	134	94
Totals	483	484	449	462	137

* 491 Parking Spaces Provided

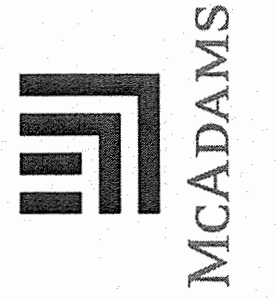
SITE DATA TABLE – LAKESIDE CROSSING			
Physical Address	TBD		
Gross Site Area	12,000 A; 522,720 SF		
Net Site Area	12,000 A; 522,720 SF		
Lot Coverage			
Building Coverage			
Building 1	17,061 SF; ±3.3%		
Building 2	6,316 SF; ±1.2%		
Building 3	6,610 SF; ±1.3%		
Impervious Coverage	±65%		
Pervious Area	±35%		
Parking Summary			
Surface Parking* (refer to the shared parking charts)			
Retail – 1 space per 250 Square Feet			
Office – 1 space per 300 Square Feet			
Hotel – 1 per lodging room			
Restaurant – 1 space per 75 SF			
LAKESIDE CROSSING		Required	Provided
Building 1 (Hotel 134 Rooms)		134	136
Building 1 (Restaurant 3,154 SF)		42	42
Building 1 (Rest. Patio 1,142 SF)		16	16
Building 2 (Office 5,427 SF)		19	19
Building 2 (Retail 5,427 SF)		22	22
Building 3 (Office 11,340 SF)		38	38
Proposed On Street Parking		00	18
Total Parking (Not Inc. Residential)		264	491
Accessible Parking		9	15
Building 1 Data			
Height (story/feet)	5 Story; 74' 6"		
Peak Height	76' 7"		
Mean Height	71' 7"		
Total Square Footage	74,722 SF		
Building 2 Data			
Height (story/feet)	2 Story; 26' 0"		
Peak Height	33' 10"		
Mean Height	31' 6"		
Total Square Footage	10,854 SF		
Building 3 Data			
Height (story/feet)	2 Story; 29' 6"		
Peak Height	41' 3"		
Mean Height	35' 5"		
Total Square Footage	11,340 SF		



THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/26/2018
T C
SEE FILE FOR CONDITIONS SP17-0020



The John R. McAdams Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, TX 75057
972.438.8712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBP# 19762 TBP#S: 10194440
www.mcadamsco.com



LAKESIDE CROSSING
12.00 Acres
in the
JUN. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

HARDSCAPE PLAN

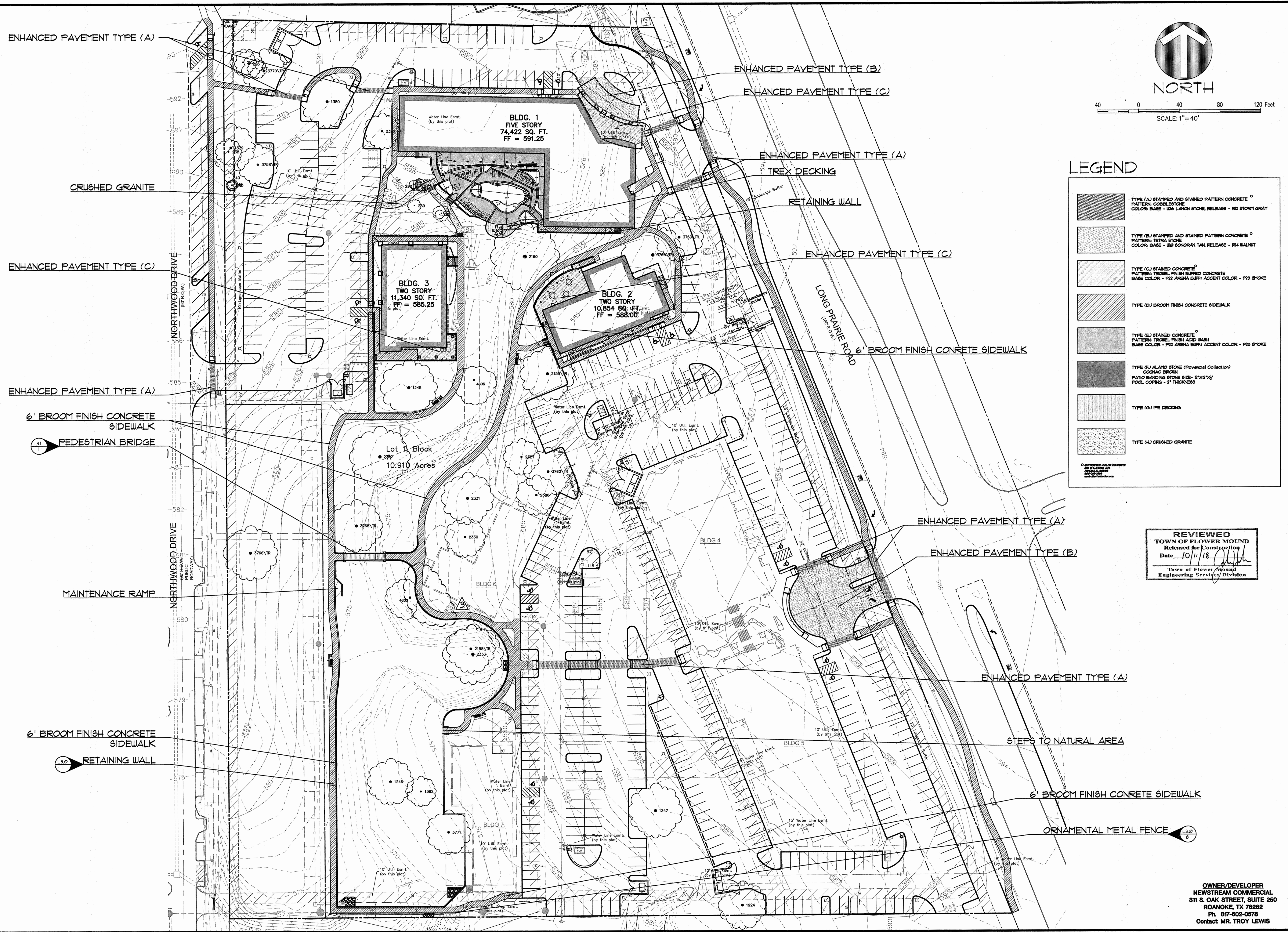


Drawn By: JP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
9/17/2018

16326

L1.0

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS



LEGEND

- TYPE (A) STAMPED AND STAINED PATTERN CONCRETE °
PATTERN: CORBELSTONE
COLOR: BASE - 126 LAMON STONE, RELEASE - R2 STORM GRAY
- TYPE (B) STAMPED AND STAINED PATTERN CONCRETE °
PATTERN: TETRA STONE
COLOR: BASE - 102 SOKORAN TAN, RELEASE - R4 WALNUT
- TYPE (C) STAINED CONCRETE °
PATTERN: TROUSSEL FINISH BUFFED CONCRETE
BASE COLOR - P22 ARENA BUFF+ ACCENT COLOR - P23 SMOKE
- TYPE (D) BROOM FINISH CONCRETE SIDEWALK
- TYPE (E) STAINED CONCRETE °
PATTERN: TROUSSEL FINISH ACID WASH
BASE COLOR - P22 ARENA BUFF+ ACCENT COLOR - P23 SMOKE
- TYPE (F) ALAMO STONE (Pavement Collection)
PATIO BANDING STONE SIZE: 12"x12"
POOL COPING - 2" THICKNESS
- TYPE (G) TREX DECKING
- TYPE (H) CRUSHED GRANITE

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date: 10/11/18
Town of Flower Mound
Engineering Services Division



ENHANCED PAVEMENT TYPE (A)

BROOM FINISH CONCRETE
SIDEWALK

ENHANCED PAVEMENT TYPE

(3) ORNAMENTAL GATE
STONE RETAINING WALL

CRUSHED GRANITE WALK

TREX DECK

ORNAMENTAL METAL FENCE

BROOM FINISH CONCRETE
SIDEWALK

PATIO FURNITURE - FINAL
SELECTION PER OWNER

ENHANCED PAVEMENT TYPE (C)

CORTEN PLANTERS

STONE RETAINING WALL

ORNAMENTAL METAL FENCE

TRASH RECEPTACLE

PEDESTRIAN BENCH

ENHANCED PAVEMENT TYPE (A)

STONE RETAINING WALL

BROOM FINISH CONCRETE
SIDEWALK

LEGEND

- TYPE (A) STAMPED AND STAINED PATTERN CONCRETE
PATTERN: COBBLE STONE
COLOR: BASE - L26 LAMON STONE, RELEASE - R2 STORM GRAY
- TYPE (B) STAMPED AND STAINED PATTERN CONCRETE
PATTERN: TETRA STONE
COLOR: BASE - L40 BONORAN TAN, RELEASE - R4 WALNUT
- TYPE (C) STAINED CONCRETE
PATTERN: TROUVEL FINISH BUFFED CONCRETE
BASE COLOR - P21 ARENA BUFF ACCENT COLOR - P23 SMOKE
- TYPE (D) BROOM FINISH CONCRETE SIDEWALK
- TYPE (E) STAINED CONCRETE
PATTERN: TROUVEL FINISH ACID WASH
BASE COLOR - P21 ARENA BUFF ACCENT COLOR - P23 SMOKE
- TYPE (F) ALAMO STONE (Provencal Collection)
COGNAC BROWN
PATIO BANDING STONE SIZE: 12" x 12" x 1/2"
POOL COPING - 2" THICKNESS
- TYPE (G) IPE DECKING
- TYPE (H) CRUSHED GRANITE

BLDG. 1
FIVE STORY
74,422 SQ. FT.
FF = 591.25

BLDG. 3
TWO STORY
11,340 SQ. FT.
FF = 585.25

BLDG. 2
TWO STORY
10,854 SQ. FT.
FF = 588.00

Lot 1, Block A
10.910 Acres

MATCHLINE

REF. L11
REF. L12

BLDG 4

BLDG 6

ENHANCED PAVEMENT TYPE (B)

ENHANCED PAVEMENT TYPE (C)

ENHANCED PAVEMENT TYPE (A)

STONE RETAINING WALL

ORNAMENTAL FENCE

(1) ORNAMENTAL GATE

HAND RAILS

ADA HAND RAILS

CORTEN PLANTERS

ENHANCED PAVEMENT TYPE (C)

PATIO FURNITURE-FINAL
SELECTION PER OWNER

STONE RETAINING WALL

BROOM FINISH CONCRETE SIDEWALK

HAND RAILS

ORNAMENTAL METAL FENCE

BROOM FINISH CONCRETE STEPS

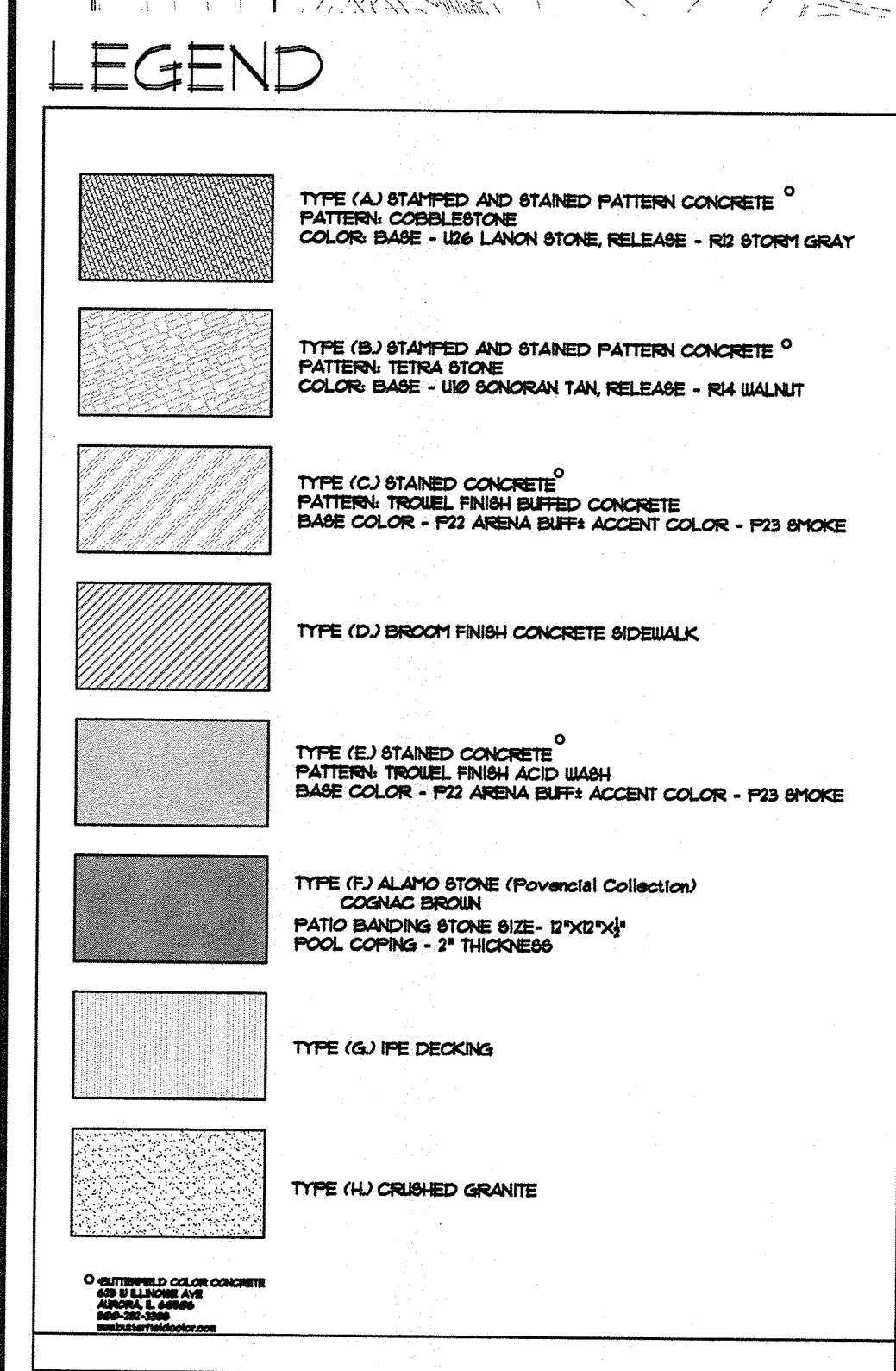
TRASH RECEPTACLE

PEDESTRIAN BENCH

FUTURE SIDEWALK

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 10/11/18
Town of Flower Mound
Engineering Services Division

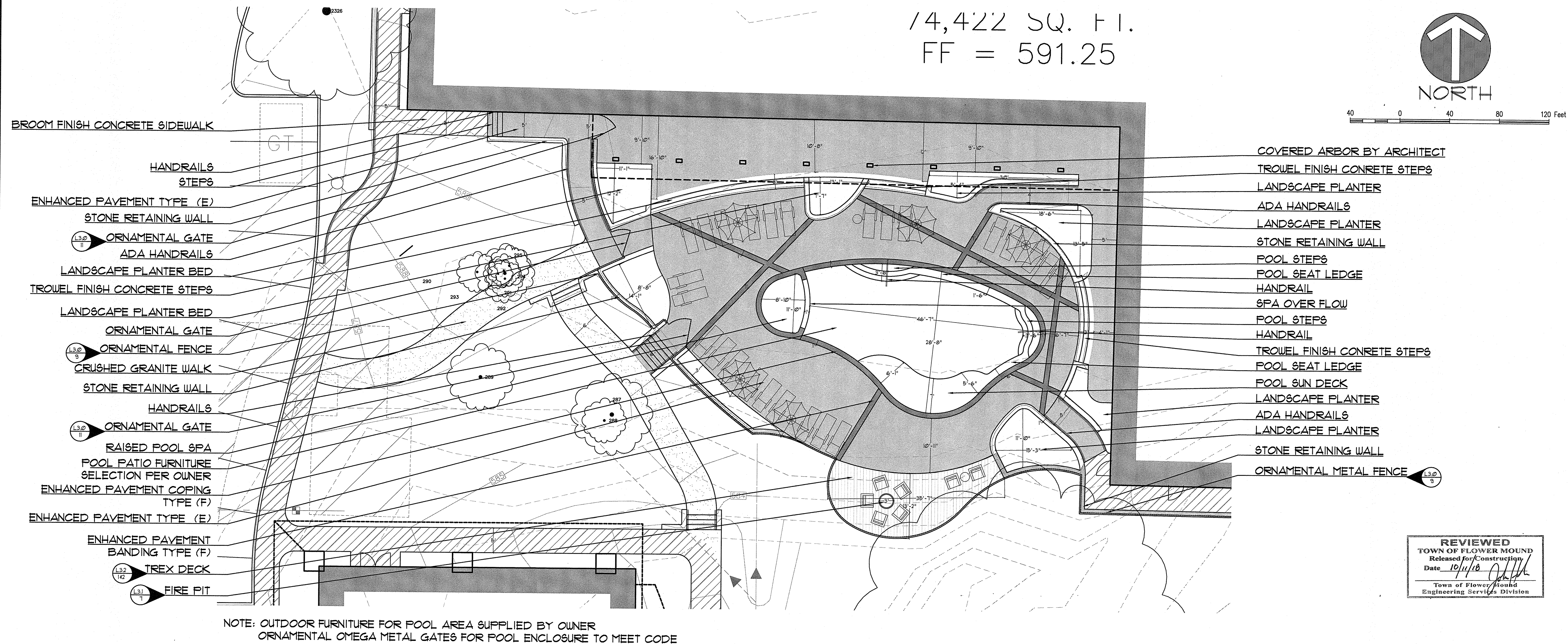
OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS



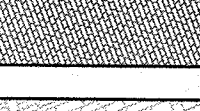
REVIEWED
TOWN OF FLOWER MOUND
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Date 10/11/18
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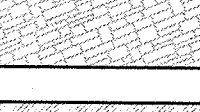
Town of Flower Mound
Engineering Services Division

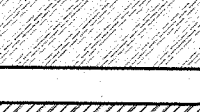
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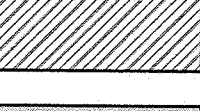


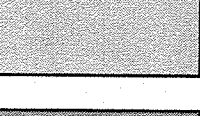
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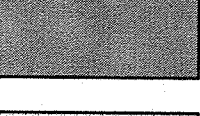
 TYPE (A) STAMPED AND STAINED PATTERN CONCRETE[®]
PATTERN: COBBLESTONE
COLOR: BASE - U26 LANON STONE, RELEASE - R2 STORM GRAY

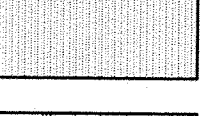
 TYPE (B) STAMPED AND STAINED PATTERN CONCRETE[®]
PATTERN: TETRA STONE
COLOR: BASE - U26 SONORAN TAN, RELEASE - R34 WALNUT

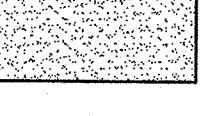
 TYPE (C) STAINED CONCRETE[®]
PATTERN: TROWEL FINISH BUFFED CONCRETE
BASE COLOR - P22 ARENA BUFF ACCENT COLOR - P23 SMOKE

 TYPE (D) BROOM FINISH CONCRETE SIDEWALK

 TYPE (E) STAINED CONCRETE[®]
PATTERN: TROWEL FINISH ACID WASH
BASE COLOR - P22 ARENA BUFF ACCENT COLOR - P23 SMOKE

 TYPE (F) ALAMO STONE (Pavemental Collection)
COGNAC BROWN
PATINA BANDING STONE SIZE: 12"x12"x1"
POOL COPING - 2" THICKNESS

 TYPE (G) IPE DECKING

 TYPE (H) CRUSHED GRANITE

File: Z:\2016\16326\Drawings\FP & Const Plans\Sheets\16326 HS PLAN
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OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-602-0578
Contact: MR. TROY LEWIS



40 0 40 80 120 Fe

LANDSCAPE NOTES:
Town of Flower Mound

- ADDITIONAL NOTES:**
1. Specimen trees to be treated with a 12–12–12 fertilizer and IBE (0.25%)(Indole–3–Butyric acid) and Mycorrhizal inoculate (0.05%) and Aqua Sorb (5.0%) within (1) week of rough grading.
Follow up with the same treatment (6) months later. Rates and means of application per manufacturer.
Recommended manufacturer to be Tree Nutri, or approved equal.
 2. Lime stabilization is NOT permitted within (20) feet of shown tree canopy.
 3. If work is required within the limits of the tree protection fence, contact the Environmental Review Specialist, James H. Heath with the Town of Flower Mound at 972–874–8352 for fence adjustment approval.
 4. If roots 2" diameter of greater are damaged during construction, then root pruning is required.
 5. NO machinery or heavy equipment is allowed under specimen tree canopies.
 6. Trees, 2" cal. or larger, within the tree protection fence, whether shown or not, shall be preserved.
 7. The Natural Creek Area Zone understory and within specimen tree protection fence to be selectively cleared – remove trees less than 2" caliper, vines, shrubs, saplings, and undergrowth. Understory to be cleared with hand held equipment ONLY. NO heavy machinery permitted in this zone. Leaf litter should be removed for seeded areas for habitat re-establishment.

(LO) LIVE OAK

(RO) RED OAK

(LE) LACEBARK

(CE) CEDAR EL

(DW) DESERT W

(GR) GRAPETREE

(RD) RED BUD

(CT) CHASTE TR

(FM) FORMOSA

(MB) MEXICAN I

(RV) RUSTY B

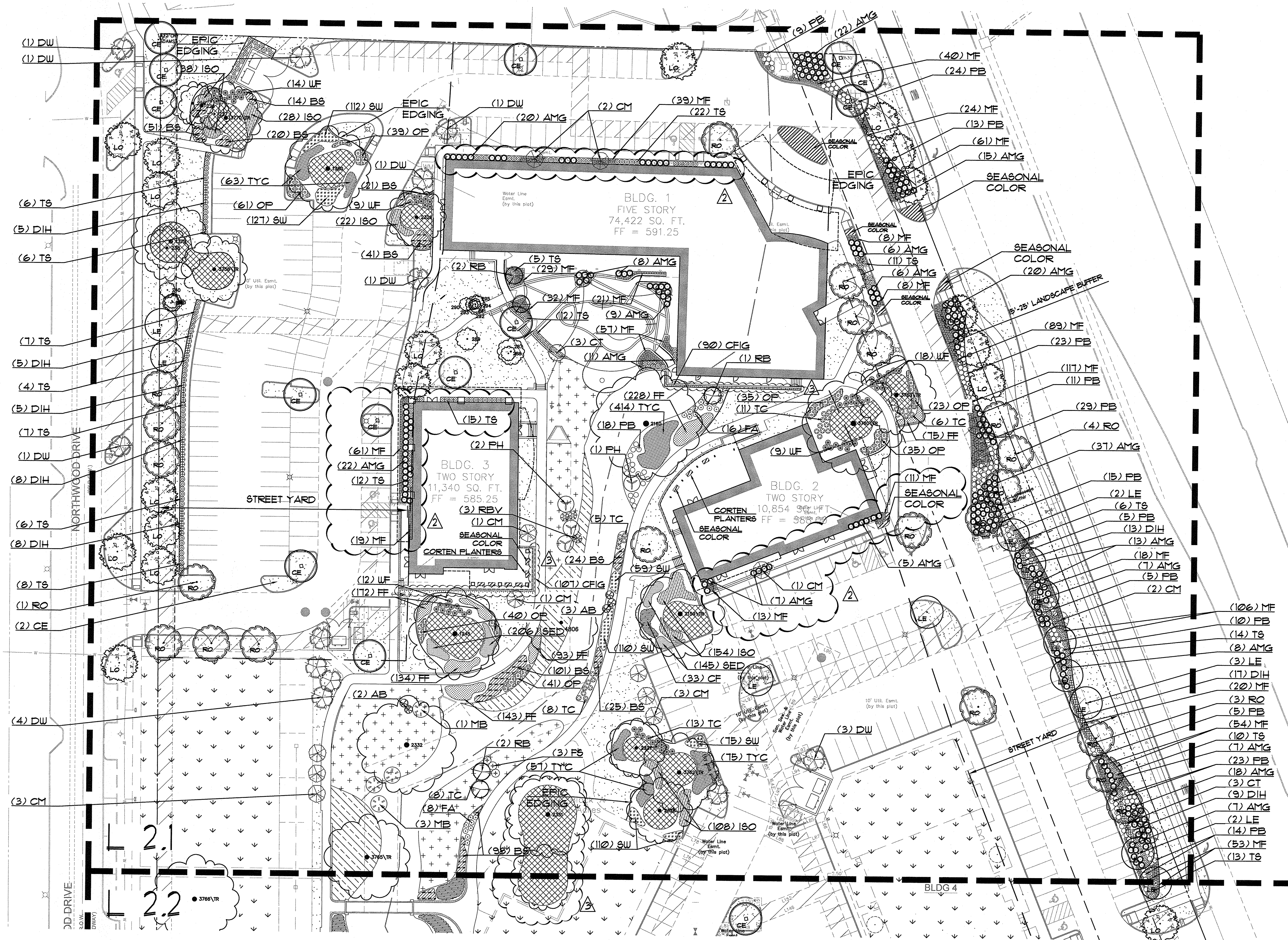
(AB) AMERICAN

- (78) FRAGRANT BULMAC
(A76) ADAGIO MAIDEN GRASS
(F4) FLAME TEXAS SAGE
(F4) FLAME ACANTHUS
(D34) DWARF INDIAN Hawthorn
(T) TURKCAPO
(F8) PIGEON BERRY
(F) MEXICAN FEATHER GRASS
(W) WOOD Fern
(N2) INLAND SEA OATS
(O) OBEDIENT PLANT
(B8) BLACKEYED SUSAN
(C) CARDINAL FLOWER
(W) EPISCOPALORT
(T) TEXAS YELLOW COLUMBINE
(S2) TEXAS SEDGE
(F) FRAG FRUIT
(O) GREENING PINE IVY
- SEASONAL COLOR
- ENHANCED LANDSCAPE
BED
- BERMUDA SOO
- SEEDED INLAND SEA OATS
(S) SEEDED INLAND SEA OATS
(S) SEEDED INLAND SEA OATS
- SEEDED BROAD-FRONTED SUSAN
(S) SEEDED BROAD-FRONTED SUSAN
(S) SEEDED BROAD-FRONTED SUSAN
- BARK MULCH, DEPTH OF (6) INCH
- BERMUDA ANTHO-MIL CH

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 10/11/18 *[Signature]*
Town of Flower Mound
Engineering Services Division

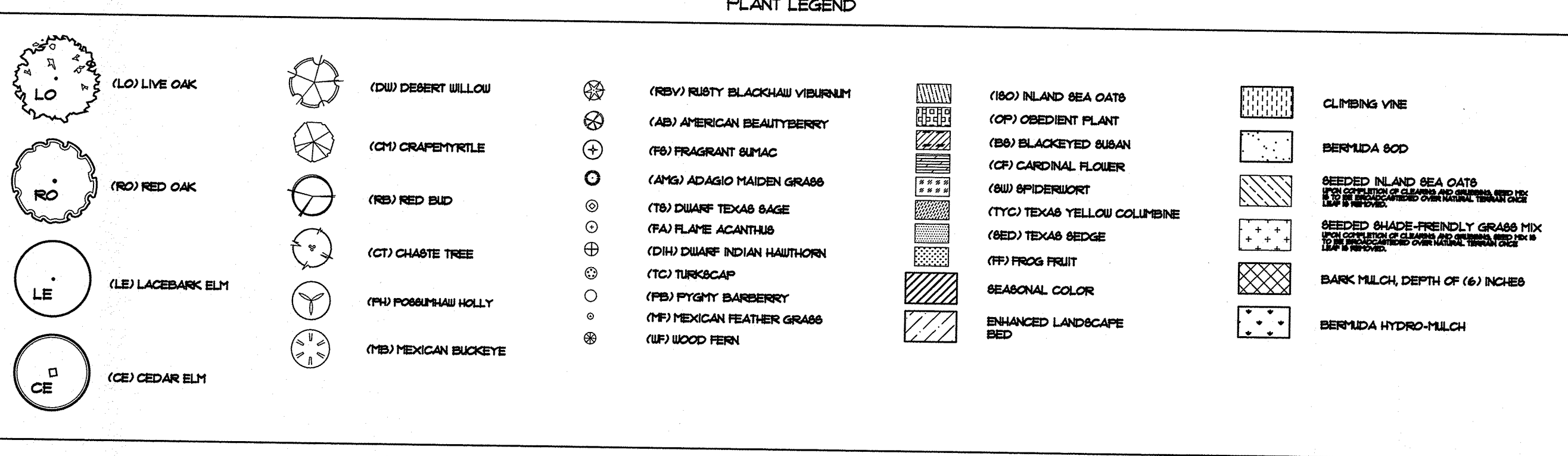
OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76282
Ph. 817-802-0578
Contact: MR. TROY LEWIS

File: Z:\2016\16326\Drawings\FP & Const Plans\Sheets\16326 LS PLAN
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Date 10/11/18 
Town of Flower Mound
Engineering Services Division

OWNER/DEVELOPER
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ROANOKE, TX 76262
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TOWN OF FLOWER MOUND
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Date 10/11/18
[Signature]
Town of Flower Mound
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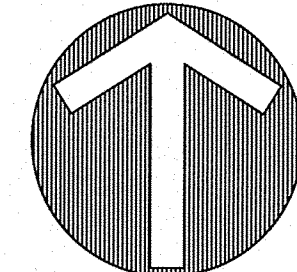
L2.2

JUTE EROSION
CONTROL MATTING

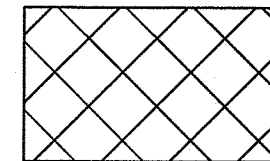
NORTHWOOD DRIVE
(876.03.9)

NORTHWOOD DRIVE
(876.03.9)
PUBLIC
ROADWAY

LONG PRAIRIE ROAD
(876.03.9)



40 0 40 80 120 Feet
SCALE: 1"=40'



JUTE EROSION CONTROL MATTING
WITHOUT NYLON MESH

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 10/11/18
Town of Flower Mound
Engineering Services Division

LAKEVIEW CROSSING

12.00 Acres
in the
JUN. TANNERHILL SURVEY, ABSTRACT NO. 1282
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE EROSION
CONTROL PLAN



Drawn By: JLP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/23/2017
12/14/2017
01/17/2018
02/07/2018

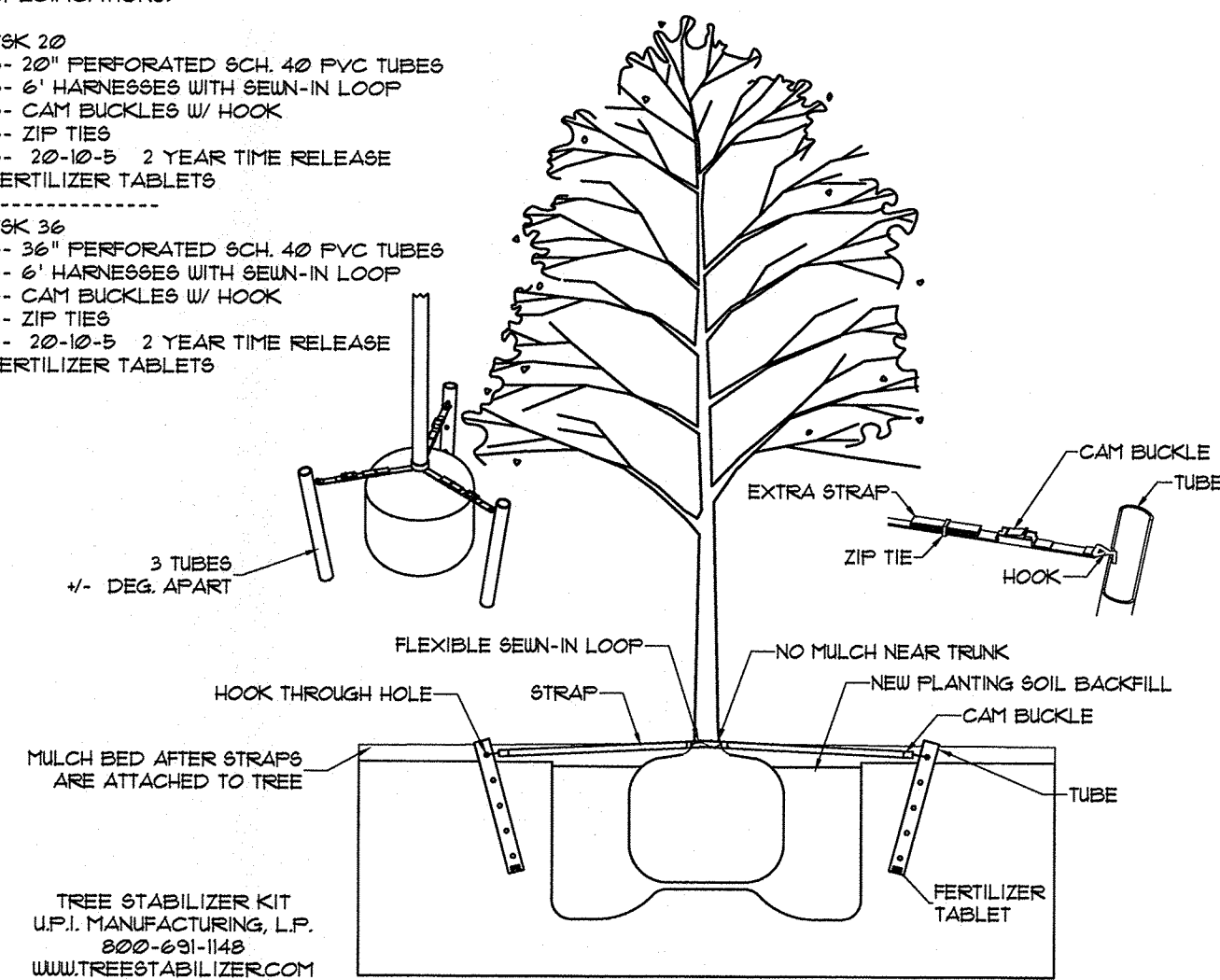
16326

L2.3

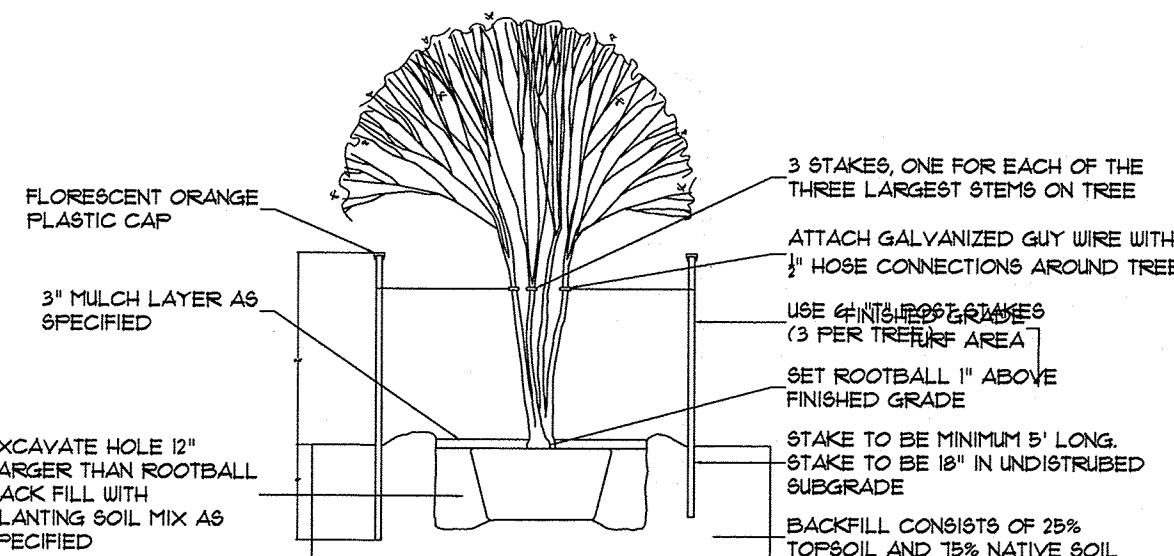
OWNER/DEVELOPER
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ROANOKE, TX 76262
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Contact: MR. TROY LEWIS

SPECIFICATIONS:

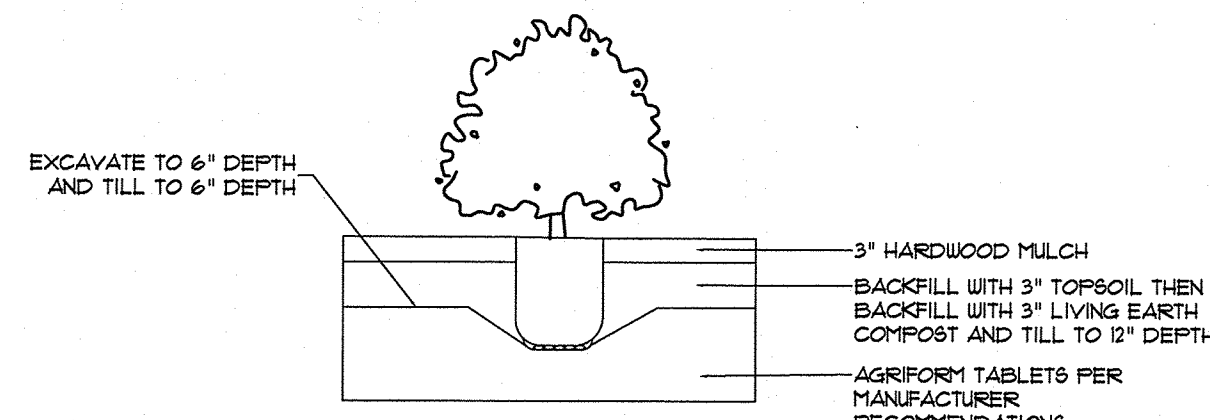
- T&K 20
3- 20" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SEW-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE
FERTILIZER TABLETS
- T&K 36
3- 36" PERFORATED SCH. 40 PVC TUBES
3- 6' HARNESSES WITH SEW-IN LOOP
3- CAM BUCKLES W/ HOOK
3- ZIP TIES
3- 20-10-5 2 YEAR TIME RELEASE
FERTILIZER TABLETS



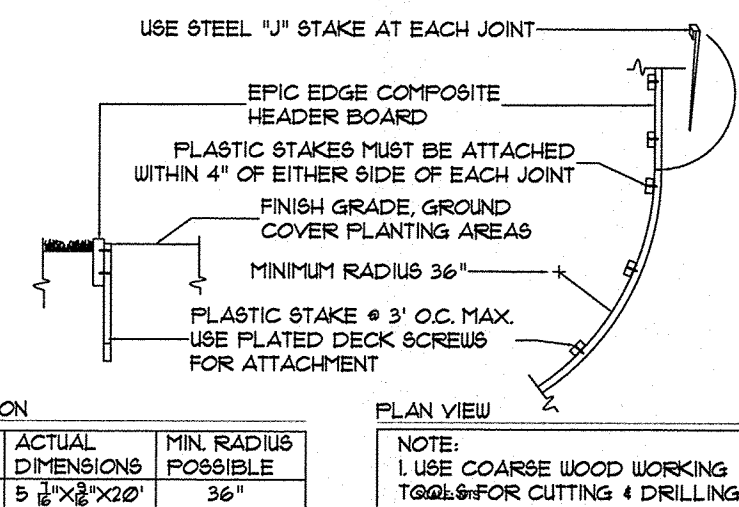
1. TREE STABILIZER KIT
1/4"=1'



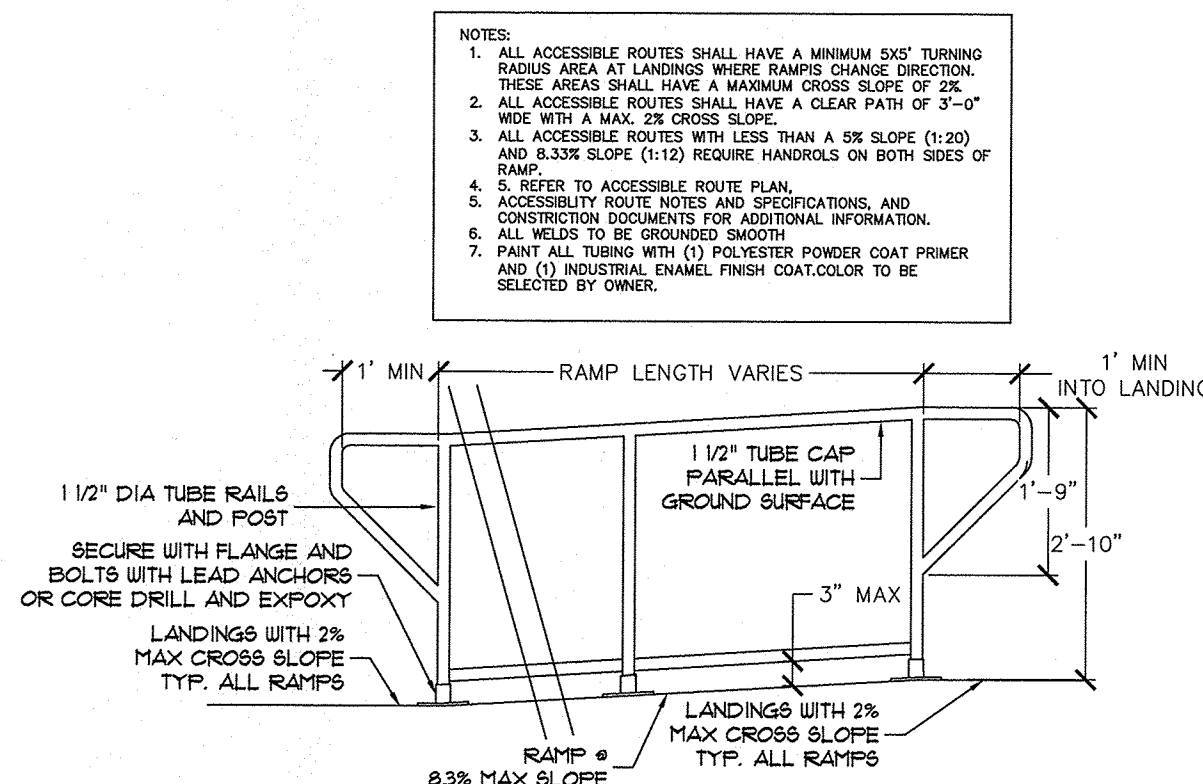
2. MULTI TRUNK TREE STAKING
1/4"=1'



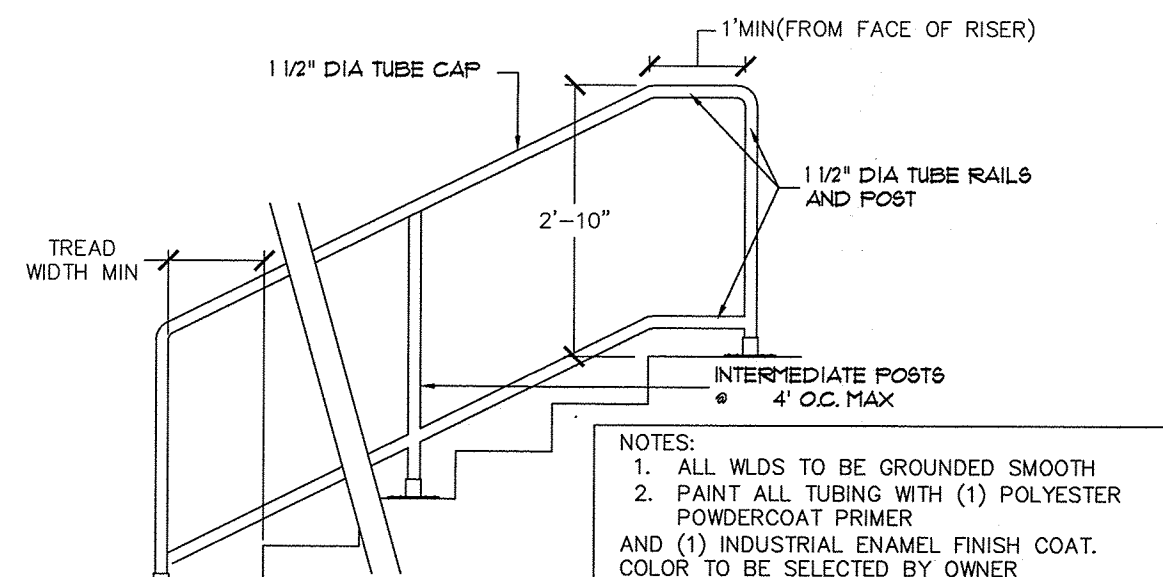
3. SHRUB PLANTING DETAIL
1/2"=1'



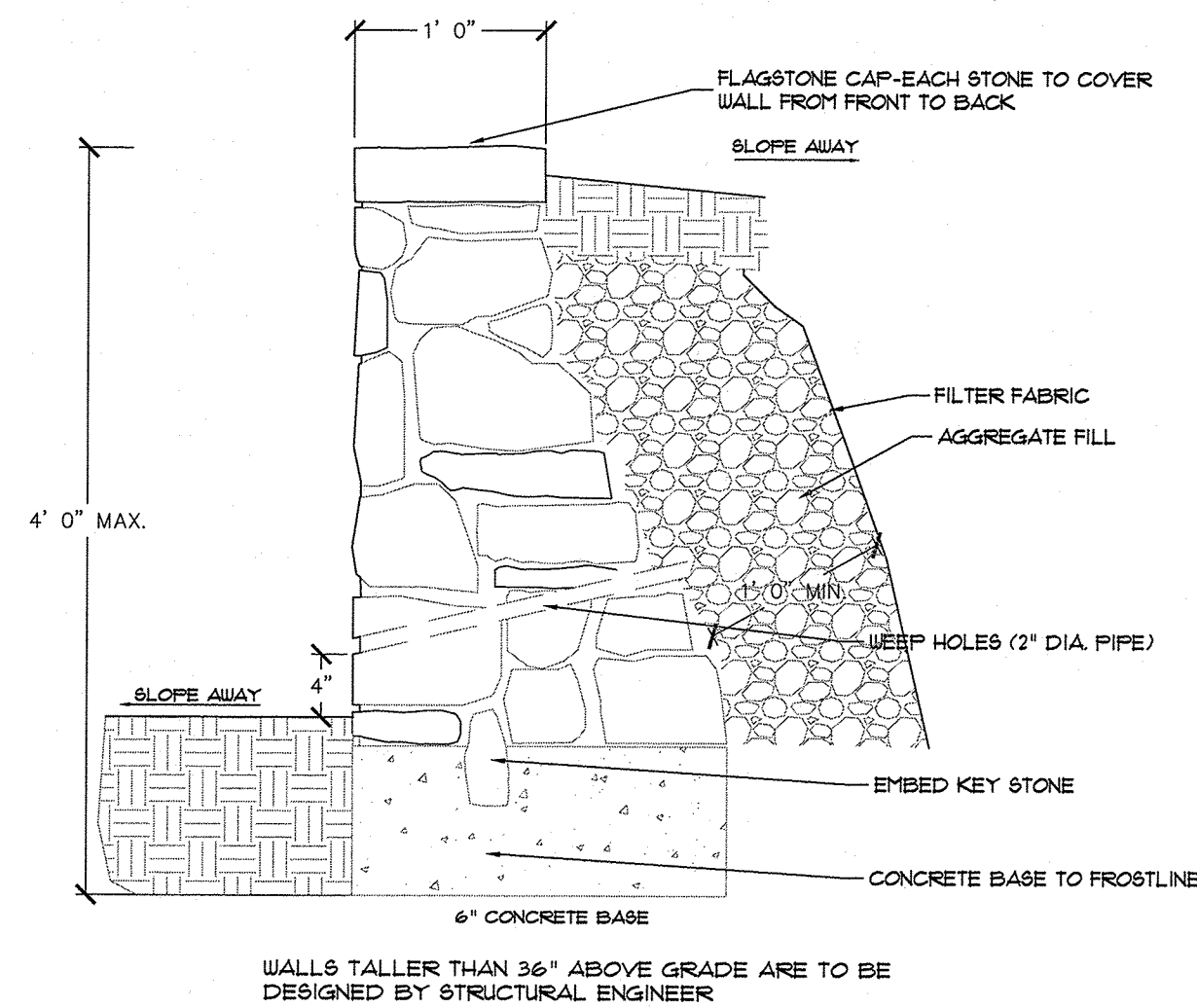
4. EPIC EDGE COMPOSITE HEADER BOARD
NTS



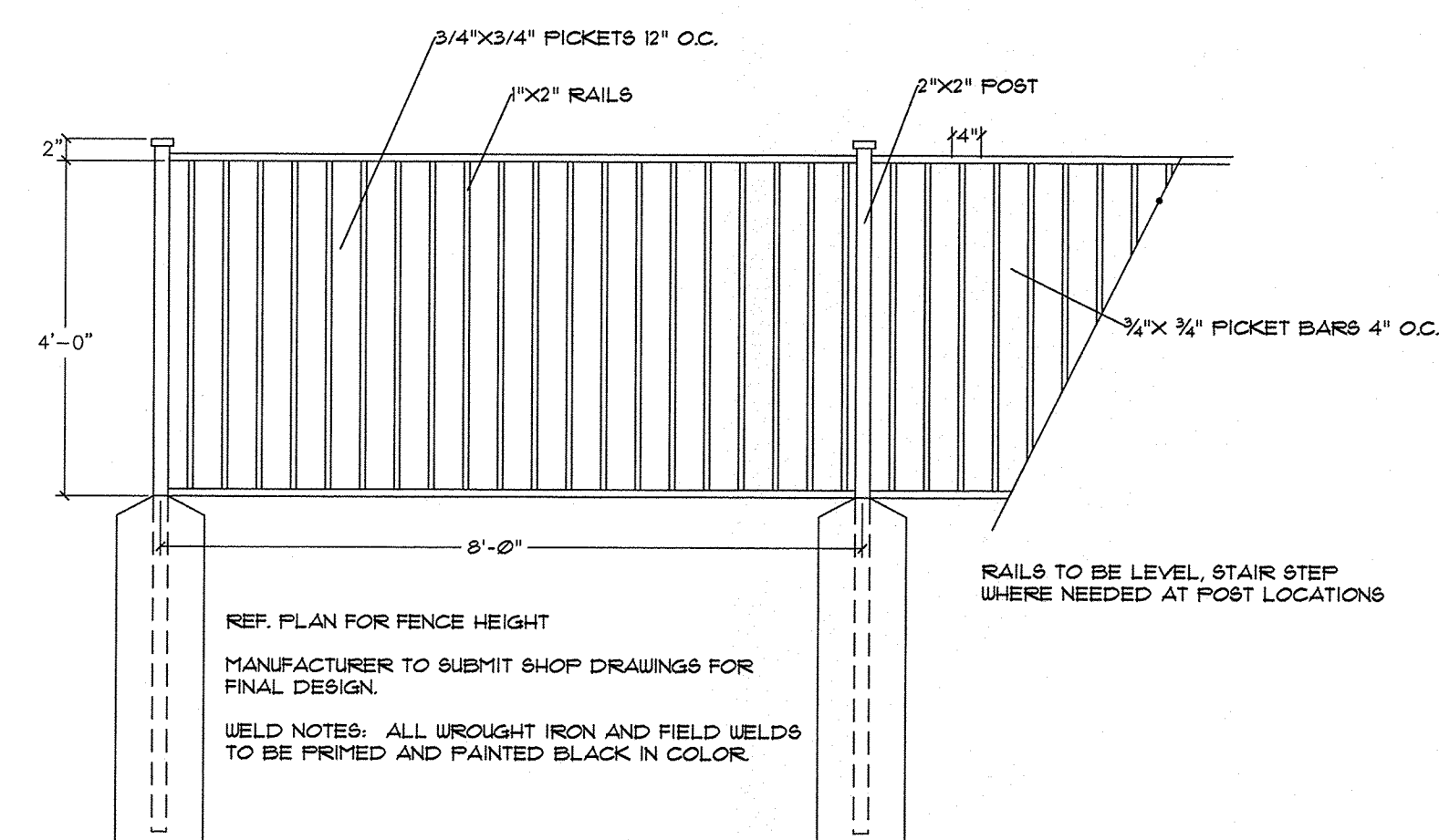
5. TUBE STEEL HANDRAIL AT RAMP
1/2"=1'



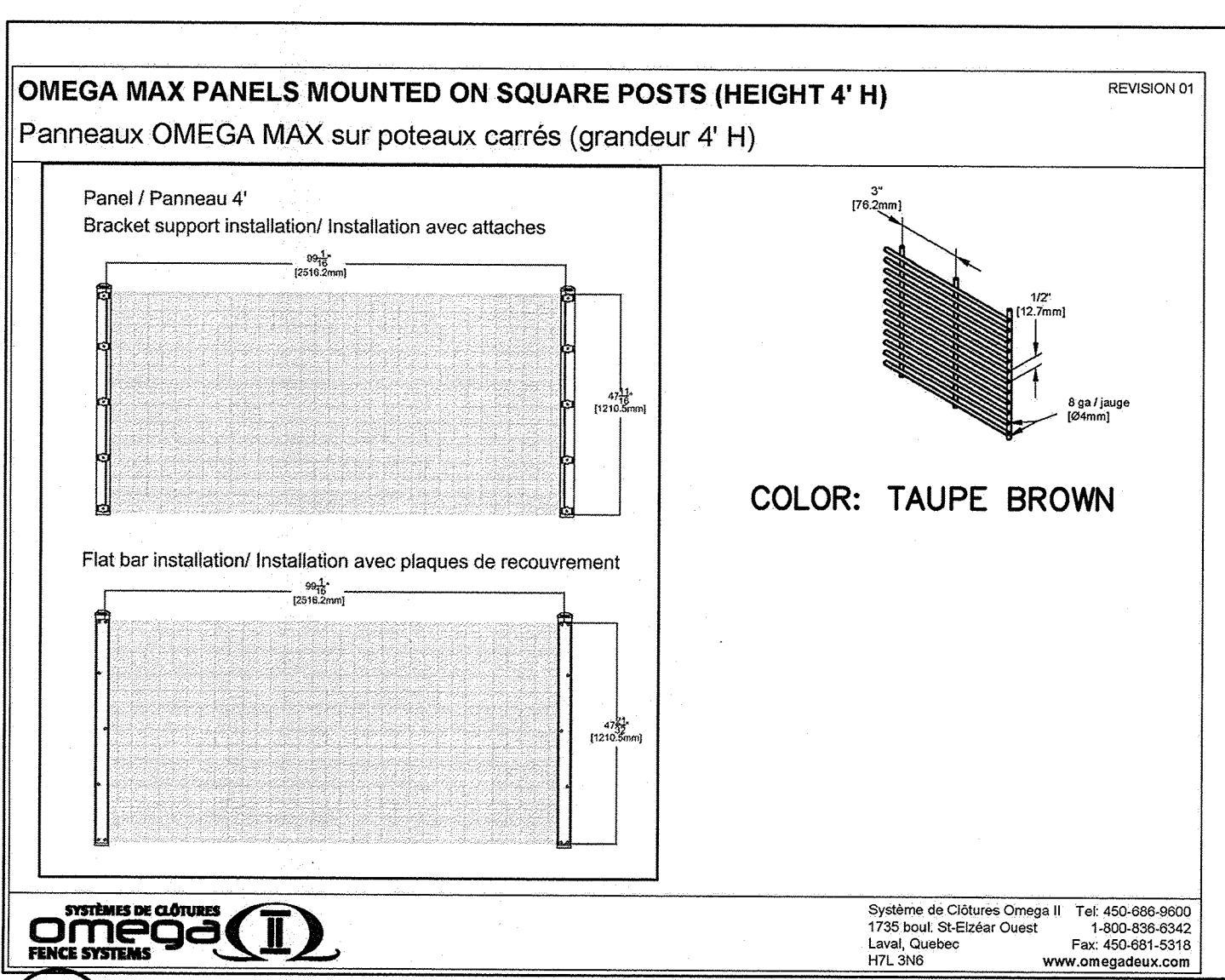
6. TUBE STEEL HANDRAIL AT STEPS
1/2"=1'



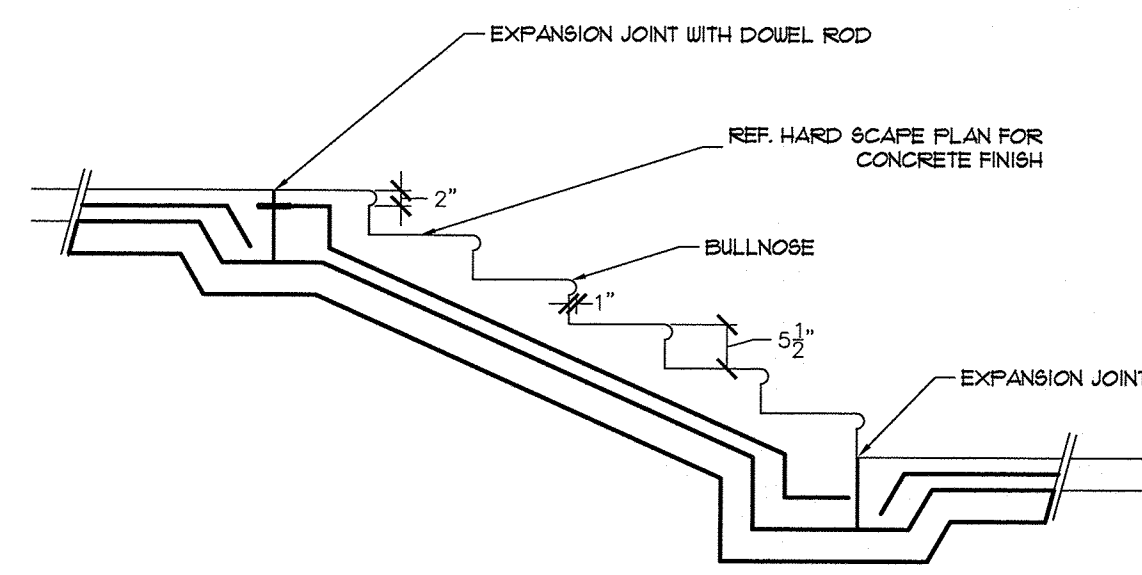
7. STONE RETAINING WALL
SCALE: NTS



8. 4' ORNAMENTAL METAL FENCE
SCALE: NTS

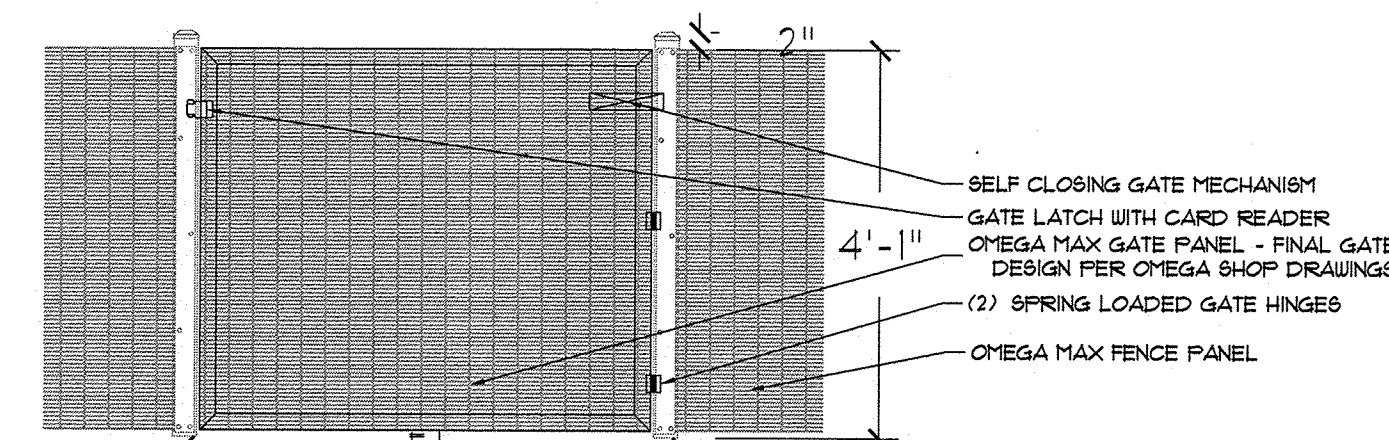


9. 4' OMEGA PANEL FENCE
SCALE: NTS



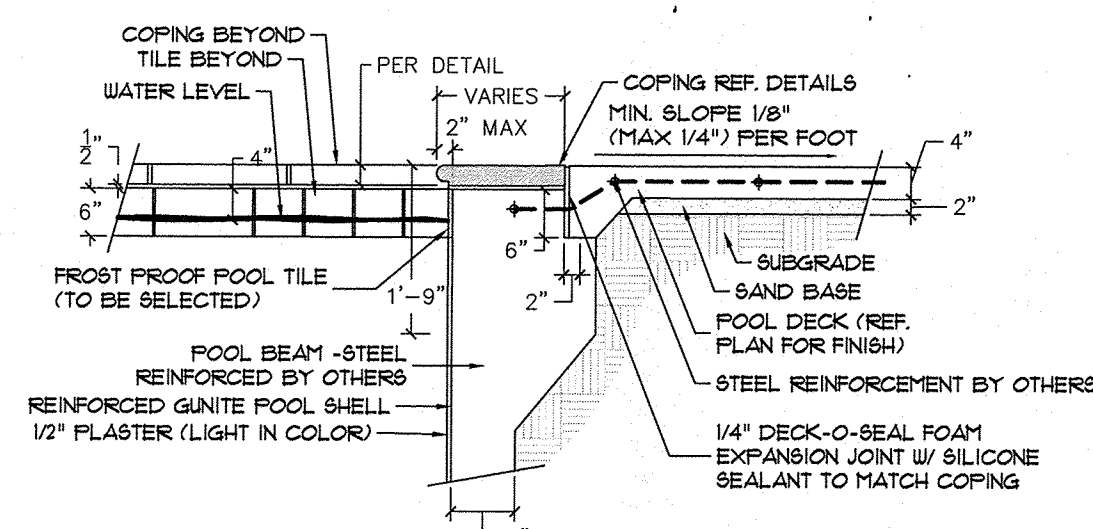
*NOTE: PIER AND FOOTING DESIGN BY STRUCTURAL ENGINEER

10. CONCRETE STEPS DETAIL
1/2"=1'

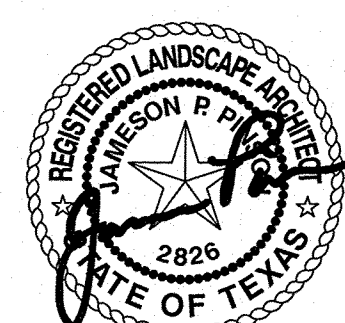
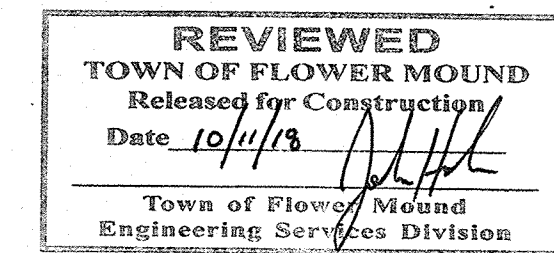


NOTES:
1. ALL POOL GATE LATCHES MUST BE INSTALLED ON THE POOL YARD SIDE OF THE GATE AND SHALL BE 3" MIN. BELOW TOP OF GATE
2. THE GATE OR ENCLOSURE SHALL HAVE NO OPENINGS GREATER THAN ONE-HALF INCH IN ANY DIRECTION WITH 18" FROM THE LATCH, INCLUDING THE SPACE BETWEEN THE GATE AND THE GATE POST TO WHICH THE GATE IS LATCHED.
3. OPERATION OF GATE TO COMPLY WITH ADA REQUIREMENTS, INCLUDING OPERABLE WITH ONE HAND, USING 5 LBF MAX PRESSURE WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.

11. OMEGA POOL FENCE GATE
1/2"=1'



12. COPING AT POOL DECK
1/2"=1'



Drawn By: JP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
9/17/2018

16326

L3.0

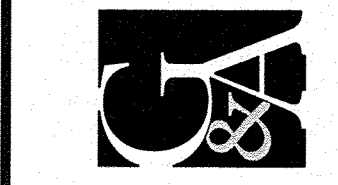
OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76202
Ph. 817-602-0578
Contact: MR. TROY LEWIS

LAKESIDE CROSSING
1200 Acres
in the
J.N. TANNER HILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

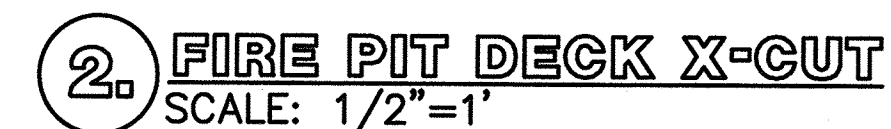
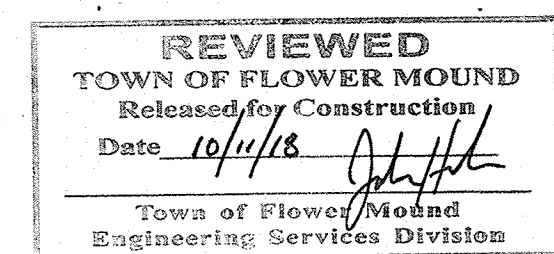
LANDSCAPE & HARDSCAPE
DETAILS

The John R. McAdams
Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.496.9712
201 County View Drive
Rockwall, TX 75087
972.496.2400
T&E: 972.621.7815; 10194440
www.gscn.com
www.lakesidecrossing.com

MCADAMS



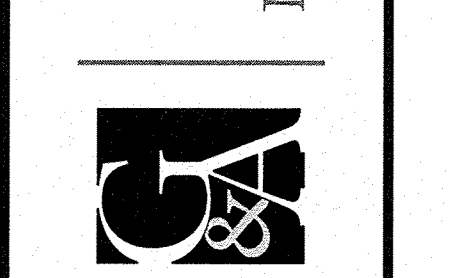
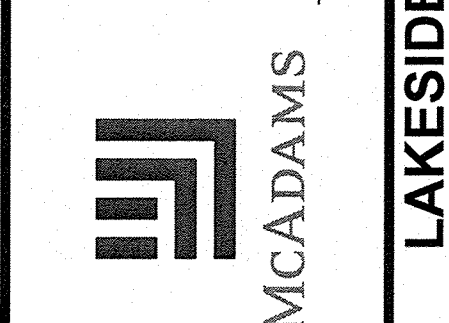
LAKESIDE CROSSING



NOTE: ALL FOOTINGS, PIERS, OR FOUNDATIONS BY STRUCTURAL ENGINEER.

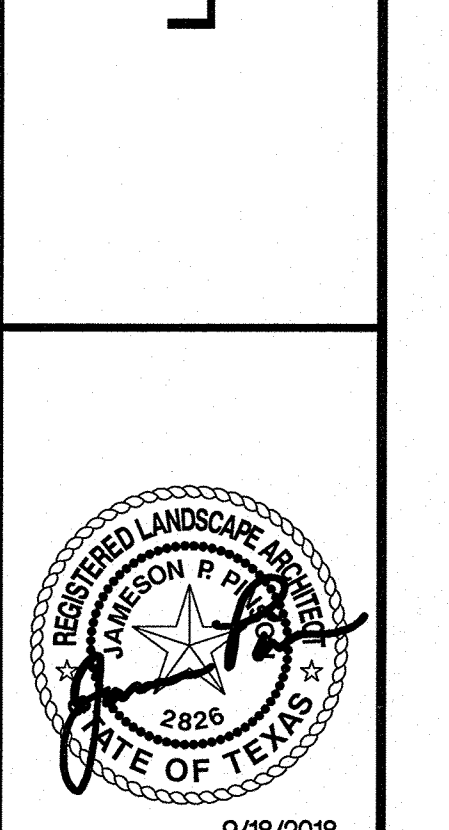
OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS

The John R. McAdams
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111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TBP# 19762 TBR#S: 10194440
www.jrma.com



LAKESIDE CROSSING
12.00 Acres
in the
JUN TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LIGHTING PLAN



Drawn By: JLP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
9/17/2018

16326

L4.0

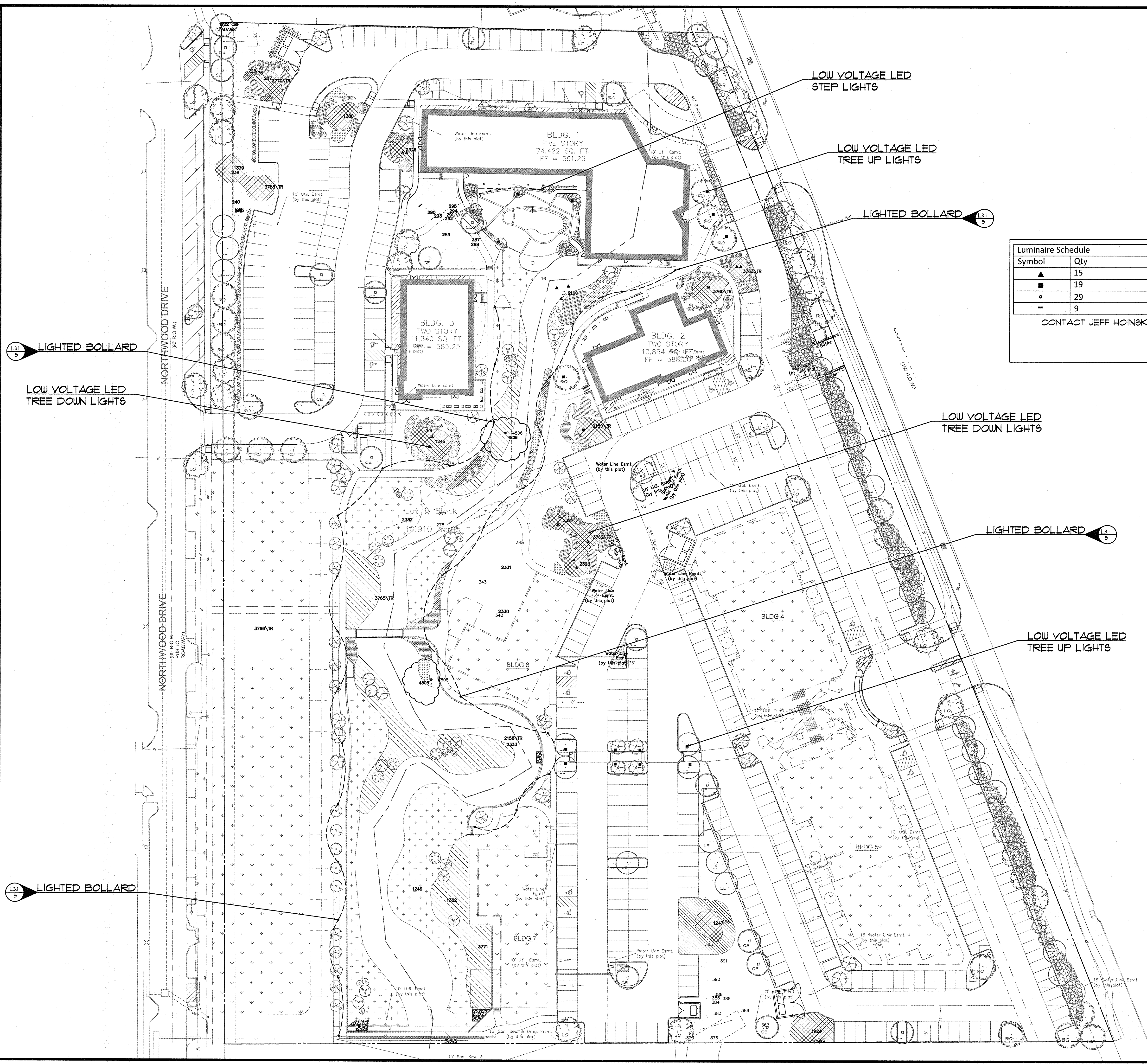


40 0 40 80 120 Feet
SCALE: 1"=40'

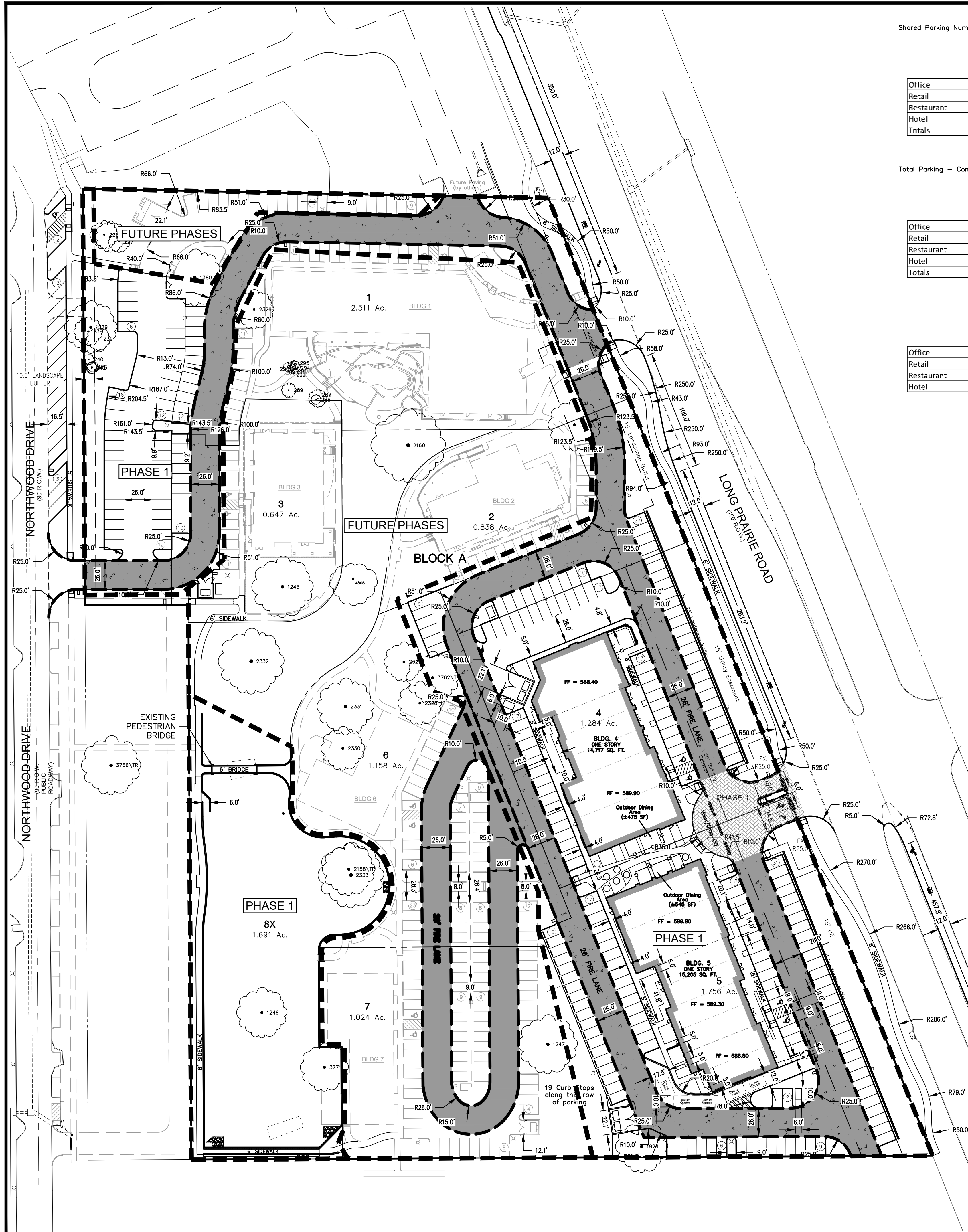
Luminaire Schedule			
Symbol	Qty	Arrangement	Description
▲	15	SINGLE	SLS-GEM-6-2-3-X LED GIM OPEN 120" WIDE FLOOD-1
■	19	SINGLE	SLS-GEM-6-1-3-X LED GIM OPEN 120" WIDE FLOOD-1
●	29	SINGLE	LIGHTED BOLLARD
—	9	SINGLE	RECTANGLE STEP LIGHT 12V

CONTACT JEFF HOINSKI @ JHOINSKI@SITELIGHTINGSOLUTIONS-USA.COM FOR PRICING

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date 10/11/18
Town of Flower Mound
Engineering Services Division



OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76282
Ph. 817-602-0578
Contact MR. TROY LEWIS



SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5						
	Weekday		Weekend		Night	
	Daytime 6A-6P	Evening 6P-11:30	Daytime 6A-6P	Evening 6P-10P	Midnight 6A	
Office	22	3		2	2	
Retail	35	62	69	48	4	
Restaurant:	49	97	97	97	10	
Hotel	C	0	0	C	0	
Totals	106	162	169	147	16	

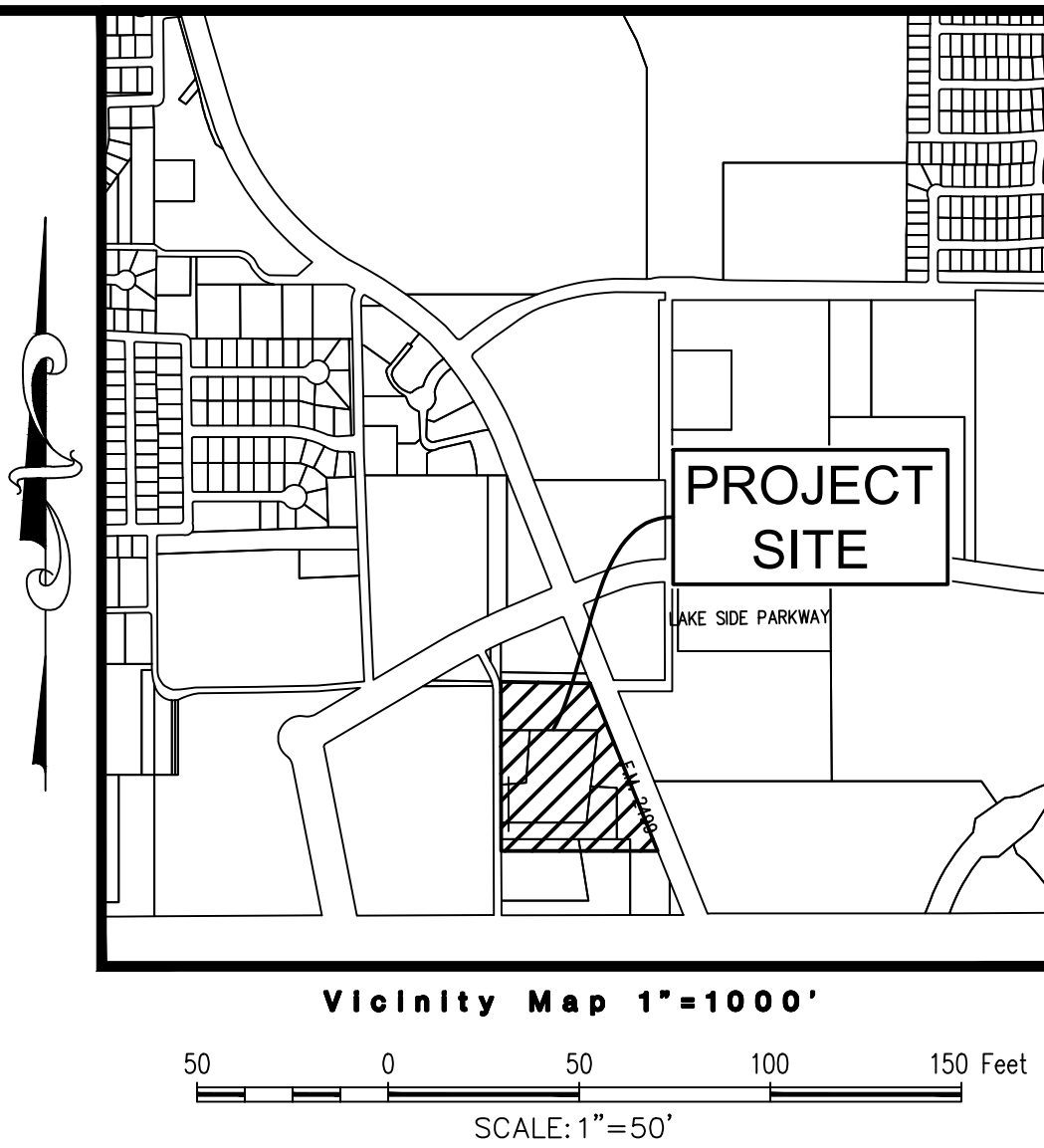
* 274 (256 on-site + 18 on-street parking spaces)

	SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7				
	Weekday		Weekend		Night
	Daytime 5A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	191	20	20	10	10
Retail	46	82	91	64	5
Restaurant	84	168	168	168	17
Hotel	94	134	94	134	94
Totals	415	404	373	376	126

*456(447 on-site + 18 on-street parking spaces)

	SCHEDULE OF MIXED USE PARKING - PERCENTAGES				
	Weekday		Weekend		Night
	Daytime 5A-6P	Evening 6P-Mid	Daytime 6A-6P	Evening 6P-Mid	Midnight 6A
Office	100%	10%	100%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

FUTURE PARKING TABLE – LAKESIDE CROSSING		
Physical Address	TBD	
Gross Site Area	12,000 A;	522,720 SF
Net Site Area	12,000 A;	522,720 SF
Parking Summary		
	Required	Provided
Surface Parking		
Retail – 1 space per 250 Square Feet		
Office – 1 space per 300 Square Feet		
Hotel – 1 per lodging room		
Hotel Conference Area – 1 space per 150 SF		
Restaurant – 1 space per 75 SF		
LAKEIDE CROSSING		
	Required	Provided
Phase I Parking	169	256
Phase I Parking – Northwood	0	18
Total Parking – all uses @ Buildout	426	465



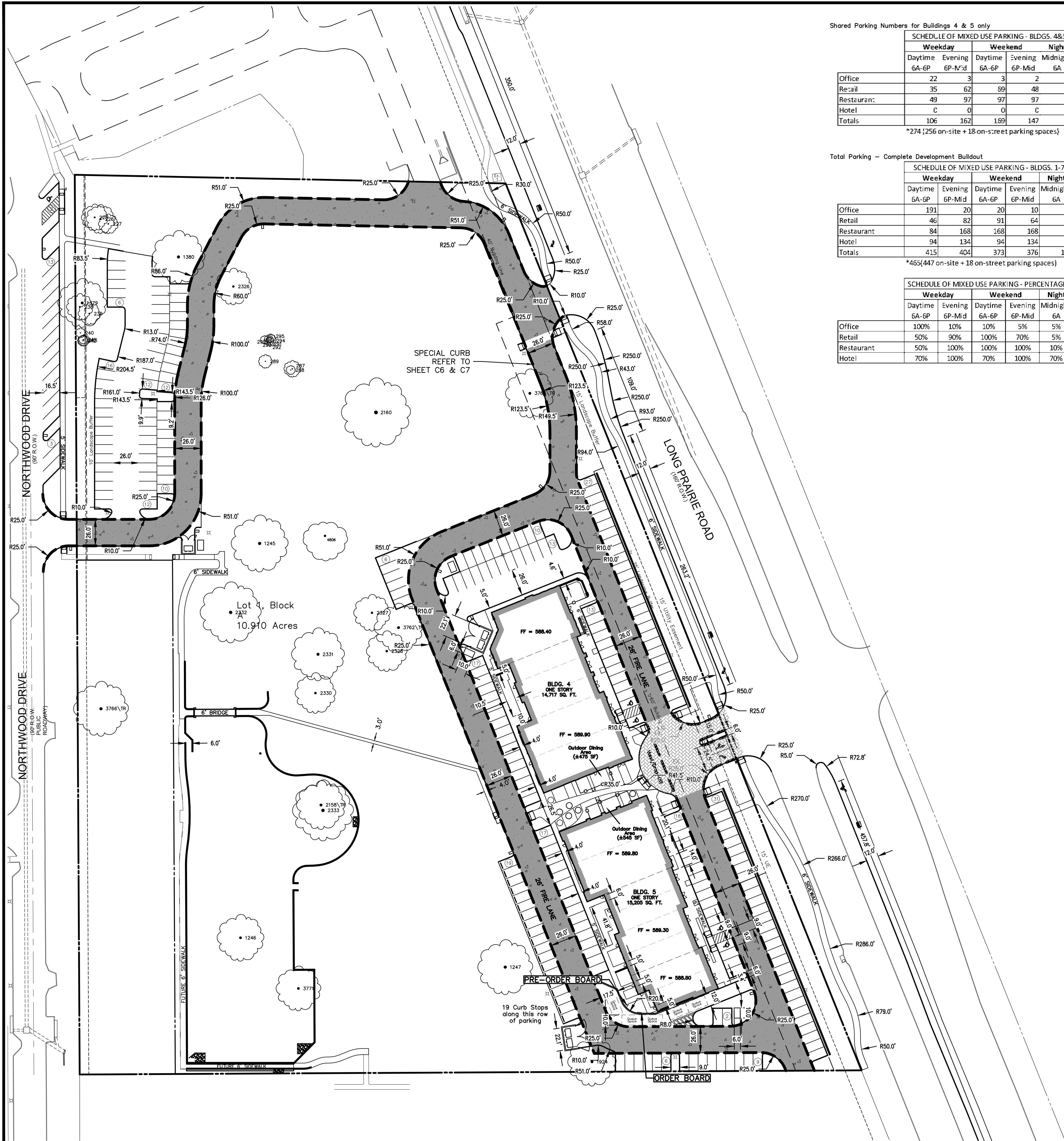
BOX CUT ON TOP OF THE WESTERN CURB OF NORTHWOOD DRIVE, NEAR A STREET LIGHT
APPROXIMATELY 130' SOUTH OF THE NORTHWEST CORNER OF SUBJECT PROPERTY
ELEV.=590.87

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

- GENERAL NOTES:
1. DEVELOPMENT OF FUTURE PHASES IS SUBJECT TO ORDINANCE 25-17 AND APPROVED SITE PLANS. (SEE MARKUPS).
 2. REFER TO CONCEPTUAL SITE PLAN FOR 3' CONCRETE TEMPORARY SIDEWALK TO BE CONSTRUCTED FROM THE PEDESTRIAN BRIDGE TO BUILDINGS 4&5.

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

Fig. 2: 2/10/2018 14:28 (Drawing) TP & Carol Perna (Owner) 16326 SITE
Printed: 1/18/2021 9:00 AM by Minnie Scott. Sheet: 1/18/2021 8:25 AM by minnie



Shared Parking Numbers for Buildings 4 & 5 only

SCHEDULE OF MIXED USE PARKING - BLDGS. 4&5					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	22	3	3	2	2
Retail	35	62	89	48	4
Restaurant	49	97	97	97	10
Hotel	C	0	0	C	0
Totals	106	162	189	147	16

*274 (256 on-site + 18 on-street parking spaces)

Total Parking - Complete Development Buildout

SCHEDULE OF MIXED USE PARKING - BLDGS. 1-7					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	191	20	20	10	10
Retail	46	82	91	64	5
Restaurant	84	168	168	168	17
Hotel	94	134	94	134	94
Totals	415	404	373	376	126

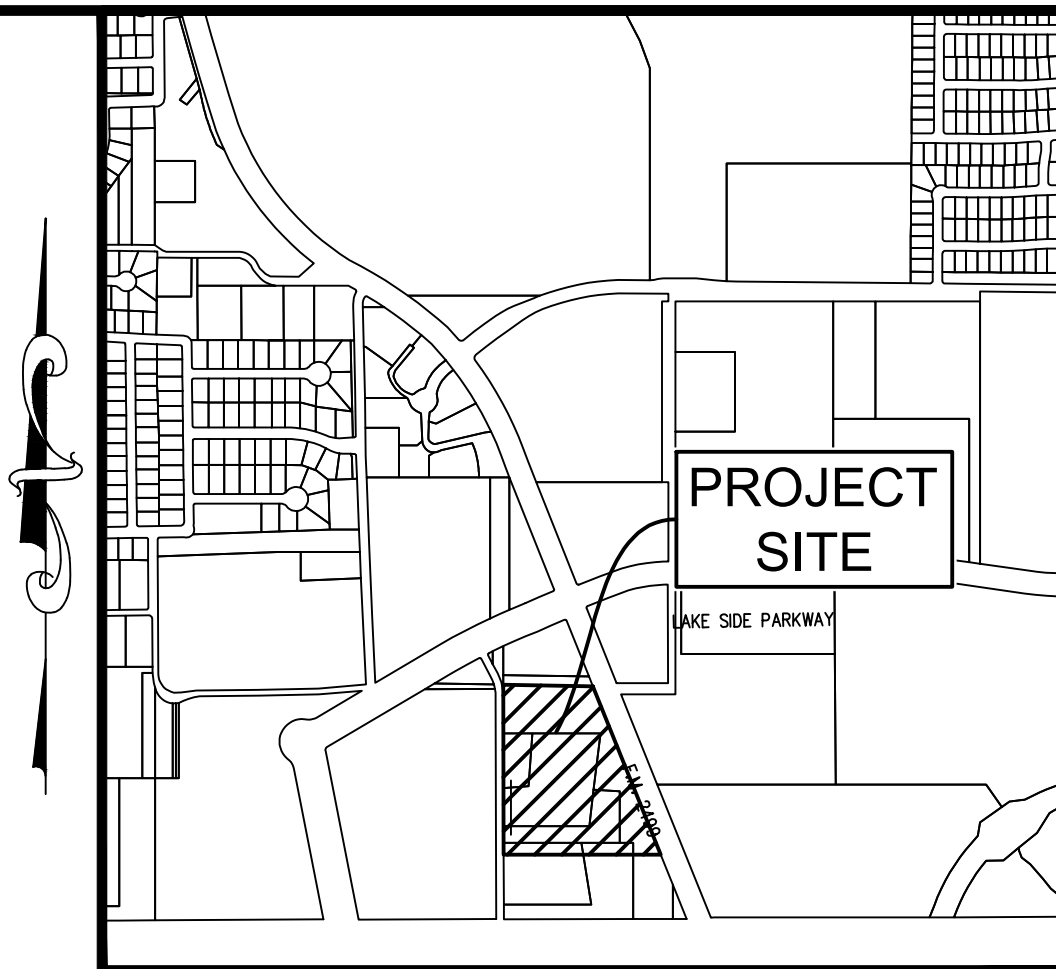
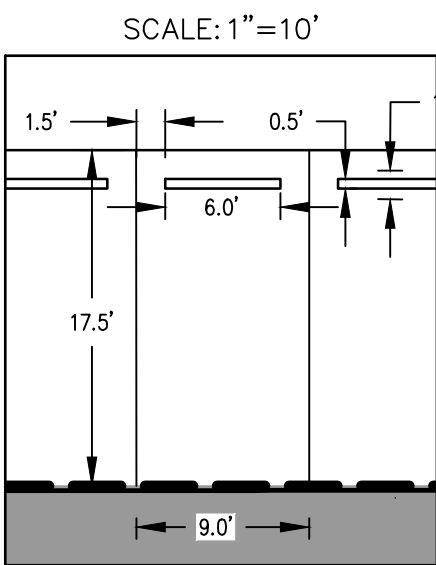
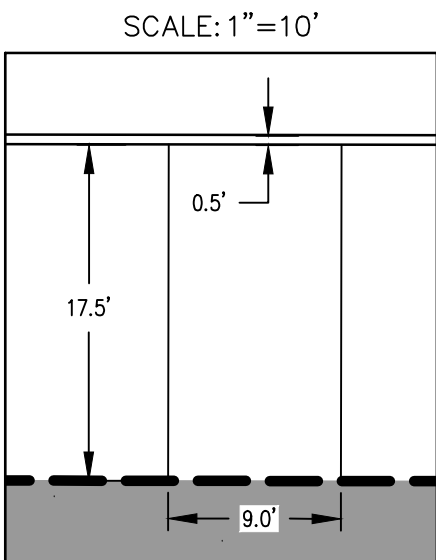
*465 (447 on-site + 18 on-street parking spaces)

SCHEDULE OF MIXED USE PARKING - PERCENTAGES					
Weekday		Weekend		Night	
Daytime	Evening	Daytime	Evening	Midnight	
6A-6P	6P-Mid	6A-6P	6P-Mid	6A	
Office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%

FUTURE PARKING TABLE - LAKESIDE CROSSING	
Physical Address	TBD
Gross Site Area	12,000 A; 522,720 SF
Net Site Area	12,000 A; 522,720 SF

Parking Summary	
Required	Provided
Surface Parking	
Retail - 1 space per 250 Square Feet	
Office - 1 space per 300 Square Feet	
Hotel - 1 per lodging room	
Hotel Conference Area - 1 space per 150 SF	
Restaurant - 1 space per 75 SF	

LAKESIDE CROSSING	
Required	Provided
Phase I Parking	169
Phase I Parking - Northwood	0
Total Parking - all uses @ Buildout	426
	465



Vicinity Map 1"=1000'
SCALE: 1"=50'

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:

- CONTRACTOR IS TO CONTACT THE TOWN'S TREE ARBORIST PRIOR TO THE START OF CONSTRUCTION TO OBTAIN TREE PRESERVATION REQUIREMENTS DURING CONSTRUCTION.
- ALL PAVEMENT DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL SIDEWALK DIMENSIONS SHOWN ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN.
- ALL RADII ARE 3.0 FEET UNLESS OTHERWISE NOTED.
- ALL PARKING SPOTS ARE 9.0' WIDE UNLESS OTHERWISE NOTED.
- THE LOCATION OF THE EXISTING UTILITIES SHOWN IS APPROXIMATE, THE CONTRACTOR IS TO FIELD VERIFY LOCATION AND DEPTH PRIOR TO CONDUCTING ANY WORK.
- ALL RETAINING WALLS ARE TO BE CLAD IN A MATERIAL THAT MATCHES THE PROPOSED BUILDINGS.
- THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL BUILDING MOUNTED UTILITY OR EQUIPMENT BOXES SHALL BE SCREENED FROM A STREET VIEW BY A MINIMUM SIX FOOT HIGH SCREENING DEVICE WHETHER SHOWN IN THESE PLANS OR NOT. SUCH SCREENING DEVICE SHALL CONSIST EITHER OF PLANT MATERIAL OR A SCREENING WALL CONSTRUCTED OF OR FINISHED WITH A MATERIAL TO MATCH THE BUILDING, PROVIDED HOWEVER THAT WOOD FENCING OR SCREENING SHALL BE PROHIBITED. THIS RELATES TO ONLY THE NORTHERN, SOUTHERN AND WESTERN BUILDING FACADES, SINCE THESE ARE THE ONLY FACADES ADJUTING A STREET.
- 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 OF FLOWER MOUND REGULATIONS.
- THE DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- A TxDOT PERMIT WILL BE REQUIRED BEFORE ANY WORK CAN OCCUR WITHIN THE TxDOT RIGHT-OF-WAY.
- REFER TO THE PAVING PLAN FOR ADDITIONAL INFORMATION REGARDING THE PROPOSED TURN LANES.
- 3' CONCRETE TEMPORARY SIDEWALK TO BE CONSTRUCTED FROM THE PEDESTRIAN BRIDGE TO BUILDINGS 4&5.

LAKESIDE CROSSING

Lot 1-7 & 8X, Block A
LAKESIDE CROSSING

10.910 Acres
in the
JUN. TANNERHILL SURVEY ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPT SITE PLAN

PRELIMINARY PLANS

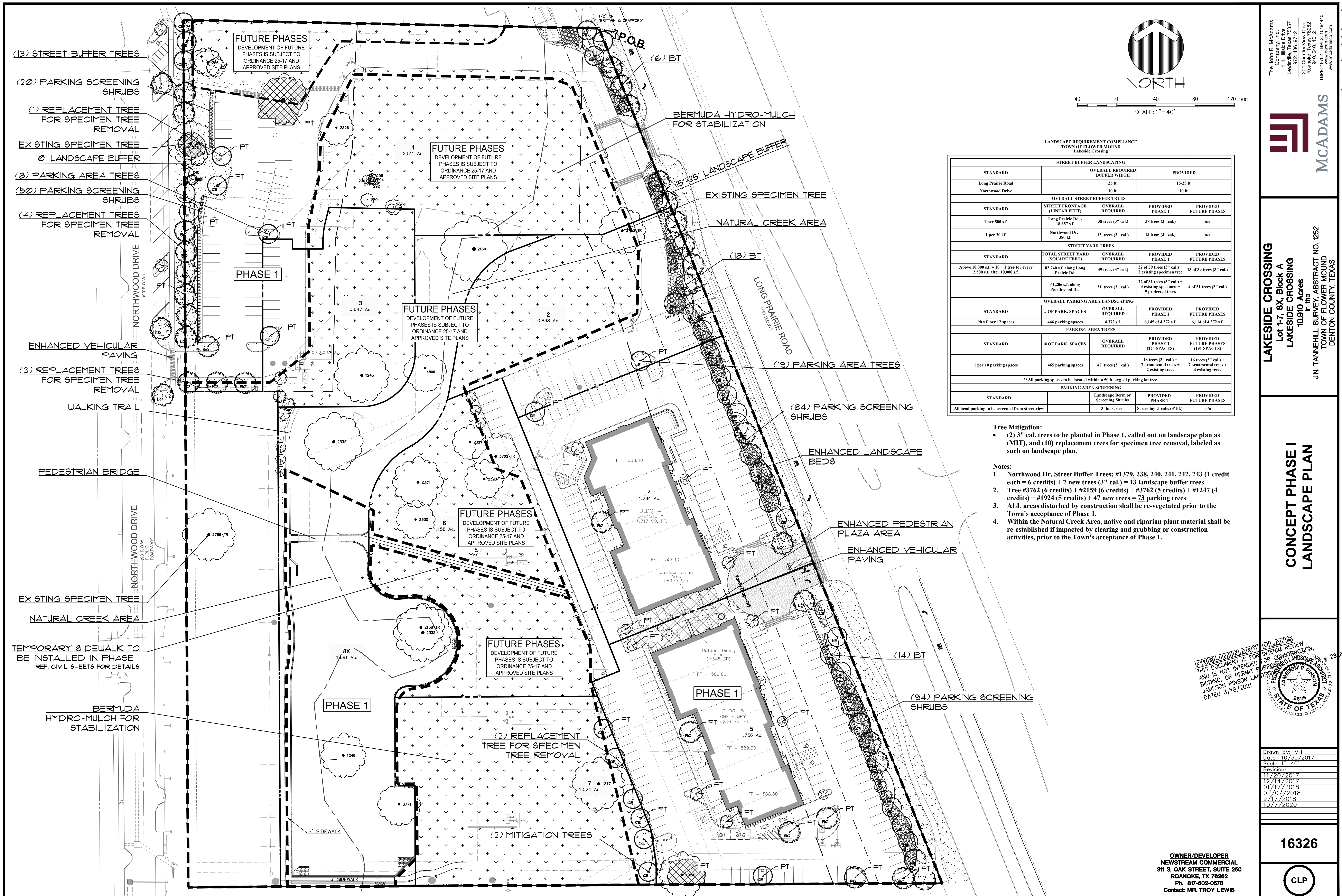
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TPBE: 19762 ROBERT JOHN DOLLAK, JR., P.E. #86898 DATE 3/18/2021

Drawn By: AR
Date: 10/30/2017
Scale: 1"=50'
Revisions:
10/07/2020
01/26/2021
03/18/2021

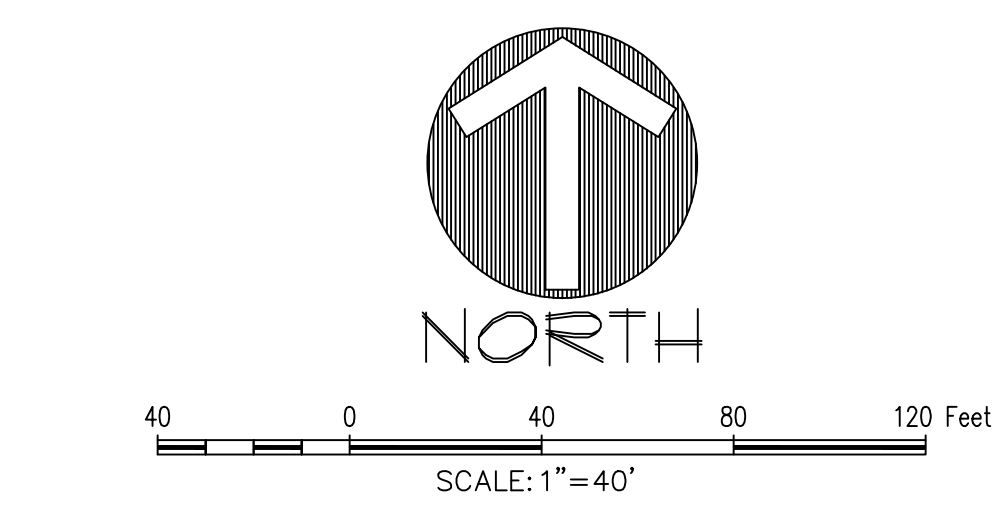
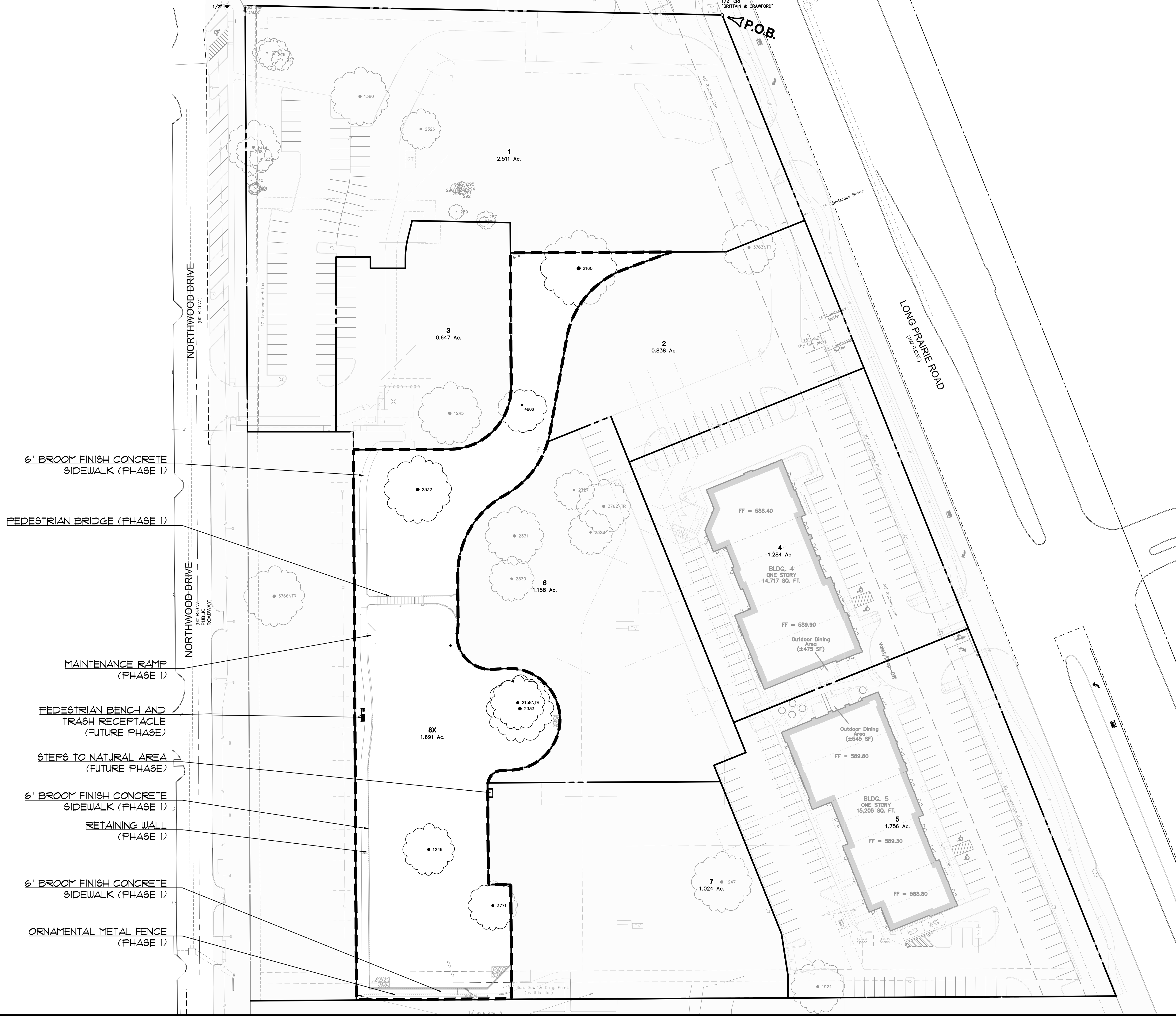
16326

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 260
ROANOKE, TX 76262
Ph. 817-602-0678
Contact MR. TROY LEWIS

C3.2



FILE: J:\2016\VAZCO\Drawings\KANSAS\ZONING EXHIBITS\VEEDS HS PLAN
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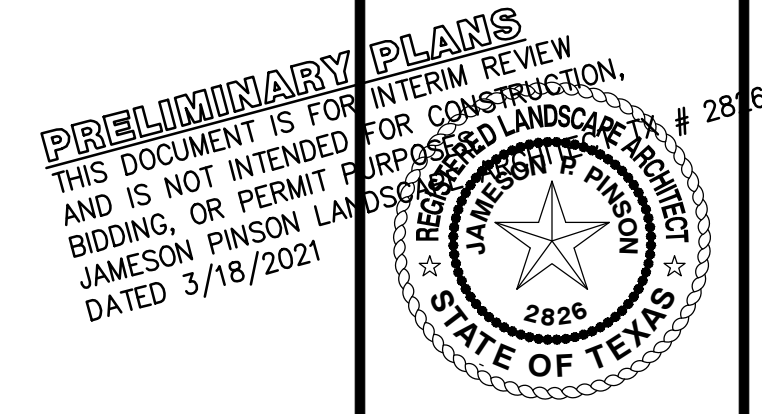


LEGEND

	TYPE (A) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: COBLESTONE COLOR: BASE - U26 LAMON STONE, RELEASE - R22 STORM GRAY
	TYPE (B) STAMPED AND STAINED PATTERN CONCRETE ° PATTERN: TETRA STONE COLOR: BASE - U10 SONORAN TAN, RELEASE - R14 WALNUT
	TYPE (C) STAINED CONCRETE ° PATTERN: TROUVEL FINISH BUFFED CONCRETE BASE COLOR - P22 ARENA BUFF ACCENT COLOR - P23 SMOKE
	TYPE (D) BROOM FINISH CONCRETE SIDEWALK
	TYPE (E) STAINED CONCRETE ° PATTERN: TROUVEL FINISH ACID WASH BASE COLOR - P22 ARENA BUFF ACCENT COLOR - P23 SMOKE
	TYPE (F) ALAMO STONE (Provenciel Collection) COGNAC BROWN PATIO BANDING STONE SIZE - 12"x12"x1" (min) POOL COPING - 2" THICKNESS
	TYPE (G) IPE DECKING
	TYPE (H) CRUSHED GRANITE

- 6' BROOM FINISH CONCRETE SIDEWALK (PHASE I)
- PEDESTRIAN BRIDGE (PHASE I)
- MAINTENANCE RAMP (PHASE I)
- PEDESTRIAN BENCH AND TRASH RECEPTACLE (FUTURE PHASE)
- STEPS TO NATURAL AREA (FUTURE PHASE)
- 6' BROOM FINISH CONCRETE SIDEWALK (PHASE I)
- RETAINING WALL (PHASE I)
- 6' BROOM FINISH CONCRETE SIDEWALK (PHASE I)
- ORNAMENTAL METAL FENCE (PHASE I)

OWNER/DEVELOPER
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311 S. OAK STREET, SUITE 250
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Ph. 817-602-0578
Contact: MFL TROY LEWIS



LAKESIDE CROSSING
Lot 1-7, 8X, Block A
LAKESIDE CROSSING
in the
10.910 Acres
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

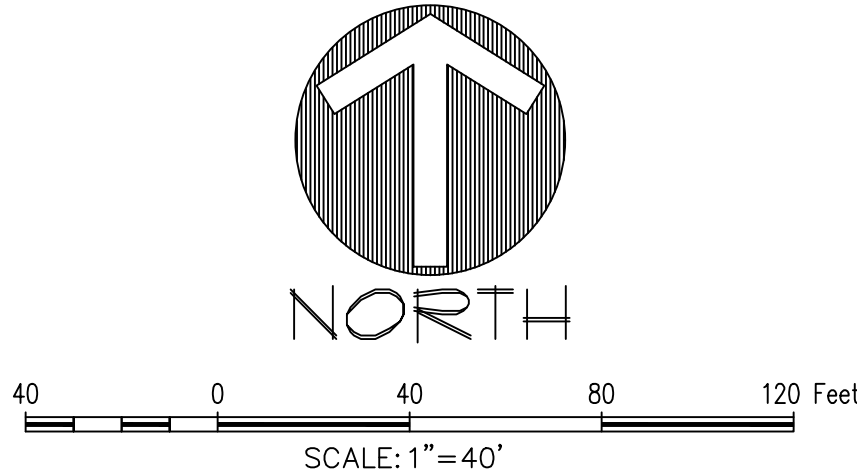
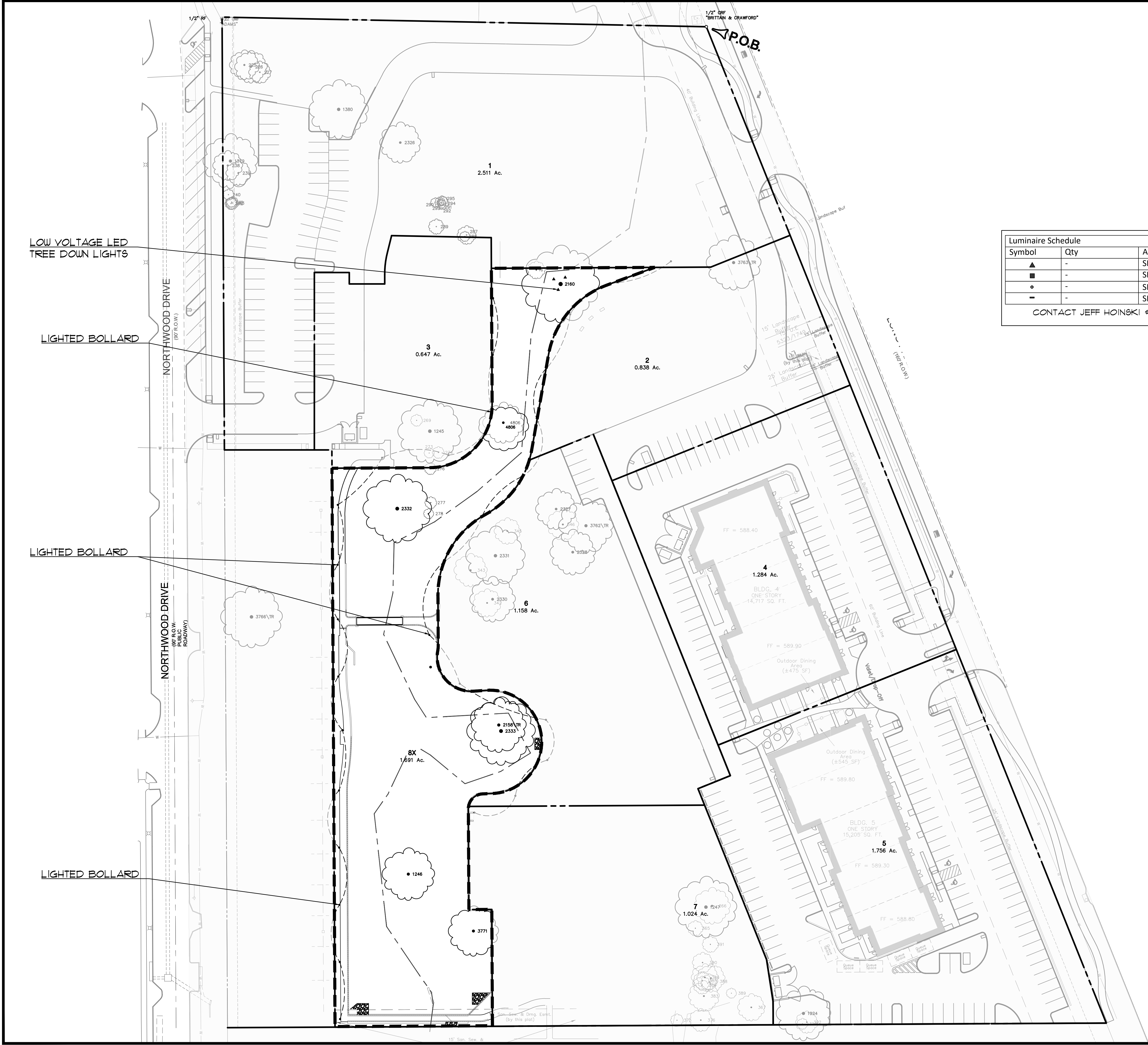
ZONING EXHIBIT
HARDSCAPE PLAN

Drawn By: JLP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
9/17/2018
10/7/2020
16326
L1.0

The John B. McAdams Company, Inc.
(DBA, G&A McAdams)
111 Hilsdale Drive
Lewisville, Texas 75057
972.336.9712
201 Country View Drive
Round Rock, Texas 78662
TBP#: 19762 TBP#: 10194440
www.mcadamsco.com

LAKESIDE CROSSING

File: Z:\2016\KARIN\Drawings\KARIN\ZONING EXHIBITS\LIGHTING PLAN
Plotted: 3/18/2021 2:35 AM, by: Matthew, Megan, Sheet: 3/5/2021 2:11 PM, by: madschler



Luminaire Schedule			
Symbol	Qty	Arrangement	Description
▲	-	SINGLE	SLS-GEM-6-2-3-X LED GIM OPEN 120* WIDE FLOOD-1
■	-	SINGLE	SLS-GEM-6-1-3-X LED GIM OPEN120* WIDE FLOOD-1
●	-	SINGLE	LIGHTED BOLLARD
—	-	SINGLE	RECTANGLE STEP LIGHT 12V
CONTACT JEFF HOINSKI @ JHOINSKI@SITELIGHTINGSOLUTIONS-USA.COM FOR PRICING			



MCADAMS

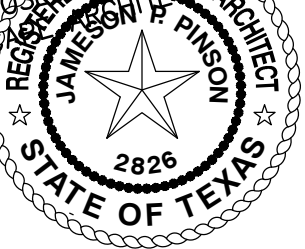
The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972-385-8111
201 Custer Parkway
Roanoke, Texas 76262
940-240-1012
TBE: 19762 TBE/LS: 10194440
www.mcadamsco.com

LAKESIDE CROSSING

LAKESIDE CROSSING
Lot 1-7, 8X, Block A
LAKESIDE CROSSING
in the
10.910 Acres
J.N. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

ZONING EXHIBIT
LIGHTING PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON PINSON LANDSCAPE ARCHITECTS
DATED 3/18/2021

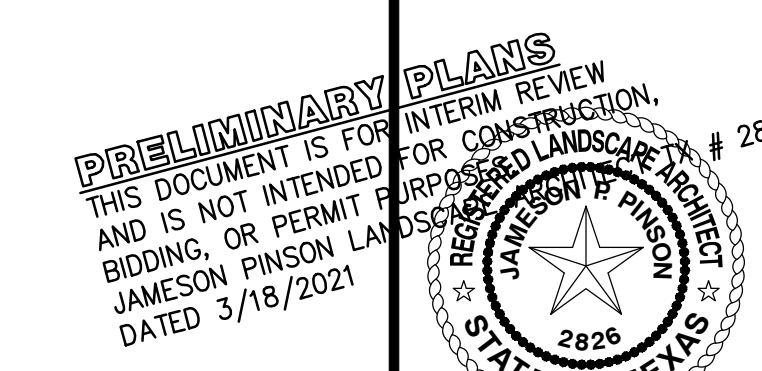


Drawn By: JLP
Date: 10/30/2017
Scale: 1" = 40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
09/22/2020

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0678
Contact: MR. TROY LEWIS

16326

L4.0



ZONING EXHIBIT LANDSCAPE PLAN

FOR INTERIM REVIEW
FOR PURPOSED LANDSCAPE ARCHITECTURE
RECEIVED

JANESBERRY PARK
 STATE OF TEXAS
 2826

28

16326

L2.0

THE JOHN B. MCADAMS COMPANY, INC.
 111 HILLSIDE DRIVE
 LEWISVILLE, TEXAS 75057
 972.438.9712

201 COUNTRY VIEW DRIVE
 ROANOKE, TEXAS 76262
 940.240.1012

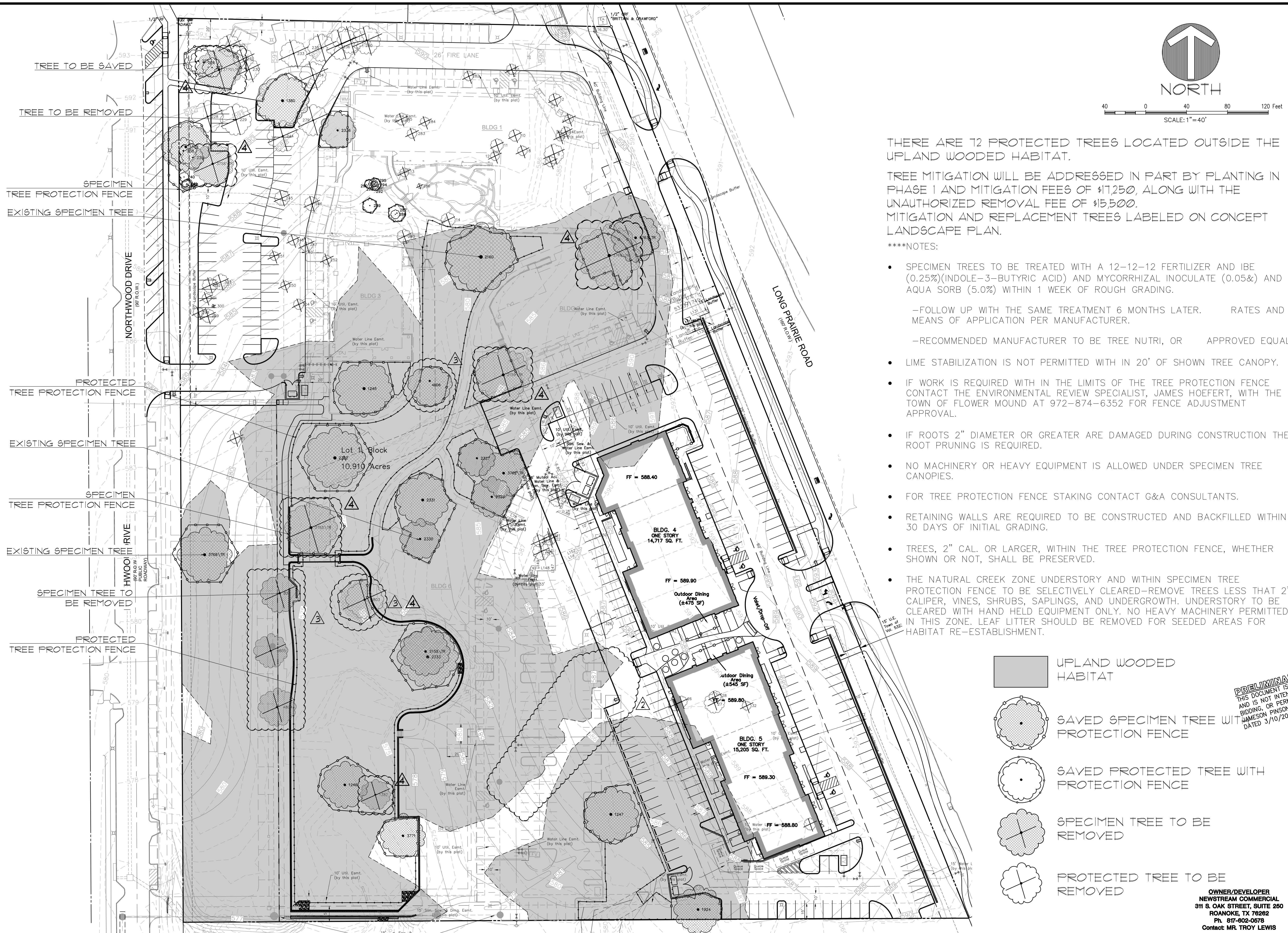
TPBE: 16326-169440
 www.mcadamsco.com

16326

JIN. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LAKE SIDE CROSSING
 Lot 1-7, 8X, Block A
LAKE SIDE CROSSING
10.910 Acres
 in the

MCADAMS



TREE CHART

LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
1	1	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
2	2	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
3	3	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
4	4	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
5	5	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
6	6	13	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
7	7	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
8	8	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
9	10	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
10	11	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
11	12	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
12	13	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
13	14	9.5	AMERICAN ELM	Ulmus americana	Yes	No	Yes	0	1	No	
14	25	8.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
15	26	7.5	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
16	27	13.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
17	28	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
18	32	6	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
19	35	8	TEXAS ASH	Fraxinus texensis	Yes	No	Yes	0	1	No	
20	83	25.5	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Previously Removed
21	225	17.5	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
22	226	19	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
23	227	13	POST OAK	Quercus stellata	Yes	No	No	4	0	No	
24	228	21	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
25	229	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
26	230	14	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
27	231	13.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
28	232	14.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
29	233	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
30	234	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
31	235	18	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
32	236	21.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
33	237	17.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
34	238	17.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
35	239	14.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
36	240	6.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
37	241	6	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
38	242	7	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
39	243	7.5	POST OAK	Quercus stellata	Yes	No	No	0	0	No	Street buffer
40	244	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
41	245	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
42	246	9.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
43	248	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
44	250	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
45	251	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
46	252	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
47	263	9.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
48	279	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
49	280	20.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Damaged
50	282	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
51	283	6.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
52	284	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
53	285	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
54	286	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk

***UWH = UPLAND WOODED HABITAT

***UPLAND WOODED HABITAT MITIGATION FOR RESIDENTIAL PORTION OF THE DEVELOPMENT (0.882 OF AN ACRE) WILL BE PAID AT THE PRE-CON (\$13250).

***TREE MITIGATION WILL BE ADDRESSED BY PLANTING MITIGATION TREES LABELED A9 (MIT) ON LANDSCAPE PLAN.

TREE MITIGATION CALCULATION:

Total # of specimen trees:	30
Specimen trees to be removed:	10 (2 are located on res.)
Specimen tree mitigation (2X cal. inches removed):	25.5"(2x = 51")

*All specimen trees preserved were Post Oaks.

Protected trees located outside UWH:	72
Protected tree mitigation:	62
Protected tree credits (less post oaks) w/in B.A.:	1
Credits for post oak trees preserved w/in B.A.:	30

Total required tree mitigation:	48+10 (near removal location)
Total provided 3" cal. replacement trees	10 (3" cal.) trees
Total provided 3" cal. mitigation trees	2 (3" cal.) trees

***NOTES:

- TREES #3160 & #2159 HAVE DIED DUE TO HYPOXYLON CANKER AND NEED TO BE REMOVED.
- PROTECTED POST OAK TREE SW OF TREE #4803 HAS DIED AND NEEDS TO BE REMOVED.
- (10) REPLACEMENT TREES AND (2) MITIGATION TREES TO BE PLANTED IN PHASE I.
- ADDITIONAL (46) MITIGATION TREES TO BE MITIGATED PER TOWN'S FEE SCHEDULE.
- REMAINING BALANCE FOR TREE MITIGATION SHALL BE PAID FOR WITH PHASE I (46 trees X \$175/tree = \$17250), IN ADDITION TO THE UNAUTHORIZED REMOVAL PENALTY OF \$15500 FOR SPECIMEN TREE #3165. COMBINED TOTAL = \$32,750

LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	PROTECTED	SPECIMEN	REMOVED	CREDITS	DEBITS	UWH	REMARKS
55	287	11	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
56	288	6	CEDAR ELM	Ulmus crassifolia	Yes	No	No	1	0	No	
57	289	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
58	290	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
59	291	8	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
60	292	5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
61	293	4	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
62	294	4.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
63	295	5.5	HACKBERRY	Celtis occidentalis	No	No	No	0	0	No	
64	298	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
65	299	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
66	300	10.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	Multi-trunk
67	301	6	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
68	302	10	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
69	303	10.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
70	304	7	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
71	311	7	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
72	314	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
73	315	9	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
74	316	6	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
75	317	7.5	POST OAK	Quercus stellata	Yes	No	Yes	0	1	No	
76	321	12	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	Multi-trunk
77	322	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
78	323	8	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
79	324	11.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
80	325	10	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
81	326	15.5	CEDAR ELM	Ulmus crassifolia	Yes	No	Yes	0	1	No	
82	1245	26	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
83	1246	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
84	1247	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
85	1379	22.5	POST OAK	Quercus stellata	Yes	Yes	No	0	0	No	Street buffer
86	1380	22.5	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	
87	1382	23	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Dead/Removed
88	1924	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
89	2158	21	CEDAR ELM	Ulmus crassifolia	Yes	Yes	No	0	0	Yes	
90	2159	30	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Dead due to Hypoxylon Canker
91	2160	32	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
92	2326	25	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Cavity/Bee Hive
93	2327	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
94	2328	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
95	2330	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
96	2331	22	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
97	2332	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Watch for Future Health
98	2333	23	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
99	3758	27.5	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	No	Dead / Removed
100	3760	29	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Dead due to Hypoxylon Canker
101	3762	25	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	Cavity / Storm Damage
102	3763	31	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
103	3765	31	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Dead, Unauthorized Removal Fee = \$15,500
104	3766	28	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	
105	3770	29	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	No	Dead / Removed
106	3771	26	POST OAK	Quercus stellata	Yes	Yes	No	6	0	No	Health Issue
107	4803	25	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Dead
108	4804	25	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Previously Removed
109	4805	22.5	POST OAK	Quercus stellata	Yes	Yes	Yes	0	0	Yes	Previously Removed
110	4806	24	POST OAK	Quercus stellata	Yes	Yes	No	0	0	Yes	

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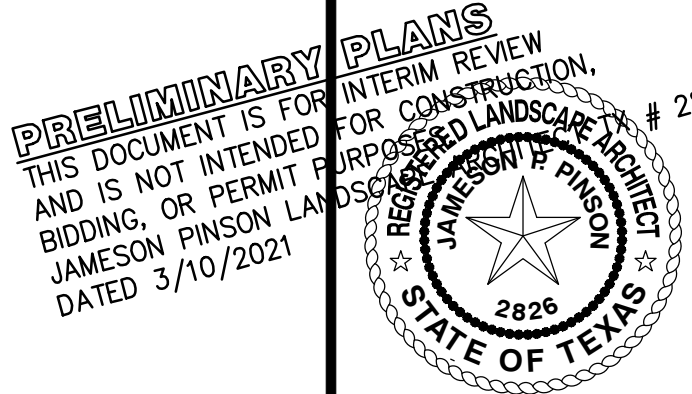


MCADAMS

LAKESIDE CROSSING

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

TREE SURVEY



Drawn By: JP
Date: 10/30/2017
Scale: 1" = 40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
01/22/2018
02/08/2018
03/21/2018
09/17/2018

16326

T1.1

OWNER/DEVELOPER
NEWSTREAM COMMERCIAL
311 S. OAK STREET, SUITE 250
ROANOKE, TX 76262
Ph. 817-802-0578
Contact: MR. TROY LEWIS

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 ½ 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
- 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.

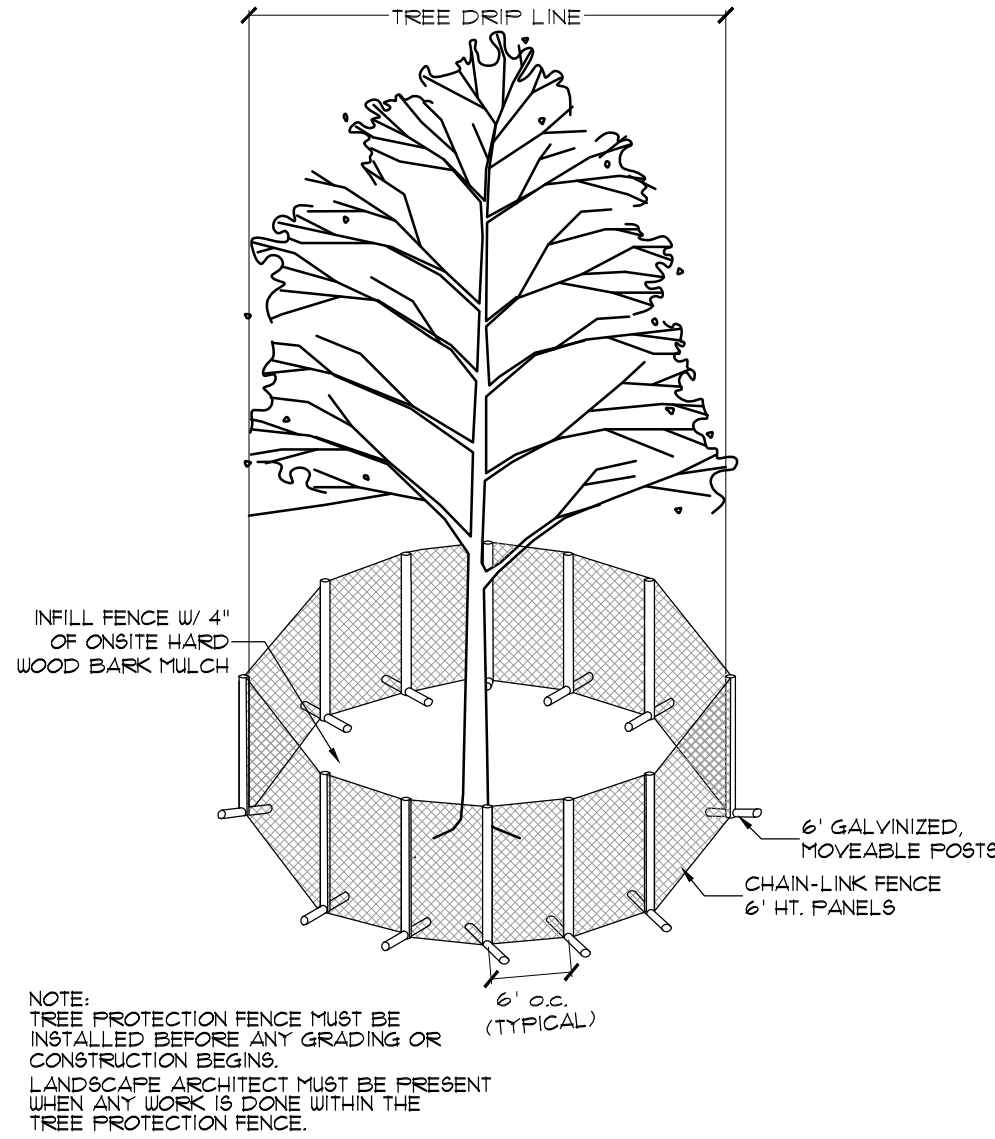
5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.

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).

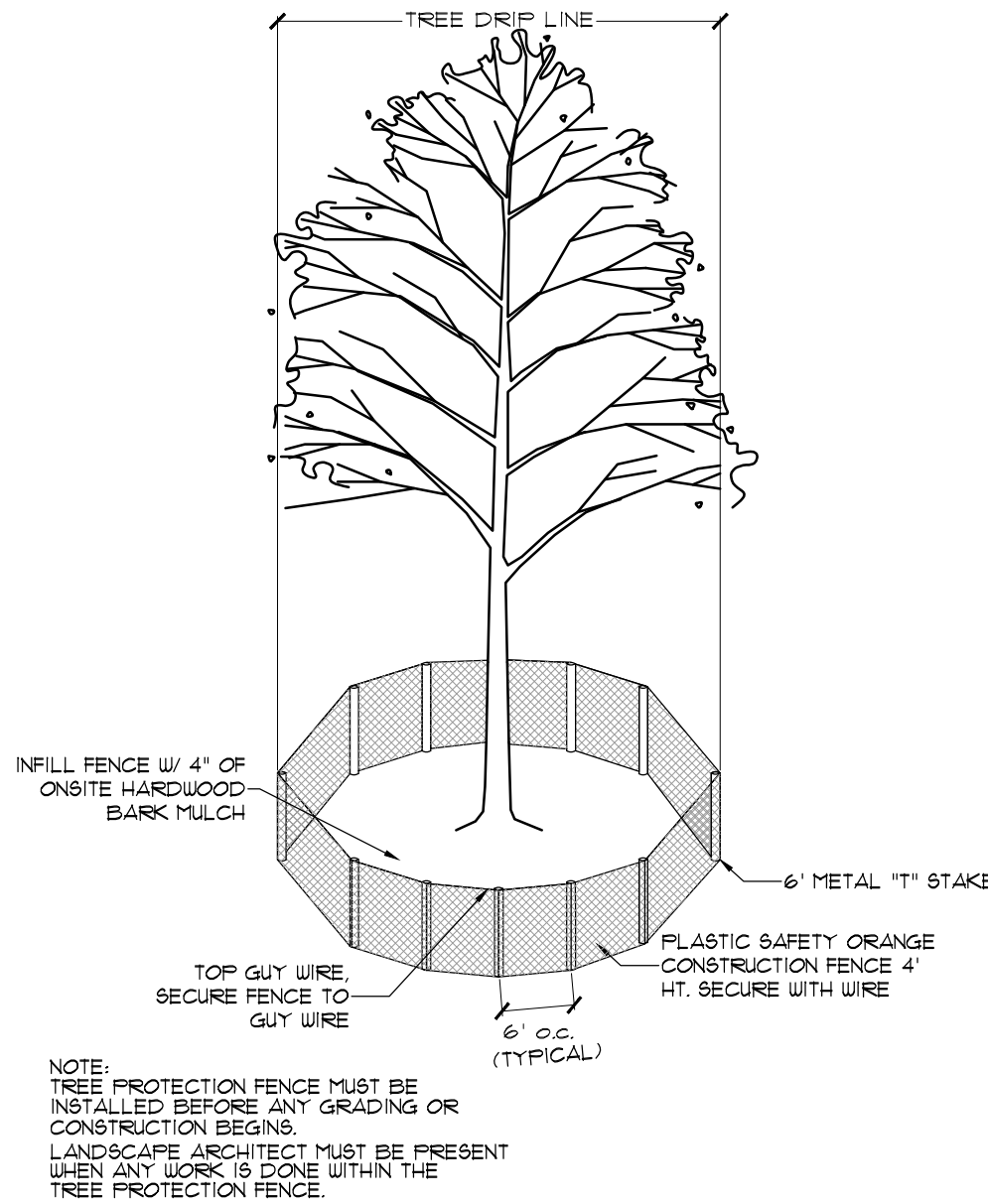
7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.

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.

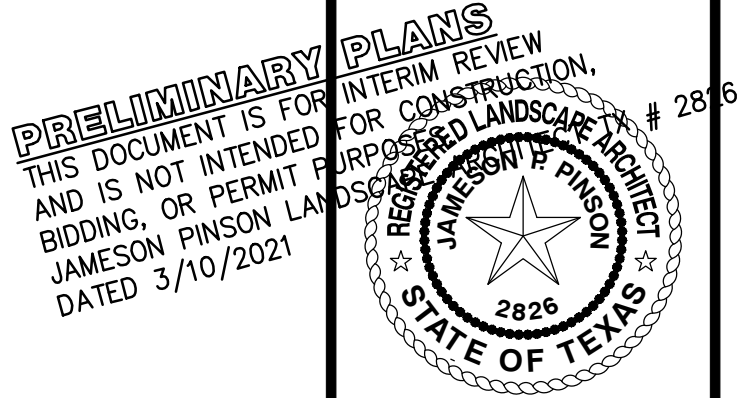
9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCE
NTS



2. PROTECTED TREE PROTECTION FENCE
NTS



Drawn By: JLP
Date: 10/30/2017
Scale: 1"=40'
Revisions:
11/20/2017
12/14/2017
01/17/2018
02/07/2018
10/7/2020
01/14/2021

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LAKESIDE CROSSING

**Exhibit “B”
Development Standards**

**Planned Development District - 153 (PD-153)
Lakeside Crossing**

III. Miscellaneous Standards

~~F. PHASING: The first phase of development shall include the detention reservoirs, fire lanes, median cuts/turn lanes to support the first phase, curb cuts, and utilities within Phase 1, perimeter landscaping (Exhibit C), stream area and installation of trails around the stream. A Certificate of Occupancy shall not be issued for the first building until all of the above improvements are complete.~~

~~F. PHASING:~~

- ~~1. Phase 1 – A Certificate of Occupancy (CO) shall not be issued for the first building until all of the improvements listed below are complete.~~
 - ~~a. Detention reservoirs consisting of southern portion of Lot 8X, Block A, shown as Phase 1 development on Exhibit A - Concept Phasing Plan and Concept Phase 1 Site Plan.~~
 - ~~b. Phase 1 fire lanes as indicated on Exhibit A - Concept Phasing Plan and Concept Phase 1 Site Plan~~
 - ~~c. Median cuts, curb cuts, turn lanes, and site utilities necessary for Phase 1 development.~~
 - ~~d. Perimeter landscaping along FM 2499 and Northwood Drive as indicated on Exhibit B – Concept Landscape Phasing Plan.~~
 - ~~e. Re-vegetation and irrigation of disturbed areas located within Future Phases.~~
 - ~~f. There shall be 10 replacement trees and two (2) mitigation trees planted prior to acceptance of Phase 1 development. Remaining balance of \$17,250 for mitigation trees and \$15,000 for the unauthorized removal of specimen tree #3765 for a combined total of \$ 32,750 shall be paid for prior to acceptance of Phase 1 development.~~
- ~~2. Future Phases – Lot 1, Block A, Lot 2, Block A, Lot 3, Block A, Lot 6, Block A, and Lot 7, Block A, shall be developed as its own phase (in no particular order). The lot owner shall be responsible for installing required improvements including but not limited to landscape, hardscape, lighting, parking, fire lanes, and irrigation within each lot. A Certificate of Occupancy (CO) shall not be issued for the each buildings until all of the improvements listed above are completed.~~
- ~~3. Improvements within and adjacent to Open Space Lot (Lot 8X, Block A) must comply with Exhibit C – Improvements within and around Lot 8x (Hardscape, Landscape and Lighting Plans) attached to this ordinance must be installed prior to the issuance of a Certificate of Occupancy (CO) for the third building within this development.~~

From: [REDACTED]
To: [Poornima Kashyap](#)
Subject: NewStream Commercial Proposed Zoning Changes - Lakeside Crossing Development (ZPD20-0006)
Date: Friday, November 13, 2020 2:46:24 PM

Dear Poornima,

Thank you for your follow up email.

On Thursday, I had the opportunity to speak with Bill Leak, with Encore Luxury Homes, and his construction supervisor, the builder of the 15 luxury townhouse project which is the sole residential component of the Lakeside Crossing development project approved by the Town of Flower Mound. We discussed the proposed letter of NewStream signed by Troy Lewis, the current status of the proposal with your group and our concerns if the original amenities as set out in the originally approved master plan by NewStream are changed and how this will impact the 10 current homeowners of the Lakeside Crossing townhouse project.

By way of information, construction is ongoing with units 5 - 9 of the townhouse project. Estimate completion and occupancy is February 2021. The next phase (our phase) includes units 1 - 4 is estimated to commence in January 2021 with completion in 6 months. The final phase, units 10 - 15 will commence while our phase is ongoing.

Our concerns with the proposed zoning changes based upon our reading of the NewStream letter and review of the attachments indicate that the developer of Lakeside Crossing with delay originally agreed to amenities to the detriment of the overall development and specifically will impact the Lakeside Crossing townhouse project and its owners.

Under the original plan, Newstream committed to the Town as part of its original obligation as developer of Lakeside Crossing to install fire lanes, median and curb cuts for entry, utilities, landscaping, installation of irrigation systems and finalization of the creek area and walking trails around and through the property. Under the new proposal, NewStream now proposes to only include those amenities as it applies to buildings 4 and 5 which are the two commercial/retail buildings facing Hwy 2499 which are currently in their late stage of completion and which have ongoing and active leasing operations.

The new proposal by NewStream will severely impact the Lakeside Crossing Townhomes development. Approval of this rezoning will allow the following items to be delayed indefinitely until such time as NewStream completes the entire build out of all its pads and lease occupants are finalized. The following items will be deferred, delayed if not eliminated as NewStream to the detriment of the development.

The following items will not be finalized until builder's future decision or election:

- No fire line installation - potential security issue
- Delay completion of creek area, trails and access. This will have a serious impact on our townhome project. This will eliminate from Lakeside Crossing Townhomes to any access to building 4 and 5 retail, food and commercial establishments in these two buildings. The ADA ramps and access to each side of the bridge will not be completed, eliminating back door access from the townhouses to building 4 and 5 tenants. The creek area will remain in its current rough state and no walking trails will be installed.

Bottomline, we have learned the hard way how actions or better said inaction by the developer, NewStream Commercial have impacted our townhome project. Delays, failure to meet obligations to the Town recently in the non-payment of the "park fees" assessed to the residential portion of the overall development delayed construction of the ongoing townhome units 5 - 9 some three (3) plus months. To commence construction of the Lakeside Crossing townhome project, the builder made the "park fee payment" out of his pocket to the Town. To date, Bill Leak and Encore Luxury Homes have not been reimbursed by NewStream for payment of the park fee. The irony here is now NewStream who had the obligation to pay the 'park fee' on behalf of the development to the Town did not make the payment and now wants to delay completion of critical components of the development with may impact the safety, federal ADA mandates and amenities included in the development to make it a livable enjoyable and safe area. The potential elimination of the development of the creek area and trails that provide aesthetics critical to the beauty of the development, eliminate access to the residents to both the creek area, trails and retail, food and commercial proprietors in buildings 4 and 5. The creek area and trails are integral components and amenities to this development and a critical and key reason we as a both a lot owner for 2 1/2 years and future homeowner in the townhouse project elected to make our original purchase.

I have taken the liberty to include a few pictures of the items that NewSteam is proposing to defer or delay.

Picture 1 - Looking East from alleyway of Lakeside Crossing Townhomes showing bridge across creek area to back side of buildings 4 and 5

Picture 2 - Looking South from alleyway of townhomes showing stairs and unpaved access to creek bridge

Picture 3 - Looking East showing back side of Buildings 4 and 5

Picture 4 - Looking North showing partial ADA ramp but no completion of ADA access to creek bridge

Best regards
James

James C. Harris

International Oil and Gas Consultancy
Principal



----- Forwarded message -----

From: **James Harris** 
Date: Fri, Nov 13, 2020 at 2:25 PM
Subject: Pictures for FM planning & zoning department
To: 

From: [REDACTED]
To: [Poornima Kashyap](#)
Subject: Re: Town of Flower Mound - Zoning Change Proposal No. ZPD20-0006
Date: Monday, December 14, 2020 2:36:51 PM

Hi Poornima,

Thank you for the updated filing and plans from NewStream. Did they provide a narrative or only the plans?

From my review, the following items are either missing or not addressed. These include

- The fire lane on the north side of the property now appears to be included in Phase 1
- Phase 1 landscaping behind Lakeside Crossing Townhomes covers on townhouses unit numbers 5 - 15 in Phase 1. All 15 units (1- 15 need inclusion) in Phase 1 landscaping.
- The ADA ramps behind the townhouses are not included in the Phase 1 giving no access to the bridge which now is included in Phase 1. This may be NewStreams intention but it does not appear on their plat as being included in Phase 1 work.
- There is no access in Phase 1 to the soon to be occupied business in buildings 4 and 5 – this impacts all 15 Lakeside townhouses plus hundreds of apartment dwellers in Nexus and Overture Apartments
- Phase 1 specifically excludes both the walking trail and creek areas. These are both amenities that provide both aesthetics and recreation in the development and developer obligation. The dedicated park and trails are no longer required is Phase 1 while the required park fee of obligation of NewStream was eventually paid by the builder of Lakeside Crossing Townhomes to commence construction.

I am happy to speak with you by telephone at your convenience. If NewStream provided any letter or narrative with its recent plat filings is this available for review.

Regards

James

James C. Harris

International Oil and Gas Consultancy
Principal

[REDACTED]

From: [REDACTED]
To: [Poornima Kashyap](#)
Subject: Town of Flower Mound - Proposed Zoning Changes by NewStream Commercial - ZPD20-0006
Date: Monday, February 8, 2021 12:49:44 PM

Dear Poornima,

Thank you for your email and contact details for NewStream Commercial. On January 22, 2021, I had the opportunity to have a Zoom meeting with both Tim Nystrom, President & CEO of NewStream and Troy Lewis, Vice-President of Acquisitions & Development. Highlights of our meeting as it concerns the Lakeside Crossing Development are listed below:

Highlights:

- Sales of three (3) pad sites have fallen through in 2020 due to COVID-19
- Budget is very tight and any expenses will potentially cause "debt" issues for NewStream per Tim. NewStream is budget constrained and has only minimal funds to do any additional discretionary work.
- In the proposed revised Phase 1, NewStream only wants to undertake amenities, lighting, the park and trails in future Phases going forward and have this work dependent upon pad sales and dependent upon pending approval by Town, construction and occupancy permits.
- Currently, Town will not sign off on certificates of occupancy for buildings 4 and 5 until Phase 1 and Phase 2 revised proposal under review by Town P&Z and need approval by Town Council
- In NewStream's revised Phase 1 proposal, NewStream will agree to install the fire lane along the North side of development
- In revised Phase 1, HWY 2499 landscaping and entry cuts to road will be installed
- In revised Phase 1, minimal landscaping facing Northwood Drive fronting parking lot north of Lakeside Crossing townhomes will be installed
- NewStream does not want to include in the proposed revised Phase 1, access to the existing ADA access ramp to the bridge. This ADA ramp is installed but ends in grass. NewStream does not want to spend funds to complete access on the West side of the

bridge nor install a temporary sidewalk from the east side of the bridge for pedestrian or ADA access to buildings 4 and 5.

- During our conversation, Troy suggested constructing a temporary sidewalk from the East side of the bridge to the parking lot of Buildings 4 and 5 for both ADA and pedestrian access. Estimated cost would be \$30K. I advised Tim that this was one of the necessary amenities, ADA required and one of the reasons we purchased Lot 4 and other homeowners purchased lots in the Townhome development for access to shops, restaurants, etc.
- Troy with NewStream indicated that the existing east-west sidewalk along the north side of Unit 1 of Lakeside Crossing Townhomes could be hooked up to ADA ramp but no definitive plan from there to bridge. Tim was non-committal on the timing of this in Phase 1.
- Tim wants this zoning amendment resolved and receives the Certificates of Occupancy for building 4 and 5 finished within 60 days.

I have again spoken with Bill Leak, builder of the Lakeside Crossing Townhome and along with the additional 9 lot owners of the project, we again express our concerns with the potential lack of funds by NewStream dedicated to Lakeside Crossing development. Approval of any certificates of occupancy for buildings 4 and 5 without specifically addressing the required obligations of NewStream in any agreed to revised Phase 1 work commitment (and definitive additional Phases) to the overall development of the Lakeside Crossing may have the potential for long term damage to this development both financially and aesthetically. If the Planning and Zoning department and Town Council is considering these revisions to the original plans for the development, we recommend that NewStream provide assurances of the financial viability of the development by posting a financial bond or deposit funds for this development for deferred work previously agreed to as its commitment to the original Lakeside Crossing development. This would help ensure the financial viability of the development and protect the Town, the development and current 10 homeowners of the Lakeside Crossing Townhomes in the event unforeseen financial events occur.

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

Regards

James

James C. Harris

International Oil and Gas Consultancy

Principal

