

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

09/13/2021

FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:30 P.M.

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

Please silence or turn off all electronic devices.

Meeting participants may be asked to wait in the lobby until their name is called.

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

To speak to the Planning & Zoning Commission during public comment, please fill out a comment form which is located in the lobby near Jody Smith Hall.

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

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.

E. 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).

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Applications

G. 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 August 30, 2021: Consider approval of the minutes of the August 30, 2021, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

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

2. SP21-0005 – Car Dealership Landscaping: Consider a request for a Site Plan (SP21-0005 – Car Dealership Landscaping) to amend a portion of the approved landscape plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.

I. 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 in the item caption on the agenda. Typically, the Planning & Zoning Commission will make a recommendation to Town Council on these types of projects.

3. MPA21-0003 – 1600 Arrowhead: Public Hearing to consider an ordinance amending the Master Plan (MPA21-0003 – 1600 Arrowhead) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to Retail uses. The property is generally located south of Cross Timbers Road and west of Fireside Drive.
4. ZPD21-0007 – 1600 Arrowhead PD-185: Public Hearing to consider an ordinance amending the zoning (ZPD21-0007 – 1600 Arrowhead) from Office (O) District uses to Planned Development District No.185 (PD-185) with Retail (R) District uses, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Fireside Drive.
5. MPA21-0007 – Emerald Place: Public Hearing to consider an ordinance amending the Master Plan (MPA21-0007 – Emerald Place) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Medium Density Residential uses. The property is generally located west of Wager Road and south of Kirkpatrick Lane. *(This item was tabled at the August 30, 2021 Planning & Zoning meeting by a vote of 6 to 0.)*
6. ZPD21-0005 – Emerald Place PD-183: Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane. *(This item was tabled at the August 30, 2021 Planning & Zoning meeting by a vote of 6 to 0.)*

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.

J. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: September 9, 2021, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

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



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: September 13, 2021

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the August 30, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on August 30, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 30TH DAY OF AUGUST 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 PM

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

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

Constituting a quorum with the following members absent:

Robert Rawson	Vice-Chair
Vacant	Place 2

(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
John Chapman	Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**

Leigh Ann Lewis, 1306 Blairwood Dr; regarding Lewisville ISD Properties
Shawn Sheehan, 2433 Northwind Dr, Little Elm; regarding Lewisville ISD Properties
Angela Vinson, 1224 Oak Creek Circle; regarding Emerald Place
- E. **FUTURE AGENDA ITEMS**

None

F. DIRECTOR'S REPORT

1. Strategic Planning Session Summary Report
2. Flower Mound Municode

G. CONSENT ITEMS

1. Consider approval of the minutes of the August 9, 2021, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Gilmore moved to approve Consent Item 1. Commissioner Cox seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 – Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty
Jeff Dolian, Kimley-Horn
Kori Haug, Belle Firma

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Del Vecchio moved to recommend approval of MPA21-0005 – Silveron Flower Mound Duke as presented. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: Werner

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

3. Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 – Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No. 181 (PD-181) with Campus Industrial District (CI) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, “Topographical Slope Protection,” and an exception to Section 82-302, “Compatibility buffer.” The property is generally located north of International Parkway and east of Silveron Boulevard.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty
Jeff Dolian, Kimley-Horn
Kori Haug, Belle Firma

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD21-0003 – Silveron Flower Mound Duke PD-181 as presented. Commissioner Fink seconded the motion.

VOTE ON THE MOTION

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

NAYS: Werner

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

4. **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0007 – Emerald Place) to amend Section 1.0 Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Medium Density Residential uses. The property is generally located west of Wager Road and south of Kirkpatrick Lane.**

Commission Deliberation

Commissioner Cox moved to table MPA21-0007 – Emerald Place to the September 13, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to September 13, 2021 passed by a vote of 6 to 0.

5. **Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane.**

Commission Deliberation

Commissioner Cox moved to table ZPD21-0005 – Emerald Place PD-183 to the September 13, 2021 Planning and Zoning meeting. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to September 13, 2021 passed by a vote of 6 to 0.

I. ADJOURNMENT – REGULAR SESSION: 8:10 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: September 13, 2021

FROM: Poornima Kashyap, Principal Planner

ITEM: **Consider a request for a Site Plan (SP21-0005 – Car Dealership Landscaping) to amend a portion of the approved landscape plan. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

The purpose of the application is to request an amendment to the approved landscape plan to allow a reduction in the number of trees located within the landscape buffer along the southern property line. The subject property is located within Planned Development District-43 (PD-43) with Commercial-2 (C-2) uses.

PD-43 encompasses both residential and commercial uses. Landscaping standards within this PD provide for buffer requirements at the property line between dissimilar uses. The subject site is adjacent to Stone Hill Farms residential subdivision, but the uses are separated by 50-foot right-of way for Stone Bend Lane. At the property line, the PD requires a 10-foot landscape buffer to be owned and maintained by the residential Homeowners' Association (HOA) and a 15-foot landscape buffer to be owned and maintained by the commercial property owner. The PD, however, does not specify the type, species, or the number of plantings to be installed within the buffer area.

On February 26, 2018, the Planning and Zoning Commission approved a site plan (SP17-0016) to develop a 28,350 square-foot, two-story car dealership facility on the subject site. The approved landscape plan depicted 20 live oak trees to be planted within the 15-foot landscape buffer. This plan required removal of existing non-protected trees within the 15-foot landscape buffer and possible impacts to existing landscaping within the 10-foot HOA owned and maintained buffer. Due to this reason, the owner/applicant requested to delay the installation of the 20 live oak trees until they had worked out a plan with the HOA that would allow the existing landscaping to remain.

The car dealership obtained their Certificate of Occupancy (CO) on October 29, 2019. The installation of required landscaping is one of the items that normally must be complete prior to the issuance of a CO. In order to obtain a CO while the landscape issue remained outstanding, the owner agreed to escrow the amount necessary for the installation of required landscaping so that the Town could plant the required trees if the owner was unable or unwilling to comply.

After several meetings and numerous correspondence, the property owner, the HOA, and staff have agreed upon the proposed landscape plan that identifies 10 live oak trees to be installed within the 15-foot landscape buffer to fill in the gaps between the existing trees. In addition to the existing and proposed trees, there are approximately 97 Photenias within the HOA-owned buffer that provide additional screening between the subject site and residences along Stone Bend Lane. The installation of 10 live oak trees will bring the property into conformance with the PD standards. The Town's code enforcement department requires that the identified landscaping be installed within 30 days of the approval of this site plan to bring the site in compliance with the approved plans.

Staff is currently reviewing a request for a Specific Use Permit (SUP21-0005) for the subject site to allow the sale, service, display, and storage of boats in addition to car sales, service, and display. This application will be placed on a future agenda for consideration by the Planning and Zoning Commission and Town Council when the application is deemed complete, and all outstanding issues have been addressed.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Site and Landscape Plan
4. Approved Landscaping within HOA Owned-Maintained Buffer

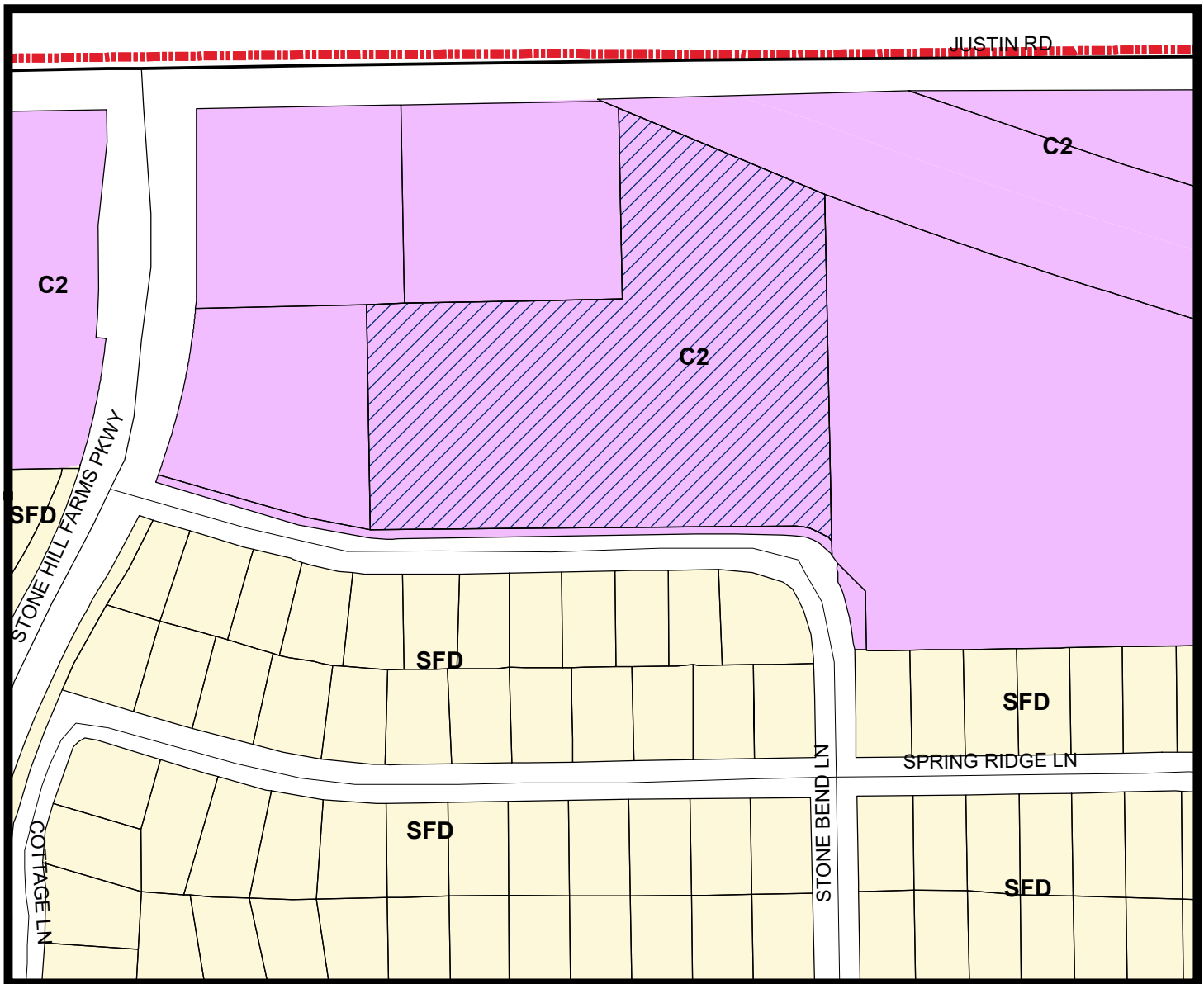
B. Application Details

1. Proposed Landscape Plan



Vicinity Map

Reference Project: SP21-0005



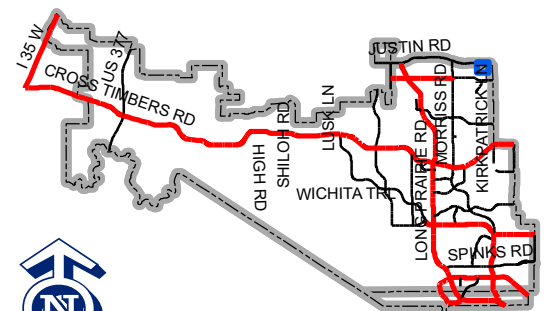
LEGEND

Commercial 2 Single Family Density

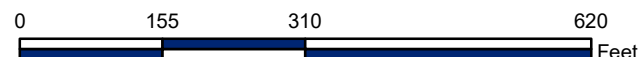
— Subject Property

Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location



6-9-2021

Ms. Poornima Kashyap

Town of Flower Mound

2121 Cross Timbers Rd

Flower Mound, TX 75028

RE: Letter of intent for SP21-0005

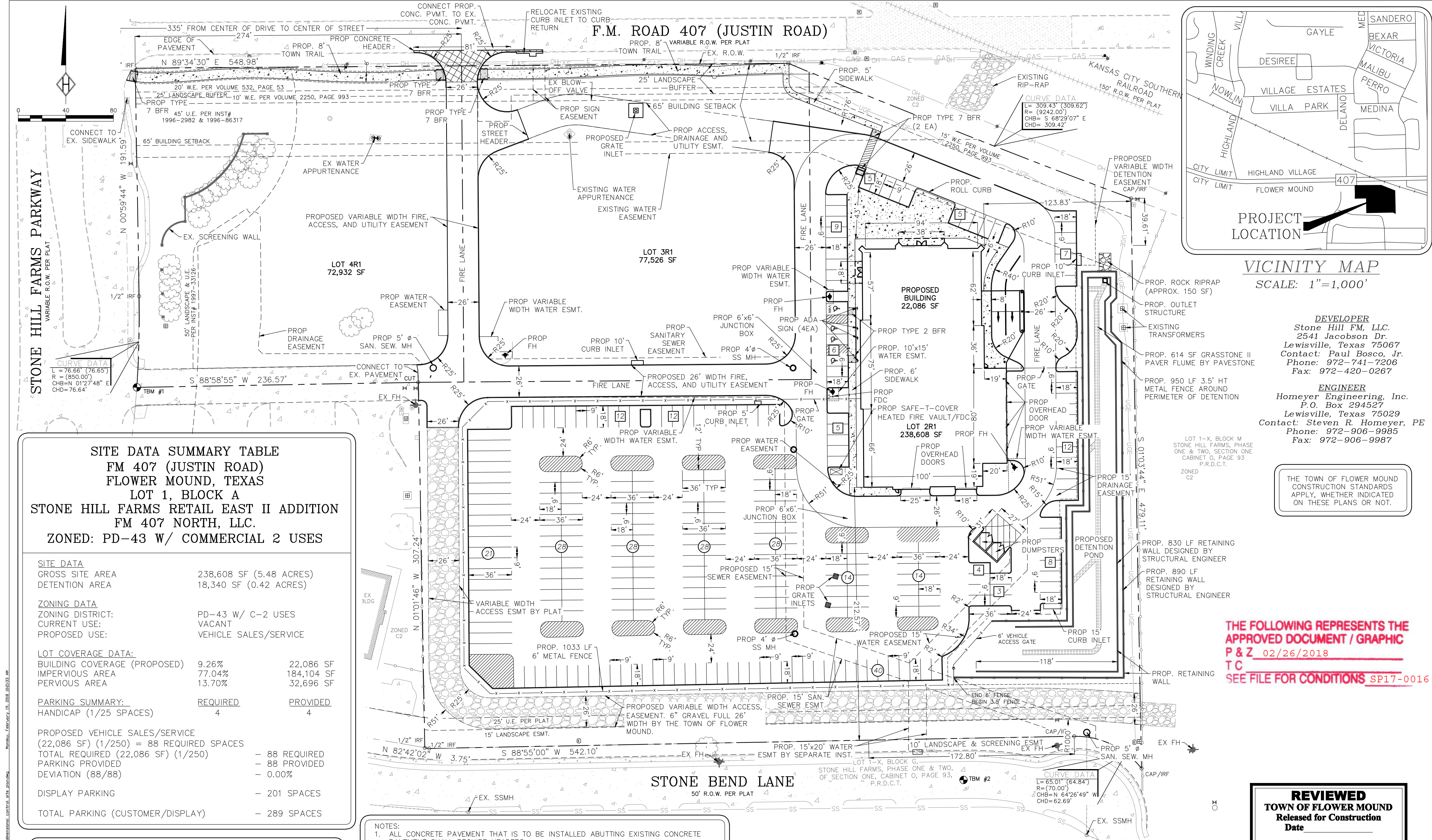
Paul Bosco Jr on behalf of Stone Hill FM, LLC

- A) We are asking to reduce the number of new trees from 20 to 10 on the south property line between the dealership and HOA lot. This will allow the mature existing trees to remain and continue to provide a landscape buffer. The existing trees would have to be removed to place all 20 as originally approved. The 10 being proposed will fill the gaps between existing trees. This concept to reduce the number of trees was a combined effort of the dealership, Town of Flower Mound staff and the neighborhoods HOA board. All have concluded this would better serve the purpose of a living buffer today and in the future.
- B) Currently C2 and will remain C2
- C) Bosco Auto Group – Dealership site
- D) No variance or zoning changes are being requested at this time.

Thank you for your consideration and support.



Paul Bosco Jr.



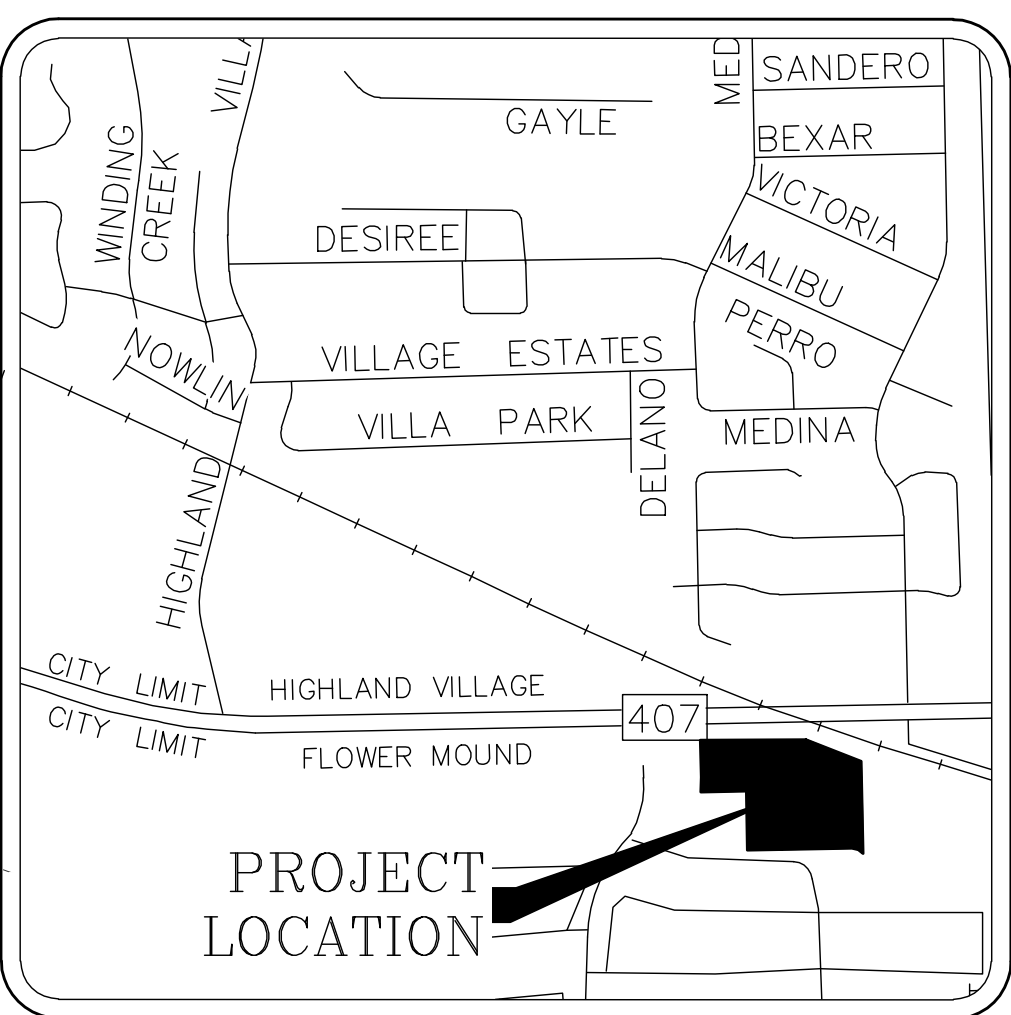
SITE DATA SUMMARY TABLE		
FM 407 (JUSTIN ROAD)		
FLOWER MOUND, TEXAS		
LOT 1, BLOCK A		
STONE HILL FARMS RETAIL EAST II ADDITION		
FM 407 NORTH, LLC.		
ZONED: PD-43 W/ COMMERCIAL 2 USES		

SITE DATA		
GROSS SITE AREA	238,608 SF (5.48 ACRES)	
DETENTION AREA	18,340 SF (0.42 ACRES)	
ZONING DATA		
ZONING DISTRICT:	PD-43 W/ C-2 USES	
CURRENT USE:	VACANT	
PROPOSED USE:	VEHICLE SALES/SERVICE	
LOT COVERAGE DATA:		
BUILDING COVERAGE (PROPOSED)	9.26%	22,086 SF
IMPERVIOUS AREA	77.04%	184,104 SF
PERVIOUS AREA	13.70%	32,696 SF
PARKING SUMMARY:		
HANDICAP (1/25 SPACES)	REQUIRED 4	PROVIDED 4
PROPOSED VEHICLE SALES/SERVICE (22,086 SF) (1/250) = 88 REQUIRED SPACES		
TOTAL REQUIRED (22,086 SF) (1/250)	- 88 REQUIRED	- 88 PROVIDED
PARKING PROVIDED	- 88 PROVIDED	- 0.00%
DEVIATION (88/88)	- 88 REQUIRED	- 88 PROVIDED
DISPLAY PARKING	- 201 SPACES	
TOTAL PARKING (CUSTOMER/DISPLAY)	- 289 SPACES	

LEGEND			
I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	☒	WATER VALVE
F.C.P.	FENCE CORNER POST	☉ SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	☒	FIRE HYDRANT
①	TELEPHONE MANHOLE	☒ WM	WATER METER
⑤	DISPLAY PARKING	16	CUSTOMER PARKING

- NOTES:
- ALL CONCRETE PAVEMENT THAT IS TO BE INSTALLED ABUTTING EXISTING CONCRETE PAVEMENT SHALL REQUIRE HEADERS.
 - ANY WORK WITHIN THE TxDOT ROW REQUIRES A PERMIT PRIOR TO CONSTRUCTION.
 - GATES SHALL HAVE BI-DIRECTIONAL OPTI-COM AUTOMATIC OPENING DEVICES.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - 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.
 - 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.
 - ALL GATES THAT CROSS A FIRE LANE WILL HAVE TO BE AN APPROVED BI-DIRECTIONAL OPTI-COM OPENER INSTALLED.

MASTER PLAN FEATURES	
LAND USE PLAN	RETAIL
SPECIFIC PLAN AREA	NOT IN A SPECIFIC PLAN AREA
PARKS AND TRAILS	PROPOSED 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE SOUTH SIDE OF FM 407 (JUSTIN ROAD)
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	FM 407 (JUSTIN ROAD) - MAJOR ARTERIAL WITH VARIABLE WIDTH ROW MUTUAL ACCESS - CROSS ACCESS BETWEEN LOTS IS PROVIDED
WATER PLAN	8 INCH WATER LINE IN STONE BEND LANE ROW AND IN DAYCARE ACCESS EASEMENT
WASTEWATER PLAN	8 INCH SANITARY SEWER LINE IN STONE BEND LANE ROW



DEVELOPER
Stone Hill FM, LLC.
2541 Jacobson Dr.
Lewisville, Texas 75067
Contact: Paul Bosco, Jr.
Phone: 972-741-7206
Fax: 972-420-0267

ENGINEER
Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985
Fax: 972-906-9987

THE FOLLOWING REPRESENTS THE APPROVED DOCUMENT / GRAPHIC
P & Z 02/26/2018
T C
SEE FILE FOR CONDITIONS SP17-0016

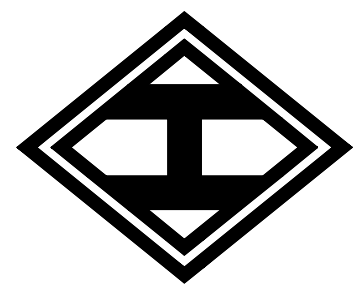
REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____

Town of Flower Mound
Engineering Services Division

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 02/19/2018

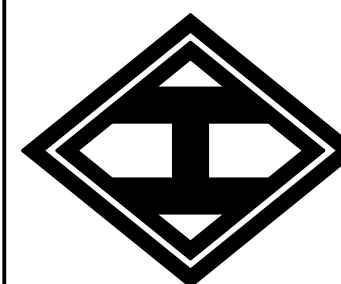
HOMEYER
ENGINEERING, INC.
TPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.GOM



STONE HILL FM, LLC.
LOT 2R1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

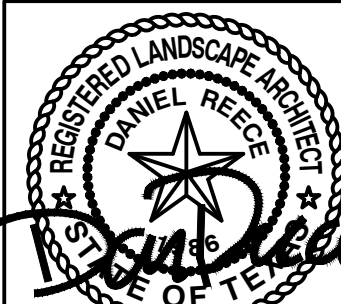
DIMENSIONAL
CONTROL SITE PLAN

DRAWN: JAD
DATE: 05/10/2017
HEI #: 15-197
SHEET NO:
C2



STONE HILL FM, LLC,
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



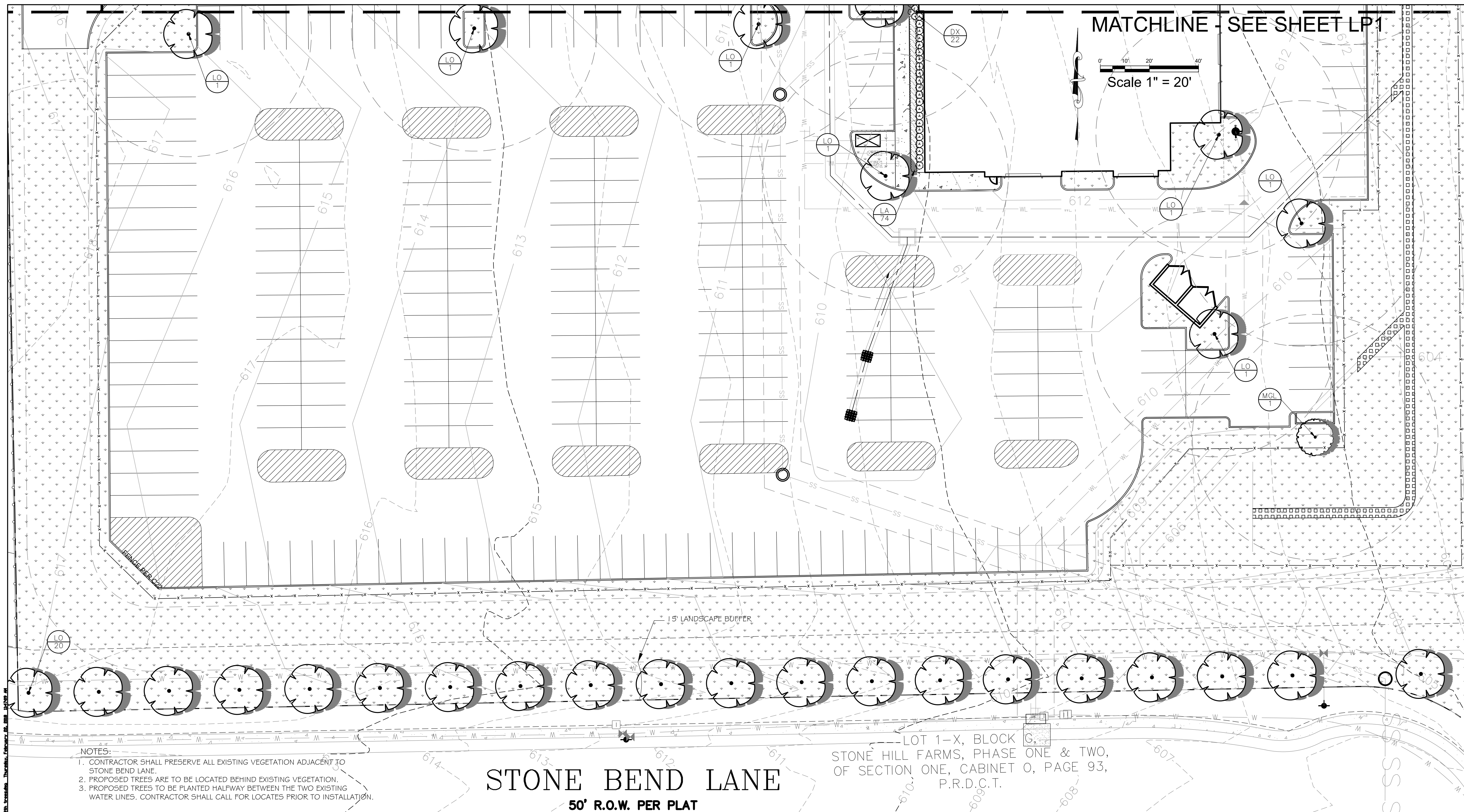
2-22-18

DRAWN: DFR

DATE: 05/10/2017

HEI #: 15-197

SHEET NO:
LP-2



STONE BEND LANE

50' R.O.W. PER PLAT

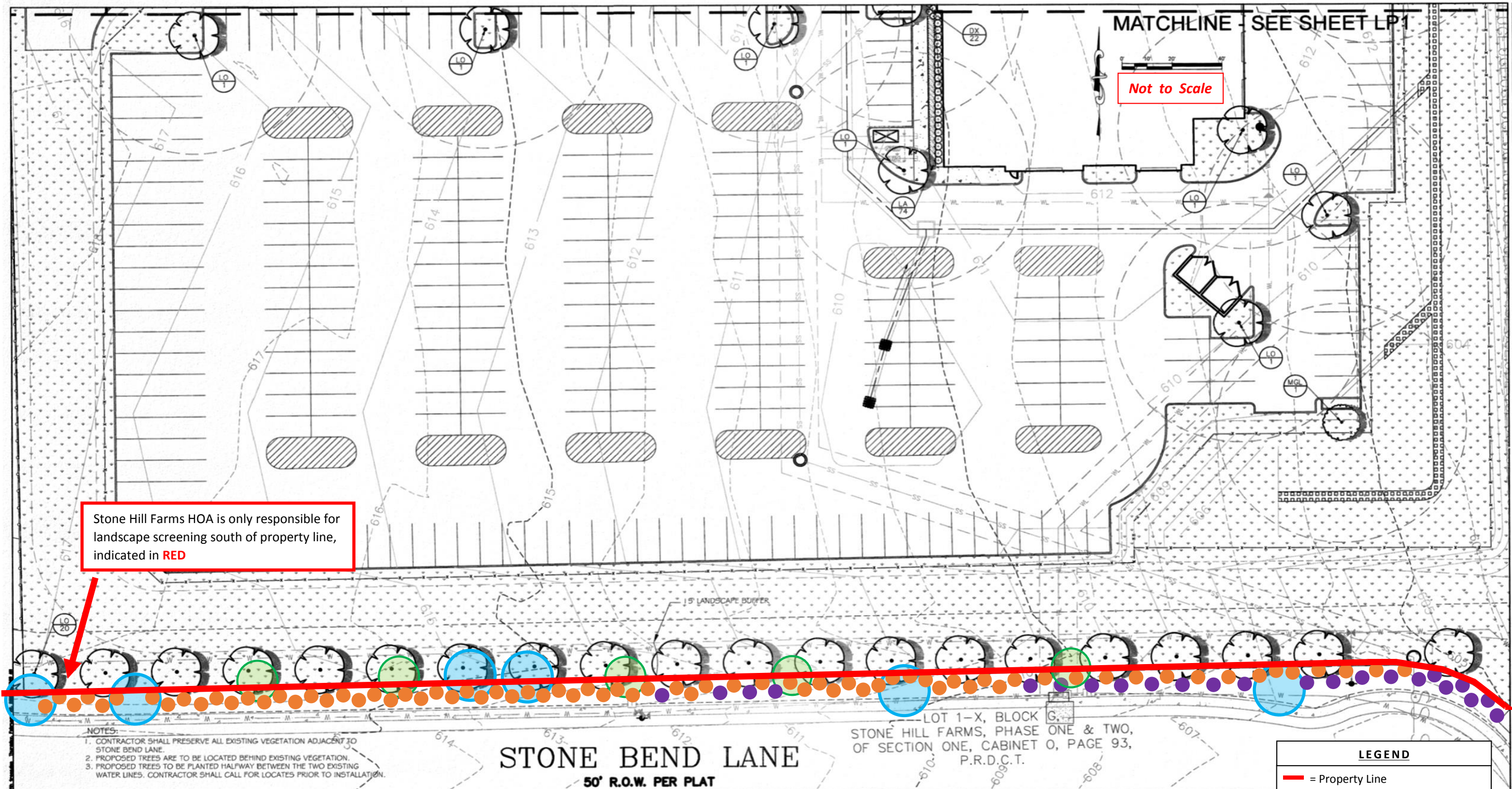
GENERAL PLANTING NOTES

- 1 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE
2 OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED
3 INSTRUCTION ON TURF AREAS AND PLANTING BED PREPARATION.
- 4 CONSTRUCTION AND MAINTENANCE AREAS ARE SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS
5 SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES
6 AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR
7 SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 8 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FINISH GRADE AFTER INSTALLING S.O.I. AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOD AMENDMENTS. MULCH COVER
9 WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
10 INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- 11 SOD, GREEN STEEL EDGING BETWEEN ALL PLANTING AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN)
12 HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- 13 ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL
14 REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E.G. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- 15 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING PLANT QUANTITIES SHOWN ON THE GRADING PLANS AND THE LANDSCAPE ARCHITECT'S GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY
16 BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- 17 **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL
18 NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHAIN OF COMMAND).
- 19 PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- 20 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE
21 MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION
22 OF SOILS, WEEDING, AND FERTILIZING. TREES MUST BE TREATED FOR INSECTS AND DISEASE. THE REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY
23 PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING
24 ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- 25 SODDED AREAS MUST BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF
26 GRASS AT NO ADDITIONAL COST TO THE OWNER.
- 27 TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- 28 A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL FORMATIONS). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANTS
29 MATERIAL PRIOR TO FINAL ACCEPTANCE.
- 30 B. ALL HARDCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
- 31 C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS
32 SHALL BE COVERED WITH MULCH AND MUST BE RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- 33 SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

STREET YARD LANDSCAPING				STREET BUFFER TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	N/A	N/A	N/A	1 PER 30 LF	STONE BEND LN. = 600 LF	20 TREES	20 TREES
STREET YARD TREES				PARKING AREA LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
>110,000 SF = 1/5,000 SF ^ 110,000 + 50	N/A	N/A	N/A	90 SF PER 12 SPACES	88 SPACES (CUSTOMER)	660 SF	3,415 SF
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.				PARKING AREA TREES			
				STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
STREET BUFFER LANDSCAPING				1 PER 10 PARKING SPACES	88 SPACES (CUSTOMER)	9 TREES	15 TREES
				ALL CUSTOMER PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED					
FM 407	N/A	N/A					
STONE BEND LN.	15 FT	15 FT					

THE FOLLOWING REPRESENTS THE
APPROVED DOCUMENT / GRAPHIC
P & Z 02/26/2018
T C _____
SEE FILE FOR CONDITIONS SP17-0016





Stone Hill Farms HOA is only responsible for landscape screening south of property line, indicated in RED

- NOTES:
1. CONTRACTOR SHALL PRESERVE ALL EXISTING VEGETATION ADJACENT TO STONE BEND LANE.
 2. PROPOSED TREES ARE TO BE LOCATED BEHIND EXISTING VEGETATION.
 3. PROPOSED TREES TO BE PLANTED HALFWAY BETWEEN THE TWO EXISTING WATER LINES. CONTRACTOR SHALL CALL FOR LOCATES PRIOR TO INSTALLATION.

GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOO AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
4. INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
5. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOO).
6. ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
8. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
9. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
10. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
11. SHOULD SEEDS AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
12. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2" INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDING OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
13. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	N/A	N/A	N/A
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
>110,000 SF = 1/5,000 SF * 110,000 + 50	N/A	N/A	N/A
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
FM 407	N/A	N/A	
STONE BEND LN.	15 FT	15 FT	

STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 30 LF	STONE BEND LN. = 600 LF	20 TREES	20 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	88 SPACES (CUSTOMER)	660 SF	3,415 SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	88 SPACES (CUSTOMER)	9 TREES	15 TREES
ALL CUSTOMER PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

LEGEND			
—	= Property Line		
●	= Existing Mature Shade Tree		
●	= Existing Small Shade Tree		
●	= Existing/Transplanted Photinias		
●	= Proposed Photinias		



The Following Plat/Graphic
Case Number ASP20-0027
Was Administratively Approved
On Date 05/05/2021

HOMEYER
ENGINEERING, INC.
T&E FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM



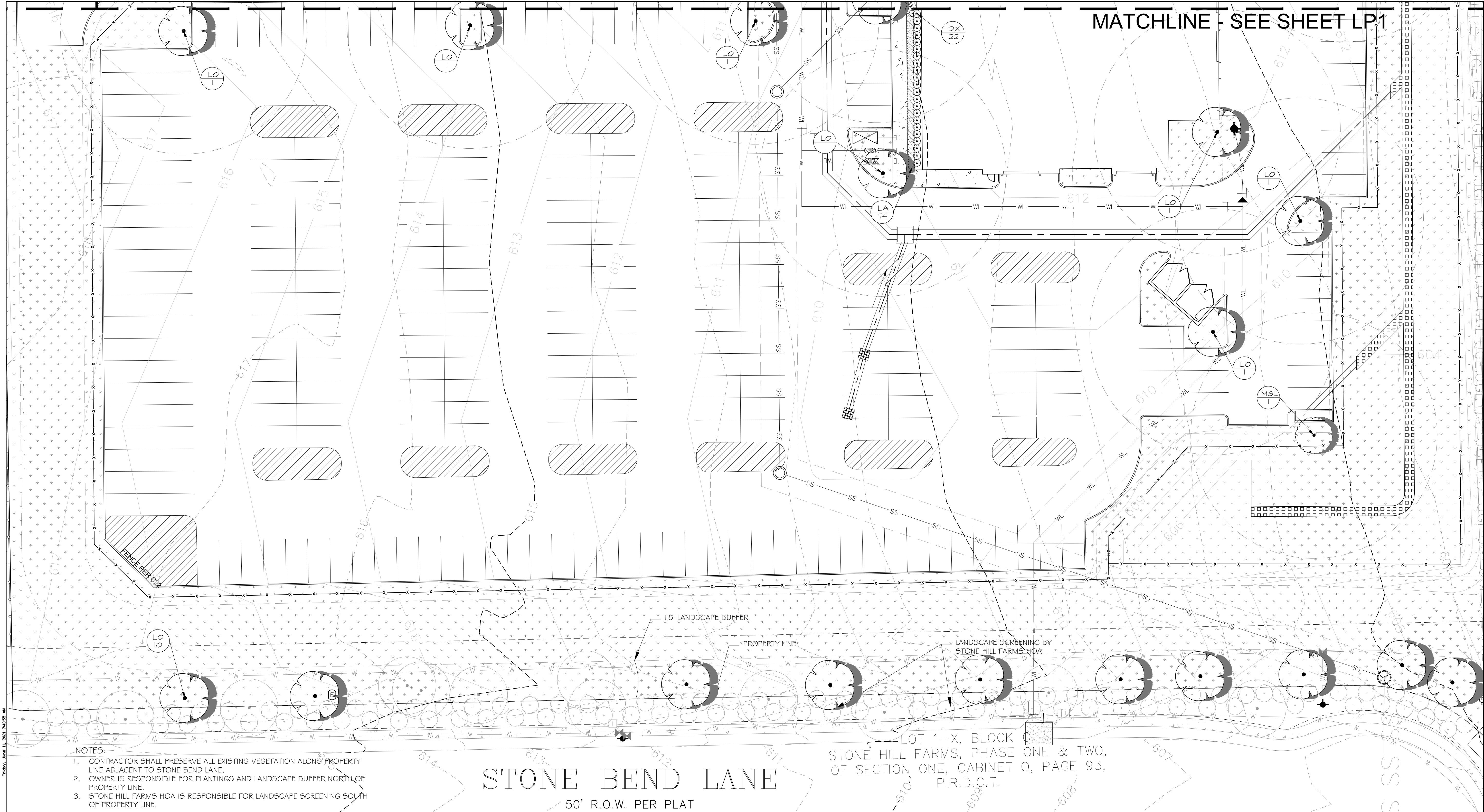
STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN
Notated Revisions by
Smith Lawn and Tree



DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197

SHEET NO:
LP-2



GENERAL PLANTING NOTES

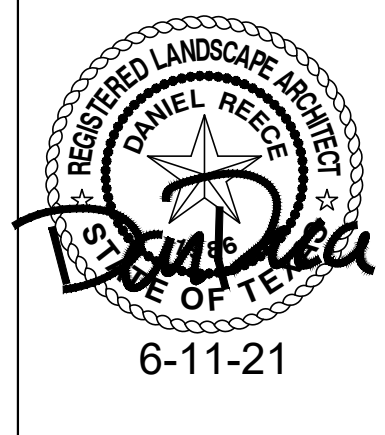
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- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
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- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

STREET YARD LANDSCAPING				STREET BUFFER TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
MIN. 20% OF STREET YARD	N/A	N/A	N/A	1 PER 30 LF	N/A	N/A	N/A
STREET YARD TREES				PARKING AREA LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED	STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
>110,000 SF = 1/5,000 SF ^ 110,000 + 50	N/A	N/A	N/A	90 SF PER 12 SPACES	88 SPACES (CUSTOMER)	660 SF	3,415 SF
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.				PARKING AREA TREES			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED		STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
FM 407	N/A	N/A		1 PER 10 PARKING SPACES	88 SPACES (CUSTOMER)	9 TREES	15 TREES
STONE BEND LN.	15 FT	15 FT		ALL CUSTOMER PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			



STONE HILL FM, LLC.
LOT 1, BLOCK A
STONE HILL FARMS RETAIL EAST II
5.48 ACRES
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PLANTING PLAN



DRAWN: DFR
DATE: 05/10/2017
HEI #: 15-197
SHEET NO:
LP-2



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: September 13, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0003 – 1600 Arrowhead) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to Retail uses. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD21-0007), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the current land use designation from Office uses to Retail uses on approximately 2.19 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with a one-story multi-tenant retail building. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Office uses as "office and service uses ranging from garden office developments for small professional practices to larger, multi-story facilities for large tenants. This category would not typically include retail uses, except for incidental service or convenience retail for the office building tenants. In larger office districts, restaurants are encouraged within walking distance of the office buildings". The requested Retail uses designation is defined as "neighborhood or community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category". The property to the west is currently designated for Retail uses. The property north, east and south are all designated for Medium Density Residential uses.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan Amendment requests. MPA21-0003 had a total of 21 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

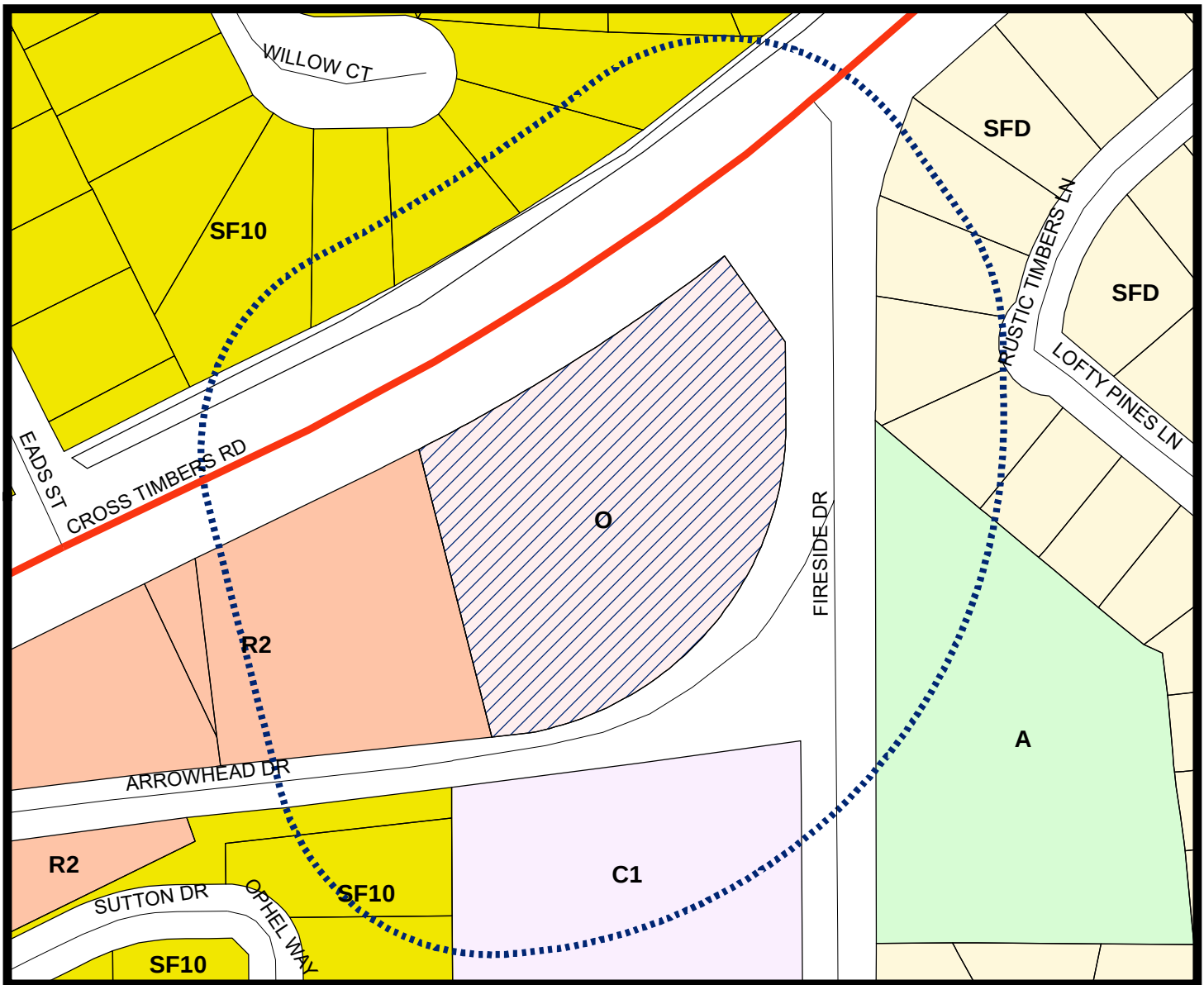
B. Application Details

1. Master Plan Exhibit Package

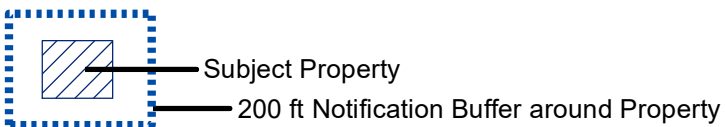
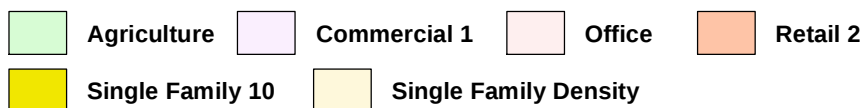


Vicinity Map

Reference Project: MPA21-0003 & ZPD21-0007

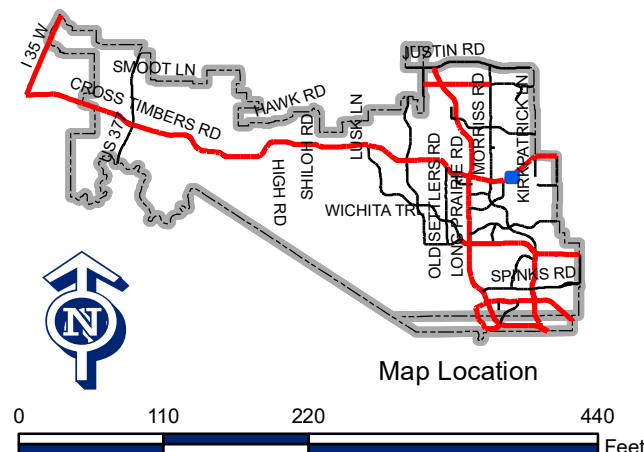


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





Letter of Intent for a Master Plan Amendment

February 8, 2021

Mr. Chuck Russell, AICP
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75028

RE: A0391A J. Eads, TR 5, 2.193 Acres, Old DCAD TR #9a(2) a Tract of Land Described in a Deed to FM Arrowhead Investment Group, LC dated September 11, 2019 and filed under the file number 2019-115669 and duly recorded in the Official Records of Denton County, Texas.
DCAD Property ID 121391

Dear Mr. Russell,

This is a Master Plan amendment request for the referenced property. The property is located at the south west corner of Cross Timbers Rd. (FM 1171) and Fireside Drive. The site address is 1600 Arrowhead Drive. The property is currently under an Office land use category as shown on the land use map last updated on January 29, 2021, and defined in Section 1 of the Town's Master Plan 2001.

The owners are planning to develop a single-story retail building between 12,000 and 15,000 S.F. of area. To accommodate the proposed retail uses we are requesting a land use change to Retail land use category as defined in Section 1 of the Town's Master Plan 2001.

The proposed development will add valuable services and additional tax revenue to the community.

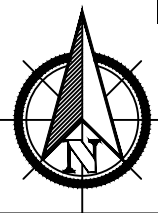
Thank you for your consideration,

Applicant:

Mr. Carlos I. Cabre
Carlos I. Cabre, P.E.
Cabr  & Associates, LLC

Property Owner:

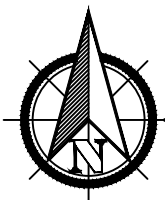
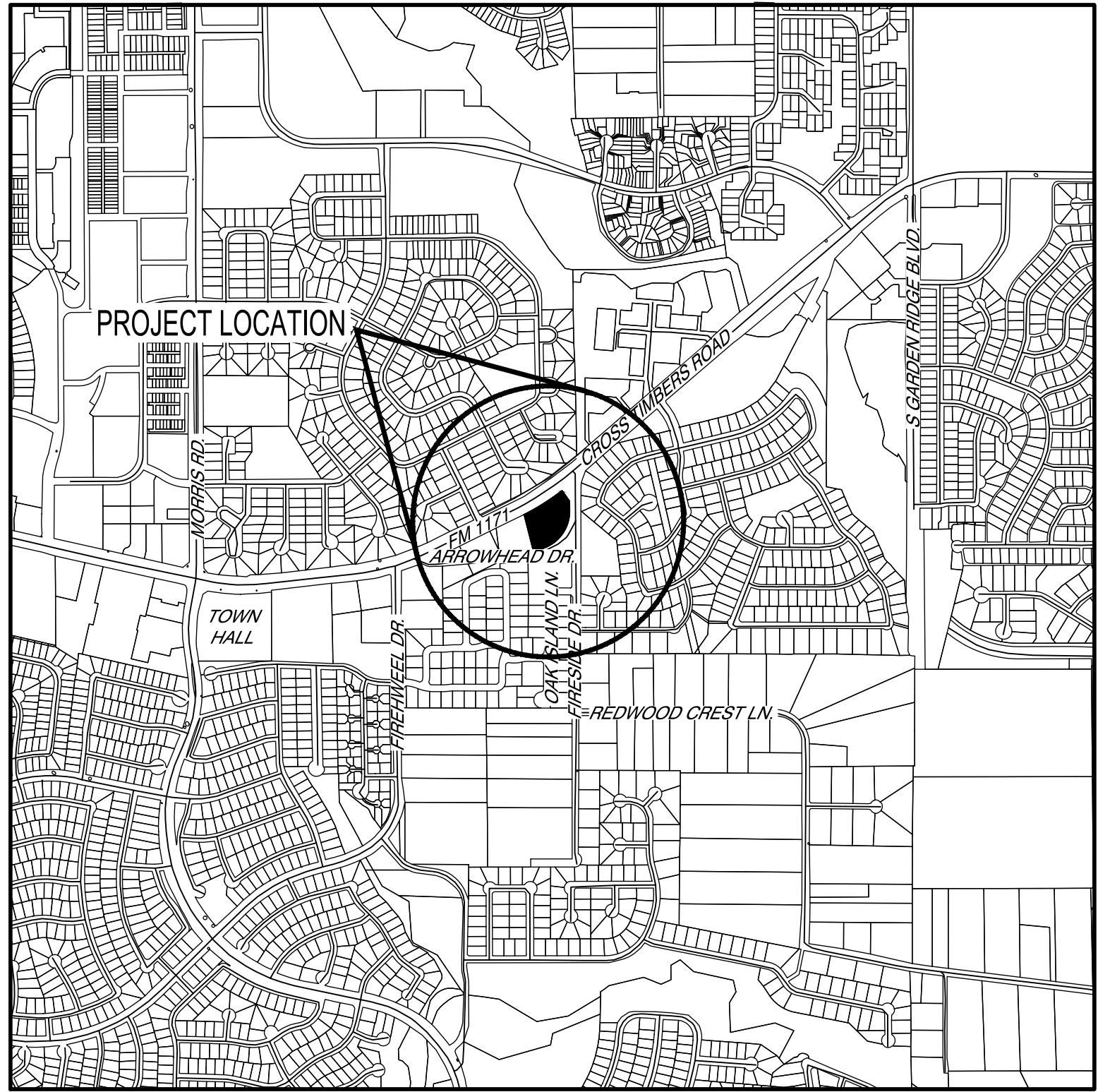
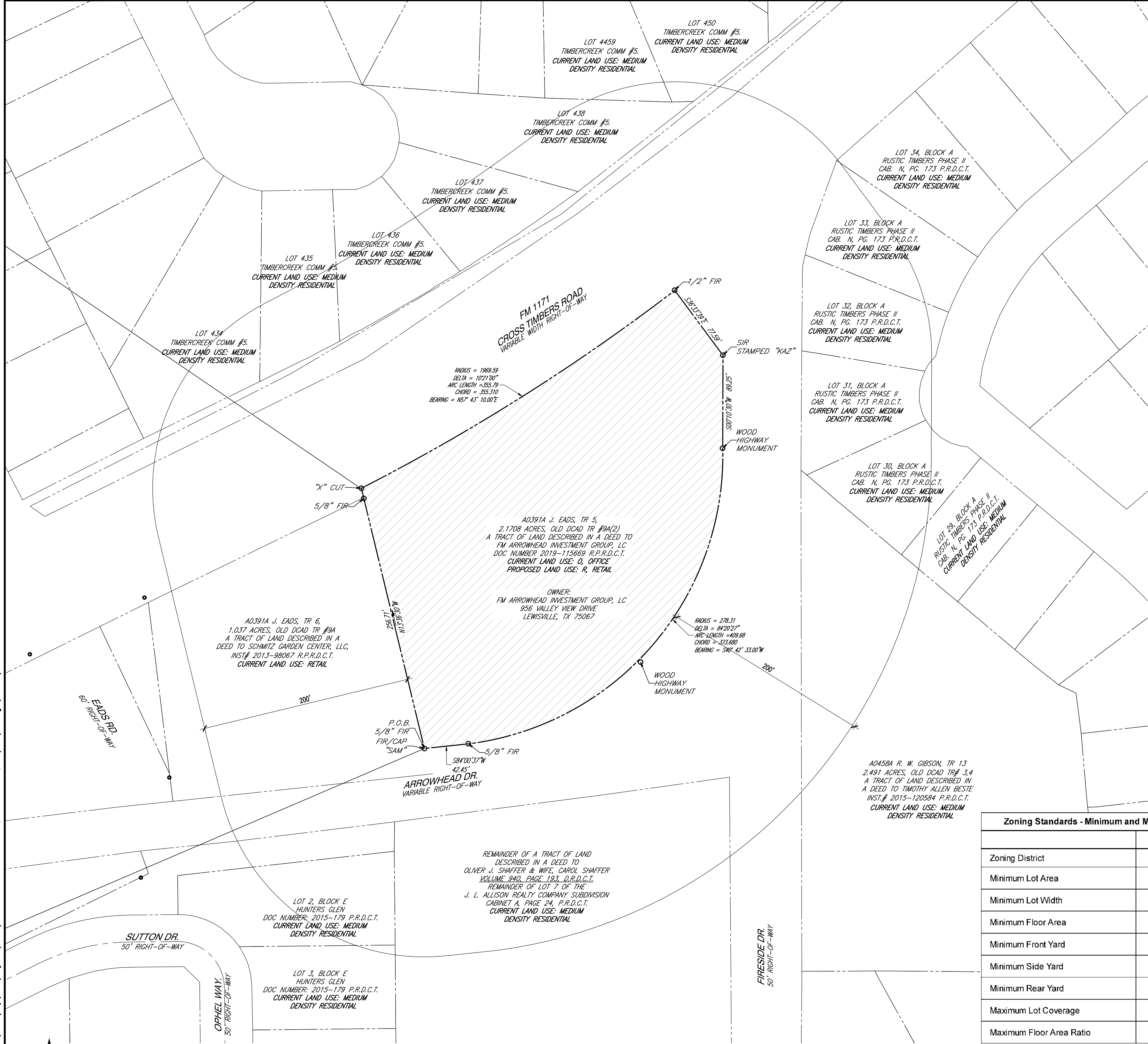
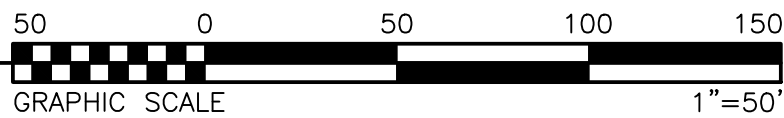
By: /s/ Tom Dirickson
Manager, FM Arrowhead Investment Group LC



1

MASTER PLAN EXHIBIT

SCALE: 1"=50'-0"



LOCATION MAP

SCALE: 1"=1000'

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS AND BEING A PART OF THE JESSE EADS SURVEY, ABSTRACT 391 AND BEING ALL OF THAT CALLED 2.193 ACRE TRACT OF LAND DESCRIBED IN DEED TO FM ARROWHEAD INVESTMENT GROUP, LC, RECORDED IN INSTRUMENT NUMBER 2019-115669, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A CAPPED IRON ROD FOUND THE NORTH LINE OF ARROWHEAD DRIVE AND BEING THE SOUTHEAST CORNER OF A CALLED 1.155 ACRE TRACT OF LAND DESCRIBED IN DEED TO SCHMITZ GARDEN CENTER, LLC RECORDED IN INSTRUMENT NUMBER 2013-98067, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS;

THENCE ALONG THE COMMON LINE OF SAID 1.155 ACRE TRACT AND THIS TRACT, NORTH 13 DEGREES 36 MINUTES 30 SECONDS WEST, PASSING A 5/8 INCH IRON ROD FOUND, AT 246.61 FEET, CONTINUING IN ALL A TOTAL DISTANCE OF 256.71 FEET TO A "X" CUT SET IN THE SOUTH LINE OF FARM TO MARKET ROAD 1171, ALSO KNOWN AS CROSS TIMBERS ROAD;

THENCE ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE LEFT WHOSE LONG CHORD BEARS, NORTH 57 DEGREES 43 MINUTES 10 SECONDS EAST, 355.31 FEET AND WHOSE RADIUS IS 1969.59 FEET AND AN ARC LENGTH OF 355.79 FEET TO A 1/2 INCH IRON ROD FOUND IN THE WEST LINE OF THE AFOREMENTIONED ARROWHEAD DRIVE;

THENCE ALONG SAID WEST LINE, SOUTH 36 DEGREES 33 MINUTES 29 SECONDS EAST, 77.59 FEET TO A CAPPED IRON ROD SET STAMPED "KAZ";

THENCE CONTINUING ALONG SAID WEST LINE, SOUTH 00 DEGREES 10 MINUTES 30 SECONDS WEST, 89.25 FEET TO A WOOD RIGHT OF WAY MONUMENT FOUND;

THENCE ALONG SAID ARROWHEAD DRIVE AND ALONG A CURVE TO THE RIGHT WHOSE LONG CHORD BEARS, SOUTH 40 DEGREES 42 MINUTES 33 SECONDS WEST, 373.68 FEET AND WHOSE RADIUS IS 278.31 FEET AND AN ARC LENGTH OF 409.67 FEET TO A 5/8 INCH IRON ROD FOUND;

THENCE ALONG SAID NORTH LINE OF ARROWHEAD DRIVE, SOUTH 84 DEGREES 00 MINUTES 32 SECONDS WEST, 42.45 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.19 ACRES OF LAND MORE OR LESS;

Zoning Standards - Minimum and Maximum Dimensions		
	Existing	Proposed
Zoning District	O	R-2
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60 ft.	60 ft.
Minimum Side Yard	None	None
Minimum Rear Yard	15 ft.	15 ft.
Maximum Lot Coverage	50%	50%
Maximum Floor Area Ratio	1:1	None

MASTER PLAN FEATURES TABLE	
Land Use Plan	Existing : Office
	Proposed: Retail
Urban Design Plan	None
Parks and Trails	N/A
Open Space Plan	N/A
Thoroughfare Plan	Cross Timbers Rd (1171) - Major Arterial
Water Plan	Long Prairie Service area - Existing 12" WM. N. Side of Cross Timbers Rd. and existing 8" WM. on West side of Fireside Dr.
Wastewater Plan	Long Prairie Service Area - Existing 8" sewer main at Oak Island Ln.
Economic Impact	Add valuable services and additional tax revenue to the community.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: September 13, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD21-0007 – 1600 Arrowhead) from Office (O) District uses to Planned Development District No.185 (PD-185) with Retail (R) District uses, with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA21-0003), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to request approval of a Planned Development District (PD) to provide for the development of a one-story multi-tenant retail and restaurant building on a 2.19 acre unplatted parcel of land. The base zoning district for the proposed PD will be Retail District-2 (R-2).

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

Exceptions:

- An exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.

The conceptual site plan provides for one, one-story building that will contain 16,614 square feet of floor area. The applicant is estimating that 2,200 square feet will be allocated for restaurant uses and 14,414 square feet will be allocated for retail uses. One point of access is being provided from Arrowhead Drive and one is being provided from Fireside Drive. The applicant is providing 87 of the required 87 parking spaces.

Exclusive of the requested exception, the conceptual plans [see Attachment B(1)] provide for a proposed development that complies with the development standards in the PD base zoning district (R-2), as well as required landscaping, buffering and trails. The proposed conceptual elevations are in compliance with the Urban Design Plan.

III. REQUESTED EXCEPTIONS

Exception to Access Management Policy and Criteria

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Arrowhead Drive to be a minimum 200 feet between drive approaches. The westernmost proposed driveway is located approximately 93 feet from the existing driveway on the adjacent parcel to the west.

IV. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. ZPD21-0007 had a total of 21 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Utility Exemption Letter

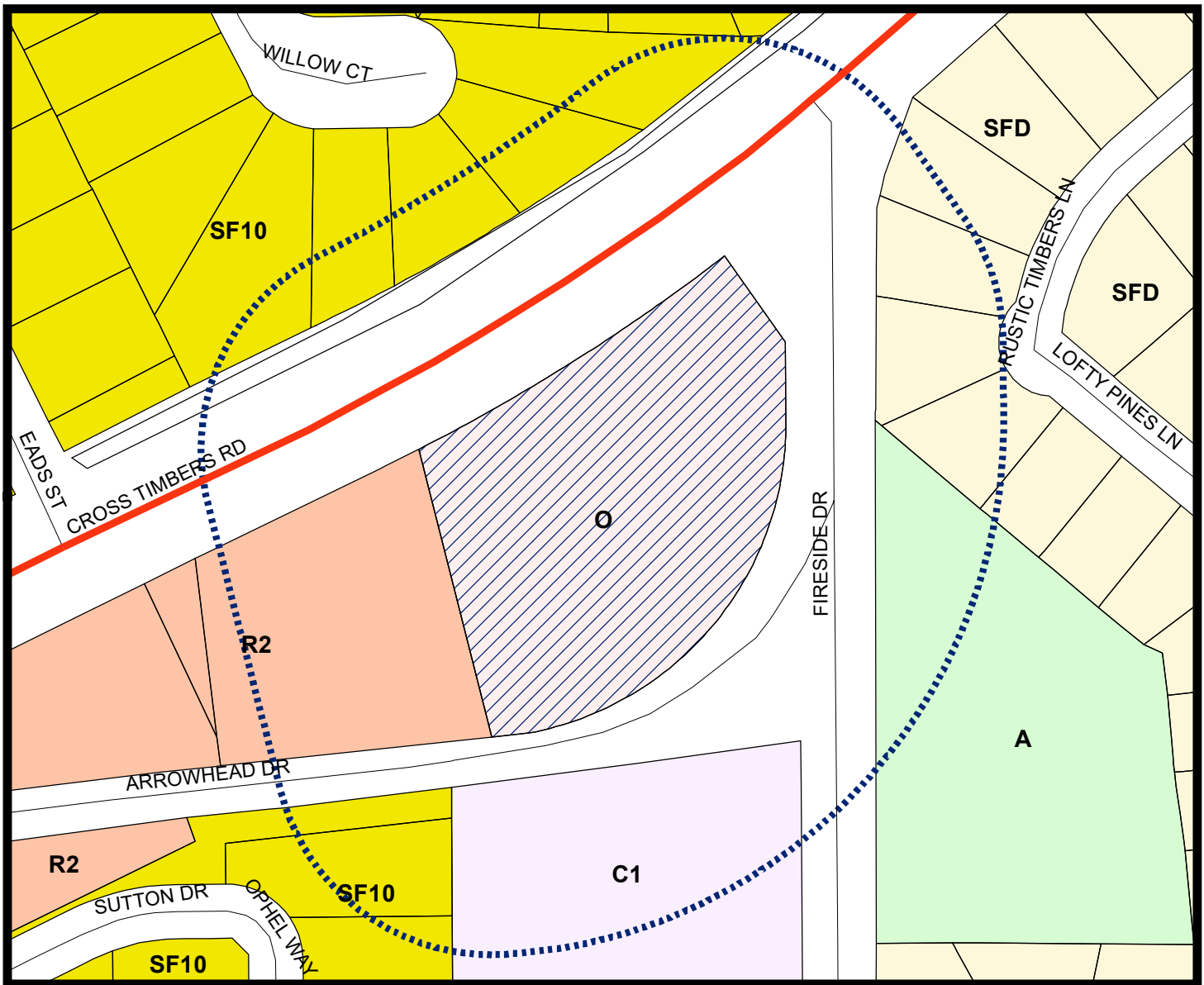
B. Application Details

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

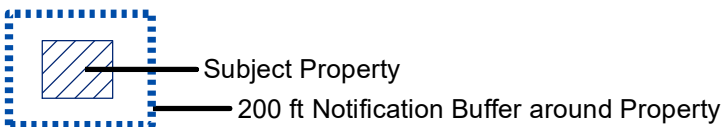
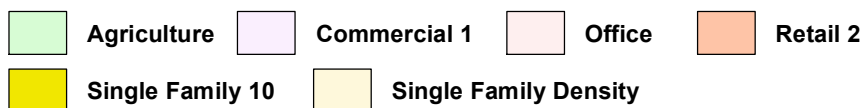


Vicinity Map

Reference Project: MPA21-0003 & ZPD21-0007

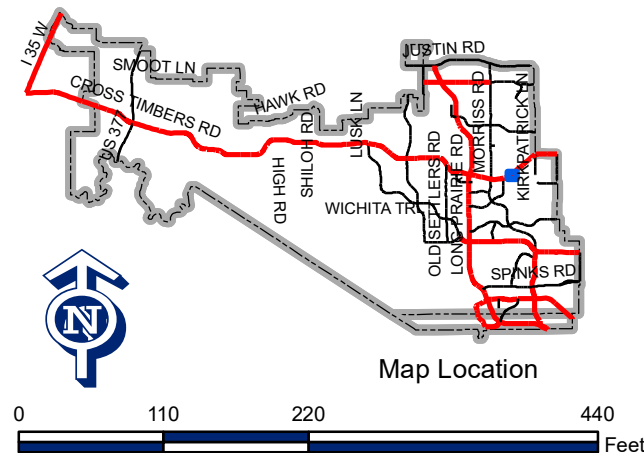


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.





Letter of Intent for a Zoning Change

May 7, 2021

Mr. Chuck Russell, AICP
Town Planner
Town of Flower Mound
2121 Cross Timbers Rd.
Flower Mound, TX 75028

RE: A0391A J. Eads, TR 5, 2.193 Acres, Old DCAD TR #9a(2) a Tract of Land Described in a Deed to FM Arrowhead Investment Group, LC dated September 11, 2019 and filed under the file number 2019-115669 and duly recorded in the Official Records of Denton County, Texas.
DCAD Property ID 121391

Dear Mr. Russell,

This is a Zoning change request for the referenced property. The property is located at the south west corner of Cross Timbers Rd. (FM 1171) and Fireside Drive. The site address is 1600 Arrowhead Drive. The property is currently zoned O office district as shown on the zoning map last updated on January 25, 2021 and as defined in Subpart B, Chapter 98, Article III, Division 12.

The owners are planning to develop a single-story retail building between 16,000 and 17,000 S.F. of area. To accommodate the proposed retail uses we are requesting a zoning district change to PD planned development district as defined in Subpart B, Chapter 98, Article III, Division 21.

The proposed development will add valuable services and additional tax revenue to the community.

Thank you for your consideration,

Applicant:

Carlos I. Cabré, P.E.
Cabré & Associates, LLC

Property Owner:

By: /s/ Tom Dirickson
Manager, FM Arrowhead Investment Group LC



May 29, 2019

Joe Northern
TC Investments, LLC
301 West Las Colinas Blvd. #148
Irving, Texas 75039

Dear Mr. Northern:

This letter is to confirm that the overhead power lines shown on the attached Topographic Survey are CoServ Electric distribution lines. Due to the large number of failure points created by short sections of CoServ Electric's distribution system being placed underground, CoServ Electric has implemented a policy that does not allow overhead facilities of less than 1,200' in length to be placed underground.

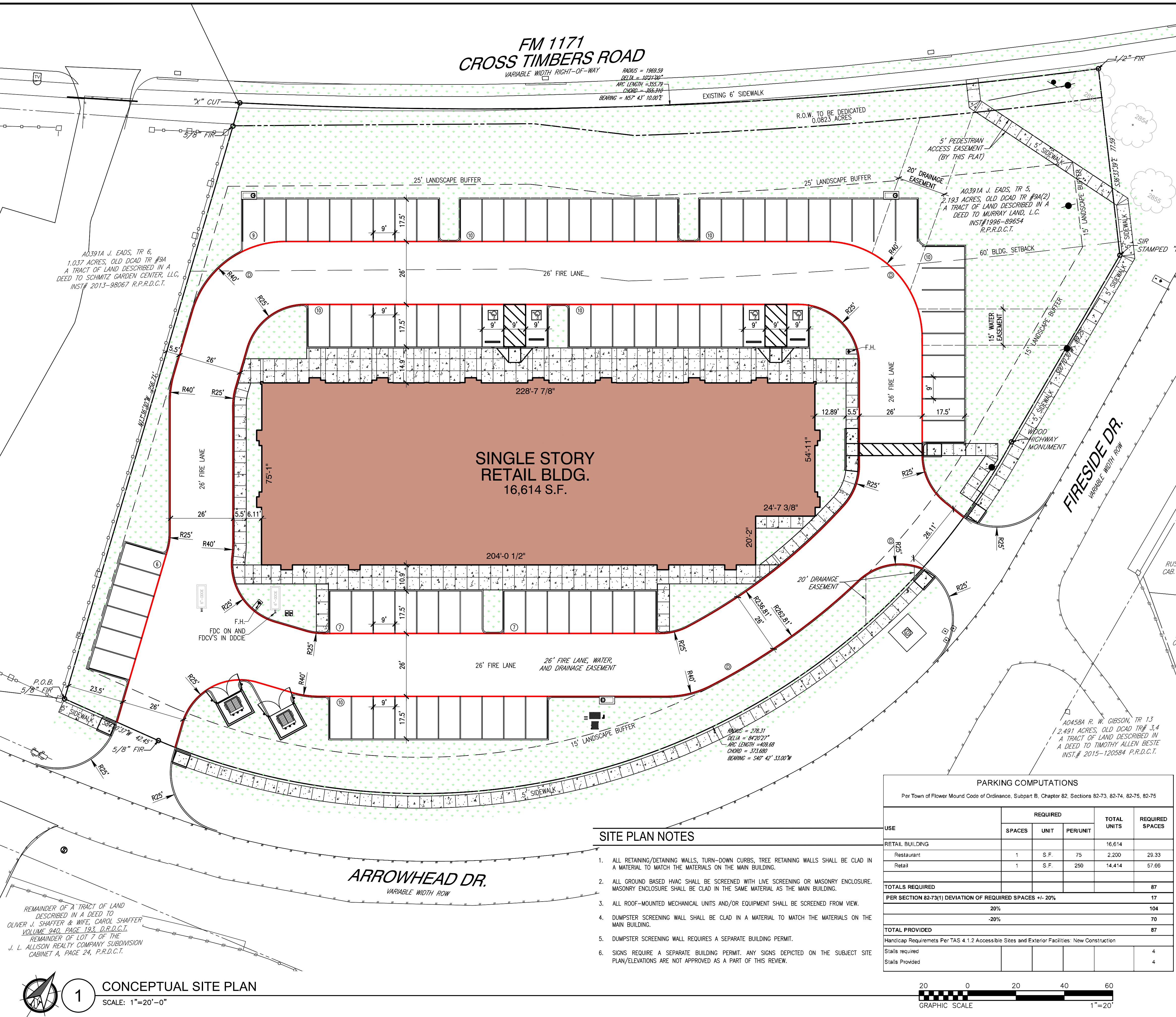
Upon written request, and if approved by CoServ Engineering, CoServ Electric will provide a ballpark estimate to convert an overhead section of not less than 1,200' in length to underground. However, the Town of Flower Mound's request for a letter does not meet CoServ's minimum requirements for a ballpark estimate, being that the property line along Fireside is approximately 350' in length. It is CoServ's position that burying this section of overhead primary line is not practical, in that it would jeopardize the integrity of the electrical circuit and possibly affect the quality of service provided in this area. Therefore, CoServ will forgo any consideration of converting these facilities to underground. If you have any questions or need additional information, please don't hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Curry", is written over the word "Sincerely,".

Jeff Curry
Electric Engineering Tech Supervisor

PLOT DATE: Friday, June 18, 2021
FILE NAME: 19-04 CSP Conceptual Site Plan - 20.dwg
FILE PATH: E:\Dropbox (CD)\C&A\Projects\2019\19-04 1600 Arrowhead Drive, Flower Mound, TX\Civil Drawings\Sheets\PD



LOCATION PLAN

SCALE: 1"=1000'-0"

MASTER PLAN FEATURES TABLE		
Land Use Plan	Existing : Office Proposed: Retail	
Urban Design Plan	None	
Parks and Trails	N/A	
Open Space Plan	N/A	
Thoroughfare Plan	Cross Timbers Rd (1171) - Major Arterial	
Water Plan	Long Prairie Service area - Existing 12" WM. N. Side of Cross Timbers Rd. and existing 8" WM. on West side of Fireside Dr.	
Wastewater Plan	Long Prairie Service Area - Existing 8" sewer main at Oak Island Ln.	
Economic Impact	Add valuable services and additional tax revenue to the community.	

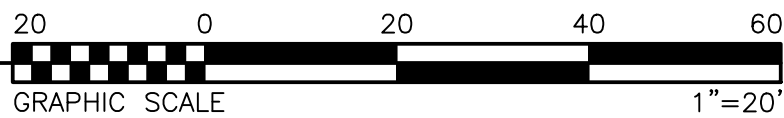
Site Data Table		
Physical Address	1600 Arrowhead Dr.	
Gross Site Area	2.1938 Acres /95,562.37 s.f.	
Net Site Area	2.1115 Acres /91,977.39 s.f.	
Sub-district	O	
Current Use	n/a	
Lot Coverage Data	%	Acres
* Building Coverage	18.06%	0.38
* Impervious Coverage	50.72%	1.07
* Pervious Coverage	31.21%	0.66
Parking Summary	Required	Provided
Surface Parking		
* Retail	29.33	29
* Restaurant	57.66	58
Total Parking	87	87
Building Data:		
* Building	One Story	
* Peak Height	28'-0"	
* Mean Height	22'-6"	
* Total Square Footage: S.F.	16,614 s.f.	

SITE PLAN NOTES

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- 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.

PARKING COMPUTATIONS

USE	REQUIRED			TOTAL UNITS	REQUIRED SPACES
	SPACES	UNIT	PER/UNIT		
RETAIL BUILDING				16,614	
Restaurant	1	S.F.	75	2,200	29.33
Retail	1	S.F.	250	14,414	57.66
TOTALS REQUIRED					87
PER SECTION 82-73(1) DEVIATION OF REQUIRED SPACES +/- 20%					17
20%					104
-20%					70
TOTAL PROVIDED					87
Handicap Requirements Per TAS 4.1.2 Accessible Sites and Exterior Facilities: New Construction					
Stalls required					4
Stalls Provided					4



PROJECT NAME:

1600 ARROWHEAD

1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

DRAWING TITLE:

CONCEPTUAL SITE PLAN

DATE:

JUNE 18, 2020

SCALE:

1"=20'

JOB NUMBER:

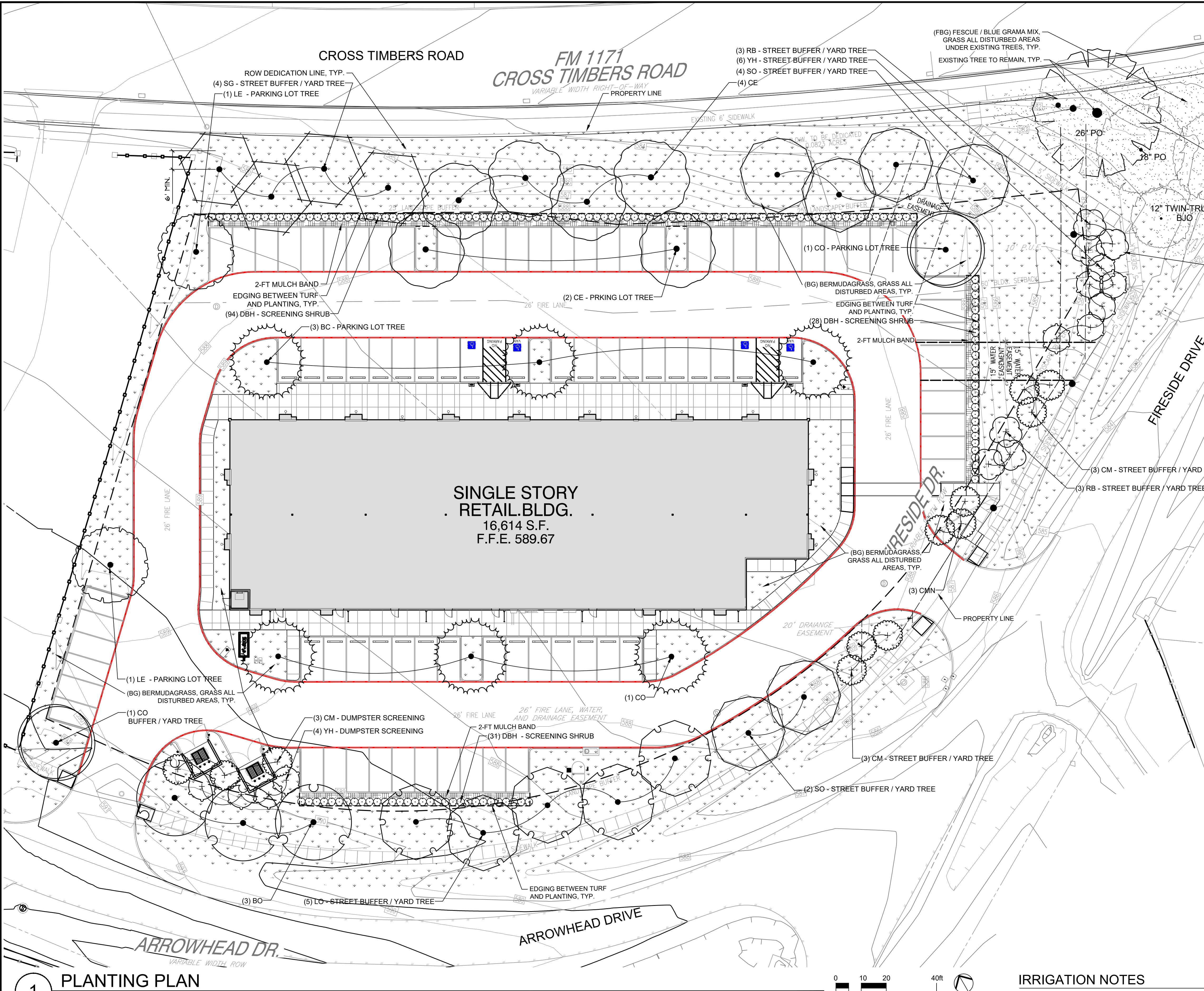
19-04

DRAWING NUMBER:

CSP

TC Investments, LLC

PLOT DATE: Tuesday, September 07, 2021
FILE NAME: 22110-Arrowhead_PL_FIP_2021-08-26.dwg
FILE PATH: D:\OneDrive\CCA Projects\22110 - Arrowhead\CAD\2021-08-26_CityRev



LEGEND

TREES	CODE	NAME
		EXISTING TREE TO REMAIN - PROTECTED
		EXISTING TREE TO REMAIN - SIGNIFICANT
	BC	BALD CYPRESS
	BO	BURR OAK
	CE	CEDAR ELM
	CO	CHINQUAPIN OAK
	SO	SHUMARD RED OAK
	LO	LIVE OAK
	LE	LACEBARK ELM
	SG	SWEETGUM
	RB	REDBUD
	CM	CAPE MYRTLE
	YH	YAUPON HOLLY
SHRUBS	CODE	NAME
	DBH	DWARF BURFORD HOLLY
TURF	CODE	NAME
	BG	BERMUDA GRASS
	FBG	FESCUE / BLUE GRAMA MIX (SEED - TEMPORARY IRRIGATION)
ITEM	CODE	NAME

Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	74,795 s.f.	14,959 s.f.	28,719 s.f. or 38%
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 100,000 s.f. = 1 per 2,500 s.f. plus 10 trees	74,795 s.f.	40 trees	40 trees
*Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Cross Timbers Road, FM 1171	25 ft.	25 ft.	
Fireside Drive	15 ft.	15 ft.	
Arrowhead Drive	15 ft.	15 ft.	
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 l.f.	Cross Timbers Rd = 356 l.f.	12 trees	11 new trees & 1 existing
1 per 30 l.f.	Fireside Dr = 78 l.f.	3 trees	3 trees
1 per 30 l.f.	Arrowhead Dr = 488 l.f.	16 trees	16 trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	89	668 s.f.	2,509 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	89	9 trees	11 trees
All parking spaces are located within 50 ft. of a tree.			

IRRIGATION NOTES

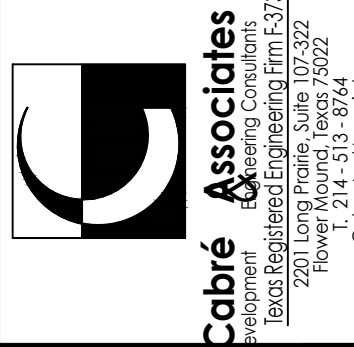
- ALL SOLID SOD AREAS TO RECEIVE PERMANENT SPRAY IRRIGATION UNLESS OTHERWISE NOTED
- ALL NEWLY PLANTED TREES TO RECEIVE PERMANENT IRRIGATION, TREE BUBBLERS
- ALL SHRUBS TO RECEIVE PERMANENT DRIP OR SPRAY IRRIGATION.



TC Investments, LLC

1600 ARROWHEAD
1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

INTERIM REVIEW ONLY
These documents are incomplete, and are released for interim review only and are not intended for regulatory approval.
Building, permit, or construction documents shall be submitted to the appropriate authority for review and approval.
Date: 07/22/2021



PLANTING PLAN
THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CABRE & ASSOCIATES, INC. AND IS NOT TO BE USED FOR ANY OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CABRE & ASSOCIATES, INC.
DATE: JULY 22, 2021
SCALE: 1"=20'
JOB NUMBER: 19-04
DRAWING NUMBER: L-300



NOTE - QUANTITIES ARE APPROXIMATE, FIELD VERIFY FOR ACCURACY. ALL PLANTING BEDS TO BE FULL AND PREPARED PER SPECIFICATIONS. ALL DISTURBED AREAS TO BE GRASSED AND SOIL PREPARED PER SPECIFICATIONS.
NOTE - PLANT OR MATERIAL SUBSTANTIONS MUST BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION.
NOTE - SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
NOTE - SAMPLES / SUBMITTALS TO BE PROVIDED TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.



1600 ARROWHEAD
1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

INTERIM REVIEW ONLY

These documents are incomplete, and are released for interim review only and are not intended for regulatory approval, bidding, permit, or construction purposes.



Cabré Associates
 Development
 Engineering Consultants
 Texas Registered Engineering Firm #7373
 2201 Long Prairie, Suite 107-322
 Flower Mound, Texas 75022
 T. 214-513-8764

PLANTING DETAILS

DRAWING NUMBER:

L-301

TC Investments, LLC

1600 ARROWHEAD
1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PROJECT NAME:

MCP ARCHITECTS
2201 LONG PRAIRIE RD.
STE. 107-771
FLOWER MOUND, TX 75022
T: 214.227.8469
E: cat@mcparchitects.net

DRAWING TITLE:
RENDERED BUILDING ELEVATIONS

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF MCP ARCHITECTS, PLLC, AND IS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF MCP ARCHITECTS, PLLC. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN AUTHORIZATION OF MCP ARCHITECTS, PLLC, SHALL BE PROHIBITED. THIS DOCUMENT IS THE PROPERTY OF MCP ARCHITECTS, PLLC, AND SHALL BE RETURNED TO MCP ARCHITECTS, PLLC, UPON COMPLETION OF THE PROJECTS, UNLESS AUTHORIZED IN WRITING BY MCP ARCHITECTS, PLLC.

DATE:
JUNE 18, 2021

SCALE:
AS SHOWN

JOB NUMBER:
19-04

DRAWING NUMBER:

A-3.3



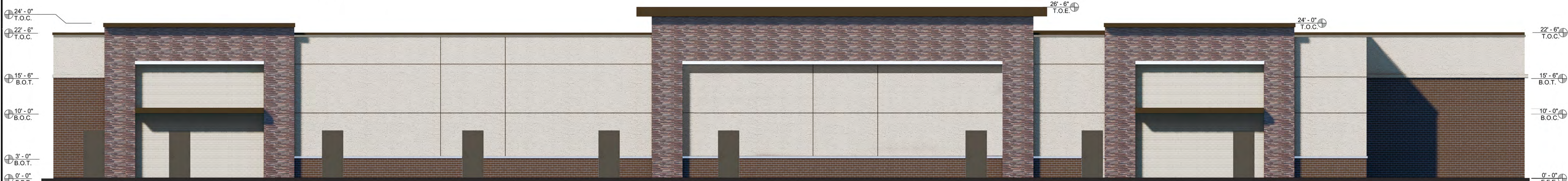
1 FRONT NORTH ELEVATION
SCALE: 1/8"=1'-0"



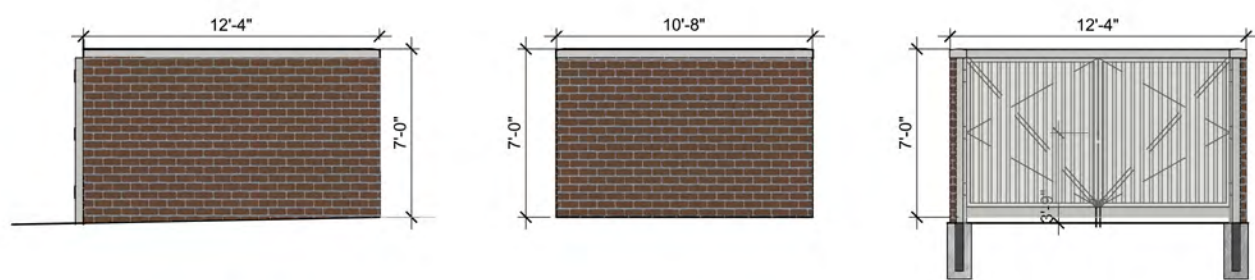
2 SIDE WEST ELEVATION
SCALE: 1/8"=1'-0"



3 SIDE EAST ELEVATION
SCALE: 1/8"=1'-0"

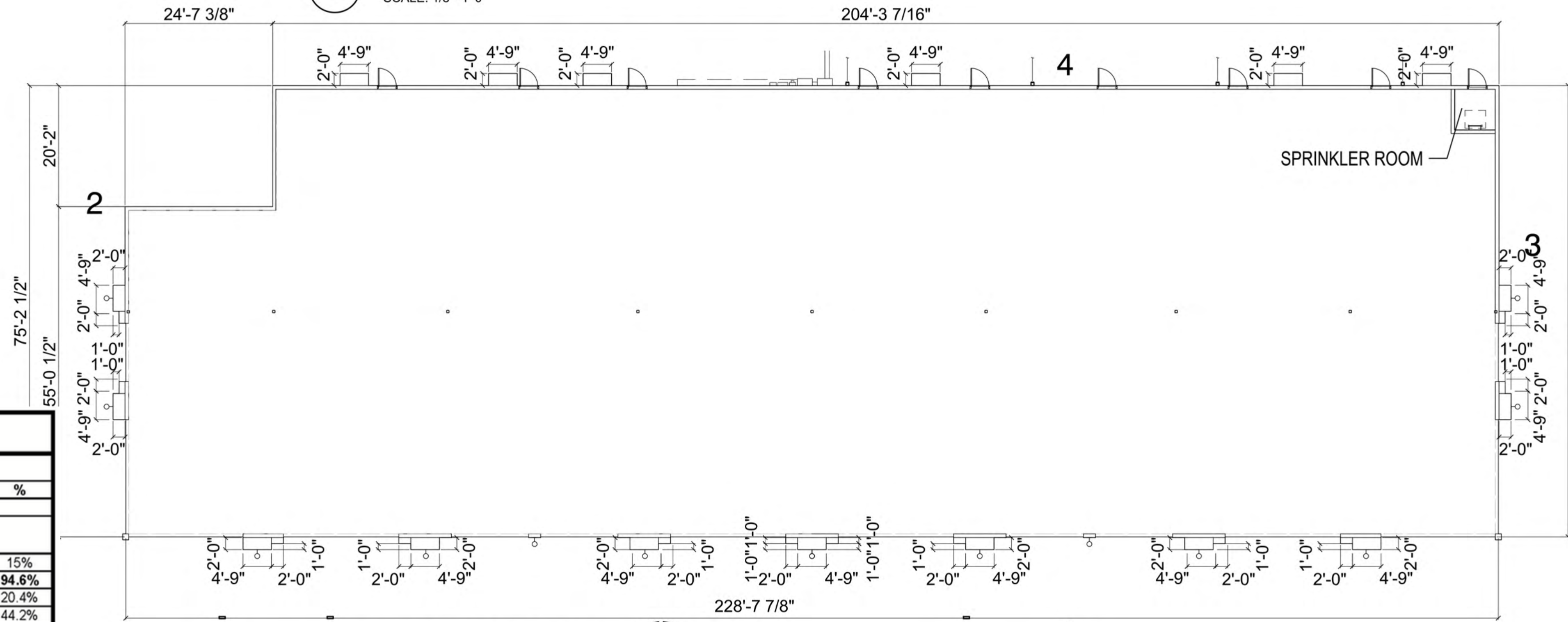


4 SIDE SOUTH ELEVATION
SCALE: 1/8"=1'-0"



6 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8"=1'-0"

EXTERIOR ELEVATIONS - MATERIAL CALCULATION								
DESCRIPTION	FACADES							
	SOUTH (SF)	%	NORTH (SF)	%	EAST (SF)	%	WEST (SF)	%
1. TOTAL FAÇADE S.F.	5,483		5,828		1,979		1,879	
2. FAÇADE S.F. (exclusive of doors and windows)	5,267		4,168		1,692		1,592	
3. DOORS AND WINDOWS S.F.	216	4%	1,660	28%	287	15%	287	15%
4. PRIMARY MASONRY TOTALS (min. 80%)	5,097	96.8%	3,766	90.4%	1,606	94.9%	1,506	94.6%
STONE	654	12.4%	1,506	36.1%	324	19.1%	324	20.4%
BRICK	1,029	19.5%	1,210	29.0%	452	26.7%	704	44.2%
STUCCO	3,414	64.8%	1,050	25.2%	830	49.1%	478	30.0%
SECONDARY MATERIALS (max. 20%)	170	3.2%	402	9.6%	86	5.1%	86	5.4%
ARCHITECTURAL METALS	170	3.2%	402	9.6%	86	5.1%	86	5.4%



5 FLOOR PLAN
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

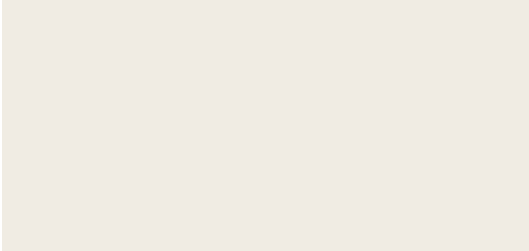
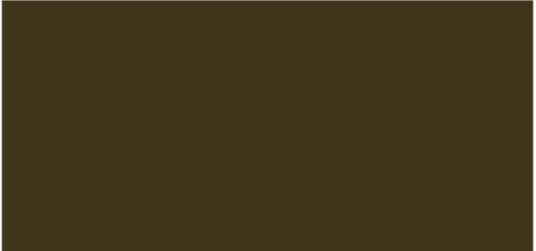
- Pro-Ledge Stone
Dakota Brown
- Light Brick, Alabaster
(Smooth Finish, Wire Cut)
- Brownstone Brick,
(Smooth Finish, Wire Cut)
- Stucco, Fine Sand Texture
(SW 7551 Greek Villa)
- Storefront, Aluminum
(Dark Bronze)
- Glazing, 1" E-Low
(Clear + Clear)
- Canopies, Top Accent Bonds
and Copings, Aluminum
(Dark Bronze)
- Rear Metal Doors and Frames,
Paint (SW 7055 Enduring Bronze)

PROPOSED EXTERIOR FINISHES MATERIALS

1600 ARROWHEAD

FLOWER MOUND, TX

Date: 06-18-2021

		
Coronado, Precast sill, 900 series, Off white	Sherwin Williams, Greek Villa, SW 7551 at all Fine Sand Texture Stucco	Pac-Clad aluminum, Dark Bronze at storefront, canopies, top accent bonds, copings and downspouts. Lighting sconces
		
		
Metrobrick, thin brick, 108 brownstone, wire-cut	Coronado, ProLedge Stone, Dakota Brown	Metrobrick, thin brick, 100 Alabaster, wire-cut

EXTERIOR VIEW 1600 ARROWHEAD FLOWER MOUND, TX

Date: 06-18-2021



SHEET NOTES
BUILDING ELEVATIONS

1. BUILDING TO BE FULLY WATERPROOF. ALL ENVELOPE WALLS WITH ONE LAYER OF WEATHER RESISTIVE BARRIER AND ONE DRAINAGE MAT.

KEYNOTES LEGEND
BUILDING ELEVATIONS

Spec #	Keynote Text
04211.A1	LIGHT COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 100 ALABASTER, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, BUFF GROUT
04211.A2	DARKER COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 108 BROWNSTONE, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, GRAY GROUT
04211.A3	BRICK VERTICAL CONTROL JOINT, SEALANT COLOR TO MATCH GROUT
04730.A1	STONE VENEER, DRY-STACK, PRO-LEDGE DAKOTA BROWN, BY CORONADO
04730.A2	STONE JOINTS, SEALANT COLOR TO MATCH THE STONE
04730.A3	PRECAST SILL, 900 SERIES, OFF WHITE, 2-2/1" W X 2-1/2" H, BY CORONADO
07241.A1	TRIMS AND CORNICES, FINE SAND TEXTURE, ACRYLIC STUCCO FINISH ON FOAM SHAPE, COLOR TO MATCH SW 7551 GREEK VILLA, 6" OR 8" H, RE: DETS.
07711.A1	PRE-FINISHED SHEET METAL PARAPET COPING AND EXPOSED FLASHING, DARK BRONZE COLOR, PAC-CLAD
07711.A2	PRE-FINISHED METAL EDGE FLASHING, DARK BRONZE COLOR, PAC-CLAD
08110.A1	SINGLE HOLLOW METAL DOOR, FRAME AND HARDWARE, TO COMPLY WITH TAS (EXCEPT AT RISER ROOM), PRIME AND PAINT, SW 7055 ENDURING BRONZE
08411.A1	ALUMINUM FRAMING, KAWNEER 451T METAL FRAME WITH THERMAL BREAK, ANODIZED ALUMINUM, DARK BRONZE FINISH
08411.A2	DRIVE THRU WINDOW WITH SINGLE PANEL SLIDER, MANUAL OPEN/SELF CLOSE, ALUM. AND GLASS SPECS SAME AS STOREFRONT
08411.A3	SINGLE OR DOUBLE ALUMINUM AND GLASS ENTRANCE DOORS, RE: DOOR SCHEDULE, COLOR TO MATCH STOREFRONT
08800.A1	GLAZING LOW E-COATED, CLEAR INSULATING GLASS, 1", TWO LAYERS OF FULLY TEMPERED FLOAT GLASS WITH AIR IN BETWEEN, RE: WINDOW SCHEDULE
09242.A1	STUCCO WITH FINE SAND TEXTURE FINISH, COLOR SW 7551 GREEK VILLA, INSTALL CORNER BEADS, CASING BEAD/PLASTER STOP AT REAR DOORS, DRIP FLASHING ABOVE TRIMS AND REAR DOORS, DRIP AT SOFFITS.
09242.A2	3/4" REVEAL CONTROL JOINTS IN STUCCO: VERTICAL JOINTS AT EACH SIDE OF OPENING AND HORIZONTAL AS DIMENSIONED TO CENTERLINE OF REVEAL. INSTALL SPLICE CLIPS AT JOINTS AND FACTORY FABRICATED CONTROL JOINTS INTERSECTIONS. ALL SIDES TO BE SEALED.
09242.A3	M CONTROL JOINTS IN STUCCO, NON CORROSIVE AND PAINTABLE
10731.A1	ALUMINUM CANOPY SYSTEM, ATLAS BY ARCHITECTURAL FABRICATIONS, WITH 12" SOFFITS, NO OVERHEAD SUPPORT WITH RECESSED LIGHTING FIXTURES, FASCIA FLAT ALUM SHEET KYNAR 500 GA 20, DARK BRONZE
10731.A2	ALUMINUM FLAT FASCIA AND 12" SOFFIT AT ACCENT BANDS, .125 THICKNESS, COLOR TO MATCH CANOPIES
10731.A3	ALUMINUM COLUMN COVER, SAME FINISH AS STOREFRONTS
13000.A1	ATTACHED BUILDING SIGN LOCATION, BY TENANT, SEPARATE PERMIT, SIZE PER CITY ORDINANCE
13000.A3	BUILDING FIELD NUMBER #### SIGN 10" HIGH, WHITE, COORDINATE FINAL LOCATION, SIZE AND COLOR WITH POST OFFICE REP.
16000.E2	WALL MOUNTED TEL/TV CABINETS, PRIME AND PAINT SAME COLOR AS REAR DOORS, RE: ELECTRICAL DWGS.
16500.L1	WALL MOUNTED SCONE LIGHT FIXTURE, LED, BRONZE, BOTTOM AT 7'-6" A.F.F., WATERPROOF OUTLET
16500.L2	WALL MOUNTED LIGHT PACKS, DARK BRONZE, 15' FROM CENTER TO A.F.F.

PROJECT NAME:
1600 ARROWHEAD
1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

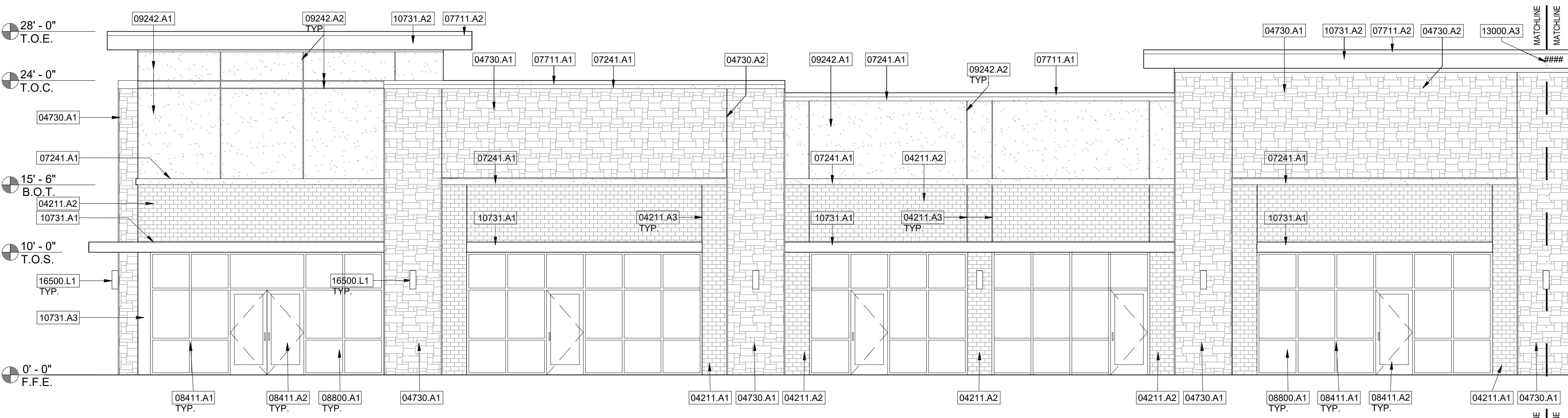


MCP ARCHITECTS
2201 LONG PRAIRIE RD.
SUITE 107-771
FLOWER MOUND, TX 75022
T: 214.227.8469
E: cabre@mcparchitects.net

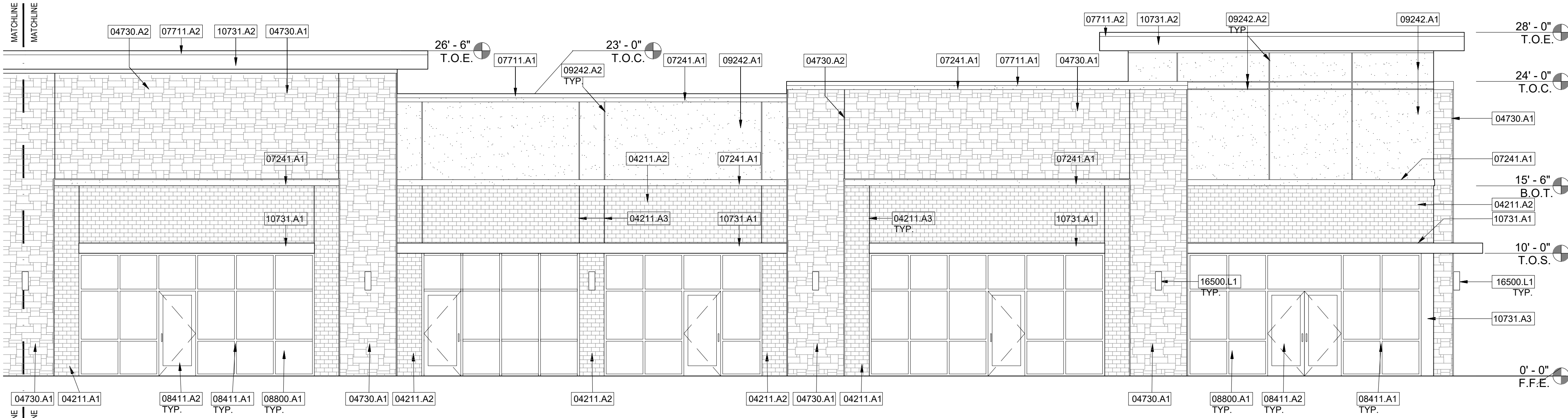
DRAWING TITLE:
BUILDING ELEVATIONS

DATE:
JUNE 18, 2021
SCALE:
AS SHOWN
JOB NUMBER:
19-04
DRAWING NUMBER:

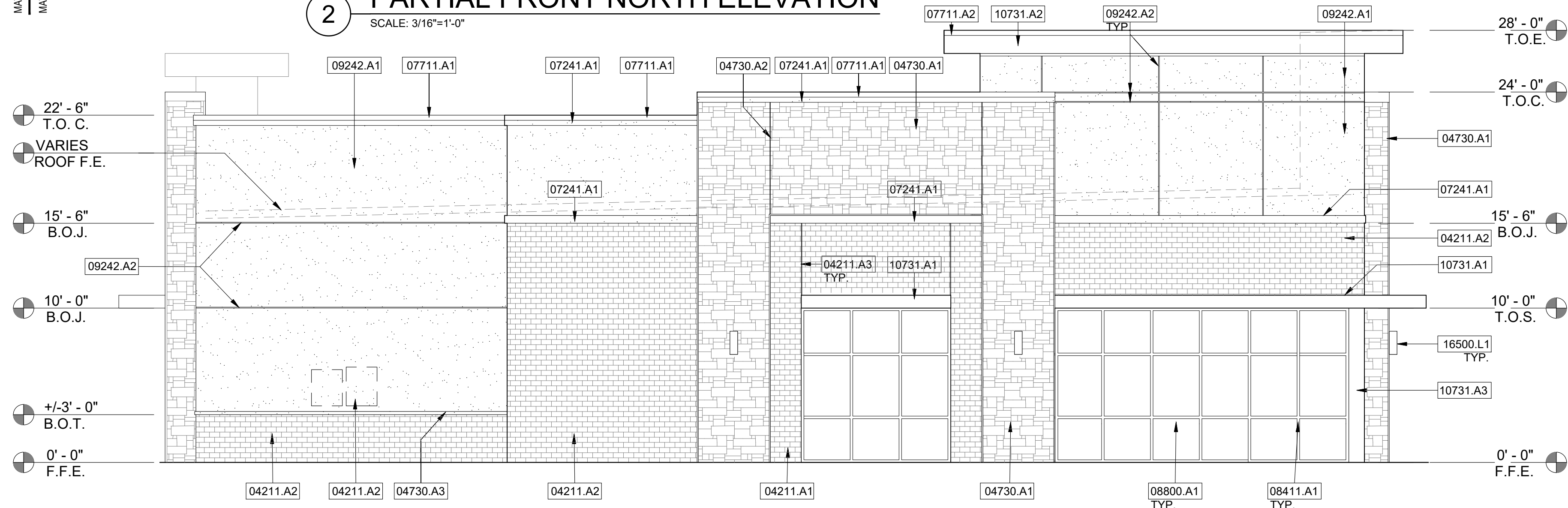
A-3.0



1 PARTIAL FRONT NORTH ELEVATION
SCALE: 3/16"=1'-0"

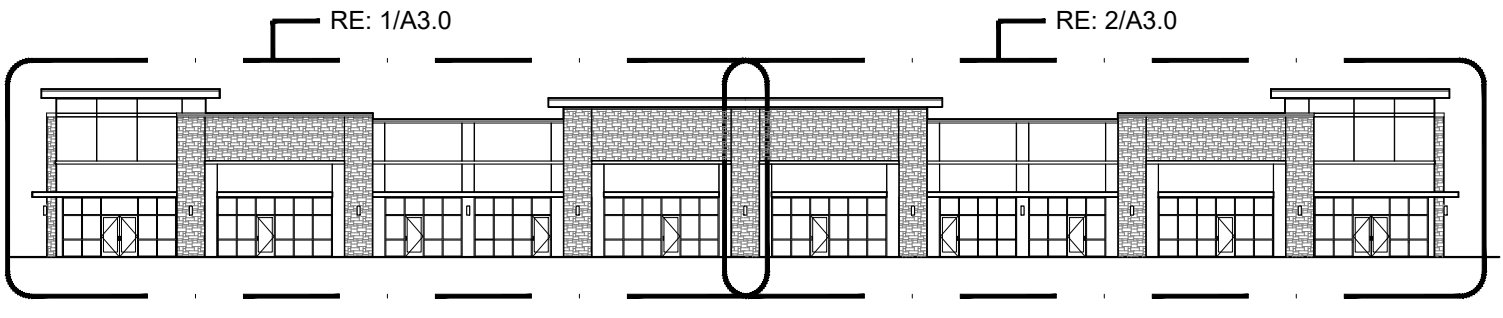


2 PARTIAL FRONT NORTH ELEVATION
SCALE: 3/16"=1'-0"



3 SIDE EAST ELEVATION
SCALE: 3/16"=1'-0"

EXTERIOR ELEVATIONS - MATERIAL CALCULATION							
DESCRIPTION	FACADES						
	SOUTH (SF)	%	NORTH (SF)	%	EAST (SF)	%	WEST (SF)
1. TOTAL FAÇADE S.F.	5,483		5,828		1,979		1,879
2. FAÇADE S.F. (exclusive of doors and windows)	5,267		4,168		1,692		1,592
3. DOORS AND WINDOWS S.F.	216	4%	1,660	28%	287	15%	287
4. PRIMARY MASONRY TOTALS (min. 80%)	5,097	96.8%	3,766	94.4%	1,606	94.9%	1,606
BRICK	654	12.4%	1,506	36.1%	324	19.1%	324
STUCCO	1,029	19.5%	1,210	29.0%	452	26.7%	704
SECONDARY MATERIALS (max. 20%)	3,414	64.8%	1,050	25.2%	830	49.1%	478
ARCHITECTURAL METALS	170	3.2%	402	9.6%	86	5.1%	86



FRONT NORTH ELEVATION

TC Investments, LLC

1600 ARROWHEAD
1600 ARROW HEAD DRIVE
SWC CROSS TIMBERS ROAD AND FIRESIDE DR.
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



MCP
ARCHITECTS
2201 LONG PRAIRIE RD.
STE 107-771
FLOWER MOUND, TX 75022
T: 214.227.8469
E: cabre@mcparchitects.net

BUILDING ELEVATIONS

DRAWING TITLE:

DATE: JUNE 18, 2021

SCALE: AS SHOWN

JOB NUMBER: 19-04

DRAWING NUMBER:

A-3.1

SHEET NOTES
BUILDING ELEVATIONS

1. BUILDING TO BE FULLY WATERPROOF. ALL ENVELOPE WALLS WITH ONE LAYER OF WEATHER RESISTIVE BARRIER AND ONE DRAINAGE MAT.

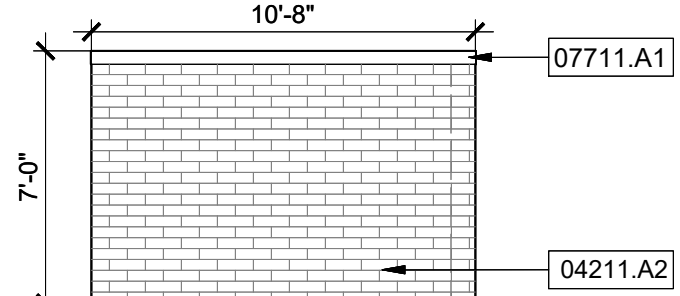
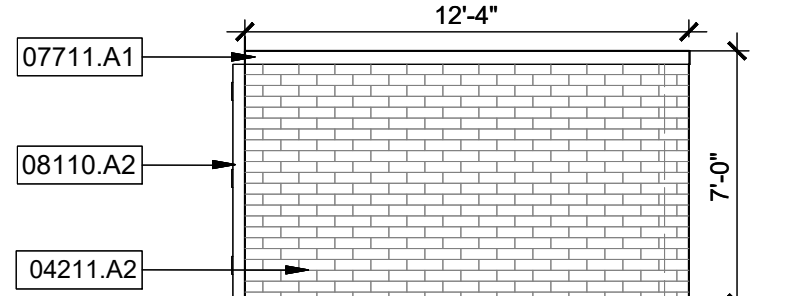
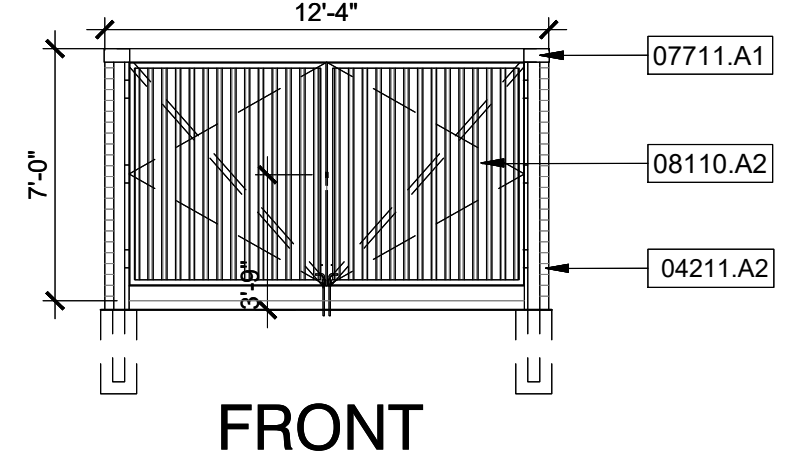
KEYNOTES LEGEND
BUILDING ELEVATIONS

Spec #	Keynote Text
04211.A1	LIGHT COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 100 ALABASTER, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, BUFF GROUT
04211.A2	DARKER COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 108 BROWNSTONE, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, GRAY GROUT
04211.A3	BRICK VERTICAL CONTROL JOINT, SEALANT COLOR TO MATCH GROUT
04730.A1	STONE VENEER, DRY-STACK, PRO-LEDGE DAKOTA BROWN, BY CORONADO
04730.A2	STONE JOINTS, SEALANT COLOR TO MATCH THE STONE
04730.A3	PRECAST SILL, 900 SERIES, OFF WHITE, 2-2/1" W X 2-1/2" H, BY CORONADO
07241.A1	TRIMS AND CORNICES, FINE SAND TEXTURE, ACRYLIC STUCCO FINISH ON FOAM SHAPE, COLOR TO MATCH SW 7551 GREEK VILLA, 6" OR 8" H, RE: DETS.
07711.A1	PRE-FINISHED SHEET METAL PARAPET COPING AND EXPOSED FLASHING, DARK BRONZE COLOR, PAC-CLAD
07711.A2	PRE-FINISHED METAL EDGE FLASHING, DARK BRONZE COLOR, PAC-CLAD
07711.A3	PRE-FINISHED SHEET METAL SCUPPER THROUGH PARAPET WALL, 12" W X 8" H, CONNECTING TO COLLECTOR BOX AND 6"x6" DOWNSPOUT AT REAR ELEVATION, SURFACE DISCHARGE, SAME COLOR AS COLLECTORS.
07711.A4	OVERFLOW PRE-FINISHED SHEET METAL SCUPPER AT PARAPET, 12" W X 8" H, SAME COLOR AS SCUPPERS, OVERFLOW SCUPPER BOTTOM ELEVATION AT +1-1/2" MAX. FROM ADJACENT SCUPPER BOTTOM ELEVATION, ADJUST CRICKETS AT ROOF ACCORDINGLY. (PAINT FLASHING TO MATCH ADJACENT FINISH COLOR IF NECESSARY)
07711.A5	PRE-FINISH METAL SCUPPER FOR GAS PIPES PASS THROUGH TO ROOF SAME COLOR AS OTHER SCUPPERS. COORDINATE FINAL LOCATION WITH LOCATION OF GAS MANIFOLD
08110.A1	SINGLE HOLLOW METAL DOOR, FRAME AND HARDWARE, TO COMPLY WITH TAS (EXCEPT AT RISER ROOM), PRIME AND PAINT, SW 7055 ENDURING BRONZE
08110.A2	METAL POSTS AND GATES AT DUMPSTER ENCLOSURE, SW 7055 ENDURING BRONZE
08411.A1	ALUMINUM FRAMING, KAWNEER 451T METAL FRAME WITH THERMAL BREAK, ANODIZED ALUMINUM, DARK BRONZE FINISH
08411.A3	SINGLE OR DOUBLE ALUMINUM AND GLASS ENTRANCE DOORS, RE: DOOR SCHEDULE, COLOR TO MATCH STOREFRONT
08800.A1	GLAZING LOW E-COATED, CLEAR INSULATING GLASS, 1", TWO LAYERS OF FULLY TEMPERED FLOAT GLASS WITH AIR IN BETWEEN. RE: WINDOW SCHEDULE
09242.A1	STUCCO WITH FINE SAND TEXTURE FINISH, COLOR SW 7551 GREEK VILLA. INSTALL CORNER BEADS, CASING BEAD/PLASTER STOP AT REAR DOORS, DRIP FLASHING ABOVE TRIMS AND REAR DOORS, DRIP AT SOFFITS.
09242.A2	3/4" REVEAL CONTROL JOINTS IN STUCCO: VERTICAL JOINTS AT EACH SIDE OF OPENING AND HORIZONTAL AS DIMENSIONED TO CENTERLINE OF REVEAL. INSTALL SPLICE CLIPS AT JOINTS AND FACTORY FABRICATED CONTROL JOINTS INTERSECTIONS. ALL SIDES TO BE SEALED.
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10731.A3	ALUMINUM COLUMN COVER, SAME FINISH AS STOREFRONTS
13000.A1	ATTACHED BUILDING SIGN LOCATION, BY TENANT, SEPARATE PERMIT, SIZE PER CITY ORDENANCE
13000.A2	KNOX BOX DARK BRONZE AT 6' A.F.F., RE WITH FIRE MARSHALL
13000.A4	GC TO INSTALL ALL SIGNS AT SPRINKLER DOOR PER FIRE MARSHALL REQUIREMENTS
15000.P1	WALL MOUNTED SUB-WATER METER DIGITAL READER INSIDE A WATERPROOF ELECTRICAL BOX
15000.P3	GAS MANIFOLD, RE: PLUMBING DWGS. FINAL LOCATION TO BE COORDINATED WITH GAS COMPANY
16000.E1	WALL MOUNTED ELECTRICAL EQUIPMENT, PAINT DARK BRONZE, RE: ELECTRICAL DWGS.
16500.L1	WALL MOUNTED SCONCE LIGHT FIXTURE, LED, BRONZE, BOTTOM AT 7'-6" A.F.F., WATERPROOF OUTLET
16500.L2	WALL MOUNTED LIGHT PACKS, DARK BRONZE, 15" FROM CENTER TO A.F.F.
16500.L3	WALL MOUNTED EMERGENCY LIGHTING FIXTURE, DARK BRONZE, ABOVE EXIT DOORS, TENANT TO CONNECT TO THEIR PANEL

1 PARTIAL REAR SOUTH ELEVATION
SCALE: 3/16"=1'-0"

2 PARTIAL REAR SOUTH ELEVATION
SCALE: 3/16"=1'-0"

3 SIDE WEST ELEVATION
SCALE: 3/16"=1'-0"



4 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 3/16"=1'-0"

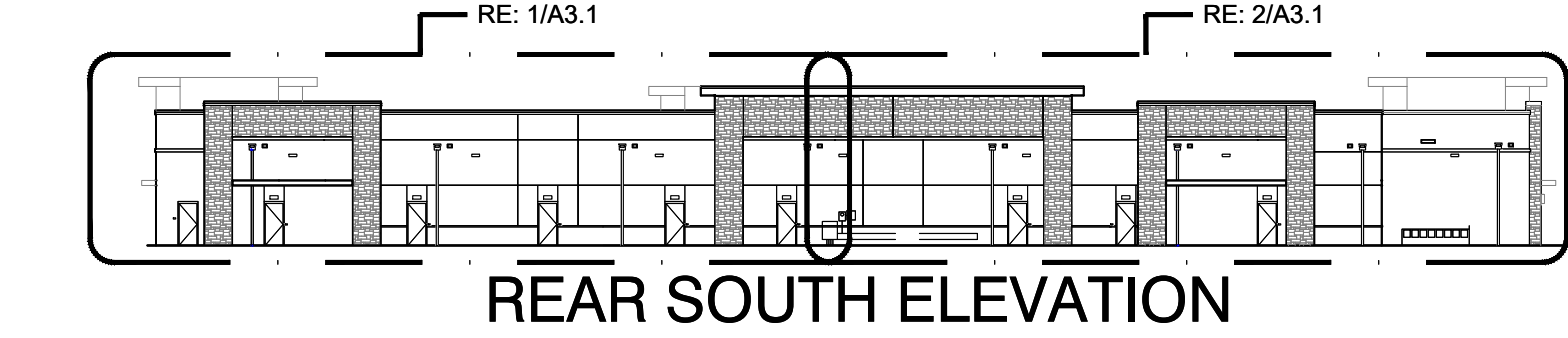


Exhibit B
Development Standards

Planned Development District - 185 (PD-185)
1600 Arrowhead

The development on the property comprising approximately 2.19 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

- a. Exhibit "C": Conceptual Site Plan.
- b. Exhibit "D": Conceptual Landscape Plan.
- c. Exhibit "E": Conceptual Elevations.

B. PERMITTED USES. The uses listed as Permitted Uses in the Retail District-2 (R-2) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C".

C. SPECIFIC USES. The uses listed as Specific Uses in the Retail District-2 (R-2) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Retail District-2 (R-2) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" as only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Retail District-2 (R-2) in the Town's Zoning Ordinance shall be required for this Planned Development.

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

- 1. 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 is granted as shown on Exhibit "C".



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: September 13, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the Master Plan (MPA21-0007 – Emerald Place) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Estate Residential to Medium Density Residential uses. The property is generally located west of Wager Road and south of Kirkpatrick Lane. *(This item was tabled at the August 30, 2021 Planning & Zoning Meeting by a vote of 6 to 0.)***

I. ITEM SUMMARY

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

The project has a companion application, Zoning Planned Development (ZPD21-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Estate Residential to Medium Density Residential uses on approximately 22.15 acres of land. The proposed Master Plan Amendment would allow the applicant to proceed with the companion zoning application to develop the property with 54 medium density homes. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Town's Master Plan defines Estate Residential as "residential development, typically being single family detached residential development with minimum 1-acre lots (43,560 square feet) or greater". The requested Medium Density Residential designation is defined as "residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater." The property to the north, west, south and east is currently designated for Estate Residential uses.

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Master Plan Amendment requests. Project No. MPA21-0007 had a total of 26 Property Owner Notifications mailed. At the time this report was written, the Town had received 1 item of correspondence in support and 84 items of correspondence in opposition to the request (correspondence is calculated by each property/household). All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

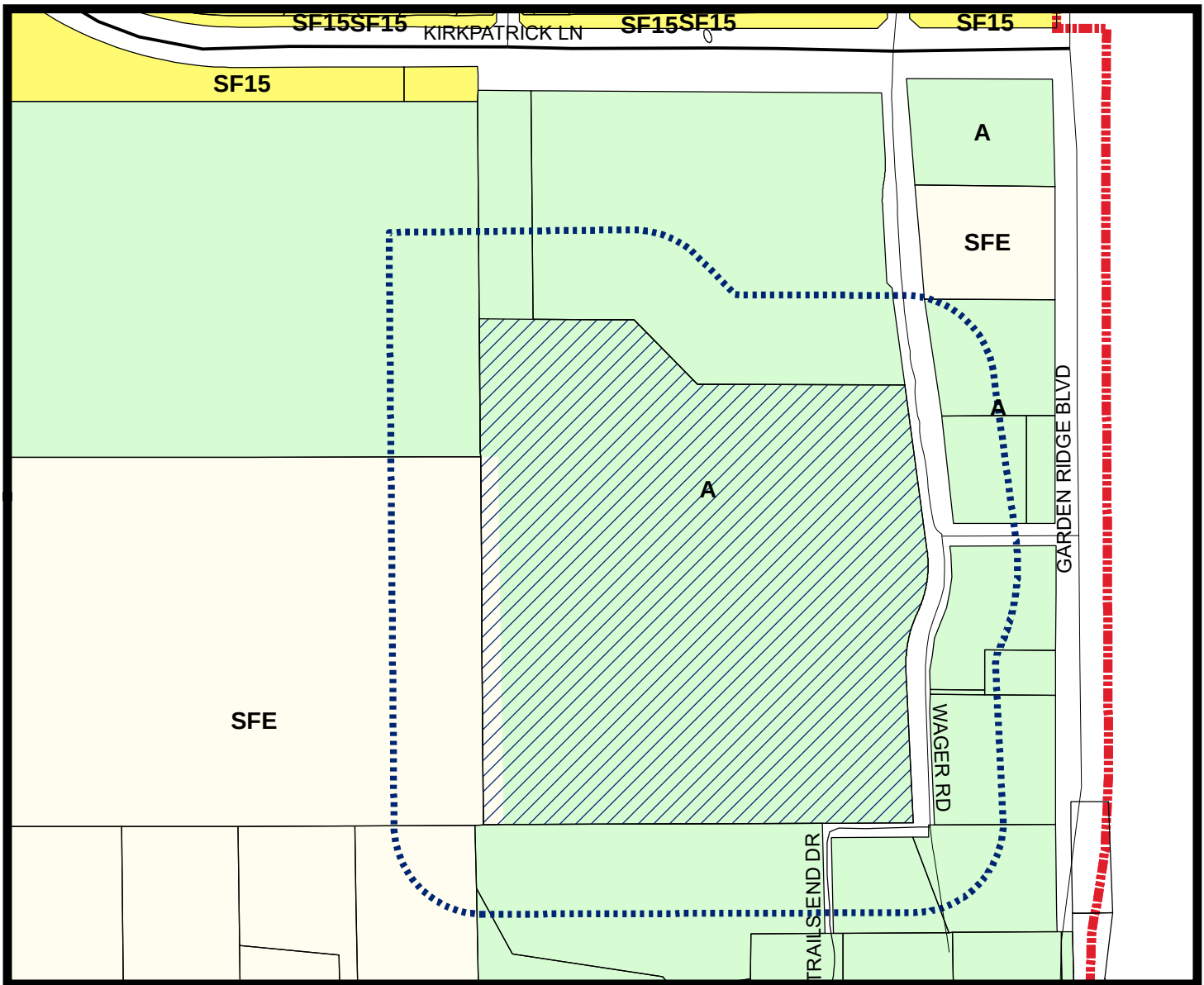
B. Application Details

1. Master Plan Exhibit Package

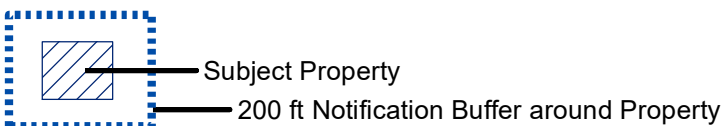


Vicinity Map

Reference Project: MPA21-0007 & ZPD21-0005

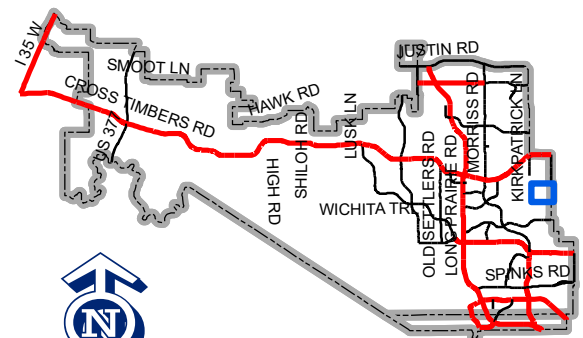


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

April 12, 2021

Planning Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Emerald Place (Community)
Flower Mound, Texas

To Whom It May Concern,

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

In February of 2021, we began the process of planning this +/- 22.75 acre tract of land near the Intersection of Wager Road and St. Gallen Lane, by meeting with the Town's Development Review Committee (DRC). This tract of land is surrounded by agricultural residential to the south and east, undeveloped property and flood plain to the west, and a public school to the north.

The current zoning for the property is Agriculture. We are requesting the zoning to be SF-10 medium density residential, for single family detached homes. The proposed use is consistent with the Town's plan for density on the east side of town, with the exception of two existing estate communities that were here at the Town's inception. The entire eastern section of town has dense residential communities. This property is located at the border of Lewisville, Texas, where density is even greater.

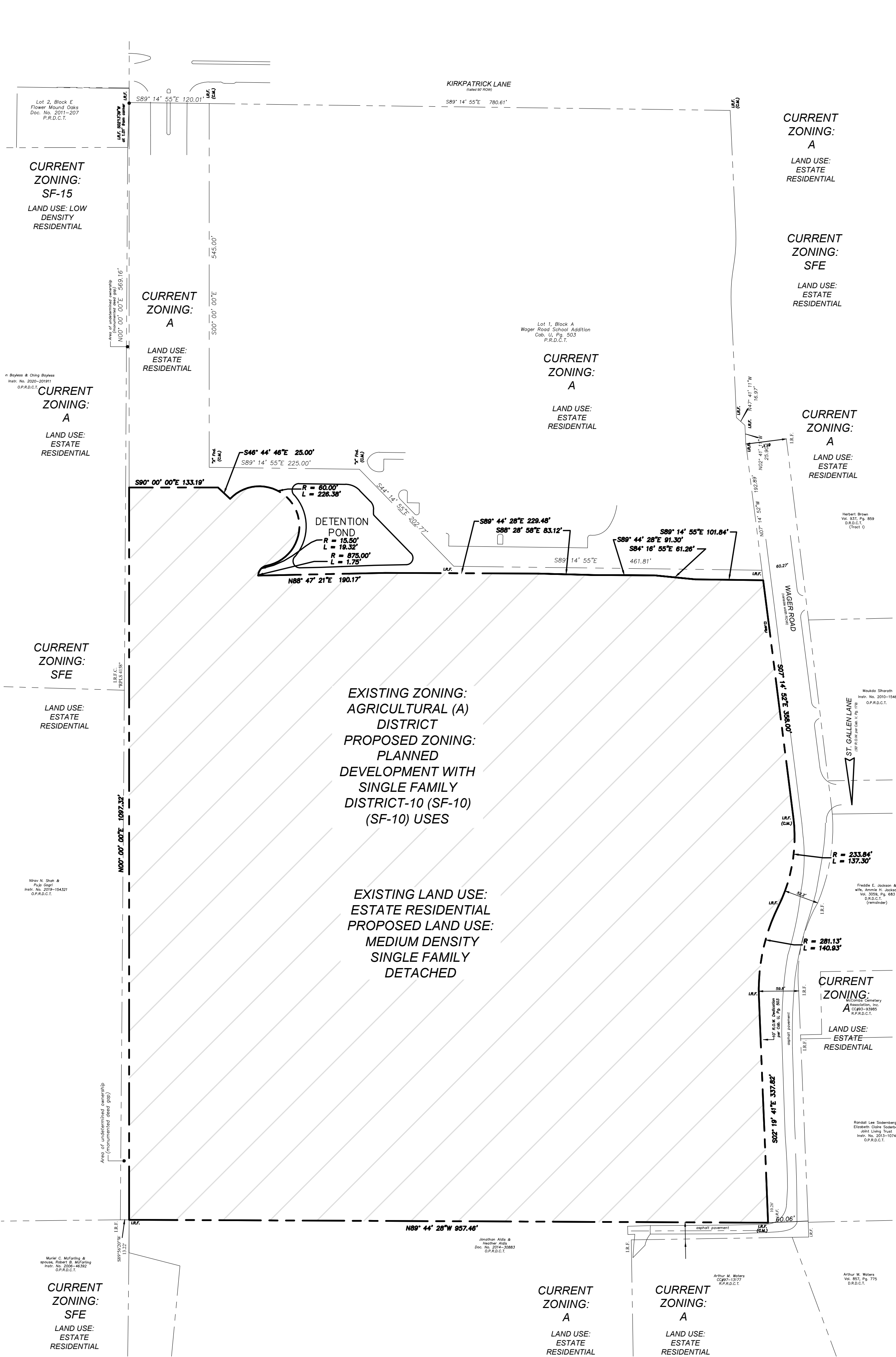
The Town's infrastructure is in place to service this property. A sanitary sewer line crosses the property and water lines border the property. Estate residential properties typically do not connect to sanitary sewer or have access, however Town's ordinance require connection, if available.

Homes in this new proposed community will start in the upper \$700,000s.

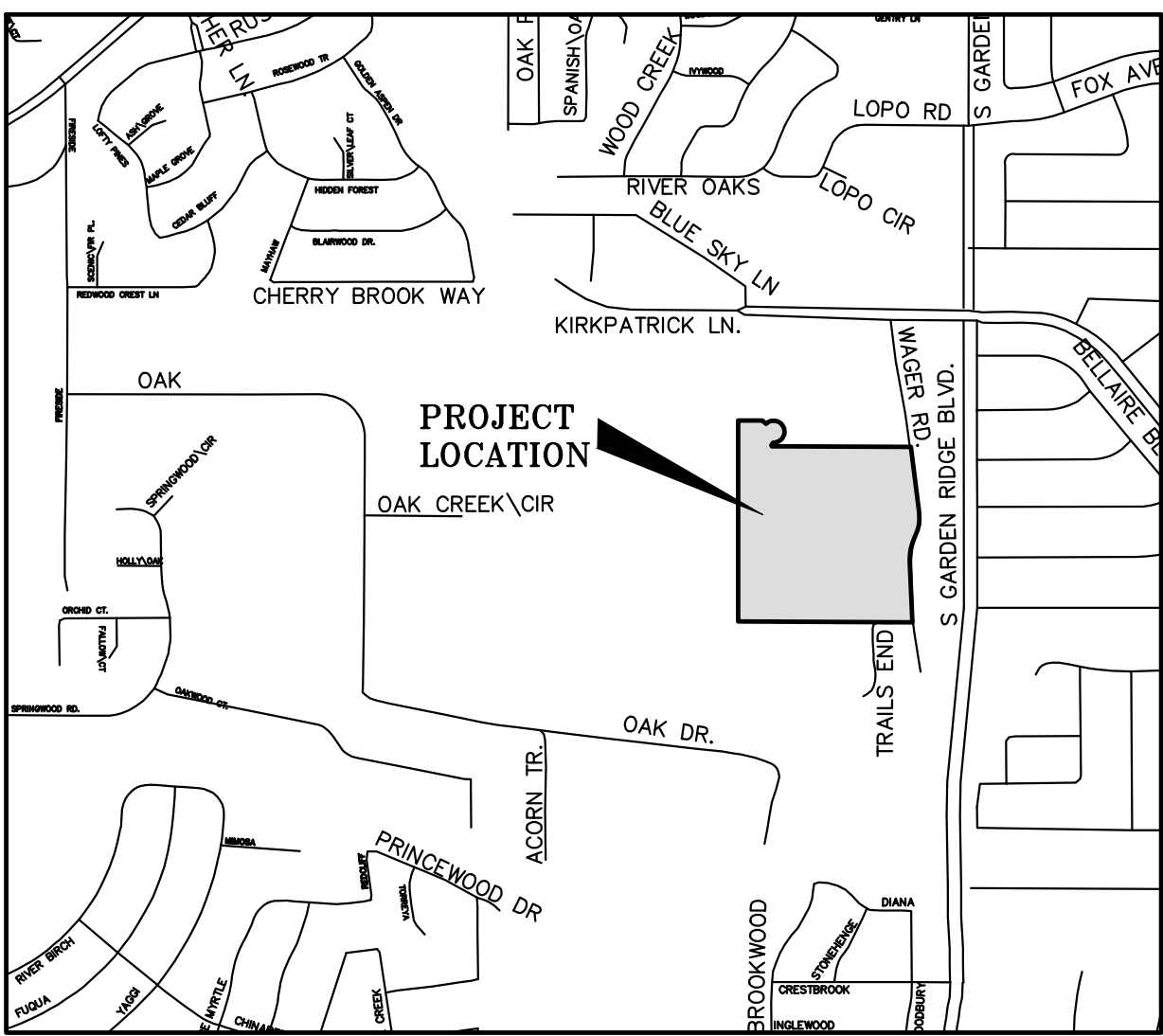
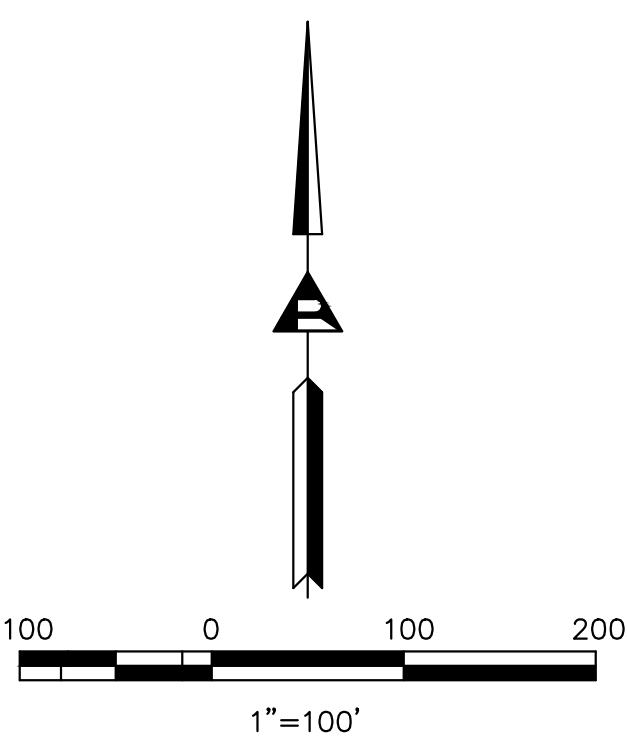
We appreciate your consideration of our proposed project. Should you have any questions, please feel free to contact us.

Sincerely,

Reginald Rembert
Rembert Enterprises, Inc.



LEGEND	
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS, DENTON COUNTY, TEXAS
R.P.R.D.C.T.	REPLAT RECORD DENTON COUNTY, TEXAS
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY



VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION

BEING a 22.148 acre portion of Lot 2, Block A of Wager Road School Addition, an addition to the Town of Flower Mound, according to the plat thereof recorded in Cabinet U, Page 503, Plat Records, Denton County, Texas (P.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner being the southwest corner of said Lot 2, same point being the northwest corner of a tract of land described by deed to Jonathan Aldis and Heather Aldis, recorded under Document Number 2014-30883, Official Public Records, Denton County, Texas (O.P.R.D.C.T.), same point being the northeast corner of a tract of land described by deed to Muriel C. McFarling and spouse, Robert B. McFarling, recorded under Instrument Number 2006-46392, O.P.R.D.C.T.;

THENCE North 00 degrees 00 minutes 00 seconds East, with the west line of said Lot 2, a distance of 1097.32 feet to a 1/2 inch iron rod with blue cap stamped "OLD TOWN SURVEYING" (OTS) set for corner;

THENCE South 90 degrees 00 minutes 00 seconds East, over and across said Lot 2, a distance of 133.19 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 46 degrees 44 minutes 46 seconds East, over and across said Lot 2, a distance of 25.00 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a non-tangent curve to the right, having a radius of 60.00 feet;

THENCE over and across said Lot 2, with said curve to the right, through a central angle of 216 degrees 10 minutes 26 seconds, whose chord bears South 28 degrees 39 minutes 33 seconds East at 114.07 feet, an arc length of 226.38 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 15.50 feet;

THENCE over and across said Lot 2, with said curve to the left, through a central angle of 71 degrees 26 minutes 01 seconds, whose chord bears South 43 degrees 42 minutes 39 seconds West at 18.10 feet, an arc length of 19.33 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for the beginning of a curve to the left, having a radius of 875.00 feet;

THENCE over and across said Lot 2, with said curve to the left, through a central angle of 00 degrees 06 minutes 51 seconds, whose chord bears South 07 degrees 56 minutes 13 seconds West at 1.75 feet, an arc length of 1.75 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE North 88 degrees 47 minutes 21 seconds East, over and across said Lot 2, a distance of 190.17 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 44 minutes 28 seconds East, over and across said Lot 2, a distance of 229.48 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 88 degrees 28 minutes 58 seconds East, over and across said Lot 2, a distance of 83.12 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 44 minutes 28 seconds East, over and across said Lot 2, a distance of 91.30 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 84 degrees 16 minutes 36 seconds East, over and across said Lot 2, a distance of 61.26 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner;

THENCE South 89 degrees 14 minutes 55 seconds East, over and across said Lot 2, a distance of 101.84 feet to a 1/2 inch iron rod with blue cap stamped "OTS" set for corner being in the west right-of-way line of Wager Road;

THENCE South 07 degrees 14 minutes 52 seconds East, a distance of 358.00 feet to a 1/2 inch iron rod found for corner being the beginning of a curve to the right, having a radius of 233.84 feet;

THENCE with said curve to the right, through a central angle of 33 degrees 38 minutes 31 seconds, whose chord bears South 09 degrees 34 minutes 23 seconds West at 135.34 feet, an arc length of 137.30 feet to a 1/2 inch iron rod found for corner being the beginning of a curve to the left, having a radius of 281.13 feet;

THENCE with said curve to the left, through a central angle of 28 degrees 43 minutes 20 seconds, whose chord bears South 12 degrees 01 minutes 59 seconds West at 139.46 feet, an arc length of 140.93 feet to a 1/2 inch iron rod found for corner;

THENCE South 02 degrees 19 minutes 41 seconds East, with the east line of said Lot 2, a distance of 337.82 feet to a 1/2 inch iron rod found for corner;

THENCE North 89 degrees 44 minutes 28 seconds West, with the south line of said Lot 2, a distance of 957.46 feet to the **POINT OF BEGINNING** and containing 22.148 acres of land, more or less.

Zoning Standard PD	Required
Min. Lot Area	10,000 sf.
Min. Lot Width	80 ft. See PD-183
Min. Floor Area	2,400 sf. See PD-183
Min. Front Yard	25 ft.
Min. Side Yard	10 ft.
Min. Rear Yard	25 ft.
Max. Lot Coverage	50% SEE PD-183
Max. Height (stories/ft.)	3/35 ft.

MASTER PLAN FEATURES	
Land Use Plan	Existing: Estate Residential Proposed: PD Single Family-Medium Density
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail from Wager to West Boundary
Open Space Plan	N/A
Thoroughfare Plan	Wager Road - Collector & Residential
Water Plan	Existing 8" WM, E. Side of Wager Road
Wastewater Plan	Connect to existing SS manhole at SW Property Line.

OWNER:
Lewisville Independent School District
1565 W. Main Street
Lewisville, TX 75067

DEVELOPER/APPLICANT:
Rembert Enterprises, Inc.
3625 Bonanza Lane
Flower Mound, TX 75067
CONTACT: Reginald Rembert
214-213-5982

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

EMERALD PLACE
RESIDENTIAL SUBDIVISION
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

No.	Date	Revisions	App.

Ridinger Associates, Inc.
Civil Engineers - Planners

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

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

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

PLANNED DEVELOPMENT
ZONING EXHIBIT

Scale: 1" = 100'	Designed by: LDR	Drawn by: MAB	Checked by: LDR	Date: JUNE 12, 2021	Project No. 035-033
SHEET 1					



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: September 13, 2021

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD21-0005 – Emerald Place) from Agricultural District uses to Planned Development District No. 183 (PD-183) with Single Family District-10 (SF-10) uses and with certain modifications to the Code of Ordinances. The property is generally located west of Wager Road and south of Kirkpatrick Lane. (*This item was tabled at the August 30, 2021 Planning & Zoning Meeting by a vote of 6 to 0.*)**

I. ITEM SUMMARY

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

The project has a companion application, Master Plan Amendment (MPA21-0007), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 22.15 acres of land in order to develop residential lots in conformance with the proposed Master Plan designation of Medium Density Residential uses. The existing Agricultural zoning permits residential lots containing a minimum of two acres in size. As part of the request, the applicant has asked for certain modifications to the Code of Ordinances, the modifications are listed in Section III of the staff report below.

The applicant plans to develop 54 single-family residential lots and four non-buildable lots to be dedicated as HOA-maintained x-lots. The applicant is proposing to develop the low-density subdivision in one phase. Two points of access are proposed along Wager Road with a stub out connection for future development to the west. The proposed development is in compliance with the Town's landscaping standards.

III. REQUESTED MODIFICATIONS

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

TOWN STANDARD	EXISTING ZONING- AGRICULTURAL DISTRICT	TOWN'S LAND DEVELOPMENT REGULATIONS FOR AN SF-10 DISTRICT	PROPOSED PD-177 BASED ON THE SF-10 DISTRICT
MINIMUM LOT AREA	TWO ACRES	10,000 SF	10,000 SF
MINIMUM LOT WIDTH	200 FEET	70 FEET	80 FEET
MINIMUM FLOOR AREA/DWELLING UNIT	1,800 SF	1,800 SF	2,400 SF
MINIMUM FRONT YARD	40 FEET	25 FEET	25 FEET
MINIMUM SIDE YARD	25 FEET	10 FEET	10 FEET
MINIMUM REAR YARD	20 FEET	25 FEET	25 FEET
MAXIMUM LOT COVERAGE	25 PERCENT	40 PERCENT	50 PERCENT
MAXIMUM STORIES/ STRUCTURE HEIGHT	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET	3 STORIES/ 35 FEET

IV. PARKS BOARD

On July 1, 2021, the Parks Board recommended approval to the Town Council that cash, in the amount of \$199,584.00, be accepted in lieu of the otherwise required Park Land Dedication, and Park Development Fees in the amount of \$74,952.00. The Parks Board also recommended a location for the required hike and bike trail that runs east to west across the subject property. The July 1, 2021 Parks Board meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/07012021-793/7/>

V. ENVIRONMENTAL CONSERVATION COMMISSION

On August 3, 2021, the Environmental Conservation Commission recommended denial to the Town Council of a request to remove four specimen trees on the subject property. The August 3, 2021 meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/08032021-1173/5/>

VI. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Project No. ZPD21-0005 had a total of 26 Property Owner Notifications mailed. At the time this report was written, the Town had received 1 item of correspondence in support and 84 items of correspondence in opposition to the request (correspondence is calculated by each property/household). All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

VII. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

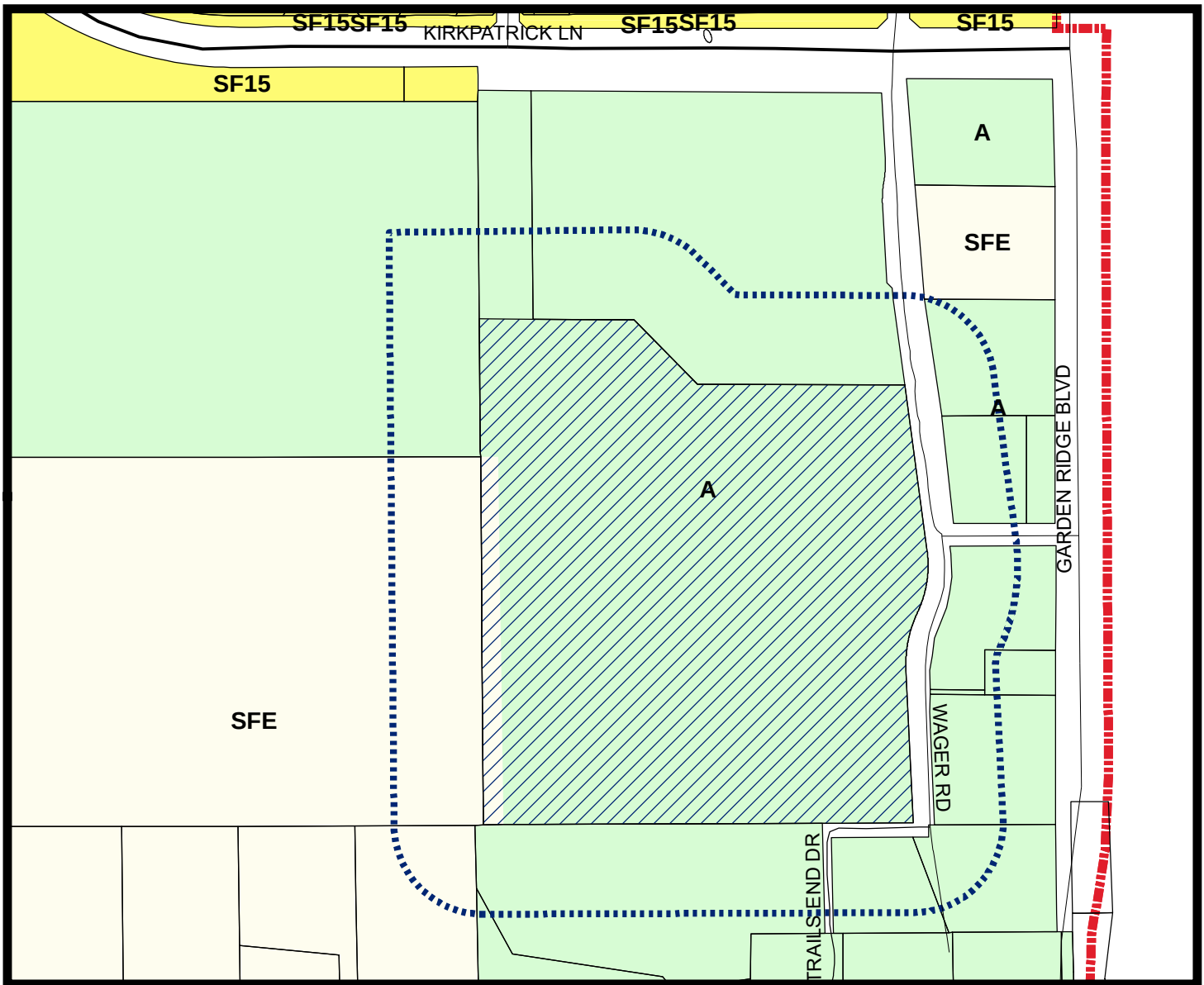
B. Application Details

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

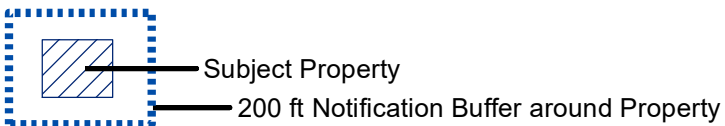


Vicinity Map

Reference Project: MPA21-0007 & ZPD21-0005

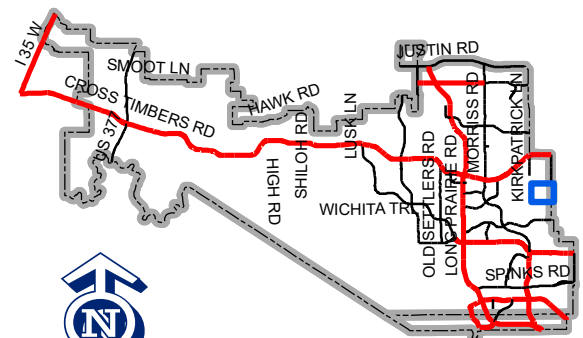


LEGEND



Visit www.fmdevmap.com to learn more about this project.

Visit <https://www.flower-mound.com/notifyme> to sign up for text message and/or email alerts for future projects.



Map Location





Rembert Enterprises, Inc.

3625 Bonanza Lane Flower Mound, TX 75022

April 12, 2021

Planning Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Emerald Place (Community)
Flower Mound, Texas

To Whom It May Concern,

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

In February of 2021, we began the process of planning this +/- 22.75 acre tract of land near the Intersection of Wager Road and St. Gallen Lane, by meeting with the Town's Development Review Committee (DRC). This tract of land is surrounded by agricultural residential to the south and east, undeveloped property and flood plain to the west, and a public school to the north.

The current zoning for the property is Agriculture. We are requesting the zoning to be SF-10 medium density residential, for single family detached homes. The proposed use is consistent with the Town's plan for density on the east side of town, with the exception of two existing estate communities that were here at the Town's inception. The entire eastern section of town has dense residential communities. This property is located at the border of Lewisville, Texas, where density is even greater.

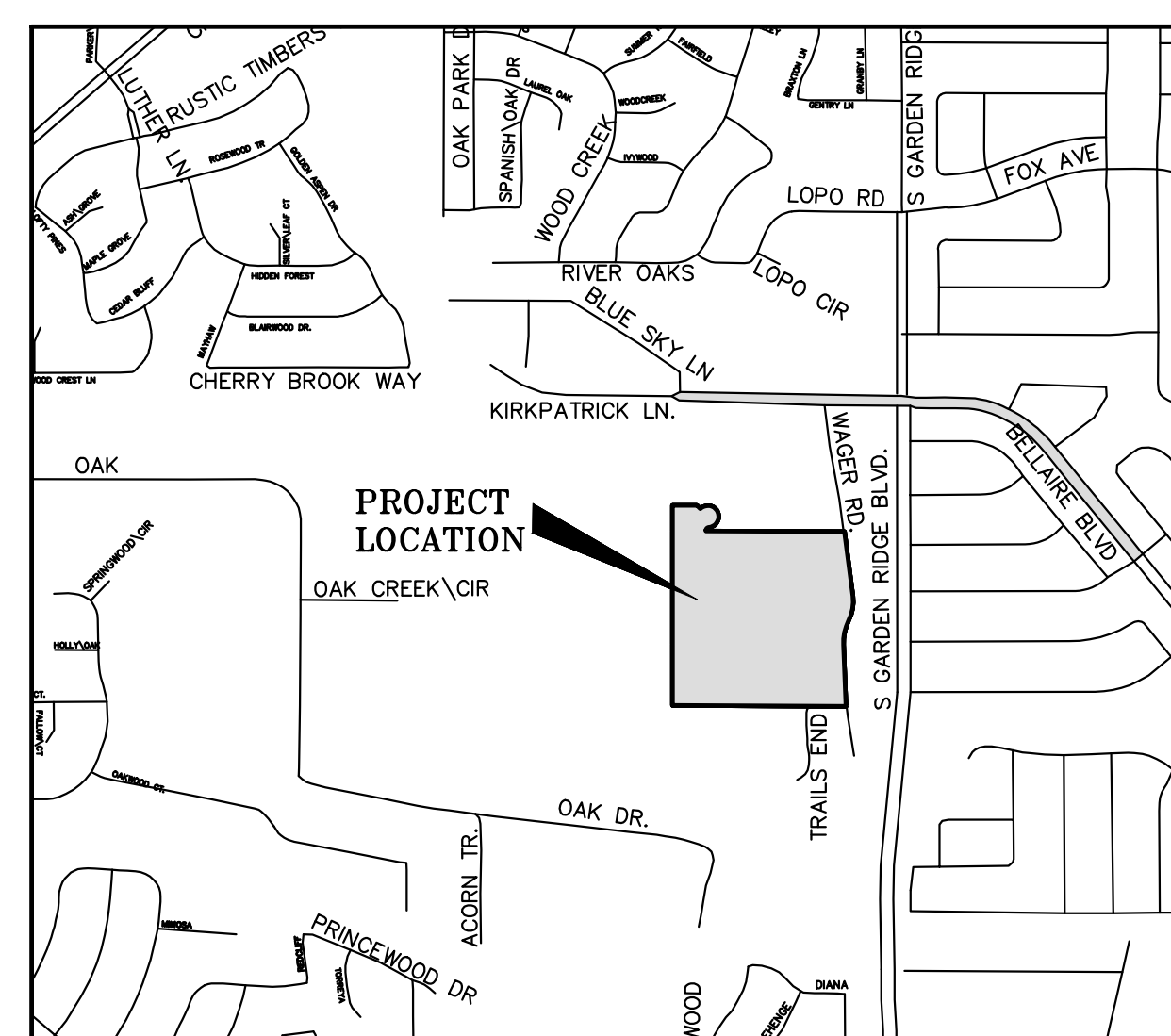
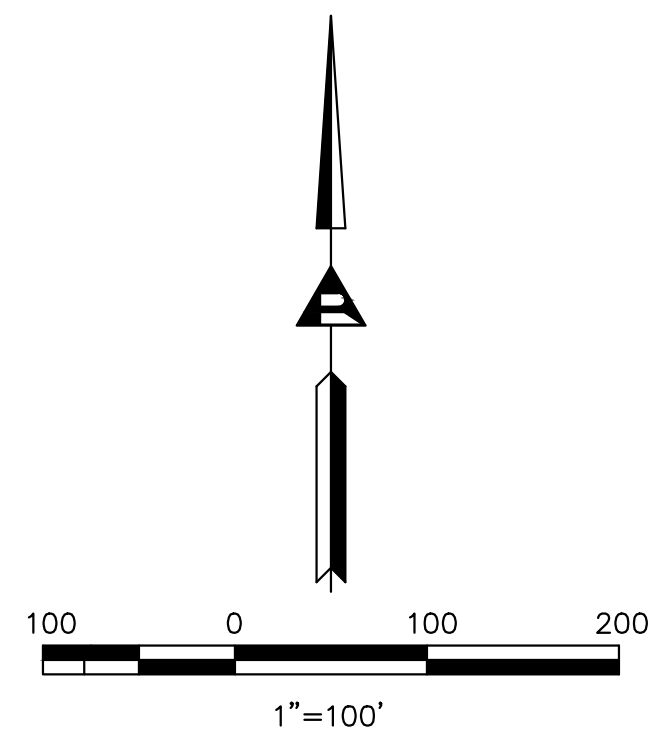
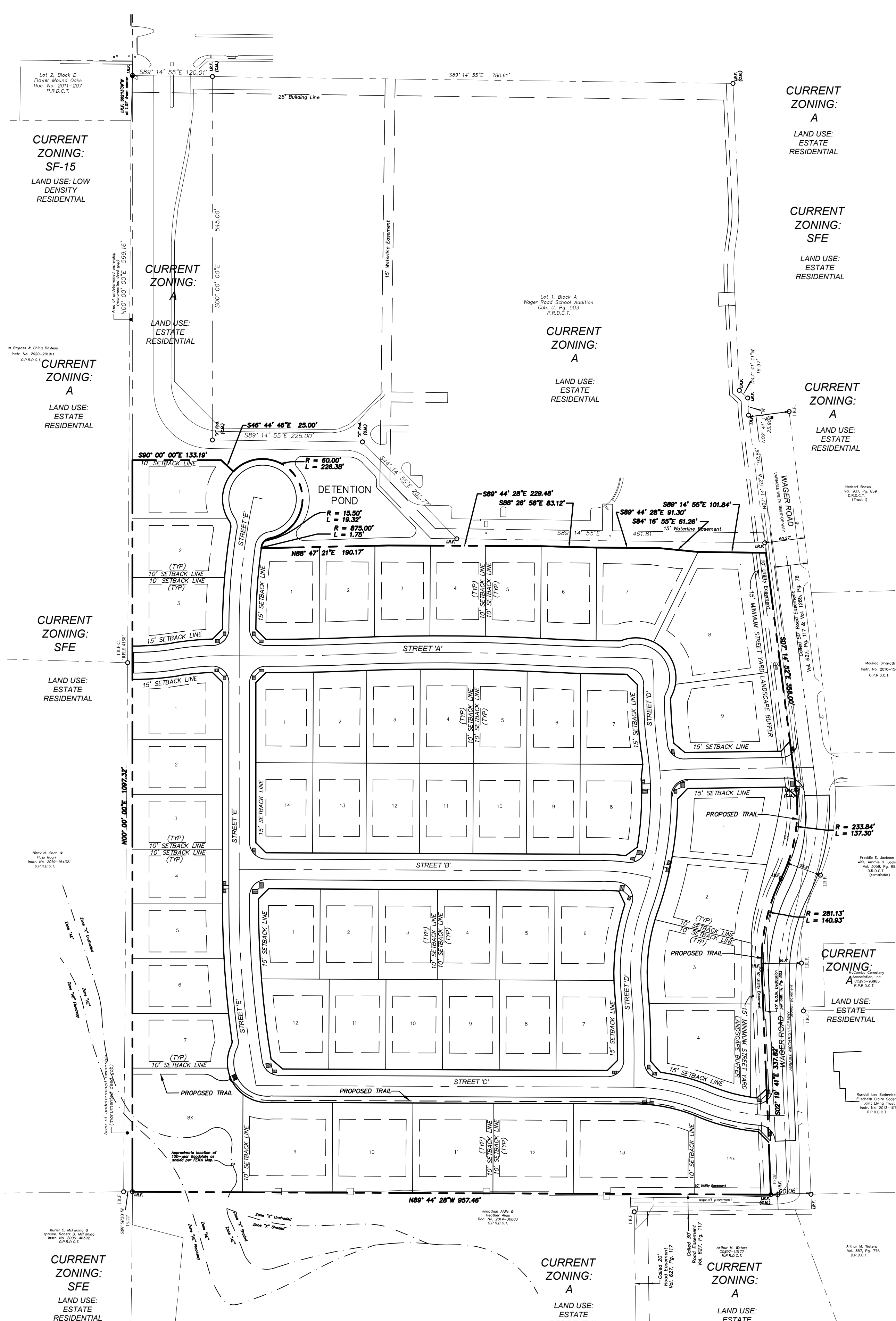
The Town's infrastructure is in place to service this property. A sanitary sewer line crosses the property and water lines border the property. Estate residential properties typically do not connect to sanitary sewer or have access, however Town's ordinance require connection, if available.

Homes in this new proposed community will start in the upper \$700,000s.

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

Sincerely,

Reginald Rembert
Rembert Enterprises, Inc.

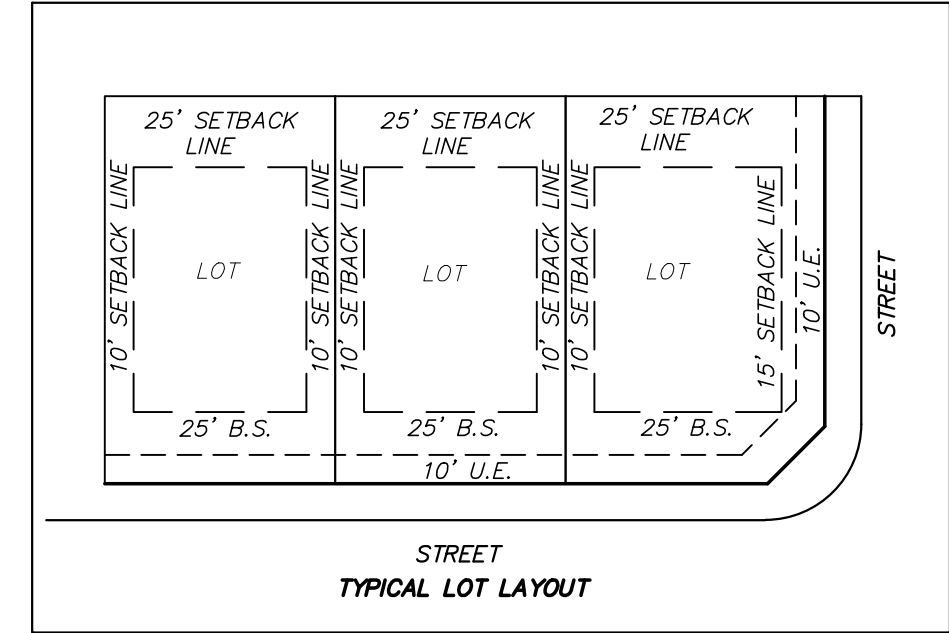


VICINITY MAP
N.T.S.

LEGEND	
	LOT LINE
	DEED RECORDS, DENTON COUNTY, TEXAS
	PLAT RECORDS, DENTON COUNTY, TEXAS
	REPLAT RECORD DENTON COUNTY, TEXAS
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED R.O.W.
	PROPOSED EDGE OF PAVEMENT

MASTER PLAN FEATURES	
Land Use Plan	Existing: Estate Residential Proposed: Medium Density Residential
Specific Plans	None
Urban Design Plan	None
Parks and Trails	8' Trail from Wager to West Boundary
Open Space Plan	N/A
Thoroughfare Plan	Wager Road - Collector & Residential
Water Plan	Existing 8" WM, E. Side of Wager Road
Wastewater Plan	Connect to existing SS manhole at SW Property Line.

PROJECT DATA TABLE	
GROSS SITE AREA	22.148 ACRES
PROPOSED USE	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING	AGRICULTURAL
OPEN SPACE	
PRIVATE OPEN SPACE LOTS	1.325 ACRES
TOTAL OPEN SPACE	1.325 ACRES
PROPOSED LOTS	
RESIDENTIAL	54 LOTS
RESIDENTIAL LOTS AREA	16.147 ACRES
MIN. RESIDENTIAL LOT SIZE	10,830 S.F.
MAX. RESIDENTIAL LOT SIZE	24,523 S.F.
AVG. RESIDENTIAL LOTS SIZE	13,025 S.F.
PRIVATE OPEN SPACE X-LOTS	4 LOTS
TOTAL ALL LOTS	58 LOTS



DEVELOPMENT DATA	
PROPOSED USE:	PD FOR SINGLE FAMILY DISTRICT-10 (SF-10) USES
CURRENT ZONING:	AGRICULTURAL
TOTAL GROSS LAND AREA:	±22.148 ACRES
TOTAL AREA OF LOTS =	16.147 AC. 73.05%
MINIMUM LOT AREA:	10,000 S.F. SEE PD-183
MINIMUM LOT WIDTH:	80.0 FT. SEE PD-183
MINIMUM FLOOR AREA:	2,400 S.F. SEE PD-183
MINIMUM FRONT YARD:	25 FT.
MINIMUM SIDE YARD:	10 FT.
MINIMUM REAR YARD:	25 FT.
MAXIMUM LOT COVERAGE:	50% SEE PD-183
MAXIMUM HEIGHT:	3/35 FT.

OWNER:	DEVELOPER/APPLICANT:	ENGINEER:
Lewisville Independent School District 1565 W. Main Street Lewisville, TX 75067	Rembert Enterprises, Inc. 3625 Bonanza Lane Flower Mound, TX 75022 CONTACT: Reginald Rembert 214-213-5982	Ridinger Associates, Inc. 550 S. Edmonds Ln. Suite 101 Lewisville, TX 75067 CONTACT: Jason Kilpatrick 972-353-8000 Office 972-353-8011 Fax

EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

Ridinger Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds
Lewisville, Texas

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

No.	Date	Revisions	App.

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL PLAN

Scale: 1" = 100'	Designed by: LDR
	Drawn by: JWH
	Checked by: LDR
	Date: JULY 29, 2021
	Project No. 035-033



GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. All sodded areas are to receive common bermuda sod (laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

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

MAINTENANCE NOTES:

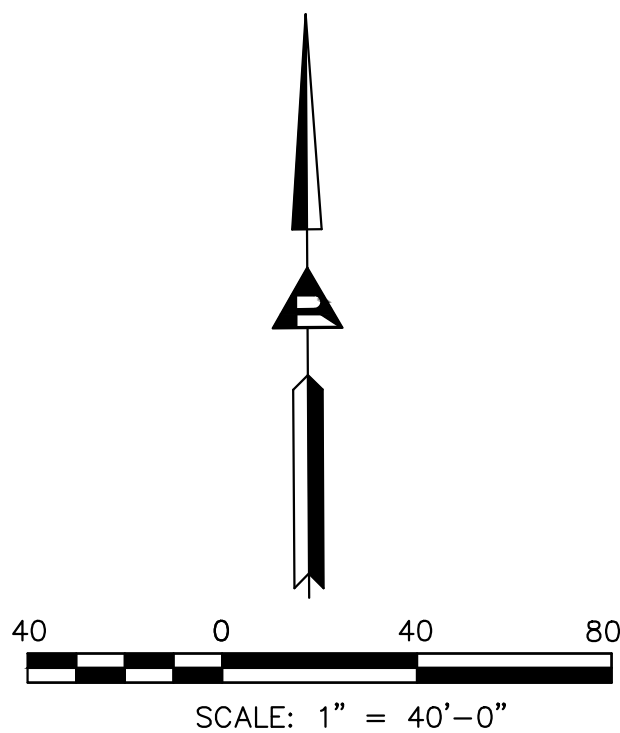
1. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
2. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
3. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.

LANDSCAPE TABULATIONS

- LANDSCAPE BUFFER:
15' Landscape Buffer Required
Varies 18' to 41' Landscape Buffer Provided
- LANDSCAPE BUFFER TREES:
1 Tree per 30' linear feet of Frontage Required
976' Linear Feet Wager Road Frontage
976/30 = 36 Buffer Trees Required 36 Buffer Trees Provided

- EXISTING TREE MITIGATION
Refer to Tree Survey for Mitigation Requirements

- PLANT LIST
- 6-LIVE OAK / Quercus virginiana / 3" Cal. / 8' Ht. / 6' Sp. / Container Grown
 - 6-CEDAR ELM / Ulmus crassifolia / 3" Cal. / 8' Ht. / 6' Sp. / Container Grown
 - 6-BALD CYPRESS / Taxodium distichum / 3" Cal. / 8' Ht. / 6' Sp. / Container Grown
 - 6-AMERICAN ELM / Ulmus americana / 3" Cal. / 8' Ht. / 6' Sp. / Container Grown
 - 6-TEXAS ASH / Fraxinus texensis / 3" Cal. / 8' Ht. / 6' Sp. / Container Grown
 - 6-SHUMARD OAK / Quercus shumardii / 8' Ht. / 6' Sp. / Container Grown
 - BERMUDAGRASS / CYNODON DACTYLON / HYDROMULCH



ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 1259
Dallas, Texas 75225
1-214-654-9804

DATE REALED: 07-28-21

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: MARCH 15, 2021

**CONCEPTUAL
LANDSCAPE PLAN**
EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas

No.1	6/4/21	REVISED SITE PLAN	App.		

**Ridinger
Associates, Inc.**

Civil Engineers - Planners

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

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

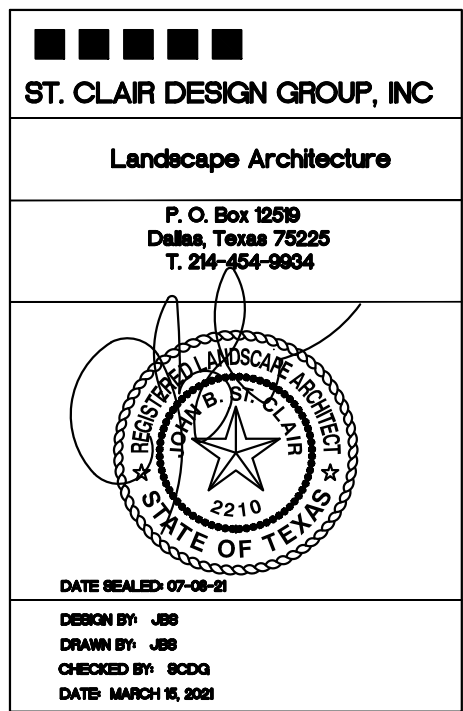
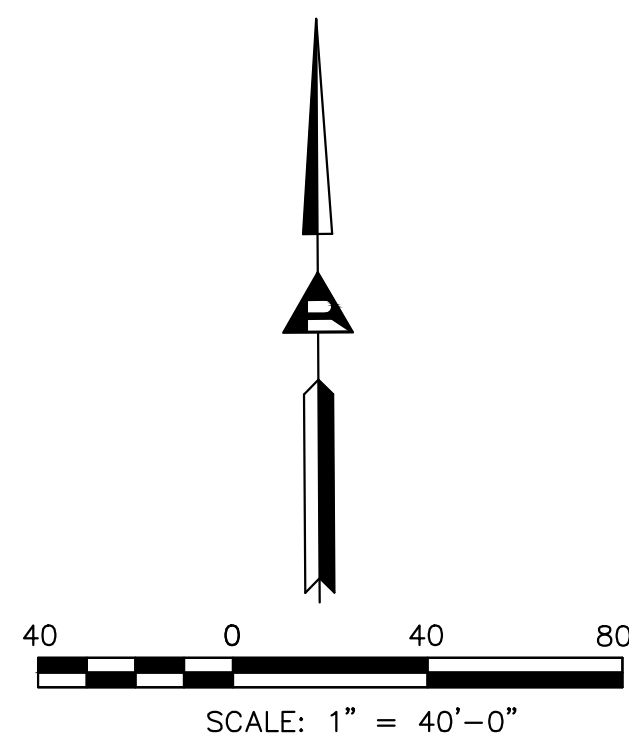
EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

CONCEPTUAL
LANDSCAPE PLAN

Scale: 1" = 40'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: MARCH 15, 2021
Project No. 035-033

SHEET

LP-1



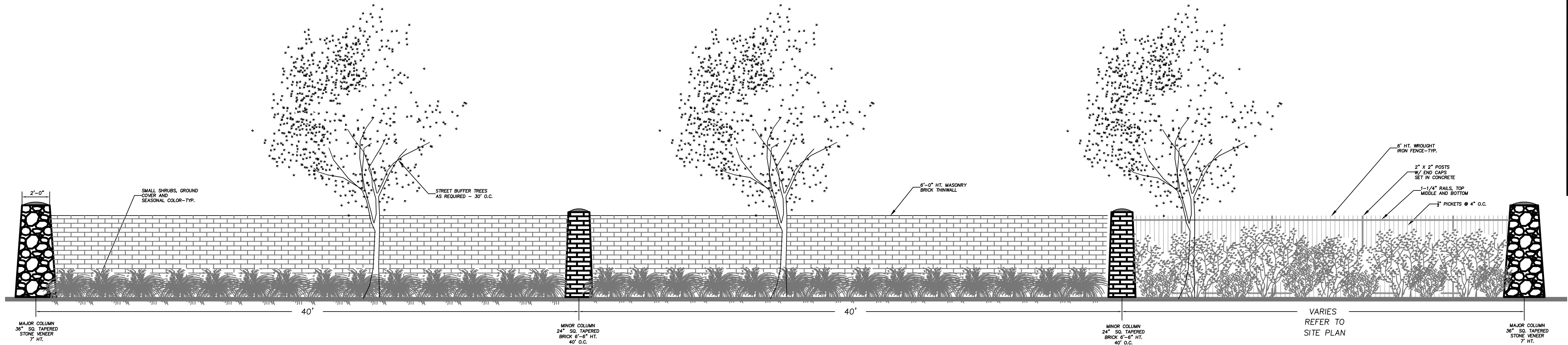
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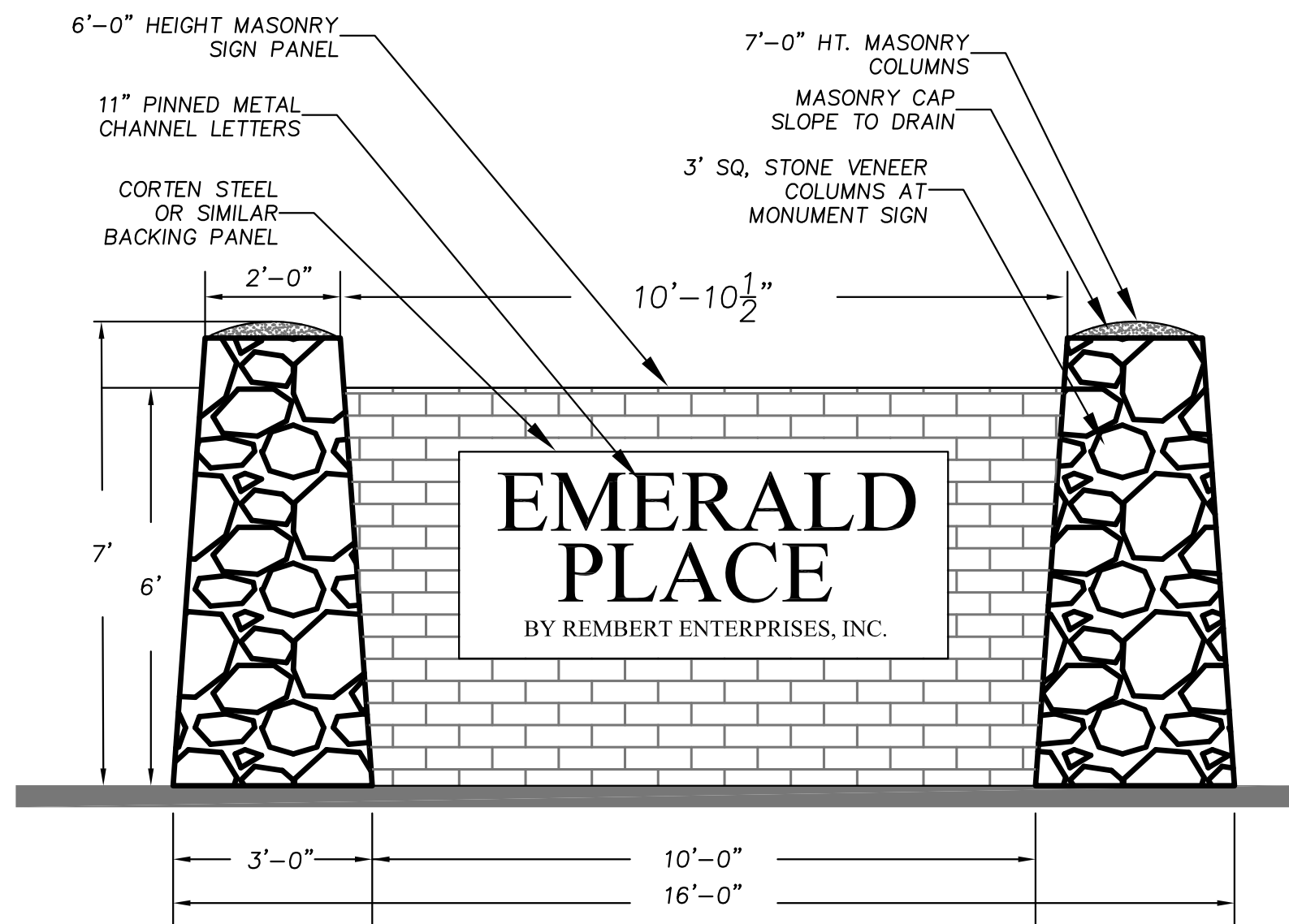
Firm No. 1969
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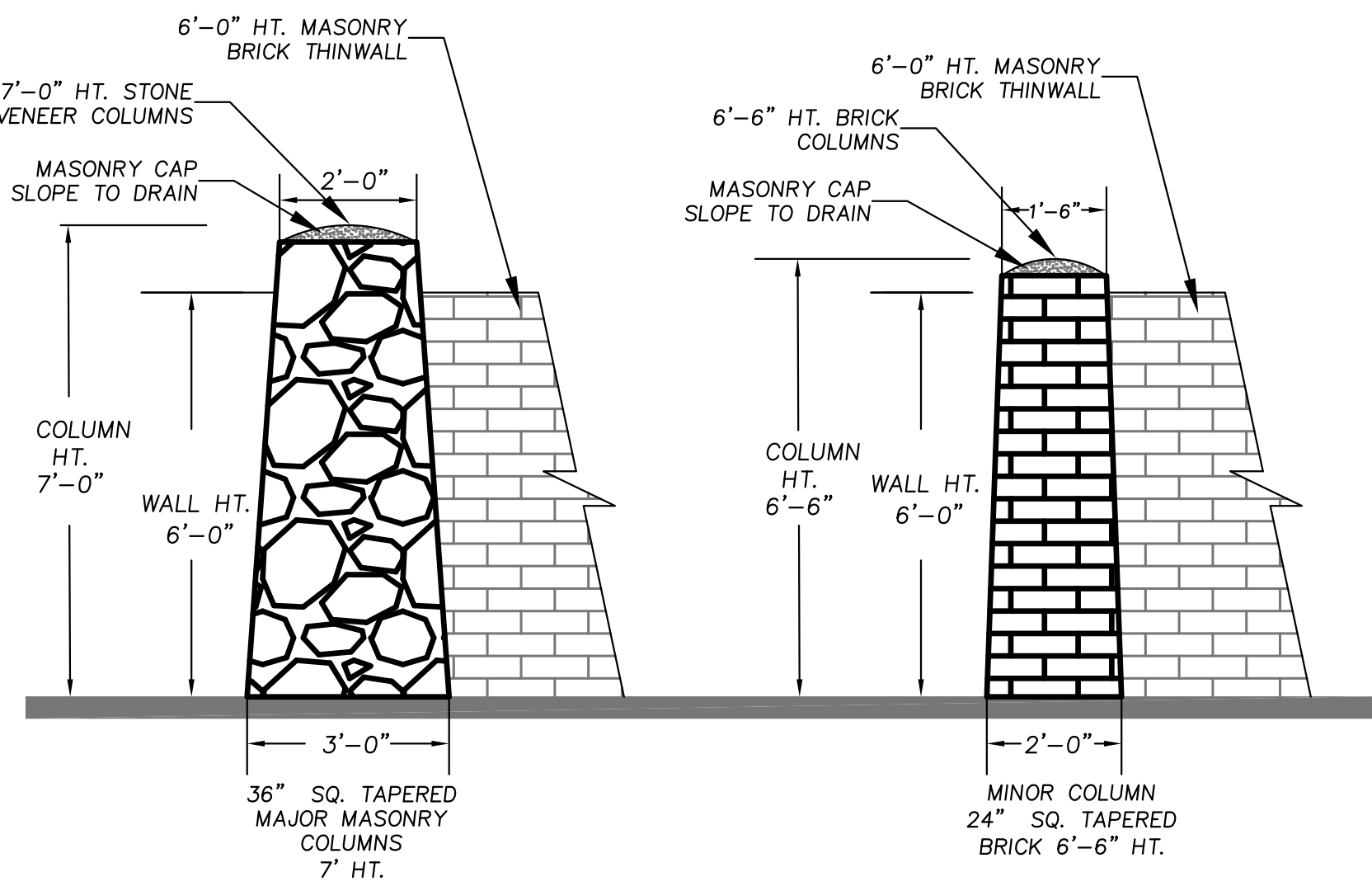
PARTIAL SCREENWALL AND FENCE ELEVATION - TYP.

NOT TO SCALE



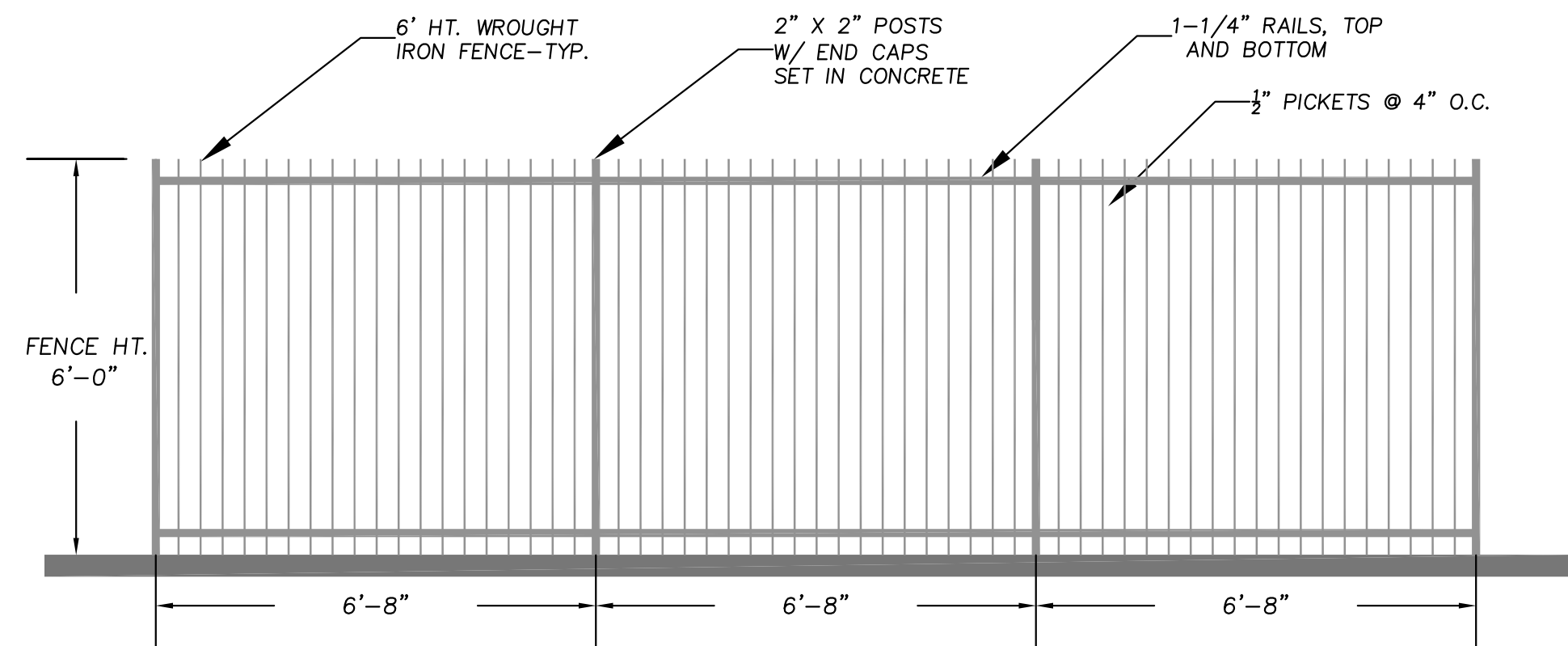
MONUMENT SIGN DETAIL

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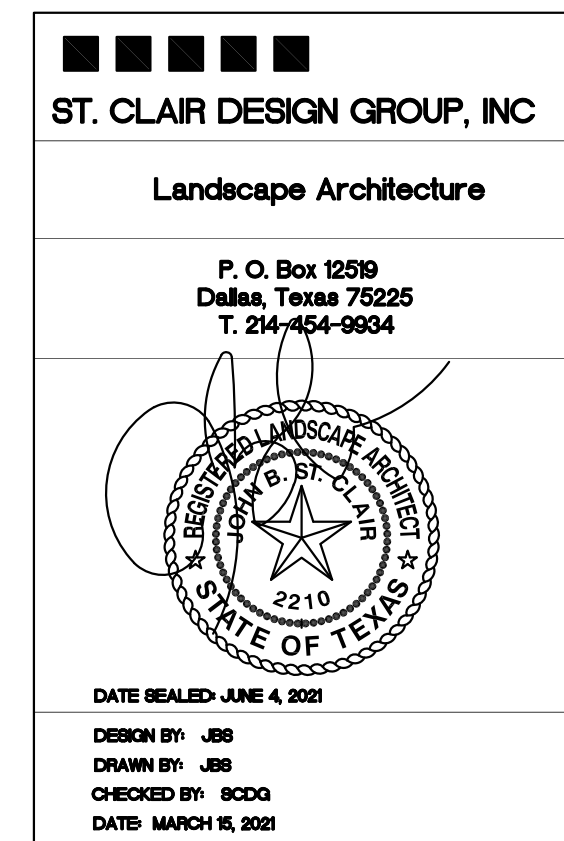
MASONRY COLUMN DETAIL

NOT TO SCALE



WROUGHT IRON FENCE DETIAL

NOT TO SCALE

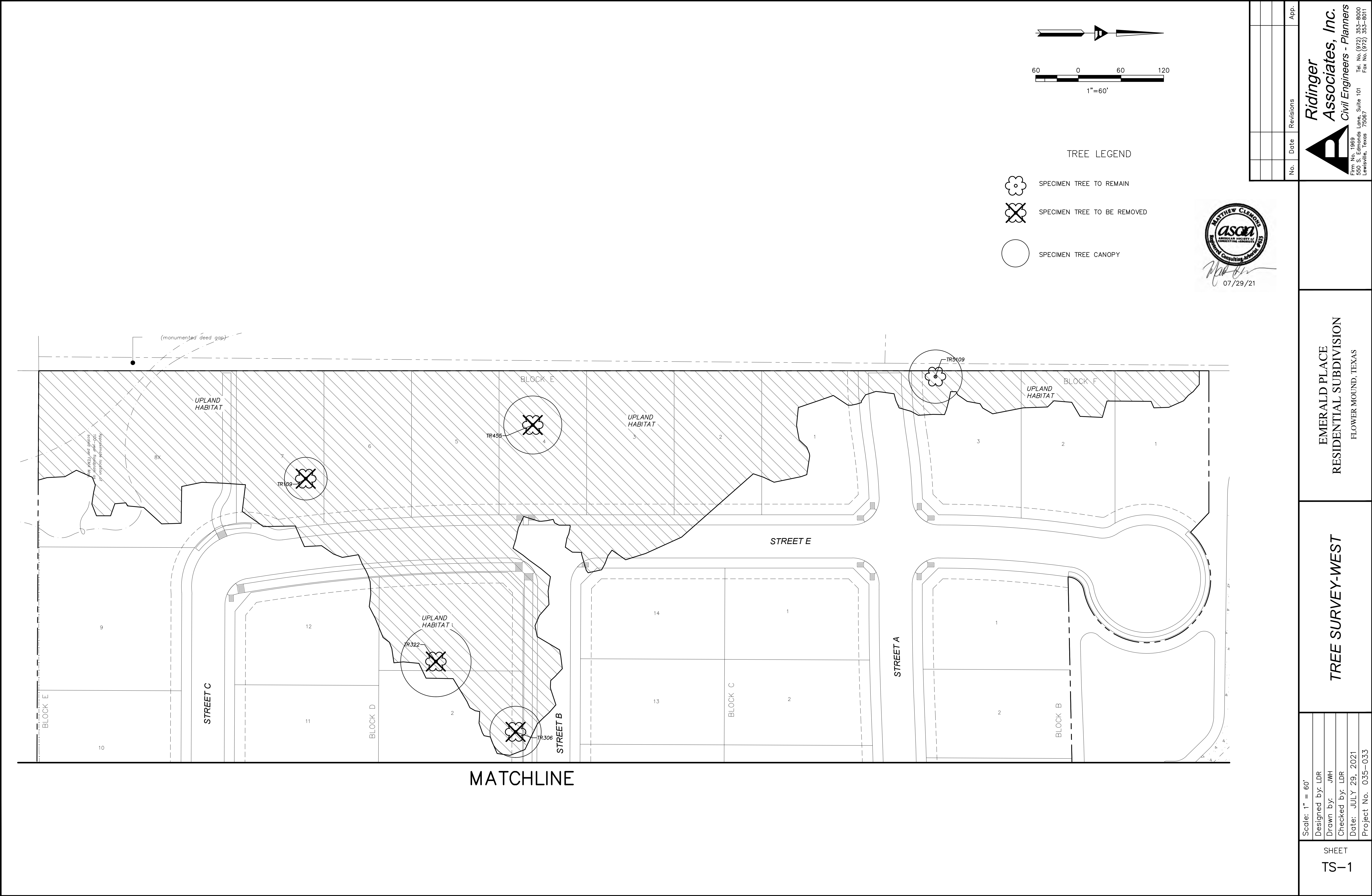


**CONCEPTUAL
LANDSCAPE PLAN DETAILS
EMERALD PLACE
RESIDENTIAL SUBDIVISION
Being 54 Buildable Lots & 4 X-Lots
22.148 acres Situated in the
M.J. Owens Survey, Abstract No. 981
in the
Town of Flower Mound
Denton County, Texas**

Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: MARCH 15, 2021
Project No. 035-030

SHEET

LP-3



No.	Date	Revisions	App.

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EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

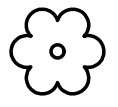
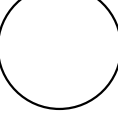
TREE SURVEY-WEST

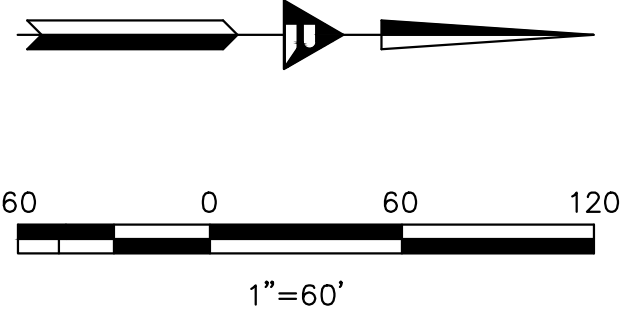
TAG NO.	CALIPER (IN.)	COMMON NAME / SCIENTIFIC NAME	PROTECTED / SPECIMEN	LOCATION	ESAs	STATUS	CONDITION	COMMENTS	CANOPY SPREAD
109	25	HICKORY/CARYA SPECIES	SPECIMEN	BUILDABLE AREA	UPLAND HABITAT	REMOVE	POOR	DECAY	1256
306	24	POST OAK/QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	UPLAND HABITAT	REMOVE	GOOD		1809
322	33	POST OAK/QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	UPLAND HABITAT	REMOVE	GOOD		3419
455	34	HICKORY/CARYA SPECIES	SPECIMEN	BUILDABLE AREA	UPLAND HABITAT	REMOVE	GOOD		2323
5109	25	POST OAK/QUERCUS STELLATA	SPECIMEN	BUILDABLE AREA	UPLAND HABITAT	PRESERVE	GOOD		1963

253 NON-ESA PROTECTED TREES ON-SITE.

MATCHLINE (SEE TS-1)

TREE LEGEND

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



No.

Date

Revisions

App.

Ridinger Associates, Inc.

Civil Engineers - Planners

Firm No. 1969

350 W. Edmonds

Lawrenceville, Texas 30046

Tel. No. (972) 353-8900

Fax No. (972) 353-8911

EMERALD PLACE
RESIDENTIAL SUBDIVISION
FLOWER MOUND, TEXAS

TREE SURVEY-EAST

Scale: 1" = 60'
Designed by: LDR
Drawn by: JWH
Checked by: LDR
Date: JULY 29, 2021
Project No. 035-033

SHEET
TS-2

Exhibit B Development Standards

Planned Development District - 183 (PD-183) Emerald Place

The development on the property comprising approximately 22.148 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.

- a. Exhibit "C:" Conceptual Site Plan;
- b. Exhibit "D:" Conceptual Landscape Plan.

B. PERMITTED USES. The uses listed as Permitted Uses in the Single-Family District-10 (SF-10) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C."

C. SPECIFIC USES. The uses listed as Specific Uses in the Single-Family District-10 (SF-10) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Single-Family District-10 (SF-10) in the Town's Zoning Ordinance shall be permitted in the area designated on Exhibit "C" only upon approval of a temporary use permit in accordance with the procedures and standards of Section 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Single-Family District-10 (SF-10) in the Town's Zoning Ordinance shall be required for this Planned Development except as modified below:

- 1. Minimum lot width shall be 80 feet;
- 2. Minimum floor area of the main building shall not be less than two thousand four hundred square feet (2,400 s.f.) exclusive of accessory buildings; and
- 3. Maximum lot coverage shall be 50 percent.

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

G. MISCELLANEOUS.

- 1. Exhibits "C" and "D," attached to this ordinance, do not currently depict on-site stormwater detention. At the time of record plat application, the applicant is required to provide and obtain staff approval of all necessary studies that prove on-site detention is not required. If on-site detention is required, the number of lots shown on Exhibits "C" and "D" shall be reduced to accommodate on-site detention.

ORDINANCE NO. _____

Page 2

2. At the time the application for a Development Plan is submitted to the Town, a four-foot wide pedestrian easement shall be provided outside of the proposed right-of-way along the southern side of Street 'C' as depicted on Exhibit "C" to accommodate the required hike and bike trail.

DRAFT