

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

01/10/2022

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. Updates from Town Council Work Sessions

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 December 13, 2021: Consider approval of the minutes of the December 13, 2021, Planning and Zoning Commission Regular Session.

H. 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.

2. ZPD18-0014 – Silveron Park PD-171: Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.
3. MPA21-0005 – Silveron Flower Mound Duke: 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. *(On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 to 0.)*
4. ZPD21-0003 – Flower Mound Silveron Duke PD-181: 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 and certain Campus Commercial District (CC) 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. *(On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 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.

I. 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: January 6, 2022, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: January 10, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the December 13, 2021, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on December 13, 2021.

II. ATTACHMENTS

1. Draft Minutes

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 13TH DAY OF DECEMBER 2021, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:32 PM

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

Brad Ruthrauff	Commissioner, Place 1
Robbie Cox	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
James Naylor	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Jason Hobbs	Commissioner, Place 8
Brady Kilpper	Commissioner, Place 9

Constituting a quorum with the following members absent:

None

(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the regular members, Places 1-7.)

And the following members of Town staff present:

Alicia Kreh	Town Attorney
Lexin Murphy	Director of Planning Services
Brian Jaffe	Senior Project Engineer
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
Claire Barnes	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

None

E. NOVEMBER APATX CONFERENCE FOLLOW-UP

Commissioner Gilmore and Commissioner Wells shared their experience and knowledge gained from the conference.

F. FUTURE AGENDA ITEMS

None

G. DIRECTOR'S REPORT

1. Coordination of Calendars
2. Development Update
3. Work Sessions on Development

H. CONSENT ITEMS

1. Minutes of November 8, 2021: Consider approval of the minutes of the November 8, 2021, Planning and Zoning Commission Regular Session.
2. RP21-0005 – Restoration Addition Lots 1R & 2, Block 1: Consider a request for a Replat (RP21-0005 – Restoration Addition Lots 1R & 2, Block 1) to create a non-residential subdivision. The property is generally located east of Long Prairie Road and north of Forest Vista Drive.

Commission Deliberation

Commissioner Naylor moved to approve Consent Items 1 and 2. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Werner, Naylor, Cox, Wilson, Gilmore

NAYS: None

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

I. REGULAR ITEMS

3. **Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Paul Bosco, Bosco Auto Group; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Vice-Chair Cox moved to recommend approval of SUP21-0005 – Bosco Boat Dealership, with an automatic renewal at 3 years, with limitation to 16 parking spaces, boats to be staged behind the building, and boat size to not exceed 30 overall feet in length. Commissioner Werner seconded the motion.

Before the vote, the applicant requested the staging verbiage be changed from “behind the building” to “behind the fence” since the designated display spaces are on the west side of the site within the fenced area and not actually behind the building.

Vice-Chair Cox withdrew the motion.

Vice-Chair Cox moved to recommend approval of SUP21-0005 – Bosco Boat Dealership, with an automatic renewal at 3 years, with limitation to 16 parking spaces, boats to be staged behind the fence, and boat size to not exceed 30 overall feet in length. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

AYES: Gilmore, Wilson, Cox, Naylor, Werner, Wells

NAYS: None

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

- 4. Public Hearing to consider an ordinance for rezoning (ZPD21-0013 – Orchard Flower) to amend Planned Development No. 120 (PD-120) with Single-Family District-5 (SF-5) and Retail District-2 (R-2) uses, to modify the conceptual plans and elevations for the non-residential portion and modify the development standards, with an amendment to the previously approved exception to Sec. 82-303 for the compatibility setback, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located at the northwest corner of Flower Mound Road and Old Orchard Lane.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Kiew Kam, Triangle Engineering

Spoke In Favor:

None

Spoke In Opposition:

Fred Uhlman, 131 Freesia Drive (yielded time to Kevin Stadler)
Kevin Stadler, 170 Quince Drive (time yielded from Fred Uhlman)
John Douglas, 128 Freesia Drive
Gary Noll, 128 Freesia Drive
Arthur Stafford, 1918 Viburnum Drive
BJ Hall, 132 Freesia Drive
Mark Kusman, 118 Liatris Drive
Bob Hays, 174 Quince Drive
Angelica Abrams, 1914 Viburnum Drive

Kelly Moeller, 118 Liatris Drive

In Opposition, Did Not Wish To Speak:

Dian Walker, 110 Quince Drive
Ray Vaughn, 1909 Protea Drive
Tamara Vaughn, 1909 Protea Drive

Commission Deliberation

Vice-Chair Cox moved to table ZPD21-0013 – Orchard Flower PD-120, to a date uncertain. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Werner, Naylor, Cox, Wilson, Gilmore

NAYS: None

The motion to table to a date uncertain passed by a vote of 6 to 0.

5. SUP21-0006 – Lusk Lane Soccer Park SUP-470. *(This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the applicant withdrew the project entirely.)*

6. MISC21-0001 – Lusk Lane Soccer Park Outdoor Lighting Waiver. *(This item was noticed for a public hearing and consideration by the Planning & Zoning Commission. On Friday, December 3, 2021, the applicant withdrew the project entirely.)*

J. ADJOURNMENT – REGULAR SESSION: 9:09 P.M.

i. CALL TO ORDER WORK SESSION: 9:24 P.M.

a. Whyburn Addition: ZPD21-0015

- Staff Presentation:
- Applicant Presentation:

Chuck Russell, Principal Planner
Heth Kendrick, LandDesign
Gabriela Weber, LandDesign
Brian Dench, LandDesign
Larry Jackson, David Weekley Homes
John Baen, Property Owner Representative

The work session was closed at 10:55 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM: 2

REGULAR ITEM

DATE: January 10, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No. 171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 49.77 acres of land in order to create a planned development district which includes a mixture of both non-residential and residential uses, in accordance with the Campus Commercial land use designation within the Lakeside Business District Area Plan.

As part of the request, the applicant has requested certain waivers, exceptions and modifications to the Code of Ordinances. In summary, the major items are listed below.

Waiver:

- **Roof Pitch:** Waiver to Section 12.1 of the Town Code requiring roofs of non-residential buildings 15,000 square feet or less to reflect hip and/or gable styles that replicate residential scale and pitch.

Exception:

- **Street Buffer:** Exception to Section 98-846 of the Town's Urban Design standards requiring a 60-foot landscape buffer along Lakeside Village Boulevard. The applicant is proposing a 15-foot landscape buffer.

Modifications:

- **Setbacks:** A modification to Sec. 98-845. - Minimum and maximum dimensions of the Town Code to provide a 40-foot building setback along International Parkway and a 25-foot building setback along Lakeside Village Boulevard in lieu of the required 60-foot building setback.
- **Parking:** A modification to Section 82-74 of the Town Code that requires two parking spaces per residential dwelling unit. The applicant is proposing to provide one and a half spaces per unit.
- **Modifications to PD-31 and Base Campus Commercial District Standards:** See below for details.

The applicant is required to comply with Section 2, Area Plans, of the Master Plan which was in effect at the time of their application, it defines Campus Commercial as follows:

“Campus Commercial – Campus Commercial means a mixture of uses which includes corporate offices, office parks, hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

Development in the district must demonstrate the following:

1. Compliance with the three elements of the District’s Vision:
 - a. Create high quality, regional commercial development;
 - b. Competes in the economic development arena; and
 - c. Develops a balanced tax base to reduce the residential tax burden.
2. Exemplary and enduring quality and design shall be achieved by establishing a high level of development standards;
3. Market factors should ensure a robust mix of uses that are economically viable, support a high quality of life, and provide sustainable fiscal health for the Town;
4. No one single use should be allowed to predominate in the District at build-out;
5. Uses and design shall be in context with the existing environment and adjacent developments; and,
6. Residential development should provide a range of residential options that reflect changing lifestyles and demographics and should be facilitated through the balancing of market demand and community preferences.”

The requested underlying zoning in the PD will be based on certain uses and standards in the Campus Commercial (CC) district. The Town’s Land Development Regulations defines this district as follows:

‘The CC campus commercial district is designed primarily to accommodate a variety of large-scale campus commercial developments such as corporate offices, office parks,

hotels, resorts and similar uses in a planned campus setting. Retail, restaurant, hotel and similar uses serving the campus commercial uses could be appropriate if they are planned as integral elements of the developments. In addition to the use and area regulations of this division, development in the CC campus commercial district shall be in compliance with all other applicable provisions of this chapter.'

With respect to permitted uses, the applicant has requested that one additional use not permitted in the CC Campus Commercial District be allowed in this planned development:

- Multifamily

The applicant is also prohibiting the following uses that are allowed within the CC district subject to Town Council approval of a Specific Use Permit:

- Amusement and recreation (outdoors).
- Car wash, automatic.
- Car wash, full service.
- Convenience store with gasoline sales.
- Institution, drug, or psychiatric treatment.
- Office-showroom/warehouse.
- Retail, single tenant (50,000 sf, but less than 75,000 sf).
- Retail, single tenant (75,000 sf, but less than 100,000 sf).
- Retail, single tenant (100,000 sf or more).

The undeveloped 49.77-acre site possesses frontage along International Parkway and Lakeside Village Boulevard. Access to the development will consist of four ingress/egress points along International Parkway and one along Lakeside Village Boulevard and an access point to the Southgate development to the east. The accompanying conceptual site plan [Attachment B(1)] provides for a mixture of uses as well as designated public and private open space areas.

Non-residential component

The conceptual site plan provides for the following nonresidential uses:

- 525,200 square feet of office uses located within eight buildings ranging in height from one to four stories
- 45,880 square feet of retail/restaurant uses located within five one-story buildings
- 281,400 square feet located within a five-story parking garage

Residential component

The applicant is requesting a maximum of 200 multifamily dwelling units located within three four-story buildings (238,800 square feet).

Public and Private Open Space and Pedestrian Connectivity

The Planned Development will require various components of publicly accessible privately owned open space to be provided so as to engage tenants, employees, and residents within the Planned Development as well as providing access from visitors

outside of the development (See Attachment B(1)). The applicant is proposing a series of interconnected trails both internal to the development as well as providing connections to the Town's trail network. Five internal, publicly accessible open space areas containing a total 10.36 acres are being proposed for park dedication credit. A certificate of occupancy shall not be issued for the building(s) in a phase until all of the respective open space areas within that phase have been completed and landscape maintenance plan has been submitted for public open space areas.

Phasing

The Planned Development includes a phasing component that obligates the developer to complete certain nonresidential development triggers prior to the construction and completion of any residential dwelling units:

- Issuance of the first Certificate of Occupancy for a multifamily use in Phase 1B is subject to the following:
 - i. Completed construction of 75,000 square feet of non-residential building space in Phase 1A to include completion of final building inspections indicating buildings are ready to be occupied; and
 - ii. Completion of horizontal site work, but not vertical construction, shall be completed within the three restaurant pad sites along Long Prairie Road in Phase 1A.
- Phases 2, 3, and 4 are not required to be developed sequentially (e.g. Phase 2 does not need to be constructed prior to development of Phase 3 or Phase 4.)
- A temporary parking area may be constructed in Phase 1A or in Phase 2 for the first office building constructed in Phase 1A. Said parking area shall be constructed of concrete. The required landscaping for the temporary parking lot shall be provided. In lieu of providing the required landscaping within the temporary parking lot area, the required landscaping may be located within the 25' landscape buffer in Phase 1.
- In Phase 2, the construction of either building 7, 11, or 13 will require the construction of a parking garage prior to final building inspections of either building 7, 11 or 13.
- Landscape buffers along Lakeside Village Boulevard and Long Prairie Road in Phase 1, 2, and 3 shall be constructed prior to final building inspections for the first building of Phase 1A. A landscape buffer along Phase 4 shall be installed with the development of Phase 4

Parking

The submitted conceptual site plan provides for a total of 2,420 off-street parking (1,521 surface spaces and 899 structured garage spaces). According to the applicant's required parking study:

There are two proposed changes to the Town's standard parking requirements within the Silveron Park PD zoning. First is a reduction in the parking ratio for multi-family dwelling units. Our proposed ratio is 1.5 spaces per unit. Second is the utilization of shared parking analysis. Shared parking allows for a more distributed analysis of the parking needed for large development. Residents and customers visiting the site are more than likely going to use one parking space to visit multiple tenants. Residents will walk to dinner, instead of driving, a patient visiting the doctor will do a little shopping before or

after their appointment, or a shopper will eat lunch between visiting the various shopping options.

The Town Code requires a total of **3,011** parking spaces. The applicant's proposed **2,420** parking spaces are within the allowable 20 percent deviation from the Town Code.

Modifications to PD-31 and Base Campus Commercial District Standards

The applicant has requested the proposed Planned Development be based, in part, on the uses and development standards in the Campus Commercial district (CC) uses, with certain modifications to the dimensional regulations for this district. As the property is currently zoned PD-31 for Campus Commercial District uses, a comparison of the respective development standards where different is noted in the following table:

Development Standard	Existing PD-31 and Campus Commercial District Standards	Proposed PD-171 Standards
Minimum Front Yard	International Parkway and Lakeside Village Boulevard 65 feet with first 25 feet as a street buffer. Parking prohibited within the first 45 feet	International Parkway- 40 feet with 25 feet as a street buffer and parking prohibited within the first 25 feet Lakeside Village Boulevard- 25 feet with 15 feet as a street buffer and parking prohibited within the first 25 feet No minimum setbacks for internal nonresidential buildings
Minimum Rear Yard	15 feet	No minimum setbacks for internal nonresidential buildings
Maximum Lot Coverage	50 percent	95 percent for multifamily buildings and 60 percent for nonresidential buildings
Height and Stories	120 feet and 10 stories	Multifamily, 60 feet and 4 stories Building numbers 9, 10, 11, 12, and 13, Maximum number of stories is five Maximum height for nonresidential buildings, excluding parking garages, is 86 feet. Maximum height for a parking structure is 66-feet.

Parks Board

At their June 4, 2020 meeting, the Parks Board recommended approval to Town Council of the minimum allowance for all eligible open space as publicly accessible and privately maintained park land as shown on Attachment (B1) and in accordance with Sec. 90-449, Park Credit Option, and moved to allow Park Development Fees to be reimbursable for amenities outlined in Sec. 90-449, Park Credit Option not to exceed \$277,600.00. The Parks Board meeting may be viewed here:

<https://flowermoundtx.swagit.com/play/06042020-949/7/>

Environmental Conservation Commission (ECC)

At their October 1, 2019 meeting, the ECC recommended approval to Town Council of an application for a tree removal permit for eight specimen trees located on the subject property. The site contains 37 specimen trees. The ECC meeting may be viewed here:

<https://flowermoundtx.swagit.com/play/10012019-1372/8/>

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. ZPD18-0014 had a total of 13 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Parking Study
4. Existing PD-31 Ordinance

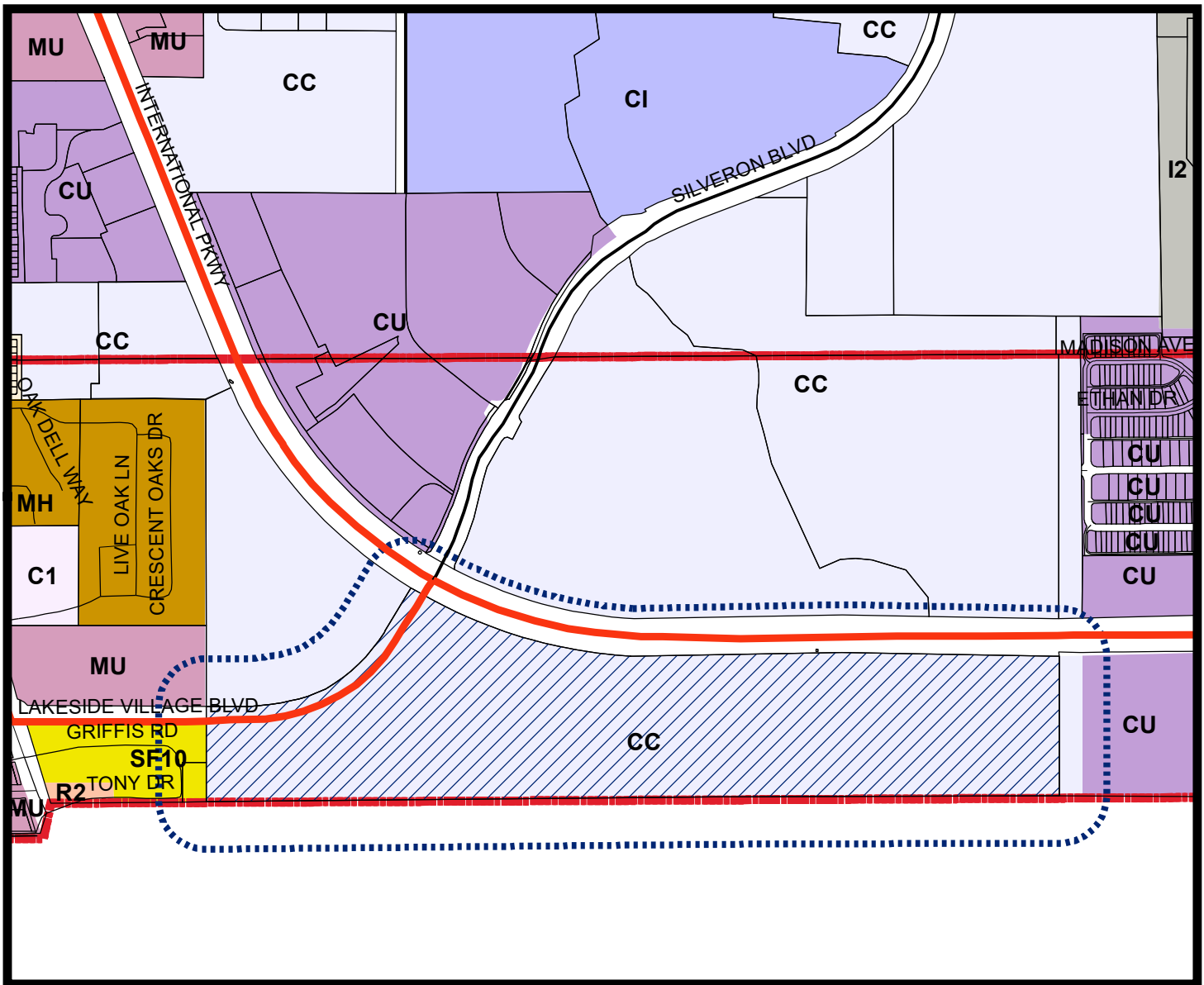
B. Application Details

1. Planned Development Package
2. Draft PD Standards

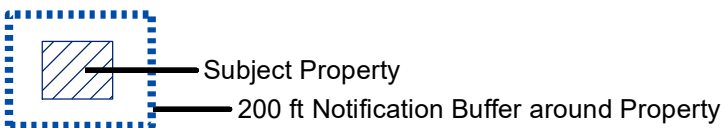
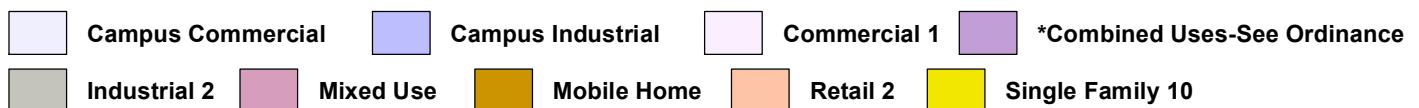


Vicinity Map

Reference Project: ZPD18-0014

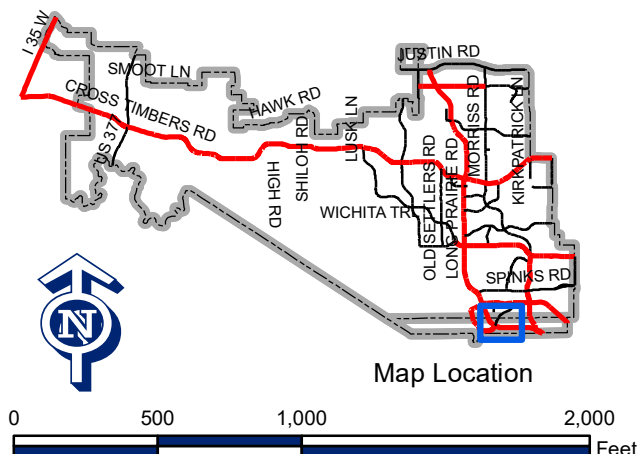


LEGEND



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.





REVISIONS LETTER > SILVERON PARK

October 7, 2021

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

**RE: Zoning Change Request – Silveron Park (Graham Tract)
 Revisions Letter**

Ms. Murphy:

Please accept this letter, on behalf of Joe Graham, Trez Capital, and Thompson Realty, and McAdams as an explanation of the changes that have been made to the concept plan since our last submittal. This is the 13th submittal made to the Town of Flower Mound pertaining to the zoning application for Silveron Park. We hope these changes are satisfactory and address the comments and discussion received by Town Staff. Below is the list of changes:

- Buildings 4-6 now have drive-thru services;
- The number of multifamily units has decreased from 500 units to 200 units;
- The side of the property west of East Park has been redesigned to account for the new office buildings that are being proposed on the site;
- Building 2 and Building 3 no longer proposes 7,000 sf of office space;
- Building 4 has decreased in size from 3,050 sf to 2,500 sf;
- Building 5 has decreased in size from 2,800 sf to 2,500 sf;
- Building 7 as increased from a 2-story building to a 4-story building. The square footage has increased from 35,000 sf to 80,900 square feet;
- Building 10 is now a 5-story parking garage with 865 parking spaces;
- Building 11 is now an office building that is 93,100 sf;
- Building 12 is no longer a parking garage. It is now an office building that is 60,000 sf;
- Building 13 is now an office building that is 80,300 sf;
- Building 14 is now an office building that is 51,900 sf;
- Building 15 has increased in size from 66,800 sf to 98,000 sf, and the number of multifamily units have increased from 60 units to 90 units;

The proposed changes are a result of numerous meetings held with members of City Council between the previous submittal and now. We believe these changes will satisfy the vision of the property for many in the Town of Flower Mound. In summary, there has been a total office building square footage has increased from 208,000 square feet to 525,000 square feet. The total number of multifamily units has decreased from 500 units to 200 units. These changes have led to an additional 0.456 acre of open space/parks area being provided. This increase in open space/park area is an added benefit to the development and we are not requesting additional credit beyond the Park Board recommendation. The recommended 10.326 acres by the Parks Board is preferred. We hope Town Staff finds these changes satisfactory towards the overall project and we look forward to receiving feedback.



REVISIONS LETTER > SILVERON PARK

Sincerely,
MCADAMS

Randi L. Rivera, AICP
Director, Planning + Entitlement

cc: Joe Graham, Owner, Graham Mortgage
John Hutchinson, President, Trez Capital
Tom Field, President, Thompson Capital Realty



REVISIONS LETTER > SILVERON PARK

April 26, 2021

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

**RE: Zoning Change Request – Silveron Park (Graham Tract)
 Revisions Letter**

Ms. Murphy:

Please accept this letter, on behalf of Joe Graham, Trez Capital, and Thompson Realty, and McAdams as an explanation of the changes that have been made to the concept plan since our last submittal. This is the 12th submittal made to the Town of Flower Mound pertaining to the zoning application for Silveron Park. We hope these changes are satisfactory and address the comments and discussion received by Town Staff. Below is the list of changes:

- Building 1 has decreased in size from 32,000 sf to 24,000 sf;
- Building 2 has decreased in size from 52,700 sf to 22,000 sf;
- The parking lot around building 2 has decreased in size and subsequently the building location has been pushed closer to FM 2499. This additional space that has been created is being put into “The Green” park;
- “The Green” park has increased in size from 0.709 acre to 1.233 acres (0.524-acre increase);
- Building 3 has decreased in size from 44,500 sf to 22,000 sf; and
- “Silveron Park” has increase in size as a result of the buildings decreased size from 1.083 acres to 1.355 acres (0.272-acre increase).

In summary, there has been a total building square footage decrease of 61,200 square feet. These changes have led to a decrease in 85 parking stalls from being constructed and an additional 0.796 acre of open space/parks area being provided. This increase in open space/park area is an added benefit to the development and we are not requesting additional credit beyond the Park Board recommendation. The recommended 10.326 acres by the Parks Board is preferred. We hope Town Staff finds these changes satisfactory towards the overall project and we look forward to receiving feedback.

Sincerely,
MCADAMS

Randi L. Rivera, AICP
 Director, Planning + Entitlement

cc: Joe Graham, Owner, Graham Mortgage
 John Hutchinson, President, Trez Capital
 Tom Field, President, Thompson Capital Realty



LETTER OF INTENT > SILVERON PARK

June 26, 2020

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

**RE: Zoning Change Request – Silveron Park (Graham Tract)
Letter of Intent**

Mr. Russell:

Please accept this letter, on behalf of Joe Graham, Trez Capital, and Thompson Realty, as an explanation of the proposed Zoning Change Request for approximately 50 acres of land located at the southeast corner of Lakeside Village Blvd. and FM 2499. This property is located along the Town boundary and has direct adjacency to the City of Grapevine and the Corps of Engineers property south of the property. The site is within the Lakeside Business District and has a land use designation of Campus Commercial. The property is currently zoned PD-31 with Campus Commercial uses.

This site has been widely referred to as the 'Graham Tract' for several years, based on Mr. Graham's ownership. As we have been working through this rezoning process, we are providing the project name for which this property will be developed as and marketed to tenants and users. It is Silveron Park which has links to the Lakeside Business District history.

SITE CHARACTERISTICS

Although the property is approximately 50 acres in size and has generous frontage along FM 2499, the property is relatively narrow. The site has over 2,700 feet of frontage along FM 2499 and over 1,100 feet along Lakeside Village Blvd., but it is only +/- 600 feet deep. Since it is so much longer than it is deep, the overall arrangement of buildings and drives is very linear. The depth of the property limits the type of block structure in the design.



Layout issues due to the narrow width is compounded by the fact that the southern boundary of the site is Corp property that will not be developed. Roads and access points to the south cannot be made due to the restrictions of the adjacent property. The limitation of extending access to the south however is offset by the site having a southern boundary that is a protected open space area.

There are two creeks that flow through the property, both running from the north to the south. One is located close to the western property line at Lakeside Village Blvd. The other is further east at the location of the existing culvert that is under FM 2499. This creek acts as a natural divide between the eastern third of the tract and the rest of the property. This eastern portion has extensive topographic relief. Along the east side of the creek, there are steep slopes that lead up to a somewhat flat area before crossing the east property line. On the west side of this creek, there is 40 feet of terrain change as the site extends to the west and then slopes down again before reaching another creek area that crosses under the existing overhead lines. In addition, as the site extends from east to west, the vegetation also changes. There is a significant amount of mature trees and upland habitat within the western third of the property, the remaining areas are sparsely treed.

There is an existing 18" sewer main located in a 30' easement that runs along the southern property line. Water is also available to the site with an existing 12" line along FM 2499 and Lakeside Village Blvd.

PROJECT DESCRIPTION

Being ideally located along one of the busiest sections of FM 2499, Silveron Park is one of the last stops for motorists before reaching three major highways south of the Town or DFW Airport. As Silveron Park spans wide from east to west, so do the choices it will offer to the Flower Mound community. There are choices for the resident, the guest, the foodie, the employee, the shopper, and the jogger.

Silveron Park includes a mixture of land uses that include retail, restaurant, office, medical office, and residential components. The configuration of these uses are strategically placed in order to provide connections between the different uses as well as promote the visibility of the non-residential uses along FM 2499 and Lakeside Village Blvd.. The residential uses are concentrated along the south property line and constitute only 21% of overall site area, which is consistent with the goals of the Town's Master Plan for Lakeside



Business District. The mixed commercial areas consist of 39% of the site and are predominantly located along the frontage of both streets. The remaining portions of the project are the various open space areas and they constitute nearly 40% of the site.

The mix of uses are connected via a pedestrian circulation system that originates from The Green and the actual Silveron Park, which are the main open space areas. From The Green, the trails are dispersed throughout the development in order to connect all the different uses and the other open space areas. The Silveron Park acts as the spine of the open space connection and the community itself. It is a wide yet linear, highly amenitized open space corridor that will serve as the main trail that runs from east to west in Silveron Park. The park also acts as large



landscaped buffer separating the commercial areas from the residential ones while still providing connectivity to access all the uses and other open space areas. This creates the inter-linked web of pedestrian connections to allow residents, patrons, and employees to travel on foot between their destinations or for recreation. Including The Green, there are five open space areas. The others are The West Park, Silveron Park, Central Park, and Oak Bluff Park.

The existing property owner, Mr. Joe Graham, has been communicating with UT Southwestern Medical (UTSW) for several years regarding their interest in a future campus location on this property. Mr. Graham has provided the Town Manager's office with a letter dated April 21, 2020 that provides an update to the commitment with UTSW. In short summary of that letter, UTSW is not able to provide a guaranteed time frame to construct the new campus and the developer, Thompson Realty, has committed to reserve a site for them on another location of the property and to construct, lease, and manage a multi-story, Class A office building in the location that was previously shown for UTSW on the Concept Plan. This building will be built as part of Phase I.

The other components that will be constructed as part of Phase I with the Class A office building include approximately 284 urban living units, and approximately 6 acres of open space.



LETTER OF INTENT > SILVERON PARK

PROPOSED ZONING

We are requesting to change the zoning to create a Planned Development (PD) with Development Standards. The PD will have a base zoning of Campus Commercial and provide regulations for uses, open space, pedestrian standards, landscaping, parking, and architectural requirements.

ARCHITECTURE

The various users within the development will adhere to design standards that will be consistent throughout Silveron Park. A contemporary vernacular is prevalent in the metroplex for creating upscale developments and will create an esthetically pleasing, upscale development in this important site. The location does isolate the site to adjacent properties and therefore we believe it is an opportunity to provide an architectural style that is not repetitive of other developments within the Lakeside area. The materials selected for the development will adhere to the Town's Urban Design Standards and are quality and durable materials that will serve to create an enduring development.

CONCLUSION

The development of this property has been discussed with the Town for a few years. After putting together the different components and a world class team, the timing is right to realize the potential for this property. We appreciate the attention the Town has so generously provided to us as we were putting this vision together. We are pleased to bring you a complete application and respectfully request your support for this zoning change. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

A handwritten signature in black ink that reads 'Randi L. Rivera'.

Randi L. Rivera, AICP

Director, Planning + Entitlement

cc: Joe Graham, Owner, Graham Mortgage
 John Hutchinson, President, Trez Capital
 Tom Field, President, Thompson Capital Realty

Silveron Park - Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898, November 18, 2021

Summary:

Silveron Park is an ~43.7-acre development generally located at the southeast corner of FM 2499 (Long Prairie Road) and Lakeside Village Parkway. The site is planned to include retail, restaurant, office, medical office and residential uses. The Concept Plan is included in Exhibit "C" of this study.

Base Code Parking Requirements:

The table below represents the base parking required by the Town of Flower Mound Zoning Ordinance, Section 82-79 for the proposed development. In addition, the table also includes the allowed reductions from the base parking requirements.

Town of Flower Mound Parking Analysis:

Building #	Use	Quantity (SF)	Units (SF)	Town Code Parking Rate	# of Spaces Required	20% Reduction (rounded up)	# of Spaces Provided
1	Medical Office	24,000	N/A	1/200	120	96	169
2	Retail	7,000	N/A	1/250	28	23	241
	Restaurant	8,000	N/A	1/75	107	86	
	Rest. Patios	4,780	N/A	1/75	64	52	
3	Retail	7,000	N/A	1/250	28	23	146
	Restaurant	8,000	N/A	1/75	107	86	
	Rest. Patios	3,600	N/A	1/75	48	39	
4	Restaurant	2,500	N/A	1/75	34	28	106
5	Restaurant	2,500	N/A	1/75	34	28	
6	Restaurant	2,500	N/A	1/75	34	28	
7	Office	80,900	N/A	1/250	324	259	#
8	Office	45,000	N/A	1/250	180	144	348
9	Office	90,000	N/A	1/250	360	288	
10	Parking Gar.	N/A	N/A	0	0	0	
11	Office	93,100	N/A	1/250	373	299	988
12	Office	60,000	N/A	1/250	240	192	
13	Office	80,300	N/A	1/250	322	258	
14	Office	51,900	N/A	1/250	208	167	257
15	Residential	N/A	90	2 per unit	180	144	
16	Residential	N/A	44	2 per unit	88	71	165
17	Residential	N/A	66	2 per unit	132	106	
Totals		254,730	500		3,011	2,417	2,420*

Table 1.0

*Additional structured parking may be added below Buildings 7, 8, 9 & 12. The chart above includes garage parking within residential buildings 15, 16 & 17, (34 total)

Parking totals included with Buildings 10-13 due to the Building 7 utilizing the parking structure.

As illustrated in Table 1.0 above, the Town of Flower Mound's standard parking requires 2,987 total spaces for this site. Per Town standards, large developments require a 20% reduction to the total parking provided. Taking this reduction into account, the minimum required number of parking spaces to 2,398 parking spaces, fractions of spaces have been rounded up to the nearest whole number.

Silveron Park Proposed Parking:

There are two proposed changes to the Town's standard parking requirements within the Silveron Park PD zoning. First is a reduction in the parking ratio for multi-family dwelling units. Our proposed ratio is 1.5 spaces per unit. Second is the utilization of shared parking analysis. Shared parking allows for a more distributed analysis of the parking needed for large development. Residents and customers visiting the site are more than likely going to use one parking space to visit multiple tenants. Residents will walk to dinner, instead of driving, a patient visiting the doctor will do a little shopping before or after their appointment, or a shopper will eat lunch between visiting the various shopping options.

Typical Shared Parking Ratios:

	SCHEDULE OF MIXED-USE PARKING – PERCENTAGES				
	WEEKDAY		WEEKEND		NIGHT
	DAYTIME 6A - 6P	EVENING 6P - MID	DAYTIME 6A - 6P	EVENING 6P - MID	MIDNIGHT - 6A
OFFICE	100%	10%	10%	5%	5%
MED. OFFICE	100%	10%	10%	5%	5%
RETAIL	50%	90%	100%	70%	5%
RESTAURANT	50%	100%	100%	100%	10%
RESIDENTIAL	100%	100%	100%	100%	100%

Table 2.0

Utilizing the proposed square footages listed in Table 1.0 and the parking ratios in Table 2.0, the following parking numbers are determined.

Shared Parking Counts:

	SCHEDULE OF MIXED-USE PARKING – PERCENTAGES				
	WEEKDAY		WEEKEND		NIGHT
	DAYTIME 6A - 6P	EVENING 6P - MID	DAYTIME 6A - 6P	EVENING 6P - MID	MIDNIGHT - 6A
OFFICE	2,005	201	201	101	101
MED. OFFICE	120	12	12	6	6
RETAIL	28	51	56	40	3
RESTAURANT	213	426	426	426	43
RESIDENTIAL	300	300	300	300	300
TOTALS	2,666	990	995	873	453

Table 2.1

Conclusion:

Table 2.1 indicates that 'Weekday, Daytime 6A - 6P', determines the most amount of required parking. This indicates that a minimum of 2,666 parking spaces should be provided to adequately park the proposed development. As indicated within Table 1.0, Silveron Park is proposing 2,420n total parking spaces dispersed throughout the property, or approximately 8.5% below the minimum required. This parking number will be reduced slightly once the required accessible parking and striped loading spaces are dispersed through the property as individual buildings are developed.

Based on the multiple uses proposed, a minimum of 2,666 parking spaces should be provided. The 2,420 parking spaces (plus the possible additional spaces below buildings 7, 8, 9 & 12) is appropriate for this development.

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 33-00**

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES (LAND DEVELOPMENT CODE) AND REPEALING ORDINANCE NUMBER 69-85 OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 281.443 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 AND THE J.N. TANNEHILL SURVEY, ABSTRACT NUMBER 1252, BY AMENDING THE ZONING EXHIBIT WITHIN PLANNED DEVELOPMENT NUMBER 31 (PD-31), WHICH ALLOWS FOR COMMERCIAL DISTRICT-2 (C-2) AND INDUSTRIAL DISTRICT-1 (I-1) USES TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI), AND BY CHANGING THE ZONING ON APPROXIMATELY 128.31 ACRES OF LAND IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NUMBER 692 FROM AGRICULTURAL DISTRICT (A) TO PLANNED DEVELOPMENT NUMBER 31 (PD-31) FOR CAMPUS COMMERCIAL DISTRICT (CC) AND CAMPUS INDUSTRIAL DISTRICT (CI) REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, after public notice and public hearing as required by law, the Planning and Zoning Commission of the Town of Flower Mound, Texas, has recommended the amendment Chapter 12 of the Code of Ordinances (Land Development Code) and repealing Ordinance Number 69-85 of the Town of Flower Mound, Texas, by changing the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, by amending the zoning exhibit within Planned Development Number 31 (PD-31), which allows for Commercial District-2 (C-2) and Industrial District-1 (I-1) uses to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI), and by changing the zoning on approximately 128.31 acres in the Joseph Knight Survey, Abstract Number 692 from Agricultural District (A) to Planned Development Number 31 (PD-31) for Campus Commercial District (CC) and Campus Industrial District (CI); and,

WHEREAS, after public notice and public hearing as required by law, and upon due deliberation and consideration of the recommendation of said Planning and Zoning Commission and of all testimony and information submitted during said public hearing, the Town Council of the Town of Flower Mound, Texas, has determined that it is in the public's best interest and in furtherance of the health, safety, morals, and general welfare of the citizens of the Town that the zoning on approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252 and the zoning of an additional 128.31 acres land in the Joseph Knight Survey, Abstract Number 692 be amended as described below;

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

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

From and after the effective date of this Ordinance, the official zoning map, Exhibit "A" to Chapter 12 of the Code of Ordinances of the Town of Flower Mound, Texas, is hereby amended and changed in the following particulars, and all other existing sections, subsections, paragraphs, sentences, definitions, phrases, and words of said Land Development Code are not amended, but shall remain intact and are hereby ratified, verified, and affirmed:

- "A. The uses allowed on a certain tract of land being approximately 281.443 acres of land in the Joseph Knight Survey, Abstract Number 692 and the J.N. Tannehill Survey, Abstract Number 1252, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned as Planned Development Number 31 (PD-31) with Commercial District-2 (C-2) and Industrial District-1 (I-1) uses and a certain tract of land being approximately 128.31 acres of land in the Joseph Knight Survey, Abstract Number 692, Flower Mound, Denton County, Texas, and more fully described in Exhibit "A," attached hereto and incorporated herein, presently zoned Agricultural District (A) are changed to Planned Development Number 31 (PD-31) with Campus Commercial District (CC) and Campus Industrial District (CI) uses in accordance with Exhibit "B," attached hereto and incorporated herein."

SECTION 3

A general development plan, depicting the general tract sizes and zoning classifications thereof, is attached hereto as Exhibit "C" and incorporated herein.

SECTION 4

All ordinances, orders, or resolutions heretofore passed and adopted by the Town Council of the Town of Flower Mound, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5

If any section, subsection, clause, phrase, or provision of this Ordinance is for any reason held unconstitutional or void by a court of competent jurisdiction, the

ORDINANCE NO. 33-00

PAGE 3

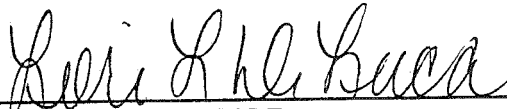
remainder of the ordinance shall continue in effect as if the invalid portion had never been included.

SECTION 6

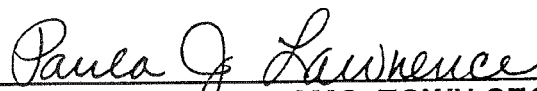
This Ordinance shall take effect and be in full force from and after its passage.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 5 TO 0, ON THIS THE 17TH DAY OF APRIL, 2000.

APPROVED:


Lori DeLuca, MAYOR

ATTEST:


Paula J. Lawrence, CMC, TOWN SECRETARY

APPROVED AS TO FORM AND LEGALITY:


Terrence S. Welch, TOWN ATTORNEY

03-14-00 17:10 From-

EXHIBIT "A-1"

Legal Descriptions

TRACT I: BEING 288.497 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas, and all of the 4.003 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1470, Page 279 of the Real Property Records of Denton County, Texas, and all of the tracts of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deeds recorded in Denton County Clerk's Files No. 96R-0075624, No. 96R-0085598 and No. 96-0091514. Said 208.496 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod at the intersection of the East boundary line of said 284.535 acre tract with the North right-of-way line of Farm-to-Market Road No. 2499 (a 160 foot wide right-of-way). Said Point of Beginning also being located at a point S 89° 52' 42" E 3690.83 feet, and THENCE N 00° 20' 16" W 767.37 feet from the Southwest corner of said JOSEPH KNIGHT SURVEY;

THENCE Along the North right-of-way line of said Farm-to-Market Road No. 2499, as follows:

1. S 89° 46' 02" W 1790.47 feet, to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Right;
2. NORTHWESTERLY 2189.77 feet, along said curve to the Right, having a radius of 1829.86 feet, a central angle of 68° 33' 54" and a chord bearing N 55° 57' 01" W 2061.41 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 21° 40' 04" W 1224.17 feet, to a 1/2" iron rod set, at the intersection of the centerline of Old Donald Road, being the North boundary line of aforesaid 284.535 acre tract;

THENCE S 88° 39' 39" E 257.70 feet, along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the common boundary between the aforesaid KNIGHT and TANNEHILL SURVEYS;

THENCE SOUTH along the common line between said surveys, generally following a fence at 25.0 feet passing a 1/2" iron rod in the former South right-of-way line of said Old Donald Road, and in all 499.95 feet along the West boundary line of the tract of land conveyed to Mae Powell, by the deed recorded in Volume 373, Page 467 of the Deed Records of Denton County, Texas, to a 1/2" iron rod set, at the Southwest corner of said Powell Tract;

THENCE N 89° 52' 08" E 857.83 feet, along a fence in the South boundary line of said Mae Powell Tract to a 1/2" iron rod set, at the Southeast corner of said Powell Tract;

THENCE N 00° 15' 17" W 2557.72 feet, along the East boundary line of said Powell Tract to a 1/2" iron rod set, in the South right-of-way line of Spinks Road;

THENCE S 89° 10' 58" E 742.23 feet, along the South right-of-way line of said Spinks Road to a 1/2" iron rod set, at the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by Denton County Clerk's File No. 96R-0075623;

THENCE S 00° 15' 17" E 1457.48 feet, departing said Spinks Road and running along the West boundary line of said Harris Tract to a 1/2" iron rod set, at the Southwest corner of said Harris Tract;

03-14-00 17:10 From-

1. S 01° 40' 34" E 284.72 feet, to a 1/2" iron rod set at the beginning of a curve to the left;
2. SOUTHEASTERLY 145.72 feet, along said curve to the left having a radius of 1000.00 feet, a central angle of 08° 20' 57" and a chord bearing S 85° 57' 00" E 145.59 feet to a 1/2" iron rod set at the end of said curve;
3. N 89° 52' 32" E 177.01 feet, to a 1/2" iron rod set at the Southeast corner of said Harris Tract, lying at the most Westerly Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0075624;

THENCE N 89° 52' 32" E 272.92 feet, along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod set;

THENCE N 04° 03' 59" W 1500.05 feet, along the West boundary line of said E-Systems Tract to a 1/2" iron rod set, at the most Northerly Northwest corner of said E-Systems Tract, lying in the South right-of-way line of aforesaid Spinks Road;

THENCE Along the South right-of-way line of said Spinks Road as follows:

1. S 89° 08' 14" E 200.63 feet to a 5/8" iron rod found, at the Northeast corner of the aforesaid E-Systems Tract, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96R-0065598;
2. S 89° 20' 53" E 470.78 feet along the North boundary line of said E-Systems Tract to a 1/2" iron rod set, at the Northeast corner thereof, being the Northwest corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust according to Denton County Clerk's File No. 96-0091514;
3. S 89° 23' 28" E 560.49 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said E-Systems Tract;

THENCE S 00° 26' 21" E 484.96 feet departing said right-of-way line and running along the most Westerly East boundary line of said E-Systems Tract to a 1/2" iron rod found;

THENCE N 89° 33' 41" E 360.08 feet along the most Southerly North boundary line of said E-Systems Tract to a 1/2" iron rod found, at the most Easterly Northeast corner of said E-Systems Tract, lying in the West boundary line of the Tract of land conveyed to United States of America by the deed recorded in Volume 2014, Page 746 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the west boundary line of said United State of America Tract as follows:

1. S 00° 25' 16" E 729.74 feet to a 1/2" iron rod set;
2. S 89° 22' 53" W 90.00 feet to a 5/8" iron rod found;
3. S 00° 37' 07" E 100.56 feet to a 5/8" iron rod found, at the Southwest corner of said United States of America Tract;
4. N 89° 18' 55" E 130.17 feet to a 5/8" iron rod found, at the Southeast corner of said United States of America Tract, lying in the West boundary line of the Tract of land conveyed to Suzann Ruff by the deed recorded in Volume 2162, Page 247 of the Deed Records of Denton County, Texas;

THENCE Along the East boundary line of said E-Systems Tract and the West boundary line of said Ruff Tract, also being the same line defined by the boundary line agreement recorded in Denton County Clerk's File No. 96-R0025321, as follows:

1. S 00° 03' 24" E 421.68 feet to a 60d nail found;

03-14-00 17:11 From-

3. S 00° 47' 23" E 902.24 feet to a 6" steel fence post found at the Southeast corner of said E-Systems Tract;

THENCE N 69° 32' 38" W 341.96 feet along the South boundary line of said E-Systems Tract to a 6" steel fence post found, at the most Easterly Northeast corner of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE S 00° 20' 16" E 1259.09 feet along the East boundary line of said E-Systems Tract to THE PLACE OF BEGINNING, containing 288.497 acres of land.

EXHIBIT "A-2"

Legal Descriptions

TRACT I:

B.

BEING 72.948 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, and the J.N. TANNEHILL SURVEY, Abstract No. 1252, Denton County, Texas, and being a portion of the 284.535 acre tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust, by the deed recorded in Volume 1360, Page 433 of the Real Property Records of Denton County, Texas. Said 72.948 acres of land being more particularly described by metes and bounds, as follows:

BEGINNING at a 3/4" iron pipe found, at a fence corner marking the Southwest of said JOSEPH KNIGHT SURVEY and the Southeast corner of said J.N. TANNEHILL SURVEY, and lying in the boundary line between Denton and Tarrant Counties;

THENCE N 00° 20' 37" W 1663.16 feet along the common line between said KNIGHT and TANNEHILL SURVEYS to a fence post at the Northeast corner of the tract of land conveyed to M.E. & S.J. Colville, by the deed recorded in Volume 82, Page 213 of the Deed Records of Denton County, Texas;

THENCE N 87° 58' 47" W 209.85 feet along a fence and the North boundary line of said Colville Tract to a 1/2" iron rod found, at the Southeast corner of the tract of land conveyed to Austin Allen Roach, et ux., Elizabeth M. Roach, by the deed recorded in Volume 811, Page 519 of the Deed Records of Denton County, Texas;

THENCE N 00° 09' 36" W 573.63 feet to a 1/2" iron rod found, at the Northeast corner of said Roach Tract;

THENCE S 89° 23' 57" W 64.15 feet along the North boundary line of said Roach Tract to a fence post at the Southeast corner of the tract of land conveyed to Sadie S. Allen, by the deed recorded in Volume 865, Page 760 of the Deed Records of Denton County, Texas;

THENCE along the East and North boundary line of said Allen Tract, also being the West boundary line of aforesaid 284.535 acre tract, as follows:

1. N 00° 49' 28" W 273.48 feet to a 1/2" iron rod found;
2. N 85° 13' 07" W 129.73 feet to a 1/2" iron rod found;
3. N 07° 24' 36" E 321.52 feet to a 1/2" iron rod found, at the most Northerly Northeast corner of said Allen Tract;
4. S 89° 24' 24" W 483.82 feet along the North boundary line of said Allen Tract to a 1/2" iron rod set, at the Northwest corner thereof, lying in the East right-of-way line of Old Farm-to-Market Road No. 2499;

THENCE N 00° 07' 00" W along the East right-of-way line of said Old Farm-to-Market Road No. 2499, at 193.76 feet passing a 1/2" iron rod in the South right-of-way line of Old Donald Road, and in all 218.76 feet, to a 1/2" iron rod set, in the centerline of said Old Donald Road;

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

THENCE S 88° 39' 39" E 423.79 feet along the centerline of said Old Donald Road to a 1/2" iron rod set, at the intersection of the West right-of-way line of New Farm-to-Market Road No. 2499;

THENCE along the West and South right-of-way line of said New Farm-to-Market Road No. 2499, as follows:

1. S 21° 40' 04" E 1292.11 feet to a concrete Texas Highway Department Right-of-way Monument found, at the beginning of a curve to the Left;
2. SOUTHEASTERLY 2381.23 feet along said curve to the Left, having a radius of 1989.86 feet, a central angle of 68° 33' 54" and a chord bearing S 55° 57' 01" E 2241.67 feet to a concrete Texas Highway Department Right-of-way Monument found, at the end of said curve;
3. N 89° 46' 02" E 1790.76 feet to a 1/2" iron rod set, at the intersection of the East boundary line of aforesaid 284.535 acre tract;

THENCE S 00° 20' 16" E 607.35 feet along the East boundary line of said 284.535 acre tract to a 1/2" iron rod set, at the Southeast corner thereof, also being in the South boundary line of said JOSEPH KNIGHT SURVEY;

THENCE N 89° 52' 42" W 3890.83 feet along the South boundary line of said JOSEPH KNIGHT SURVEY, being the South boundary line of aforesaid 284.535 acre tract, to THE PLACE OF BEGINNING, containing 72.948 acres of land.

EXHIBIT "A-3"
Legal Descriptions

TRACT II:

BEING 20.551 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 632, Denton County, Texas, and being a portion of the tract of land conveyed to Trustees, E-Systems, Inc. Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas. Said 20.551 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northeast corner of said E-Systems Tract, lying in the South right-of-way line of Spinks Road. Said point of beginning also being the Northwest corner of the Tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas;

THENCE S 00° 27' 06" E 1499.60 feet generally following a fence along the common boundary line between said E-Systems and Harris Tracts to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 177.01 feet severing said E-Systems Tract to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE NORTHWESTERLY 145.72 feet along said curve to the right having a radius of 1,000.00 feet a central angle of 08° 20' 57" and a chord bearing N 85° 57' 00" W 145.59 feet to a 1/2" iron rod set at the end of said curve;

THENCE N 81° 46' 32" W 284.72 feet to a 1/2" iron rod set;

THENCE N 00° 15' 17" W 1457.48 feet to a 1/2" iron rod set in the North boundary line of aforesaid E-Systems Tract and the South right-of-way line of said Spinks Road;

THENCE S 89° 10' 58" E 598.75 feet along the North boundary line of said E-Systems Tract and the South boundary line of said Spinks Road to THE PLACE OF BEGINNING, containing 20.551 acres (895,204 square feet) of land.

EXHIBIT "A-4"
Legal Descriptions

TRACT II:

B.

BEING 7.757 acres of land located in the JOSEPH KNIGHT SURVEY, Abstract No. 692, Denton County, Texas, and being a portion of the tract of land conveyed to Thomas W. Harris and wife Mary Anne Harris by the deed recorded in Volume 2962, Page 782 of the Deed Records of Denton County, Texas. Said 7.757 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a 1/2" iron rod found at the most Northerly Northwest corner of said Harris Tract, lying in the South right-of-way line of Spinks Road:

THENCE S 69° 05' 14" E 178.38 feet along the North boundary line of said Harris Tract and the South right-of-way line of said Spinks Road to a 1/2" iron rod set;

THENCE S 04° 03' 59" E 1500.06 feet severing said Harris Tract to a 1/2" iron rod set;

THENCE S 89° 52' 32" W 272.92 feet to a 1/2" iron rod set in a fence in the West boundary line of said Harris Tract being the East boundary line of the Tract of land conveyed to Trustees, E-Systems, Inc., Pool Trust by the deed recorded in Volume 1360, Page 433 of the Deed Records of Denton County, Texas;

THENCE N 00° 27' 06" W 1499.60 feet, generally following a fence along the common boundary line between said Harris and E-Systems Tracts to THE PLACE OF BEGINNING, containing 7.757 acres (337,923 square feet) of land.

EXHIBIT "A-5"

PROPERTY DESCRIPTION

BEING a 7.0969 acre tract of land situated in the JOSEPH KNIGHT SURVEY, Abstract Number 692 and the J.N. TANNEHILL SURVEY, Abstract Number 1252, Denton County, Texas and being part of the same tracts of land as conveyed to Trustees, E-Systems, Inc. Pool Trust by the deeds recorded in the County Clerk's Files 96R-0075624, 96R-0065598 and 96R-009151 of the Real Property Records of Denton County, Texas; said 7.0969 acres being more particularly described as follows:

COMMENCING at a $\frac{3}{4}$ " iron pipe at the southwest corner of said Knight Survey, being the southeast corner of said Tannehill Survey, lying in the Denton and Tarrant County line; thence N00°20'37"W along the line between said Knight and Tannehill Surveys a distance of 1663.16 feet to a fence post for the POINT OF BEGINNING, said fence post being the northeast corner of the Colville tract recorded in Volume 882, Page 213, Deed Records, Denton County, Texas;

THENCE N87°58'47"W along the north line of said Colville tract a distance of 209.85 feet to a $\frac{1}{2}$ " iron rod at the southeast corner of the Roach tract recorded in Volume 811, Page 519, Deed Records, Denton County, Texas;

THENCE N00°09'36"W along the east line of said Roach tract a distance of 573.63 feet to a $\frac{3}{8}$ " iron rod at the northeast corner thereof;

THENCE S89°23'57"W along the north line of said Roach tract a distance of 64.15 feet to a fence post at the southeast corner of the Allen tract recorded in Volume 865, Page 760, Deed Records, Denton County, Texas;

THENCE N00°49'28"W along the east line of said Allen tract a distance of 273.48 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N86°13'07"W continuing with said east line a distance of 129.73 feet to a $\frac{1}{2}$ " iron rod for angle point;

THENCE N07°24'36"E continuing with said east line a distance of 321.52 feet to a $\frac{1}{2}$ " iron rod for the northeast corner thereof;

THENCE S33°13'50"W a distance of 1189.37 feet;

THENCE S56°46'10"W a distance of 340.00 feet to the POINT OF BEGINNING and containing 7.0969 acres of land, more or less.

EXHIBIT "B"**DEVELOPMENT STANDARDS**

- I. The development on approximately 280.3 acres depicted on Exhibit "C" shall be for Campus Commercial District (CC) uses in accordance with the Town's Land Development Code, as amended, and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract One, consisting of approximately 24.6 acres; Tract Two, consisting of approximately 29.3 acres; Tract Three, consisting of approximately 41.3 acres; and Tract Four, consisting of approximately 185.1 acres shall be developed for Campus Commercial District (CC) uses allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- II. The development on approximately 93.1 acres depicted on Exhibit "C" shall be for Campus Industrial District (CI) uses in accordance with the Town's Land Development Code, as amended and shall be subject to the following conditions and requirements:
 - A. The Tracts designated on Exhibit "C" as Tract Five, consisting of 21.4 acres; Tract Six, consisting of 28.2 acres; and Tract Seven, consisting of 43.5 acres shall be developed for Campus Industrial District (CI) uses as allowed under the Town's Land Development Code, as amended.
 - B. A minimum 65 foot front building setback shall be provided on all major streets. The first 25 feet shall be landscaped and irrigated with an automatic sprinkler system installed in a manner approved by the Planning and Zoning Commission. No parking shall be allowed in the first 45 feet measured from the property line.
- III. General requirements for Planned Development Number 31 (PD-31) shall be as follows:
 - A. A comprehensive site plan for each proposed development shall be submitted for approval to the Planning and Zoning Commission. Each comprehensive site plan shall be in general conformity to the requirements of the general development plan attached hereto as Exhibit "C" and all other applicable provisions of the Town's Comprehensive Plan and Land Development Code.

- B. Access points of ingress/egress from any major street or thoroughfare into any of the tracts shown on Exhibit "C" shall be determined at the time the comprehensive site plan for the respective Tract is submitted for approval by the Planning and Zoning Commission.
- C. Prior to the issuance of a Certificate of Occupancy, that portion of the north/south road as shown in Exhibit "C" and directly adjacent to any platted lot for which the application for a Certificate of Occupancy has been filed shall be completed and accepted in accordance with the required standards of the Town.
- D. Developer and owner agree that all ingress and egress from any major street or thoroughfare shall be limited in a manner approved by the Planning and Zoning Commission to allow and maintain such streets as free flowing arterials to the greatest extent possible.
- E. All development must be in compliance with all components outlined in the Lakeside Business District Area Plan of the Comprehensive Plan.

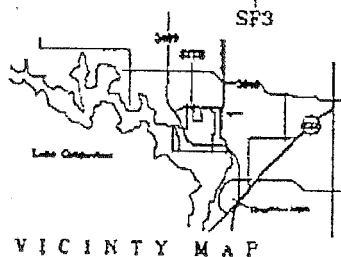
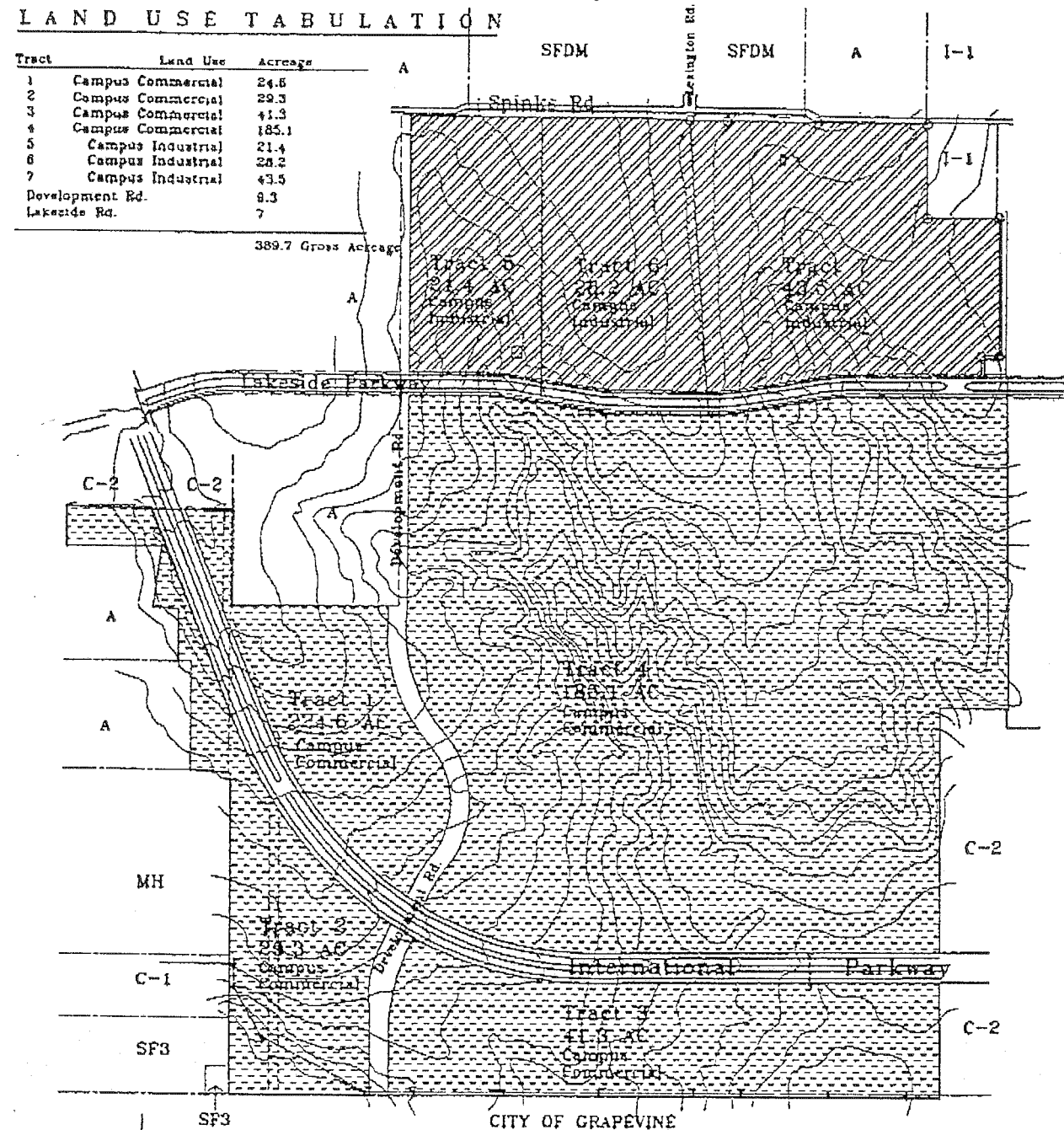
Exhibit "C"

General Development Plan

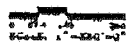
LAND USE TABULATION

Tract	Land Use	Acreage
1	Campus Commercial	24.6
2	Campus Commercial	29.3
3	Campus Commercial	41.3
4	Campus Commercial	185.1
5	Campus Industrial	21.4
6	Campus Industrial	28.2
7	Campus Industrial	43.5
Development Rd.		9.3
Lakeside Rd.		7

389.7 Gross Acreage



389.7 ACRE TRACT
 Planned Development 31
 Flower Mound, Texas



02/28/00

TBC
 PARTNERS

BROCKETTE DAVIS DRAKE, inc.
 consulting engineers

CROFT COMPTON CO.
 ARCHITECTURE & ENGINEERING

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TPE: 19762 TPLS: 10194440
www.mcadamsco.com



SILVERON PARK
in the
49.77 Gross (48.115 Net) Acres
J. TANNEHILL SURVEY, ABSTRACT NO. 252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

OVERALL CONCEPT PLAN

PRELIMINARY PLANS

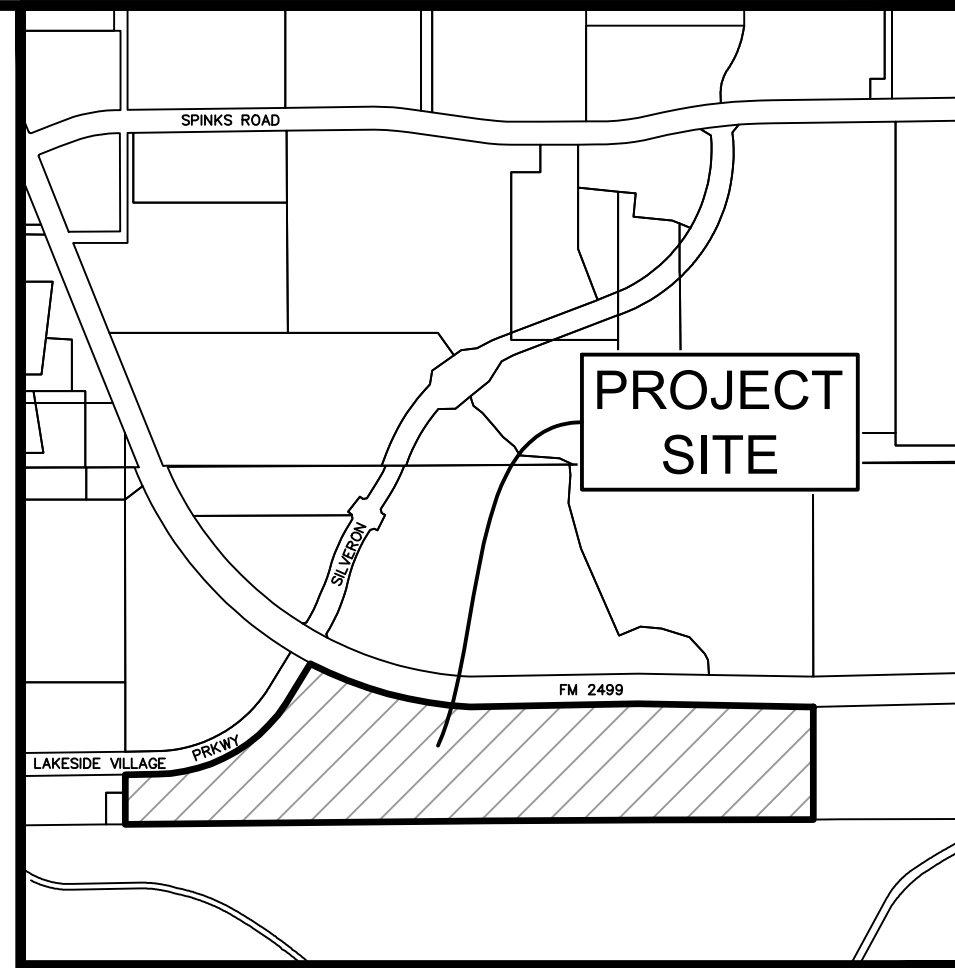
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THE JOHN R. MCADAMS
COMPANY, INC.
TPE: 19762
ROBERT JOHN DOLLAH, JR.,
P.E. #36898
DATE 1/6/2022

Drawn By: SM
Date: 12/26/2018
Scale: 1"=150'
Revisions:
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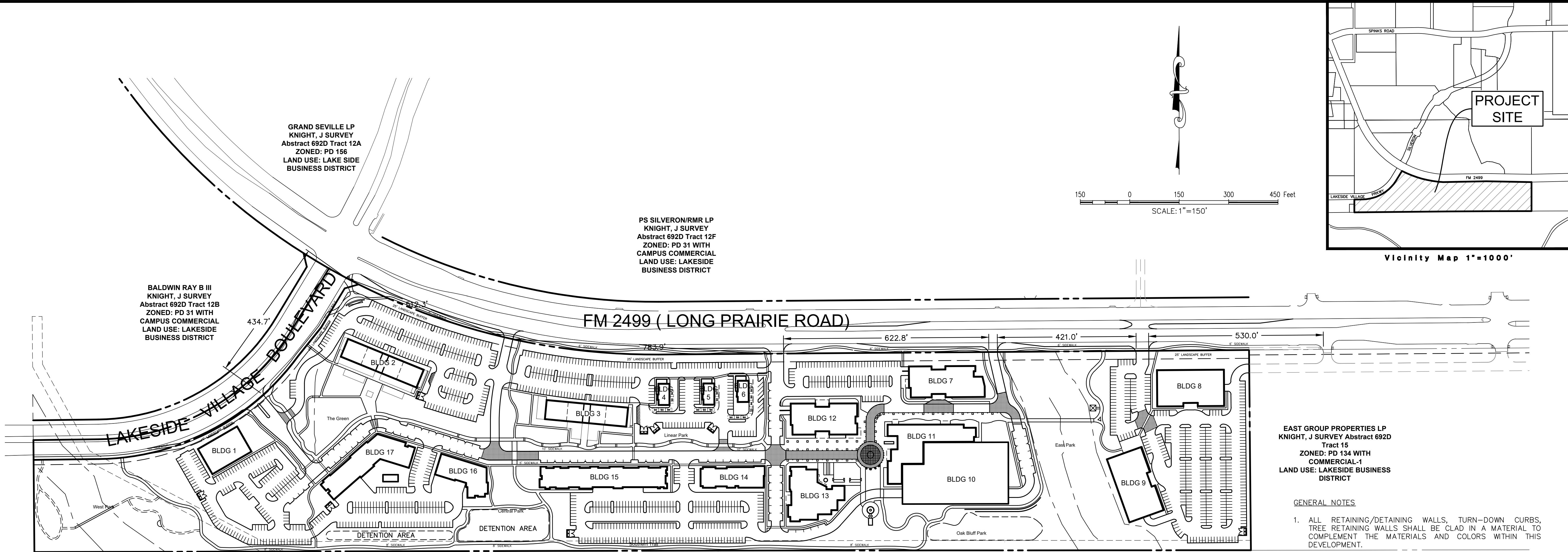
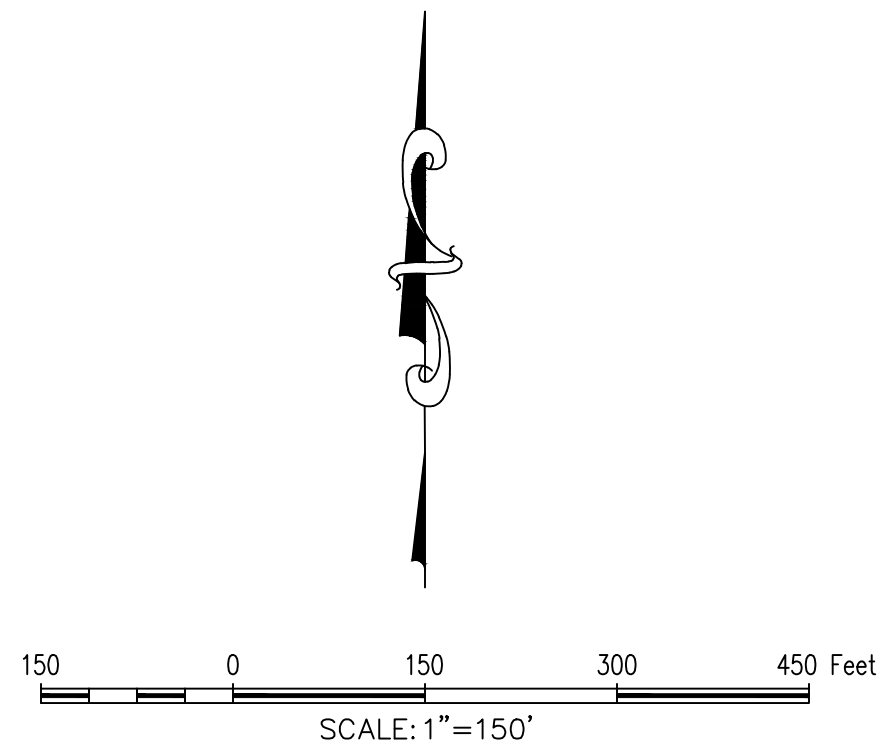
18257

CP1

OWNER/DEVELOPER
TREZ CAPITAL
6055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



Vicinity Map 1"=1000'



EAST GROUP PROPERTIES LP
KNIGHT, J SURVEY Abstract 692D
Tract 15
ZONED: PD 134 WITH
COMMERCIAL-1
LAND USE: LAKESIDE BUSINESS
DISTRICT

GENERAL NOTES

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- RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
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MASTER PLAN FEATURES	
Land Use Plan	Lakeside Business District
Specific Plan	None
Urban Design Plan	Lakeside Business District
Parks and Trail	None
Thoroughfare Plan	FM 2499 – Major Arterial
Water Plan	Lakeside Business District
Wastewater Plan	Lakeside Business District

Existing Zoning Standard	Existing Campus Commercial	Proposed PD-171 (Campus Comm. Uses)
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60' ft. (Major Thoroughfares)	60' Along FM 2499; 40' w/o Parking
Minimum Side Yard	None	None
Minimum Rear Yard	None	None
Maximum Lot Coverage	50%	60% average – non Residential 95% average – Residential
Max Height (stories/ft.)	10/120 ft.	10/86' (Non Res) and 4/60' (Res.)
Maximum Floor: Area Ratio	1:1	1:1 (throughout Silveron Park)

Building Summary					Parking Summary				Height Summary	
Bldg	Square Feet (SF)	Use	Units	# of Stories	Parking Ratio (per SF or unit)	Required Parking	Surface Parking Provided	Garage Spaces Provided	PEAK HEIGHT*	MEAN HEIGHT*
1	24,000	Medical Office	0	2	200	120	169	0	40'0"	34'0"
2	7,000	Retail	0	1	250	28	241	0	32'0"	27'0"
	8,000	Restaurant	0		75	107				
	4,780	Restaurant Patios			75	64				
3	7,000	Retail	0	1	250	28	146	0	32'0"	27'0"
	8,000	Restaurant	0		75	107				
	3,600	Restaurant Patios			75	48				
4	2,500	Restaurant	0	1	75	34	106	0	25'0"	23'0"
5	2,500	Restaurant	0	1	75	34			25'0"	23'0"
6	2,500	Restaurant	0	1	75	34			25'0"	23'0"
7*#	80,900	Office	0	4	250	324	348	TBD	71'0"	68'6"
8#	45,000	Office	0	2	250	180		TBD	35'6"	34'0"
9#	90,000	Office	0	4	250	360		71'0"	64'0"	
10	281,400	Parking Structure	0	5	1.5	0	123	865	66'0"	64'0"
11	93,100	Office	0	4	250	373		0	71'0"	68'6"
12#	60,000	Office	0	4	250	240		0	71'0"	68'6"
13	80,300	Office	0	4	250	322	242	0	71'0"	68'6"
14	51,900	Office	0	4	250	208		0	71'0"	68'6"
15	98,000	Multifamily	90	4	2	180		15	60'0"	52'0"
16	35,600	Multifamily	44	4	2	88	146	9	60'0"	52'0"
17	105,200	Multifamily	66	4	2	132		10	58'5"	51'4"
Totals	1,091,280		200			3,011	1521	899		
							2420			

SITE DATA TABLE – SILVERON PARK	
Physical Address	TBD
Gross Site Area	48,115 A; 2,095,901 SF
Net Site Area	46,461 A; 2,023,841 SF
Lot Coverage	
Building Coverage*	
Building 1	12,500 SF; 0.6%
Building 2	15,000 SF; 0.7%
Building 3	15,000 SF; 0.7%
Building 4	2,500 SF; 0.1%
Building 5	2,500 SF; 0.1%
Building 6	2,500 SF; 0.1%
Building 7	20,225 SF; 1.0%
Building 8	22,550 SF; 1.1%
Building 9	22,550 SF; 1.1%
Building 10	56,250 SF; 2.8%
Building 11	23,300 SF; 1.2%
Building 12	19,000 SF; 0.9%
Building 13	20,100 SF; 1.0%
Building 14	12,300 SF; 0.6%
Building 15	24,650 SF; 1.2%
Building 16	12,350 SF; 0.6%
Building 17	21,550 SF; 1.1%
Total	304,825 SF; 15.1%
Impervious Coverage	35%
Pervious Area	65%
Parking Summary	
Surface Parking (refer to the parking charts to the right)	
Building 1 Data	
Height	2 Story
Peak Height	40' 0"
Mean Height	34' 0"
Total Square Footage	24,000 SF
Building 2 Data	
Height	1 Story
Peak Height	32' 0"
Mean Height	27' 0"
Total Square Footage	15,000 SF
Building 3 Data	
Height	1 Story
Peak Height	32' 0"
Mean Height	27' 0"
Total Square Footage	15,000 SF

SITE DATA TABLE – SILVERON PARK	
Building 4 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 SF
Building 5 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 SF
Building 6 Data	
Height	1 Story
Peak Height	25' 0"
Mean Height	23' 0"
Total Square Footage	2,500 SF
Building 7 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	80,900 SF
Building 8 Data	
Height	2 Story
Peak Height	35' 6"
Mean Height	34' 0"
Total Square Footage	45,000 SF
Building 9 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	64' 0"
Total Square Footage	90,000 SF
Building 10 Data	
Height	5 Story
Peak Height	66' 0"
Mean Height	64' 0"
Total Square Footage	N/A – Parking Garage
Building 11 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	93,100 SF

SITE DATA TABLE – SILVERON PARK	
Building 12 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	60,000 SF
Building 13 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	80,300 SF
Building 14 Data	
Height	4 Story
Peak Height	71' 0"
Mean Height	68' 6"
Total Square Footage	51,900 SF
Building 15 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	98,000 SF
Building 16 Data	
Height	4 Story
Peak Height	60' 0"
Mean Height	52' 0"
Total Square Footage	35,600 SF
Building 9 Data	
Height	4 Story
Peak Height	58' 5"
Mean Height	51' 4"
Total Square Footage	105,200 SF



SILVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

CONCEPT PLAN WEST

PRELIMINARY PLANS

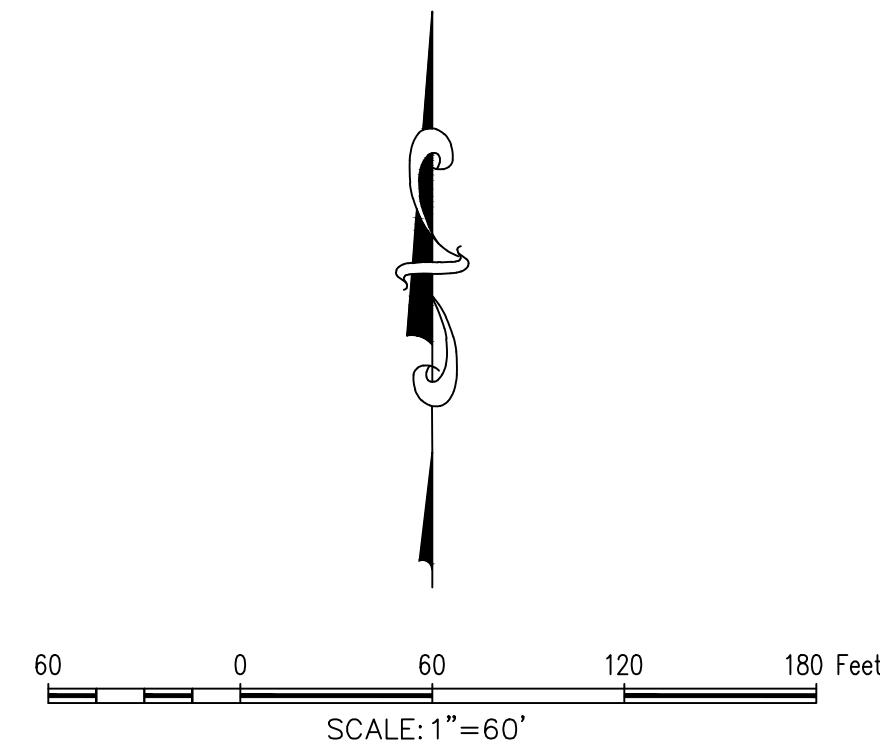
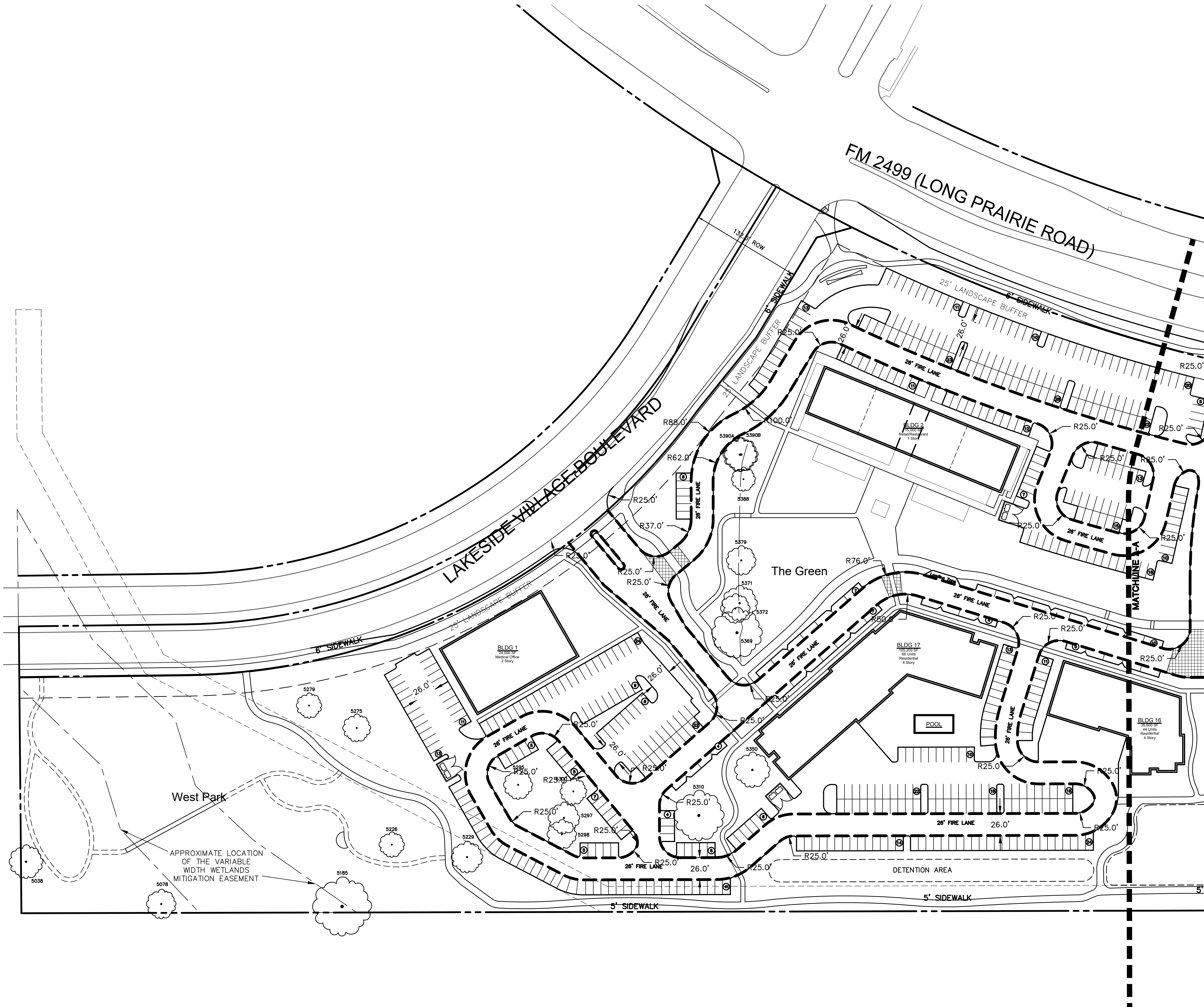
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ROBERT JOHN DOLAK, JR.,
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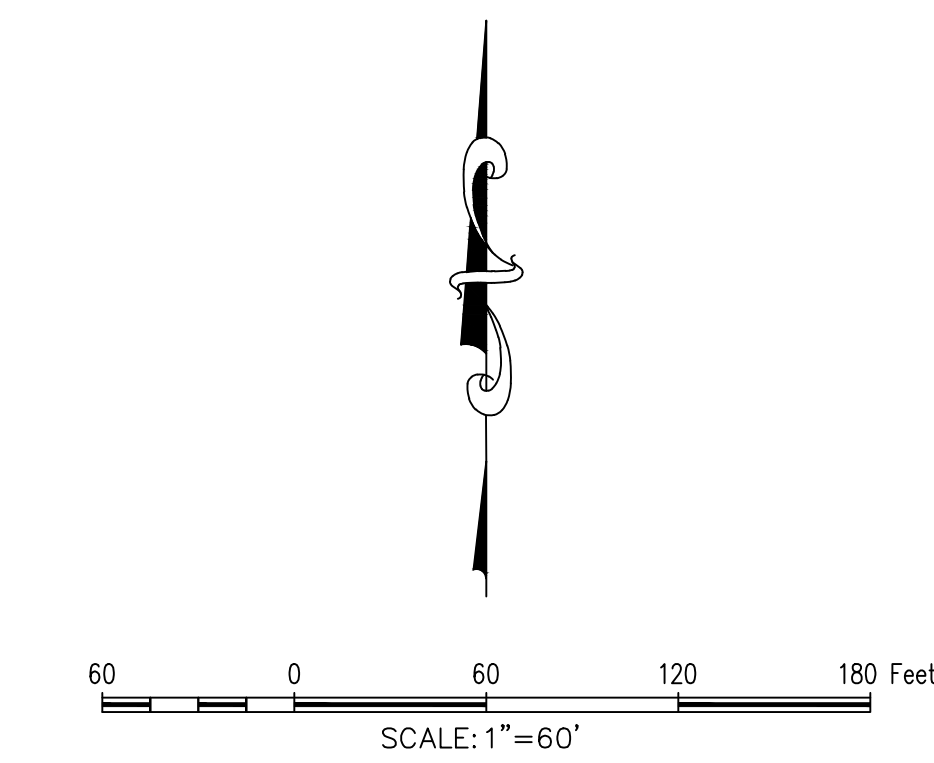
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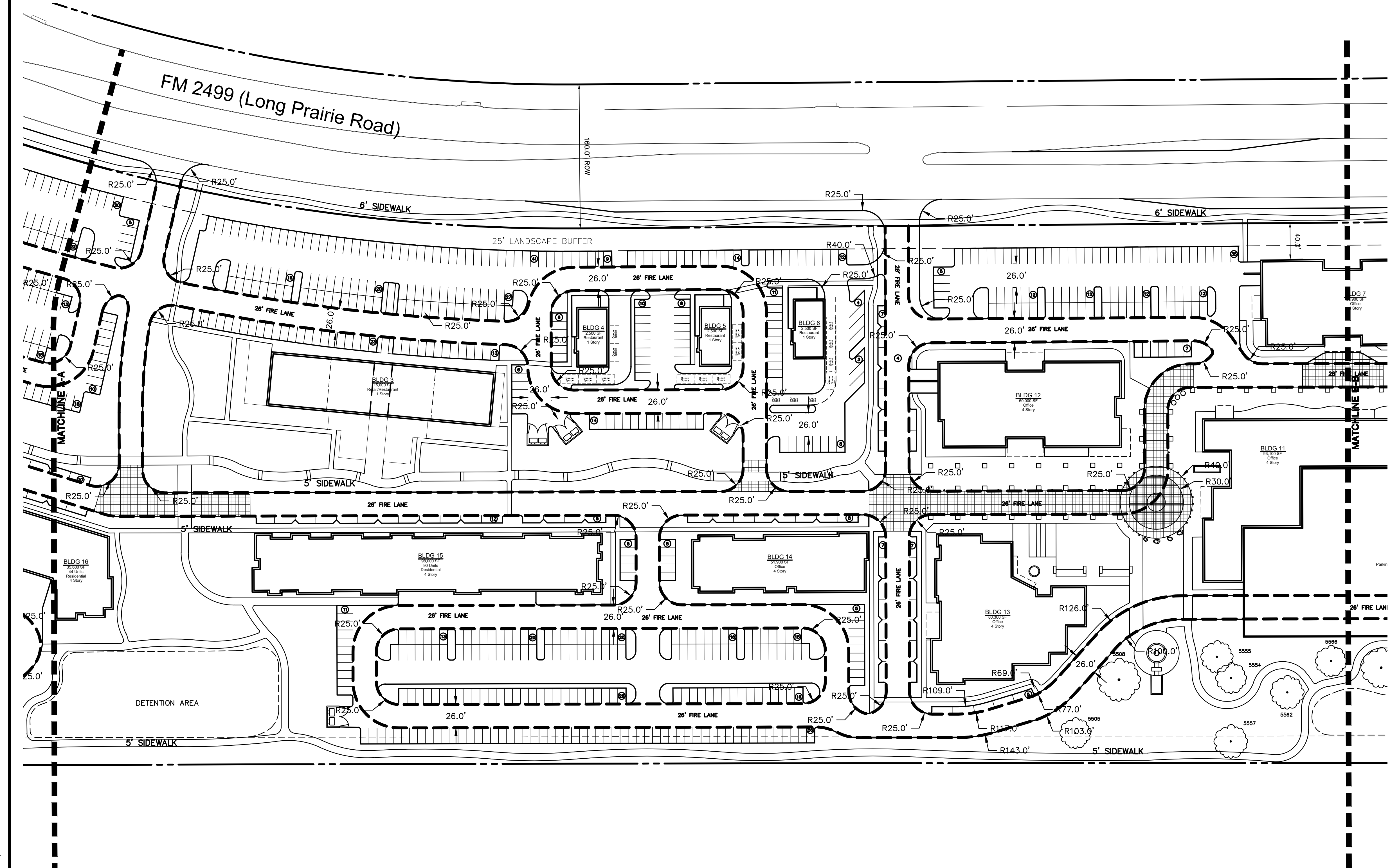


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8. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE 9' X 17.5'; ALL PARALLEL PARKING SPACES TO BE 8' X 20'



- GENERAL NOTES**
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49.77 Gross (48.115 Net) Acres
in the
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CONCEPT PLAN EAST

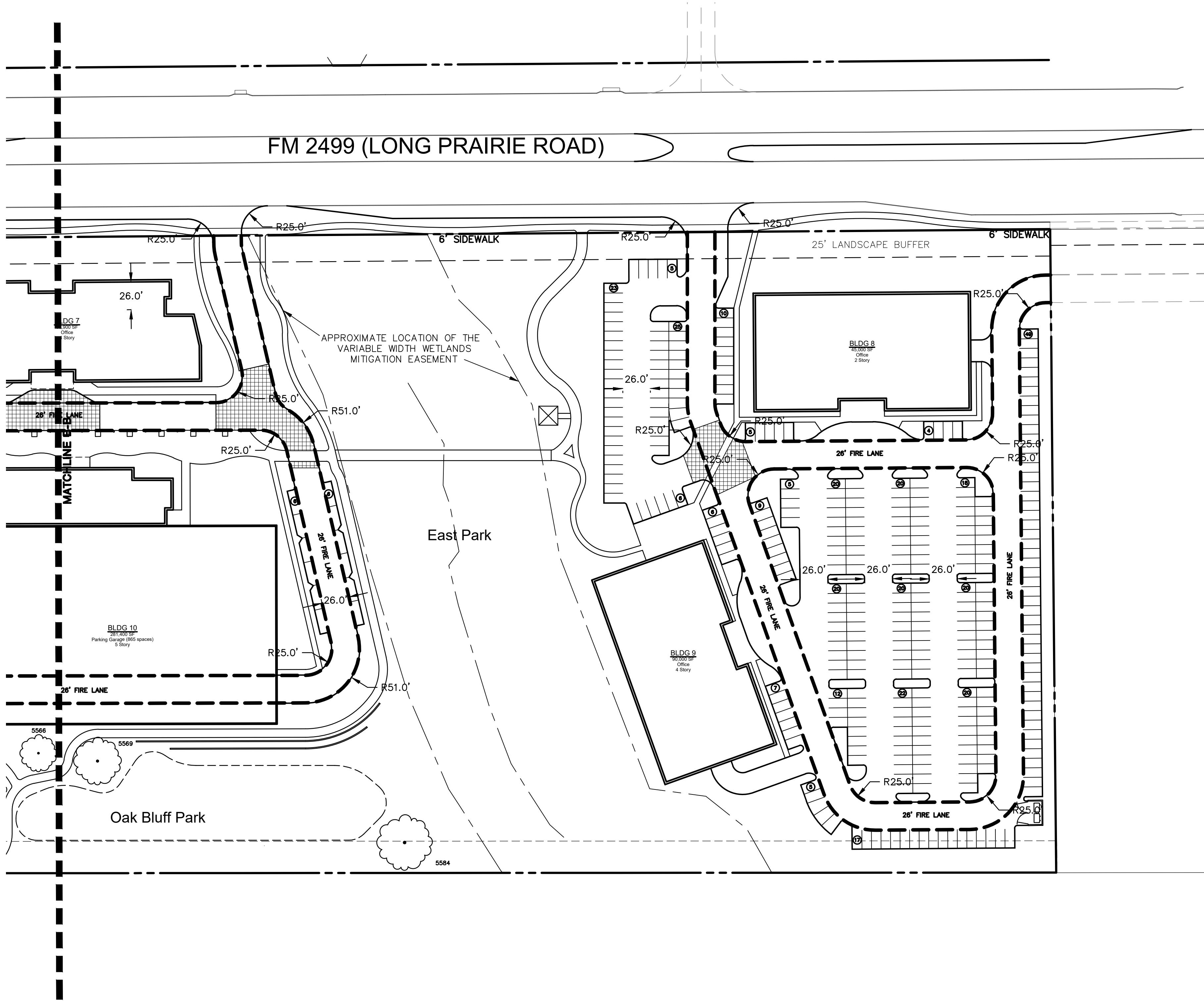
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06/26/2020
04/27/2021
10/01/2021
11/18/2021

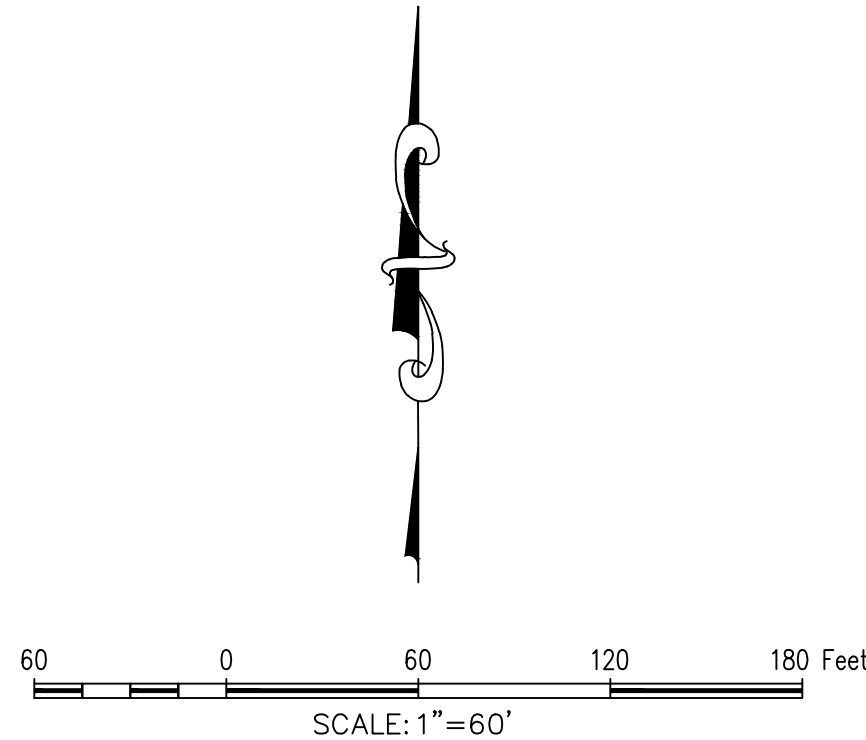
18257

CP4

OWNER/DEVELOPER
TREZ CAPITAL
6055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD



- GENERAL NOTES**
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
 2. RETAINING WALLS 4' AND ABOVE (INCLUDING FOOTING) REQUIRE A SEPARATE PERMIT.
 3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING IN WHICH IT SERVES.
 4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH IT SERVES.
 6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS UNLESS A COMPREHENSIVE SIGN PACKAGE FOR A SPECIFIC SIGN WAS INCLUDED IN THE APPROVED PD.
 8. ALL PERPENDICULAR OR ANGLED PARKING SPACES ARE TO BE 9' X 17.5'; ALL PARALLEL PARKING SPACES TO BE 8' X 20'.



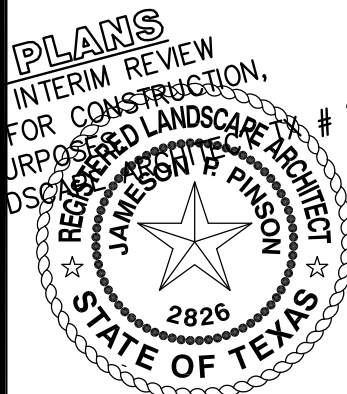


	(LO) LIVE OAK <i>Quercus virginiana</i>		(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora</i>
	(CLO) CATHEDRAL LIVE OAK <i>Quercus virginiana 'CLOU'</i>		(JBP) JAPANESE BLACK PINE <i>Pinus thunbergii</i>
	(BO) BUR OAK <i>Quercus macrocarpa</i>		(GH) GRAPEHYRTLE <i>Ligustrum indica</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(PH) POSSUMHAW HOLLY <i>Ilex decidua</i>
	(CO) CHINQUAPIN OAK <i>Quercus muhlenbergii</i>		(RB) RIVER BIRCH <i>Betula nigra 'Dunham'</i>
	(LE) LACEBARK ELM <i>Ulmus parviflorus</i>		(NRS) NELLIE R. STEVENS <i>Ilex x Nellie R. Stevens</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Barclate'</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(DWM) DWARF WAX MYRTLE <i>Myrica pauciflora</i>
	(CAD) CADDO MAPLE <i>Acer rubrum 'October Glory'</i>		(AMG) ADAMG MAIDEN GRASS <i>Panicum shawii 'Adagio'</i>
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		(EG) EDWARD GOUCHER ABELIA <i>Abelia x Edward Goucher</i>
			(DBH) DWARF BURFORD HOLLY <i>Ilex cornuta 'Dwarf Burford'</i>
			(DGA) DWARF GOLDEN ARBORVITAE <i>Thuja orientalis 'Nana Nana'</i>
			BERMUDA SOD
			ENHANCED LANDSCAPE
			ENHANCED PAVEMENT TYPE 'A'
			ENHANCED PAVEMENT TYPE 'B'
			NATURAL AREA

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
LONG PRAIRIE ROAD		25 ft.	15-25 ft.
LAKESIDE VILLAGE		15 ft.	15 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	Long Prairie - 2,669 Lf.	89 trees (3" cal.)	79 trees (3" cal.) 30 ornamentals = 10 canopy trees
1 per 30 Lf.	Lakeside Village - 1,134 Lf.	38 trees (3" cal.)	38 trees (3" cal.)
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. + 50 + 1 tree for every 5,000 s.f. after 110,000 s.f.	268,959 s.f. of Long Prairie Rd.	82 trees (3" cal.)	105 trees (3" cal.) 62 ornamental trees (includes buffer trees)
Between 10,000-110,000 s.f. + 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	34,598 s.f. of Lakeside Village	20 trees (3" cal.)	23 trees (3" cal.) 2 specimen trees (includes buffer trees)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
90 s.c. per 12 spaces	2,420 parking spaces	18,150 s.c.	232,108 s.c.
PARKING AREA TREES			
STANDARD	# OF PARK. SPACES	REQUIRED	PROVIDED
Parking spaces to be located within a 50 ft. avg. of parking lot tree.			Every parking lot tree is within 50 ft. radius
PARKING AREA SCREENING			
STANDARD		landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. screen	screening shrubs (3' ht.)



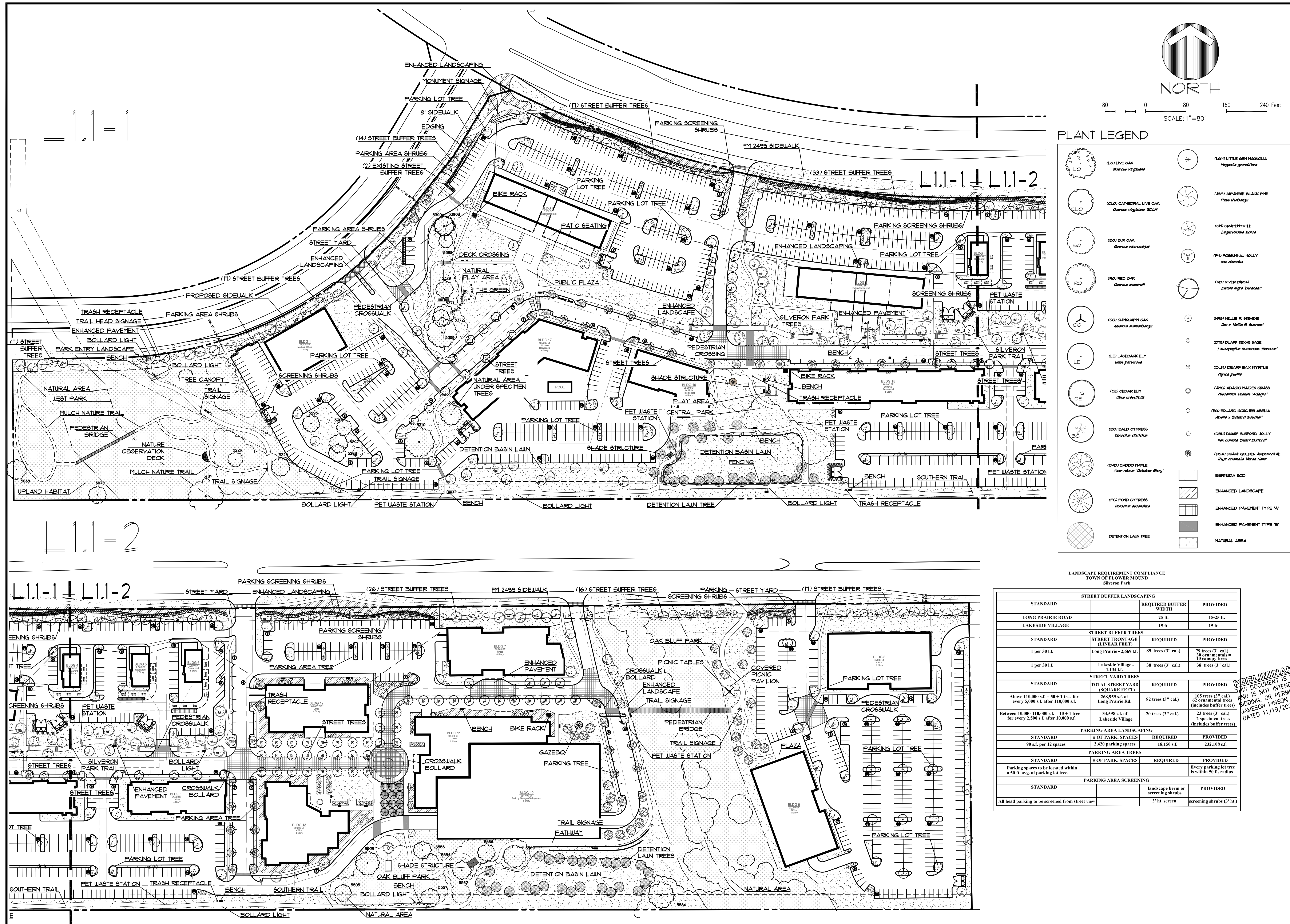
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
JAMESON P. PINSON
DATED 11/19/2021
REGISTERED LANDSCAPE ARCHITECT
2826
2826

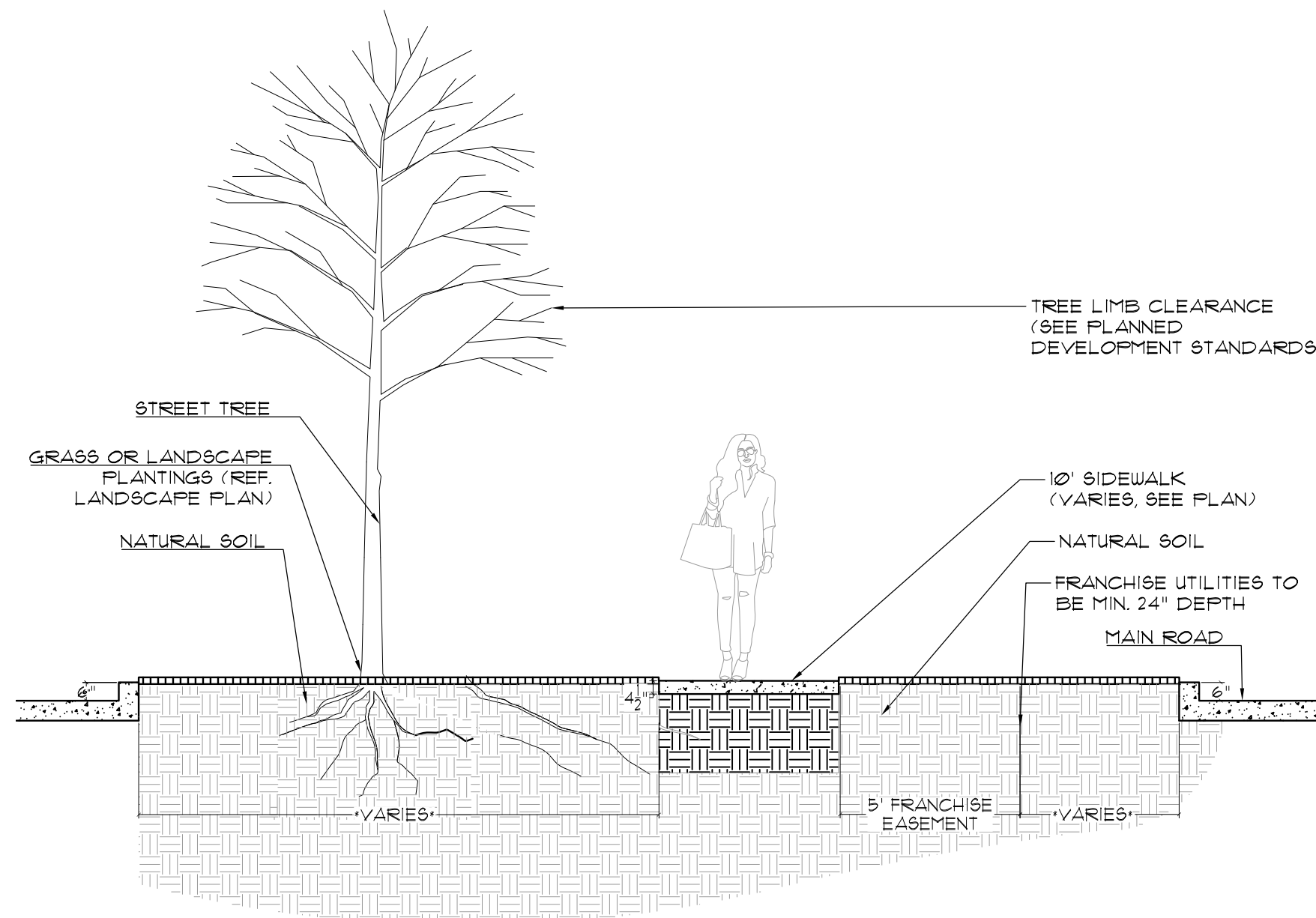
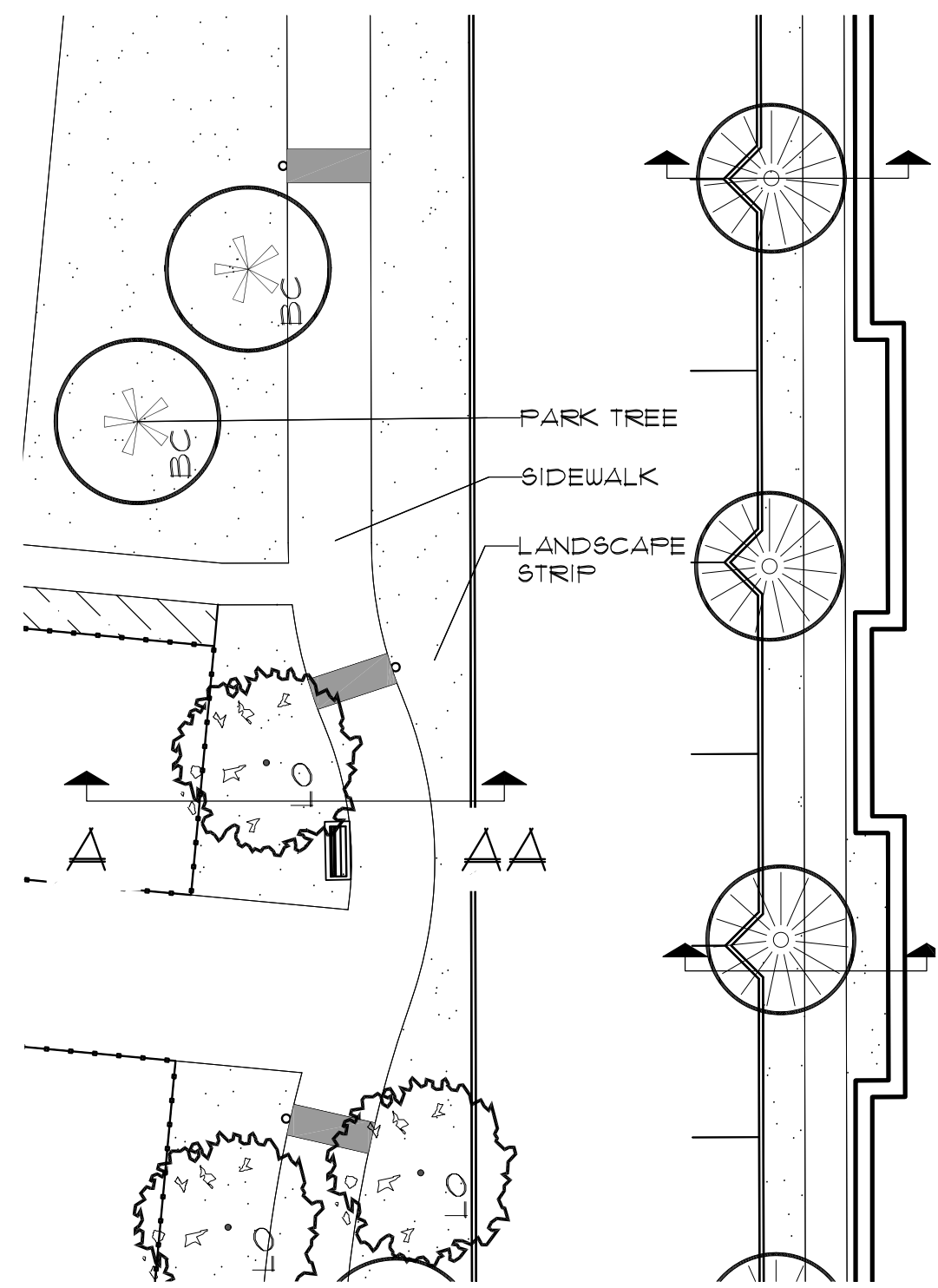


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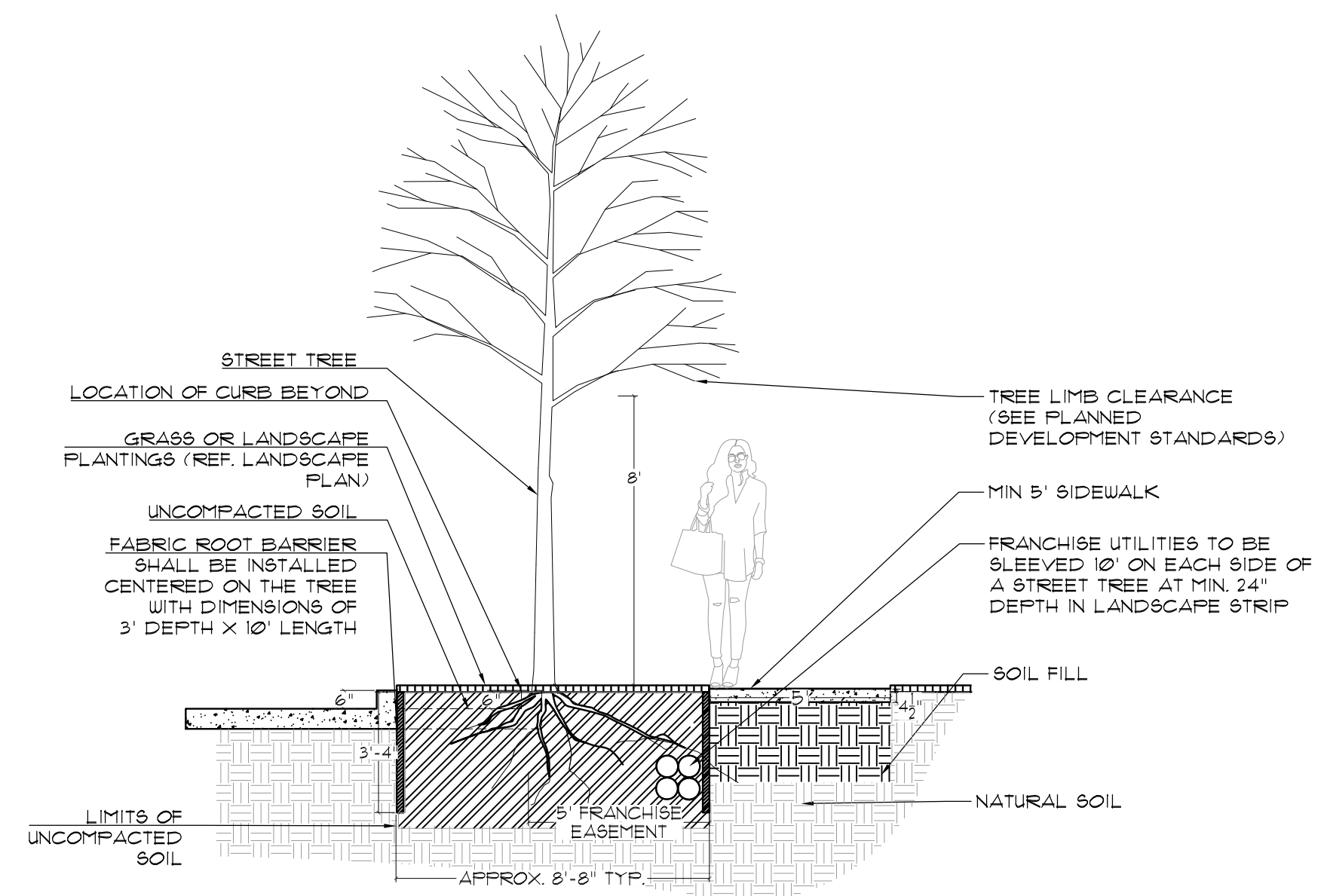
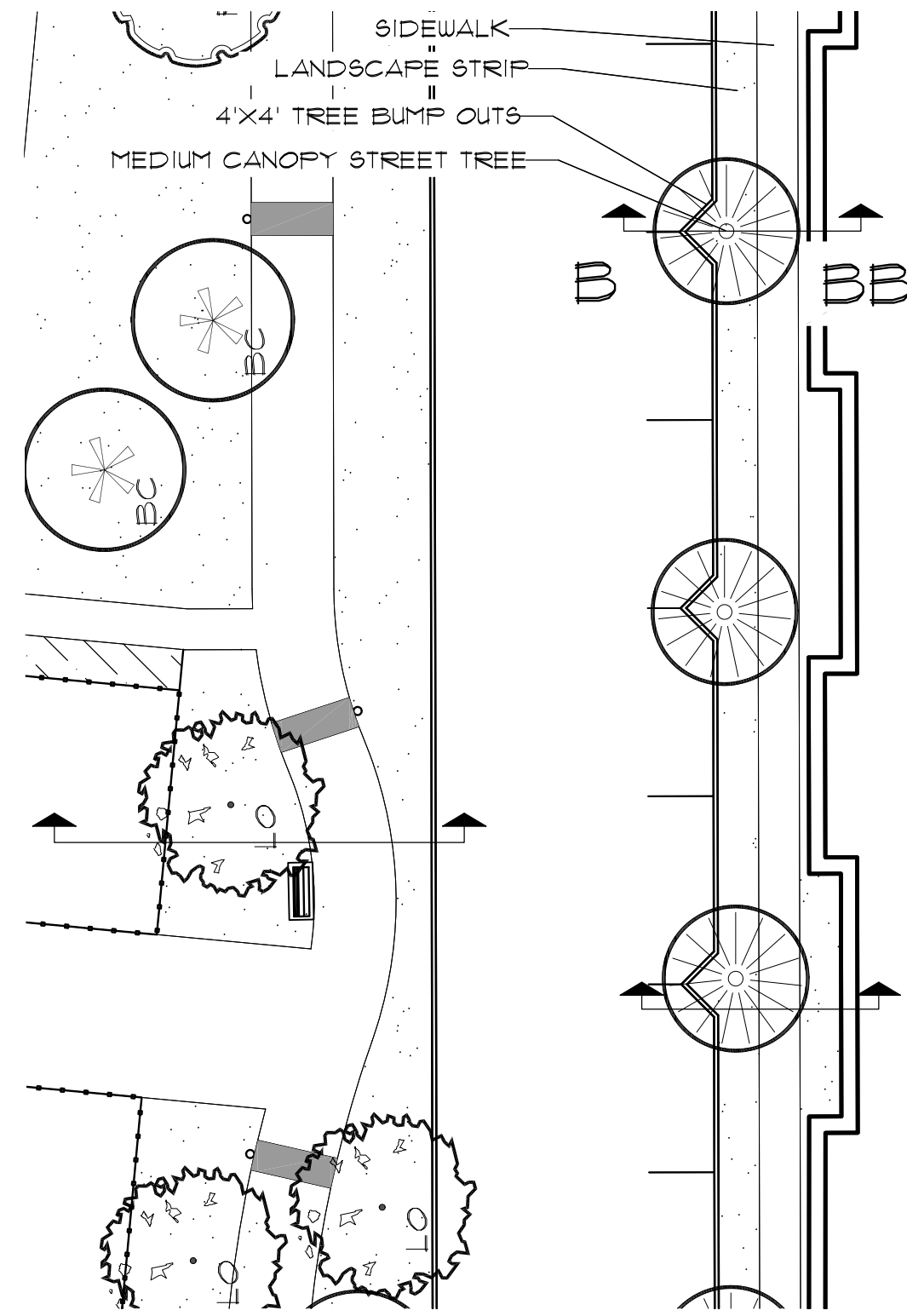
OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact MR. TOM FIELD





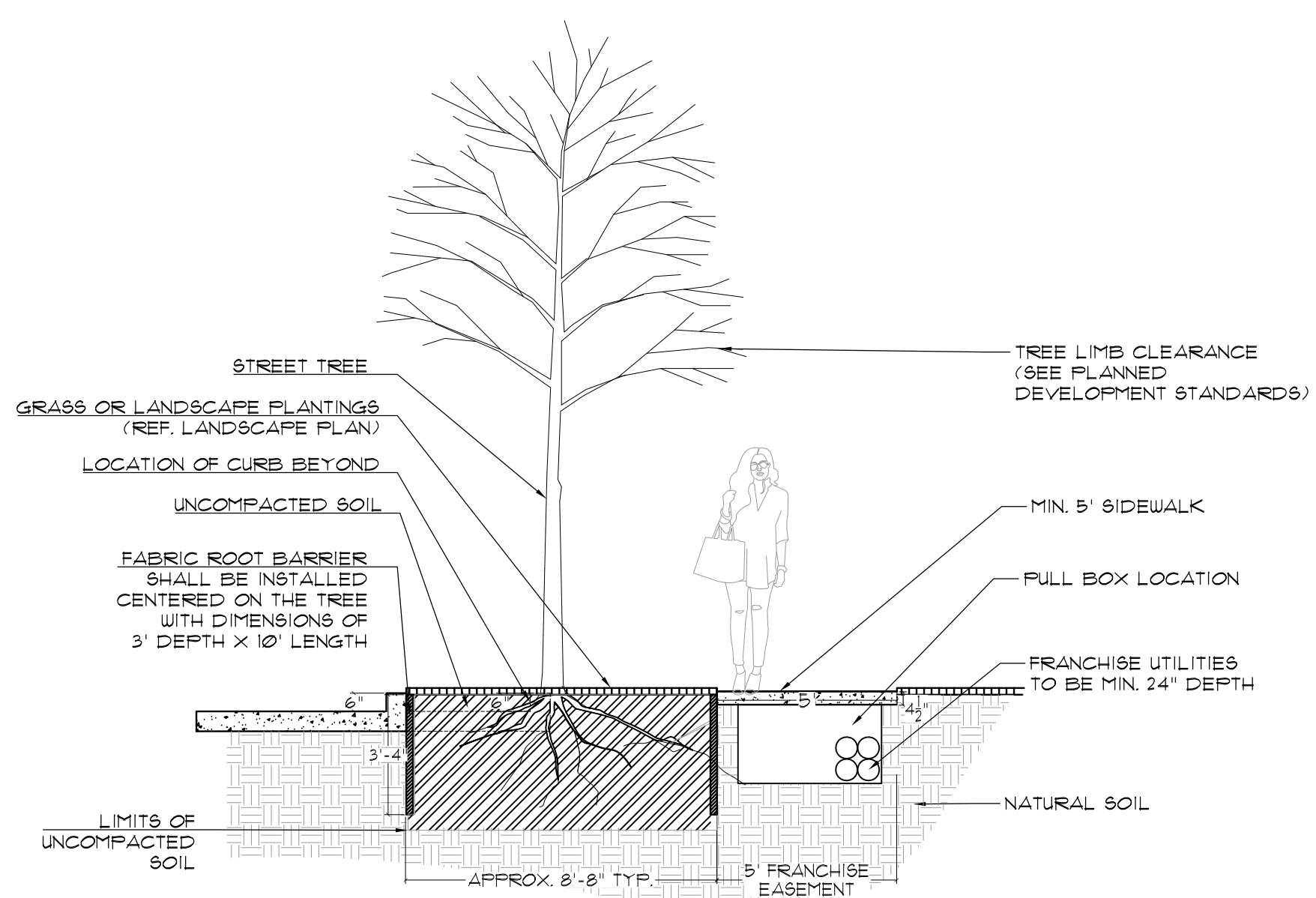
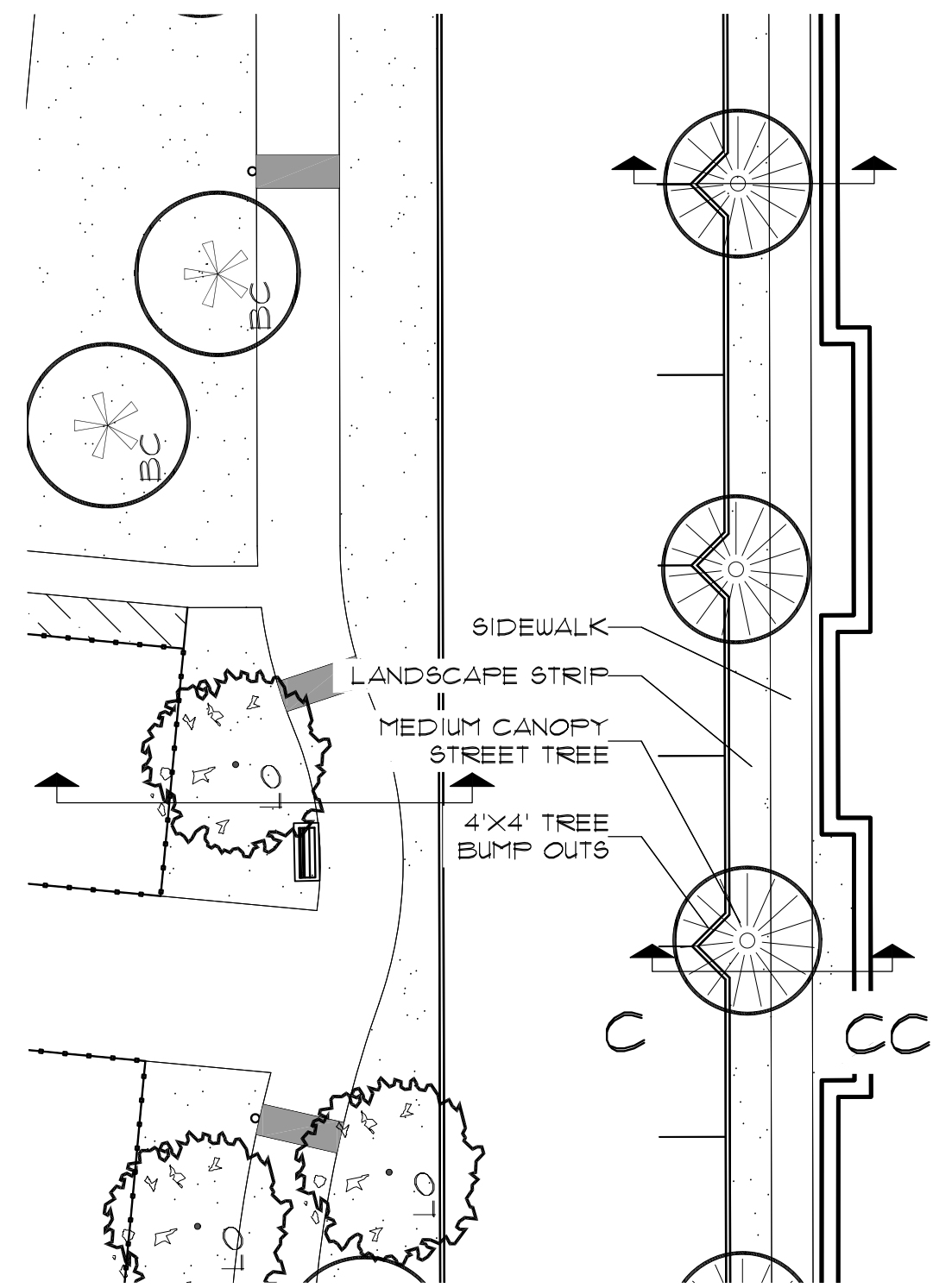
SECTION CUT A-AA
NORTH SIDE OF MAIN STREET

1. STREET TREE AND UTILITIES DETAIL
1"=10'



SECTION CUT B-BB
IN LANDSCAPE STRIP

2. STREET TREE AND UTILITIES DETAIL
1"=10'



SECTION CUT C-CC
UNDER SIDEWALK

3. STREET TREE AND UTILITIES DETAIL
1"=10'

LANDSCAPE NOTES:
Town of Flower Mound

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

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PROCESSING.
JAMESON PINSON LANDSCAPE ARCHITECTS, P.C.
DATED 11/19/2021



McADAMS

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

SILVERON PARK

49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

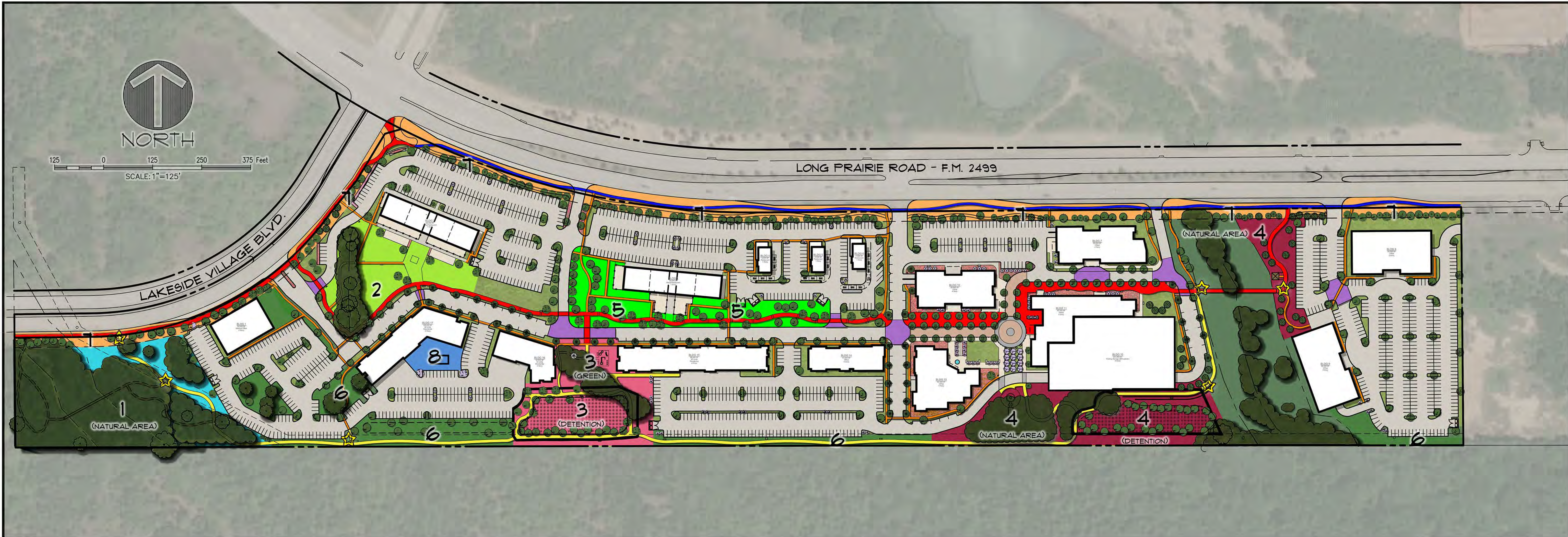
EXHIBIT D-
CONCEPT LANDSCAPE
PLAN

Drawn By: --
Date: 12/26/2018
Scale: 1"=80'
Revisions:
02/26/2019
05/15/2019
07/26/2019
09/12/2019
10/18/2019
04/30/2020
06/26/2020
10/01/2021
11/18/2021

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SILVERON PARK



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(DBA: G&A McAdams)
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TARRANT COUNTY, TEXAS

**EXHIBIT E-
PEDESTRIAN CIRCULATION
AND
OPEN SPACE PLAN**

LEGEND

1

THE WEST PARK
*NATURAL AREA

3.203 ACRES

2

THE GREEN
*GREEN

1.233 ACRES

3

CENTRAL PARK
*GREEN = 0.856 AC
*DETENTION = 0.911 AC

1.761 ACRES

4

OAK BLUFF PARK
*NATURAL AREA = 1.007 AC
*DETENTION = 1.192 AC
*NATURAL AREA (EAST) = 0.603 AC

2.802 ACRES

5

SILVERON PARK
*GENERAL OPEN SPACE

1.347 ACRES

6

ADDITIONAL OPEN SPACE

5.968 ACRES

7

PERIMETER CIRCULATION
AND LANDSCAPE

3.776 ACRES

8

PRIVATE PARK
*PLAZA

0.207 ACRES

5FT PATHWAY

6FT PATHWAY

8FT TRAIL

10FT PATHWAY

ENHANCED PAVEMENT CROSSWALK

NATURE TRAIL

TRAIL SIGNAGE

DETENTION AREA

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10.352 ACRES

SILVERON PARK DEVELOPMENT STANDARDS		1	2	3	4	5	7	8
PARK NAME	Additional Open Space	West Park	The Green	Central Park	Oak Bluff Park	Silveron Park	Perimeter Sidewalks	Private
APPROXIMATE AREA	5.968 ACRES	3.203 ACRES	1.233 ACRES	1.767 ACRES	2.802 ACRES	1.347 ACRES	3.776 ACRES	0.207 ACRES
PARK TYPE	N/A	NATURAL AREA	GREEN	GREEN (0.856 AC); DETENTION (0.911 AC)	NATURAL AREA (1.007 AC); DETENTION (1.192 AC); NATURAL AREA (0.603 AC)	GENERAL OPEN SPACE	GREEN	PLAZA
TRAIL CONNECTION	YES	YES	YES	YES	YES	YES	YES	N/A
STRUCTURES								
SHADED SEATING (MIN. 200 S.F.)	O	X	X	X	X	X		X
POOL								O
OVERLOOK DECK		X						
PLAY AREA	O	O	X	X	O	O		O
HARDSCAPE (TRAILS NOT INCLUDED)								
PEDESTRIAN BRIDGE	O	X	O		X		O	
ENHANCED PAVEMENT	O	X	X	O	O	X	O	X
LANDSCAPE								
ENHANCED LANDSCAPE	O	X	X	X	X	O	X	X
MULTI-PURPOSE LAWNS	O		X	X	X		O	O
CANOPY TREES	O	O	X	X	X	X	X	O
ORNAMENTAL TREES	O	O	O	O	O	O	X	O
IRRIGATION	X	X	X	X	X	X	X	X
SITE FURNISHINGS								
BENCHES	O	X	X	X	X	X		O
TABLES AND CHAIRS	O	O	X	X	X	X		O
TRASH RECEPTACLES	O	X	X	X	X	X		O
BIKE RACK	O	O	X	X	O	O		O
PET WASTE STATIONS	O	O		X	O			O
LIGHTING								
TRAIL BOLLARD LIGHTING (50' O.C. TYP.)	O	X	X	X	X	X		
SIGNAGE								
INFORMATIONAL SIGNAGE	O	X	O	O	X	O		
WAYFINDING	O	X	O	O	O	O		
TRAIL MARKERS	O	X	O	O	X	O		

X = Required

O = Optional

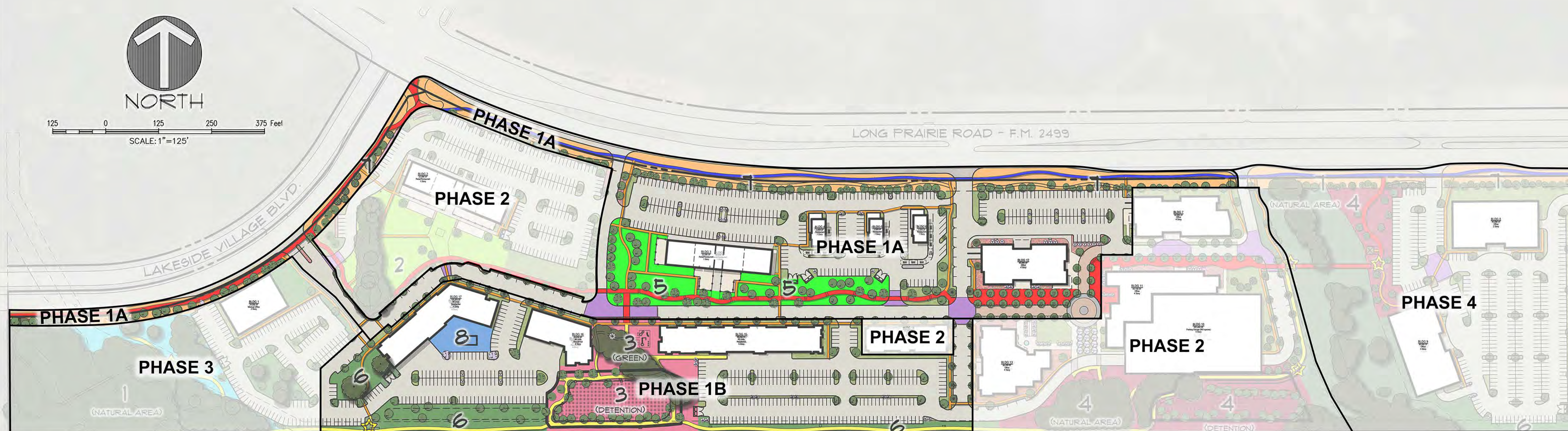
*PARK CATEGORIES ARE INTENDED TO BE IN AGREEANCE WITH TOWN OF FLOWER MOUND'S ORDINANCE NO. 13-19.

OWNER/DEVELOPER
TREZ CAPITAL
5065 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75061
Ph. 972-644-2400
Contact: MR. TOM FIELD

Drawn By: XD
Date: 11/18/2021
Scale: 1"=125'
Revisions:

18257

OSP



LEGEND

1	THE WEST PARK *NATURAL AREA	3.203 ACRES
2	THE GREEN *GREEN	1.233 ACRES
3	CENTRAL PARK *GREEN = 0.056 AC *DETENTION = 0.911 AC	1.161 ACRES
4	OAK BLUFF PARK *NATURAL AREA = 1.001 AC *DETENTION = 1.192 AC *NATURAL AREA (EAST) = 0.603 AC	2.802 ACRES
5	SILVERON PARK *GENERAL OPEN SPACE	1.341 ACRES

TOTAL OPEN SPACE ACREAGE FOR CREDITS: 10.352 ACRES

	ADDITIONAL OPEN SPACE	5.968 ACRES
	PERIMETER CIRCULATION AND LANDSCAPE	3.776 ACRES
	PRIVATE PARK *PLAZA	0.207 ACRES
	5FT PATHWAY	
	6FT PATHWAY	
	8FT TRAIL	
	10FT PATHWAY	
	ENHANCED PAVEMENT CROSSWALK	
	NATURE TRAIL	
	TRAIL SIGNAGE	
	DETENTION AREA	

*PARK CATEGORIES ARE INTENDED TO BE IN AGREEANCE WITH TOWN OF FLOWER MOUND'S ORDINANCE NO. 13-19.

SILVERON PARK
49.77 Gross (48.115 Net) Acres
In the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS.

**EXHIBIT F -
PHASING PLAN**

Drawn By: XD
Date: 11/19/2021
Scale: 1"=125'
Revisions:

18257

(PH1

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD

- NOTES:
1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING IN WHICH THEY SERVE.
 2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
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 7. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SEE THE ORDINANCE FOR PLANNED DEVELOPMENT NO. 171 (PD-171) FOR REQUIREMENTS RELATED TO REQUIRED DESIGN/ELEVATION DETAILS THAT SHALL BE INCORPORATED INTO EACH SITE PLAN APPLICATION ON THE PROPERTY.

MATERIAL CALCULATION CHART

	Building 'A'	Northwest	Northeast	East	Southeast	Southwest	West
1	Total Façade S.F.	11,460	6,346	3,800	4,460	8,967	3,764
2	Façade S.F. (exclusive of doors & windows)	8,203	4,332	2,884	3,202	6,380	2,875
3	Doors & Windows S.F.	3,257	2,014	916	1,258	2,587	889
		S.F.	% of 2	S.F.	% of 2	S.F.	% of 2
4	Primary Masonry Totals (Min. 80%)	6,727	82%	3,552	82%	2,446	85%
	Stone S.F.	820	10%	1,308	30%	1,036	36%
	Brick S.F.	1,641	20%	467	11%	291	10%
	Stucco S.F.	4,266	52%	1,777	41%	1,119	39%
5	Secondary Masonry Totals	1,230	15%	534	12%	360	12%
	Hardiplank S.F.	1,230	15%	534	12%	360	12%
6	Other Material Totals	246	3%	246	6%	78	3%
	Metal S.F.	246	3%	246	6%	78	3%



MULTIFAMILY NORTHEAST ELEVATION



MULTIFAMILY NORTHWEST ELEVATION

MATERIALS:

1	BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT	2	BRICK ROWLOCK ACME BRICK BRISTOL OAK	3	NATURAL STONE ACME BRICK CREAM CHOPPED	4	STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH	5	STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH	6	SIDING SW 9006 ROJO DUST	7	METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE	8	METAL ACCENT BERRIDGE MANUFACTURING CO. AGED BRONZE	9	SHINGLES GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
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SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL
ELEVATIONS
MULTIFAMILY
Copyright © 2020



SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL
ELEVATIONS
MULTIFAMILY
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MULTIFAMILY SOUTHEAST ELEVATION



MULTIFAMILY EAST ELEVATION

MATERIALS:

 BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT	 BRICK ROWLOCK ACME BRICK BRISTOL OAK	 NATURAL STONE ACME BRICK CREAM CHOPPED	 STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH	 STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH	 SIDING SW 9006 ROJO DUST	 METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE	 METAL ACCENT BERRIDGE MANUFACTURING CO. AGED BRONZE	 SHINGLES GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
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MULTIFAMILY WEST ELEVATION



MULTIFAMILY SOUTHWEST ELEVATION

MATERIALS:

	BRICK KANSAS BRICK & TILE 530 DARK - GREY GROUT		BRICK ROWLOCK ACME BRICK BRISTOL OAK		NATURAL STONE ACME BRICK CREAM CHOPPED		STUCCO SW 7013 IVORY LACE SANDPEPPLE FINISH		STUCCO ACCENT SW 6039 POISED TAUPE SANDPEPPLE FINISH		SIDING SW 9006 ROJO DUST		METAL PANEL BERRIDGE MANUFACTURING CO. ZINC-COTE		METAL ACCENT BERRIDGE MANUFACTURING CO. AGED BRONZE		SHINGLES GAF ROOFING TIMBERLINE NATURAL SHADOW WEATHERED WOOD
---	--	---	--	---	--	---	--	---	---	---	--------------------------------	---	---	---	--	---	---

SILVERON PARK APARTMENTS
FLOWER MOUND, TEXAS

BLDG #17

CONCEPTUAL
ELEVATIONS
MULTIFAMILY
Copyright © 2020

171'-0"

T.O. PARAPET 166'-0"

STU-01

GL-01

LEVEL 04 145'-0"

ST-01

LEVEL 03 130'-0"

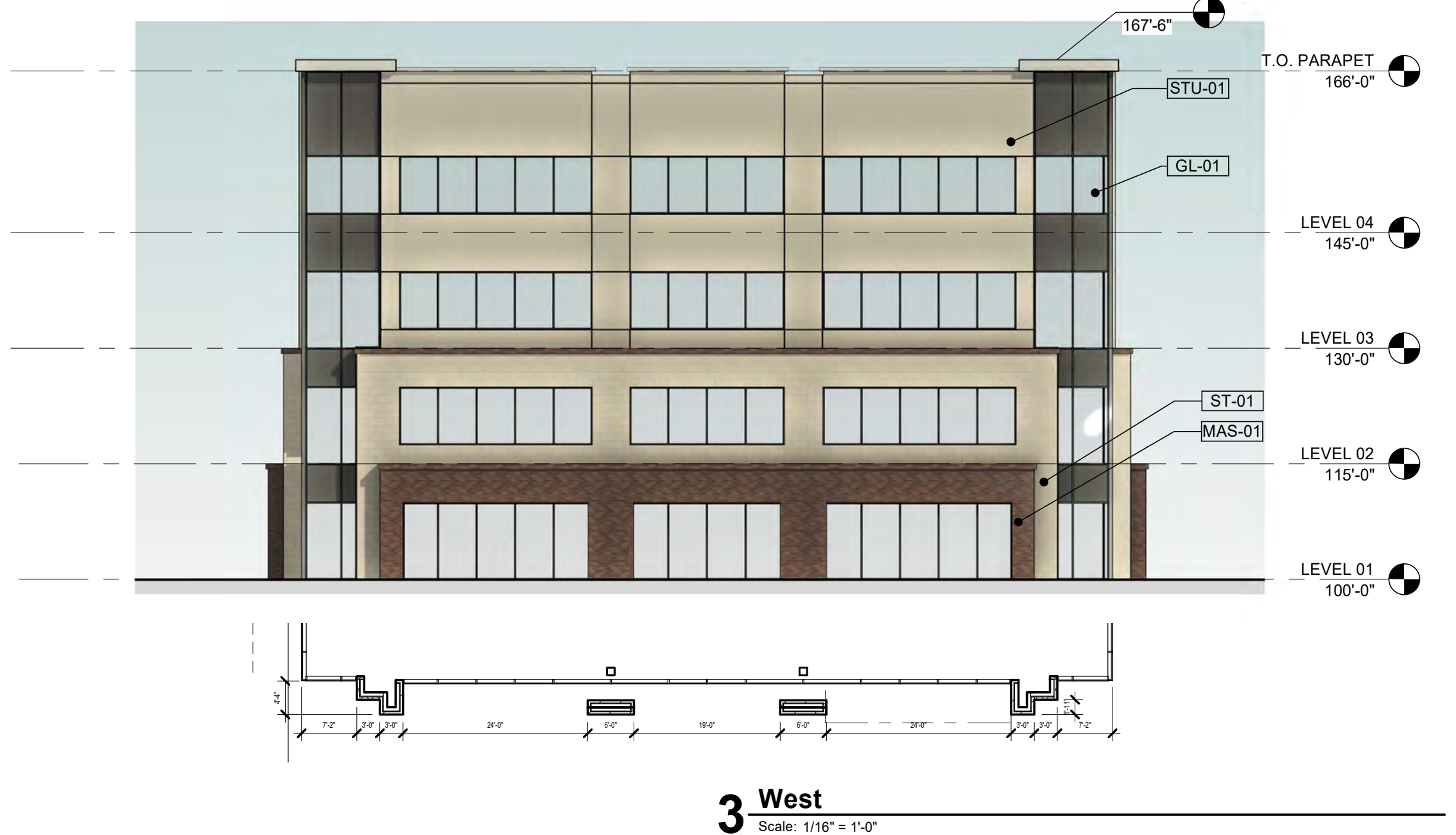
MAS-01

LEVEL 02 115'-0"

LEVEL 01 100'-0"

1 North

Scale: 1/16" = 1'-0"



Architectural drawing showing the South Elevation of a building. The drawing includes a section line labeled 171'-0" and a north arrow. The elevation shows a four-story building with a central entrance and large windows. Key features include a central vertical element, a large glass entrance, and various window types labeled STU-01, GL-01, MAS-01, and ST-01. The drawing includes a section line 171'-0" and a north arrow. Below the elevation is a detailed section line with dimensions and a scale of 1/16" = 1'-0". The section line shows the building's footprint and internal layout, with dimensions ranging from 12'-0" to 20'-0". The drawing is labeled "4 South" and "Scale: 1/16" = 1'-0".

		NORTH/FRONT		SOUTH/REAR		EAST/SIDE		WEST/SIDE	
1	TOTAL FAÇADE S.F.	6928.96		7,066		1,675		1,675	
2	FAÇADE S.F. (LESS DOORS & WINDOWS)	4,054		4,377		1,200		1,200	
3	DOORS & WINDOWS S.F.	2,875		2,689		475.4		475.4	
		SF	%	SF	%	SF	%	SF	%
4	PRIMARY MASONRY TOTAL (MIN. 80%)	3338	82.4%	3,503	80.0%	1,009	84.1%	1,009	84.1%
	BRICK S.F.	1160	28.6%	1,015.99	23.2%	602	50.2%	602	50.2%
	STONE S.F.	758	18.7%	85.2	1.9%	191	15.9%	191	15.9%
	STUCCO S.F.	1421	35.0%	2,402	54.9%	216.26	18.0%	216.26	18.0%
5	SECONDARY MASONRY TOTAL	0	0.0%	437	10.0%	0	0.0%	0	0.0%
	HARDPLANK S.F.			273.68	6.8%				
	EIFS			163.56	3.7%				
6	OTHER MATERIALS TOTAL	715	17.6%	437	10.0%	191	15.9%	191	15.9%
	ARCH. METAL PANEL S.F.	715	17.6%	437	10.0%	191.25	15.9%	191.25	15.9%
* ALL PERCENTAGES ARE CALCULATED FROM TOTAL FAÇADE S.F. EXCLUSIVE OF DOORS & WINDOWS									



02 WEST ELEVATION & PARTIAL PLAN

3/32" = 1'-0"

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



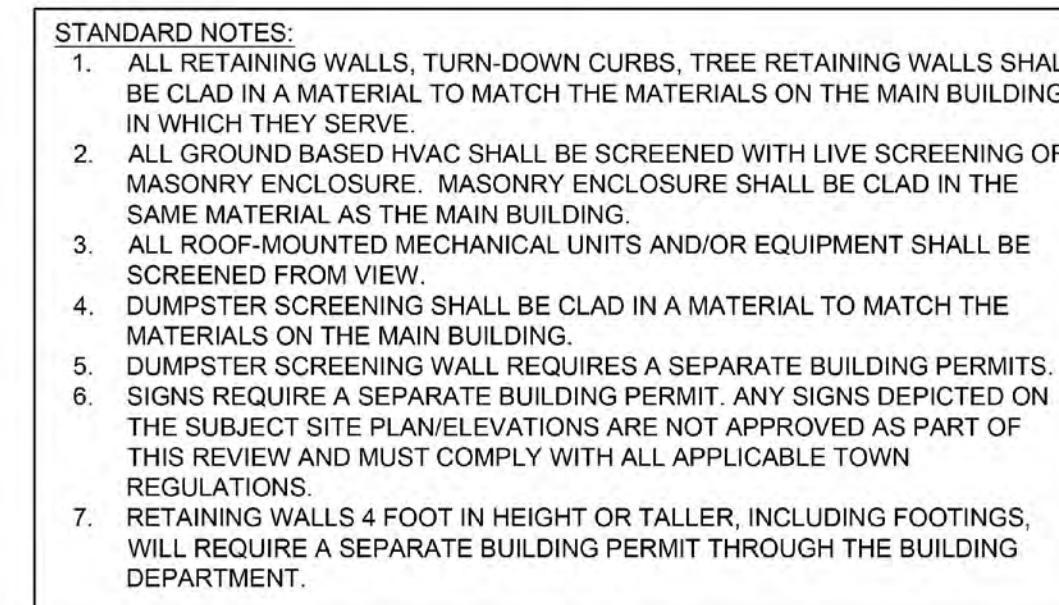
01 NORTH ELEVATION & PARTIAL PLAN

3/32" = 1'-0" FRONT

Architectural elevation drawing of a building facade. The drawing includes the following callouts and dimensions:

- Dimensions:**
 - 0" AFF (Finish)
 - 1" AFF (Finish)
 - 4" AFF (Finish)
- Materials:**
 - BRICK
 - STONE
 - STUCCO
 - ARCHITECTURAL METAL FINISH
 - GLASS

The drawing shows a cross-section of the building facade with a brick wall, a stone wall, and a stucco wall. A window is shown in the brick wall, and a glass door is shown in the stone wall. The stucco wall is shown in a light tan color. The architectural metal finish is shown in a dark grey color. The glass is shown in a light blue color. The drawing also includes a small detail of a person sitting at a table under a patio umbrella.

$$3/32'' = 1'-0''$$


01 SOUTH ELEVATION & PARTIAL PLAN

 $3/32" \times 1'-0"$



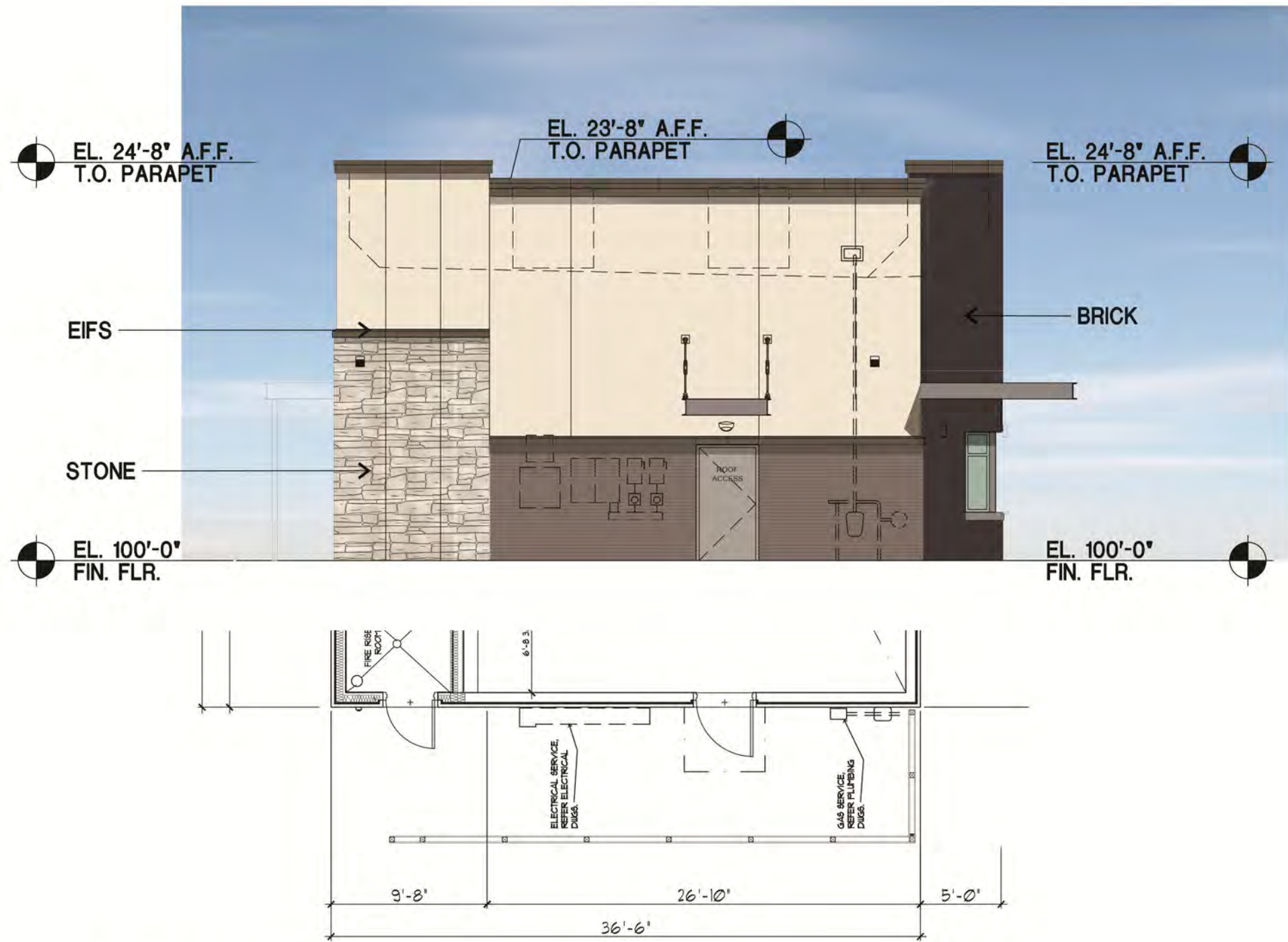
01 FRONT (EAST) ELEVATION

1/8" = 1'-0"



02 SIDE (NORTH) ELEVATION

1/8" = 1'-0"



03 REAR (WEST) ELEVATION

1/8" = 1'-0"



04 SIDE (SOUTH) ELEVATION

1/8" = 1'-0"

MATERIALS/COLORS:	
STONE:	KONI- MOUNTAIN LEDGE COUNTY
EIFS:	COLOR TO MATCH SW 7030 ANEW GRAY
STUCCO (PRIMARY):	COLOR TO MATCH SW 6039 POISED TAUPE
STUCCO (SECONDARY):	COLOR TO MATCH SW 7013 IVORY LACE
METAL CANOPIES:	COLOR TO MATCH BERRIDGE LEAD COTE
STOREFRONT:	CLEAR ANODIZED
BRICK @ TOWER:	ENDICOTT - GREY BLEND SMOOTH
BRICK @ WATER TABLE:	ENDICOTT - DARK IRONSPOT

		EAST		WEST		SOUTH		NORTH	
		SF	%	SF	%	SF	%	SF	%
	TOTAL	999.7		999		1566		1620	
	WINDOWS & DOORS	243		37		41		332	
	TOTAL LESS WINDOWS & DOORS	756.7		962		1525		1288	
PRIMARY MASONRY	BRICK	175	23.13	267	27.75	513	33.64	269	20.89
	STONE	215	28.41	133	13.83	196	12.85	435	33.77
	STUCCO	280	37.00	488	50.73	699	45.84	411	31.91
	PRIMARY MASONRY TOTALS (MIN. 80%)	670.0	88.5	888.0	92.3	1408.0	92.3	1115.0	86.6
SECONDARY	EIFS	46.7	6.17	60	6.24	96	6.30	59	4.58
	METAL CANOPY	40	5	14	1.46	21	1.38	55	4.27
OTHER	WOOD							59	4.58
	TOTAL	756.7	100	962	100	1525	100	1288	100



49.77 Gross (48.115 Net) Acres
in the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

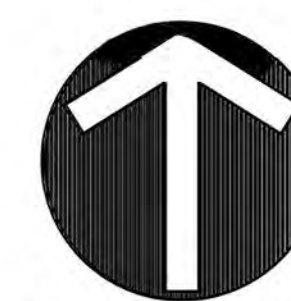
**EXHIBIT H-
SILVERON PARK RENDERING**

Drawn By: XD
Date: 11/18/2021
Scale: 1"=125'
Revisions:

18257

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75051
Ph. 972-644-2400
Contact: MR. TOM FIELD





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

*THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 36% OF THE 3.203 ACRE PARK.

*THE PERCENTAGE OF THE SITE NOT IN THE "12% OR GREATER" SLOPE AREA IS APPROXIMATELY 64% OF THE 3.203 ACRE PARK.





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Roanoke, Texas 76282
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www.mcadamsco.com



MCADAMS

SILVERON PARK
48.115 Acres
In the
J. TANNERHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H-
SILVERON PARK**

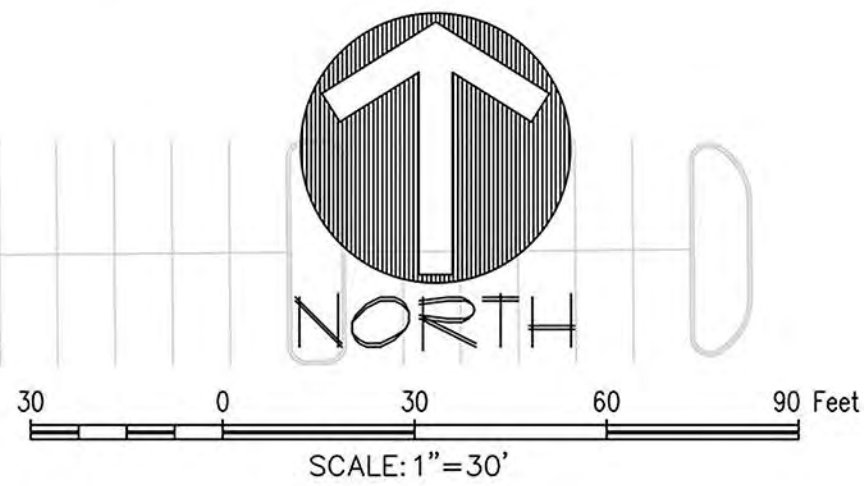
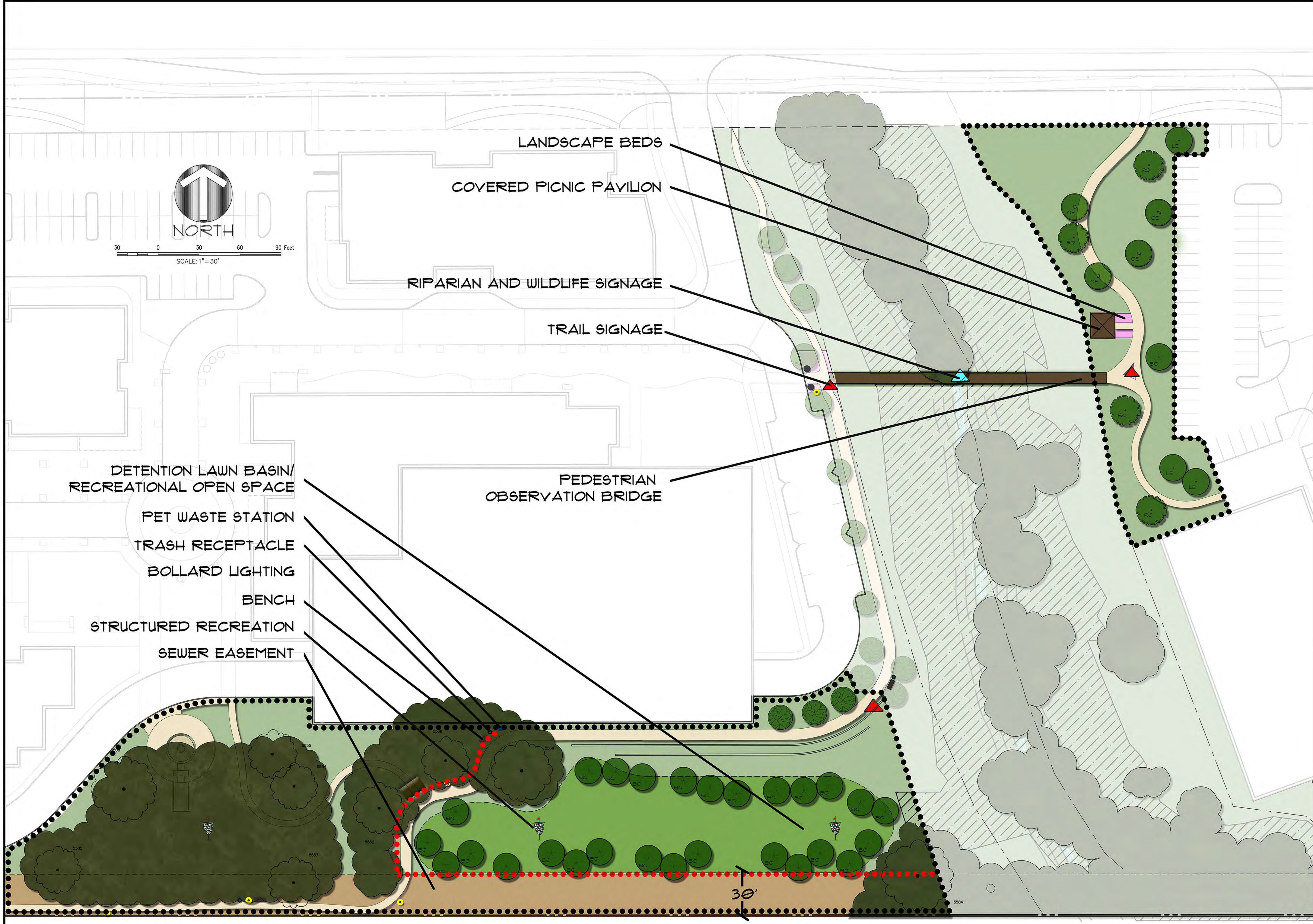
Drawn By: --
Date: 11/19/2021
Scale: 1"=40'
Revisions:

18257



CROSSWALK BOLLARD
ENHANCED PAVEMENT
STREET TREES
PATIO SEATING

BENCH
BOLLARD LIGHTING
PROPOSED 10' SIDEWALK
TRASH RECEPTACLE
LANDSCAPE BEDS



LANDSCAPE BEDS
COVERED PICNIC PAVILION
RIPARIAN AND WILDLIFE SIGNAGE
TRAIL SIGNAGE

DETENTION LAWN BASIN/
RECREATIONAL OPEN SPACE
PET WASTE STATION
TRASH RECEPTACLE
BOLLARD LIGHTING
BENCH
STRUCTURED RECREATION
SEWER EASEMENT

PEDESTRIAN
OBSERVATION BRIDGE

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MCADAMS

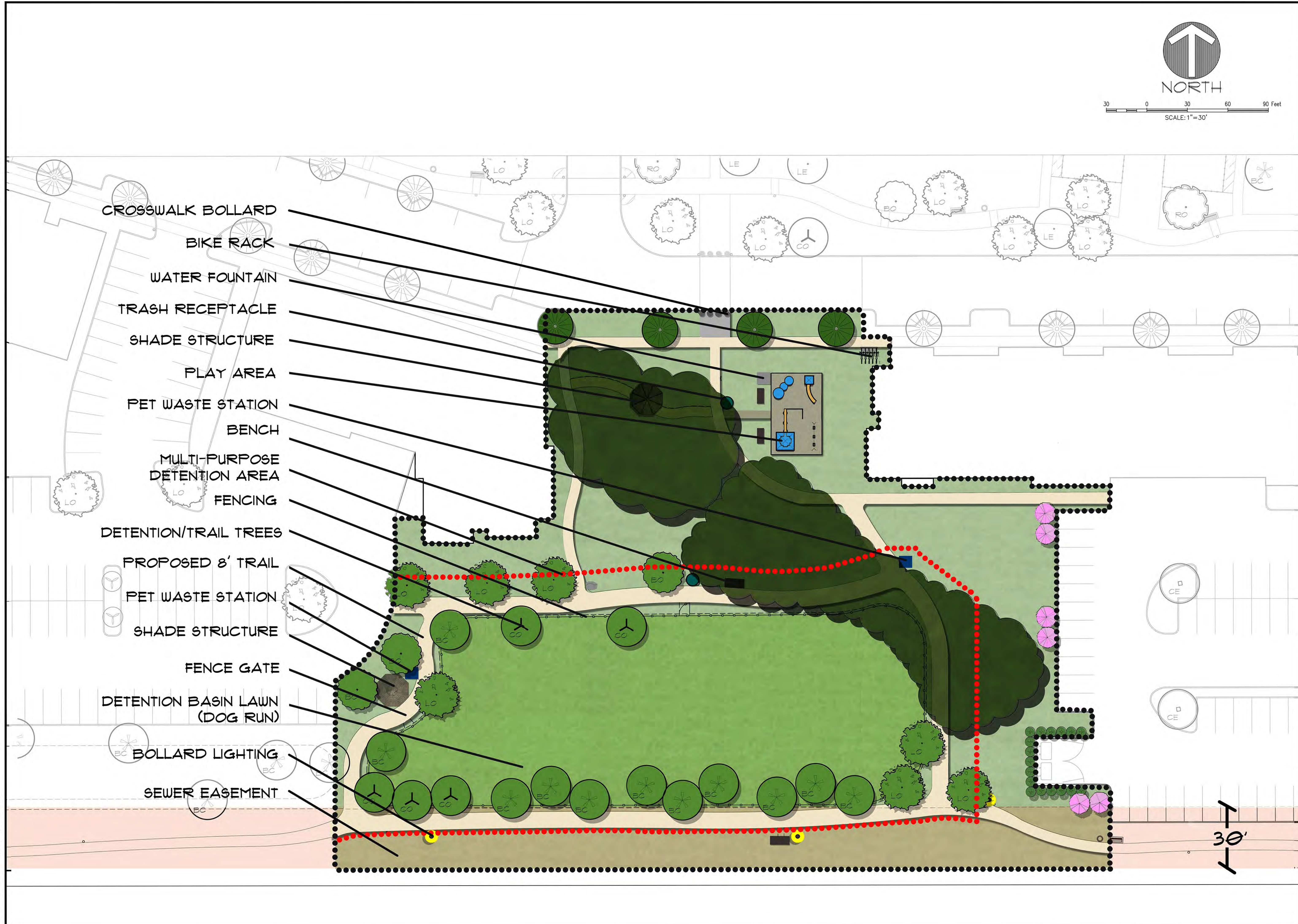
SILVERON PARK
48.115 Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
J. KNIGHT SURVEY, ABSTRACT NO. 692
TARRANT COUNTY, TEXAS

**EXHIBIT H -
OAK BLUFF PARK**

Drawn By: _____
Date: 10/12/2021
Scale: 1" = 30'
Revisions: _____

18257

4





SHADE STRUCTURE OPTION #1



NATURE OBSERVATION DECK



SHADE STRUCTURE OPTION #2



NATURE PLAY



BRIDGE



PLAYGROUND



RAISED CROSSWALK WITH ENHANCED PAVEMENT



ENHANCED PAVEMENT OPTION



TRAIL HEAD SIGNAGE



TRASH RECEPTACLE



PET WASTE STATION

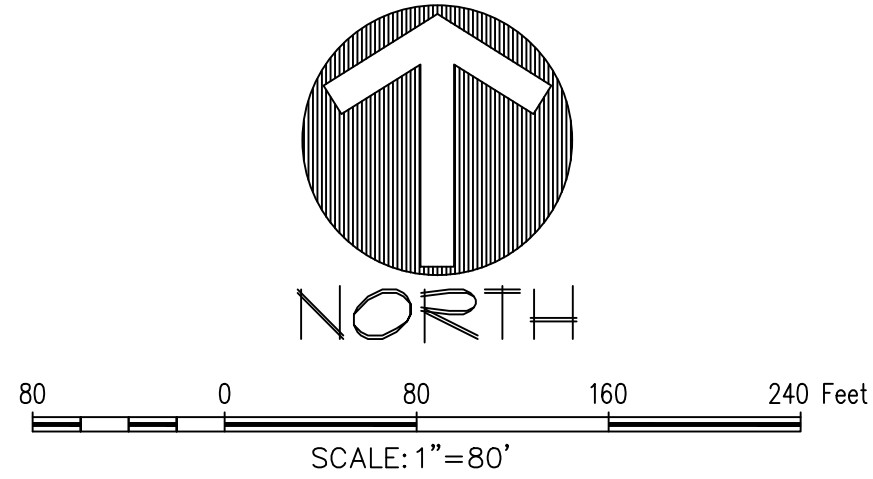
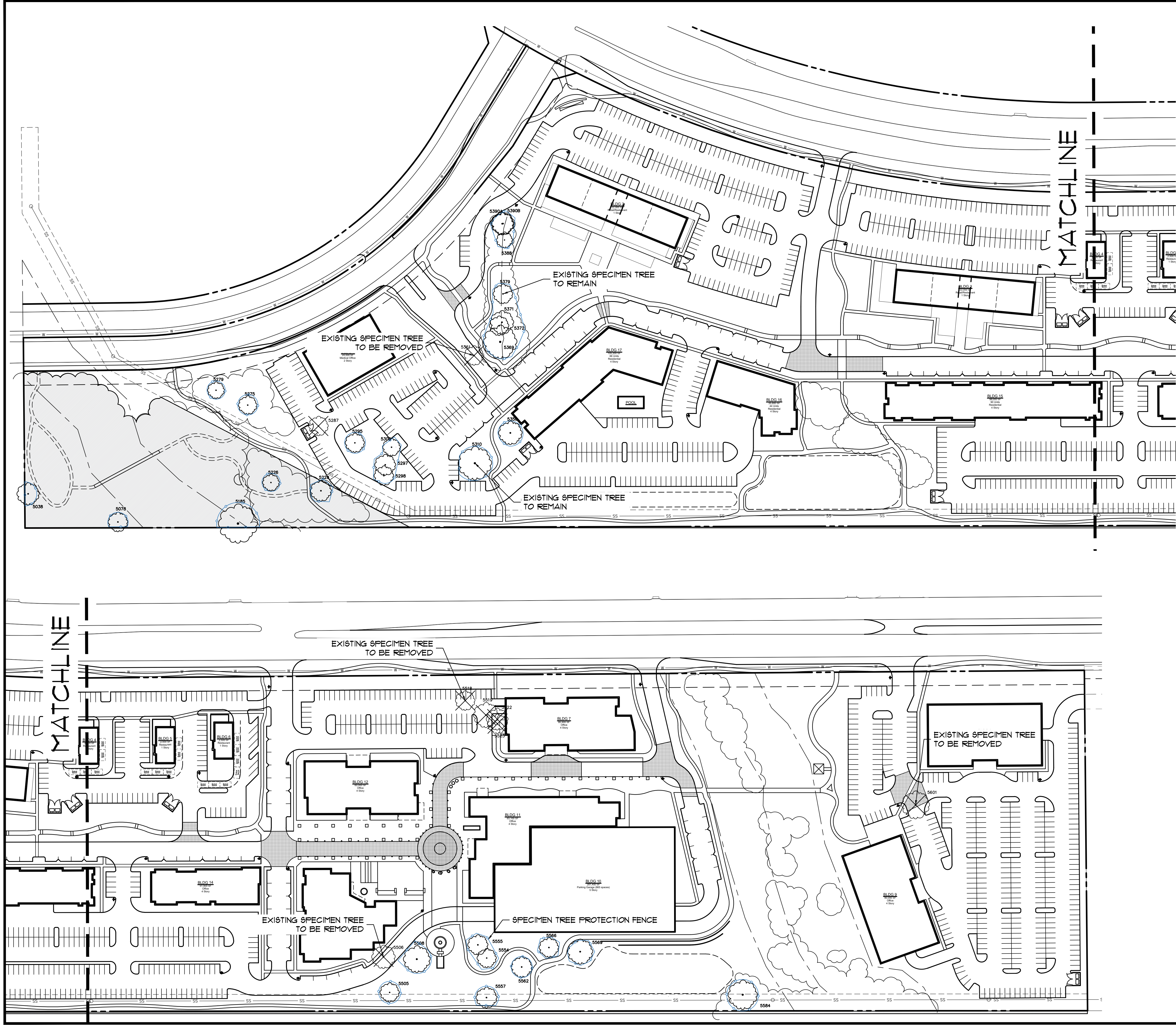


BENCH

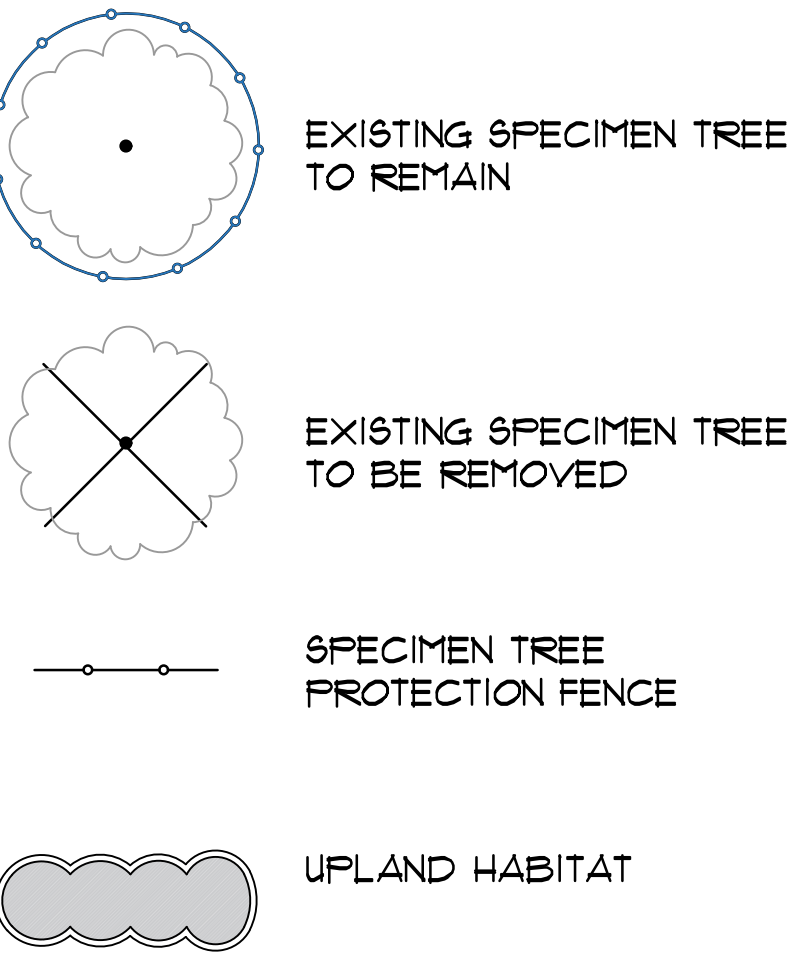


BOLLARD LIGHTING

File: J:\2018\18257\Drawings\Landscaping\18257 SPECIMEN TREE SURVEY.dwg
Plotted: 10/4/2021 11:28 AM, by: aedavis, Sheet: 9/26/2021 2:52 PM, by: aedavis



PLANT LEGEND



THERE ARE A TOTAL OF 31 SPECIMEN TREES.
31 OF THE 31 SPECIMEN TREES ARE OUTSIDE OF
THE UPLAND HABITAT.
5 OF THE 31 SPECIMEN TREES ARE INCLUDED IN
THE UPLAND HABITAT.

SPECIMEN TREES SHALL BE MITIGATED BY
NEWLY ADDED 3" CALIFER TREES ON SITE.

NOTE: LIME STABILIZATION IS NOT PERMITTED
WITHIN 20 FEET OF SHOWN SPECIMEN TREE CANOPY.



Drawn By: xj
Date: 12/28/2018
Scale: 1"=80'
Revisions:
04/26/2021
10/01/2021

OWNER/DEVELOPER
TREZ CAPITAL
5055 KELLER SPRINGS ROAD, STE. 500
ADDISON, TEXAS 75001
Ph. 972-644-2400
Contact: MR. TOM FIELD

18257

T1.0

SPECIMEN TREE SURVEY

SILVERVERON PARK
49.77 Gross (48.115 Net) Acres
in the
J. TANNEHILL SURVEY, ABSTRACT NO. 1252
TOWN OF FLOWER MOUND
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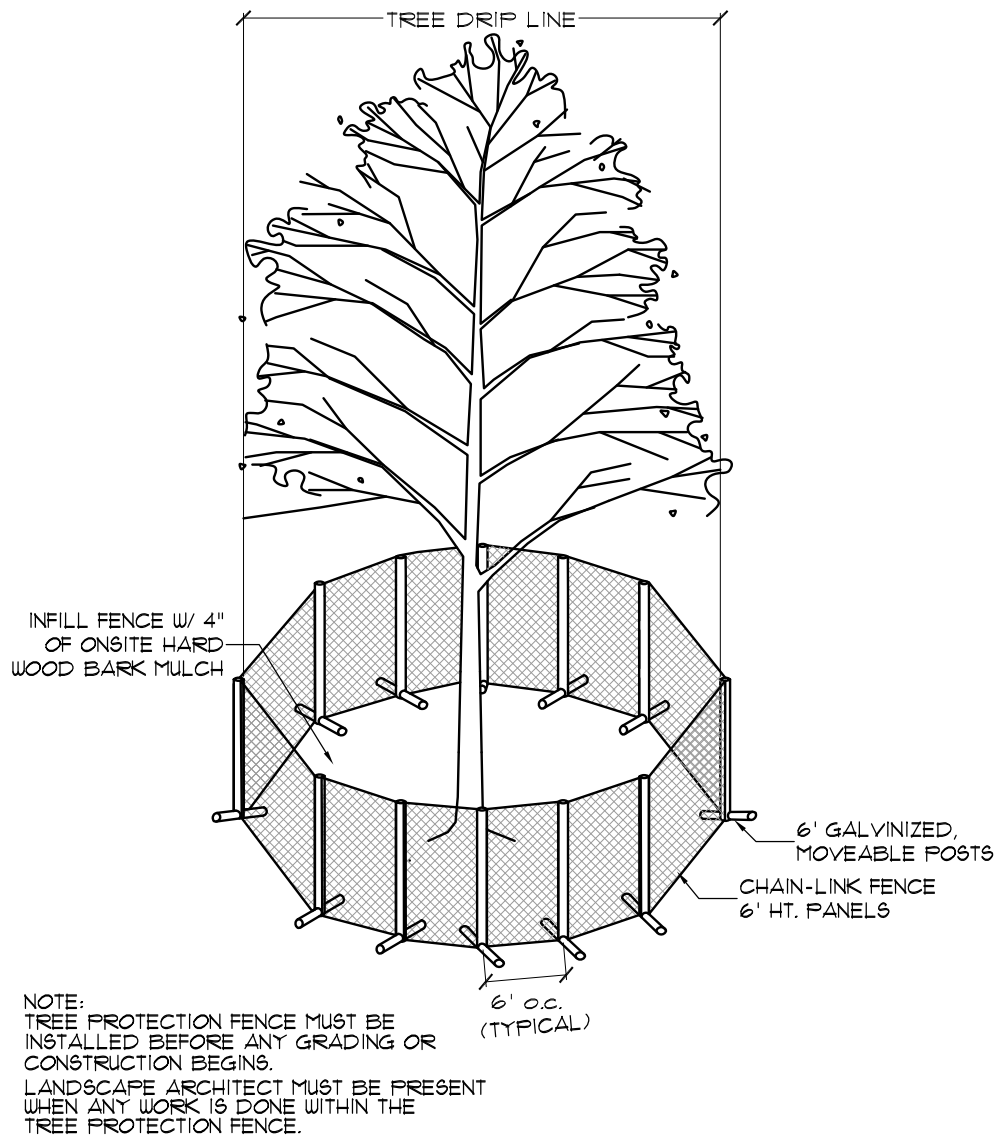


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SILVERVERON PARK

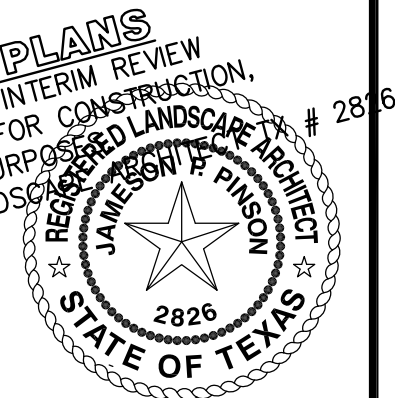
LIST #	TREE #	CAL. "	COMMON NAME	BOTANICAL NAME	REMOVED	HEALTH	REMARKS	CANOPY
1	5038	25	RED OAK	<i>Quercus rubra</i>	NO	HEALTHY		40
2	5078	22	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		35
3	5185	19	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		35
4	5226	22	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		30
5	5275	24.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		35
6	5229	21	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		50
7	5279	21	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	DECLINING	Multitrunk	45
8	5287	23	CEDAR ELM	<i>Ulmus crassifolia</i>	YES	HEALTHY		35
9	5295	23.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		40
10	5297	28	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY	Multitrunk	40
11	5298	20	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		35
12	5300	21	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		45
13	5310	27	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		60
14	5350	29.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		50
15	5361	25	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		35
16	5369	25	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		60
17	5371	29.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		55
18	5372	25.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		35
19	5379	26.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		40
20	5388	20.5	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		40
21	5390A	42	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		30
22	5390B	23	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		30
23	5505	22	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY	Multitrunk	35
24	5506	30	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		45
25	5508	32.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		50
26	5518	25	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		35
27	5519	24.5	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		45
28	5522	22	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		40
29	5523	23	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		40
30	5554	24	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		35
31	5555	25	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		40
32	5557	26.5	POST OAK	<i>Quercus stellata</i>	NO	DECLINING	Trunk Rot; SS ESMT	45
33	5562	28.5	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		55
34	5566	19.5	CEDAR ELM	<i>Ulmus crassifolia</i>	NO	HEALTHY		35
35	5569	23	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY		60
36	5584	31	POST OAK	<i>Quercus stellata</i>	NO	HEALTHY	Multitrunk; SS ESMT	60
37	5601	25	POST OAK	<i>Quercus stellata</i>	YES	HEALTHY		50



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

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumfrence of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
 - 2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



Drawn By:XD
 Date: 12/26/2018
 Scale:
 Revisions:
 04/26/2021

18257

OWNER/DEVELOPER
 TREZ CAPITAL
 5055 KELLER SPRINGS ROAD, STE. 500
 ADDISON, TEXAS 75051
 Ph. 972-644-2400
 Contact: MR. TOM FIELD

T1.1

SILVERON PARK
 49.77 Gross (48.115 Net) Acres
 in the
 J. TANNEHILL SURVEY, ABSTRACT NO. 1252
 TOWN OF FLOWER MOUND
 J. KNIGHT SURVEY, ABSTRACT NO. 692
 TARRANT COUNTY, TEXAS

SPECIMEN TREE SURVEY



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 201 County View Drive
 Suite 202
 Rowlett, TX 75087
 940.240.1012
 TBPE: 19762, TBPLS: 10194440
 www.gamco.com

SILVERON PARK





Exhibit “B” Development Standards

Planned Development District - 171 (PD-171) Silveron Park

The development on the property comprising approximately 49.77 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.

Development of the Campus Commercial District area designated on Exhibit “C,” comprising of approximately 49.77 acres, shall comply with all regulations applicable to the Campus Commercial District (CC) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

A. DEFINITIONS.

1. ORDINANCE NO. 13-19 means an amending ordinance to various sections of Chapters 90 and 98 of the Code of Ordinances, approved by the Town Council on April 15, 2019.
2. PRIVATE OPEN SPACE means areas that are privately owned and maintained but not accessible by the general public.
3. PUBLIC OPEN SPACE means areas that are privately owned and maintained but publicly accessible.

B. 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”: Pedestrian Circulation and Open Space Plan
 - d. Exhibit “F”: Phasing Exhibit
 - e. Exhibit “G”: Conceptual Elevations
 - f. Exhibit “H”: Open Space Renderings

C. USE STANDARDS.

1. PERMITTED USES. Except as provided in this section, uses listed as Permitted Uses in the Campus Commercial District (CC) in the Town’s Zoning Ordinance may be permitted in this Planned Development.
 - a. The following additional use is permitted in this Planned

Development.

i. Multifamily.

b. The following use is prohibited in this Planned Development:

i. Swimming pool, commercial.

2. SPECIFIC USES. Except as provided in this section, the uses listed as Specific Uses in Campus Commercial District (CC) in the Town's Zoning Ordinance, may be permitted in this Planned Development with a Specific Use Permit (SUP) approved by the Town Council.

a. The following specific uses are prohibited in this Planned Development:

- i. Amusement and recreation (outdoors).
- ii. Car wash, automatic.
- iii. Car wash, full service.
- iv. Convenience store with gasoline sales.
- v. Institution, drug, or psychiatric treatment.
- vi. Office-showroom/warehouse.
- vii. Retail, single tenant (50,000 sf, but less than 75,000 sf).
- viii. Retail, single tenant (75,000 sf, but less than 100,000 sf).
- ix. Retail, single tenant (100,000 sf or more).

3. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance may be permitted in this Planned Development 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."

D. PUBLIC OPEN SPACE STANDARDS.

1. Public open space shall generally be located as shown on Exhibit "E." These areas shall either comply with Ordinance No. 13-19 or are open spaces that shall provide for minimum improvements/amenities as noted in this section.

2. All public open space shall be privately owned and maintained and shall be publicly accessible.

3. The following open space areas shall include the minimum improvements and amenities as noted for each and be located as shown on Exhibit "E."

a. General Open Space. General open space is open space that does

not fit into a specific open-space category as defined by the Town's Open Space Ordinance but includes eligibility. General Open Space may contain pedestrian circulation pathways or may serve as isolated open spaces or linkages to larger open-space parks. All areas of disturbance under existing tree canopy shall be replanted with native plant material or mulched. General Open Space shall be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows a year, weekly trash pickup, and annual tree trimming shall be performed.

- b. The West Park (1). There shall be a minimum of 3.203 acres categorized as a Natural Area as described by the Town's Open Space Standards. The West Park will be generally located in two separate zones as shown in Exhibit "H." Areas west of the concrete sidewalk shall be maintained in a natural state with minimal clearing to provide means to construct a nature trail, pedestrian bridge, signage, seating, and observation deck. Perpetual maintenance for areas and nature trails west of the concrete sidewalk may include removal of invasive vines and underbrush. All areas of disturbance shall be replanted with native plant material. Mowing shall be performed directly adjacent to the concrete sidewalk (5' mowing space maximum) on each side to prohibit grass and brush from growing over the path. Trail maintenance shall be performed at least once a year.

Areas east of the concrete sidewalk shall be maintained in a semi-natural state and shall be perpetually maintained by having understory, consisting of non-protected trees, saplings, vines, and brush, cleared with annual maintenance. Protected trees may be pruned of all deadwood and low hanging branches. All areas of disturbance shall be replanted with native plant material. Mowing shall be performed directly adjacent to the concrete sidewalk (5' mowing space maximum) on each side to prohibit grass and brush from growing over the path. Open native grass areas shall be mowed once a year in late winter, prior to spring growth.

A portion of the West Park is classified as an Environmental Sensitive area. Environmentally Sensitive Areas include Ephemeral Stream, Intermittent Stream, Protected Slopes, and Upland Habitat. Any construction for approved amenities shall avoid or mitigate disturbance that may occur to ESAs during construction.

West Park shall include a minimum of the following:

- i. Gathering area at the trailhead of patterned or stamped concrete, with a minimum of 125 square feet of land area.

- ii. Pedestrian bridge (min. four-foot (4') width)
 - iii. Seating areas (benches/seat walls) with associated shade.
 - iv. Trash receptacles.
 - v. Trail signage, not to exceed five (5) square feet.
 - vi. Bollard lighting.
 - vii. Five-foot-wide unobstructed walking path designed to extend to the east along the southern property line. Connection to adjacent properties will be at the right-of-way.
 - viii. A nature pathway and a wildlife viewing deck. Viewing deck to meet minimum 100 square feet.
- c. The Green (2). There shall be a minimum 1.233 acres of land area, identified as "The Green" provided in the general location shown on Exhibit "H." The designated area is categorized as a Green per the Town's Open Space Ordinance and will serve as a public outdoor extension of the adjacent retail and restaurant uses as well as gathering place for the development. Protected trees may be pruned of all deadwood and low hanging branches. All areas under specimen tree canopies are to be mulched and pruned with hand-held equipment only. No machinery or heavy equipment is allowed under specimen tree canopies. A minimum of 36 mows per year, weekly trash pickup, and annual tree trimming shall be performed.
- The Green shall include a minimum of the following:
- i. Use of natural and hardscape elements to create active gathering area.
 - ii. Seating areas (benches, tables and chairs, seat walls).
 - iii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
 - iv. Trash receptacles.
 - v. Bollard lighting.
 - vi. Bicycle rack.
 - vii. Enhanced landscaping and turf grass.
 - viii. Play area (min. 1,000 square feet) that uses natural materials to encourage interaction with the environment.
- d. The Central Park (3). There shall be a minimum 1.767 acres of land area identified as "Central Park" provided in the general location shown on Exhibit "H." The Central Park is comprised of two categories. A Green (0.856 acres) and Detention (0.911 acres) as defined by the Town's Open Space Ordinance. The Central Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows per year, weekly trash pickup, and annual tree trimming shall be performed.

The Central Park shall include a minimum of the following:

- i. Use of natural and hardscape elements to create an open space area linking Silveron Park to the southern detention basins and pedestrian trail.
 - ii. Playground (min. 1,000 square feet and intended for ages 5-12).
 - iii. Seating areas (benches, tables and chairs, seat walls) with associated shade.
 - iv. Detention basin open-space lawn with multi-purpose use capabilities. The open-space lawn shall be used for dog park/dog runs, common leisure, etc. Detention basin shall have an ornamental fence perimeter and security gates. Where feasible as defined by the Town's Open Space Ordinance, detention area will incorporate a 10' perimeter circulation path and canopy trees around the perimeter of the facility.
 - v. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
 - vi. Trash receptacles.
 - vii. Bollard lighting.
 - viii. Bicycle rack.
 - ix. Enhanced landscaping, turf, and seasonal color.
- e. Oak Bluff Park (4). There shall be a minimum 2.802 acres of land area identified as "Oak Bluff Park" provided in the general location shown on Exhibit "H." The west portion of Oak Bluff Park consists of a Natural Area (1.007 acres) and Detention (1.192 acres). The east portion of Oak Bluff Park consists of a Natural Area (0.603 acres). Acreage defined as Natural Area is categorized and described by the Town's Open Space Standards. Oak Bluff Park will be maintained in two separate zones. Natural areas shall be perpetually maintained by having understory consisting of non-protected trees, saplings, vines, and brush, cleared with annual maintenance. Protected trees shall be pruned of all deadwood and lowhanging branches. All areas within the wetland mitigation easement of disturbance shall be replanted with native plant material. A portion of Oak Bluff Park is classified as Environmental Sensitive Area ("ESA"). Environmental Sensitive areas include Ephemeral Stream, Intermittent Stream, and Protected Slopes. Any construction for approved amenities will avoid or mitigate disturbance that may occur to ESAs during construction.

Within Natural Areas, all areas outside of existing tree canopy, outside of the wetland mitigation easement, and adjacent to sidewalks or trails may have maintained turf areas. All areas of disturbance under existing tree canopy, whether within or outside of

the wetland mitigation easement, shall be re-planted with native plant material or mulched. A minimum of 36 mows per year, weekly trash pickup, and annual tree trimming shall be performed.

Oak Bluff Park shall include a minimum of the following:

- i. Pedestrian Bridge (min. five-foot (5)' width).
- ii. Seating areas (benches, tables and chairs, seat walls).
- iii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
- iv. Proposed 8 foot (8') Silveron Trail.
- v. Trash receptacles.
- vi. Bollard lighting.
- vii. Trail signage.
- viii. Native understory plant material, enhanced landscaping, and turf.

Acreage defined as Detention will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows per year, weekly trash pickup, and annual tree trimming shall be performed. Oak Bluff Park is generally located as shown on Exhibit "H" and shall include a minimum of the following:

- i. Use of natural and hardscape elements to create an open-space area linking the southern walkway to the eastern residential block.
- ii. Seating Areas (benches/seat walls).
- iii. Detention basin open-space lawn. A detention basin lawn shall be constructed in a manner to achieve multi-purpose uses. Facility shall include passive recreation elements such as frisbee golf nets for active recreational use.
- iv. Shade structure, tree plantings to provide a shade canopy or other shade producing elements.
- v. Trash receptacles.
- vi. Bollard lighting.
- vii. Native understory plant material, enhanced landscaping, and turf.

- f. Silveron Park (5). There shall be a minimum of 1.346 acres of linear open space, identified as "Silveron Park" provided in the general location shown on Exhibit "H," along the east/west street connecting all buildings with Pedestrian Access. In addition to enhanced landscaping and turf grass, the area will contain a proposed ten-foot (10') Silveron Trail. The general open space in Silveron Park will be perpetually maintained according to landscape maintenance industry standards. A minimum of 36 mows per year, weekly trash pickup,

and annual tree trimming shall be performed.

Silveron Park shall include a minimum of the following:

- i. Seating/patio areas (benches, tables and chairs, seat walls).
- ii. Shade structures, tree plantings to provide a shade canopy, or other shade producing elements.
- iii. Proposed ten-foot (10') Silveron Trail.
- iv. Trash receptacles.
- v. Bollard lighting.
- vi. Enhanced sidewalk pavement banding.
- vii. Safety bollards at intersections.

4. OPEN SPACE PHASING.

- a. This Planned Development is proposed to be developed in phases.
- b. Land area and improvements for the open space areas detailed in Paragraph 3 shall be provided in the general locations shown on Exhibit "F."
- c. A certificate of occupancy shall not be issued for the building(s) in a phase until all of the respective open space areas within that phase have been completed.
- d. A certificate of occupancy shall not be issued for the building(s) in a phase until a landscape maintenance plan has been submitted for public open space areas.

5. PUBLIC OPEN SPACE AND TRAIL REQUIREMENTS.

- a. An aggregate of 10.352 acres of public open space shall be provided and consist of areas that meet the standards provided in Ordinance No. 13-19 and additional requirements provided in Paragraph 3.
- b. To track compliance with required land area minimums, each submitted site plan that includes an open space area shall include the following table, which shall be updated with each submittal and placed on each site plan:

Public Open Space Type per Ordinance No. 13-19 and other Open Space Areas (see PD-171, Exhibit "E" for location of each)	Required (Approximate acreage per PD-171)	Proposed	Total Public Open Space approved prior to this submittal (include PZ approval date for each)	Total Public Open Space inclusive of this submittal	Aggregate acreage-Remaining requirement (based on 17.3 acres per PD-171)
Date of this Plan	11/11/2021				
1 – The West Park (Natural Area)	3.203 acres				
2 – The Green (Green)	1.233 acres				
3 – Central Park (Green) (Detention)	1.767 ac. total 0.856 acres 0.911 acres				
4- Oak Bluff Park (Natural Area) (Detention)	2.802 ac. total 1.007 acres 1.192 acres				
----- (Natural Area)	0.603 acres				
5- The Silveron Park (General Open Space)	1.347 acres				
TOTAL ACREAGE FOR OPEN SPACE AREAS AS DEFINED BY ORDINANCE NO. 13-19	10.352 acres				

E. BUILDING STANDARDS.

1. SETBACKS.

a. Long Prairie Road.

- i. Except as provided in this section, the minimum building

setback for all structures is 60 feet.

- ii. The minimum building setback for a building that does not have surface parking between the building and Long Prairie Road is 40 feet.
- iii. Off-street parking is prohibited within the first 25 feet of the property line.
- iv. Minimum setbacks are measured from the existing right-of-way at the time of passage of this Ordinance.

b. Lakeside Village Boulevard.

- i. The minimum building setback for all structures is 25 feet.
- ii. Off-street parking is prohibited within the first 25 feet of the property line.
- iii. Minimum setbacks are measured from the existing right-of-way at the time of passage of this Ordinance.

c. Buildings fronting a private street or access way.

- i. No minimum building setback.

2. LOT COVERAGE.

- a. Residential Uses. Maximum lot coverage is 95 percent, combined.
- b. Commercial Uses. Maximum lot coverage is 60 percent, combined.
- c. All site plans shall contain an aggregate calculation of lot coverage by use category, either Residential or Commercial. The following table shall be provided with each site plan application and amended site plan application:

Lot Coverage required per Ordinance: Residential-95 percent, combined Commercial-60 percent, combined	This Site Plan	Existing (prior to this site plan)	Cumulative (Including this site plan)
Proposed Use:	____ percent	____ percent	____ percent

3. FLOOR AREA RATIO. For purposes of this planned development district, the entire Property is considered one lot and a maximum floor area ratio in the aggregate for the Property is 1:1 notwithstanding that any individual lot may exceed a floor area ratio of 1:1.
4. STORIES.
 - a. Except as provided in this paragraph, the maximum number of stories is ten (10).
 - b. Multifamily. Maximum number of stories is four (4).
 - c. Building Numbers 9, 10, 11, 12, and 13.
 - i. Maximum number of stories is five.
 - d. Podium parking or parking levels below grade shall not count towards the maximum number of stories for any permitted use.
5. HEIGHT.
 - a. Maximum height for multifamily buildings is 60 feet.
 - b. Maximum height for nonresidential buildings, excluding parking garages, is 86 feet.
 - c. Maximum height for a parking structure is 66-feet.
 - i. The height of the parking structure shall be measured as the vertical distance above finish grade measured to the highest point of the structure.

F. LANDSCAPE, HARDSCAPE, & SCREENING STANDARDS.

1. STREET SETBACKS.
 - a. Except as provided in this section, there shall be a minimum landscape buffer of 25 feet along FM 2499 as measured from the existing right-of-way.
 - b. There shall be a minimum landscape buffer of 15 feet along Lakeside Village Boulevard as measured from the existing right-of-way.
2. STREET BUFFER LANDSCAPING. Tree plantings shall be provided at a ratio of one (1) tree for each 30 linear feet of the buffer.

3. STREET YARD LANDSCAPING. All undeveloped areas of the street yard shall be landscaped at a minimum of 20 percent of the street yard.
4. PERIMETER LANDSCAPING. Perimeter buffers and other landscape areas are generally located as provided on Exhibit "D" and shall require final detail with each site plan application.
5. TREE PLANTING REQUIREMENTS.
 - a. Trees provided for development shall be grown and obtained through a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning.
 - b. Trees provided shall be only healthy stock to be free of disease, insets, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement.
 - c. Trees shall not have coarse, circling roots that are visible from top of root ball.
 - d. Trees provided shall be of the sizes indicated in the planting lists, on designs and in accordance with dimensional relationship requirements of ANSI-Z60.1 for kind and type of plant material required.
 - e. It is required that all canopy trees have a minimum of 600 cubic feet of uncompacted soil and all ornamental trees have a minimum of 450 cubic feet of uncompacted soil. If the minimum standard of cubic feet for trees cannot be met, alternatives such as structural soils or soil cells shall be utilized.
 - f. Parking Lot Trees.
 - i. Parking area trees that are required to be located within 50 feet of a parking space and are located within the limits of underground detention shall be located elsewhere within the same parking lot area. The final location of any relocated tree shall be determined during site plan approval.
 - g. Street Trees.
 - i. Street trees, as defined as trees between a back of curb and adjacent sidewalk, shall have a minimum depth of 24" of topsoil recycled from the site or an otherwise loamy soil to make up the top two (2) feet of the 600 cubic feet of

uncompacted soil. In areas of limited space, ornamental trees are recommended to maintain a minimum of 450 cubic feet. There shall be a minimum 2'-6" clearance from trunk to the edge of pavement and root barriers shall be installed.

- ii. Should hardscapes such as sidewalks, roads, or building foundations prevent the cubic foot minimum recommendations of uncompacted soil volume, alternate methods of supplementation such as structural soils or soil cells shall be utilized.
- iii. Trees along internal roads shall be provided at a ratio of one tree for every 50 feet of lineal frontage.
- iv. Public street trees, such as those which are located along F.M. 2499 or Lakeside Village Boulevard, shall comply with the Town standards and shall be provided at a ratio of one (1) tree for every 30 feet of lineal frontage.
- v. Trees shall always receive adequate water to keep roots alive. Street trees shall generally be columnar species and always be columnar species when within 20 feet of a building facade.
- vi. Uncompacted soil shall have a written specification based on the Soil Classification Pyramid with a range for each of silt, clay, and sand.
- vii. Street trees shall be installed after all major construction, including franchise utilities, is completed within each tract adjacent to the street trees.
- viii. No lime stabilized base concrete shall be installed within ten (10) feet of a street tree.
- ix. Street trees shall be a minimum of five-inch (5") caliper and be trimmed up to have an eight-foot (8') clearance for pedestrians and parking. Street trees shall be trimmed up to have a fourteen-foot (14') clearance for streets and drive aisles.
- x. When installing utilities that share a landscape strip with street trees, utilities shall be located (a) in a five-foot (5') franchise utility easement under the sidewalk with pull boxes OR (b) in a five-foot (5') franchise utility easement from the edge of the sidewalk and extending toward the street. Utility lines shall be sleeved for ten (10) feet either side of the tree planting location. Pull boxes and transformers shall be located halfway

- between street trees spaces as required.
 - xi. Upon installation of tree planting strips along drive aisles, the Town may conduct soil percolation tests to ensure proper drainage and soil compaction standards.
- 6. NONRESIDENTIAL BUILDING MAIN ENTRY. Each landscape plan shall provide for compliance with the following design standard:
 - a. Building entry points shall have site design features such as special paving, landscaping, pedestrian lights, pedestrian benches, earth forms, water fountains /displays, and other furnishings.
- 7. ENHANCED PAVEMENT. Enhanced pavement pedestrian crosswalks shall be required at major intersections along the main road. Safety bollards shall be provided at all intersections.

G. ACCESS, PARKING, AND LOADING STANDARDS.

- 1. PARKING. Except as provided in this section, off-street parking shall be provided as outlined in the Town of Flower Mound Land Development Regulations.
 - a. Multifamily. One and one-half spaces per dwelling unit.
 - b. Office.
 - i. Except as provided in this subparagraph, one (1) space for each 250 square feet of floor area.
 - ii. An office parking ratio other than one (1) space for each 250 square feet of floor area may apply provided the following are included with a site plan application to support an alternative ratio:
 - AA. An updated parking study to this Planned Development that assesses an alternate parking ratio, aggregate existing and required parking within the Planned Development and construction of new development's required and provided parking at the time of the study.
 - BB. If structured parking or podium parking is proposed that removes existing surface parking, authorization of the property owner(s) for this change and detail of how the displaced surface parking is being replaced.
 - c. The development will be subject to an overall reciprocal easement

agreement granting cross-access and cross-parking for the entire development. For purposes of this subparagraph, cross-parking shall not include structured parking and podium parking for those parking spaces that are reserved. A site plan that includes structured parking or podium parking shall provide detail as to the number of parking spaces that are reserved and the number of parking spaces that are available for cross-parking. A copy of said agreement will be provided to the Town with the Record Plat for the development.

- d. On-street parking within the boundary of the Planned Development is permitted in the locations shown on Exhibit "C" and may be considered in required off-street parking calculations.
- e. Structured or Podium Parking. Except as provided in this paragraph, all structured or podium parking shall comply with the Urban Design Plan.

- i. Structured Parking.

- AA. Design of the structure shall incorporate materials, fenestrations, and other architectural features that are consistent with the building(s) in which the parking serves, and shall include vertical elements such as reveals, projecting ribs, and offsets.
- BB. An exterior horizontal line shall be maintained on any exterior façade.
- CC. Except for point(s) of ingress/egress, openings in the parking structure facade shall not exceed 60 percent of the total facade area for each level of parking and shall be designed in such a manner to screen headlights.
- DD. Any elevator and stair shaft shall be topped with a gabled roof or other architectural accent. Exterior stairs are prohibited.

- ii. Podium Parking.

- AA. Except for point(s) of ingress/egress, openings in a street level facade shall not exceed 60 percent of the total facade area for this parking level and shall be designed in such a manner to screen headlights.
- BB. Any level of parking above street level shall comply with Section G.1.e.i. of this Ordinance.

CC. Below grade parking shall be provided for Buildings 7, 8, 9, 12, and 13.

f. All parking-space striping located on the property shall be maintained by the Property Owners' Association.

2. LOADING AND WASTE AREAS. Loading and waste areas shall be provided as outlined in the Town of Flower Mound Land Development Regulations.

H. STREET, SIDEWALK, & CROSSWALK STANDARDS.

1. STREET SEGMENTS. The internal access within the Planned Development will use private streets and access drives as shown in Exhibit "C." All of the private streets and access drives will have a minimum 26 feet of pavement and may have parking along the travel lanes.
2. PEDESTRIAN CROSSINGS. Pedestrian sidewalks, pathways, and crossing areas shall generally be provided in the locations as shown on Exhibit "E." Enhanced pavement, such as patterned or stamped concrete or pavers shall be used at prominent pedestrian crossings as shown on Exhibit "E." Final locations may be addressed during site plan application, but shall provide for the integrity of connectivity as shown on Exhibit "E."
3. LONG PRAIRIE ROAD SIDEWALK. There shall be a minimum unobstructed six-foot-wide sidewalk generally located along the property's frontage.
4. LAKESIDE VILLAGE BOULEVARD SIDEWALK. There shall be a minimum unobstructed ten-foot-wide sidewalk along the property's frontage.
5. TEMPORARY INTERNAL SIDEWALKS AND PATHWAYS.
 - a. Development of the Planned Development is anticipated to be constructed in phases. As depicted on Exhibit "F," all publicly accessible open spaces, sidewalks, and pathways shall be connected.
 - b. Each site plan submitted within the Planned Development shall include details of how the site will connect to the overall pedestrian network. This will include permanent and temporary connections.
 - c. The sidewalks and pathways shall link all building and activity areas as shown on Exhibit "E."

- d. Internal sidewalks and pathways shall be a minimum unobstructed four-foot-wide and will apply to both permanent and temporary connections as noted in subparagraph 5(b).

I. MISCELLANEOUS STANDARDS.

1. PUBLIC OPEN SPACE RENDERINGS. All site plan applications submitted for approval shall also include plan(s) details for respective public open space areas as shown on Exhibit "E." These respective open space areas shall comply with the depiction of improvements and sidewalk/pedestrian access connectivity to and through the public open space area as shown on Exhibit "H."
2. MULTIFAMILY AND COMMERCIAL BUILDING RENDERINGS. All site plan applications submitted for approval shall comply with the depiction of buildings, landscaping, private open space areas (if applicable), sidewalk/crosswalk detail, and elevations as shown on Exhibit "G."
3. ELEVATIONS.
 - a. Except as provided in this subparagraph, the conceptual elevations attached to this Ordinance denote building numbers that correspond with the anticipated respective location(s) for a use or mix of uses provided on the Conceptual Site Plan. For example, the reference to building numbers shall ensure that, a four-story multifamily building shall comply with the corresponding Conceptual Elevation (i.e., Typical Multifamily Building). As such, if a site plan application is submitted for a use (or uses) in a different location than that shown on the Conceptual Site Plan, then the corresponding elevation shall apply.
 - b. The Conceptual Elevations attached to this Ordinance denote design detail that corresponds to a particular building design (i.e., two-story retail/office). Each building design that is duplicated may deviate in application of design elements, materials, and finishes but shall maintain the unified design theme in this Planned Development.
 - c. A unified design theme as defined in Section 9 of the Town of Flower Mound Urban Design Plan (UDP) shall be established by the aggregate of Conceptual Elevations attached to this Ordinance.
4. DENSITY. Maximum number of residential dwelling units is 200.
5. MULTIFAMILY. Except for ground level units that provide direct access to the sidewalk, all other dwelling units shall be accessed from an internal corridor.

6. ENVIRONMENTAL PROTECTION PLAN. This Planned Development is subject to an approved Environmental Protection Plan.
7. TREE PROTECTION PLAN. This Planned Development is subject to an approved Tree Protection Plan.
8. PHASING. Phases of development for the Property are indicated in Exhibit "F," the "Phasing Exhibit." Development of the Property shall be subject to the following:
 - a. Issuance of the first Certificate of Occupancy for a multifamily use in Phase 1B is subject to the following:
 - i. Completed construction of 75,000 square feet of non-residential building space in Phase 1A to include completion of final building inspections indicating buildings are ready to be occupied; and
 - ii. Completion of horizontal site work, but not vertical construction, shall be completed within the three restaurant pad sites along Long Prairie Road in Phase 1A.
 - b. Phases 2, 3, and 4 are not required to be developed sequentially (e.g. Phase 2 does not need to be constructed prior to development of Phase 3 or Phase 4).
 - c. A temporary parking area may be constructed in Phase 1A or in Phase 2 for the first office building constructed in Phase 1A. Said parking area shall be constructed of concrete. The required landscaping for the temporary parking lot shall be provided. In lieu of providing the required landscaping within the temporary parking lot area, the required landscaping may be located within the 25' landscape buffer in Phase 1.
 - d. In Phase 2, the construction of either building 7, 11, or 13 will require the construction of a parking garage prior to final building inspections of either building 7, 11 or 13.
 - e. Landscape buffers along Lakeside Village Boulevard and Long Prairie Road in Phase 1, 2, and 3 shall be constructed prior to final building inspections for the first building of Phase 1A. A landscape buffer along Phase 4 shall be installed with the development of Phase 4.

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

1. PITCHED ROOFS – URBAN DESIGN PLAN, SECTION 12.1. A waiver to the pitched roof requirement of buildings less than 15,000 square feet is granted.

K. ADMINISTRATION. There shall be established a Silveron Park Property Owners' Association (POA). Said association shall file Covenants, Conditions, and Restrictions (CC&Rs) in the Tarrant County Real Estate Records with the first record plat application and said POA shall be responsible for the maintenance of the following:

1. Landscape buffers along Long Prairie Road and Lakeside Village Boulevard.
2. Publicly accessible open space areas.
3. Striping of parking spaces and pedestrian crosswalks.
4. Cross-access and cross-parking agreements.
5. Other items as listed in the CC&Rs.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: January 10, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **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. *(On August 30, 2021 P & Z recommended approval by a vote of 5 to 1.) (On October 4, 2021, the Town Council moved to approve as presented; the motion failed by a vote of 3 to 2 as Master Plan Amendments require a super majority vote.) (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 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 (ZPD21-0003), for consideration on the same agenda.

This application will require final action by the Town Council.

Please note that this item has not changed since it was considered by the Planning and Zoning Commission on August 30, 2021.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses on approximately 66.90 acres of land. The proposed Master Plan Amendment allows the applicant to proceed with the companion zoning application to develop the property with two office, warehouse and distribution facilities. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

The Lakeside Business District Area Plan defines the existing Campus Commercial Land Use Category as a mixture of uses which includes corporate offices, office parks,

hotels, commercial, similar uses, and may include limited residential development. The intent is to create a vibrant area that encourages dynamic economic development focused around live, work, and play opportunities. A mixture of uses is important as well as its design details, amenity quality, and the use of natural areas and open spaces to provide a unique quality of life and sense of place.

The Lakeside Business District Area Plan defines the proposed Campus Industrial Land Use Category as large-scale developments such as corporate offices, office parks, service/repair, light industry, clean assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments.

Town Council Action

On October 4, 2021, the Town Council moved to approve this item as presented; the motion failed by a vote of 3 to 2 as Master Plan Amendments require a super majority vote. The Town Council meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/10042021-751/9/>

On November 1, 2021, the Town Council moved to reconsider the item and voted to remand it back to Planning and Zoning Commission by a vote of 4 to 0. The Town Council meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/11022021-581/10/>

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. MPA21-0005 had a total of 89 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

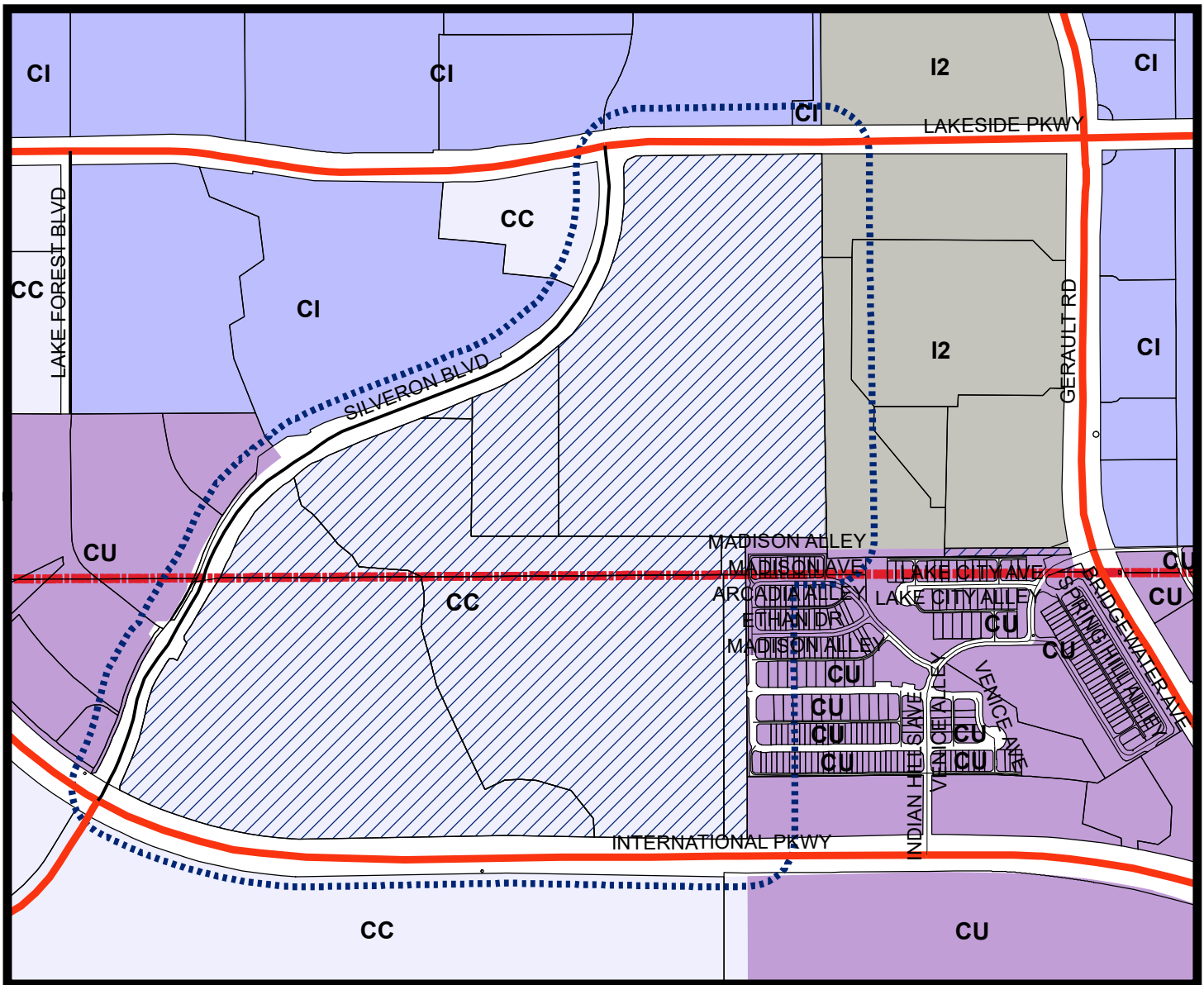
B. Application Details

1. Master Plan Exhibit Package

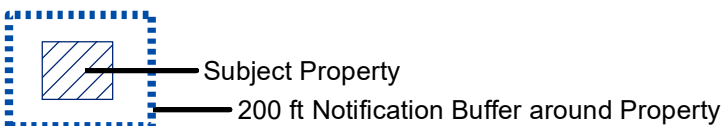


Vicinity Map

Reference Project: MPA21-0005 & ZPD21-0003

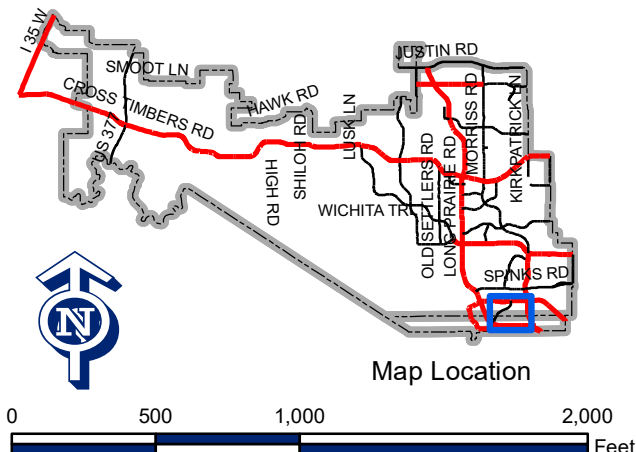


LEGEND



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.





14241 Dallas Parkway, Suite 1000
 Dallas, TX 75254
 972.361.6700
 dukerealty.com

January 5, 2022

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

Re: **LETTER OF INTENT**
Zoning Planned Development & Master Plan Amendment
Duke Silveron

To whom it may concern,

Duke Realty intends to develop an approximate 66.9-acre portion of the property (Tract 1) generally located on Silveron Boulevard approximately 2,000-feet north of the F.M. 2499 and Silveron Boulevard intersection in the Town of Flower Mound. Tract 1 is a portion of the property currently owned by PS Silveron/RMR L.P., as described in Doc. No. 2018-9044 (O.R.D.C.T.) and Inst. No. D218017563 (O.P.R.T.C.T.). Tract 1 is included in this Zoning Planned Development and Master Plan Amendment. There is a 44.40-acre portion of the property being retained by the current landowner (Tract 2) at the northeast corner of F.M. 2499 and Silveron Boulevard that is included in this Zoning Planned Development but will be developed in a future phase by others.

Tracts 1 and 2 are within the Lakeside Business District (Campus Commercial) on the Town of Flower Mound Master Plan. Tract 1 and Tract 2 are also currently zoned as part of Tract 4 within PD-31, with a base zoning of Campus Commercial (CC). The properties adjacent to the site are located within various PDs, which include CC, CI, CU, and I2.

Duke Realty intends to develop two speculative buildings on Tract 1 that will consist of warehouse and office uses. The two buildings will have a combined square footage of approximately 690,000 square feet and the project will be developed in a single phase. All Tract 1 site access will be from Silveron Boulevard. The Conceptual Site Plan for Tract 2 includes speculative office, retail, restaurant, and hotel uses. Access to Tract 2 will be from F.M. 2499 and Silveron Boulevard.

To support the proposed development, Duke Realty intends to rezone Tracts 1 and 2 into a new Planned Development district with a base zoning of Campus Industrial (CI) for Tract 1 and Campus Commercial (CC) for Tract 2. This modification will require an update to the Town of Flower Mound Lakeside Business District Area Plan to depict Campus Industrial (CI) on Tract 1.



14241 Dallas Parkway
Suite 1000
Dallas, TX 75254
www.dukerealty.com

In addition to the provisions in the Town of Flower Mound Zoning Ordinance, a minimum 65-foot front building setback will be provided along Silveron Boulevard and FM 2499. A 25-foot landscape buffer will be provided along Silveron Boulevard for Tract 1.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Thornton", with a stylized flourish extending to the right.

Jeff Thornton
Regional SVP
Duke Realty Corporation



Duke Legal Entity
14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)

Civil Engineer

Kimley-Horn
13455 Noel Road Two Galleria Office Tower
Suite 700, Dallas, TX 75240
(469) 914-8612

Kimley»Horn

Landscape Architect

Belle Firma
4245 N Central Expy, Suite 501
Dallas, TX 75205
(214) 865-7192

PRELIMINARY

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley»Horn

Engineer KEVIN P. GRAHAM

P.E. No. 120229

Date 04/21/2021

Professional Seal

Silveron Flower Mound
Duke

MASTER PLAN EXHIBIT

ISSUANCES

Rev #1:

DRAWING INFORMATION

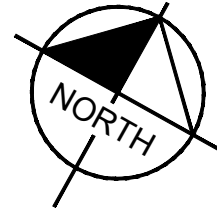
Scale: AS SHOWN
Date: 04/21/2021
Checked By: JPG
Drawn By: MVZ
Duke Realty Job #: Duke Realty Job #:
A/E Job #: 064082018

DRAWING / SHEET TITLE

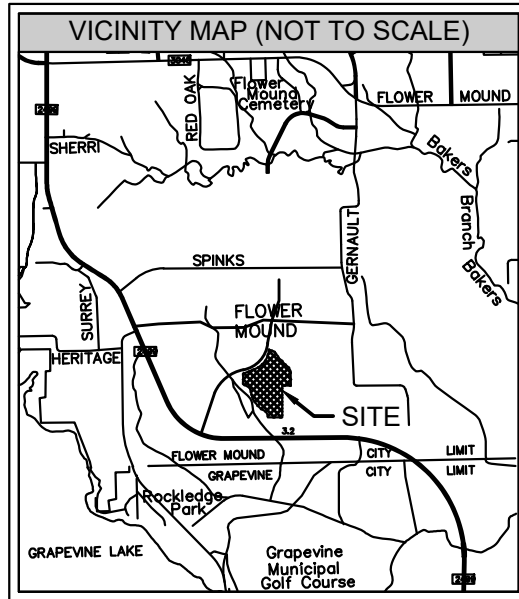
MASTER PLAN
EXHIBIT

SHEET NUMBER

C-100



GRAPHIC SCALE IN FEET
0 75 150 300



LEGEND	
PROPERTY LINE	---
EASEMENT LINE	----
PROP. RET. WALL	=====
PROPOSED LANDUSE UPDATE	
CAMPUS COMMERCIAL LANDUSE	
CAMPUS INDUSTRIAL LANDUSE	
PROP. BUILDING	

COMPREHENSIVE PLAN FEATURES	
LAND USE PLAN	
EXISTING	LAKESIDE BUSINESS DISTRICT - CAMPUS COMMERCIAL
PROPOSED	LAKESIDE BUSINESS DISTRICT - CAMPUS INDUSTRIAL
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARKS AND TRAILS PLAN	NONE
OPEN SPACE PLAN	SEE LANDSCAPE PLANS
THOROUGHFARE PLAN	FM2499 (MAJOR ARTERIAL) SILVERON BLVD (UBRAN MINOR ARTERIAL)
WATER PLAN	12" WATER ALONG FM2499 12" WATER ALONG SILVERON BLVD
WASTEWATER PLAN	8" GRAVITY MAIN FLOWING SOUTH ALONG SILVERON 12" GRAVITY MAIN FLOWING EAST ALONG LAKESIDE PKWY

OWNER

PS SILVERON / RMR LP
5054 DEVELOPMENT PACIFIC CENTER II
14160 NORTH DALLAS PARKWAY STE 750
DALLAS, TX 75254
PHONE: (214) 354-3931
CONTACT: JIM WILLS

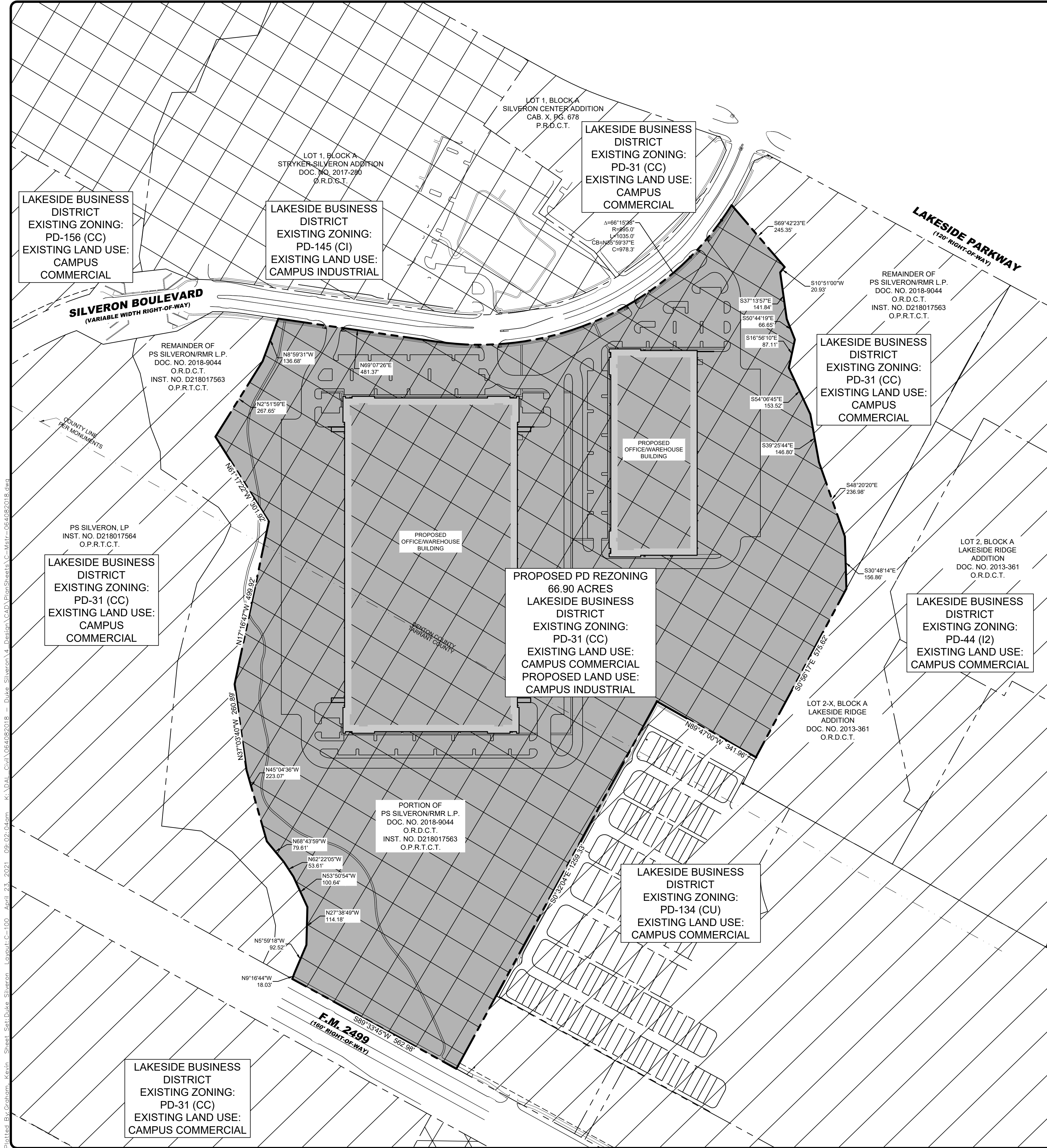
DEVELOPER

DUKE REALTY
14241 DALLAS PARKWAY, SUITE 1000
DALLAS, TX 75254
PHONE: (972) 361-6700
CONTACT: JEFF THORNTON

ENGINEER

Kimley»Horn

13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TEXAS 75240
PHONE: 469-914-8612
CONTACT: KEVIN GRAHAM, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: January 10, 2022

FROM: Chuck Russell, Principal Planner

ITEM: 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 and certain Campus Commercial District (CC) 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. *(On August 30, 2021, P & Z recommended approval by a vote of 5 to 1). (On October 4, 2021, the Town Council moved to deny this item on the basis of inconsistency with the Master Plan [MPA21-0005]. The motion passed by a vote of 4 to 1.) (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to the Planning & Zoning Commission by a vote of 4 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 (MPA21-0005), for consideration on the same agenda.

This application will require final action by the Town Council.

Please note that after the original application was denied by Town Council and remanded back to P&Z, the applicant has since expanded the area of the request to include a new Tract 2. The original request for the Tract 1 portion of this item has not changed since it was considered by the Planning and Zoning Commission on August 30, 2021, with one exception. The walking path shown in Tract 1 must be completed prior to Building 1 being occupied.

II. APPLICATION ANALYSIS

Tract 1

The purpose of the application for Tract 1 is to request approval of a Planned Development District (PD) to provide for the development of two office, warehouse and distribution facilities on a 66.90 acre unplatted parcel of land. The base zoning district for the proposed PD will be Campus Industrial (CI).

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

Exceptions:

- Section 82-302, Compatibility Buffer in order to not construct the required six-foot-tall masonry wall and install understory plants along two sections of the eastern property line.
- Section 98-147, Topographical Slope Protection to impact portions of the property with slopes greater than 12% as depicted in the approved Environmental Protection Plan.

The conceptual site plan provides for two, one-story buildings that will contain 522,080 square feet and 160,160 square feet respectively. The property will also provide for open space, retention pond areas and a private trail that will be accessible to the public. Four points of access are being provided from Silveron Boulevard and the applicant is providing 403 of the required 399 parking spaces, which is within the Town's allowable 20% deviation.

Exclusive of the requested exceptions, the conceptual plans [see Attachment B(1)] provide for a proposed development that complies with the development standards in the PD base zoning district (CI), as well as required landscaping, buffering and trails.

The proposed conceptual elevations are in compliance with the Urban Design Plan including the upgrading of the southern elevation for the proposed western building that will be partially visible from International Parkway. This southern elevation provides a more "office-like" façade with additional windows that will essentially match the northern (front elevation).

Tract 2

The purpose of the application for Tract 2 is to request approval of a Planned Development District (PD) with modified Campus Commercial (CC) District uses. The applicant has expanded the boundary of the original proposed PD request to include approximately 44.39 acres of undeveloped land located southwest of Tract 1 and bounded by Silveron Boulevard on the west and International Parkway (F.M. 2499) on the east. The base zoning district for Tract 2 is in compliance with the Master Plan designation of Campus Commercial uses within the Lakeside Business District Area Plan.

The conceptual site plan in Attachment (B2) depicts a potential development layout for Tract 2 that includes 324,200 square feet of nonresidential uses. The conceptual site plan for Tract 2 is intended to illustrate how the site could be developed in a way that

maximizes the site's potential. The development of Tract 2 is still subject to a site plan application coming forward for Planning and Zoning Commission and, if there were any discretionary, exception-type requests, Town Council approval. The Tract 1 portion will be controlled by the exhibits in Attachment (B1).

A major component of the development standards for Tract 2 is the applicant's voluntary prohibition of the following uses that are allowed either by right or by SUP in the base CC zoning district. The applicant is also providing enhanced hotel standards that will ensure a high-quality product.

- Amusement and recreation (indoors)
- Community center, public
- Fire station
- Heliport
- Helistop
- Motel
- Park or playground, public
- Public building, shop or yard
- Railroad track
- Recreation center, public
- Swimming pool, commercial (outdoors)
- Alcoholic beverage establishment with production area greater than 6,000 square feet
- Amusement and recreation (outdoors)
- Car wash, automatic
- Car wash, full service
- Electrical energy generating plant
- Electrical line/substation, high voltage
- Extended stay hotel
- Recycling drop-off center
- Secondhand store

Finally, the applicant and staff have agreed to the inclusion of the following language that will ensure development-related regulations will be in full effect when the applicant comes forward with a site plan application for Tract 2:

The property owner acknowledges that any required waivers, exceptions, tree removal permits, or variances must be requested with the associated site plan application for any portion of Tract 2 as it develops.

III. REQUESTED EXCEPTIONS (TRACT 1 ONLY)

A. Exception to Section 82-302, Compatibility Buffer

The Town Code requires a landscape buffer to be located on the site of a nonresidential use along all property lines adjacent to or separated by an alley from existing residential uses or zoning or land designated for residential use on the comprehensive master plan. A compatibility buffer is required adjacent to two sections along the eastern property line that are separated from residential uses by an alley. Each section is approximately 125 linear feet (250 total feet):

A brick wall or masonry wall with stucco or mortar wash finish, both exterior finishes being the same, shall be constructed along the property line. Such walls shall have no vehicular access point into or from an alley and shall be a minimum of six feet in height, except that the first 25 feet in from the street line may be stepped down to a minimum height of four feet. For nonresidential and multi-family development (except for churches or schools), the landscaped setback shall consist of a minimum 25-foot landscaped buffer. Understory plants shall be provided in order to achieve a continuous dense six-foot screen. Native shade trees, a minimum of three-inch caliper each, shall be provided at a ratio of one tree per 400 square feet of buffer area.

The applicant is requesting to not construct the required six-foot-tall masonry wall and to not install the required understory plants along the two property boundary sections described above. The applicant is instead proposing to either preserve or plant native shade trees at a ratio matching what is required within a compatibility buffer. This will include not only the aforementioned 250 linear feet, but the entire length of the common boundary line with residential uses (approximately 950 linear feet). The proposed buffer will preserve many of the existing trees, although some of these trees will be impacted by the installation of a proposed sanitary sewer line. Trees removed will be replaced to comply with the buffer requirements of this PD. In addition, the applicant is proposing to install two screening (sound) walls near the southeast corner of the building on Lot 1, the primary wall is located between the truck court and the Southgate residential neighborhood and is 18-feet in height.

B. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures) without first obtaining an exception. The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than 12%. The approved Environmental Protection Plan (EPP) depicts a total of 7.4 acres of the site with slopes greater than 12%. The proposed conceptual site plan depicts approximately 1.6 acres of impacts to these slopes.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

Environmental Conservation Commission

On July 6, 2021, the Environmental Conservation Commission (ECC) recommended approval of a request by the applicant to remove 48 of the existing 84 specimen trees on the **Tract 1 portion of the** site. The item will be forwarded to the Town Council for consideration at the same time as the subject project. The ECC meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/07062021-1260/5/>

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. ZPD21-0003 had a total of 89 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

V. ATTACHMENTS

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2. Letter of Intent

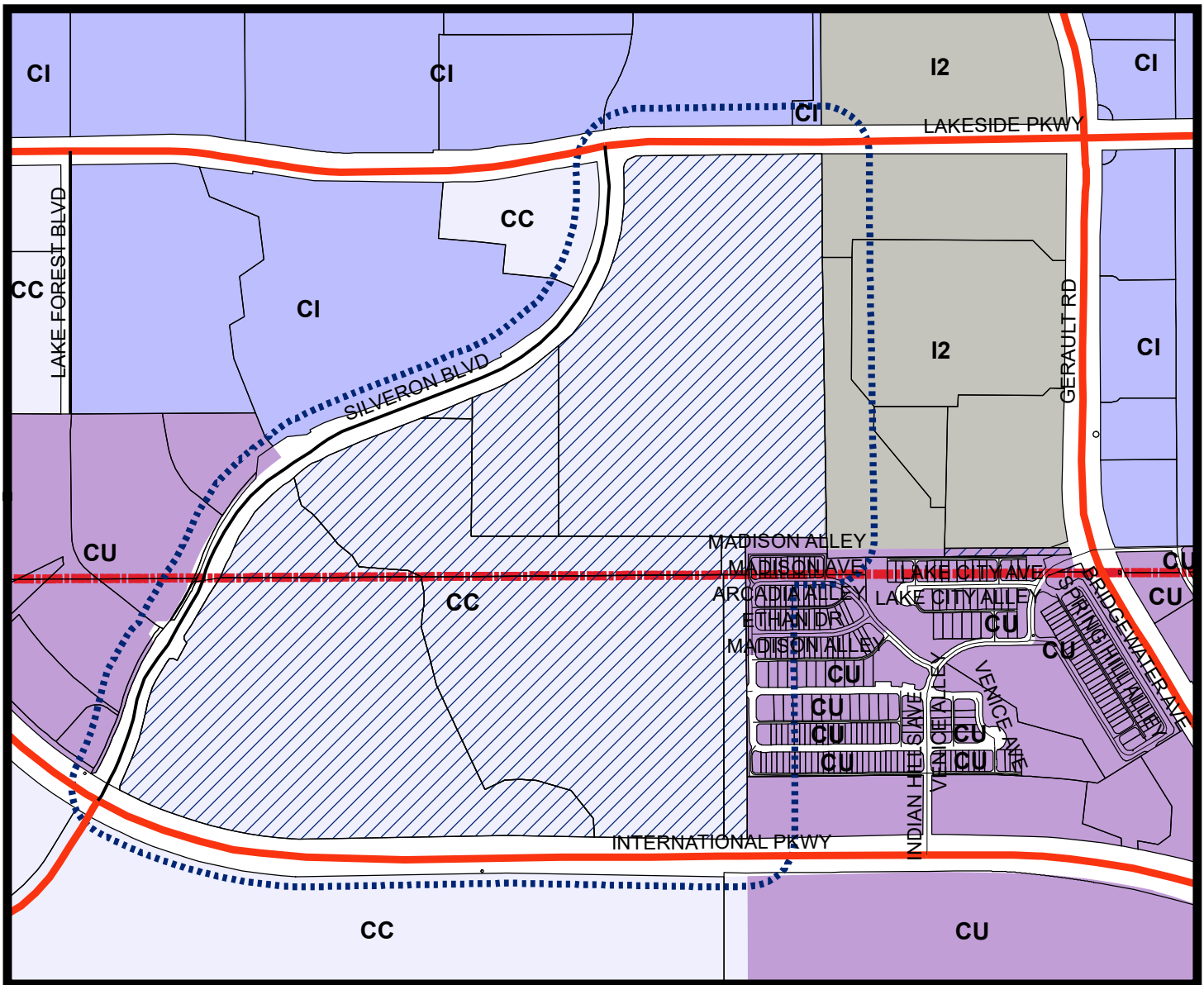
B. Application Details

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

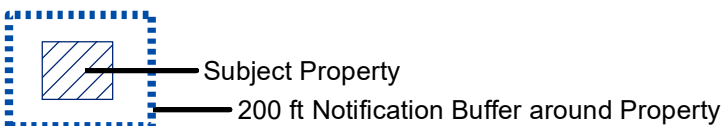


Vicinity Map

Reference Project: MPA21-0005 & ZPD21-0003

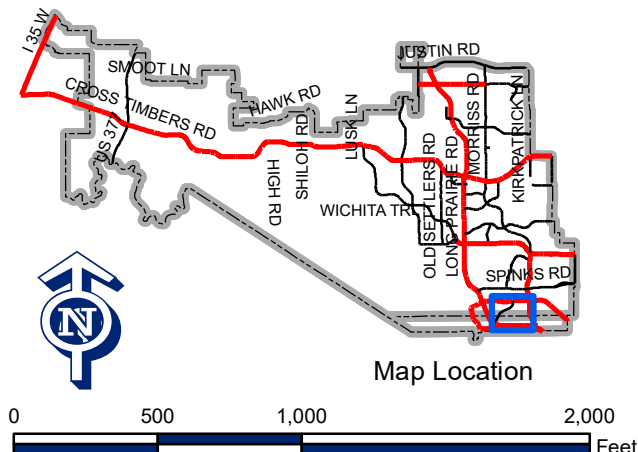


LEGEND



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14241 Dallas Parkway, Suite 1000
 Dallas, TX 75254
 972.361.6700
 dukerealty.com

January 5, 2022

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

Re: **LETTER OF INTENT**
Zoning Planned Development & Master Plan Amendment
Duke Silveron

To whom it may concern,

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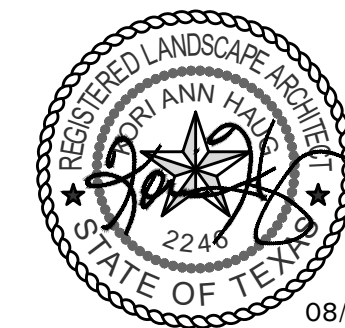
Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Thornton", with a stylized flourish extending to the right.

Jeff Thornton
Regional SVP
Duke Realty Corporation



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

OVERALL LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

Scale: 1"=150'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

L2.00

THE TOWN OF FLOWER MOUND - LAKESIDE BUSINESS DISTRICT (Campus Industrial)			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	268,152 s.f. of Street Yard	53,630 s.f. of Street Yard	58,651 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	268,152 s.f. of Street Yard	82 Trees (3" cal.)	88 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Silveron Blvd.		25 ft.	25 ft.
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	Silveron Blvd. = 1,516 l.f.	38 Trees (3" cal.)	46 Trees (3" cal.)
	FM 2499 = 563 l.f.	14 Trees (3" cal.)	17 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	555 Parking Spaces	4,163 s.f.	20,295 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaes	555 parking spaces	56 trees (3" cal.)	56 trees (3" cal.)
** All parking spaces to be located within 50 ft. of Parking lot tree.			
*** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)

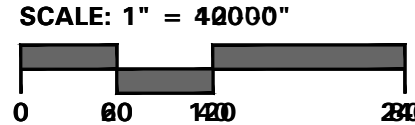
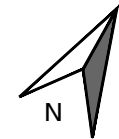
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

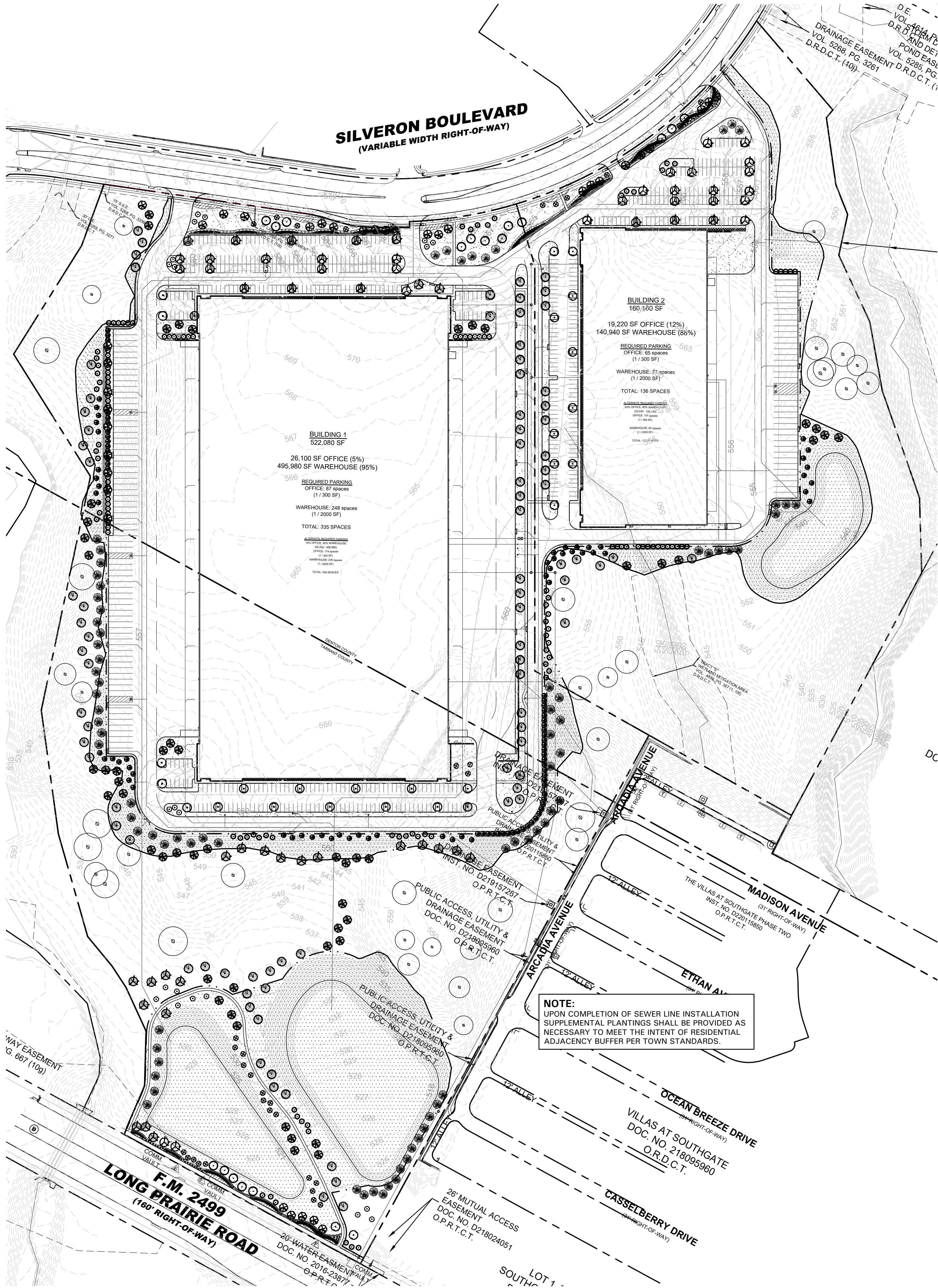
PLANT LIST

SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
AP	<i>Pinus eldarica</i>	Afgan Pine	123	6' ht.	B&B or container grown, full to base, 3' spread
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	41	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	22	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
BO	<i>Quercus macrocarpa</i>	Bur Oak	42	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	89	3" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	123	6' ht.	B&B or container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	61	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
WO	<i>Quercus nigra</i>	Water Oak	80	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	33	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	49	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
DHG	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Hameln Grass	657	3 gal.	container full, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	428	36" ht.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'	851	3 gal.	container full, 18" spread, 24" o.c.
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	141	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	16	7 gal.	container full to base, 36" ht., 36" o.c.
SY	<i>Yucca recurvifolia</i>	Softleaf Yucca	92	5 gal.	container full, 36" o.c.
BS	<i>Carex divulsa</i>	Berkeley Sedge	514	1 gal.	container full, 30" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	1,434	1 gal.	container full, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes
	<i>Cynodon dactylon</i>	Common Bermudagrass			hydromulch, refer to Hydromulch Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

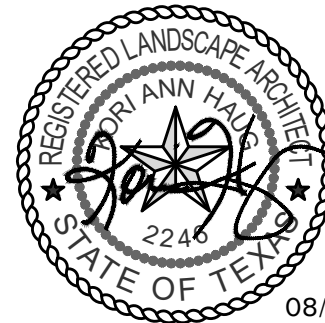


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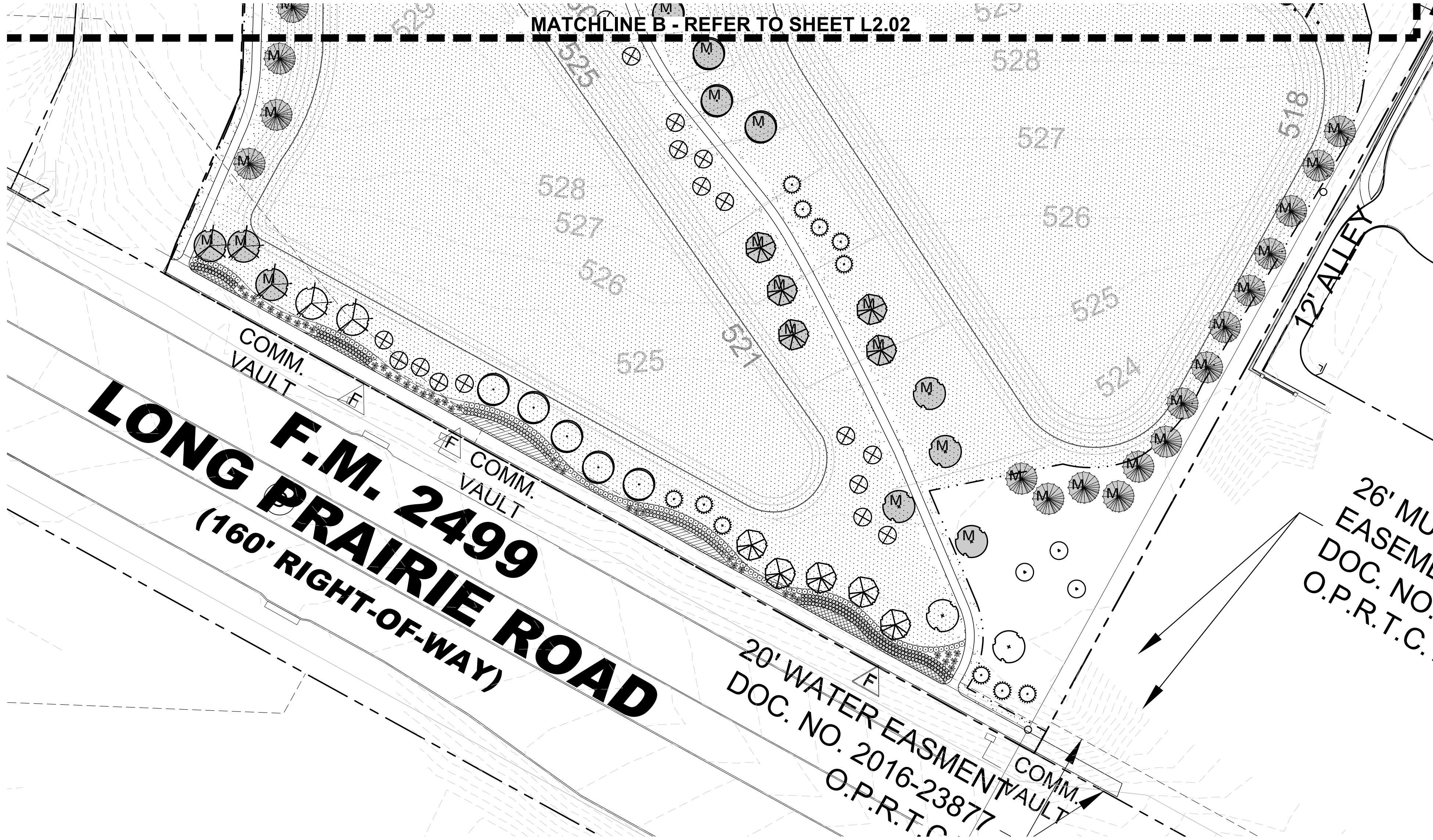
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Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.01



LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

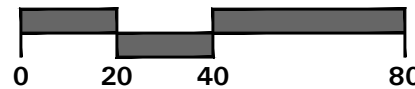
PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca

BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00

SCALE: 1" = 40'-0"



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

HYDROMULCH NOTES

1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
7. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

MITIGATION TREE LEGEND

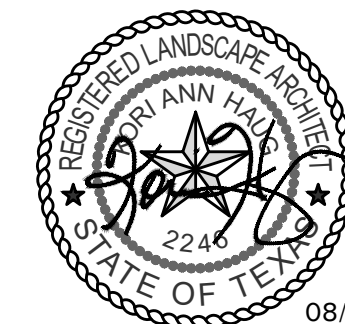
M. MITIGATION TREE
(233) TOTAL



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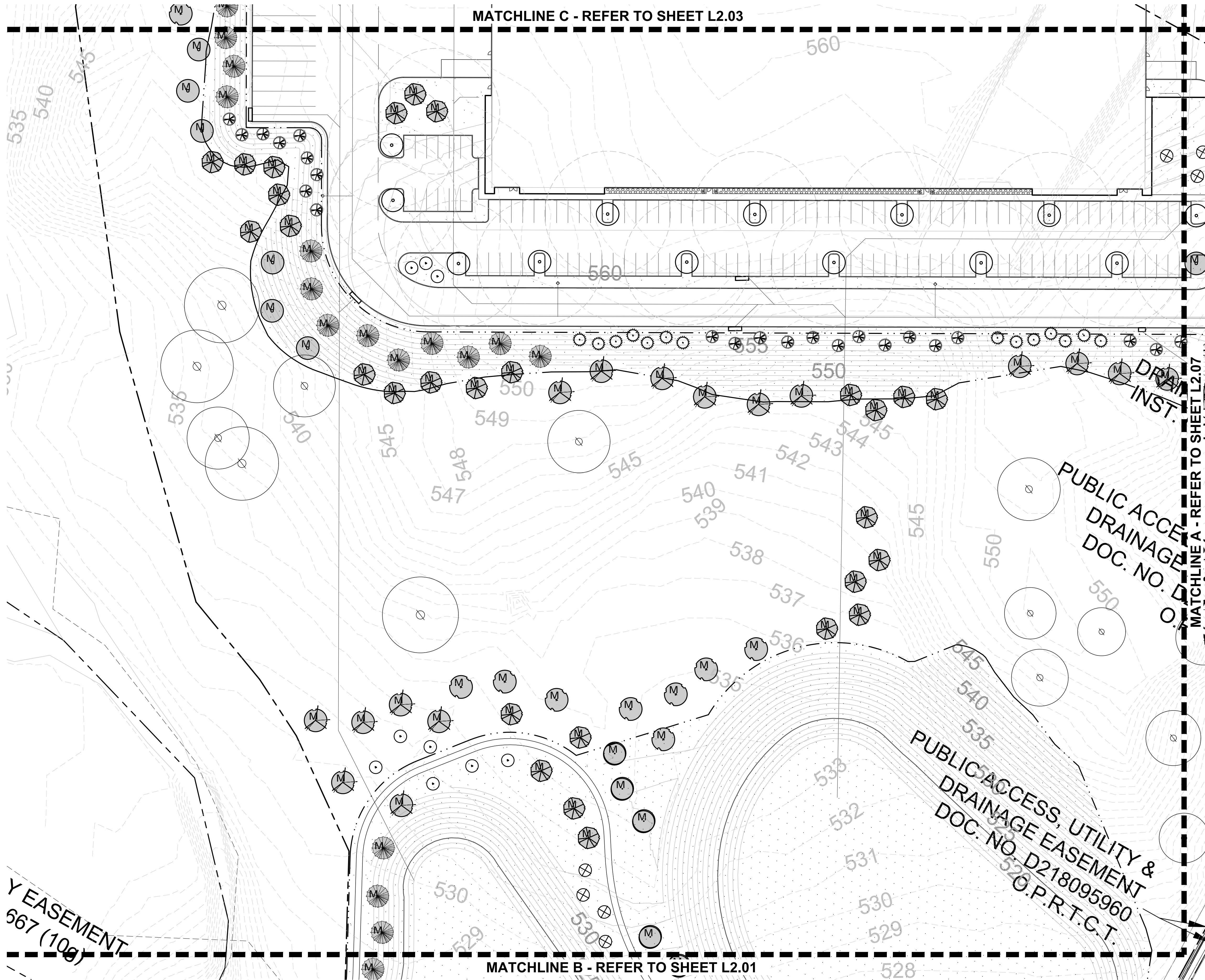
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LANDSCAPE
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SHEET NUMBER

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MATCHLINE C - REFER TO SHEET L2.03

MATCHLINE B - REFER TO SHEET L2.01

PUBLIC ACCESS,
DRAINAGE
DOC. NO. D218095960
O.P.R.T.C.T.

PUBLIC ACCESS, UTILITY &
DRAINAGE EASEMENT
DOC. NO. D218095960
O.P.R.T.C.T.

MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL COMMON NAME

AP Afgan Pine

CO Chinkapin Oak

VT Vitex

BO Bur Oak

LO Live Oak

ERC Eastern Redcedar

LE Lacebark Elm

WO Water Oak

RB Forest Pansy Redbud

SO Shumard Red Oak

DHG Dwarf Hameln Grass

DWM Dwarf Wax Myrtle

LOR Loropetalum 'Plum Delight'

MIS Miscanthus 'Adagio'

NRS Nellie R. Stevens Holly

SY Softleaf Yucca

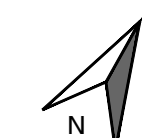
BS Berkeley Sedge

MFG Mexican Feathergrass

Common Bermudagrass
Solid Sod

Common Bermudagrass
Hydromulch

REFER TO PLANT LIST L2.00



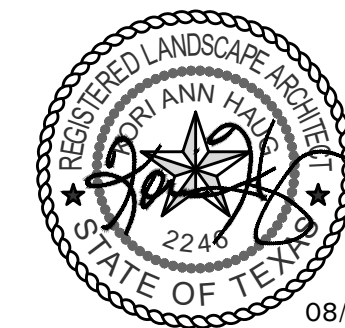
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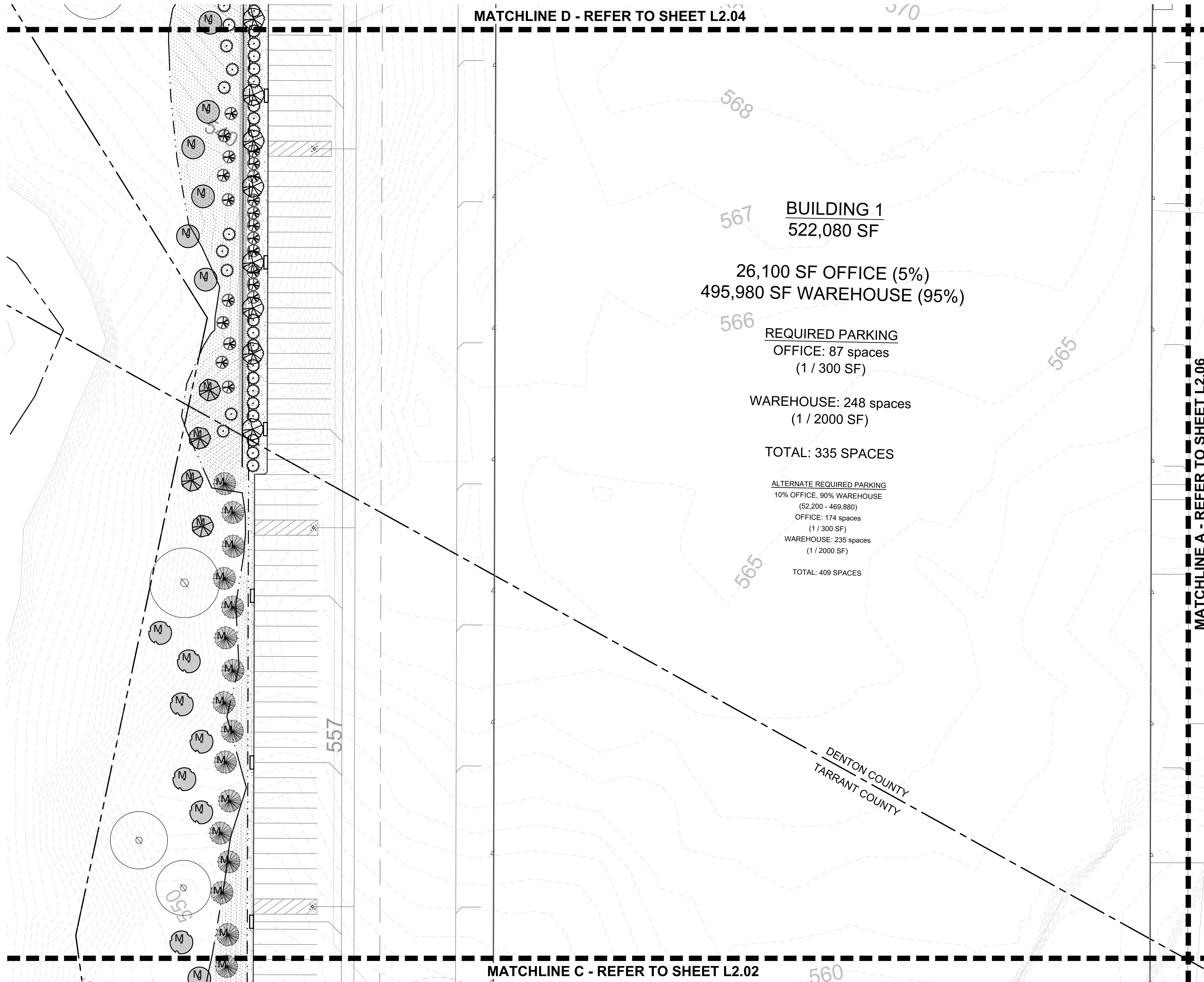
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LANDSCAPE
PLAN

SHEET NUMBER

L2.03



MITIGATION TREE LEGEND

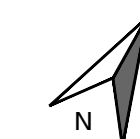
M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
RB	Forest Pansy Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca

BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"
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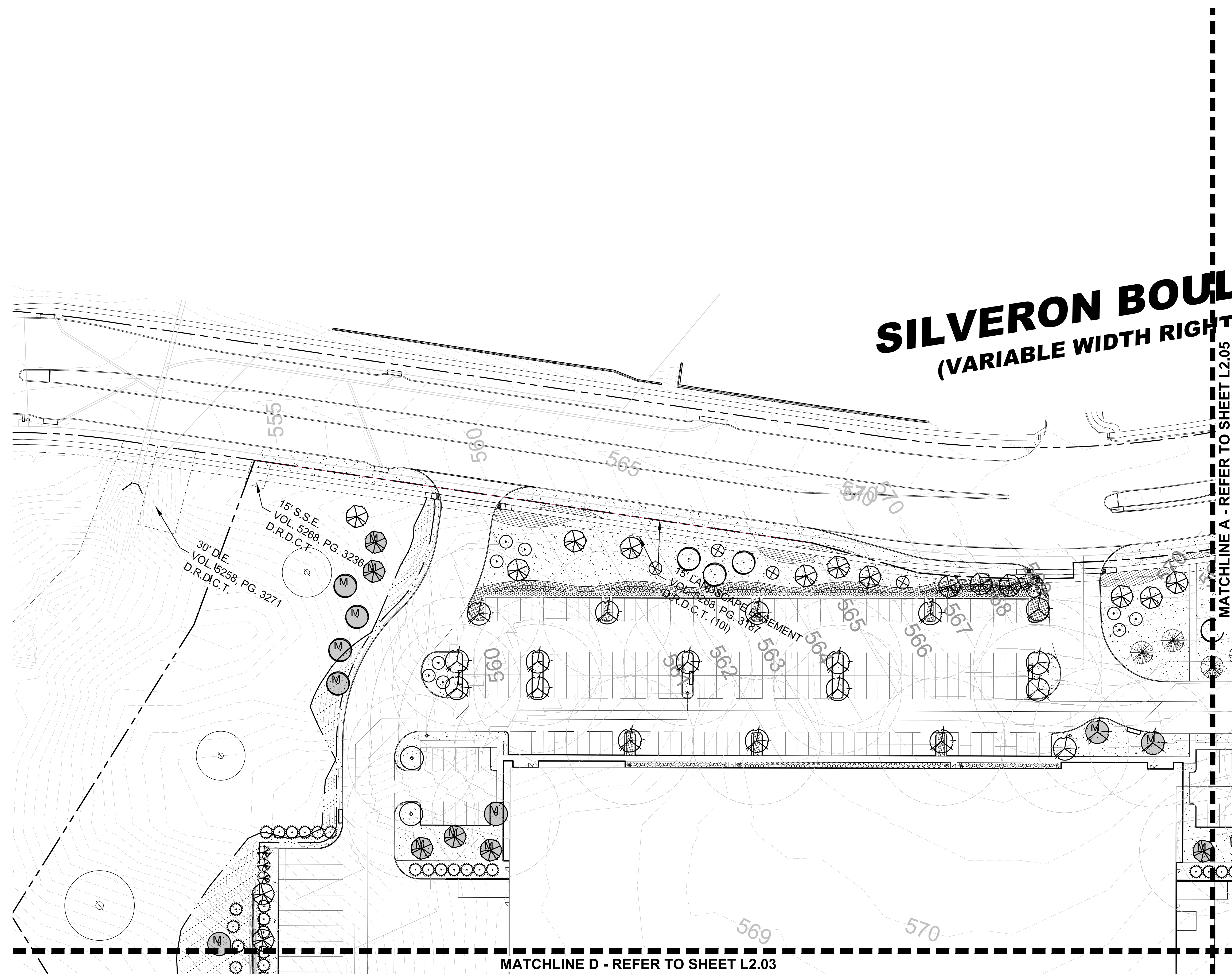
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SHEET NUMBER

L2.04



MITIGATION TREE LEGEND

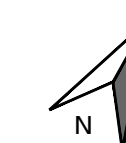


MITIGATION TREE
(233) TOTAL

PLANT LEGEND

PLANT LEGEND	
SYMBOL	COMMON NAME
	AP African Pine
	CO Chinkapin Oak
	VT Vitex
	BO Bur Oak
	LO Live Oak
	ERC Eastern Redcedar
	LE Lacebark Elm
	WO Water Oak
	RB Forest Pansy Redbud
	SO Shumard Red Oak
	DHG Dwarf Hameln Grass
	DWM Dwarf Wax Myrtle
	LOR Loropetalum 'Plum Delight'
	MIS Miscanthus 'Adagio'
	NRS Nellie R. Stevens Holly
	SY Softleaf Yucca
	BS Berkeley Sedge
	MFG Mexican Feathergrass
	 Common Bermudagrass Solid Sod
	 Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



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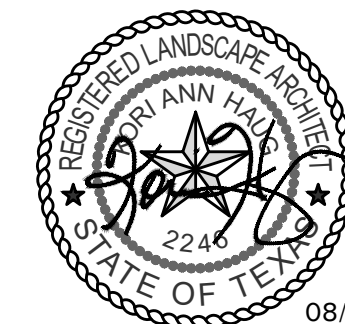


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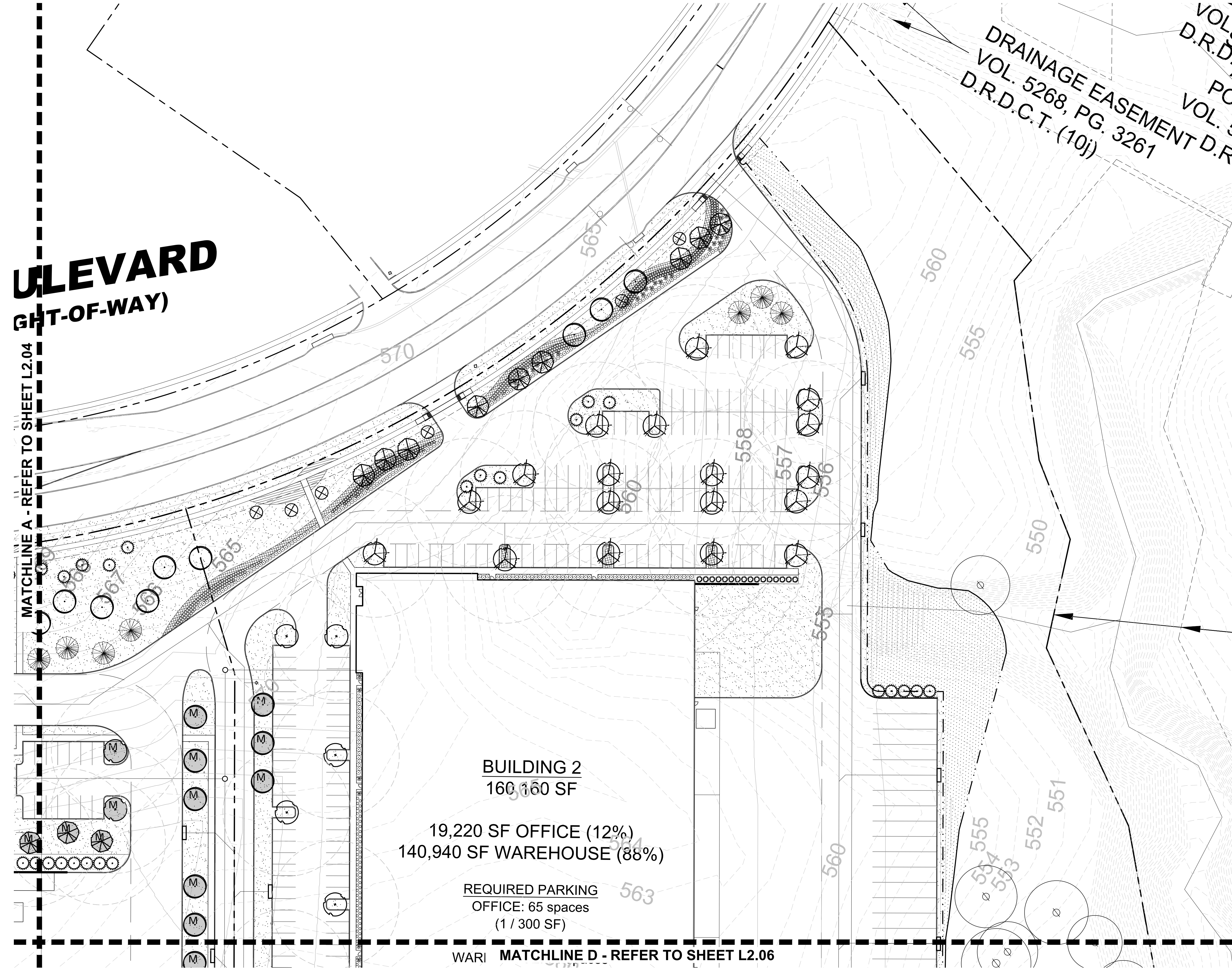
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L2.05



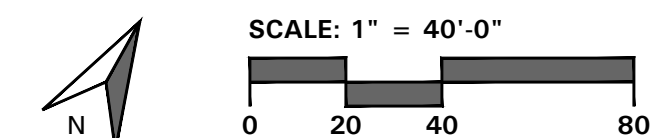
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
VT	Vitex
BO	Bur Oak
LO	Live Oak
ERC	Eastern Redcedar
LE	Lacebark Elm
WO	Water Oak
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	Common Bermudagrass Hydromulch

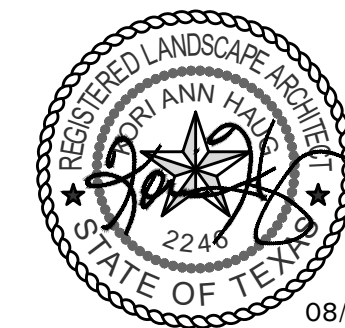
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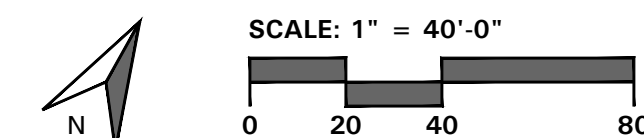
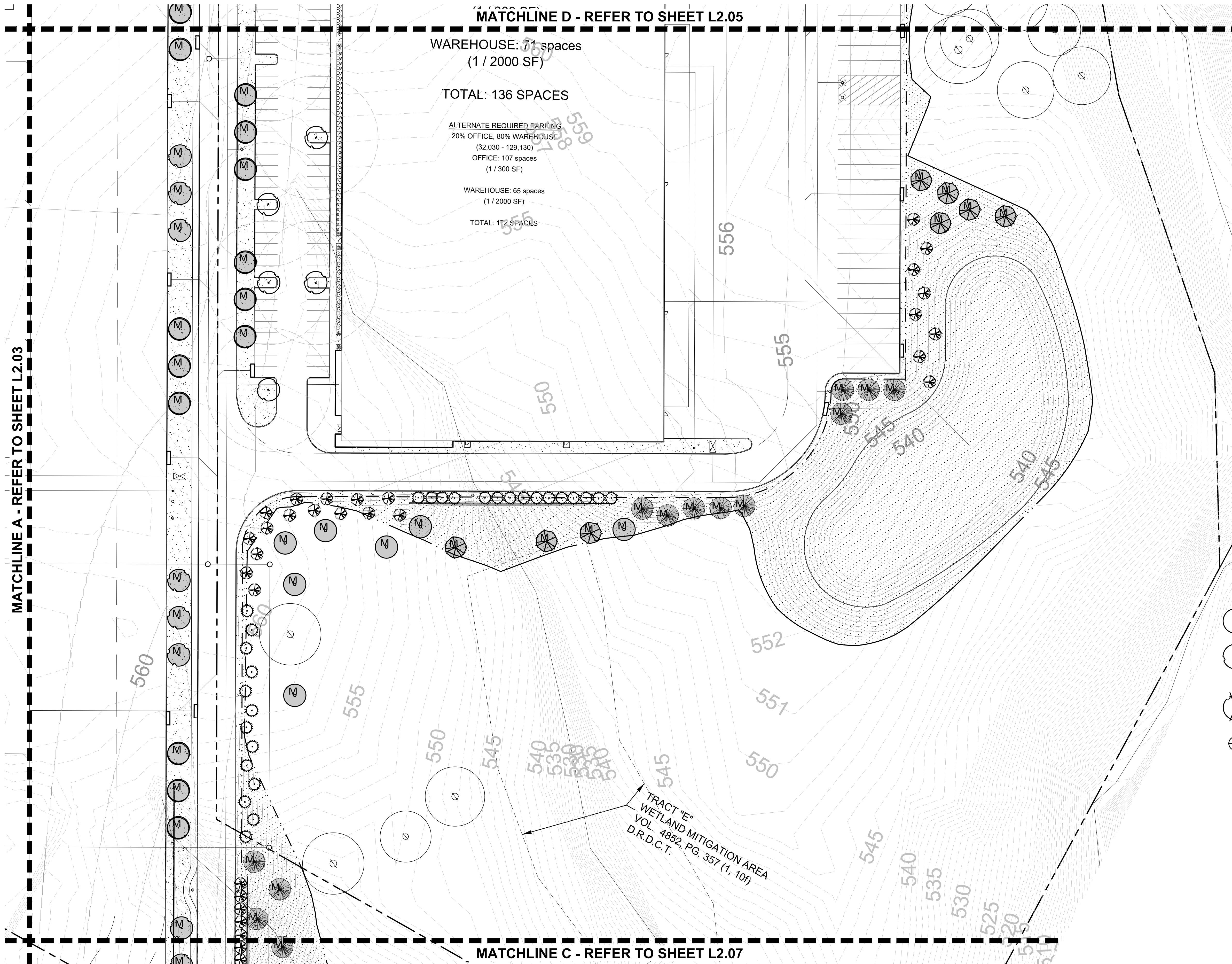
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LANDSCAPE
PLAN

SHEET NUMBER

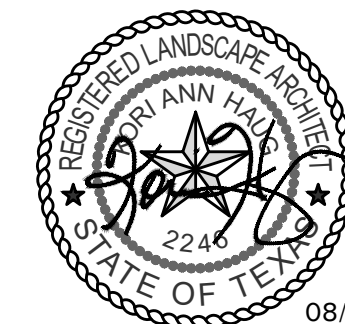
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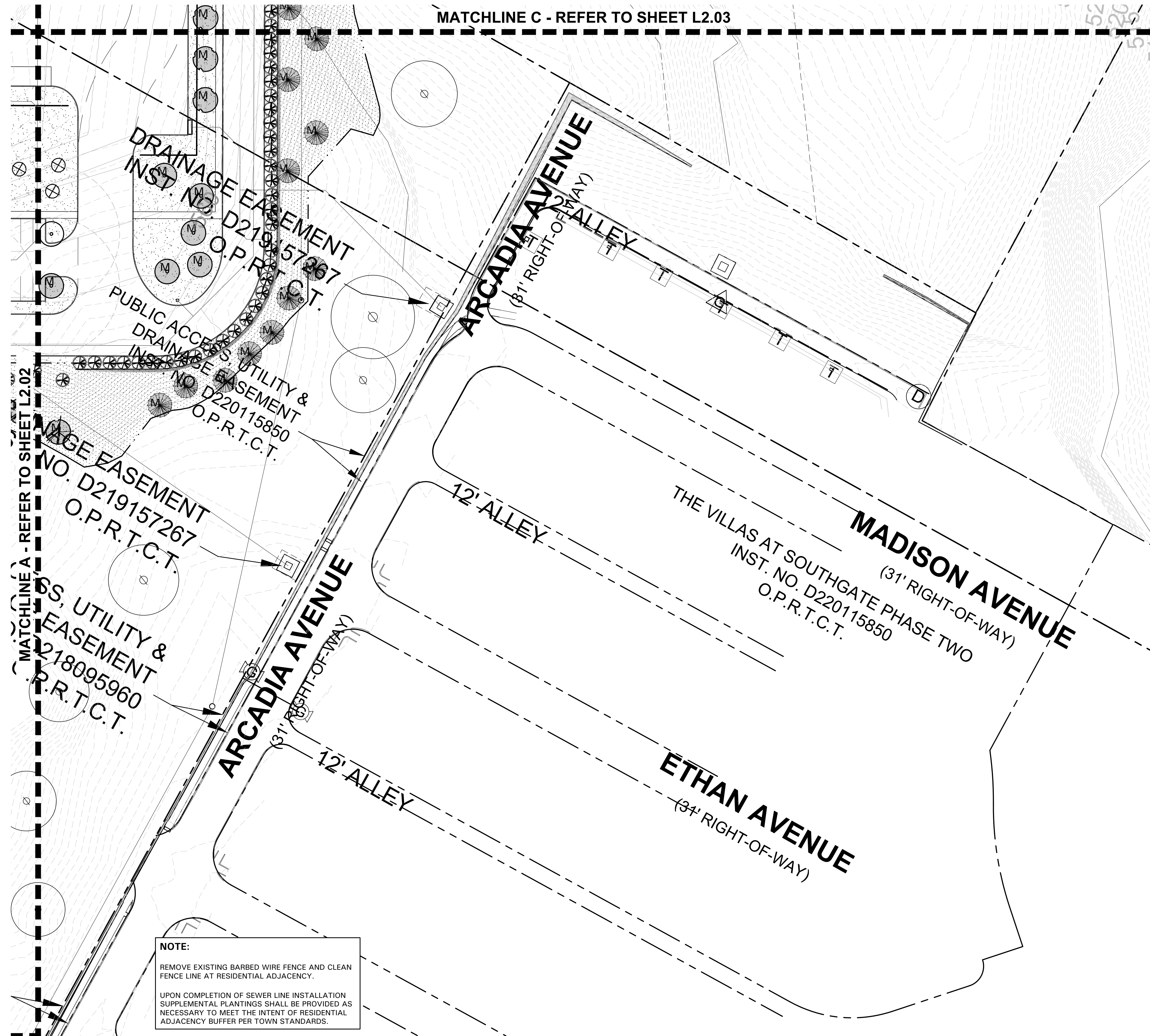
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A/E Job #:

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LANDSCAPE
PLAN

SHEET NUMBER

L2.07



MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

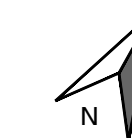
PLANT LEGEND

SYMBOL COMMON NAME

- AP Afgan Pine
- CO Chinkapin Oak
- VT Vitex
- BO Bur Oak
- LO Live Oak
- ERC Eastern Redcedar
- LE Lacebark Elm
- WO Water Oak
- RB Forest Pansy Redbud
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- DHG Dwarf Hameln Grass
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- NRS Nellie R. Stevens Holly
- SY Softleaf Yucca

- BS Berkeley Sedge
- MFG Mexican Feathergrass
- Common Bermudagrass
Solid Sod
- Common Bermudagrass
Hydromulch

REFER TO PLANT LIST L2.00



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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

- Planting (trees, shrubs and grasses)
- Bed preparation and fertilization
- Notification of sources
- Water and maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
- The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, moving of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

- a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 - Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions.

do not measure from branch or root tip-to-tip.

- Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

- Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

- Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
- Remove rejected plant material immediately from job site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as specified at no additional cost to the Owner.

specified at no additional cost to the Owner.

- Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
- Organic matter shall be 3%-10% of total dry weight.

- If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.

- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

- F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

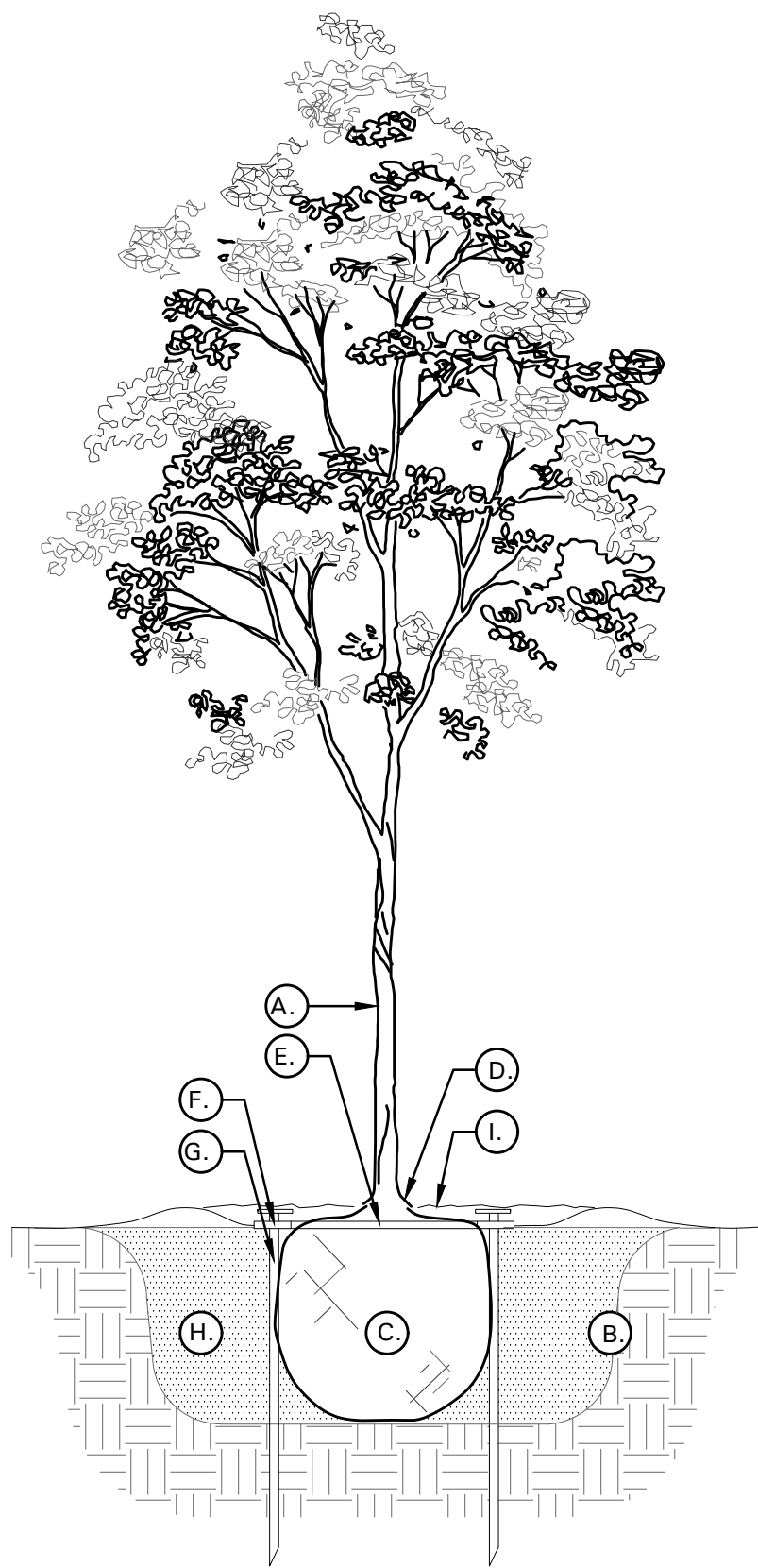
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.

- B. Staking Material for Shade Trees: refer to details.

- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

- E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

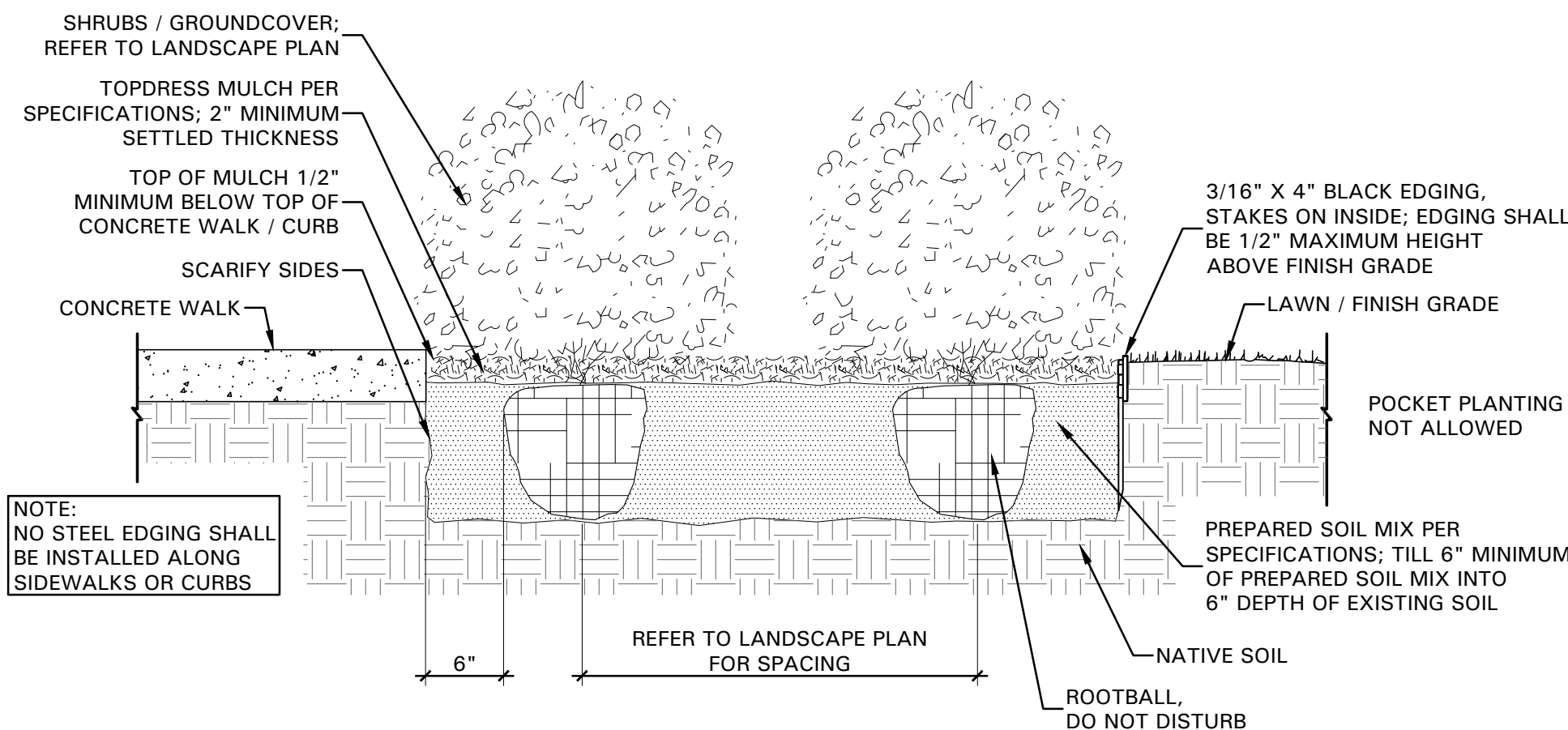
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

tree planting detail as approved by the Landscape Architect if the percolation test fails.

- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

- Do not wrap trees.

- Do not over prune.

- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- Pruning shall be done with clean, sharp tools.
- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

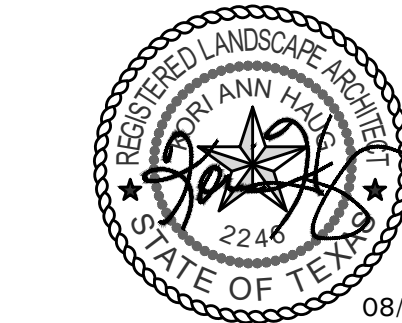
- Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
- All steel curbing shall be free of kinks and abrupt bends.
- Top of curbing shall be 1/2" maximum height above final finished grade.
- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
- Do not install steel edging along sidewalks or curbs.
- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



08/06/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS
LANDSCAPE SPECIFICATIONS

ISSUANCES

DRAWING INFORMATION

Scale: 1"= 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.08

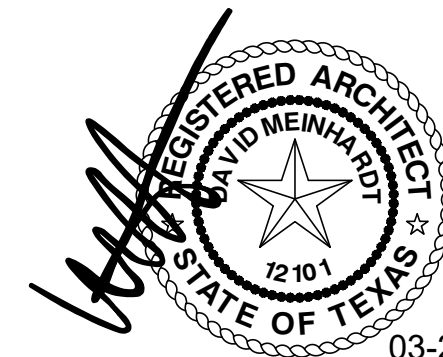


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• Suite 501
• Dallas, Texas 75205
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Client / Consultant 1

Client / Consultant 2

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DALLAS, TEXAS 75254
972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

PROPOSED ELEVATION

ISSUANCES

	NORTH ELEVATION GLASS	08-25-21
	ADD SCREEN WALL	08-09-21
	ZPD SUBMITTAL	03-22-21
#	Description	Date

DRAWING INFORMATION

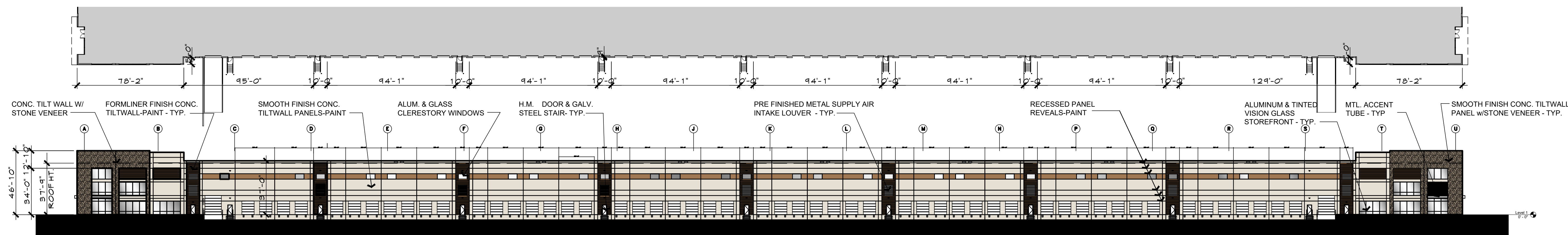
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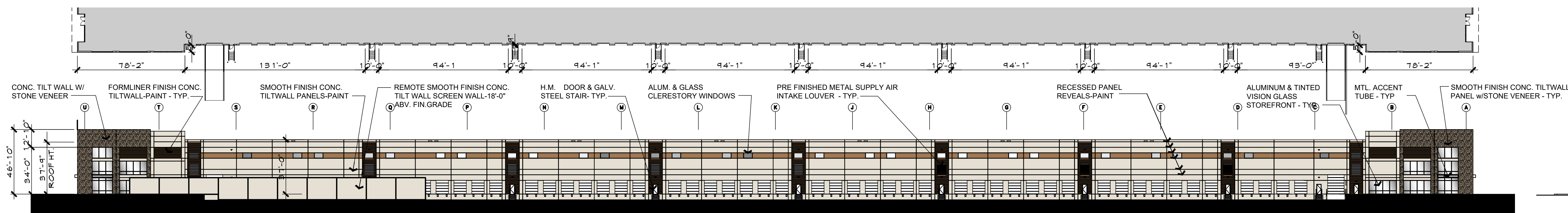
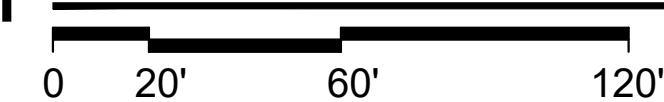
Town Approval

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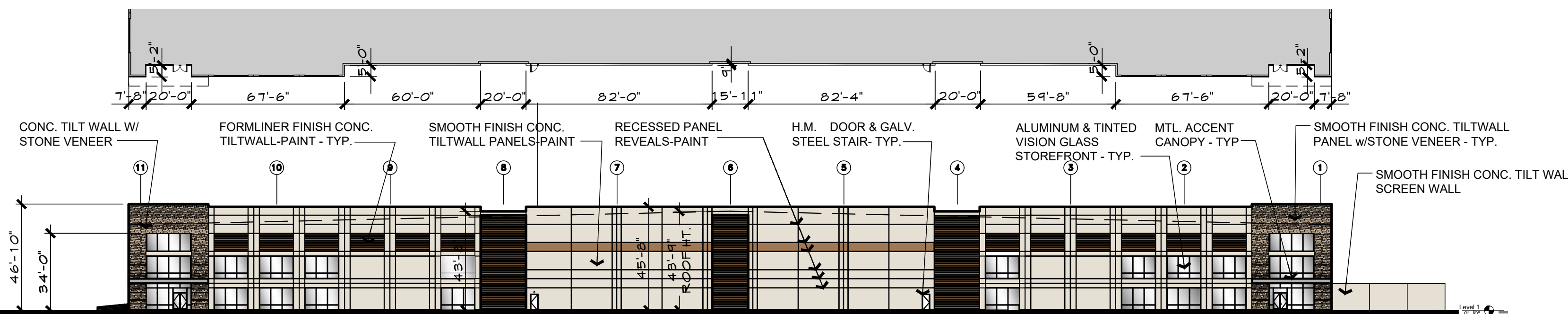
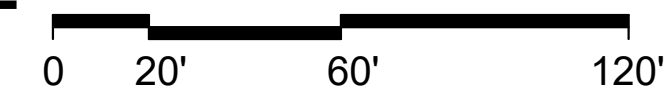
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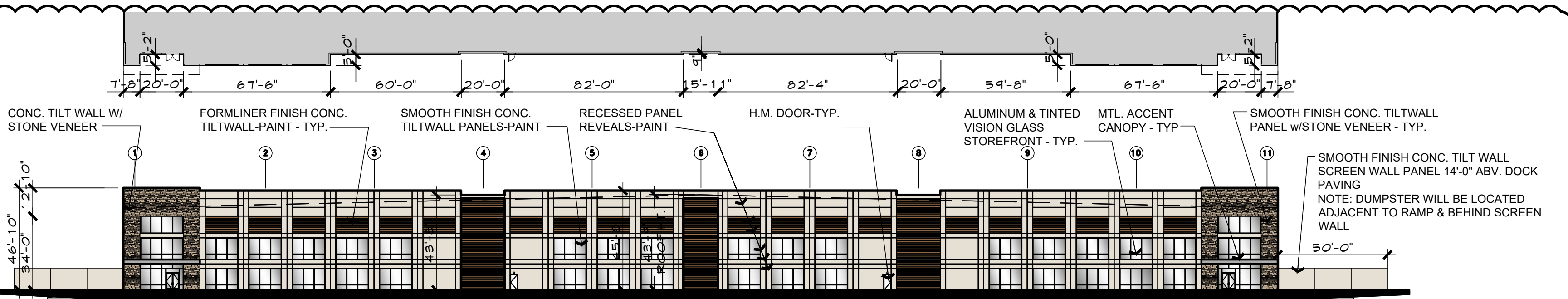
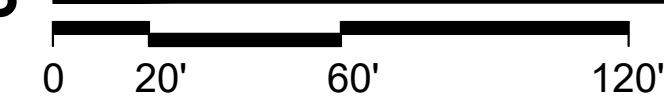
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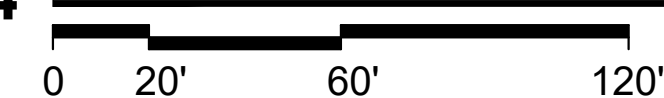
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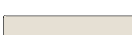
03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1



COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDREL GLAZING
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

MATERIAL USE TABLE

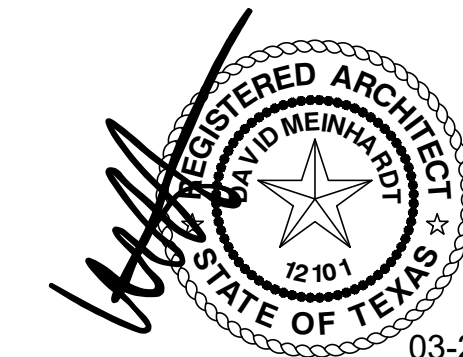
<u>MATERIAL</u>	<u>NORTH ELEV.</u>	<u>SOUTH ELEV.</u>	<u>EAST ELEV.</u>	<u>WEST ELEV.</u>	
1. TOTAL FACADE S.F.	24,176 S.F.	24,176 S.F.	44,475 S.F.	44,475 S.F.	
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	18,182 S.F.	20,454 S.F.	36,602 S.F.	36,602 S.F.	
3. DOORS AND WINDOWS S.F.	5,994 S.F.	3,722 S.F.	7,873 S.F.	7,873 S.F.	
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	18,182 S.F. / 100%	20,454 S.F. / 100%	36,602 S.F. / 100%	36,602 S.F. / 100%	
*CONC. WALL S.F.	12,462 S.F. / 69%	14,734 S.F. / 72%	30,762 S.F. / 84%	30,762 S.F. / 84%	
*TEXTURED STONE S.F.	1,934 S.F. / 10%	1,934 S.F. / 9%	2,596 S.F. / 7%	2,596 S.F. / 7%	
*RECESSED FORM LINER S.F.	3,786 S.F. / 20%	3,786 S.F. / 18%	3,244 S.F. / 8%	3,244 S.F. / 8%	
5. SECONDARY - METAL ACCENT S.F.	220 SF / 1%	220 S.F. / 1%	120 S.F. / 0.3%	120 S.F. / 0.3%	

NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

Client / Consultant 1

Client / Consultant 2

MEINHARDT & ASSOCIATES ARCHITECTS P.L.L.C.
14643 DALLAS PARKWAY, SUITE 636
DALLAS, TEXAS 75254
972-980-8980



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

PROPOSED ELEVATION

ISSUANCES

	NORTH ELEVATION GLASS	08-25-21
	ADD SCREEN WALL	08-09-21
	ZPD SUBMITTAL	03-22-21
#	Description	Date

DRAWING INFORMATION

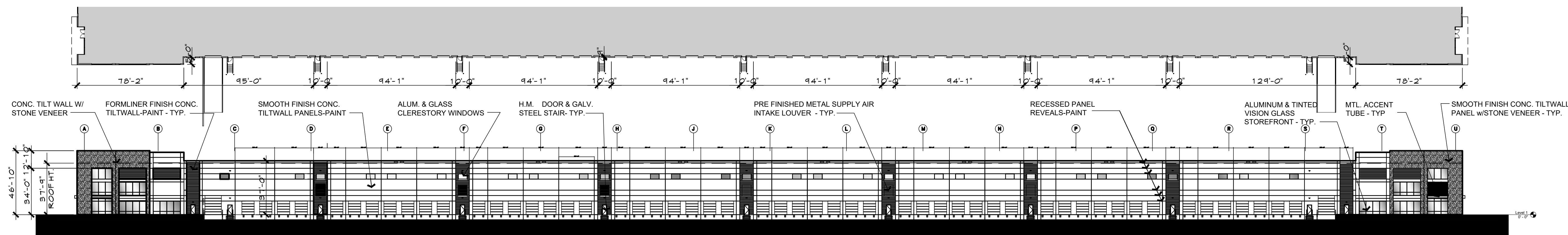
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A/E Job #:

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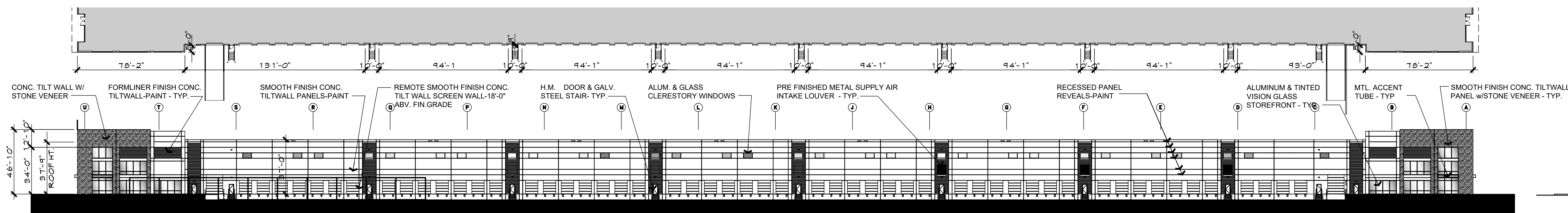
Town Approval

SHEET NUMBER

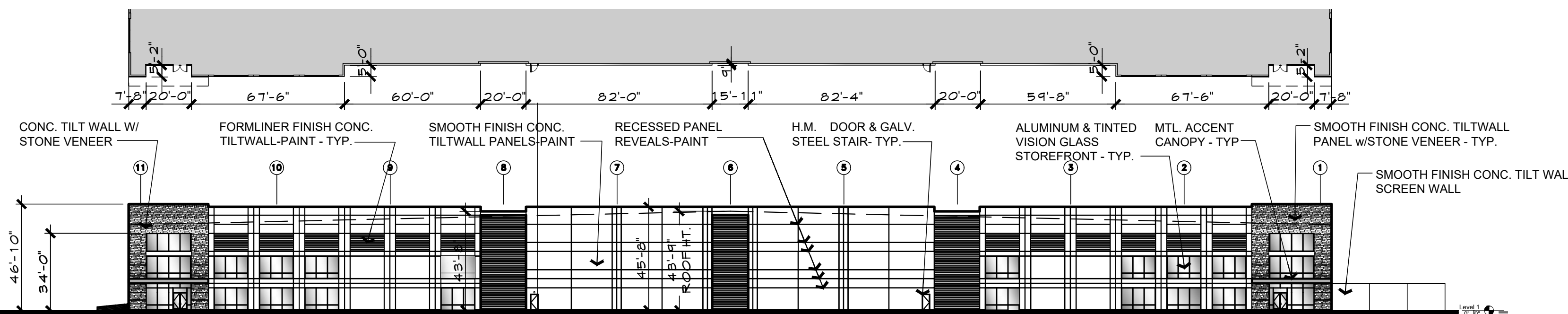
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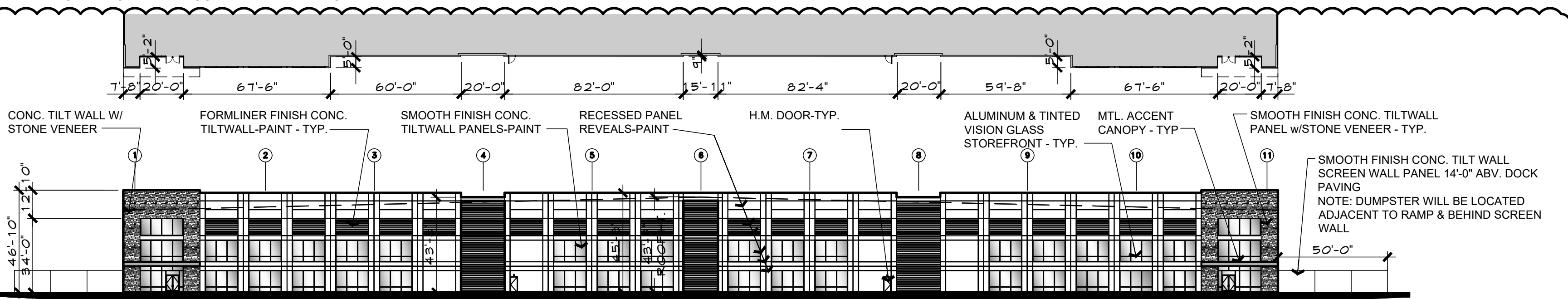
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02 EAST ELEVATION-BUILDING 1



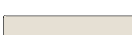
03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1



COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDREL GLAZING
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.	
1. TOTAL FACADE S.F.	24,176 S.F.	24,176 S.F.	44,475 S.F.	44,475 S.F.	
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NOTE:
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TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

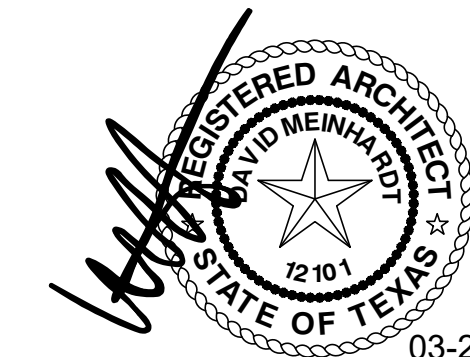


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DALLAS, TEXAS 75254
972-980-8980



03-22-21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

NORTH ELEVATION GLASS 08025-21

#	Description	Date

DRAWING INFORMATION

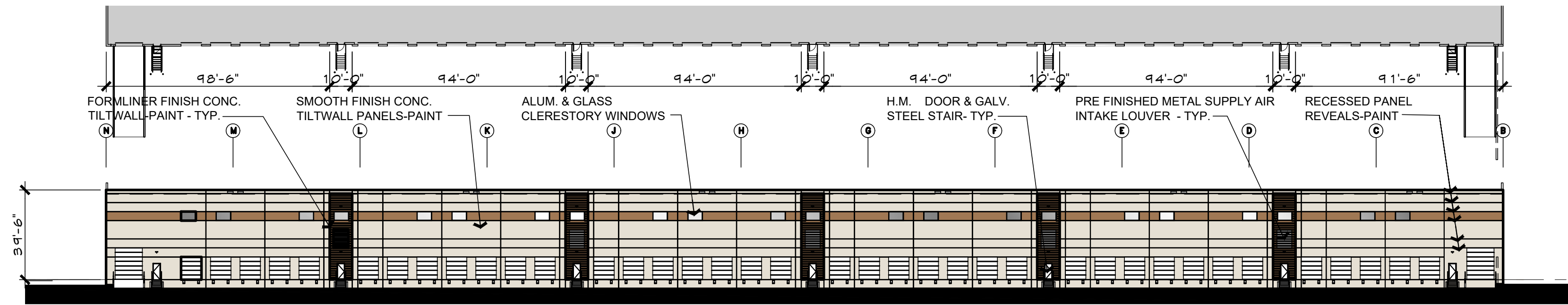
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A/E Job #:

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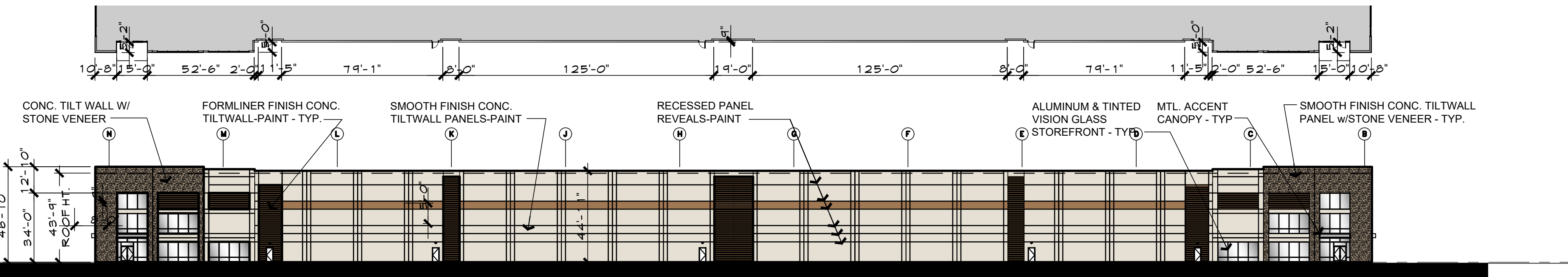
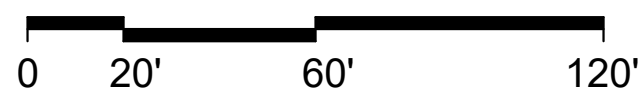
Town Approval

SHEET NUMBER

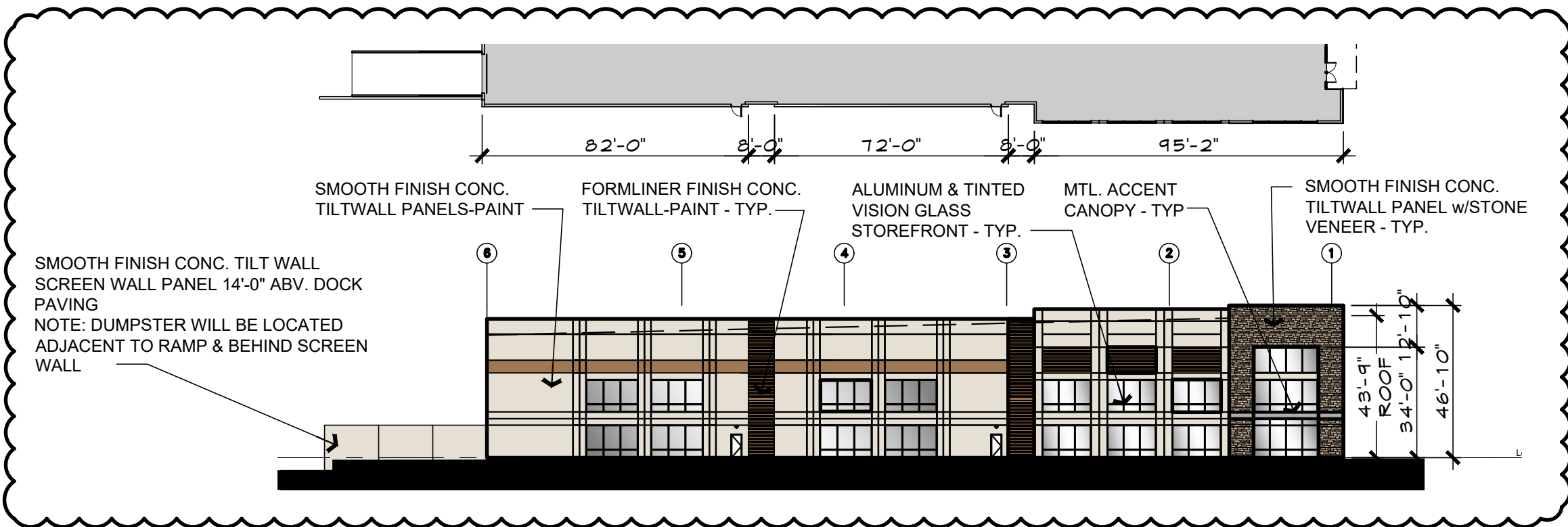
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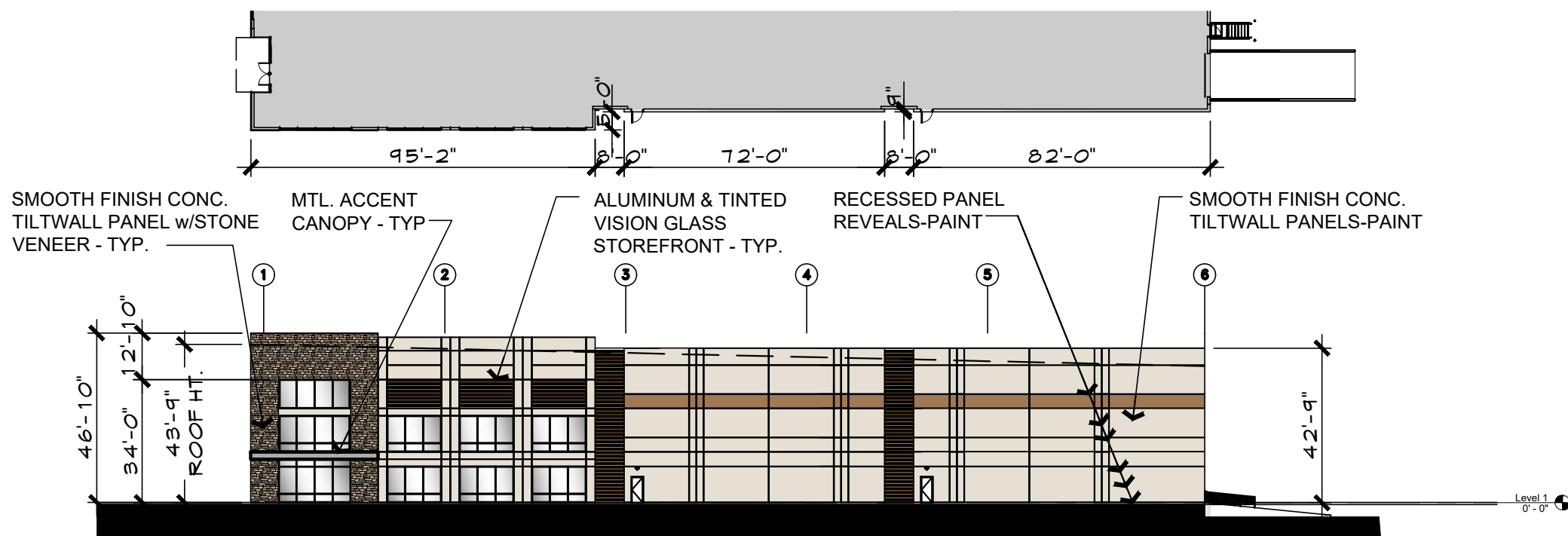
01 EAST ELEVATION-BUILDING 2



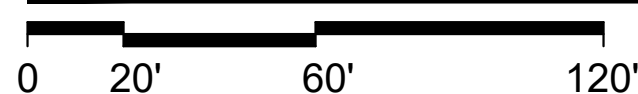
02 WEST ELEVATION-BUILDING 2



03 NORTH ELEVATION-BUILDING 2



04 SOUTH ELEVATION-BUILDING 2



COLOR SELECTION KEY

	FIELD COLOR PAINT: FOCUS PPG1008-1		FIELD CUT PATTERN ACCENT PAINT 1: PORTABELLA PPG15-32
	STONE: LONE STAR STONE YOSEMITE LEDGE		SPANDREL GLAZING
	STONE (DARK BASE): LONE STAR STONE YOSEMITE LEDGE		TINTED VISION GLAZING
			MTL. ACCENT CANOPY

MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	11,580 S.F.	11,580 S.F.	26,802 S.F.	28,355 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	8,950 S.F.	10,158 S.F.	22,092 S.F.	26,090 S.F.
3. DOORS AND WINDOWS S.F.	2,630 S.F.	1,422 S.F.	4,710 S.F.	2,265 S.F.
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	8,950 S.F. / 100%	10,158 S.F. / 100%	22,092 S.F. / 100%	26,090 S.F. / 100%
*CONC. WALL S.F.	7,218 S.F. / 78%	8,426 S.F. / 83%	20,212 S.F. / 91%	21,894 S.F. / 84%
*TEXTURED STONE S.F.	967 S.F. / 9%	967 S.F. / 9%	-	2,600 S.F. / 10%
*CONC. FIELD CUT PATTERN S.F.	765 S.F. / 11%	765 S.F. / 11%	1,880 S.F. / 8%	1,596 S.F. / 6%
5. SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.4%

NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

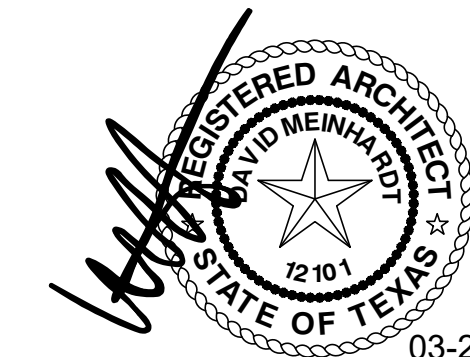


14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 • 972.361.6800 (fx)

Client / Consultant 1

Client / Consultant 2

MEINHARDT & ASSOCIATES ARCHITECTS P.L.L.C.
14043 DALLAS PARKWAY, SUITE 636
DALLAS, TEXAS 75254
972-980-8980



03-22-21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

PROPOSED ELEVATION

ISSUANCES

NORTH ELEVATION GLASS 08025-21

ZPD SUBMITTAL	03-22-21
# Description	Date

DRAWING INFORMATION

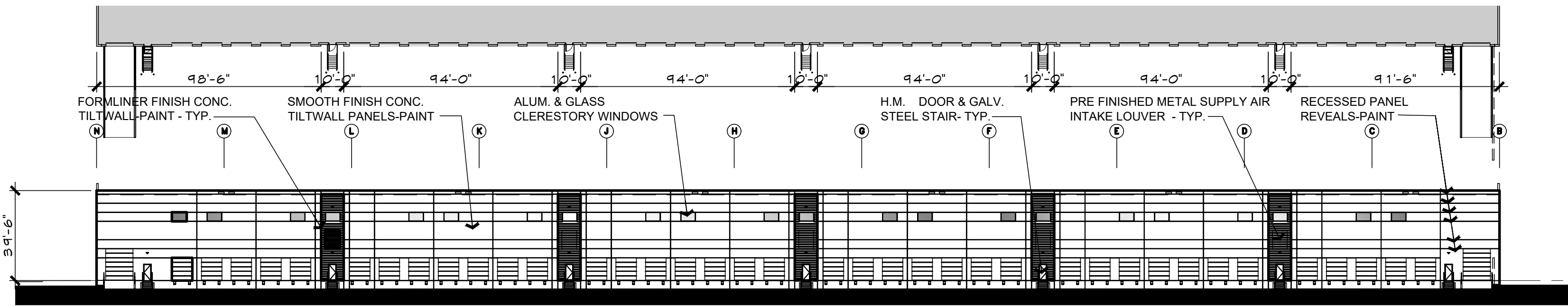
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Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

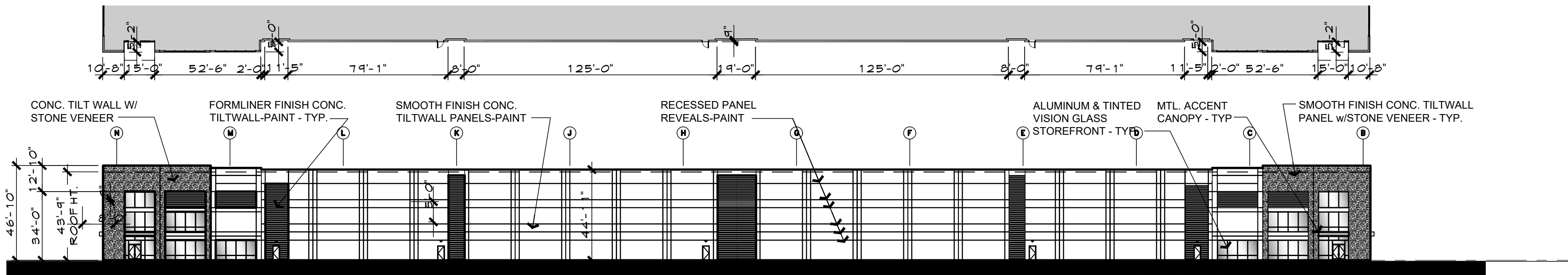
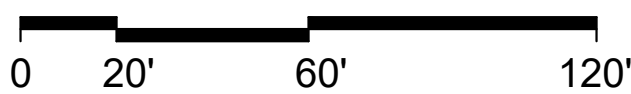
Town Approval

SHEET NUMBER

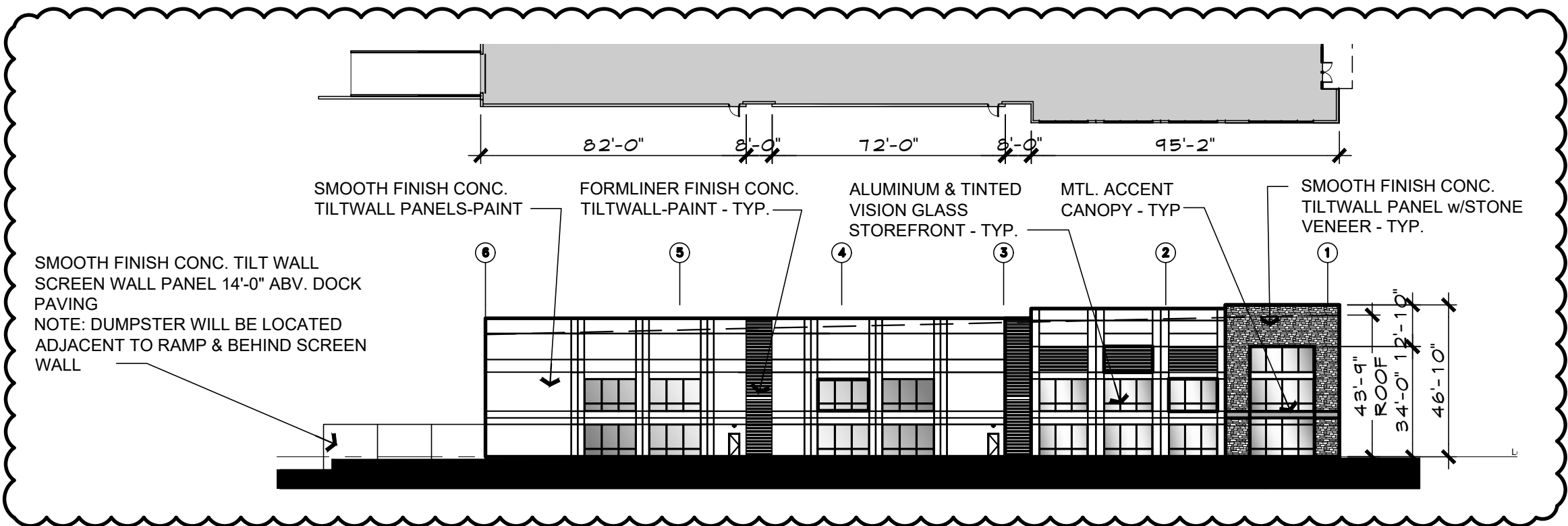
A6.02-b/w



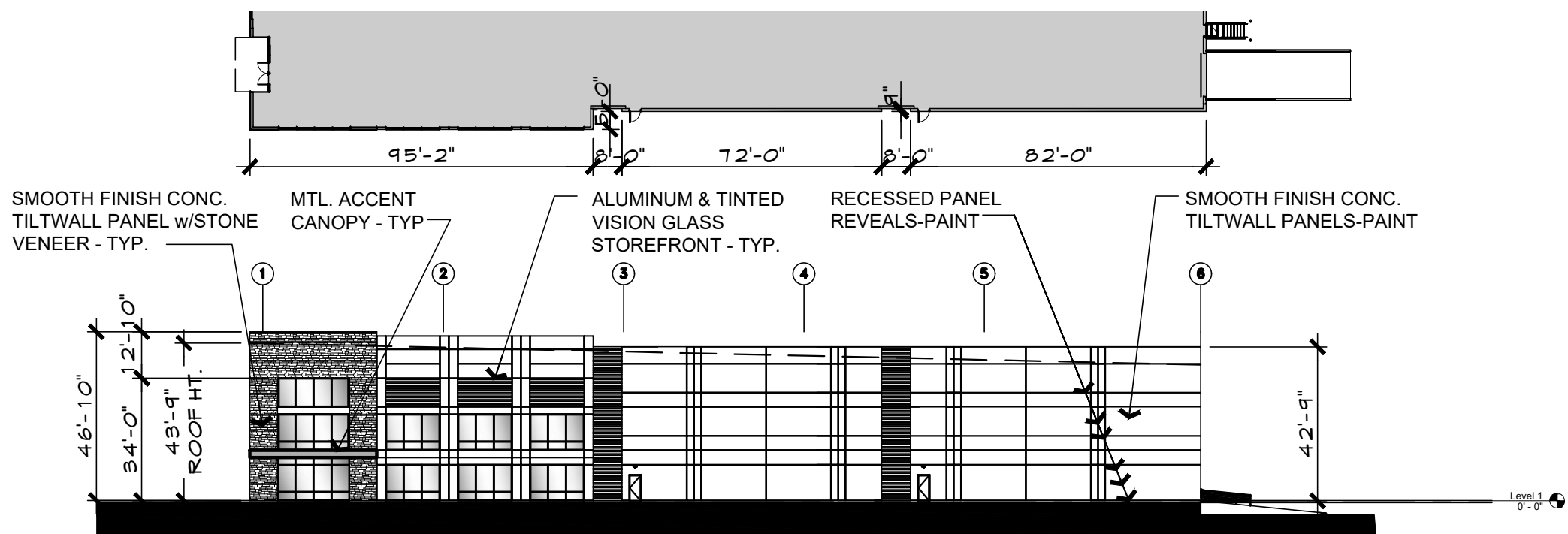
01 EAST ELEVATION-BUILDING 2



02 WEST ELEVATION-BUILDING 2



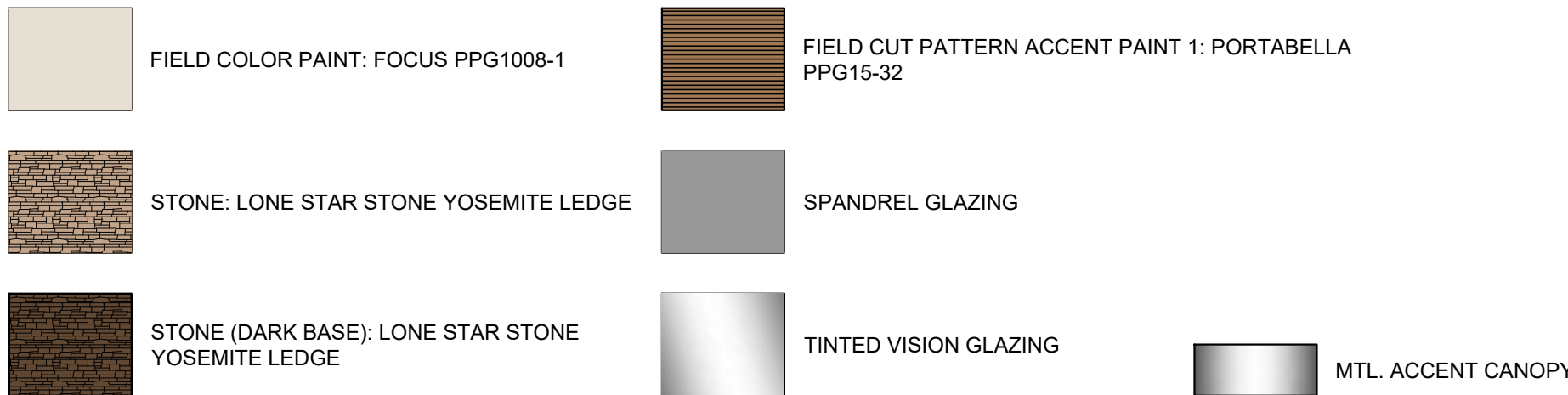
03 NORTH ELEVATION-BUILDING 2



04 SOUTH ELEVATION-BUILDING 2



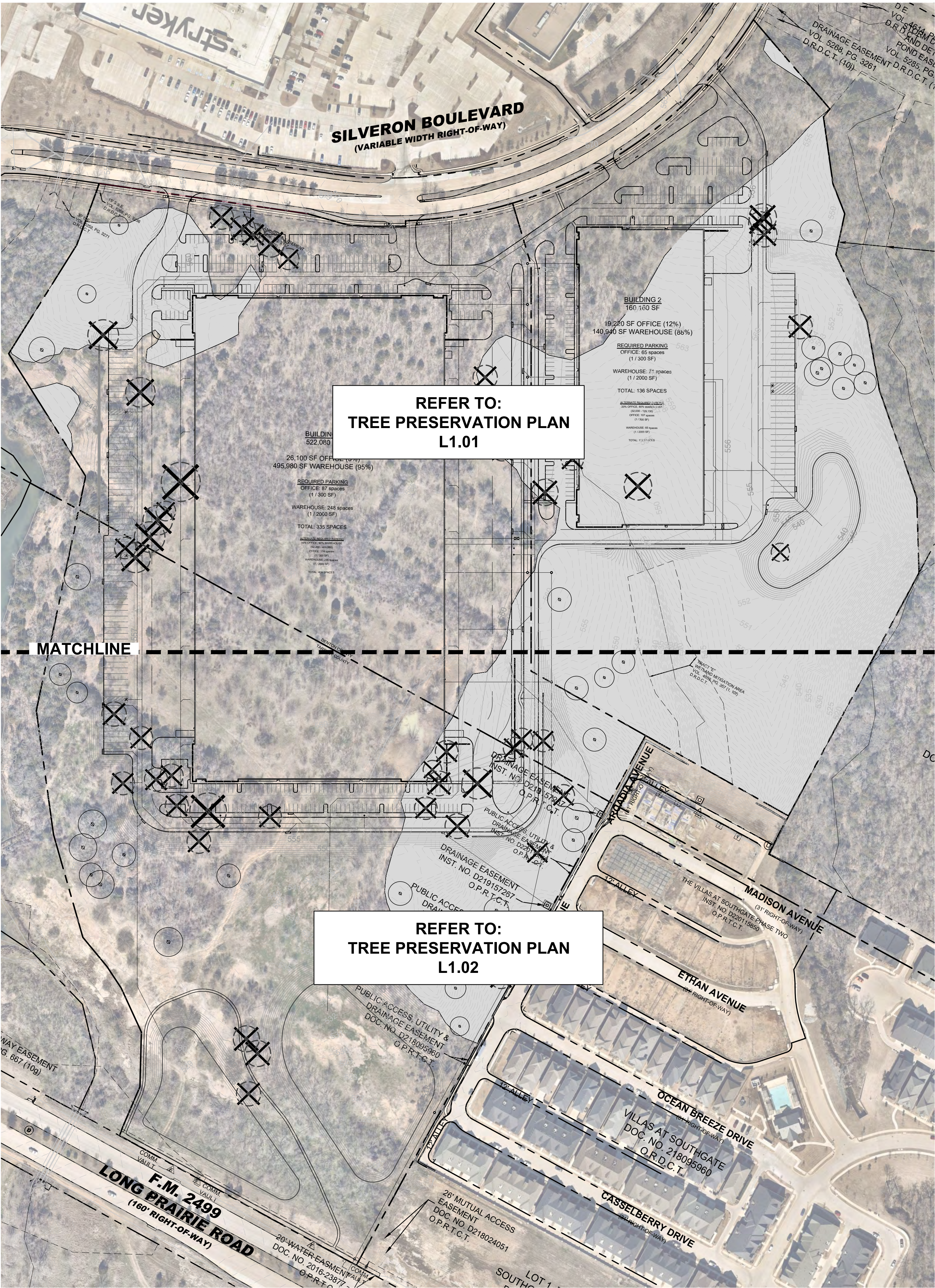
COLOR SELECTION KEY



MATERIAL USE TABLE

MATERIAL	NORTH ELEV.	SOUTH ELEV.	EAST ELEV.	WEST ELEV.
1. TOTAL FACADE S.F.	11,580 S.F.	11,580 S.F.	26,802 S.F.	28,355 S.F.
2. FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	8,950 S.F.	10,158 S.F.	22,092 S.F.	26,090 S.F.
3. DOORS AND WINDOWS S.F.	2,630 S.F.	1,422 S.F.	4,710 S.F.	2,265 S.F.
4. PRIMARY MASONRY TOTALS - (MIN. 80%)	8,950 S.F. / 100%	10,158 S.F. / 100%	22,092 S.F. / 100%	26,090 S.F. / 100%
*CONC. WALL S.F.	7,218 S.F. / 78%	8,426 S.F. / 83%	20,212 S.F. / 91%	21,894 S.F. / 84%
*TEXTURED STONE S.F.	967 S.F. / 9%	967 S.F. / 9%	-	2,600 S.F. / 10%
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5. SECONDARY - METAL ACCENT S.F.	100 S.F. / 1%	100 S.F. / 1%	-	120 S.F. / 0.4%

NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.



TREE SURVEY FIELD DATA - SPECIMEN TREES (EXCLUDING ESA)						
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health	Tree Credits
5143	21.8	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	4
5353	28.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5354	24.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5355	24.6	POST OAK	Quercus stellata	TO REMAIN	Declining	
5356	29.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5357	24.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5358	30.2	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	6
5360	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5361	27.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5362	25.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5374	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5375	24.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5376	24.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5377	38.1	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5379	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5380	24.2	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5381	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5382	29.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5386	22.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	6
5389	25.4	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5391	26.8	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5392	31.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5393	31.9	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5394	22.3	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5395	27.6	POST OAK	Quercus stellata	TO REMAIN	Declining	
5398	30.9	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Hazard	
5397	20.5	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
5398	40.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5400	30.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5404	22.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5405	27.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5406	24.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5407	26.5	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Healthy	
5408	24.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
Total Caliper Inches of Specimen Trees (Total: 34 Specimen Trees Excluding ESA)						918
Total Caliper Inches of Specimen Trees to be Removed (Excluding HAZARD / DECLINING Trees)						528.3
Total Mitigation Required for Specimen Trees Removed						1,057
Replacement Trees Required for Specimen Trees to be Removed						352.2
Total Tree Credits for Specimen Trees to Remain						46
Total Specimen Mitigation Trees Required						306

TREE SURVEY FIELD DATA - SPECIMEN TREES WITHIN ESA						
No.	Dia. (inches)	Species (common name)	Species (botanical name)	Status	Health	Tree Credits
2299	23.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
4865	19.3	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5363	19.8	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5364	21.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5365	23.8	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5366	22.0	POST OAK	Quercus stellata	TO REMAIN	Declining	
5367	19.1	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Hazard	
5368	22.6	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5369	20.5	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Declining	
5370	25.8	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5371	23.5	POST OAK	Quercus stellata	TO BE REMOVED	Declining	
5373	24.9	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5409	32.1	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5410	19.4	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Declining	
5411	25.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5412	25.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5414	32.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5415	22.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5416	23.2	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5417	22.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5418	22.7	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5419	23.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5420	30.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5421	22.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5422	24.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5423	24.0	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5424	20.6	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5425	24.5	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5426	23.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5427	25.3	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5428	22.3	BLACKJACK OAK	Quercus marilandica	TO BE REMOVED	Declining	
5429	27.5	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5430	23.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5431	26.5	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
5432	28.8	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5433	22.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5434	23.3	POST OAK	Quercus stellata	TO REMAIN	Hazard	
5435	25.0	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5436	23.7	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5437	27.3	POST OAK	Quercus stellata	TO REMAIN	Declining	
5438	24.4	POST OAK	Quercus stellata	TO REMAIN	Healthy	
5439	25.4	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5441	25.9	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5442	24.0	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5443	28.6	POST OAK	Quercus stellata	TO BE REMOVED	Healthy	
5444	23.9	POST OAK	Quercus stellata	TO REMAIN	Healthy	
8538	19.1	CEDAR ELM	Ulmus crassifolia	TO REMAIN	Healthy	
8539	27.2	POST OAK	Quercus stellata	TO REMAIN	Healthy	
8656	21.4	AMERICAN ELM	Ulmus americana	TO REMAIN	Healthy	
8659	19.1	CEDAR ELM	Ulmus crassifolia	TO BE REMOVED	Healthy	
Total Caliper Inches of Specimen Trees within ESA (Total: 50 Specimen Trees)						1,202
Total Acreage of Upland Habitat ESA						26.37
Total Monetary Value of ESA (\$15,000.00 / Acre)						\$395,550.00

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.06
- UPLAND HABITAT ESA

MITIGATION SUMMARY
MITIGATION TREES REQUIRED

(306) - Specimen Mitigation Trees
*refer to "Tree Survey Field Data - Specimen Trees (Excluding ESA)" L1.00
(348) - Protected Mitigation Trees
*refer to "Tree Survey Field Data - Protected Trees" L1.06
(654) - Total Mitigation Trees Required

MITIGATION TREES PROVIDED

*above and beyond minimum landscape requirements
(361) - Total Trees Provided
(119) - Required Landscape Trees
(242) - Total Mitigation Trees Provided

REMAINING TREE REPLACEMENT FEE

(412) - Mitigation Trees Remaining @ \$375 each
Tree Replacement Fee - \$154,500.00

Upland Habitat ESA Mitigation

*refer to "Tree Survey Field Data - Specimen Trees within ESA" L1.00
Total Monetary Value of ESA - \$395,550.00

TOTAL MITIGATION FEES - \$550,050.00

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
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08/06/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

SPECIMEN TREE PRESERVATION PLAN

ISSUANCES

DRAWING INFORMATION

Scale: 1"=120'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #: _____
A/E Job #: _____

DRAWING / SHEET TITLE

SPECIMEN TREE
PLAN

SHEET NUMBER

L1.00



14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 (p) • 972.361.6800 (f)

PROGRESS SET - FOR REVIEW ONLY
ISSUED
01/04/2022
These documents are
NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
They were prepared by,
or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect
#2246

SILVERON
FLOWER MOUND, TEXAS

ISSUANCES

DRAWING INFORMATION

Scale: 1"=120'-0"
Date:
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

CONCEPTUAL
SITE PLAN

Note:
The location of buildings, parking spaces,
open space and pathways shown on Tract 2
of the conceptual site plan may be changed on
the detailed site plan and shall not require
an amendment of the concept plan by the
Planning and Zoning Commission or the
Town Council, provided the detailed site plan
otherwise satisfies the regulations in this PD.

The Property Owner acknowledges that any required
waivers, exceptions, tree removal permits, or variances
must be requested with the associated site plan application
for any portion of Tract 2 as it develops.

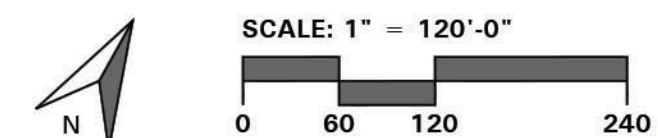
BUILDING USE	BUILDING AREA	TOTAL PARKING REQUIRED	TOTAL PARKING PROVIDED (INCLUDES ACCESSIBLE) *1	ACCESSIBLE SP. REQ'D./PROVIDED
OFFICE #1	6,000 SF	1 SP./250 SF= 24 SP.	24 SPACES	1 SP./1 SP.
OFFICE #2	6,000 SF	1 SP./250 SF= 24 SP.	30 SPACES	1 SP./1SP.
OFFICE #3	6,000 SF	1 SP./250 SF= 24 SP.	26 SPACES	1 SP./1 SP.
OFFICE #4	62,000 SF	1 SP./250 SF = 248 SP.	249 SPACES	7 SP./8 SP.
OFFICE #5	95,400 SF	1 SP./250 SF = 382 SP.	400 SPACES	8 SP./8 SP.
OFFICE #6	62,000 SF	1 SP./250 SF = 248 SP.	250 SPACES	7 SP./8 SP.
HOTEL	48,000 SF/140 UNITS	1 SP./UNIT = 140 SP.	140 SPACES	5 SP./5 SP.
RESTAURANT #1	10,000 SF/7K SEATING	1 SP./75 SF SEATING = 94 SP.	94 SPACES	4 SP./4 SP.
RESTAURANT #2	5,000 SF/3.5K SEATING	1 SP./75 SF SEATING = 47 SP.	47 SPACES	2 SP./2 SP.
RETAIL #1	11,900 SF	1 SP./250 SF = 48 SP.	50 SPACES	2 SP./2 SP.
RETAIL #2	11,900 SF	1 SP./250 SF = 48 SP.	50 SPACES	2 SP./2 SP.
TOTALS	324,200 SF	1,327 SPACES	1,360 SPACES	40 SP./42 SP.

*1 - PARKING RATIOS ASSUME 100% SURFACE PARKING

BUILDING KEY	
	RESTAURANT
	RETAIL
	OFFICE
	HOTEL
	GARAGE / SURFACE PARKING



SITE AREA KEY
TRACT 1 APPROX. 66.90 ACRE
TRACT 2 APPROX. 44.40 ACRE



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Exhibit B1 Development Standards

Planned Development District - 181 (PD-181) TRACT 1 - Silveron Flower Mound Duke

The development on the property comprising approximately 66.900 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 Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in TRACT 1 of Exhibit "C."

C. SPECIFIC USES. The uses listed as Specific Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in TRACT 1 of Exhibit "C" with a Specific Use Permit (SUP) approved by the Town Council.

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in TRACT 1 of 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 Campus Industrial District (CI) in the Town's Zoning Ordinance shall be required for TRACT 1 of this Planned Development.

F. ENVIRONMENTAL PROTECTION PLAN. TRACT 1 of this Planned Development is subject to the approved Environmental Protection Plan for TRACT 1.

G. EXCEPTIONS. The following exceptions to the Town's Ordinances shall apply to TRACT 1 of this Planned Development.

1. Compatibility Buffer-Section 82-302.

- a. Except as provided in this section, the compatibility buffer does not apply to this Planned Development.
 - i. Prior to the acceptance of the subdivision for TRACT 1, native shade trees, a minimum of three-inch caliper and of species included in section 94-66 of this Code shall be provided at a ratio of one tree per 400 square feet of buffer area. For the purposes of this ordinance, the buffer area is defined as the area 25 feet in width adjacent to the entirety of the residentially zoned property east of TRACT 1 (approximately 950 linear feet). Native shade tree requirement shall be satisfied by healthy existing trees, supplemented by three-inch caliper plantings as necessary to meet this standard. The buffer for this Planned Development District includes areas that are not subject to Section 82-302 of the Town Code.
 - ii. A solid masonry screening wall shall be constructed prior to the acceptance of a subdivision for the subject property as shown on Exhibits "C", "D", and "E." The minimum screening wall heights shall be as depicted on Exhibit "E."
- 2. Topographic Slope- Section 98-147.
 - a. An exception to Section 98-147, Topographical Slope Protection is granted for slopes that are greater than 12% as depicted in the approved Environmental Protection Plan.
 - b. The developer shall provide detailed drawings that illustrate the impact of the proposed development on the natural topography and the manner by which the development is integrated into, reflects, and maintains the overall integrity of the natural topography with subsequent record plat applications. In addition, for subsequent record plat applications, the developer shall conform with the following:
 - i. The identification of those specific Best Management Practices ("BMPs") that will be used to maintain and responsibly integrate the development into the natural topography together with an explanation regarding their use within the plans for such development. The BMPs to be used shall include, but are not limited to, those BMPs found within the Town's Engineering Design and Construction Standards.
 - ii. The use of retaining walls taller than four foot (4') in height will be required to support the project. Any retaining wall four foot

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(4') or greater in height shall be designed by a professional engineer licensed by the State of Texas.

- H. PATHWAY. The walking path within TRACT 1 of the Conceptual Site Plan (Exhibit "C") shall be completed prior to the issuance of a certificate of occupancy for Building 1 of Tract 1.

**Exhibit B2
Development Standards**

**Planned Development District - 181 (PD-181)
TRACT 2 - Silveron Flower Mound
NE Quadrant of FM 2499 and Silveron Blvd.**

The development on the property comprising approximately 44.4 acres of land bound by TRACT 1, Silveron Flower Mound Duke on the East, Silveron Blvd. on the West and FM 2499 on the South ("Tract 2") 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 presented:
 - a. Exhibit "F": Conceptual Site Plan TRACT2.

B. PERMITTED USES. The following uses relating to Office, Retail and Hotel in the Campus Commercial District (CC) in the Town's Zoning Ordinance shall be permitted in TRACT 2:

1. Accessory retail/service uses
2. Accessory use, general, subject to [section 98-972](#)
3. Alcoholic beverage establishment, subject to [section 98-1009](#)
4. Art gallery or handicraft sales
5. Art supply store
6. Bakery or confectionery shop, retail
7. Bank or savings and loan
8. Book or stationary store or newsstand
9. Cleaning/laundry pickup station only
10. Cleaning/laundry shop with pickup station
11. College or university
12. Custom personal service
13. Dancing, drama, or music school or studio
14. Florist
15. Food truck, accessory, subject to [section 98-991](#)
16. Hotel

- a. Hotel development shall be subject to the following conditions:
 - i. Shall provide at least three amenities from the list below:

- (a) Pool
 - (b) Spa/sauna
 - (c) Weight room/fitness center
 - (d) Playground
 - (e) Sports court
 - (f) Plaza/atrium
 - (g) Game room
 - (h) Conference room (1,000 square foot minimum in size)
 - (i) Full-service restaurant (minimum seating capacity of 35 patrons)
 - ii. Shall maintain ten percent (10%) of the lot area as open space, exclusive of required setbacks, buffers, and parking areas, but including amenities from the above list, except for conference room and full-service restaurant.
 - iii. Shall provide staff on-site 24 hours a day, seven days a week.
 - iv. The entrance to each room shall be gained from an interior corridor, which shall be climate controlled. First floor units may have secondary access from an interior courtyard or swimming pool area in addition to hallway access.
 - v. A porte-cochere or covered area must be provided immediately adjacent to the entrance with a registration desk. The porte-cochere or covered area must be sufficient to accommodate the temporary parking of at least two vehicles parked side-by-side for guests checking in and out.
- 18. Laboratory, medical and dental
 - 19. Laboratory, scientific and research
 - 20. Lithographic or print shop
 - 21. Local utility line
 - 22. Mailing and shipping service
 - 23. Museum, library or art gallery, public
 - 24. Office, general business and professional
 - 25. Office, medical and dental
 - 26. Office, medical and dental extended care
 - 27. Optical sales
 - 28. Parking lot, commercial
 - 29. Parking structure, commercial
 - 30. Personal improvement services
 - 31. Restaurant, general
 - 32. Retail general (indoors)

- 33. School, business
- 34. Sewage pump station
- 35. Studio, television or radio
- 36. Telephone equipment station
- 37. Theater
- 38. Travel bureau or consultant

C. SPECIFIC USES. The uses listed as Specific Uses, relating to the aforementioned Permitted Uses in paragraph B in the Office, Retail or Hotel, in the Campus Commercial District (CC) in the Town's Zoning Ordinance shall be permitted in Tract 2 of Exhibit "F" with a Specific Use Permit (SUP) approved by the Town Council.

- 1. Boutique vendor market, indoor, subject to [section 98-1006](#)
- 2. Boutique vendor market, outdoor, subject to [section 98-1006](#)
- 3. Communication tower, commercial, subject to [section 98-977](#)
- 4. Convenience store
- 5. Convenience store with gasoline sales
- 6. Day care center
- 7. Drugstore or pharmacy
- 8. Health club or athletic club
- 9. Hospital
- 10. Institution, drug or psychiatric treatment
- 11. Office—showroom/warehouse
- 12. Private franchise utility (not listed)
- 13. Restaurant, fast food
- 14. Retail, large tenant (100,000 square feet or more), subject to [section 98-1010](#)
- 15. Retail, large tenant (between 25,000 and 49,999 square feet), subject to [section 98-1010](#)
- 16. Retail, large tenant (between 50,000 and 74,999 square feet), subject to [section 98-1010](#)
- 17. Retail, large tenant (between 75,000 and 99,999 square feet), subject to [section 98-1010](#)
- 18. School, commercial trade
- 19. Transmission pipeline, subject to [section 98-997](#)
- 20. Water well, storage or pump station

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance shall be permitted in TRACT 2 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."

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- E. ENVIRONMENTAL PROTECTION PLAN. Development of TRACT 2 is subject to an approved Environmental Protection Plan.
- F. PATHWAY. To the extent they are not already in place, walking paths along FM 2499 and Silveron Boulevard, within TRACT 2 of the Conceptual Site Plan (Exhibit "F"), shall be completed prior to the issuance of a certificate of occupancy for the first building constructed within Tract 2.
- G. CONCEPTUAL SITE PLAN. The location of building, parking spaces, open spaces, and pathways shown on the Conceptual Site Plan (Exhibit "F") may be changed on the detailed site plan and shall not require the amendment of the Conceptual Site Plan by the Planning and Zoning Commission or the Town Council, provided the detailed site plan otherwise satisfies the regulations in the PD.

To the extent a detailed site plan does not satisfy the regulations of the PD or causes the remaining portions of the Conceptual Site Plan to fail to satisfy the regulations in the PD, a revised Conceptual Site Plan shall be submitted for approval by the Planning and Zoning Commission and/or the Town Council.

The property owner acknowledges that any required waivers, exceptions, tree removal permits, or variances must be requested with the associated site plan application for any portion of Tract 2 as it develops.