

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

06/13/2022

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
.....

Comments regarding any agenda item can be sent to the Commission by emailing pz@flower-mound.com.
Please silence or turn off all electronic devices in Jody Smith Hall

A. CALL MEETING TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours. To speak to the Planning & Zoning Commission during public comment, please fill out a green comment form, which is located in the lobby of Town Hall.

In accordance with the Texas Open Meetings Act, the Commission is restricted from discussing or acting on items not listed on the agenda.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Commission.
- Please state your name and address when speaking.

E. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Chair and members of the Commission an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of the Commission is needed in order for that item to be placed on a future agenda and in accordance with the Town Council Agenda Setting Policy (Ord. 65-15).

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Work Session

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 May 23, 2022: Consider approval of the minutes of the May 23, 2022, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

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

2. SP21-0007 – Magnolia Senior Living: Consider a request for a Site Plan (SP21-0007 – Magnolia (Windhaven) Senior Living) to develop a nursing or congregate care facility. The property is generally located south of Cross Timbers Road and west of Auburn Drive.

I. REGULAR ITEMS

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

3. SP22-0004 – Argyle ISD Phase III HS Additional Parking: Consider a request for a Site Plan (SP22-0004 – Argyle ISD Phase III HS Additional Parking) to install additional parking for the Argyle High School site, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.
4. ZPD21-0010 – Embree 2499: Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.
5. ZPD21-0019 – Sethi Property: Public Hearing to consider an ordinance for rezoning (ZPD21-0019 – Sethi Property) from Agricultural District uses to Planned Development District No. 191 (PD-191) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located North of Waketon Road and east of Timber Way.
6. ZPD21-0020 – Cotton Wood Logistics Center: Public Hearing to consider an ordinance amending the zoning (ZPD21-0020 – Cotton Wood Logistics Center) from Agricultural District (A) to Planned Development District No.192 (PD-192) with I-1 Industrial District -1 uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 82-302, Compatibility buffer; and an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Justin Road and west of Meadow View.

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

J. ADJOURNMENT – REGULAR SESSION

I do hereby certify that the Notice of Meeting was posted on the bulletin board in Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: June 9, 2022, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350. Additional time limits will be provided to members of the public that need to address the Commission through a translator.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 1

CONSENT ITEM

DATE: June 13, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the May 23, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on May 23, 2022.

II. ATTACHMENTS

1. Draft Minutes of May 23, 2022

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 23RD DAY OF MAY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:31 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
Bob Pegg	Assistant Director of Engineering
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

- A. **CALL REGULAR SESSION TO ORDER: 6:31 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**
None
- E. **FUTURE AGENDA ITEMS**
None

F. DIRECTOR'S REPORT

1. Planning & Zoning Priorities

G. CONSENT ITEMS

1. Minutes of May 9, 2022: Consider approval of the minutes of the May 9, 2022, Planning and Zoning Commission Regular Session.
2. RP22-0001 – Immel Estates Lot 7R, Block B: Consider a request for a Replat (RP22-0001 – Immel Estates Lot 7R, Block B) to create a residential lot. The property is generally located south of Arabian Circle and west of Immel Drive.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

H. NON-DISCRETIONARY ITEMS

3. **Consider a request for a Site Plan (SP21-0013 – Lakeside Terranea) to develop a mixed-use building. The property is generally located south of Village Parkway and east of Sunset Boulevard.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Alex Brown, Realty Capital; present for questions, no presentation

Commission Deliberation

Commissioner Naylor moved to approve SP21-0013 – Lakeside Terranea. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

4. Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modification and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.

Applicant Presentation

Ashton Miller, McAdams; present, no presentation; and requested to table item to the June 13, 2022, meeting.

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Wells moved to table ZPD21-0010 – Embree 2499 to the June 13, 2022 Planning & Zoning Meeting. Commissioner Wilson seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

The motion to table to June 13, 2022 passed by a vote of 6 to 0.

J. ADJOURNMENT – REGULAR SESSION: 6:46 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

NON-DISCRETIONARY ITEM

DATE: June 13, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP21-0007 – Magnolia (Windhaven) Senior Living) to develop a nursing or congregate care facility. The property is generally located south of Cross Timbers Road and west of Auburn Drive.**

I. ITEM SUMMARY

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

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

II. APPLICATION ANALYSIS

On May 20, 2019, the Town Council approved Planned Development District-173 (PD-173) with Agricultural District (A) uses and a nursing or congregate care facility. The project name at the time was Windhaven Senior Living and has now been changed to Magnolia Senior Living. On March 7, 2022, Town Council approved an amendment to PD-173 that adjusted the southern boundary of the site by transferring a 13-foot-wide strip of land to the two property owners to the south. Other minor modifications were made to the originally approved plans at this time, exceptions were approved to the southern compatibility buffer and compatibility setback based on the land transfer, and an exception for dry detention ponds was also approved. The subject site plan is in conformance with PD-173 as amended.

The subject site plan provides for four, one-story buildings designed to accommodate 64 assisted living units (16 units per building). Additionally, a 1,234 square-foot office is sited within the northeast quadrant of the property. The plan also identifies courtyard areas for the residents.

Access to the site is being provided with one driveway on Cross Timbers Road. The applicant is providing 48 of the required 48 parking spaces (One space per three beds for the assisted living facility and one space per 250 square feet for the office building). The proposed landscape plan and elevations are in conformance with the approved amendments to PD-173.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Approved Amended PD-173 Ordinance

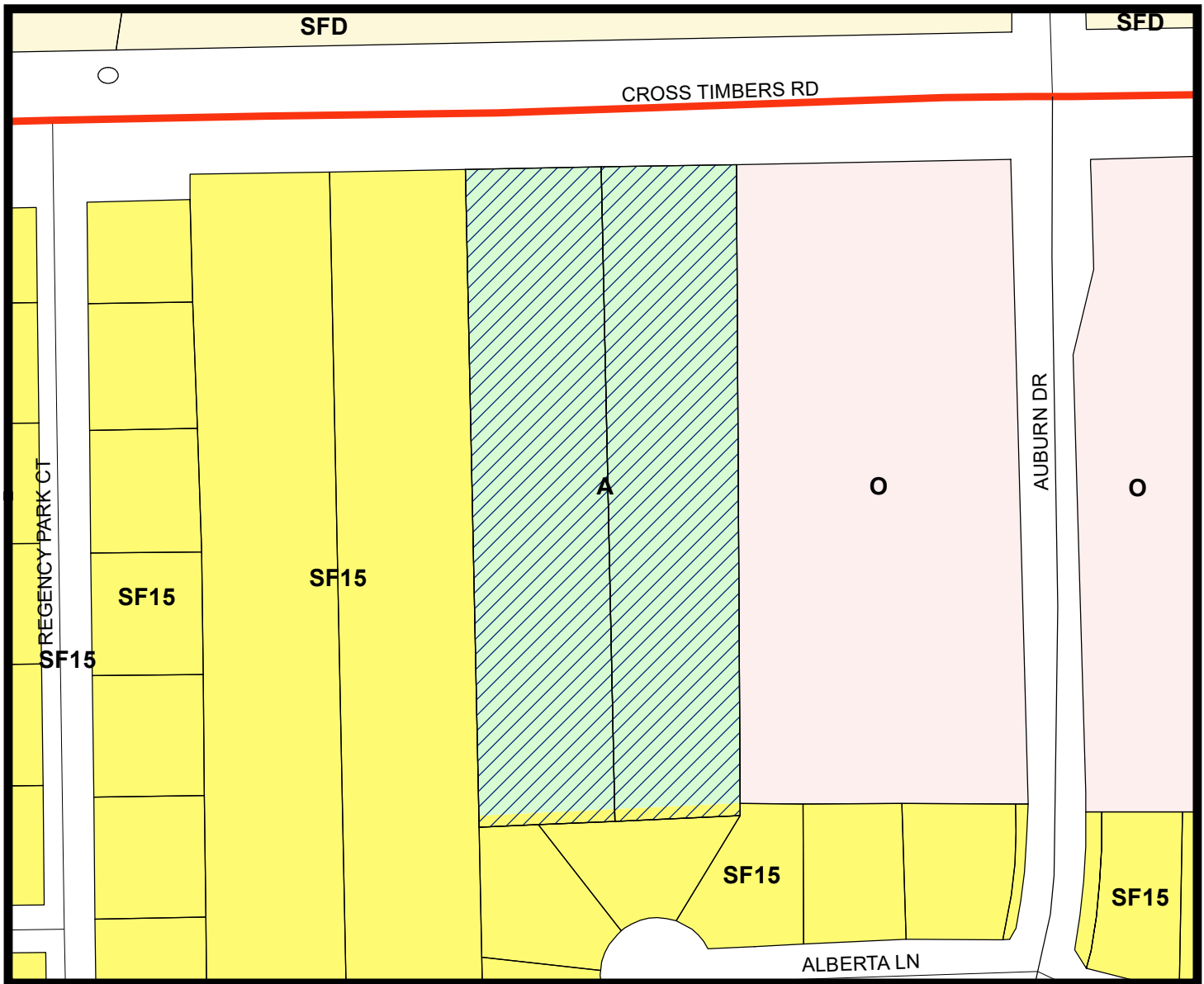
B. Application Details

1. Site Plan Package

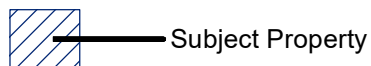


Vicinity Map

Reference Project: SP21-0007

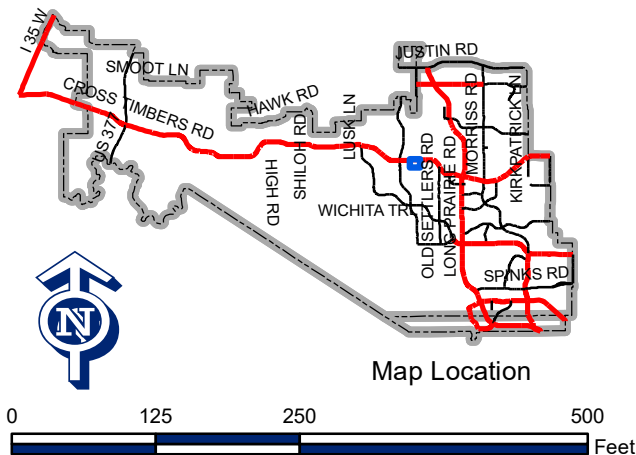


LEGEND

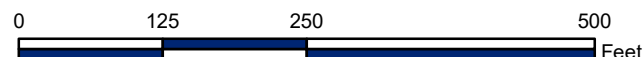


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





June 6, 2022

Town of Flower Mound
Planning Department

RE: Letter of Intent for 3801 Cross Timbers Road – Assisted Living Development

To whom it may concern:

On behalf of the client, 1519 LLC, is submitting this letter intent to inform the Town of Flower mound about submitting the Site Plan request.

Site Data:

- A. Existing Zoning District: Planned Development (PD-173)**
- B. Development Plan Acreage: 4.28 acres**
- C. Proposed use: Nursing or Congregate Care Facility**
 - Proposed building area: 46,562 SF**
 - Proposed parking spaces: 48 total (6 office, 42 care facility)**
 - Phase Development: No**
- D. The proposed use and site plan are in substantial conformity to the approved Conceptual Site Plan for PD-173.**

Sincerely,

Bowman Consulting

TBPE Firm Registration No. F-14309

Clint Lannen, P.E.

A handwritten signature in blue ink, appearing to read "Clint Lannen", with a long horizontal flourish extending to the right.

xc: Project File

TOWN OF FLOWER MOUND, TEXAS**ORDINANCE NO. 08-22**

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING ORDINANCE NO. 21-19, WHICH ESTABLISHED PLANNED DEVELOPMENT DISTRICT NO. 173 (PD-173) WITH AGRICULTURAL DISTRICT (A) USES AND A NURSING OR CONGREGATE CARE FACILITY ON CERTAIN PROPERTY DESCRIBED AS APPROXIMATELY 4.364 ACRES OF LAND SITUATED IN THE PERRY MALONE SURVEY, ABSTRACT NO. 836 BY MODIFYING DEVELOPMENT STANDARDS RELATED TO COMPATABILITY BUFFERS, COMPATIBILITY SETBACKS, AND DETENTION PONDS; BY REDUCING THE AREA OF PD-173 BY APPROXIMATELY 3,537 SQUARE FEET; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Flower Mound is a home rule municipality acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and,

WHEREAS, the Town Council of the Town of Flower Mound heretofore adopted the Land Development Regulations of the Town of Flower Mound, as amended, which ordinance regulates and restricts the location and use of buildings, structures, and land for trade, industry, residence, and other purposes, and provides for the establishment of zoning districts of such number, shape, and area as may be best suited to carry out these regulations; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 4.364 acres of land situated in the Perry Malone Survey, Abstract No. 836, Denton County, Texas, applied for a Zoning Planned Development amendment to amend Ordinance No. 21-19 for Planned Development District No. 173 (PD-173); and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on February 28, 2022, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on March 7, 2022, with respect to the proposed Zoning Planned Development amendment as described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 211 of the Local Government Code, Chapter 78 of the Land Development Regulations, and all other laws dealing with notice, publication, and procedural requirements for the approval of a Zoning Planned Development amendment on the property;

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

SECTION 1

The Land Development Regulations of the Town of Flower Mound, Texas, as amended, are hereby amended on the hereinafter described property and area as shown below:

- A. Approximately 4.364 acres of land situated in the Perry Malone Survey, Abstract No. 836, Denton County, Texas, is reduced in area by approximately 3,537 square feet as described in Exhibit "A."
- B. Sub-section F, "Exceptions," of Exhibit "B," "Development Standards." Planned Development District No. 173 (PD-173) Windhaven Assisted Living," of Ordinance No. 21-19 is hereby amended as follows:

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

- 1. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances.
- 2. Compatibility Buffer-Section 82-302.
 - a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. Except as provided in this subparagraph, a 25-foot-wide compatibility buffer along the northernmost 320 feet (approximate) of the western property line shall be provided as designated on Exhibit "D."
 - AA. A 25-foot-wide compatibility buffer, consisting of eight-foot-wide and 17-foot-wide sections along the southernmost 360 feet (approximate) of the western property line shall be provided as designated on Exhibit "D."
 - BB. A minimum 12-foot-wide compatibility buffer shall be provided along the southern property line as designated in Exhibits "C" and "D."

- ii. A minimum of 38 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the western property line.
 - iii. A minimum of 11 native shade trees, each a minimum three-inch caliper, shall be provided within the compatibility buffer along the southern property line.
 - iv. A minimum eight-foot-tall wood fence, board-on-board construction, along the southern property line shall be provided as designated on Exhibit "C."
- 3. Compatibility Setback-Section 82-303.
 - a. Except as provided in this section, the compatibility buffer applies to this Planned Development.
 - b. Nursing or congregate care facility.
 - i. A minimum setback of 37 feet from the southern property line shall be provided.
- 4. Design Standards.
 - a. The overall design of buildings as well as the various fence and wall sections shown on the conceptual site plan shall be in compliance with Exhibit "E."
- 5. Retention Ponds
 - a. An exception is granted to Section IV.C.5. of the Town's Engineering Design Criteria requirement to provide wet retention ponds. Dry detention areas are permitted as shown on Exhibit "D."
- B. Ordinance No. 21-19, is hereby amended to add a revised Concept Site Plan attached hereto as Exhibit "B" and incorporated herein.
- C. Ordinance No. 21-19, is hereby amended to add a revised Concept Landscape Plan attached hereto as Exhibit "C" and incorporated herein.
- D. Ordinance No. 21-19, is hereby amended to add a revised Concept Elevation Plan attached hereto as Exhibit "D" and incorporated herein.

SECTION 2

The use of the property described above shall be subject to all restrictions, terms, and conditions contained herein, as well as the applicable regulations contained in Ordinance No. 21-19 for Planned Development District No. 173 (PD-173), the Land Development Regulations, and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 3

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the Town of Flower Mound, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 4

It is hereby declared to be the intention of the Town Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the Town Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause, or phrase.

SECTION 5

Any person, firm, or corporation who violates any provision of this Ordinance as adopted by the Town Council of the Town of Flower Mound shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine as provided in Section 1-13 of the Code of Ordinances of the Town of Flower Mound. Each day any such violation or violations exist shall constitute a separate offense and shall be punishable as such.

SECTION 6

All rights and remedies of the Town of Flower Mound are expressly saved as to any and all violations of the provisions of the Land Development Regulations or any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 7

The Town Secretary of the Town of Flower Mound is hereby directed to publish the caption in the official newspaper of the Town of Flower Mound as required by Section 3.07 of the Charter of the Town of Flower Mound.

SECTION 8

This Ordinance shall take effect and be in full force from and after the date of its passage and publication as required by law, and it is so ordained.

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 7TH DAY OF MARCH, 2022.

APPROVED:



Derek France, MAYOR

ATTEST:



Theresa Scott, TOWN SECRETARY

Exhibit A

Being a 4.363 acre tract of land situated in the Perry Malone Survey, Abstract No. 836, Town of Flower Mound, Denton County, Texas, and being all of the called 4.367 acre tract of land described in the deed to Montgomery Capital Partners II, LP

recorded in Document No. 2021-36733 of the Official Records of Denton County, Texas, said 4.363 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING at a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common northwest corner of said 4.363 acre tract of land, southwest corner of a called 0.0607 acre tract of land described in the deed to

Denton County recorded in Document No. 2006-103588 of said Official Records of Denton County, Texas, southeast corner of a called 0.0932 acre tract of land described in the deed to Denton County recorded in Document No. 2006-103589 of said

Official Records of Denton County, Texas, and northeast corner of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Denton County, Texas, said 3.5

inch aluminum Texas Department of Transportation right-of-way monument also being in the south right-of-way line of FM 1171 (Cross Timbers Road) (a variable width right-of-way);

THENCE North 88 degrees 54 minutes 55 seconds East, with the common north line of said 4.363 acre tract of land, south line of said 0.0607 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), passing at a distance

of 144.31 feet, a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common southeast corner of said 0.0607 acre tract of land and southwest corner of a called 0.0761 acre tract of land described in the deed

to Denton County, recorded in Document No. 2006-103587 of said Official Records of Denton County, Texas, in all, a distance of 229.55 feet to a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for and angle

point in the common north line of said 4.363 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road);

THENCE North 84 degrees 30 minutes 00 seconds East, with the common north line of said 4.363 acre tract of land, south line of said 0.0761 acre tract of land, and south right-of-way line of said FM 1171 (Cross Timbers Road), a distance of 56.95

feet to a 3.5 inch aluminum Texas Department of Transportation right-of-way monument found for the common northeast corner of said 4.363 acre tract of land, southeast corner of said 0.0761 acre tract of land, and southwest corner of a called 0.1468

acre tract of land described in the deed to Denton County, recorded in Document No. 2011-101915 of said Official Records of Denton County, Texas, said 3.5 inch aluminum Texas Department of Transportation right-of-way monument also being in

Exhibit A

the west line of a called 5.2185 acre tract of land described in the deed to Gary Johnson recorded in Document No. 99-R012887 of said Official Records of Denton County, Texas;

THENCE South 00 degrees 03 minutes 02 seconds East, with the common east line of said 4.363 acre tract of land and west line of said 5.2185 acre tract of land, a distance of 667.71 feet to a 3/8 inch iron rod found for the northwest corner of Lot 5,

Block D of Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in Document No. 2009-228 of said Plat Records of Denton County, Texas, from which a 1/2 inch iron rod found for the common southeast

corner of said 4.363 acre tract of land and northeast corner of Lot 4R, Block D of Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods, an addition to the City of Flower Mound, Denton County, Texas recorded in

Document No. 2010-94 of the Plat Records of Denton County, Texas bears South 01 degree 53 minutes 57 seconds East, a distance of 12.92 feet;

THENCE South 87 degrees 49 minutes 33 seconds West, over and across said 4.363 acre tract of land, a distance of 273.68 feet to a 1/2 inch iron rod with cap stamped "1519 SURVEYING" set for corner in the common west line of said 4.363 acre

tract of land and east line of a called 4.952 acre tract of land described in the deed to Rembert Enterprises, Inc. recorded in Document No. 2020-199723 of said Official Records of Denton County, Texas, from which a 1/2 inch iron rod with cap

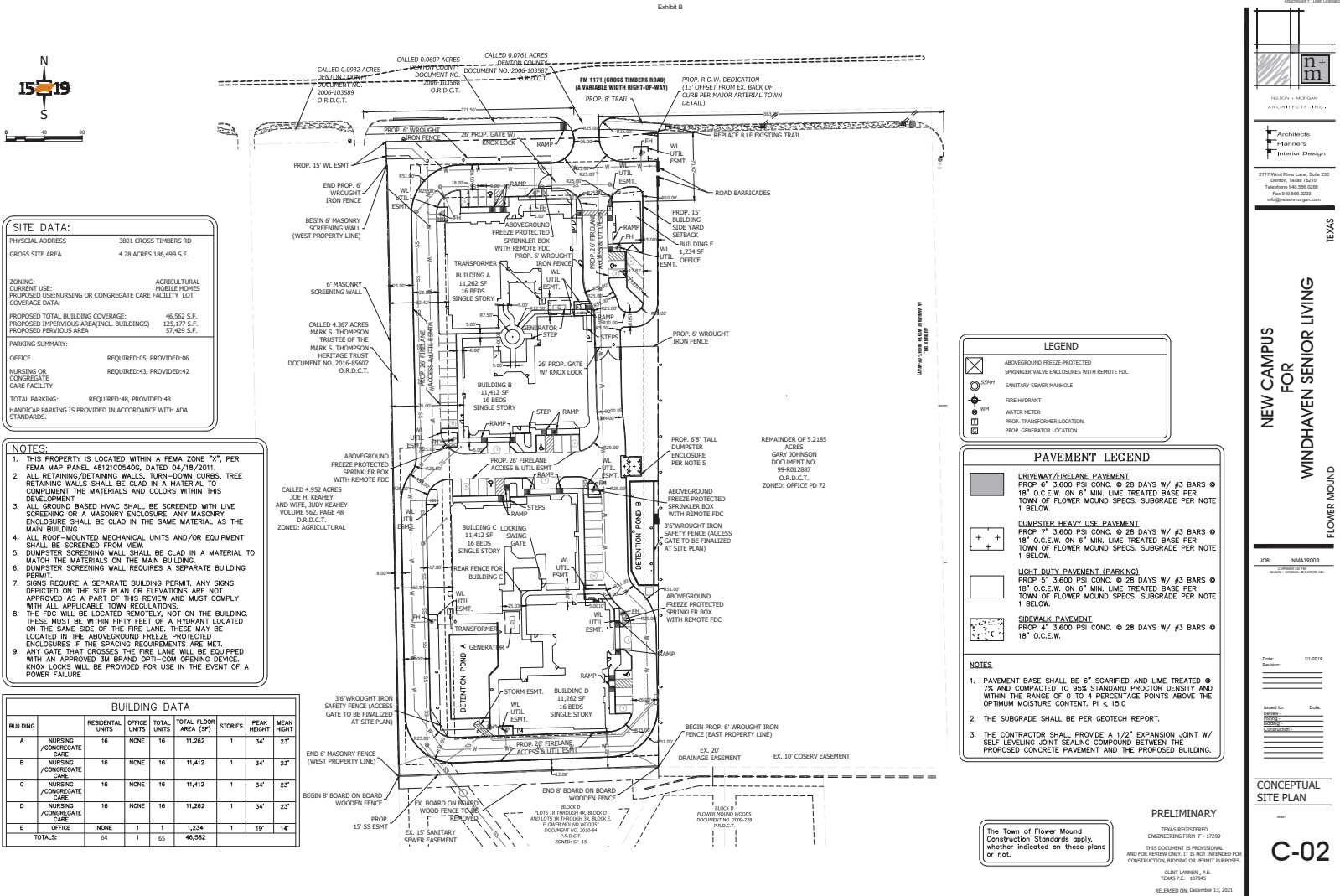
stamped "Arthur Surveying" found for the common southwest corner of said 4.363 acre tract of land and northwest corner of Lot 3R, Block D of said Lots 1R Through 4R, Block D and Lots 1R Through 3R, Block E, Flower Mound Woods bears

South 01 degree 08 minutes 22 seconds East, a distance of 12.92 feet;

THENCE North 01 degree 08 minutes 22 seconds West, with the common west line of said 4.363 acre tract of land and east line of said 4.952 acre tract of land, a distance of 681.34 feet to the POINT OF BEGINNING, and containing 190,036

square feet or 4.363 acres of land, more or less.

Bearings are based on the Texas State Plane Coordinate System, North American Datum of 1983 (NAD 83), North Central Zone (4202).



NEW CAMPUS FOR WINDHAVEN SENIOR LIVING

CONCEPTUAL SITE PLAN

C-02







Plant material shall be moved and stored according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.

7. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
8. Trees shall be most free from utility line, curb, walk, fire connection, and outside all utilities and easements.
9. A minimum overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
10. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height.
11. All trees shall have a minimum clear trunk height of 9 feet.
12. The contractor shall be responsible for the maintenance and care of the landscape. If the contractor shall be jointly and severally shall be responsible for the maintenance, establishment, and permanence of plant material.
13. Plant material shall be maintained in a neat and healthy growing condition as appropriate for the season and variety. Plants shall be kept well watered to keep them healthy, edging, pruning, mulching, fertilizing, and other activities necessary for the maintenance of landscaped areas.
14. All plant material shall be maintained in a healthy and growing condition as appropriate for the season of the year and variety. Plants shall be kept well watered to keep them healthy, edging, pruning, mulching, fertilizing, and other activities necessary for the maintenance of landscaped areas.
15. All plant material shall be maintained in a healthy and growing condition as appropriate for the season of the year and variety within 30 days unless otherwise approved in writing by the Town of Flower Mound.

B. Before final landscape contractor approval, the contractor shall verify and locate all existing utilities in areas of excavation.

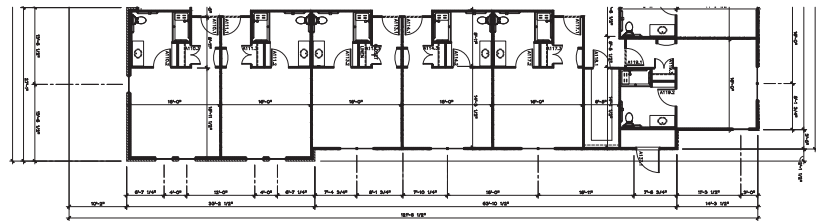
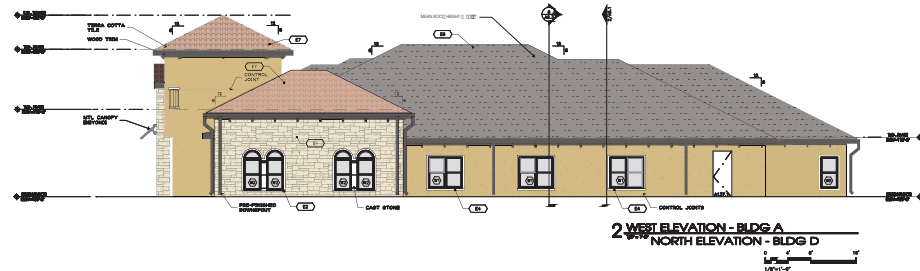
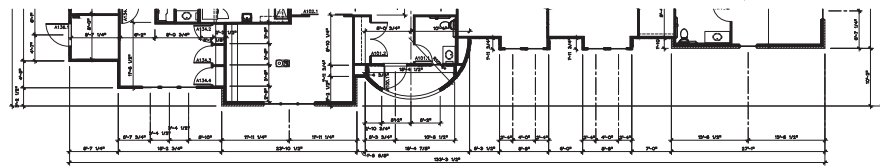
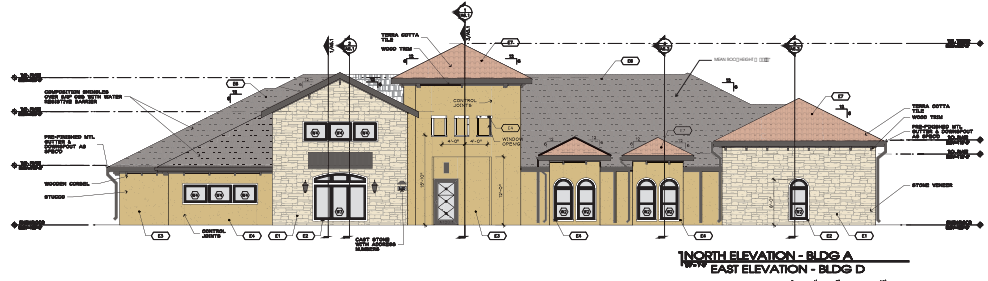
6. Please refer to all landscape irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All landscape beds to be installed to a maximum depth of 1/2 - 1/4" in area grading contractors. Landscapes contractor to bring all areas to final grade and remove all clods, rocks or debris 3/4" in diameter.
13. All landscape to be 100% irrigated. All irrigation with Drip Lines of existing trees to be hand dug, and line to be installed.
14. Please note that the permeable area under the drip line of specimen and protected trees should be left at least 1 foot above ground level.
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 growth shall be determined by the landscape contractor.

Exhibit D

EXTERIOR MATERIAL LEGEND

ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
1	STONE	SALADO QUARRY	SONOMA LIGHT	-
2	CAST STONE	STONE LEGENDS	WHITE	-
3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FUSION	SW6388
4	STUCCO TRIM	-	SHERWIN WILLIAMS GOLDEN FUSION	1207
5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6005
6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOODS	-
7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS A&D	North	South	East	West
1. Total Square S.F.	3,188 s.f.	3,332 s.f.	3,367 s.f.	3,011 s.f.
2. Facade S.F. (inclination of doors and windows)	1,810 s.f.	1,389 s.f.	1,120 s.f.	1,382 s.f.
3. Doors and Windows S.F.	269 s.f.	362 s.f.	212 s.f.	219 s.f.
4. Primary Masonry Details (Min. 20%)	1,771 s.f. and 92.2% of 2	977 s.f. and 92.2% of 2	5,008 s.f. and 98.8% of 2	5,258 s.f. and 99.8% of 2
5. Secondary Masonry Details (Max. 20%)	1,417 s.f. and 44.8% of 2	1,355 s.f. and 40.8% of 2	1,359 s.f. and 40.2% of 2	1,753 s.f. and 58.2% of 2
6. Other Materials	188 s.f.	211 s.f.	320 s.f.	324 s.f.



Attachment C: Draft Ordinance



NELSON + ASSOCIATES
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 West River Lane, Suite 230
Dallas, Texas 75210
Telephone 940.388.0288
Fax 940.388.0223
info@nelsonandassociates.com

TEXAS



NEW CAMPUS FOR
FLOWER MOUND

JOB: 160417023
DATE: 07/18/2016

Date: 07/18/2016
Revised: _____
By: _____
Checked: _____
Approved: _____
Title: _____

EXTERIOR ELEVATIONS
- BUILDING A&D

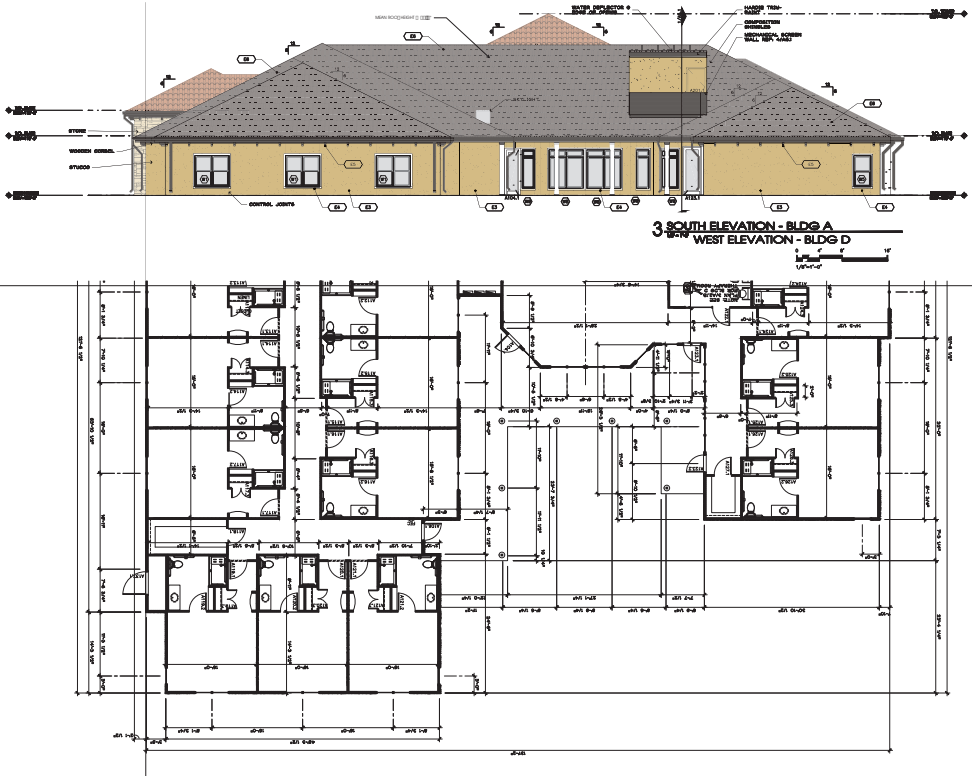
SHEET

A3.1

Exhibit D

EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
1	STONE	SALADO QUARRY	SONOMA LIGHT	-
2	CAST STONE	STONE LEGENDES	WHITE	-
3	STUCCO	-	SHERWIN WILLIAMS GOLDEN RUBBER	SW6388
4	STUCCO TRIM	-	SHERWIN WILLIAMS GOLDEN RUBBER	1207
5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6005
6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOODS	-
7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS A&D					
	North	South	East	West	
1. Total Facade S.F.	3,188 s.f.	3,332 s.f.	3,367 s.f.	3,011 s.f.	
2. Facade S.F. (inclination of doors and windows)	1,810 s.f.	1,389 s.f.	1,120 s.f.	1,382 s.f.	
3. Doors and Windows S.F.	259 s.f.	382 s.f.	212 s.f.	219 s.f.	
4. Primary Masonry Details (Area, SF)	1,771 s.f. and 92.2% of 2	977 s.f. and 92.2% of 2	5,008 s.f. and 98.8% of 2	5,258 s.f. and 99.8% of 2	
• Stone S.F.	159 s.f. and 89.8% of 2	33 s.f. and 3.9% of 2	288 s.f. and 5.8% of 2	344 s.f. and 24.7% of 2	
• Stucco S.F.	1,711 s.f. and 95.5% of 2	944 s.f. and 98.1% of 2	4,720 s.f. and 94.2% of 2	4,914 s.f. and 93.3% of 2	
• Cast Stone S.F.	20 s.f. and 1.2% of 2	-	-	10 s.f. and 0.2% of 2	
5. Secondary Masonry Details (Area, SF)	-	-	-	-	
Other Materials	Wood Trim	188 s.f.	211 s.f.	120 s.f.	124 s.f.



Attachment C: Draft Ordinance

n m
NELSON + MCGRATH
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Interior Design

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Dallas, Texas 75210
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Fax 940.388.0222
info@nelsonmcmgrath.com

TEXAS

MAGNOLIA
Architectural Inquiry

**NEW CAMPUS FOR
FLOWER MOUND**

JOB: 180417023
DATE: 07/17/18

Date Revisions: 07/17/18

Revised By: [Signature]
Checked By: [Signature]
Drawn By: [Signature]

EXTERIOR ELEVATIONS - BUILDING A&D
SHEET
A3.2

Attachment 1: Draft Ordinance

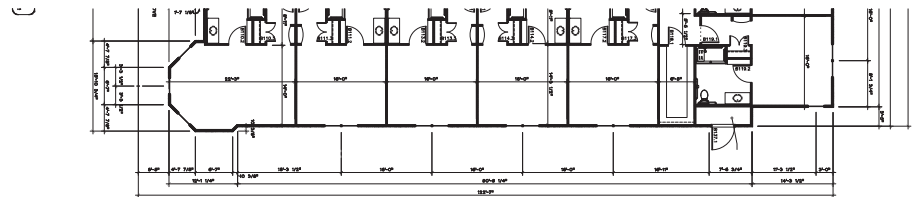
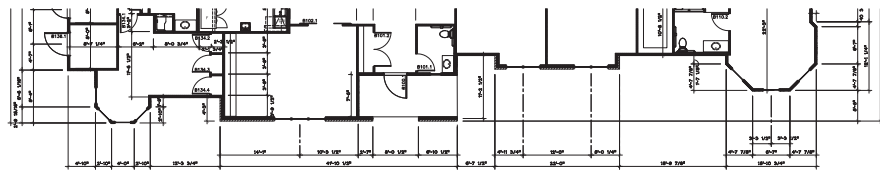
BUILDINGS A-E		North	South	East	West
1	Total façade 5.1	2,168 m ²	1,555 m ²	1,587 m ²	1,631 m ²
2	Façade 5.1 (exclusive of stairs and windows)	1,939 m ²	1,345 m ²	1,335 m ²	1,392 m ²
3	Stairs and windows 5.1	229 m ²	210 m ²	252 m ²	239 m ²
4	Primary Massing totals (m ² , 20%)	2,773 m ² and 92.2% of 2	2,077 m ² and 82.2% of 2	2,088 m ² and 88.8% of 2	2,258 m ² and 90.4% of 2
5	- Staircase 5.1 - Staircase 5.2 - Staircase 5.3 - Staircase 5.4	759 m ² and 26.8% of 2	511 m ² and 19.7% of 2	520 m ² and 20.5% of 2	545 m ² and 21.7% of 2
6	Windows 5.1	279 m ² and 9.7% of 2	261 m ² and 10.2% of 2	297 m ² and 11.8% of 2	304 m ² and 11.6% of 2
7	- Staircase 5.1 - Staircase 5.2 - Staircase 5.3 - Staircase 5.4	36 m ² and 1.3% of 2	36 m ² and 1.4% of 2	36 m ² and 1.4% of 2	36 m ² and 1.4% of 2
8	Other Massing (m ² , 20%)	148 m ²	211 m ²	127 m ²	134 m ²
9	Other Materials	Visual Data	Visual Data	Visual Data	Visual Data





NELSON + MORGAN
ARCHITECTS, INC.

BUILDINGS B3C	North	South	East	West
1 Total Fugate 5.2	1,002 v.f.	2,102 v.f.	1,447 v.f.	1,318 v.f.
2 Fugate 5.1 (exclusive of drains and manholes)	1,283 v.f.	1,087 v.f.	1,255 v.f.	1,063 v.f.
3 Drains and manholes 5.1	319 v.f.	304 v.f.	192 v.f.	255 v.f.
4 Primary Manhole totals (b3c, 95%)	1,008 v.f. and 83% of 2	1,793 v.f. and 83% of 2	1,234 v.f. and 88% of 2	941 v.f. and 85% of 2
• Storm 5.1		685 v.f. and 36.4% of 2		
• Fugate 5.1	1,008 v.f. and 83% of 2	1,208 v.f. and 100% of 2	1,234 v.f. and 88% of 2	941 v.f. and 85% of 2
• Cast Storm 5.1		27 v.f. and 1.4% of 2		
5 Secondary Manhole totals (b3c, 20%)				
Other Materials				
Wood 5.1	217 v.f.	135 v.f.	131 v.f.	123 v.f.





NELSON + MORGAN
ARCHITECTS, INC.

BUILDINGS BAC				
	North	South	East	West
1. Total Page 5.2	1,650 x 5.2	2,192 x 5.2	2,447 x 5.2	1,318 x 5.2
2. Page 5.2 (exclusive of doors and windows)	1,281 x 5.2	1,837 x 5.2	2,055 x 5.2	1,060 x 5.2
3. Doors and Windows 5.2	319 x 5.2	355 x 5.2	392 x 5.2	258 x 5.2
4. Primary Mission Totals (BAC, 80%)	1,066 x 5.2 and 83% of 5.2	1,751 x 5.2 and 83% of 5.2	1,228 x 5.2 and 83% of 5.2	941 x 5.2 and 83% of 5.2
- Door of 5.2 - Windows of 5.2	1,066 x 5.2 and 83% of 5.2	1,088 x 5.2 and 83% of 5.2	1,128 x 5.2 and 83% of 5.2	941 x 5.2 and 83% of 5.2
5. Total East Side of 5.2	-	27 x 5.2 and 1.4% of 5.2	-	-
6. Secondary Mission Totals (BAC, 20%)	-	-	-	-
Other Materials	-	-	-	-
Weight Totals	217 x 5.2	138 x 5.2	135 x 5.2	122 x 5.2



JOB: NMA19005
STATUS:

Date:	4/11/2021
Booked:	

Issued For:	Date:
Refrigerator -	_____
Freezer -	_____
Stove -	_____
Washing Machine -	_____
_____	_____
_____	_____
_____	_____

EXTERIOR ELEVS
- BUILDING B&C

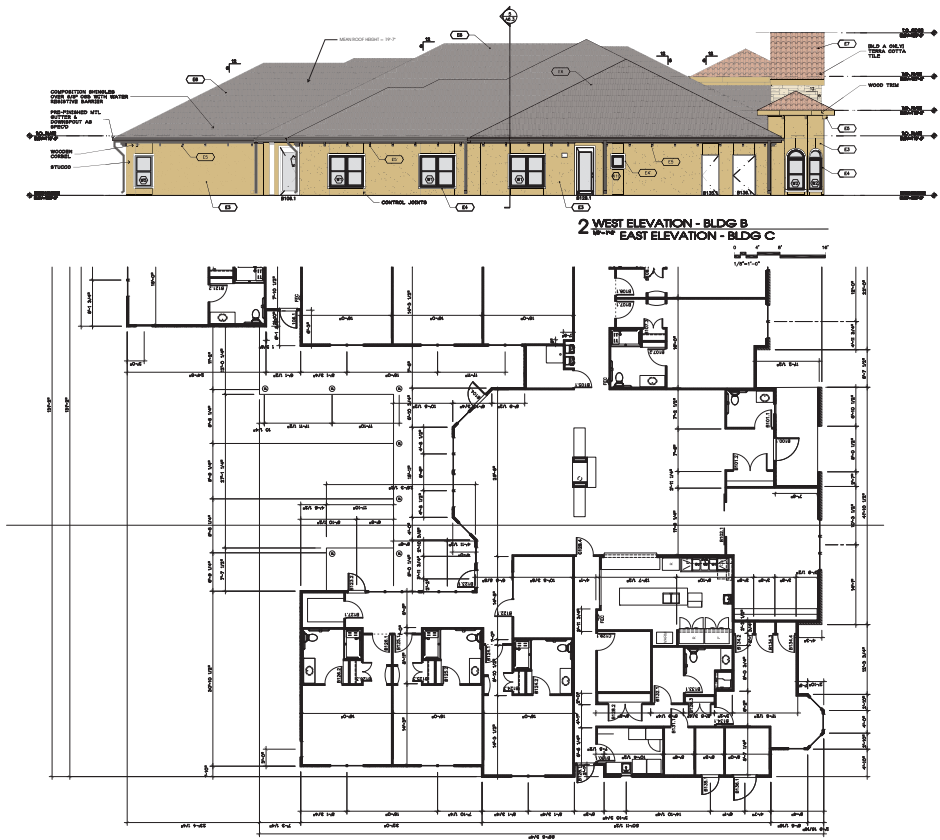
SHEET

A3.5

Exhibit D

EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
1	STONE	SALADO QUARRY	SONORA CAVE	-
2	CAST STONE	STONE LUSTERS	WHITE	-
3	STUCCO	-	SHERWIN WILLIAMS GOLDEN PLECE	SW6188
4	STUCCO TRIM	-	BEVERLY HILLS WOOD	1000
5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAM	SW6000
6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
7	TERRA COTTA ROOF	BOVAL ROOFING	TEJAS ESPANA	-

BUILDINGS B&C	North	South	East	West
1. Total Square S.F.	1,802 s.f.	2,332 s.f.	1,457 s.f.	1,319 s.f.
2. Square S.F. (Inclusion of doors and windows)	1,283 s.f.	1,887 s.f.	1,255 s.f.	1,063 s.f.
3. Doors and Windows S.F.	319 s.f.	305 s.f.	302 s.f.	255 s.f.
4. Primary Masonry Totals (Bldg. B&C)	1,066 s.f. and 83% of 2	1,751 s.f. and 82.8% of 2	1,124 s.f. and 88.5% of 2	941 s.f. and 88.5% of 2
+ Masonry s.f.	888 s.f. and 86.4% of 2	1,228 s.f. and 80.4% of 2	1,124 s.f. and 88.5% of 2	941 s.f. and 86.5% of 2
+ Cast Stone s.f.	1,066 s.f. and 83% of 2	1,751 s.f. and 82.8% of 2	1,124 s.f. and 88.5% of 2	941 s.f. and 86.5% of 2
5. Secondary Masonry Totals (Bldg. B&C)	27 s.f. and 1.4% of 2	27 s.f. and 1.4% of 2	27 s.f. and 1.4% of 2	27 s.f. and 1.4% of 2
6. Other Materials	Wood Trim	319 s.f.	311 s.f.	322 s.f.



Attachment C: Draft Ordinance

n m

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TEXAS

MAGNOLIA
Awarded Living

**NEW CAMPUS FOR
FLOWER MOUND**

JOB #16A17038

Date: 6/1/2011
By: [Signature]

Revised By: [Signature]
Date: [Signature]

EXTERIOR ELEVATIONS
- BUILDING B&C

SHEET

A3.6

TEXAS

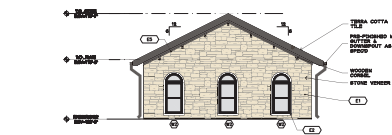
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ARCHITECTS, INC.



NEW CAMPUS FOR
FLOWER MOUND

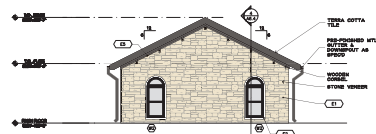
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SECRET

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- Student:** _____
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- _____
- _____
- Answer Key** **Date**
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- Name:** _____
- Section:** _____
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- _____
- _____
- _____



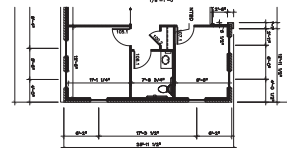
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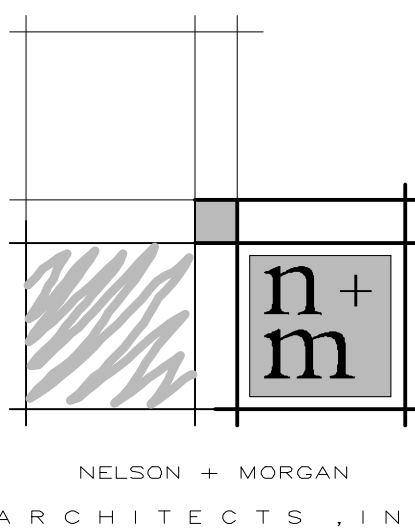
6 SOUTH ELEVATION



7 EAST ELEVATION

8 NORTH ELEVATION





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Denton, Texas 76210
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Fax 940.566.0223
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TEXAS

NEW CAMPUS
FOR
MAGNOLIA ASSISTED LIVING
FLOWER MOUND

JOB: NMA19003
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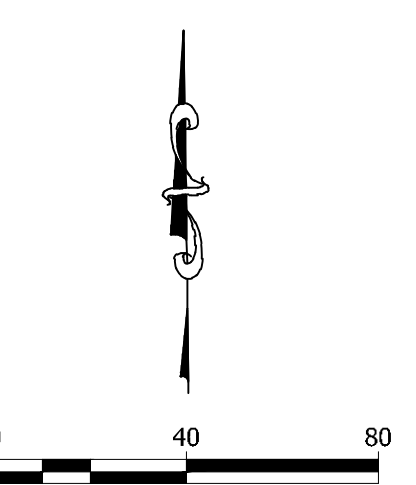
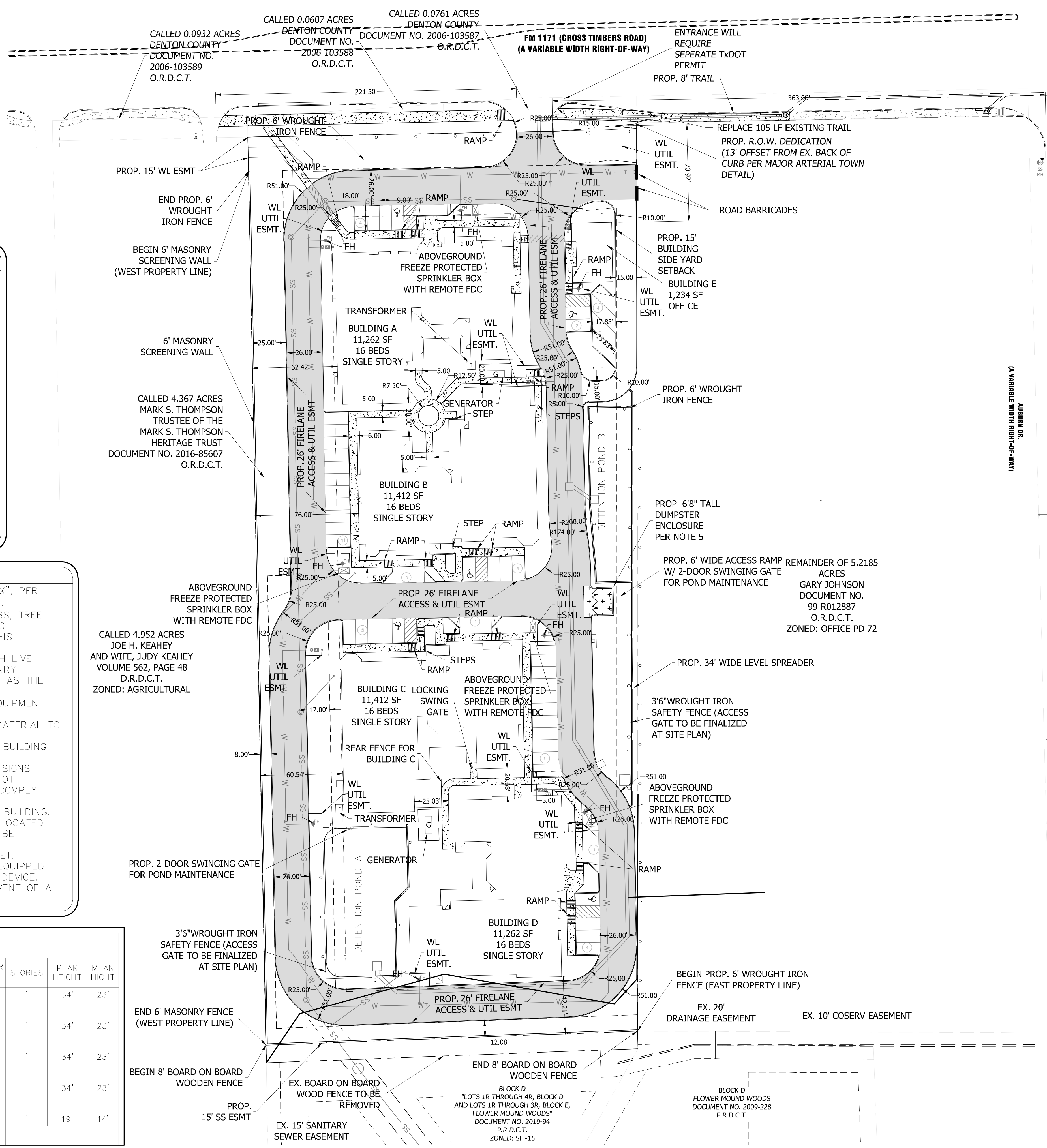
Date: 7/1/2019
Revision:

Issued for: Date:
Review: _____
Pricing: _____
Bidding: _____
Construction: _____

SITE PLAN

SHEET

C-02.2



SITE DATA:

PHYSICAL ADDRESS

3801 CROSS TIMBERS RD

GROSS SITE AREA

4.28 ACRES 186,499 S.F.

ZONING:

AGRICULTURAL

CURRENT USE:

MOBILE HOMES

PROPOSED USE:

NURSING OR CONGREGATE CARE FACILITY LOT

COVERAGE DATA:

PROPOSED TOTAL BUILDING COVERAGE:

46,562 S.F.

PROPOSED IMPERVIOUS AREA(INCL. BUILDINGS)

125,177 S.F.

PROPOSED PERVIOUS AREA

57,429 S.F.

PARKING SUMMARY:

OFFICE

REQUIRED:05, PROVIDED:06

NURSING OR CONGREGATE CARE FACILITY

REQUIRED:43, PROVIDED:42

TOTAL PARKING:

REQUIRED:48, PROVIDED:48

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

- NOTES:
1. THIS PROPERTY IS LOCATED WITHIN A FEMA ZONE "X", PER FEMA MAP PANEL 48121C0540G, DATED 04/18/2011.

2. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLIMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT

3. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING

4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.

5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.

6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.

7. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

8. THE FDC WILL BE LOCATED REMOTELY, NOT ON THE BUILDING. THESE MUST BE WITHIN FIFTY FEET OF A HYDRANT LOCATED ON THE SAME SIDE OF THE FIRE LANE. THESE MAY BE LOCATED IN THE ABOVEGROUND FREEZE PROTECTED ENCLOSURES IF THE SPACING REQUIREMENTS ARE MET.

9. ANY GATE THAT CROSSES THE FIRE LANE WILL BE EQUIPPED WITH AN APPROVED 3M BRAND OPTI-COM OPENING DEVICE. KNOX LOCKS WILL BE PROVIDED FOR USE IN THE EVENT OF A POWER FAILURE

BUILDING DATA							
BUILDING		RESIDENTIAL UNITS	OFFICE UNITS	TOTAL UNITS	TOTAL FLOOR AREA (SF)	STORIES	PEAK HEIGHT
A	NURSING /CONGREGATE CARE	16	NONE	16	11,262	1	34'
B	NURSING /CONGREGATE CARE	16	NONE	16	11,412	1	34'
C	NURSING /CONGREGATE CARE	16	NONE	16	11,412	1	34'
D	NURSING /CONGREGATE CARE	16	NONE	16	11,262	1	34'
E	OFFICE	NONE	1	1	1,234	1	19'
TOTALS:		64	1	65	46,582		

LEGEND

ABOVEGROUND FREEZE-PROTECTED SPRINKLER VALVE ENCLOSURES WITH REMOTE FDC

SANITARY SEWER MANHOLE

FIRE HYDRANT

WATER METER

PROP. TRANSFORMER LOCATION

PROP. GENERATOR LOCATION

PAVEMENT LEGEND

DRIVEWAY/FIRELANE PAVEMENT
PROP 6" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

DUMPSTER HEAVY USE PAVEMENT
PROP 7" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

LIGHT DUTY PAVEMENT (PARKING)
PROP 5" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W. ON 6" MIN. LIME TREATED BASE PER TOWN OF FLOWER MOUND SPECS. SUBGRADE PER NOTE 1 BELOW.

SIDEWALK PAVEMENT
PROP 4" 3,600 PSI CONC. @ 28 DAYS W/ #3 BARS @ 18" O.C.E.W.

NOTES

1. PAVEMENT BASE SHALL BE 6" SCARIFIED AND LIME TREATED @ 7% AND COMPACTED TO 95% STANDARD PROCTOR DENSITY AND WITHIN THE RANGE OF 0 TO 4 PERCENTAGE POINTS ABOVE THE OPTIMUM MOISTURE CONTENT. PI ≤ 15.0

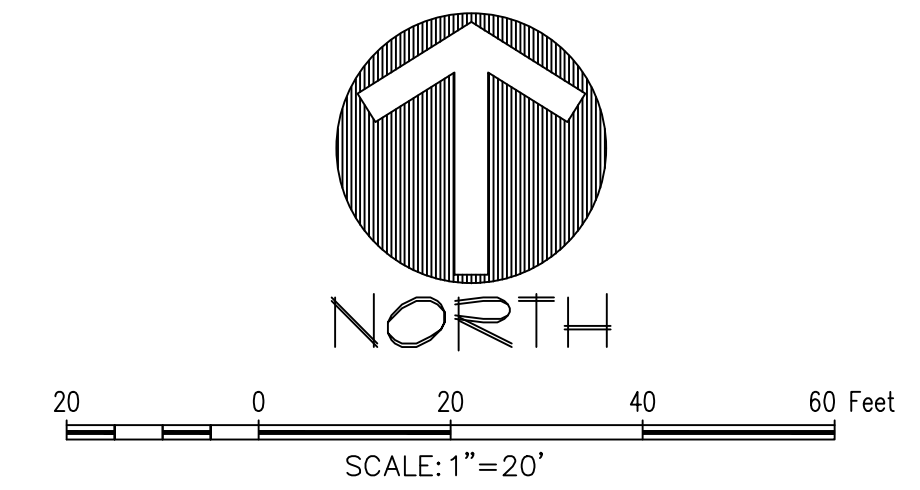
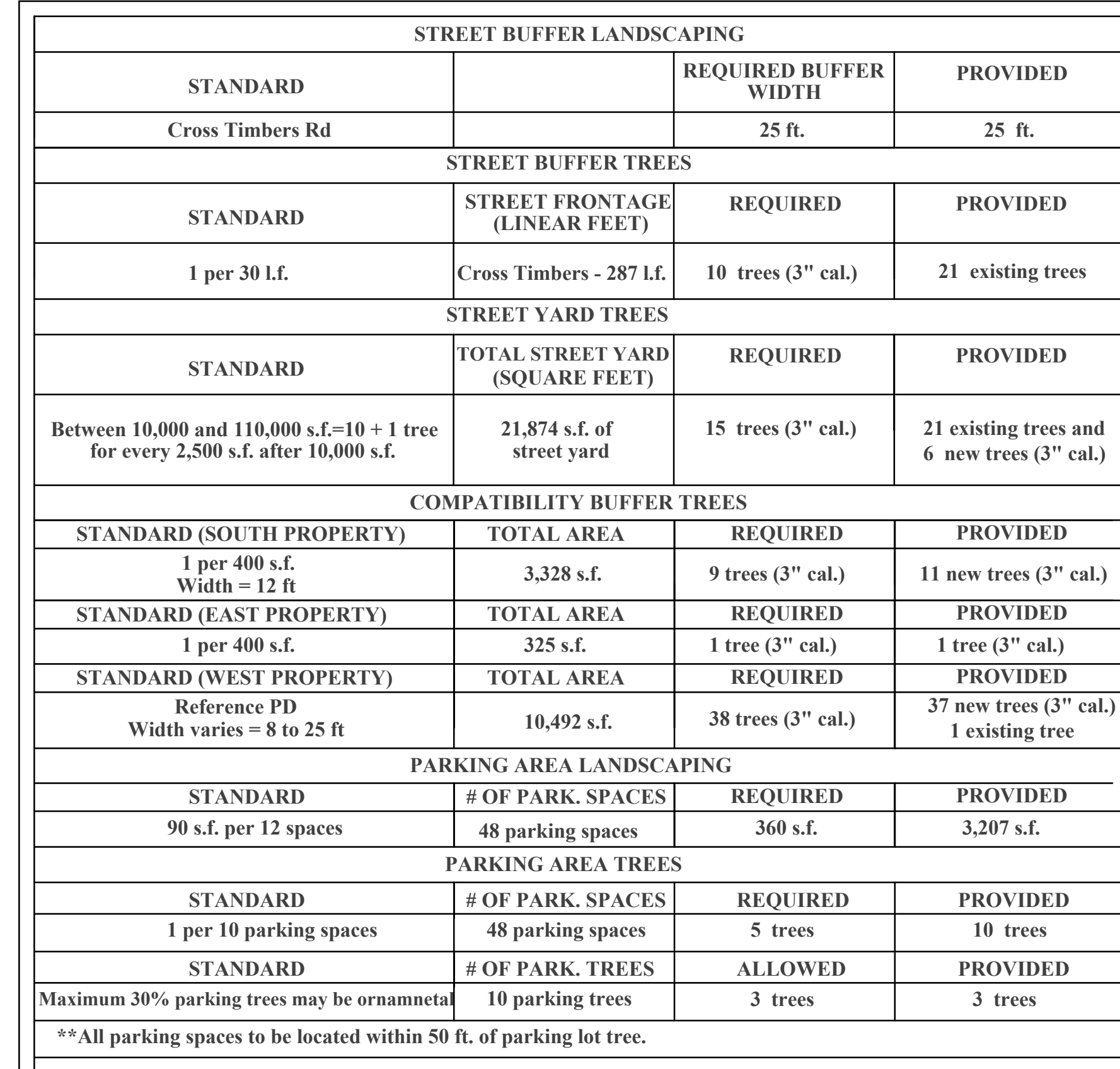
2. THE SUBGRADE SHALL BE PER GEOTECH REPORT.

3. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

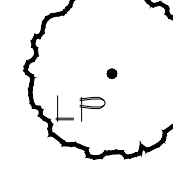
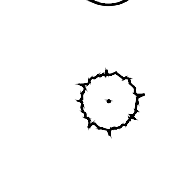
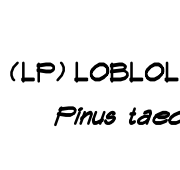
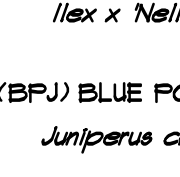
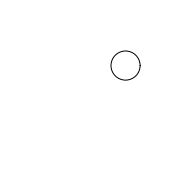
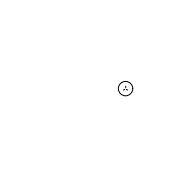
Bowman
CONSULTING GROUP, LTD
TBP# F-14309 TBP# 10120600
PRELIMINARY
TEXAS REGISTERED
ENGINEERING FIRM F - 14309
THIS DOCUMENT IS PROVISIONAL
AND FOR REVIEW ONLY. IT IS NOT
INTENDED FOR CONSTRUCTION,
BIDDING OR PERMIT PURPOSES.
CLINT D. LANNEN, P.E.
TEXAS P.E. No. 107845
RELEASED ON: May 23, 2022

The Town of Flower Mound
Construction Standards apply,
whether indicated on these plans
or not.

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Windhaven Assisted Living



PLANT LEGEND

	(LO) LIVE OAK <i>Quercus virginiana</i>		(LP) LOBLOLLY PINE <i>Pinus taeda</i>		(ART) ARTEMISIA <i>Artemisia schmidtiana 'Silver Mound'</i>
	(RO) RED OAK <i>Quercus shumardii</i>		(CM) CRAPE MYRTLE <i>Lagerstroemia indica</i>		(RY) RED YUCCA <i>Heperaloe parviflora</i>
	(CE) CEDAR ELM <i>Ulmus crassifolia</i>		(NRS) NELLIE R. STEVENS <i>Ilex x 'Nellie R. Stevens'</i>		(TY) TWIST LEAF YUCCA <i>Yucca rupicola</i>
	(BC) BALD CYPRESS <i>Taxodium distichum</i>		(BFJ) BLUE POINT JUNIFER <i>Juniperus chinensis 'Blue Point'</i>		(MF) MEXICAN FEATHER GRASS <i>Nassella tenuissima</i>
	(DP) DWARF PALMETTO <i>Sabal minor</i>		(BH) BURFORD HOLLY <i>Ilex cornuta 'Burfordii'</i>		(FF) FROG FRUIT <i>Ptylia nodiflora</i>
	(LGM) LITTLE GEM MAGNOLIA <i>Magnolia grandiflora x 'Little Gem'</i>		(DUM) DWARF WAX MYRTLE <i>Myrica pusilla</i>		(GM) GULF MUHLY <i>Muhlenbergia capillaris</i>
	(PEC) PECAN <i>Carya illinoensis</i>		(DTS) DWARF TEXAS SAGE <i>Leucophyllum frutescens 'Bartlett Dwarf'</i>		SEASONAL COLOR
	(PC) POND CYPRESS <i>Taxodium ascendens</i>		BERMUDA SOD		BARK MULCH

NOTE: ALL LANDSCAPE BEDS WILL CONTAIN DECOMPOSED GRANITE.

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
RON A. STEWART
791

Drawn By: MR
Date: 06/21/2021
Scale: 1"=20'
Revisions:
08/06/2021
01/12/2021
03/11/2022
03/30/2022
04/14/2022

18261

2.0)

MAGNOLIA SENIOR LIVING
4.36 Acres
3801 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

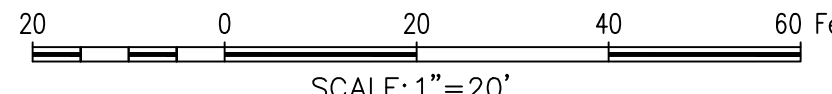
LANDSCAPE PLAN

McADAMS

Company, Inc.
(DBA, G&A McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972-436 9712

201 Country View Drive
Rockwall, Texas 75082
972-404 0101
TBP# : 43767 TDP# : 16194440
www.gcamc.com

MAGNOLIA SENIOR LIVING



NOTE: ALL BUILDING FOUNDATION LANDSCAPE BEDS WILL CONTAIN GRANITE MULCH.

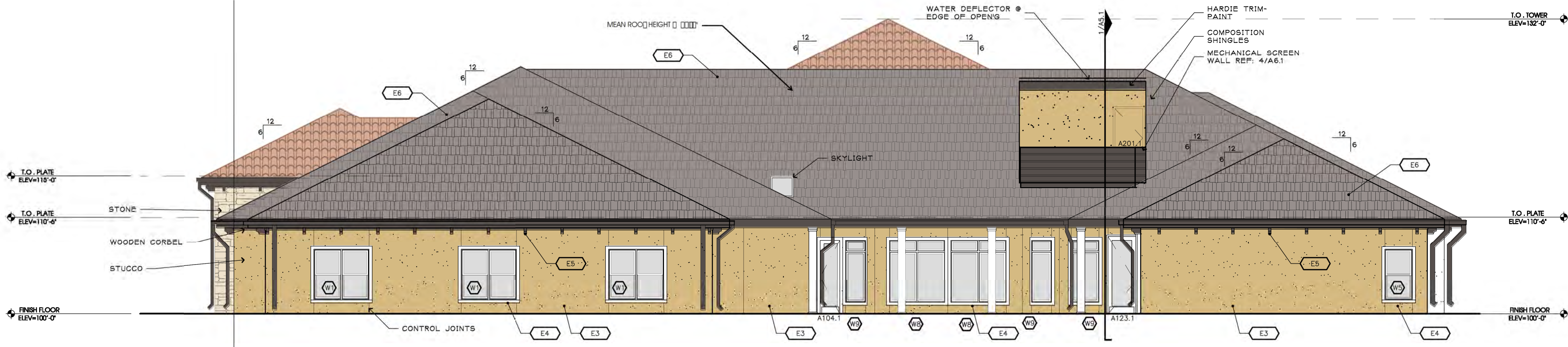
42,105	BERMUDA S
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PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
RON STEWART LANDSCAPE ARCHITECT
DATED 5/11/2022

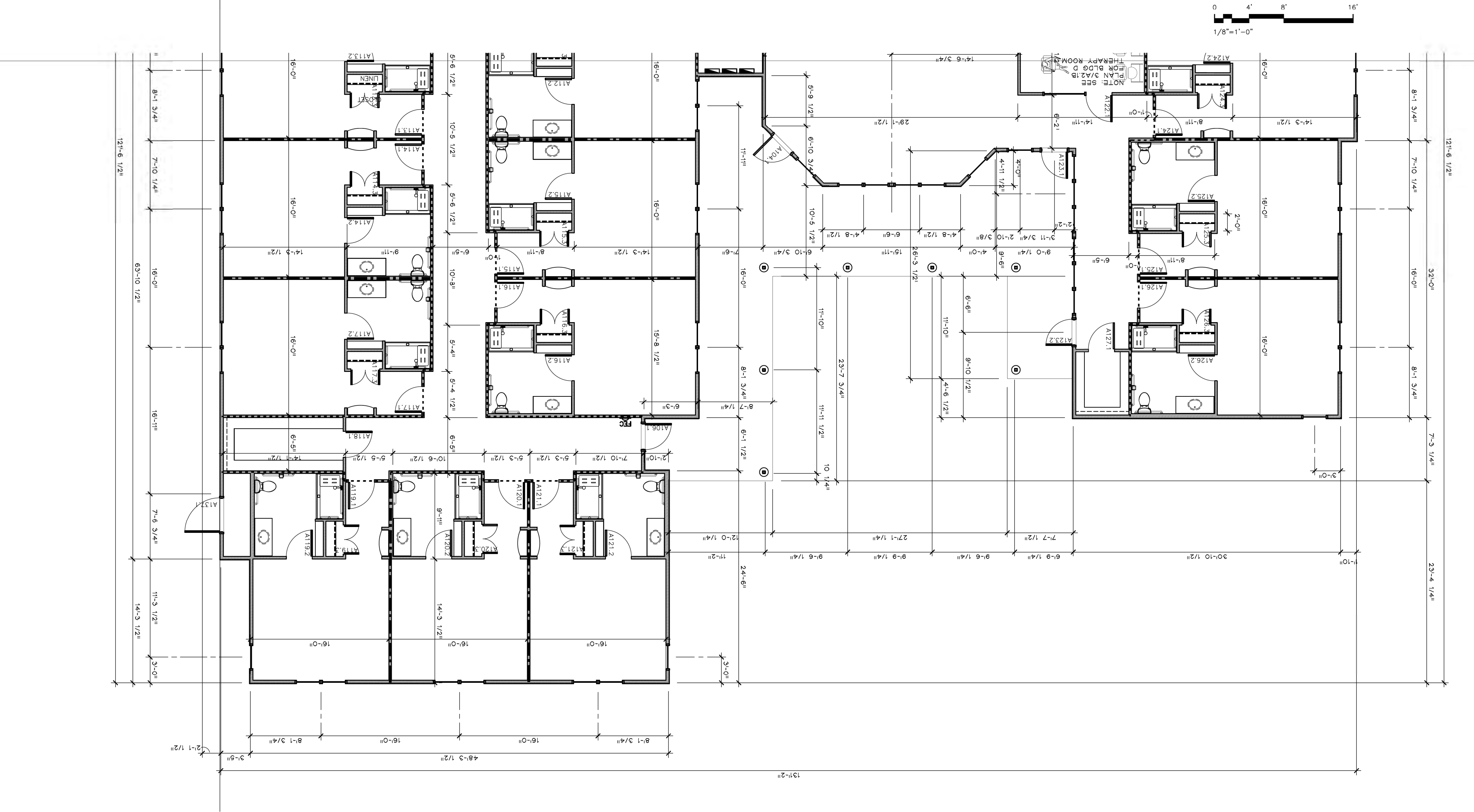
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EXTERIOR MATERIAL LEGEND

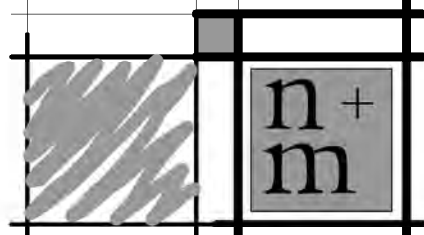
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



3 SOUTH ELEVATION - BLDG A
WEST ELEVATION - BLDG D



BUILDINGS A&D	North	South	East	West
1. Total Façade S.F.	2,188 s.f.	1,550 s.f.	1,347 s.f.	1,611 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,919 s.f.	1,188 s.f.	1,135 s.f.	1,392 s.f.
3. Doors and Windows S.F.	269 s.f.	362 s.f.	212 s.f.	219 s.f.
4. Primary Masonry totals (Min. 80%)	1,771 s.f. and 92.3% of 2	977 s.f. and 82.2% of 2	1,006 s.f. and 88.6% of 2	1,258 s.f. and 90.4% of 2
• Stone s.f.	759 s.f. and 39.6% of 2	31 s.f. and 2.5% of 2	109 s.f. and 9.6% of 2	344 s.f. and 24.7% of 2
• *Stucco s.f.	978 s.f. and 51% of 2	946 s.f. and 79.6% of 2	897 s.f. and 79% of 2	884 s.f. and 63.5% of 2
• Cast Stone s.f.	34 s.f. and 1.8% of 2	-	-	30 s.f. and 2.2% of 2
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	148 s.f.	211 s.f.	129 s.f.	134 s.f.



NELSON + MORGAN
ARCHITECTS, INC.

Architects
Planners
Interior Design

2717 Wind River Lane, Suite 230
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Telephone 940.566.0266
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info@nelsonmorgan.com

TEXAS



NEW CAMPUS FOR

FLOWER MOUND

JOB: NMA19003
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Date: 6/11/2021
Revisions:

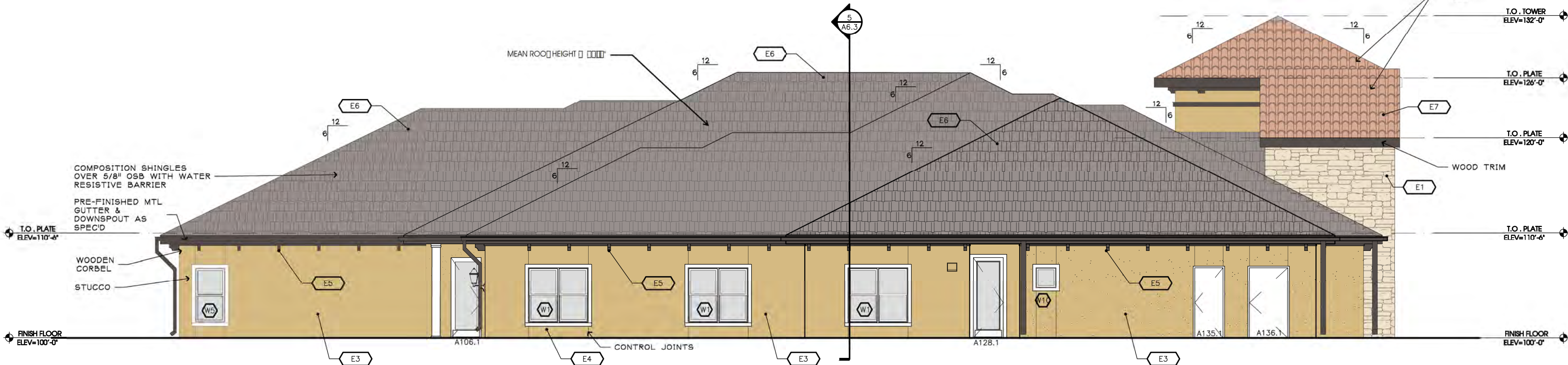
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Pricing -
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Construction -

EXTERIOR ELEV
- BUILDING A&D

SHEET

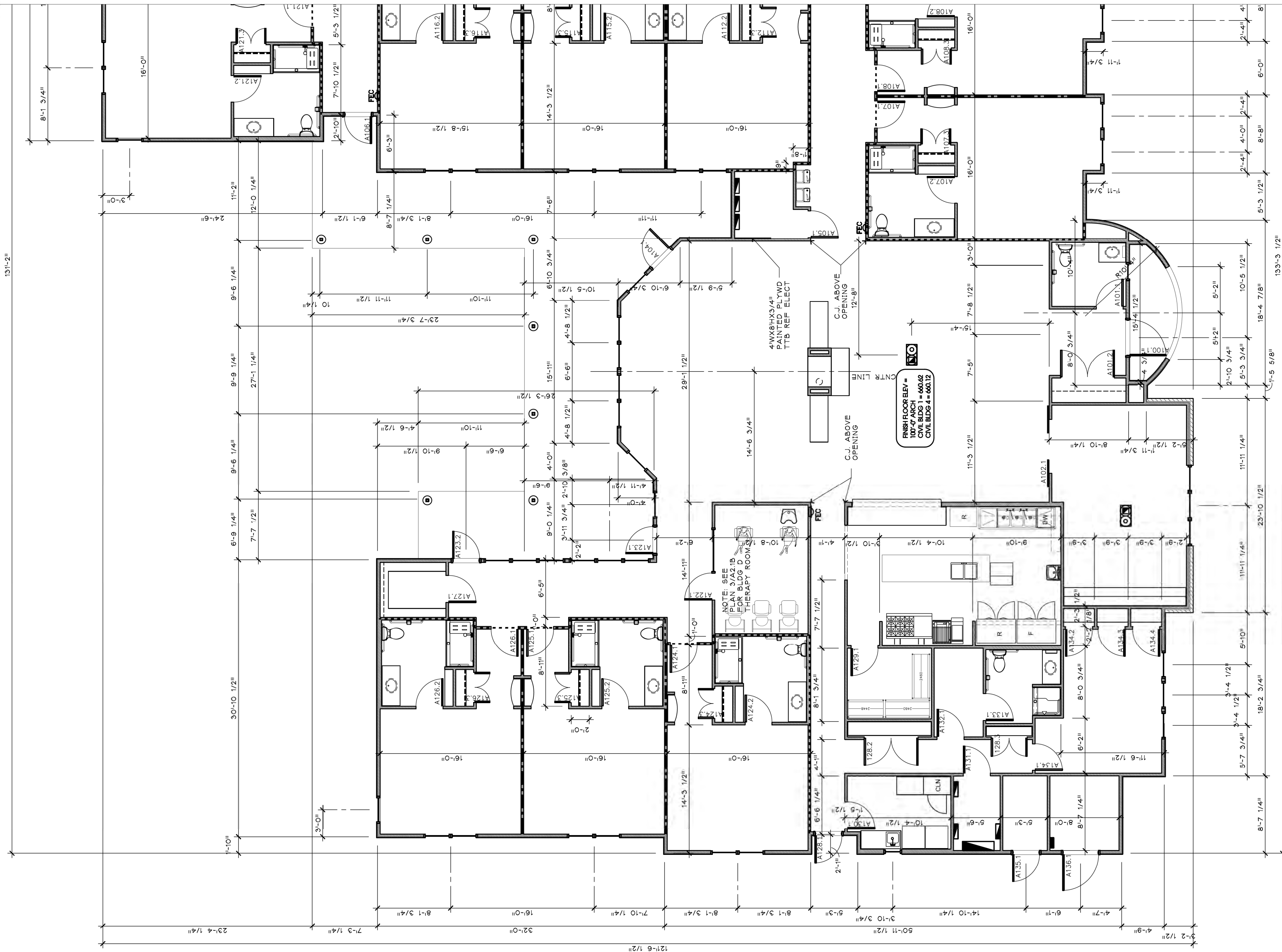
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EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



4 EAST ELEVATION - BLDG A
1/8" = 1'-0"
SOUTH ELEVATION - BLDG D

	BUILDINGS A&D	North	South	East	West
1.	Total Façade S.F.	2,188 s.f.	1,550 s.f.	1,347 s.f.	1,611 s.f.
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4.	Primary Masonry totals (Min. 80%)	1,771 s.f. and 92.3% of 2	977 s.f. and 82.2% of 2	1,006 s.f. and 88.6% of 2	1,258 s.f. and 90.4% of 2
	• Stone s.f.	759 s.f. and 39.6% of 2	31 s.f. and 2.5% of 2	109 s.f. and 9.6% of 2	344 s.f. and 24.7% of 2
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	• Cast Stone s.f.	34 s.f. and 1.8% of 2	-	-	30 s.f. and 2.2% of 2
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	148 s.f.	211 s.f.	129 s.f.	134 s.f.



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EXTERIOR ELEV
- BUILDING A&D

SHEET

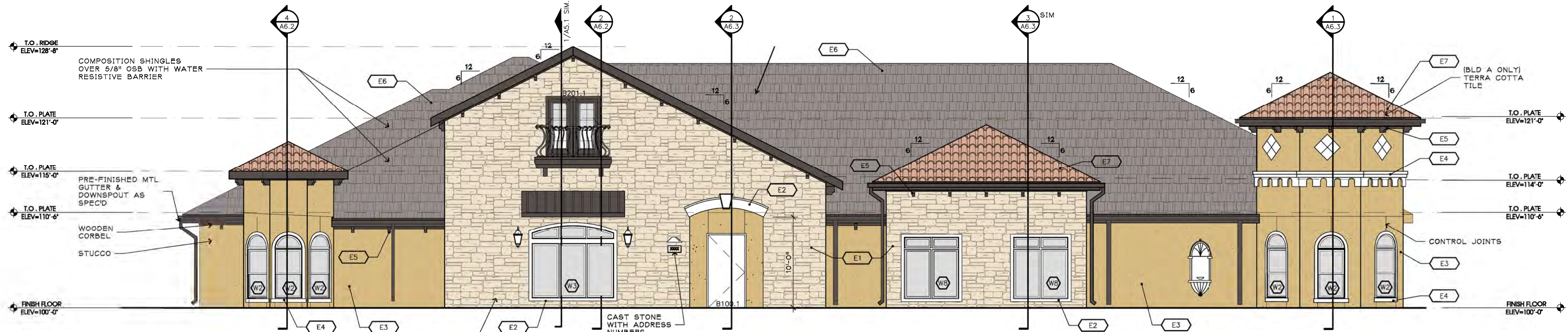
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TEXAS

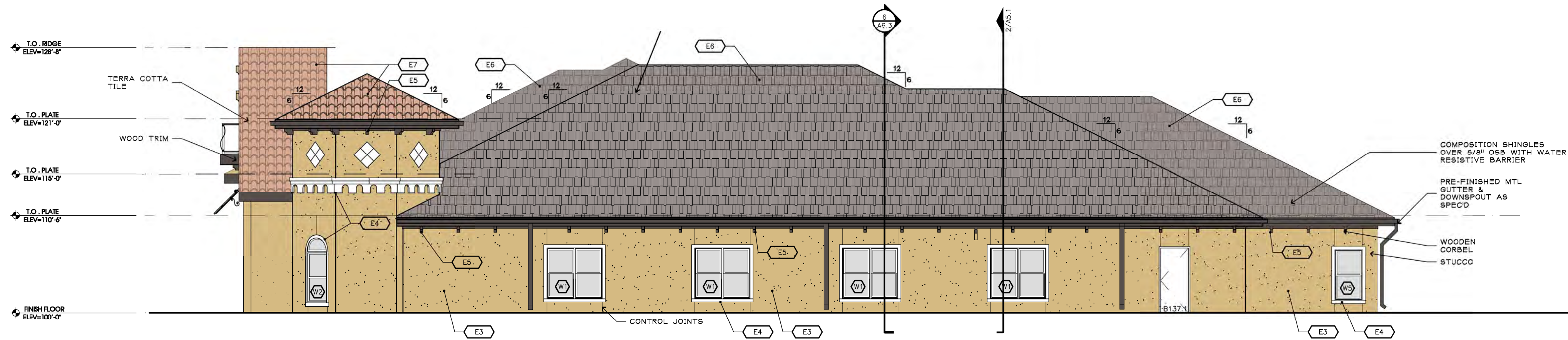
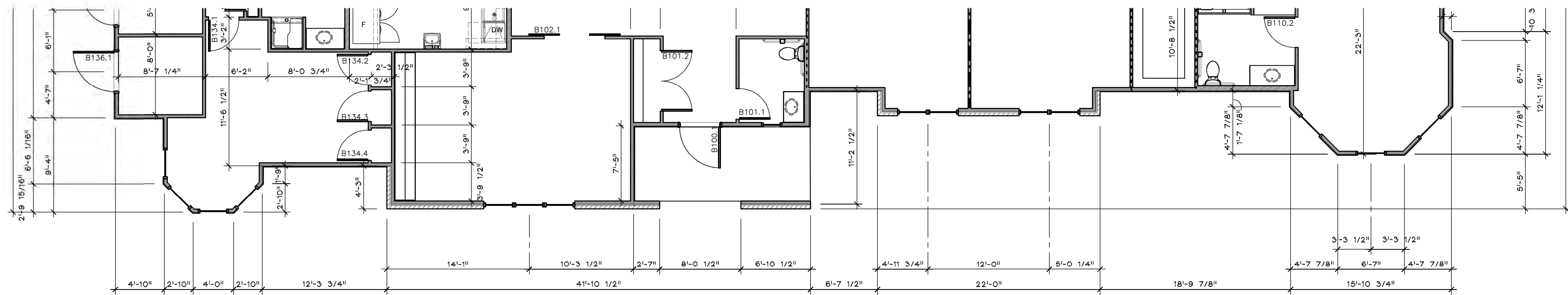
EXTERIOR MATERIAL LEGEND

ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
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E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

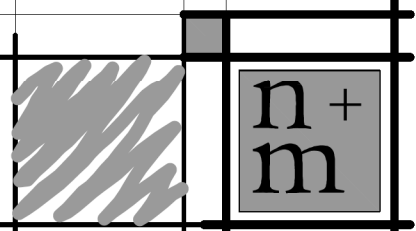
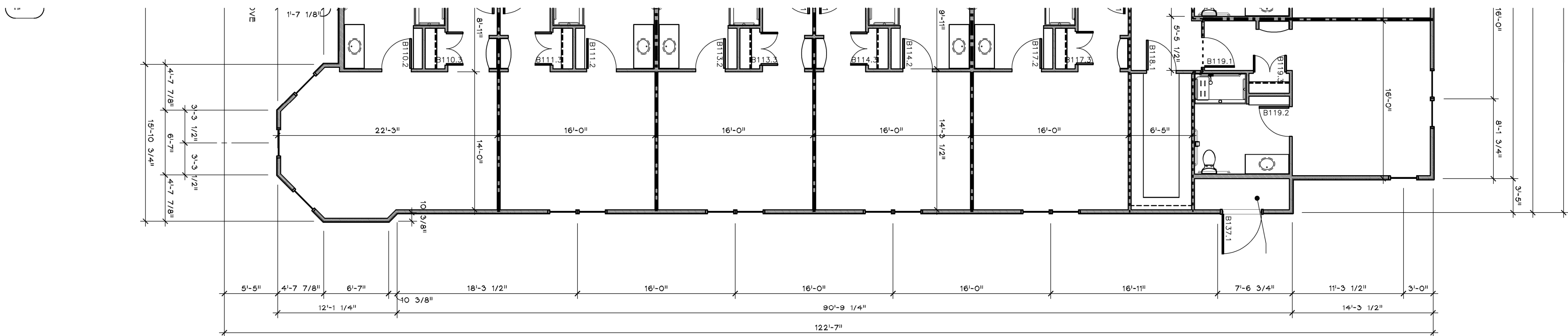
BUILDINGS B&C	North	South	East	West
1. Total Façade S.F.	1,602 s.f.	2,192 s.f.	1,447 s.f.	1,318 s.f.
2. Façade S.F. (exclusive of doors and windows)	1,283 s.f.	1,887 s.f.	1,255 s.f.	1,063 s.f.
3. Doors and Windows S.F.	319 s.f.	305 s.f.	192 s.f.	255 s.f.
4. Primary Masonry totals (Min. 80%)	1,066 s.f. and 83% of 2	1,751 s.f. and 92.8% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Stone s.f.	-	686 s.f. and 36.4% of 2	-	-
• *Stucco s.f.	1,066 s.f. and 83% of 2	1,038 s.f. and 55% of 2	1,124 s.f. and 89.6% of 2	941 s.f. and 88.5% of 2
• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.



1 SOUTH ELEVATION - BLDG B
1/8" = 1'-0"
NORTH ELEVATION - BLDG C



3 EAST ELEVATION - BLDG B-TYPE B
1/8" = 1'-0"
WEST ELEVATION - BLDG C



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TEXAS



NEW CAMPUS FOR

FLOWER MOUND

JOB: NMA19003

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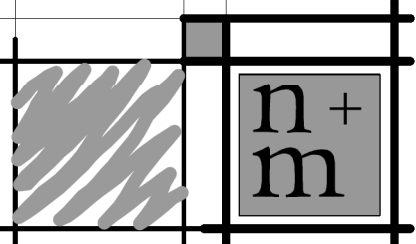
Date: 4/11/2021
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EXTERIOR ELEVATIONS
- BUILDING B&C

SHEET

A3.4



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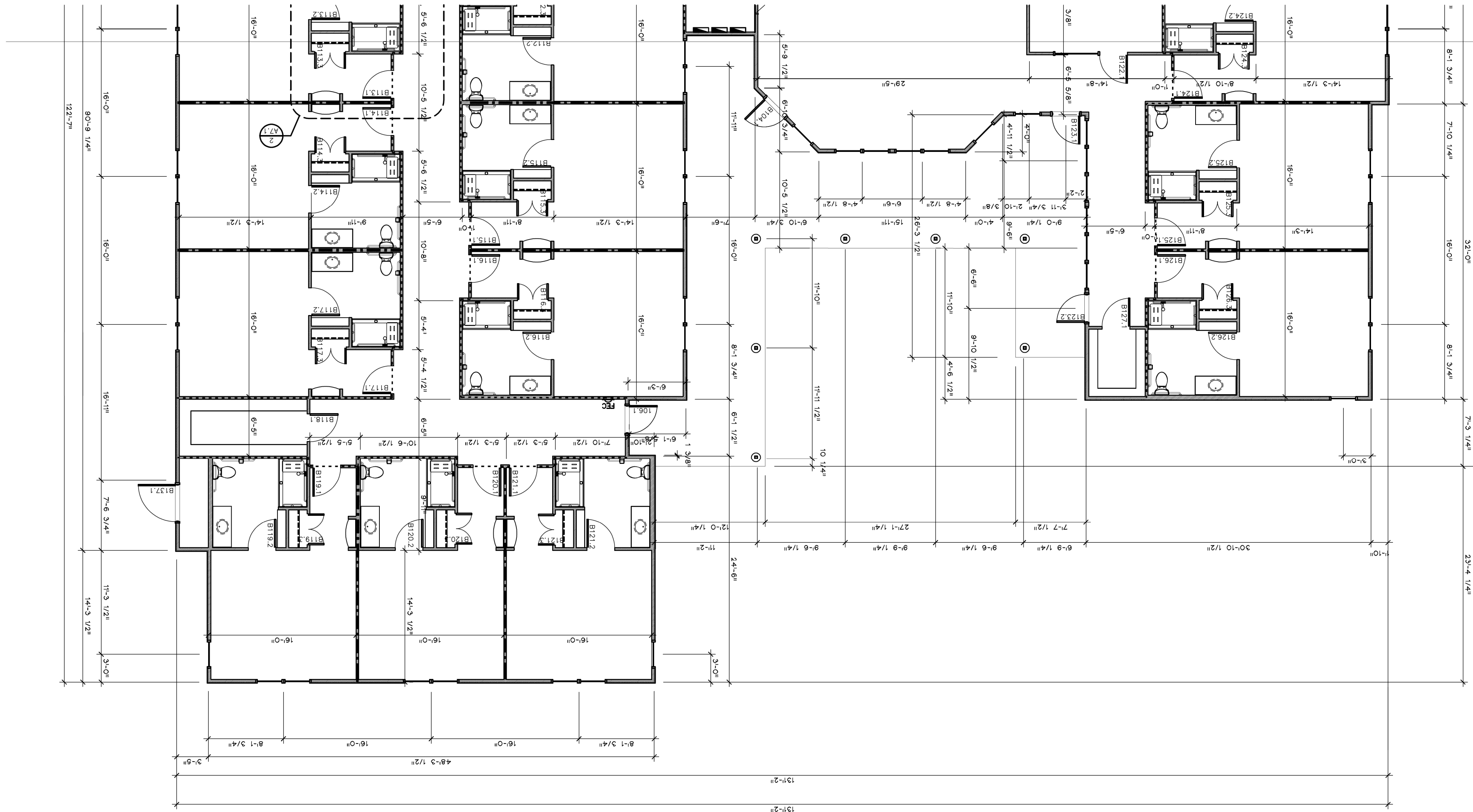
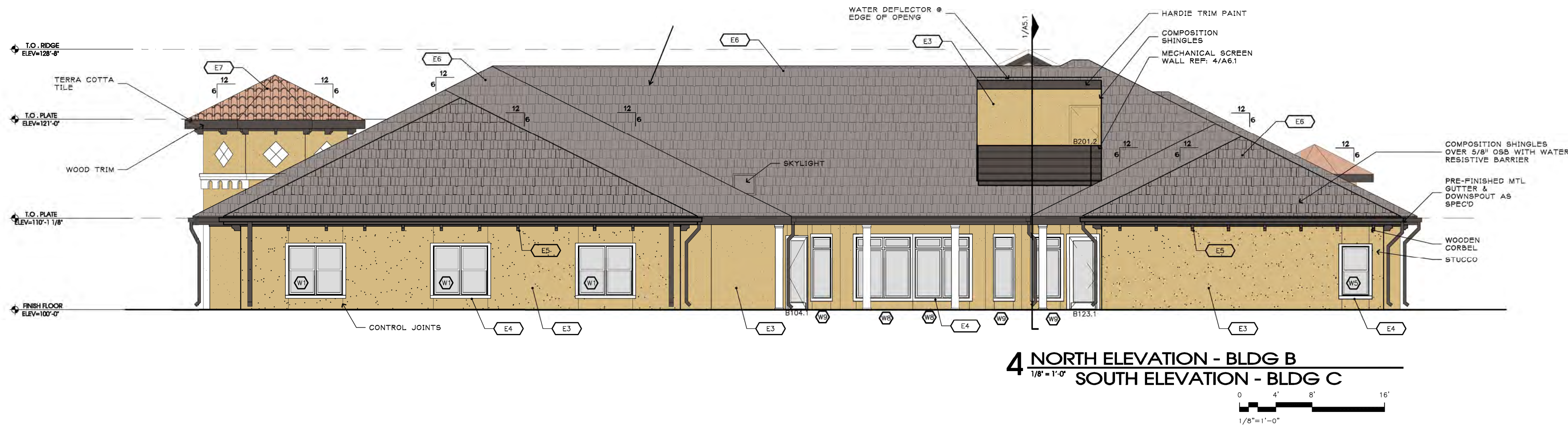
EXTERIOR ELEVATIONS
- BUILDING B&C

SHEET

A3.5

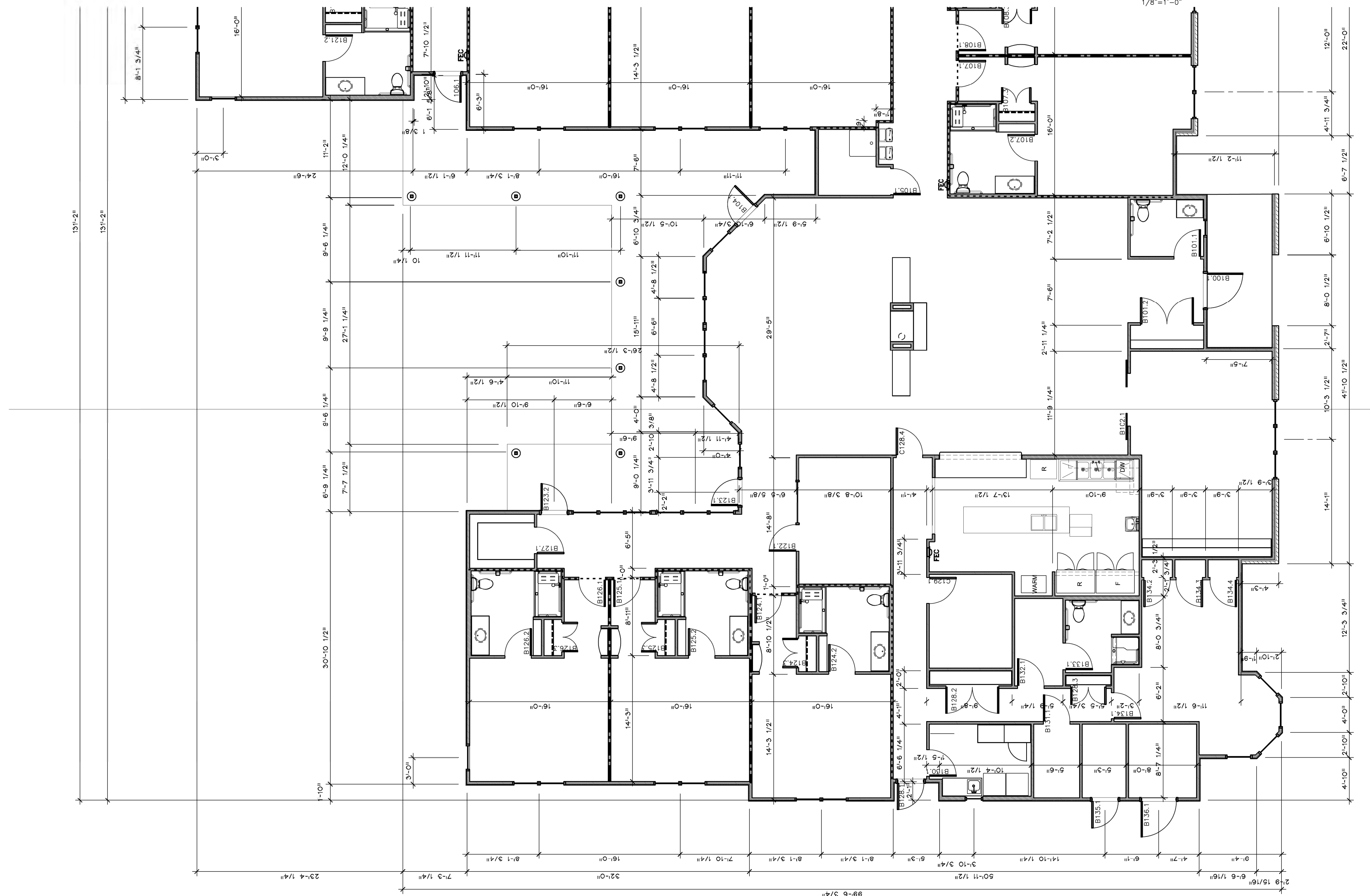
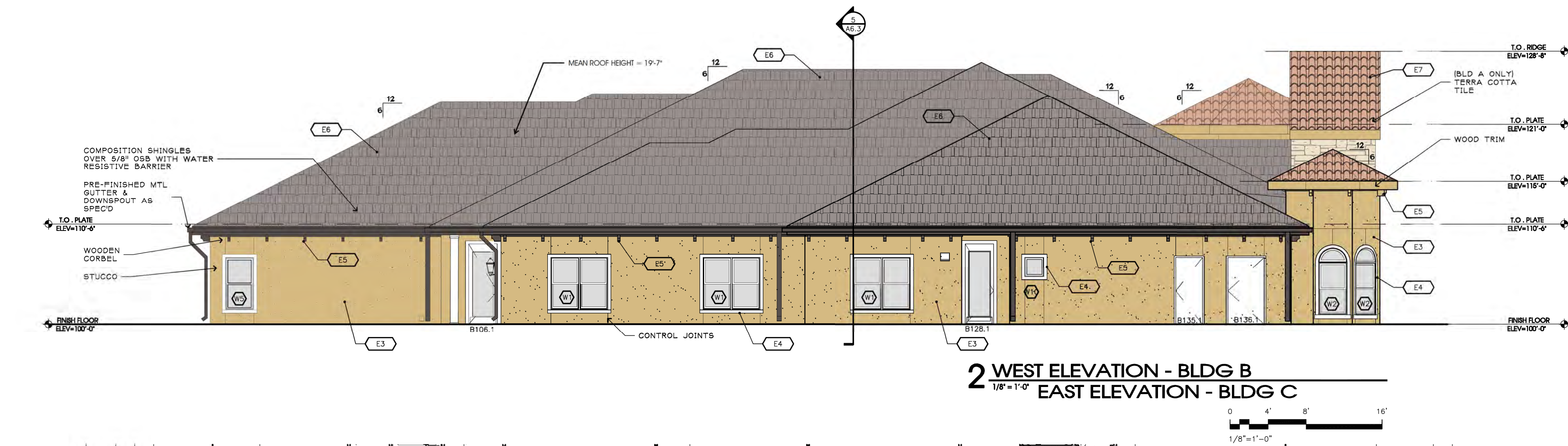
EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
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E2	CAST STONE	STONE LEGENDS	WHITE	-
E3	STUCCO	-	SHERWIN WILLIAMS GOLDEN FLEECE	SW6388
E4	STUCCO TRIM	-	BENJAMIN MOORE MUSLIN	1037
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E6	SHINGLE ROOF	CERTAIN TEED	CLASSIC WEATHERED WOOD	-
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS B&C	North	South	East	West
1. Total Façade S.F.	1,602 s.f.	2,192 s.f.	1,447 s.f.	1,318 s.f.
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• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5. Secondary Masonry totals (Max. 20%)	-	-	-	-
Other Materials				
Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.

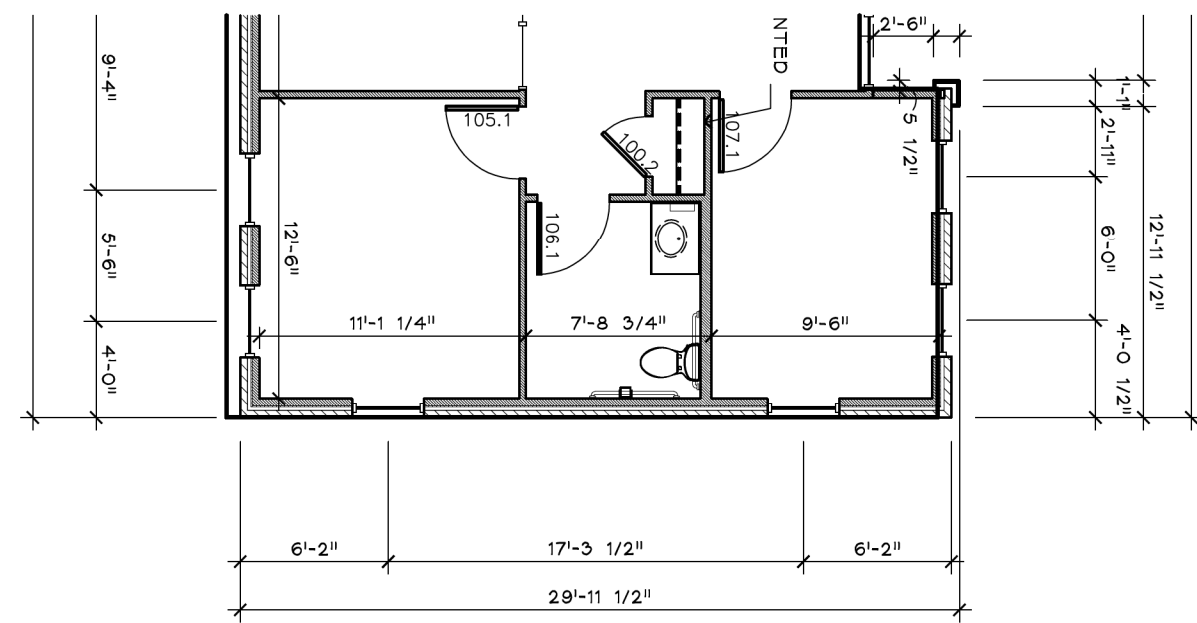
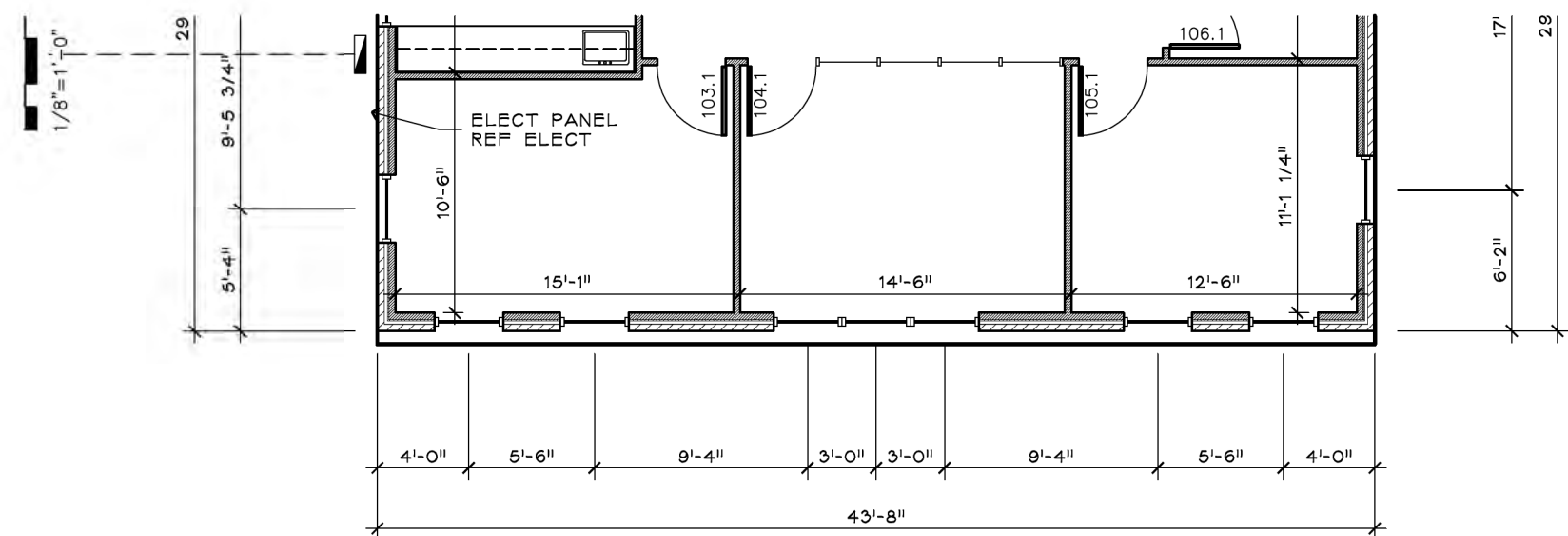
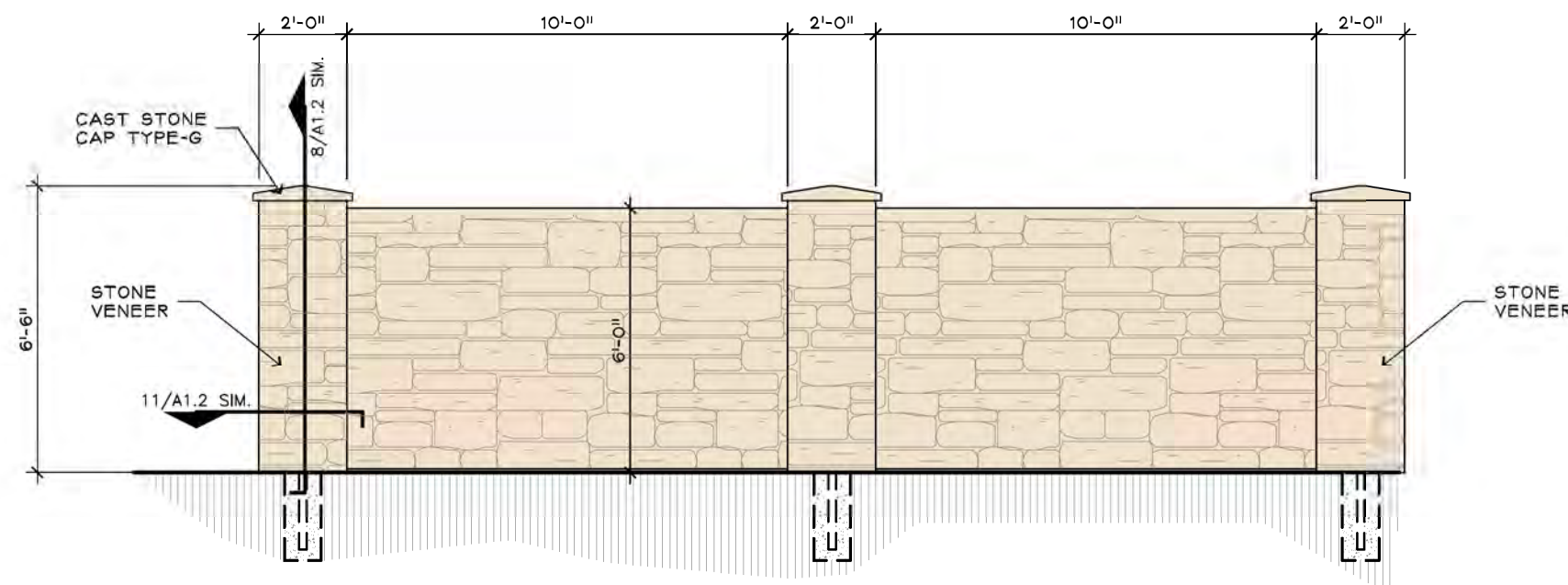
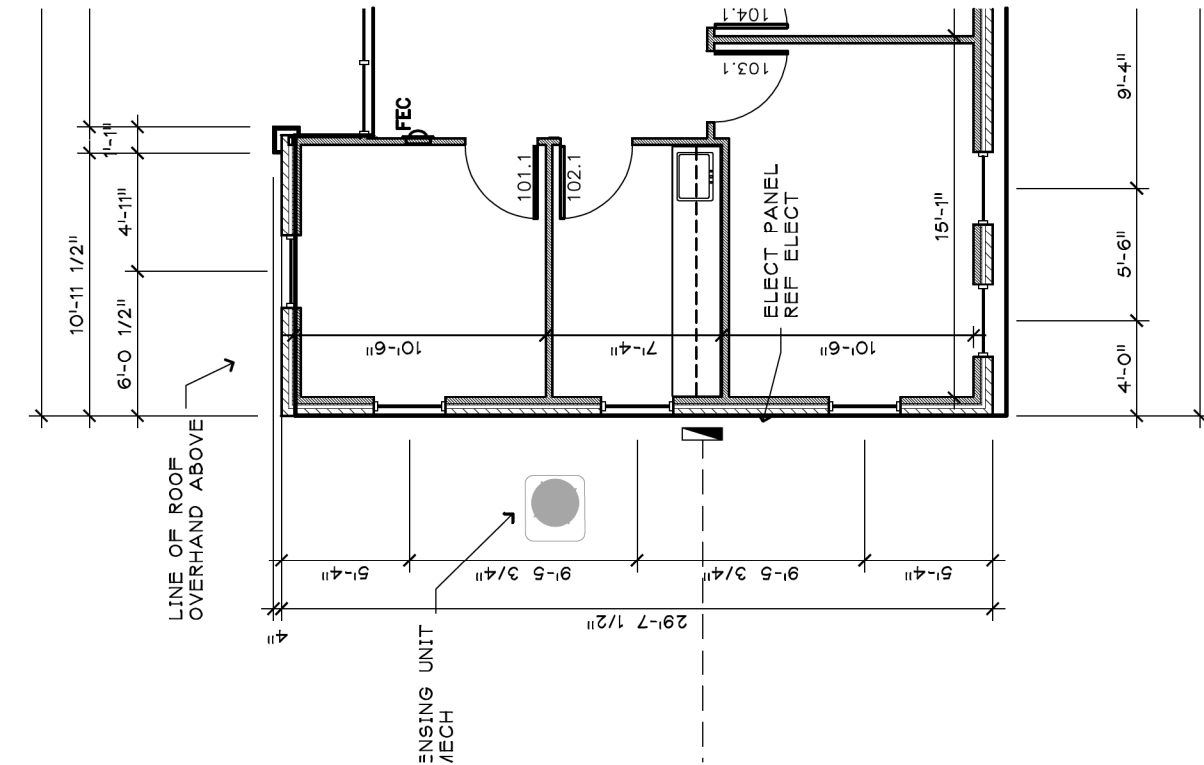
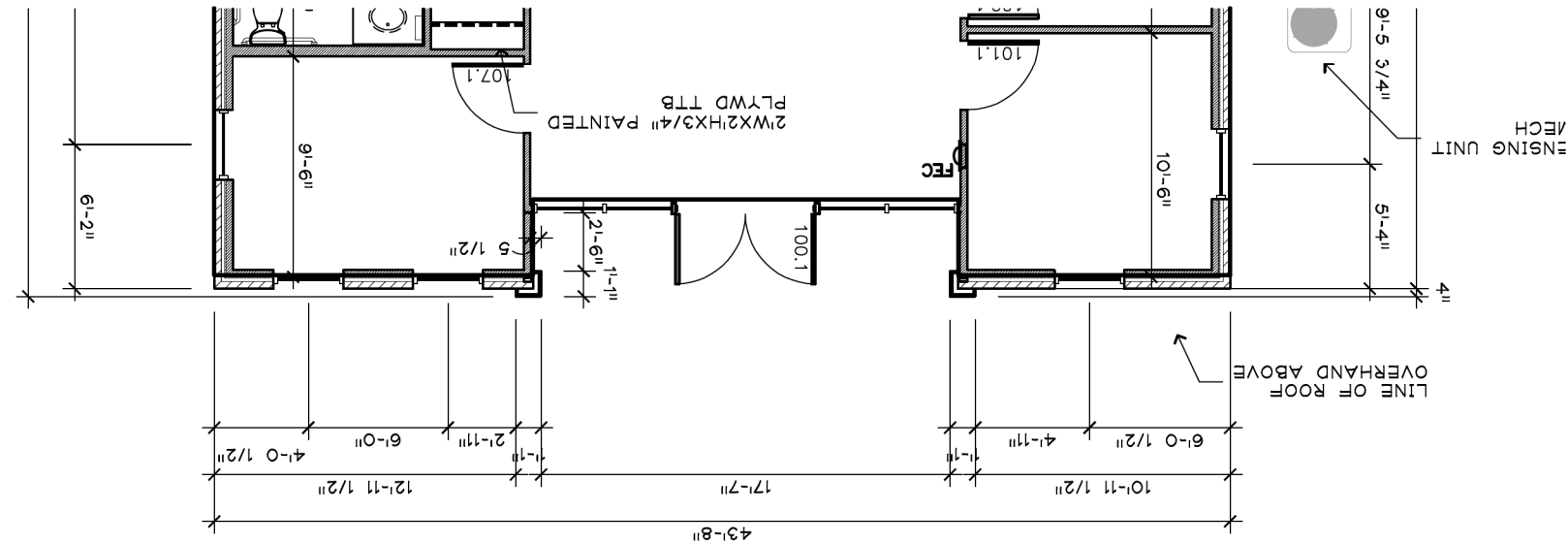
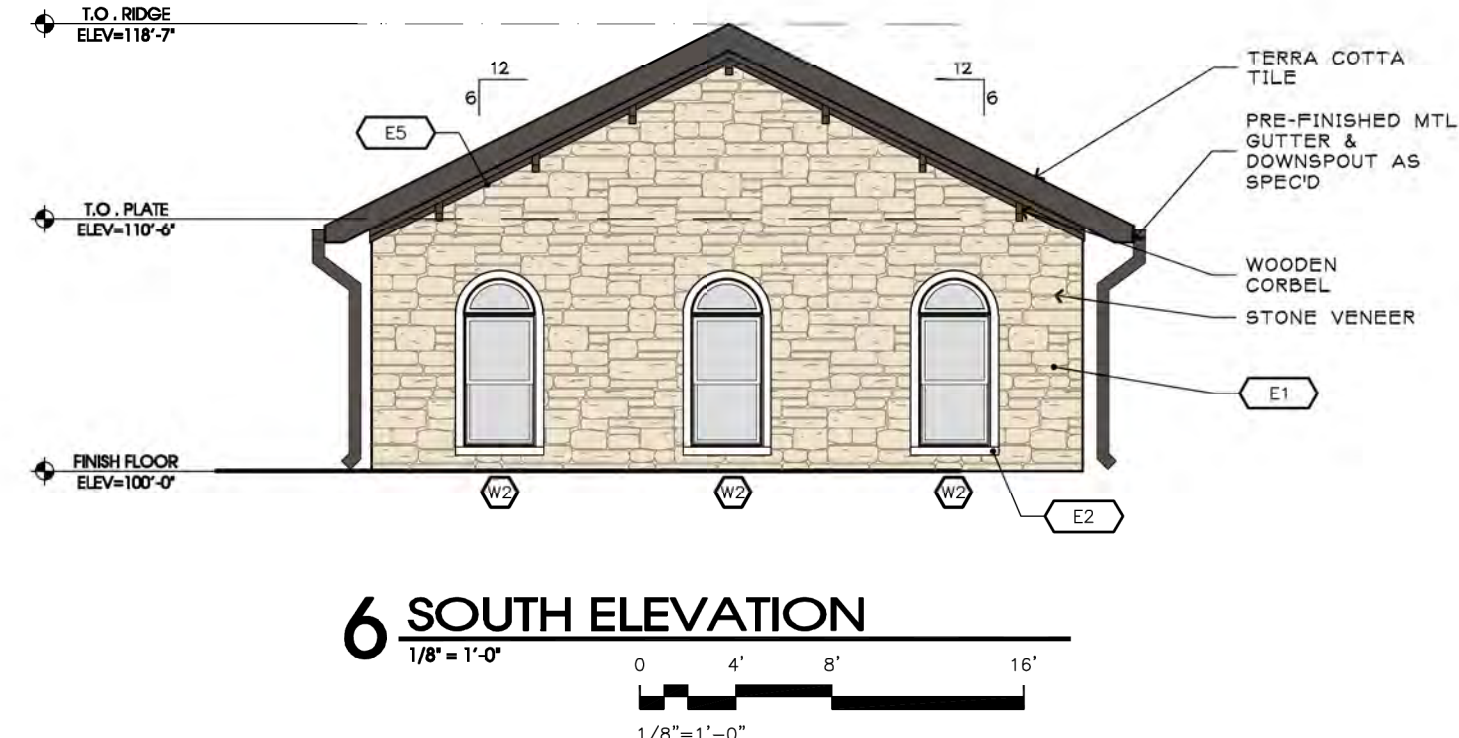


EXTERIOR MATERIAL LEGEND				
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E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-

BUILDINGS B&C		North	South	East	West
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	• Stone s.f.	-	686 s.f. and 36.4% of 2	-	-
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	• Cast Stone s.f.	-	27 s.f. and 1.4% of 2	-	-
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	217 s.f.	136 s.f.	131 s.f.	122 s.f.

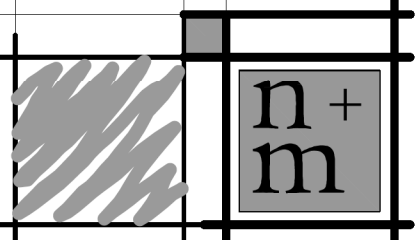


EXTERIOR MATERIAL LEGEND				
ITEM	MATERIAL	MANUFACTURER	COLOR/SIZE	NUMBER
E1	STONE	SALADO QUARRY	SONOMA CAVE	-
E2	CAST STONE	STONE LEGENDS	WHITE	-
E5	WOOD TRIM	-	SHERWIN WILLIAMS BLACK BEAN	SW6006
E7	TERRA COTTA ROOF	BORAL ROOFING	TEJAS ESPANA	-



	OFFICE	North	South	East	West
1.	Total Façade S.F.	447 s.f.	447 s.f.	447 s.f.	447 s.f.
2.	Façade S.F. (exclusive of doors and windows)	407 s.f.	387 s.f.	306 s.f.	241 s.f.
3.	Doors and Windows S.F.	40 s.f.	60 s.f.	141 s.f.	206 s.f.
4.	Primary Masonry totals (Min. 80%)	353 s.f. and 86.7% of 2	333 s.f. and 86% of 2	262 s.f. and 85.6% of 2	197 s.f. and 81.7% of 2
	• Stone s.f.	339 s.f. and 83.3% of 2	312 s.f. and 80.6% of 2	226 s.f. and 73.9% of 2	141 s.f. and 58.5% of 2
	• *Stucco s.f.	-	-	-	35 s.f. and 14.5% of 2
	• Cast Stone s.f.	14 s.f. and 3.4% of 2	21 s.f. and 5.4% of 2	36 s.f. and 11.8% of 2	21 s.f. and 8.7% of 2
5.	Secondary Masonry totals (Max. 20%)	-	-	-	-
	Other Materials				
	Wood Trim	54 s.f.	54 s.f.	44 s.f.	44 s.f.

- *Note: per paragraph 5.3 of the Urban Design Plan, the maximum percentage of stucco allowed on any building elevation shall be 80%. If the entire 80% primary masonry on a building elevation consists of stucco, then the remaining 20% on the same building elevation shall be limited to hand-laid brick or stone.
- All retaining/detaining walls, turn down curbs, tree retaining walls shall be clad in a material to match the material of the building.
 - All ground-based HVAC shall be screened with live screening or masonry enclosure. Masonry enclosure shall be clad in the same material as the main building.
 - All electrical panels and associated components shall be painted/textured to match the color of the building.
 - Dumpster screening wall requires a separate building permit
 - Signs require a separate building permit. Any signs depicted on the subject site plan / elevations are not approved as part of this review and must comply with all applicable town regulations
 - The conceptual Site Plan provides for four residential buildings. The architecture, design, colors, and construction of all subsequent buildings will substantially conform to the elevations depicted on this plan.



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TEXAS



NEW CAMPUS FOR

FLOWER MOUND

JOB: NMA19003

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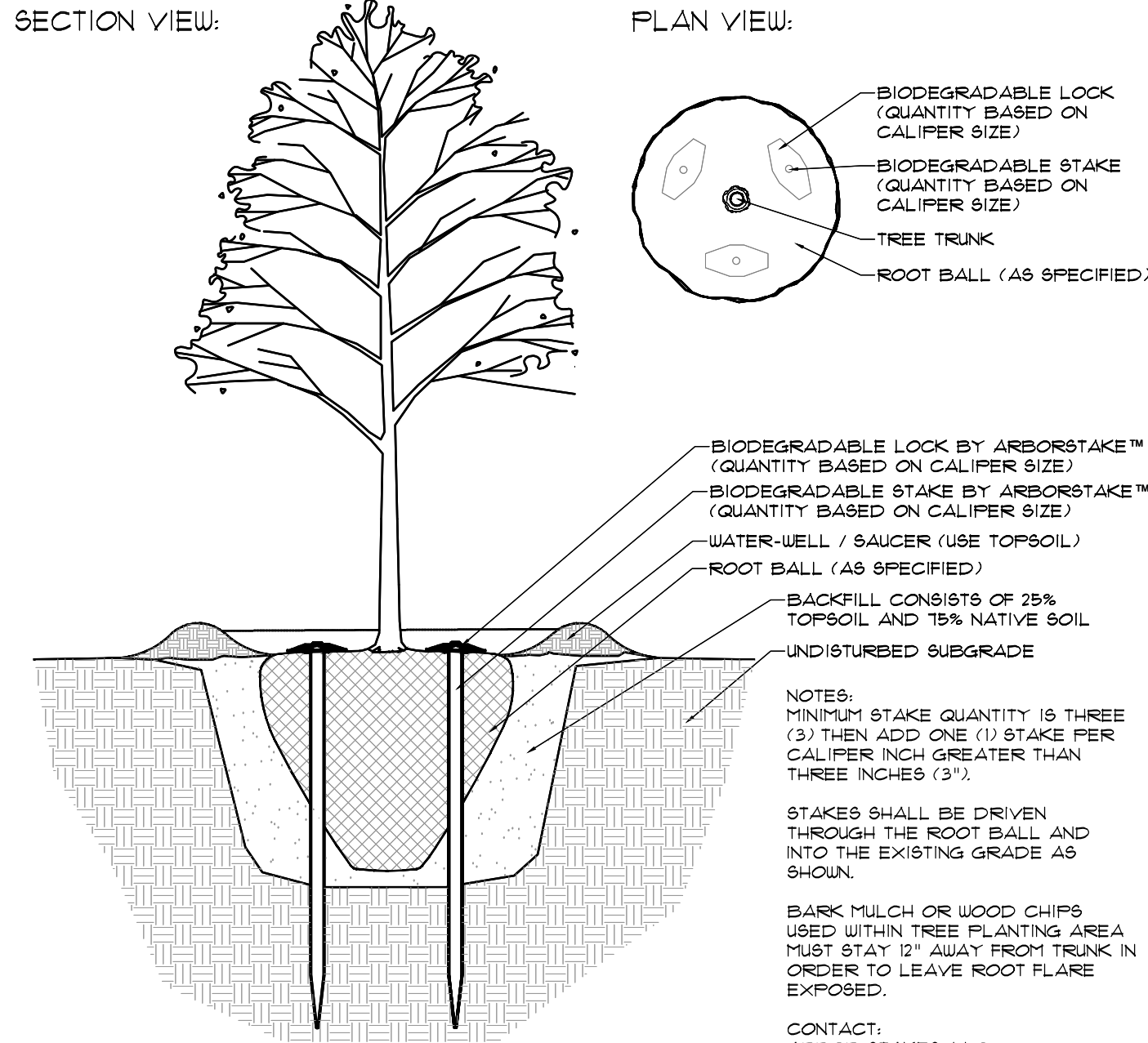
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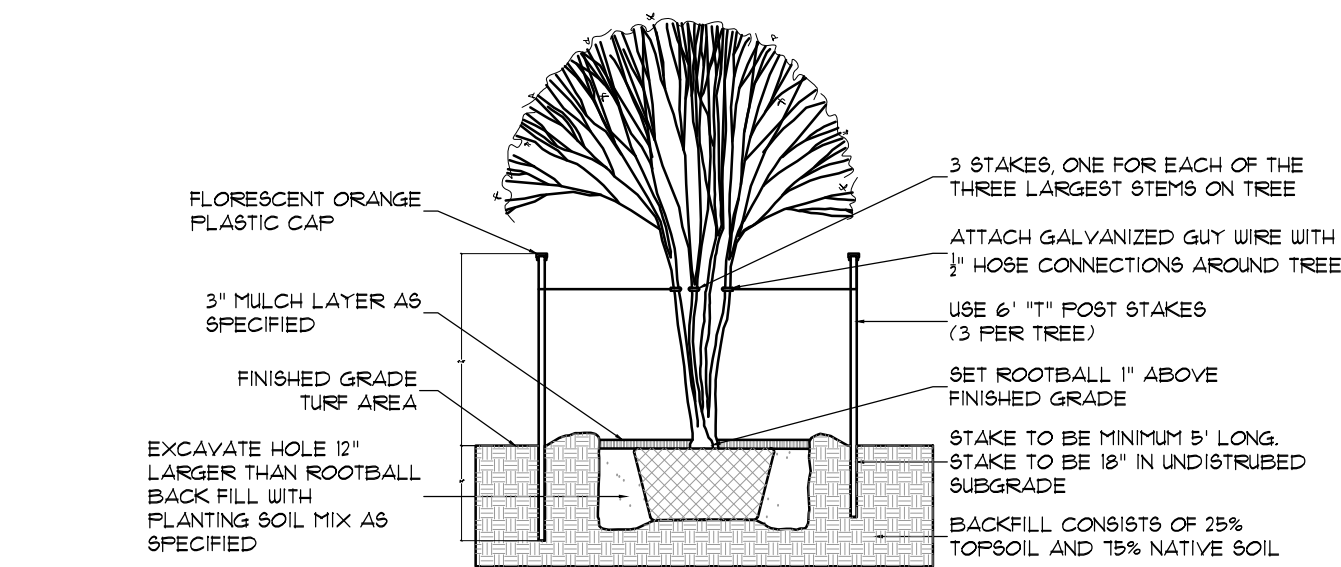
EXTERIOR ELEVATIONS
- OFFICE

SHEET

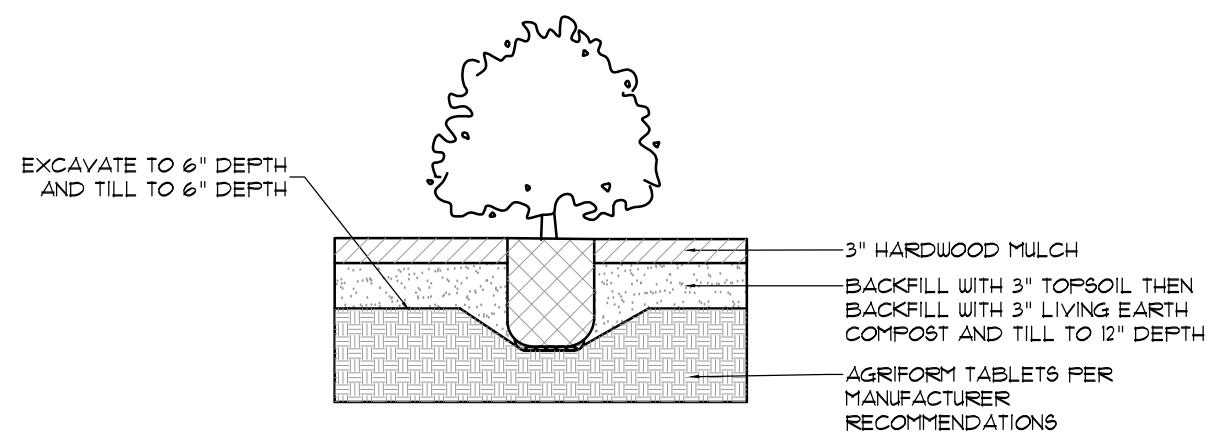
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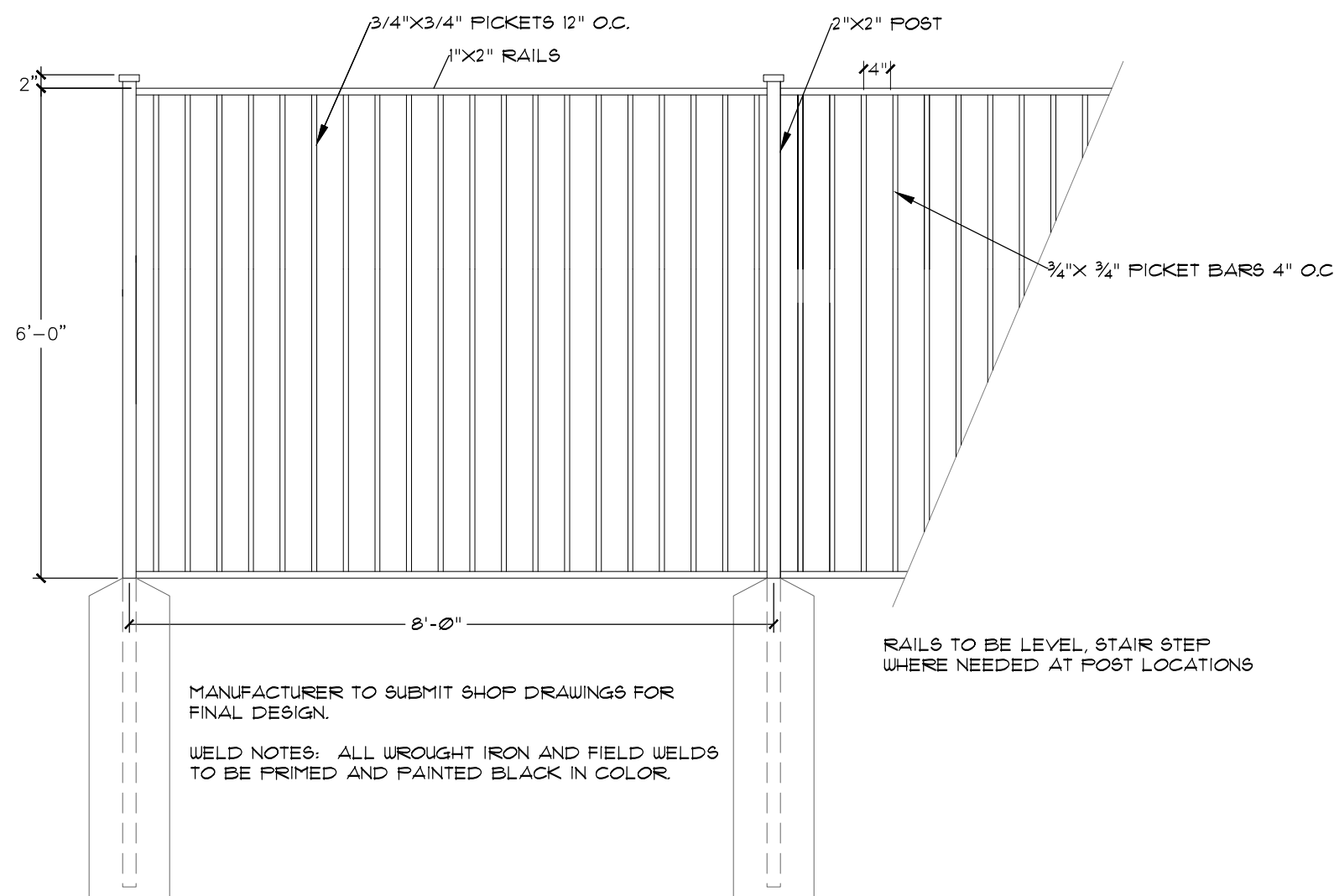
1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



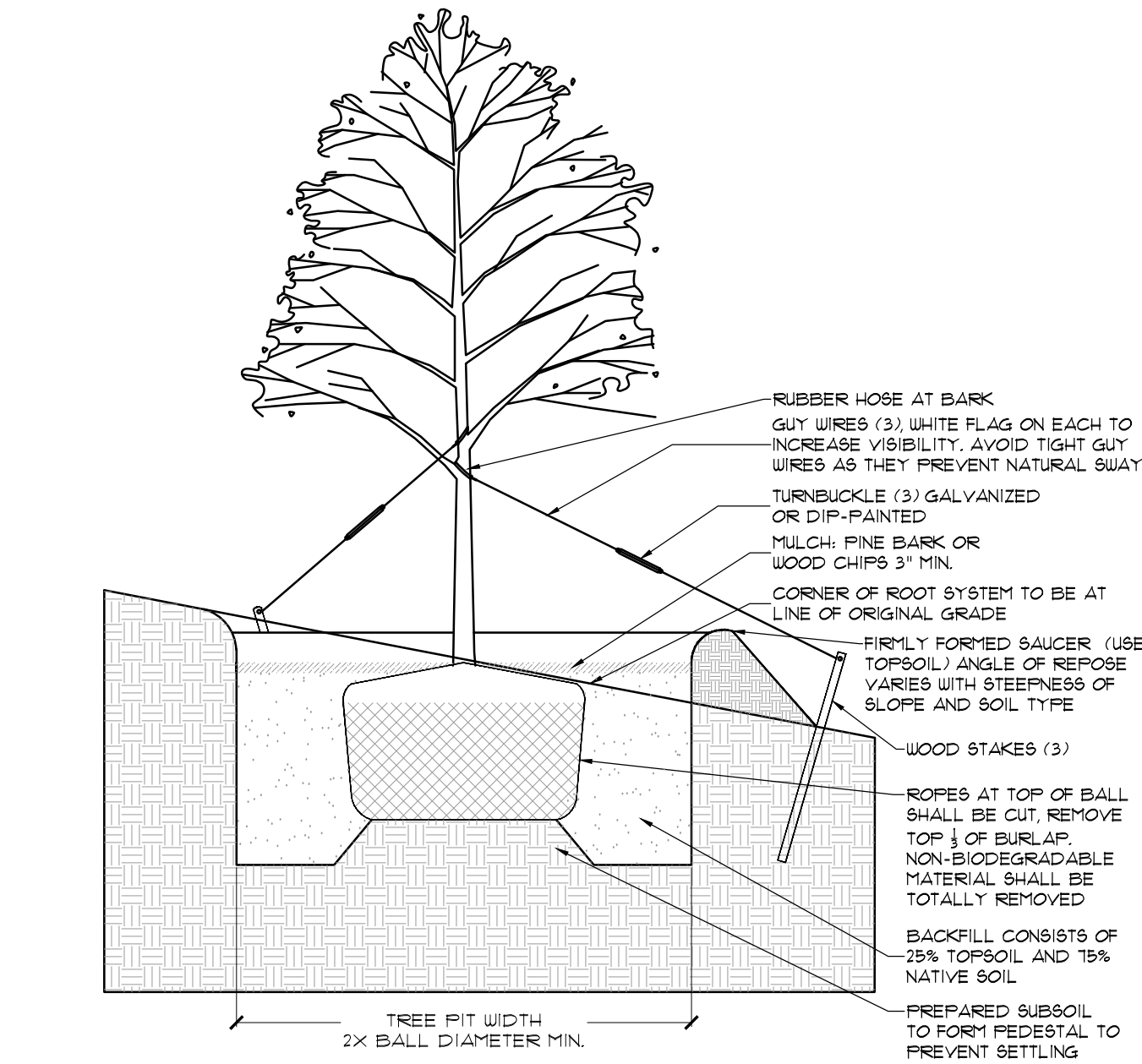
2. MULTI TRUNK TREE STAKING
1/4"=1'



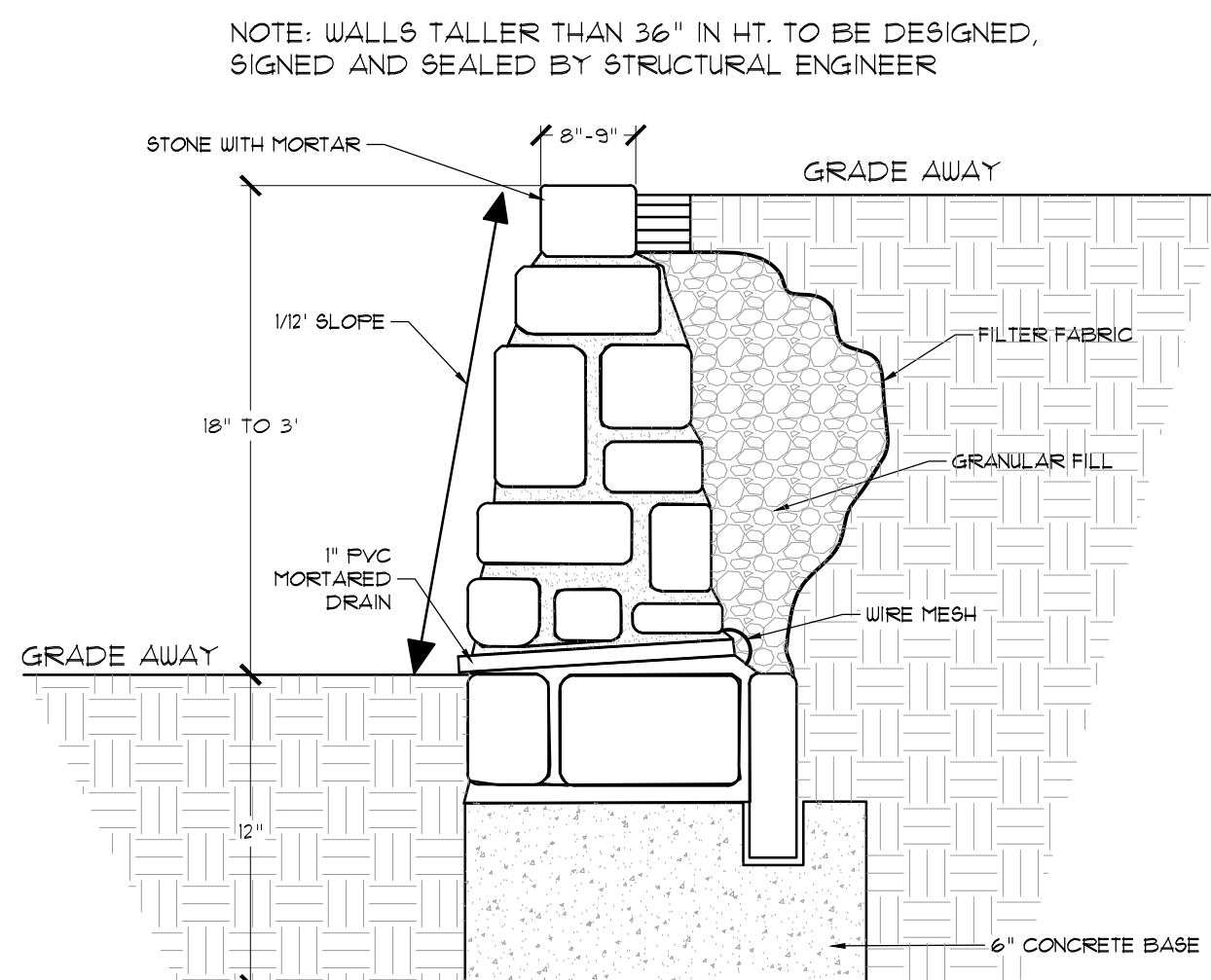
3. SHRUB PLANTING DETAIL
1/2"=1'



6. 6FT ORNAMENTAL METAL FENCE
1/2"=1'



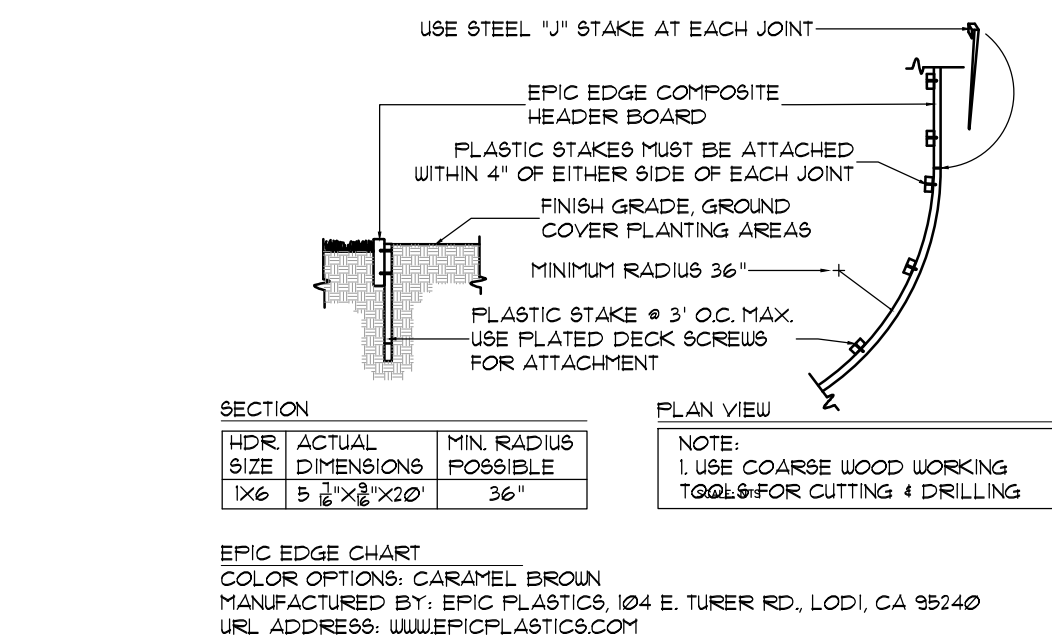
4. TREE PLANTING ON SLOPE
1/4"=1'



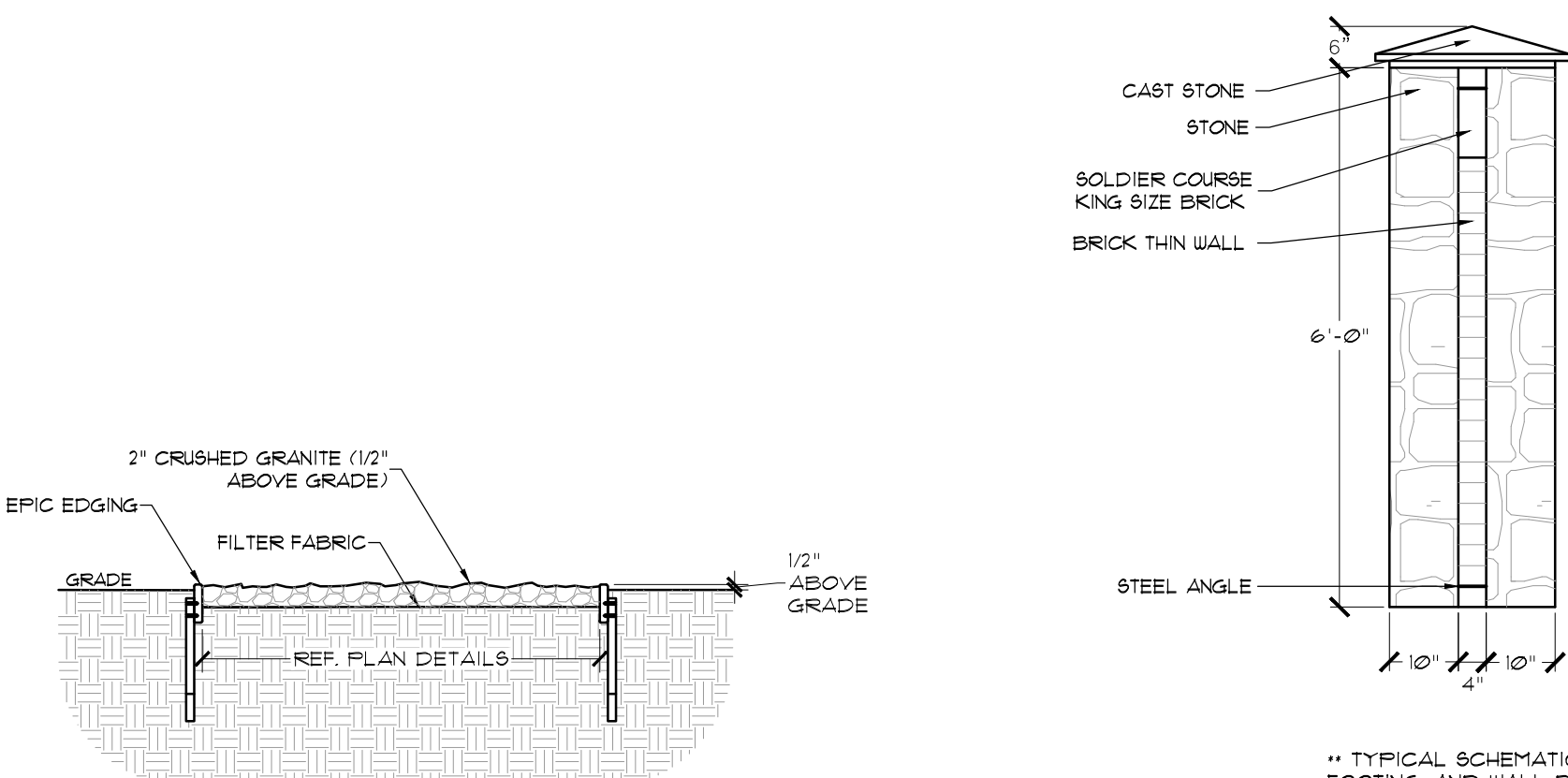
7. STONE RETAINING WALL
1/2"=1'

LANDSCAPE NOTES:
Town of Flower Mound

- Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
- All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
- Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
- Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height at trees shall have a minimum clear trunk height of 9 feet.
- 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.
- 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.
- Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
- Please refer to all landscape and irrigation specifications.
- All landscape beds and turf areas to be separated with edging.
- All landscape beds to be 6" below finished floor.
- 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.
- 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.
- 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.
- 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.



5. EPIC EDGE COMPOSITE HEADER BOARD
NTS



** TYPICAL SCHEMATIC DETAIL, FINAL FOOTING, AND WALL DESIGN MUST BE SIGNED AND SEALED BY STRUCTURAL ENGINEER

8. GRANITE MULCH DETAIL
3/4"=1'

9. TYPICAL THIN WALL
1/2"=1'

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
111 Hillside Drive
Leander, TX 78647
972.436.9712
201 County View Drive
Roanoke, Texas 76262
940.240.1012
TPE: 1902 TPELS: 10194440
www.mcadamsco.com



MAGNOLIA SENIOR LIVING
436 Acres
3801 CROSS TIMBERS ROAD
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



Drawn By: VC
Date: 06/21/2021
Scale:
Revisions:
08/06/2021
01/12/2021
03/11/2022
03/30/2022
04/14/2022

18261

L2.2

MAGNOLIA SENIOR LIVING



The legend defines four symbols used in the site plan:

- SPECIMEN TREE TO REMAIN:** Represented by a cloud-like outline with a small central dot.
- PROTECTED TREE TO REMAIN:** Represented by a cloud-like outline with a small central dot.
- SPECIMEN TREE TO BE REMOVED:** Represented by a cloud-like outline with a small central dot, crossed out with a large 'X'.
- PROTECTED TREE TO BE REMOVED:** Represented by a cloud-like outline with a small central dot, crossed out with a large 'X'.

Below the tree symbols, two types of protection fencing are defined:

- (STPF) SPECIMEN TREE PROTECTION FENCING:** Represented by a horizontal line with two small squares at the ends.
- (PTPF) PROTECTED TREE PROTECTION FENCING:** Represented by a horizontal line with two small 'X' marks at the ends.

MITIGATION TABLE	
TOTALS	
TOTAL MITIGATION INCHES	704
MITIGATION TREES	235
CREDITS	0
FINAL MITIGATION TREE REQUIREMENTS	235
TOTAL PROTECTED TREES ON SITE	89
TOTAL SPECIMEN TREES ON SITE	9
TOTAL PROTECTED TREES OFF SITE	6
TOTAL SPECIMEN TREES OFF SITE	1
TOTAL PROTECTED TREES REMOVED	68
TOTAL SPECIMENS REMOVED	9
TOTAL OFF-SITE TREES REMOVED	4
TOTAL INCHES REMOVED	1493

ADDITIONAL NOTES:

1. ANY TREE WHICH SUSTAINS DAMAGE TO 40% OR MORE OF ROOTS WILL DIE.
2. ANY ROOT REMOVAL OR DAMAGE SHOULD BE COMPENSATED BY PRUNING BRANCHES AND FERTILIZING TREE.
3. CONSTRUCTION PROCESS: EXTREME CARE SHOULD BE TAKEN NOT TO COMPACT EARTH WITHIN CROWN OF TREE. IF NO SURROUNDING BARRIER IS PROVIDED, CARE SHOULD BE TAKEN NOT TO OPERATE EQUIPMENT OR STORE MATERIALS WITHIN CROWN SPREAD OF TREE. IF THIS AREA SHOULD BE COMPACTED, IT WOULD NECESSARY TO AERATE THE SOIL THOROUGHLY IN THE ROOT ZONE IMMEDIATELY AFTER CONSTRUCTION. CERTAIN TREE SPECIES ARE SEVERELY AFFECTED BY MANIPULATION OF THE WATER TABLE AND GREAT CARE SHOULD BE TAKEN TO MINIMIZE THIS CONDITION.
4. SPECIMEN TREES TO BE TREATED WITH A 12-12-12 FERTILIZER AND IBE (0.25%)(INDOLE-3-BUTYRIC ACID) AND MYCORRHIZAL INOCULATE (0.05%) AND MYCORRHIZAL INOCULATE (0.05%) AND AQUA SORB (5.0%) WITHIN 1 WEEK OF ROUGH GRADING. - FOLLOW UP WITH THE SAME TREATMENT 6 MONTHS LATER. RATES AND MEANS OF APPLICATION PER MANUFACTURER. - RECOMMENDED MANUFACTURER TO BE TREE NUTRI OR APPROVED EQUAL.
5. LIME STABILIZATION IS NOT PERMITTED WITHIN 20 FT OF SHOWN TREE CANOPY.
6. IF WORK IS REQUIRED WITHIN THE LIMITS OF THE TREE PROTECTION FENCE, CONTACT THE ENVIRONMENTAL REVIEW SPECIALIST, JAMES HOFFERT, WITH THE TOWN OF FLOWER MOUND AT 972-874-6352 FOR FENCE ADJUSTMENT APPROVAL.
7. IF ROOTS 2" DIAMETER OR GREATER ARE DAMAGED DURING CONSTRUCTION THEN ROOT PRUNING IS REQUIRED. NO MACHINERY OR HEAVY EQUIPMENT IS ALLOWED UNDER SPECIMEN TREE CANOPIES.
8. FOR TREE PROTECTION FENCE STAKING, CONTACT MCADAMS.

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 drip-line, whichever is greater.
- 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
- 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
- 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.

E. PRE-CONSTRUCTION TREE PRUNING

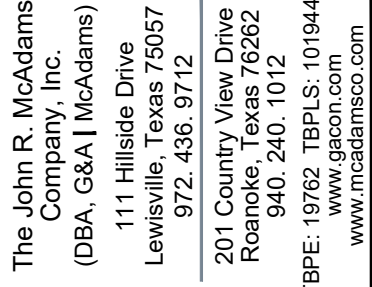
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
- 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood 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 or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
- 2) If the site required construction within the dripline of a specimen tree, Town of Flower Mound will require a letter from a certified arborist about measures to mitigate the impact of construction.
- 3) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
- 4) 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 permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
- 5) 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.
- 6) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
- 7) 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 "air dug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the drip-line of retained trees. Irrigation lines inside the drip-line 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).
- 8) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
- 9) 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.
- 10) 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

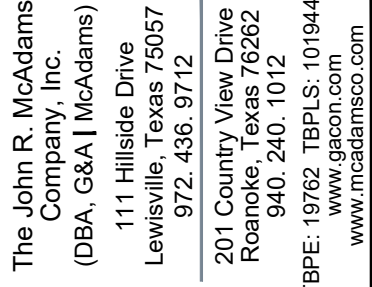


**The John R. McAdams
Company, Inc.**
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111 Hillside Drive
Lewisville, Texas 75057
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940.240.1012
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PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: June 13, 2022

FROM: Claire Barnes, Planner

ITEM: Consider a request for a Site Plan (SP22-0004 – Argyle ISD Phase III HS Additional Parking) to install additional parking for the Argyle High School site, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Canyon Falls Drive between Denton Creek Boulevard and Stonecrest Road.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town's regulations which necessitates special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop additional parking, including bus parking, for the Argyle Independent School District (AISD) High School campus. The subject site is approximately 107.015 acres. The property is zoned Planned Development District-98 (PD-98) for Single Family District 10 uses and master-planned for Institutional uses within the Denton Creek District area plan.

On August 5, 2019, Town Council approved a site plan for the Argyle ISD High School Phase 2. On January 4, 2021, Town Council approved a site plan for the administration building located on the same lot. High schools require one space per classroom/instruction area plus one space per three students accommodated. Overall, the school development requires 776 parking spaces. The site currently has 864 spaces. The applicant is requesting to install an additional 412 spaces, including 20 bus parking spaces, as depicted in the site plan package [Attachment B1]. Access to the site is provided from Canyon Falls Drive and Denton Creek Boulevard.

As a part of the site plan application, the applicant is requesting the following exception:

A. Deviation to computing parking and loading requirements:

Section 82-73 of the Town's Code of Ordinances provides for alternative off-street parking requirements that reduce or exceed required parking by greater than 20 percent:

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

The parking for a high school is calculated as one space per classroom/instruction area plus 1 space per 3 students accommodated. Based on this requirement, the school would require 776 parking spaces and would be allowed to have up to 931 spaces with the allowable 20 percent deviation. The applicant is proposing to install 412 spaces for a total of 1,276 parking spaces, which accounts to 345 spaces over the 20 percent allowable deviation. The applicant has indicated the need for additional spaces is to accommodate student vehicles, special events (athletic events, UIL competitions, etc.), volunteers, leadership meetings, and other events. Per the applicant's parking study, the additional parking will reduce on-street parking within adjacent neighborhoods. To offset the additional impervious surface, the applicant is proposing to plant 35 additional trees on the site, which is based on a standard of providing at least one tree per 10 parking spaces over the maximum allowed.

The landscape plan depicts the required compatibility buffer, landscape buffer, street yard buffer, and parking lot trees.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

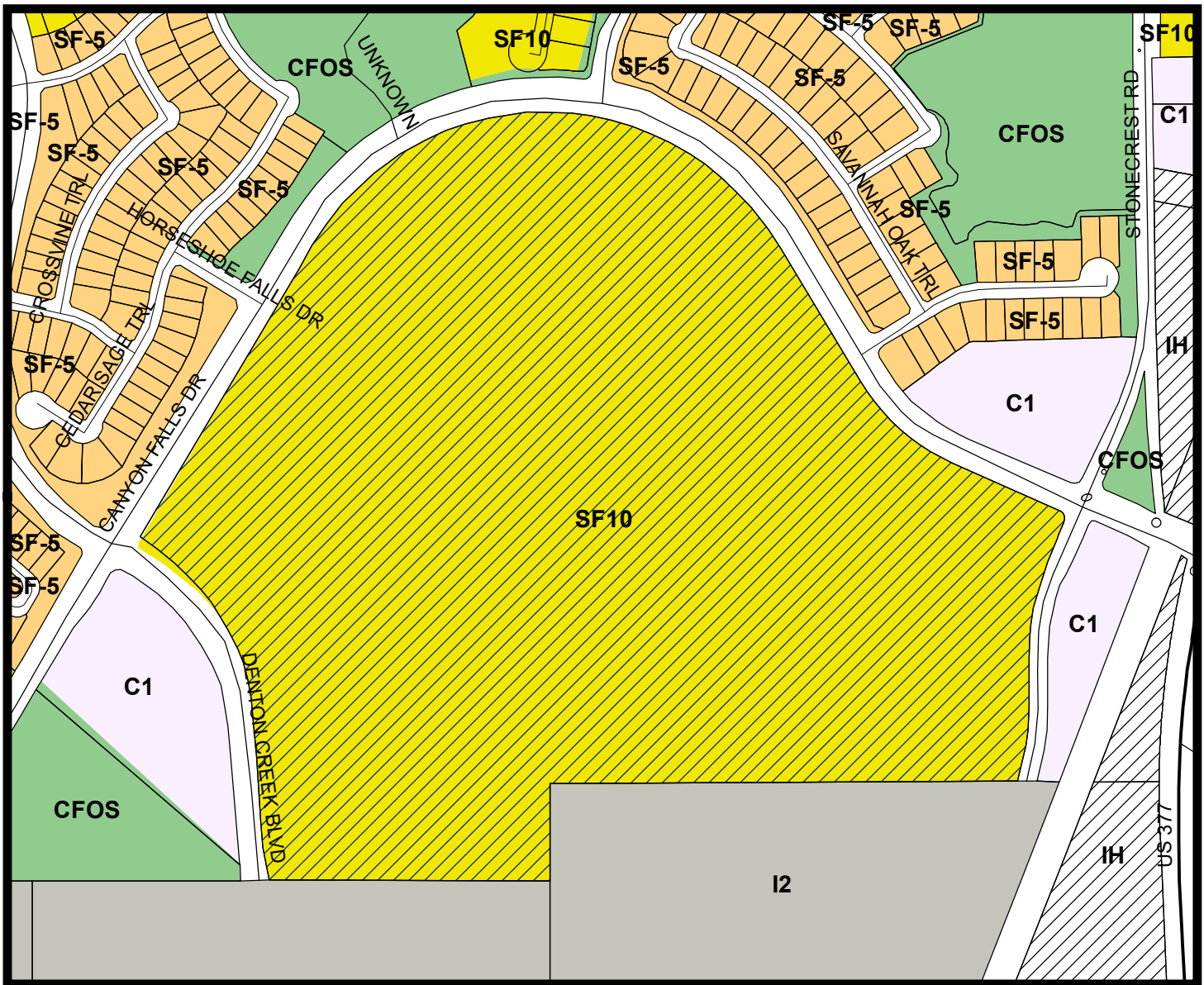
B. Application Details

1. Site Plan Package

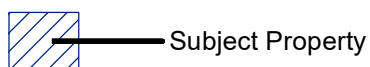
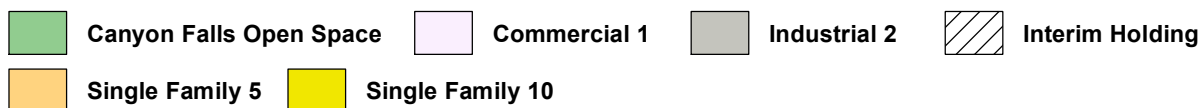


Vicinity Map

Reference Project: SP22-0004

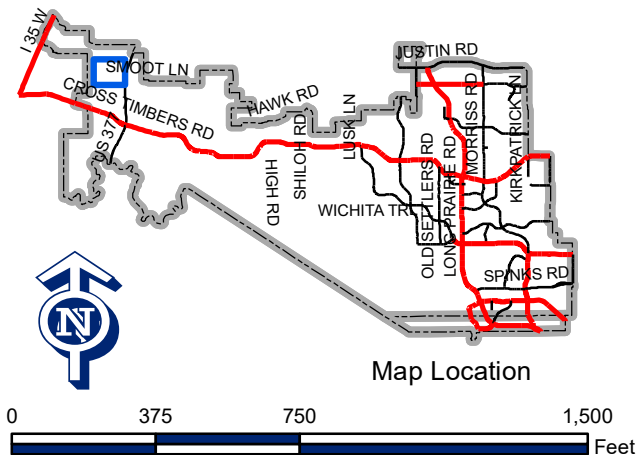


LEGEND



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.





April 07, 2022

Development Services
Town of Flower Mound, Texas
2121 Cross Timbers Road
Flower Mound, Texas 75028

Re: Site Plan for Canyon Falls Middle School (Argyle High School Phase 3)

Dear Staff,

On behalf of our client, Argyle Independent School District, please accept this Letter of Intent as an explanation of the proposed current changes to the Canyon Falls Middle School Site Plan (Argyle High School Phase 3) as of April 07, 2022.

The Site Plan revisions include:

- 1) Added 412 Parking Stalls for students and staff to the existing site (20 of those being bus parking stalls).
- 2) Modified the sidewalk at the southwest corner of the Gym.
- 3) Added 20 bus parking for events and activities only.
- 4) Added bus lane for parking and pick up. Buses shall not be parked overnight on site.
- 5) Added drive for band access to the Band practice field. (This is for access for band only.)
- 6) Modified existing parking rows for new parking.
- 7) Modified sidewalks to match current conditions.
- 8) Added sidewalks for new parking lots.
- 9) Modified sidewalks and access to school.
- 10) Relocated light pole for new paving.
- 11) Added new light poles for new parking.
- 12) Added landscaping for new parking.

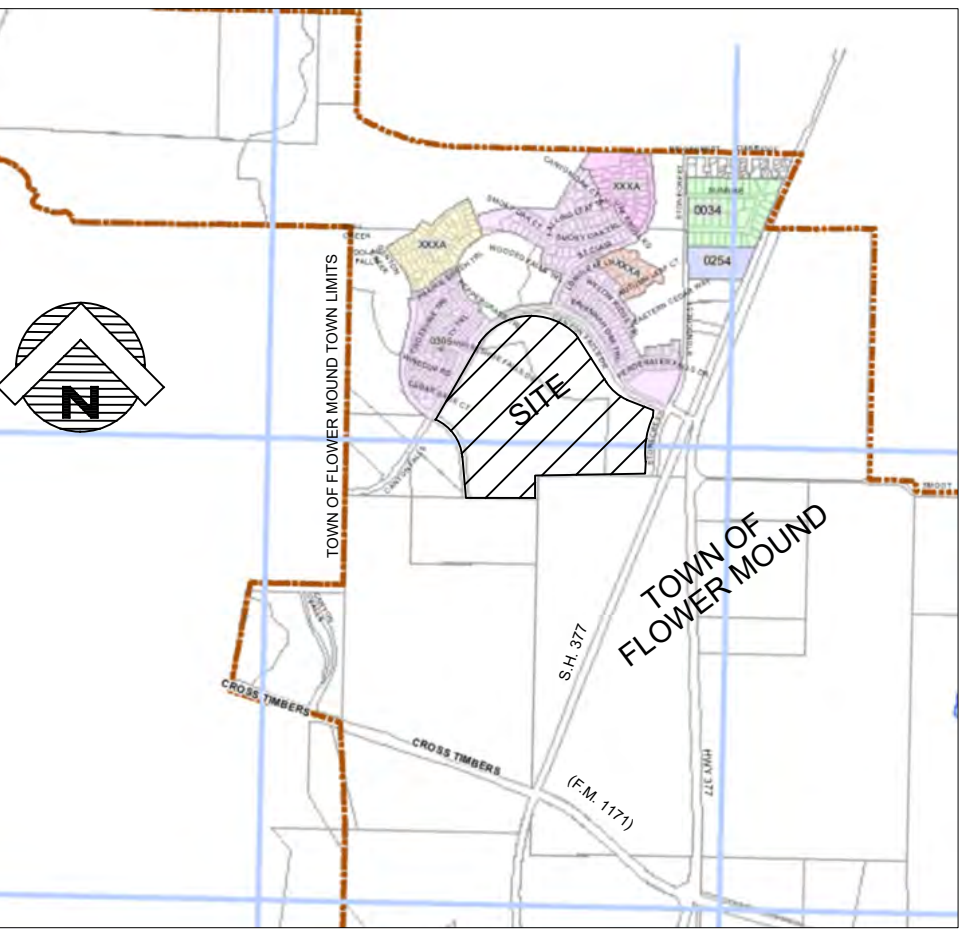
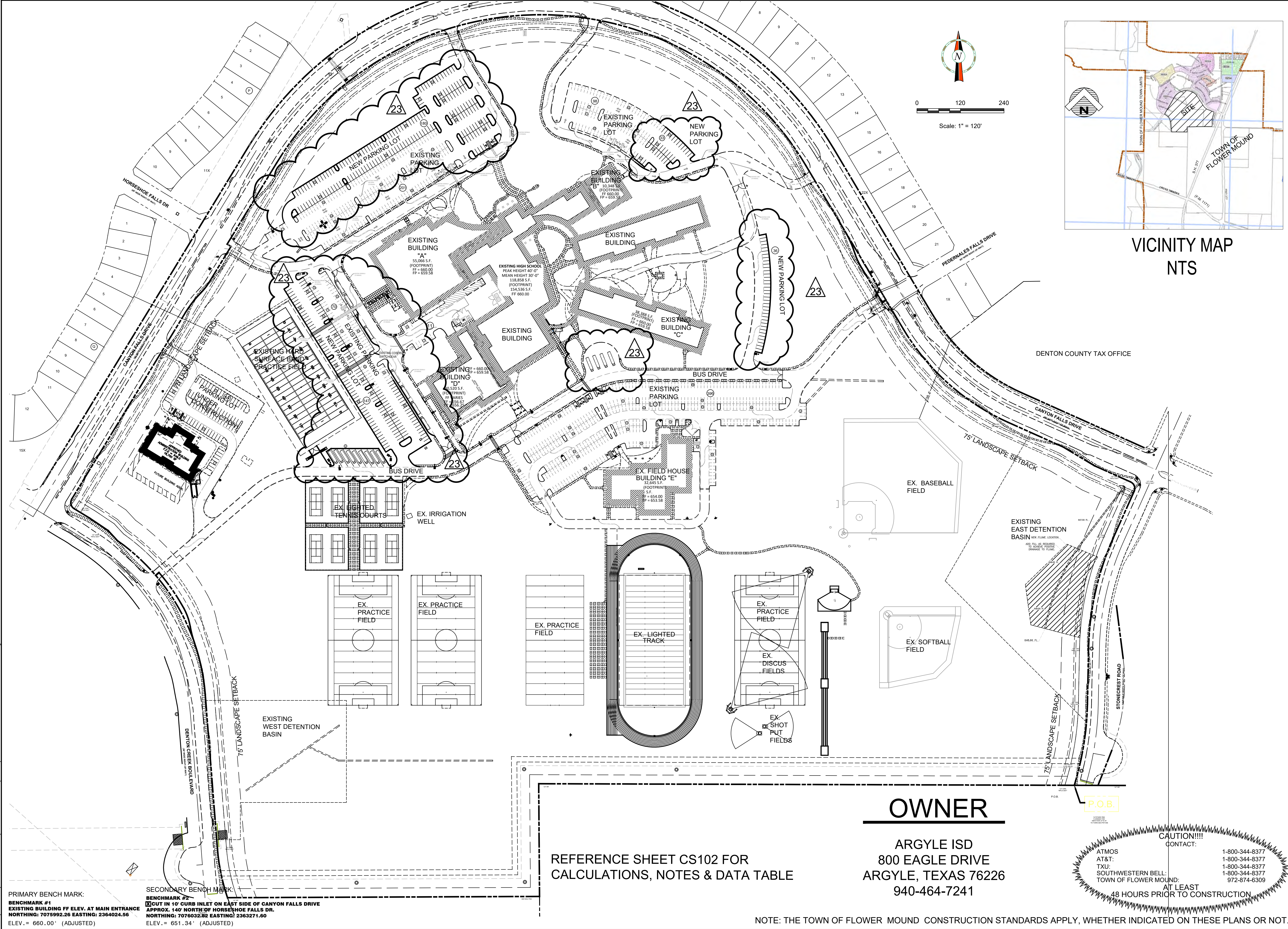
Please contact me with any additional questions that you have at 972-717-5151.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Robert A. Howman', written over a light blue rectangular background.

Robert A. Howman
Sr. Project Manager
Glenn Engineering Corporation

CC: Dr. Telena Wright, AISD
Jeff Koen, AISD
Keith Cummins, Corgan



VICINITY MAP
NTS



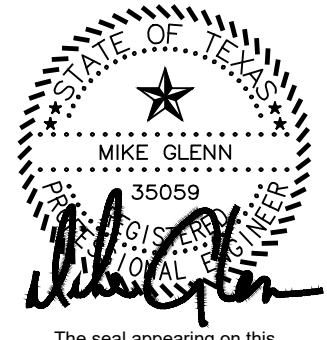
CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES

1	3/08/2022	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.

REVISIONS

20	03/09/2021	FLM #041 - HC RAMP
21	06/04/2021	PCR #062 - Field Event Modifications
22	06/14/2021	FLM #049 - Additional Grades
23	05/05/2022	Additional Student Parking



The seal appearing on this document was authorized by Mike Glenn, P.E. 35059, on May 05, 2022

GLENN
ENGINEERING

T.B.P.E. FIRM REGISTRATION NO. F - 303
PHONE 972-717-5151 FAX 972-717-2176
4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

ARGYLE PHASE 3 HIGH
SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR. FLOWER MOUND, TX

OVERALL SITE PLAN

JOB 18177
DATE 05/05/2022
SHEET

CS 101

OWNER

ARGYLE ISD
800 EAGLE DRIVE
ARGYLE, TEXAS 76226
940-464-7241

REFERENCE SHEET CS102 FOR
CALCULATIONS, NOTES & DATA TABLE

CAUTION!!!!
CONTACT:
ATMOS 1-800-344-8377
AT&T: 1-800-344-8377
TXU: 1-800-344-8377
SOUTHWESTERN BELL: 1-800-344-8377
TOWN OF FLOWER MOUND: 972-874-6309
AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

NOTE: THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

RE: ARGYLE ISD CANYON FALLS HS SITE PHASE 2 HIGH SCHOOL BID SET CANYON FALLS HS PHASE 3-ENG 3 ADD PARKING.dwg

PRIMARY BENCH MARK:
BENCHMARK #1
EXISTING BUILDING FF ELEV. AT MAIN ENTRANCE
NORTHING: 7075992.26 EASTING: 2364024.56
ELEV. = 660.00' (ADJUSTED)

SECONDARY BENCH MARK:
BENCHMARK #2
CUT IN 10' CURB INLET ON EAST SIDE OF CANYON FALLS DRIVE
APPROX. 140' NORTH OF HORSESHOE FALLS DR.
NORTHING: 7076032.82 EASTING: 2363271.60
ELEV. = 651.34' (ADJUSTED)

R:\ARGYLE ISD\CANYON FALLS HS SITE\PHASE 2 - HIGH SCHOOL\BID SET\CANYON FALLS HS PHASE 3-ENG 3 ADD PARKING.dwg

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ELEV.= 651.34' (ADJUSTED)

SITE DATA TABLE	SITE DATA TABLE: PARKING LOT ADDITIONS
BUILDING DATA EXISTING MIDDLE SCHOOL - 2 STORY PEAK HEIGHT 40' - 0" MEAN HEIGHT 30' -0" TOTAL SQUARE FOOTAGE 154,536 SQUARE FEET TOTAL SQUARE FOOTAGE (FOOTPRINT) 118,858 SQUARE FEET EXISTING HIGH SCHOOL ADDITIONS BUILDING "A" - FINE ARTS ADDITION PEAK HEIGHT 56'-6" MEAN HEIGHT 50'- 0" TOTAL SQUARE FOOTAGE 55,066 SQUARE FEET BUILDING "B" - ADMINISTRATION ADDITION PEAK HEIGHT 21' - 10" MEAN HEIGHT 17' - 0" TOTAL SQUARE FOOTAGE 10,348 SQUARE FEET BUILDING "C" - CLASSROOM WING ADDITION PEAK HEIGHT 39'-11" MEAN HEIGHT 26'- 11" TOTAL SQUARE FOOTAGE (FOOTPRINT) 38,388 SQUARE FEET TOTAL SQUARE FOOTAGE 73,388 SQUARE FEET BUILDING "D" - GYMNASIUM/ARENA ADDITION PEAK HEIGHT 44'-6" MEAN HEIGHT 40'- 0" TOTAL SQUARE FOOTAGE 30,520 SQUARE FEET BUILDING "E" - FIELD HOUSE (SEPARATE BUILDING) PEAK HEIGHT 26'-11" MEAN HEIGHT 14'- 0" TOTAL SQUARE FOOTAGE 32,645 SQUARE FEET ADMINISTRATION BUILDING (SEPARATE BUILDING) PEAK HEIGHT 26'-4" MEAN HEIGHT 22'- 2" TOTAL SQUARE FOOTAGE 16,697 SQUARE FEET	PHYSICAL ADDRESS: 6601 CANYON FALLS DRIVE GROSS SITE AREA SF: 107.015 AC; NET SITE AREA SF: (LESS 2 AREAS OF ROW DEDICATION) 106.922 AC; (4,657,522 SF) ZONING: SF-10 (PD 98) CURRENT USE: INSTITUTIONAL - HIGH SCHOOL PROPOSED USE: INSTITUTIONAL - HIGH SCHOOL LOT COVERAGE DATA BUILDING COVERAGE [HIGH SCHOOL]: 285,825 SF 6.13% BUILDING COVERAGE [ADMINISTRATION]: 16,6675 SF 0.40% TOTAL 302,530 SF 6.53% IMPERVIOUS AREA [EX. HIGH SCHOOL]: 1,102,882 SF 23.68% IMPERVIOUS AREA [EX. ADMINISTRATION]: 58,166 SF 0.12% TOTAL 1,161,048 SF 24.93% PERVIOUS AREA SF [EX. HIGH SCHOOL]: 3,496,474 SF 75.07% PERVIOUS AREA SF [EX. ADMINISTRATION]: INCLUDED IN HS TOTAL 3,496,474 SF 75.07% PARKING SUMMARY AS OBTAINED FROM THE TOWN ORDINANCE, LAND DEVELOPMENT CODE, SECTION 82-74 THE REQUIRED NUMBER OF OFF STREET PARING SPACES IS DETERMINED AS FOLLOWS: HIGH SCHOOL: 1 SPACE PER CLASSROOM/INSTRUCTION AREA + 1 SPACE PER 3 STUDENTS ACCOMMODATED (HIGH SCHOOL, COLLEGE OR UNIVERSITY) TOTAL NUMBER OF CLASSROOMS = 193 TOTAL NUMBER OF STUDENTS = 1,750 ADMINISTRATION BUILDING = 16,697 (ACCESSORY USE) REQUIRED SPACES: _____ HIGH SCHOOL: 776 SPACES TOTAL NUMBER REQUIRED: 155.2 SPACES 20% ALLOWABLE DEVIATION PROVIDED SPACES: (EXISTING) HIGH SCHOOL: 780 SPACES ADMINISTRATION BUILDING: 84 SPACES TOTAL NUMBER PROVIDED: 864 SPACES EXISTING DEVIATION 88 SPACES / 11.3 % PROVIDED SPACES: (PROPOSED) HIGH SCHOOL: 396 SPACES ADMINISTRATION BUILDING: 0 SPACES BUS PARKING: 20 SPACES EX. PARKING SPOTS BEING REMOVED: -4 SPACES TOTAL NUMBER PROPOSED: 412 SPACES PROPOSED DEVIATION 500 SPACES / 64.4 % TOTAL PARKING: 1,276 SPACES ENTIRE SITE

TOWN OF FLOWER MOUND SITE PLAN GENERAL NOTES:

- ALL RETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 - SIGNAGE REPRESENTED ON THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND THAT IT WILL REQUIRE A SEPARATE PERMIT. (IF SIGNAGE IS SHOWN ON PLAN).
- GENERAL NOTES
- PRIOR TO ANY CONSTRUCTION THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS, THE PLANS INCLUDING ALL NOTES, THE CITY OF LEWISVILLE SPECIFICATIONS AND ANY OTHER APPLICABLE STANDARDS OR SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL STANDARDS OR OR SPECIFICATIONS PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CON-TRACTOR OF RESPONSIBILITY FOR PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.
 - CONTRACTOR SHALL HAVE IN HIS POSSESSION, PRIOR TO CONSTRUCTION, ALL NECESSARY PERMITS, LICENSES, ETC. CONTRACTOR SHALL HAVE AT LEAST ONE SET OF APPROVED ENGINEERING PLANS AND SPECIFICATIONS ON-SITE AT ALL TIMES.
 - ALL WORK SHALL CONFORM TO THE TOWN OF FLOWER MOUND SPECIFICATIONS, STANDARDS AND DETAILS.
 - IF UNFORESEEN PROBLEMS OR CONFLICTS ARE ENCOUNTERED IN THE CONSTRUCTION, FOR WHICH AN IMMEDIATE SOLUTION IS NOT APPARENT, THE ENGINEER AND OWNER SHALL BE NOTIFIED IMMEDIATELY.
 - IT WILL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO PROTECT ALL EXISTING PUBLIC AND PRIVATE UTILITIES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. CON-UTILITY COMPANIES FOR LINE LOCATIONS, PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL ASSUME FULL LIABILITY TO THOSE COMPANIES FOR ANY DAMAGES CAUSED TO THEIR FACILITIES.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR FIELD LOCATING EXISTING UTILITIES AND IMPROVEMENTS PRIOR TO CONSTRUCTION.
 - TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT DESIGN TO THE TOWN OF FLOWER MOUND ENGINEERING DEPARTMENT FOR REVIEW.
 - STRIPING AND SIGNAGE DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL FIRE LANES, PARKING STRIPING, HANDICAP PARKING STRIPING AND SIGNAGE ARE TO BE IN ACCORDANCE WITH TOWN OF FLOWER MOUND REQUIREMENTS, TYP.
 - ANY FIRE LANES THAT ARE DISTURBED MUST BE REPAINTED BEFORE JOB COMPLETION.
 - THE SANITATION CONTAINER SCREENING WALLS WILL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING, INCLUDING A METAL GATE, PRIMED AND PAINTED, SUBJECT TO REVIEW AND APPROVAL BY THE TOWN PLANNER.
 - THE SANITATION CONTAINER SCREENING WALLS, GATE AND PAD SITE TO BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF FLOWER MOUND DESIGN SPECIFICATIONS, SUBJECT TO REVIEW AND APPROVAL BY THE SANITATION COORDINATOR.
 - THE PROPOSED LIGHTING FOR THE SUBJECT PROPERTY SHALL BE IN CONFORMANCE WITH THE LIGHTING AND GLARE REGULATIONS AS SPECIFIED BY THE TOWN OF FLOWER MOUND CODE OF ORDINANCES.
 - THE SITE SHALL CONFORM TO THE TOWN OF FLOWER MOUND STORM WATER MANAGEMENT ORDINANCE.
 - ANY PAVEMENT DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR TO MEET OR EXCEED EXISTING CONDITIONS.
 - ALL OTHER RADII UNLESS OTHERWISE NOTED ARE 3 FOOT.
 - ANY WORK OUTSIDE OF EASEMENTS & R.O.W. REQUIRES A SEPARATE PERMIT.
 - MUST FOLLOW TOWN OF FLOWER MOUND STANDARDS, WHETHER THEY ARE INDICATED IN THESE PLANS OR NOT.
 - FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS
 - BUSES SHALL NOT BE PARKED OVERNIGHT ON THIS SITE.
 - KEEP FIRE LANES CLEAR AT ALL TIMES.
 - THE GATE AT THE BAND PRACTICE FIELD CAN NOT BE PUT IN PLACE UNTIL THE TEMPORARY PARKING IS DISCONTINUED.

CURVE TABLE					
C=	R=	L=	D=	CB=	CL=
C1	R=19.50'	L=30.63'	D=90°00'42"	CB=S13°38'32"E	CL=27.58
C2	R=19.50'	L=30.63'	D=90°00'42"	CB=N20°52'06"W	CL=27.58

LINE TABLE		
LINE	LENGTH	BEARING
L1	38.33	S42°44'10"E
L2	62.06	S66°07'37"E
L3	49.84	S68°38'32"E
L4	167.01	N65°52'06"W
L5	100.72	N59°01'32"W
L6	109.63	N65°52'06"W

OVERALL SITE PLAN LEGEND	
	= EXISTING BUILDING = PROPOSED BUILDING = EXISTING CURB = PROPOSED CURB = PROPOSED SIDEWALK PAVEMENT = PROPOSED FIRE DEPT. CONNECTION (FDC) = PROPOSED FIRE HYDRANT = PROPOSED FIRE LANES = PROPOSED DUMPSTER = PROPOSED TRANSFORMER

CAUTION!!!!

CONTACT:

ATMOS
AT&T:
TXU:
SOUTHWESTERN BELL:
TOWN OF FLOWER MOUND:
AT LEAST
48 HOURS PRIOR TO CONSTRUCTION.

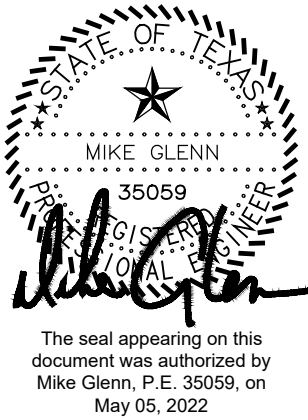
1-800-344-8377
1-800-344-8377
1-800-344-8377
1-800-344-8377
972-874-6309

NOTE: THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.



CORGAN
401 N. Houston St.
Dallas, TX 75202
T: 214.748.2000
F: 214.653.8281

ISSUES		
1	3/08/2022	ISSUE FOR TOWN REVIEW
2	3/29/2019	ISSUE FOR BIDDING & CONST.
REVISIONS		
20	03/09/2021	FLM #041 - HC RAMP
21	06/04/2021	PCR #062 - Field Event Modifications
22	06/14/2021	FLM #049 - Additional Grades
23	05/05/2022	Additional Student Parking



GLENN
ENGINEERING

T.B.P.E. FIRM REGISTRATION NO. F - 303

PHONE 972-717-5151 FAX 972-717-2176

4500 FULLER DRIVE - SUITE 220 IRVING, TEXAS 75038

ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR. FLOWER MOUND, TX

SITE PLAN -
NOTES & CALCS
JOB 18177
DATE 05/05/2022
SHEET

23CS 102

**ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
OVERALL LANDSCAPE PLAN**

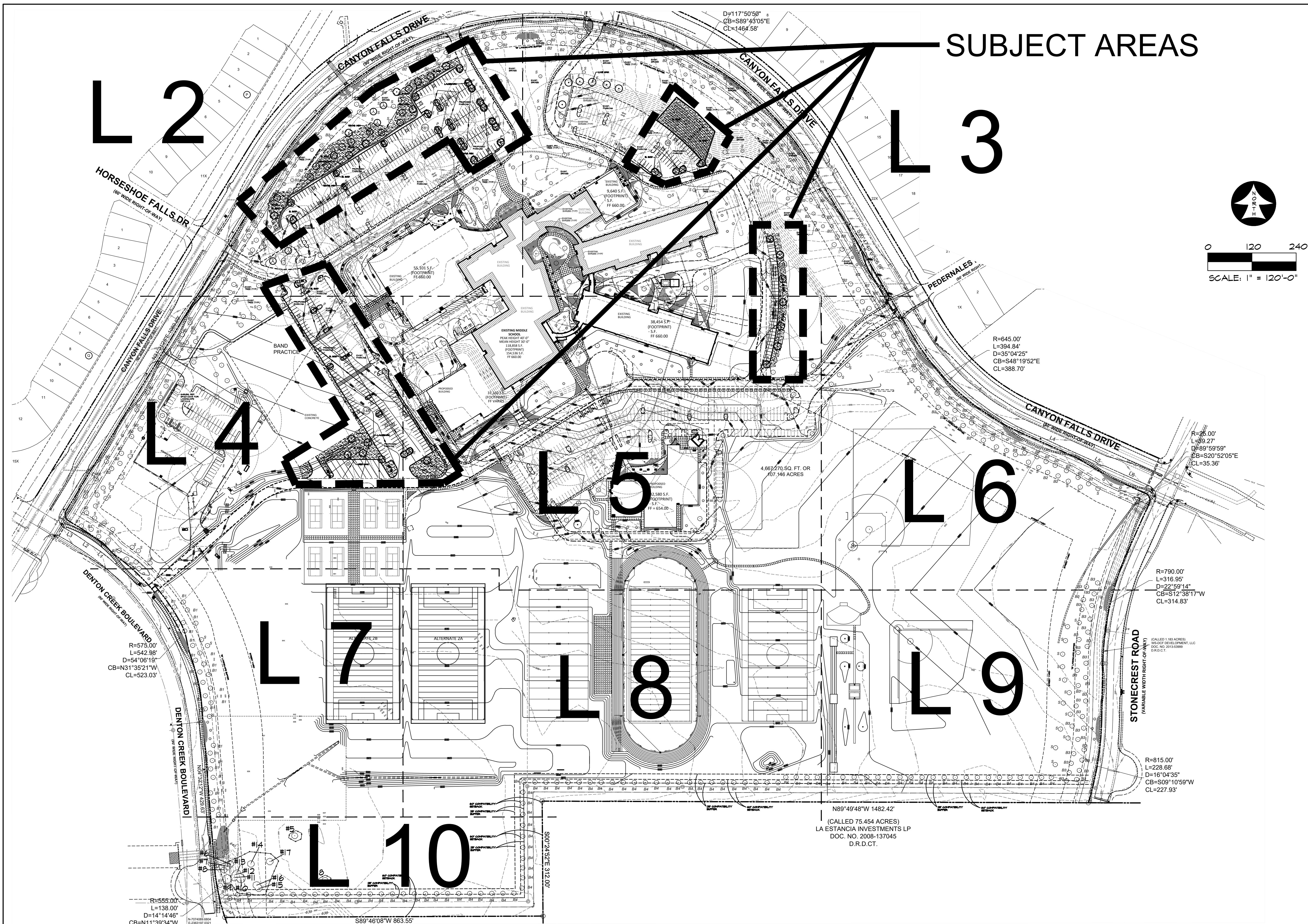
ISSUES/
REVISIONS

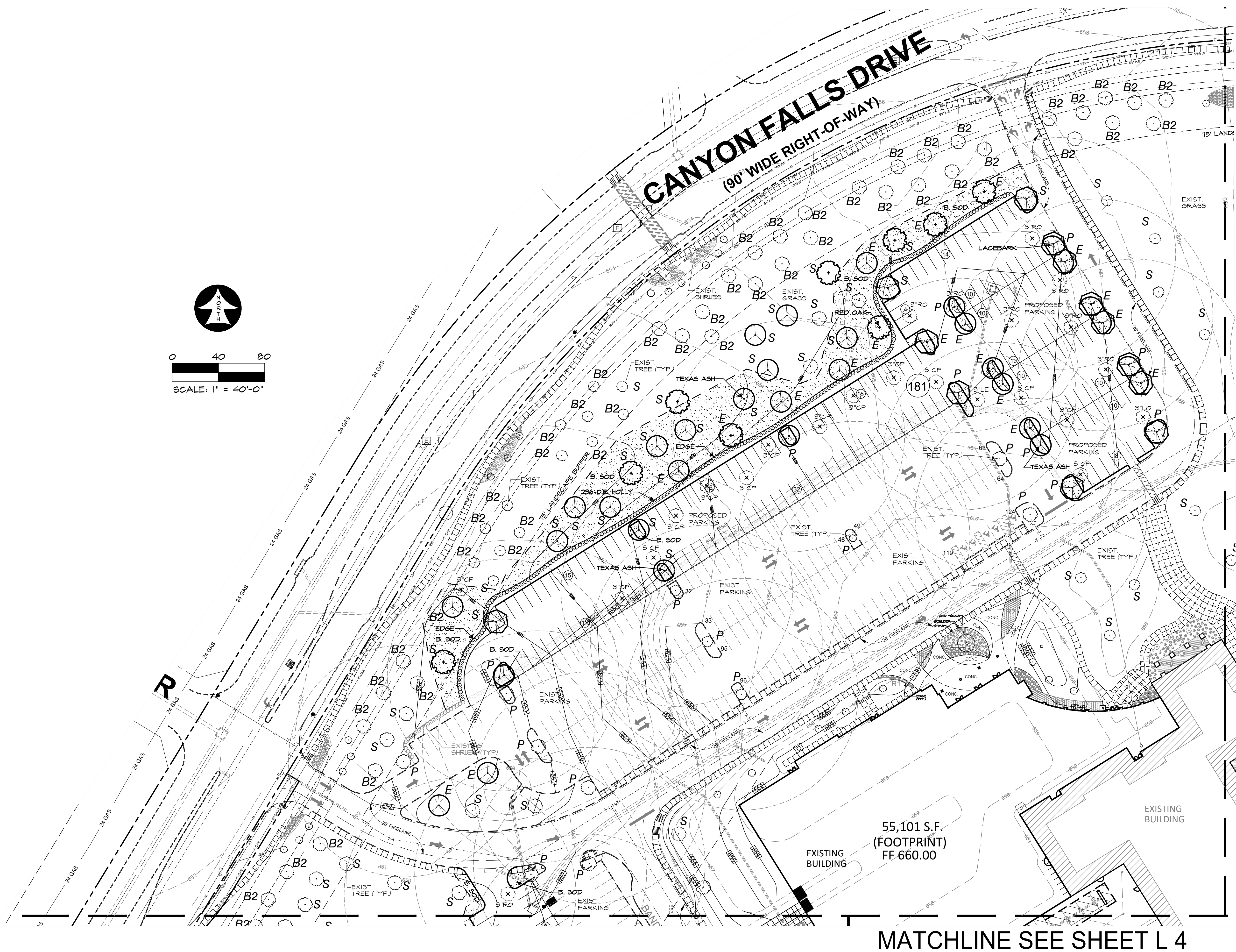
06/07/2022 PERMIT

DATE: 06/07/2022
SCALE: 1"=120'

SHEET No.

L 1





RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'A'



6-2-22

ISSUES/
REVISIONS

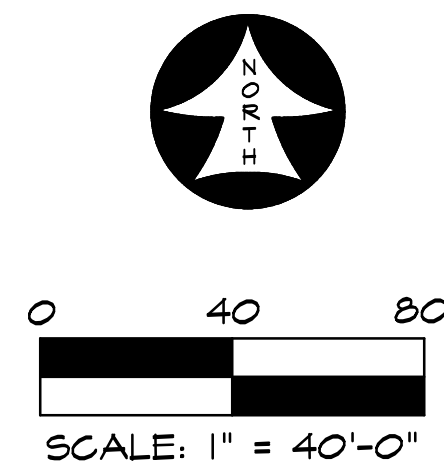
06/07/2022 PERMIT

DATE: 06/07/2022

SCALE: 1"=30'

SHEET No.

L 2



ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'B'

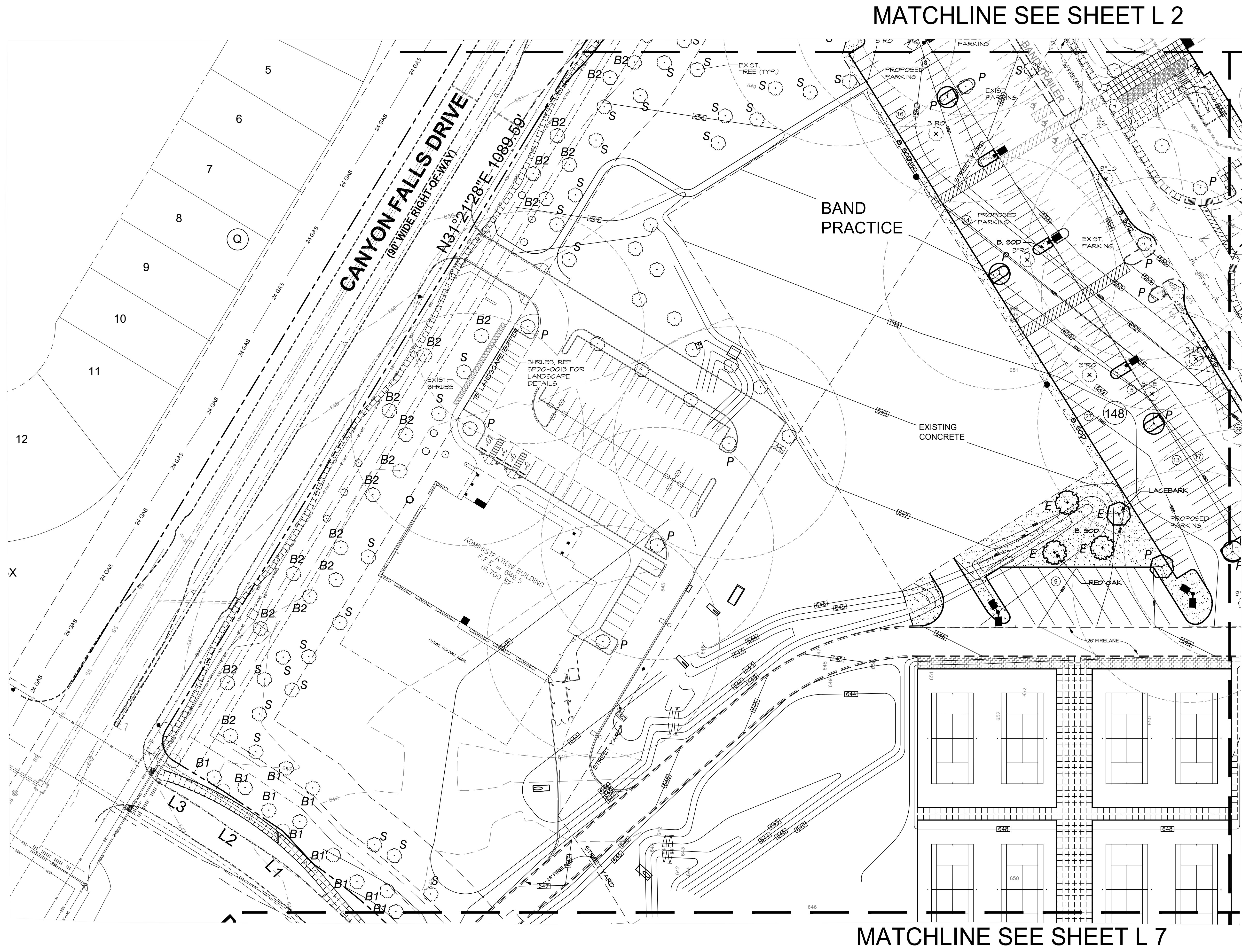
ISSUES/
REVISIONS

06/07/2022 PERMIT

DATE: 06/07/2022
SCALE: 1"=40'

SHEET No.

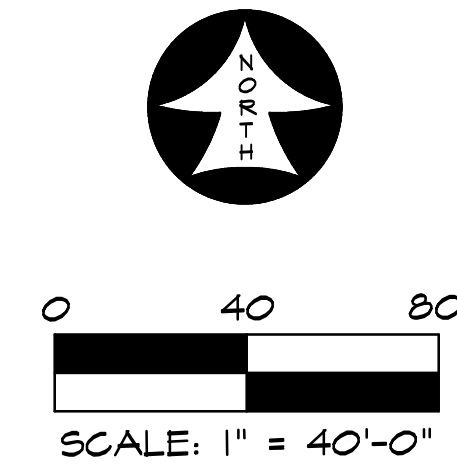
L 3



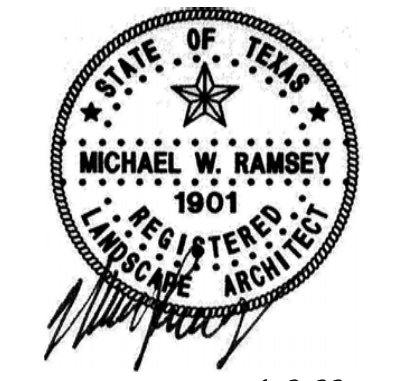
MATCHLINE SEE SHEET L 5

MATCHLINE SEE SHEET L 2

MATCHLINE SEE SHEET L 7



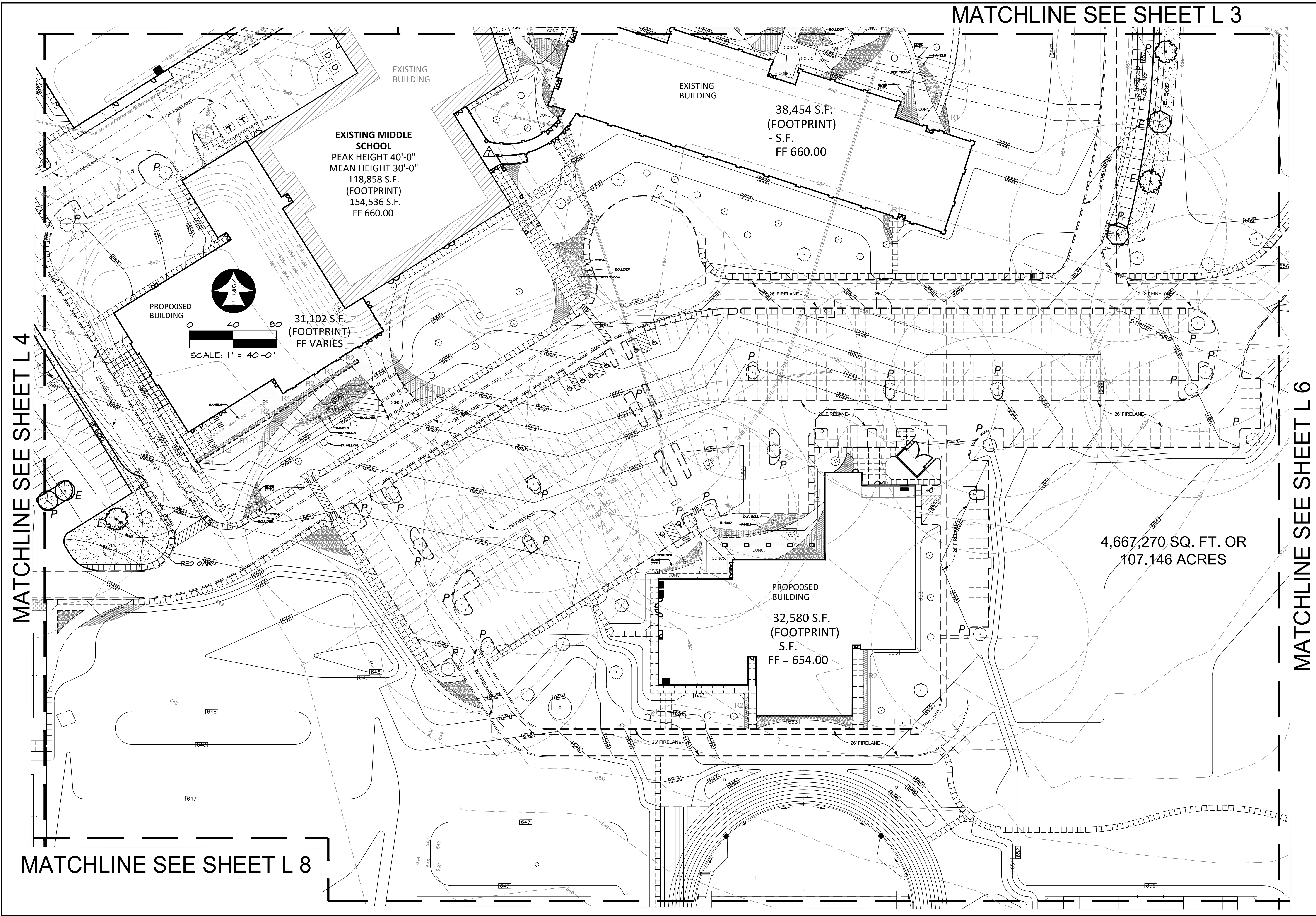
ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'C'



ISSUES/ REVISIONS	
06/07/2022	PERMIT
DATE:	06/07/2022
SCALE:	1"=40'

SHEET No.
L 4

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
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FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET



RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0899
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'D'



ISSUES/
REVISIONS

06/07/2022 PERMIT

DATE: 06/07/2022

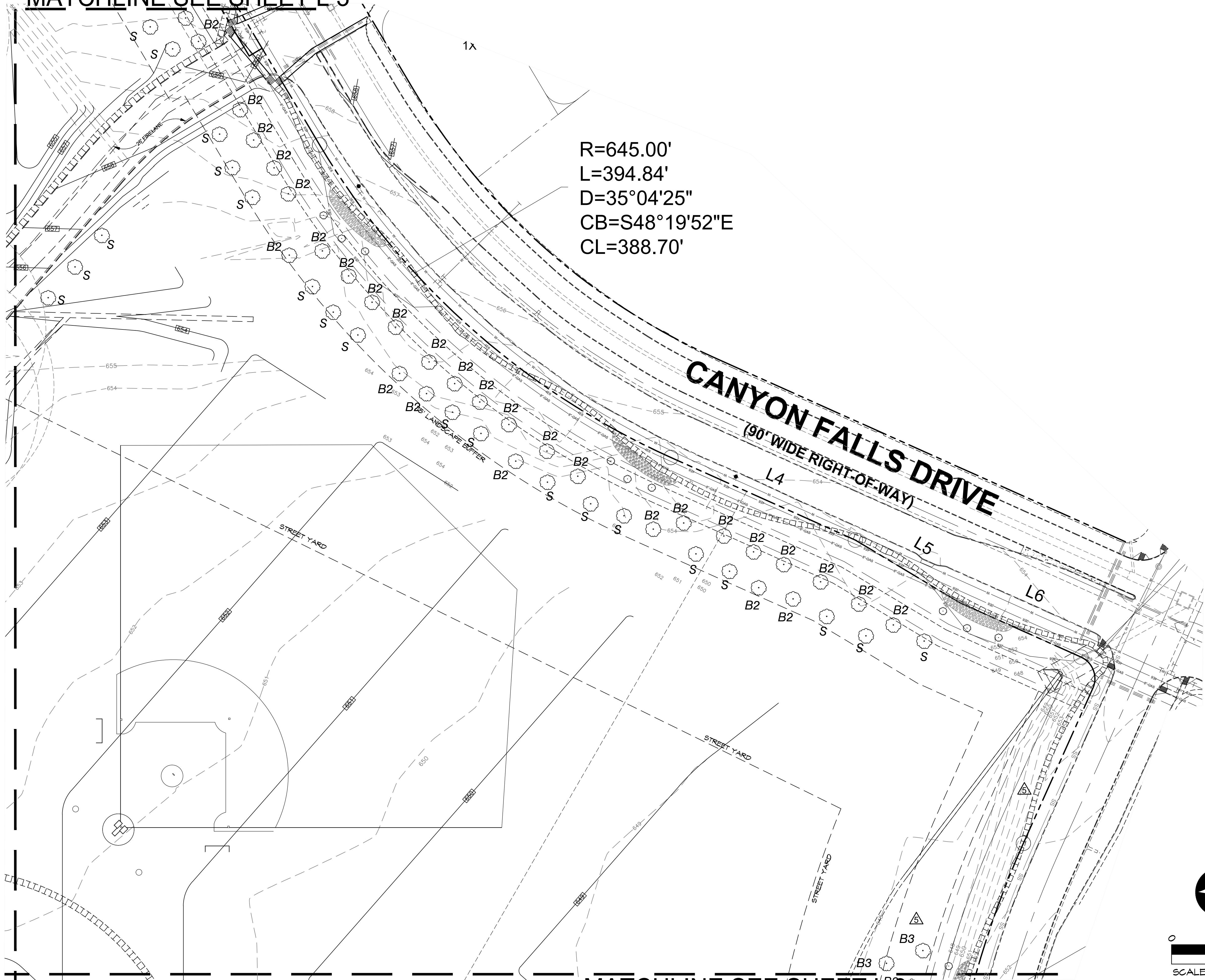
SCALE: 1"=40'

SHEET No.

L 5

MATCHLINE SEE SHEET L 5

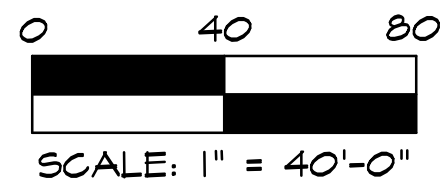
MATCHLINE SEE SHEET L 3



R=645.00'
L=394.84'
D=35°04'25"
CB=S48°19'52"E
CL=388.70'

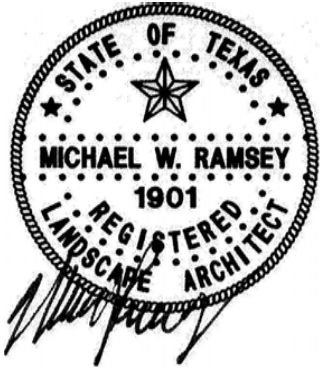
CANYON FALLS DRIVE
(90° WIDE RIGHT-OF-WAY)

MATCHLINE SEE SHEET L 9



RAMSEY LANDSCAPE ARCHITECTS, LLC
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FRISCO, TEXAS 75035
PHONE (972) 335-0889
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ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'E'

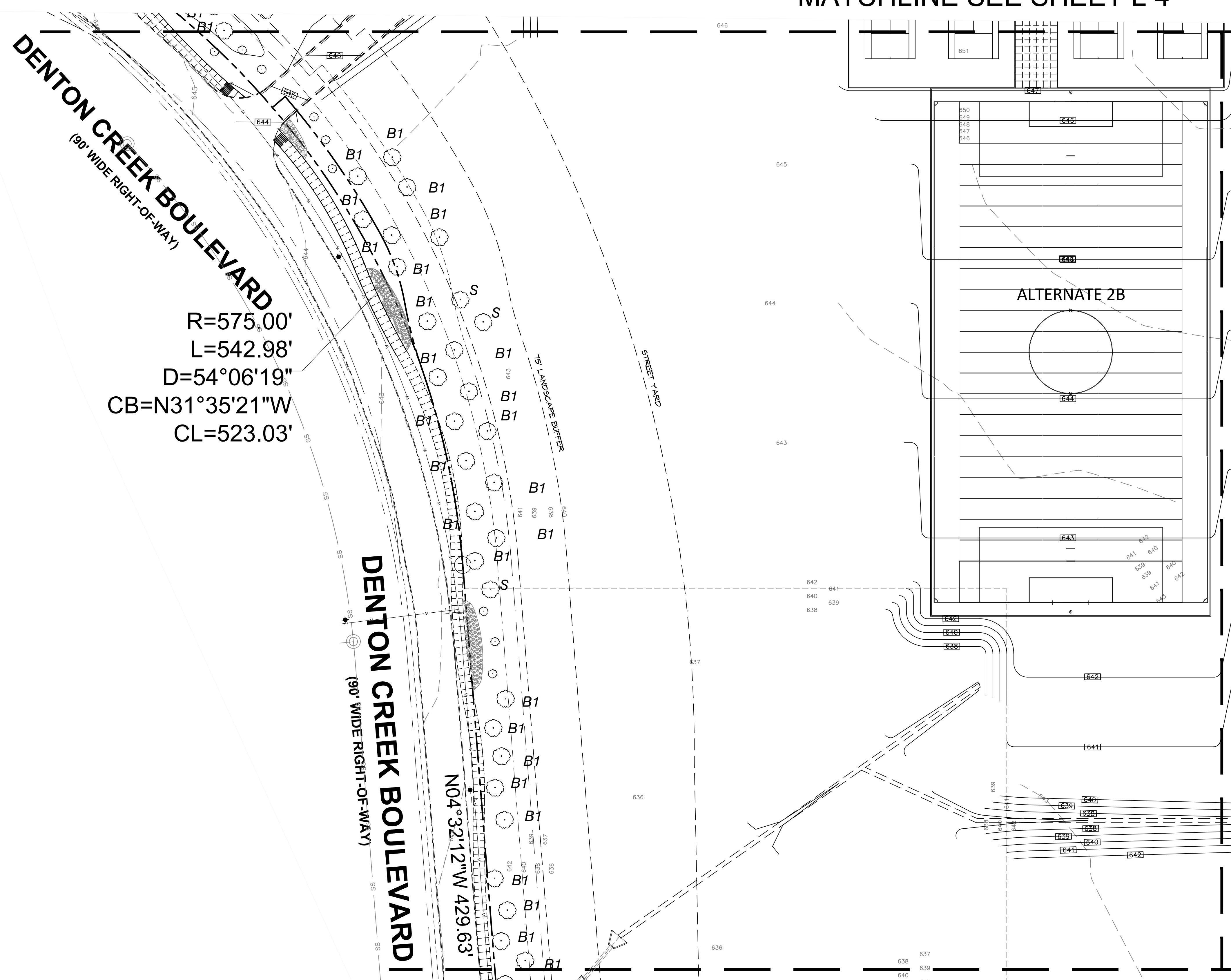


ISSUES/
REVISIONS
06/07/2022 PERMIT

DATE: 06/07/2022
SCALE: 1"=40'

SHEET No.

L 6



R=575.00'
L=542.98'
D=54°06'19"
CB=N31°35'21"W
CL=523.03'

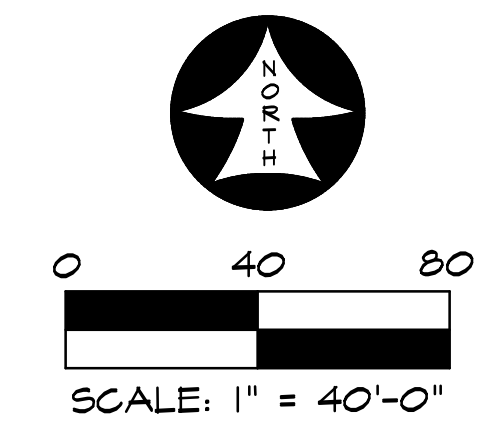
DENTON CREEK BOULEVARD
(90' WIDE RIGHT-OF-WAY)

N04°32'12"W 429.63'

MATCHLINE SEE SHEET L 4

MATCHLINE SEE SHEET L 8

MATCHLINE SEE SHEET L 10



ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'F'

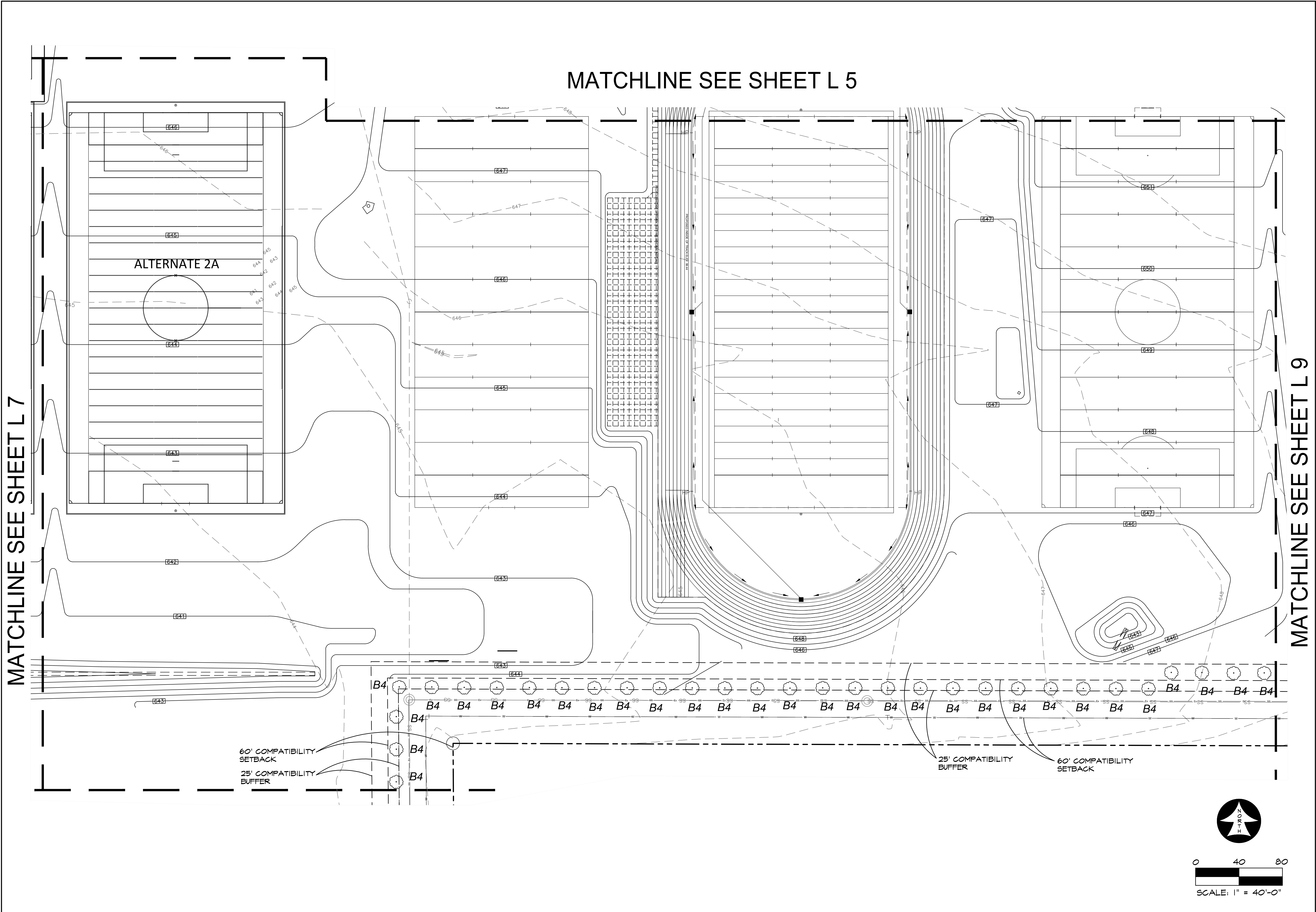


ISSUES/ REVISIONS	
06/07/2022	PERMIT
DATE:	06/07/2022
SCALE:	1"=40'

SHEET No.
L 7

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET

MATCHLINE SEE SHEET L 7



MATCHLINE SEE SHEET L 5

MATCHLINE SEE SHEET L 9

ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'G'



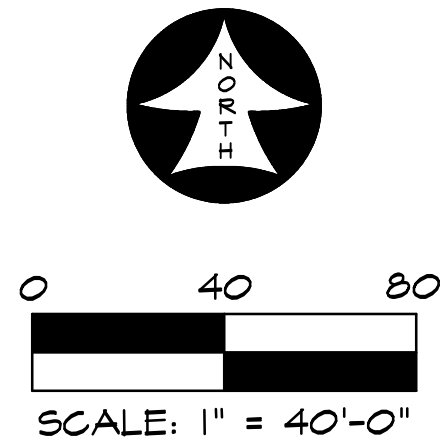
ISSUES/ REVISIONS	
06/07/2022	PERMIT

DATE: 06/07/2022
SCALE: 1"=40'

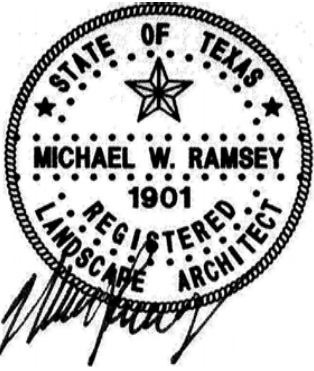
SHEET No.

L 8

RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889
FAX (469) 362-5433
EMAIL: MIKE.RLA@ATT.NET



ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'H'



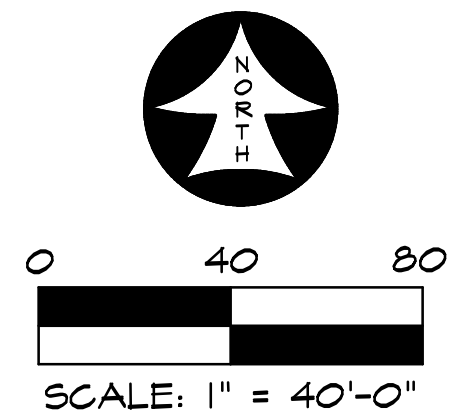
ISSUES/
REVISIONS

06/07/2022 PERMIT

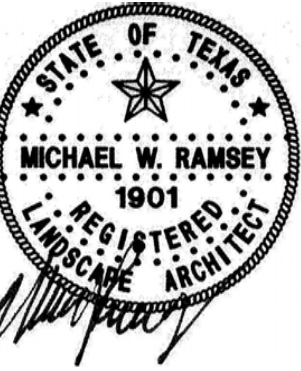
DATE: 06/07/2022
SCALE: 1"=40'

SHEET No.

L 9



**ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE PLAN AREA 'I'**

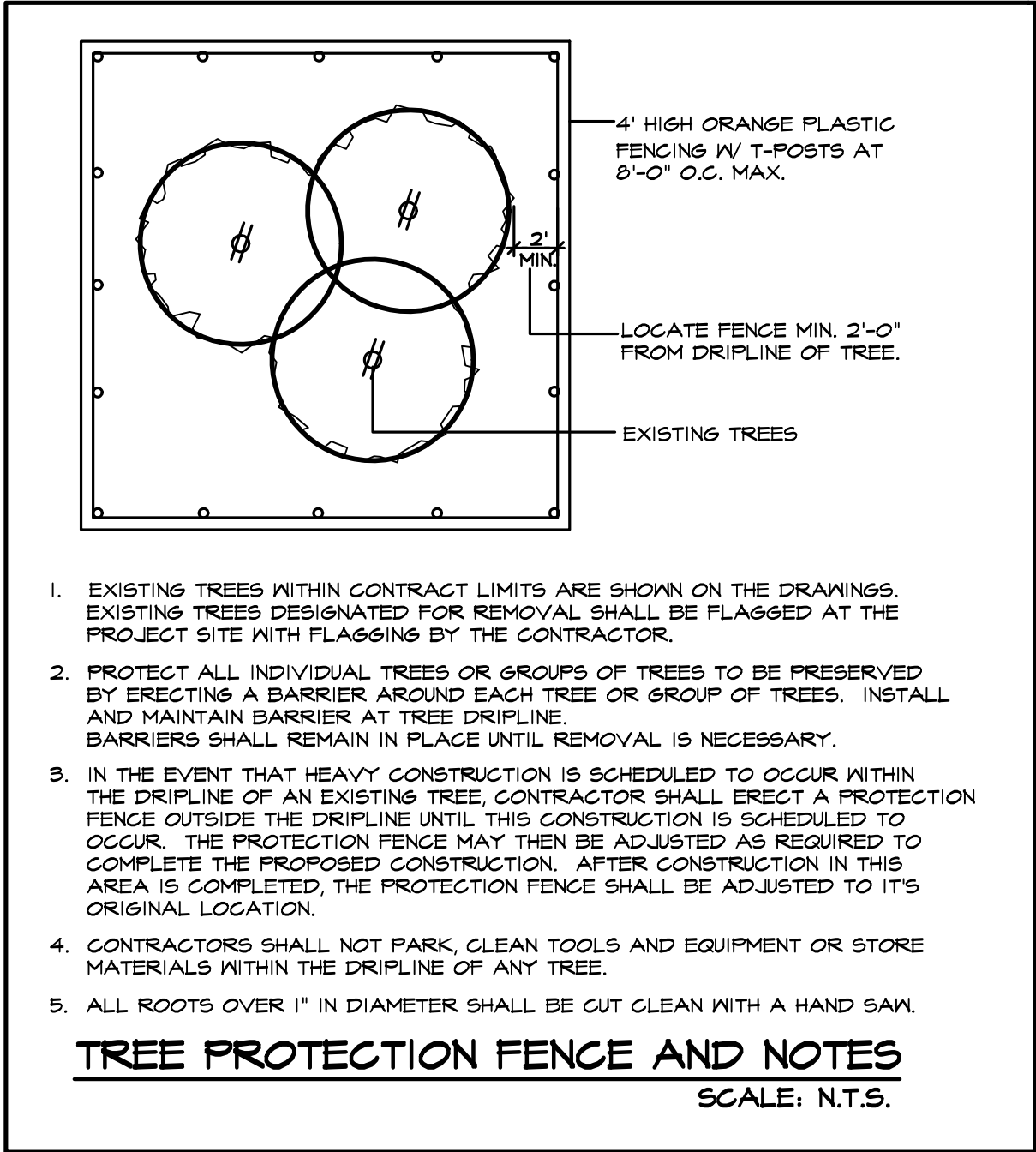
ISSUES/
REVISIONS

06/07/2022 PERMIT

DATE: 06/07/2022
SCALE: 1"=40'

SHEET No.

L 10



LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICAITONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

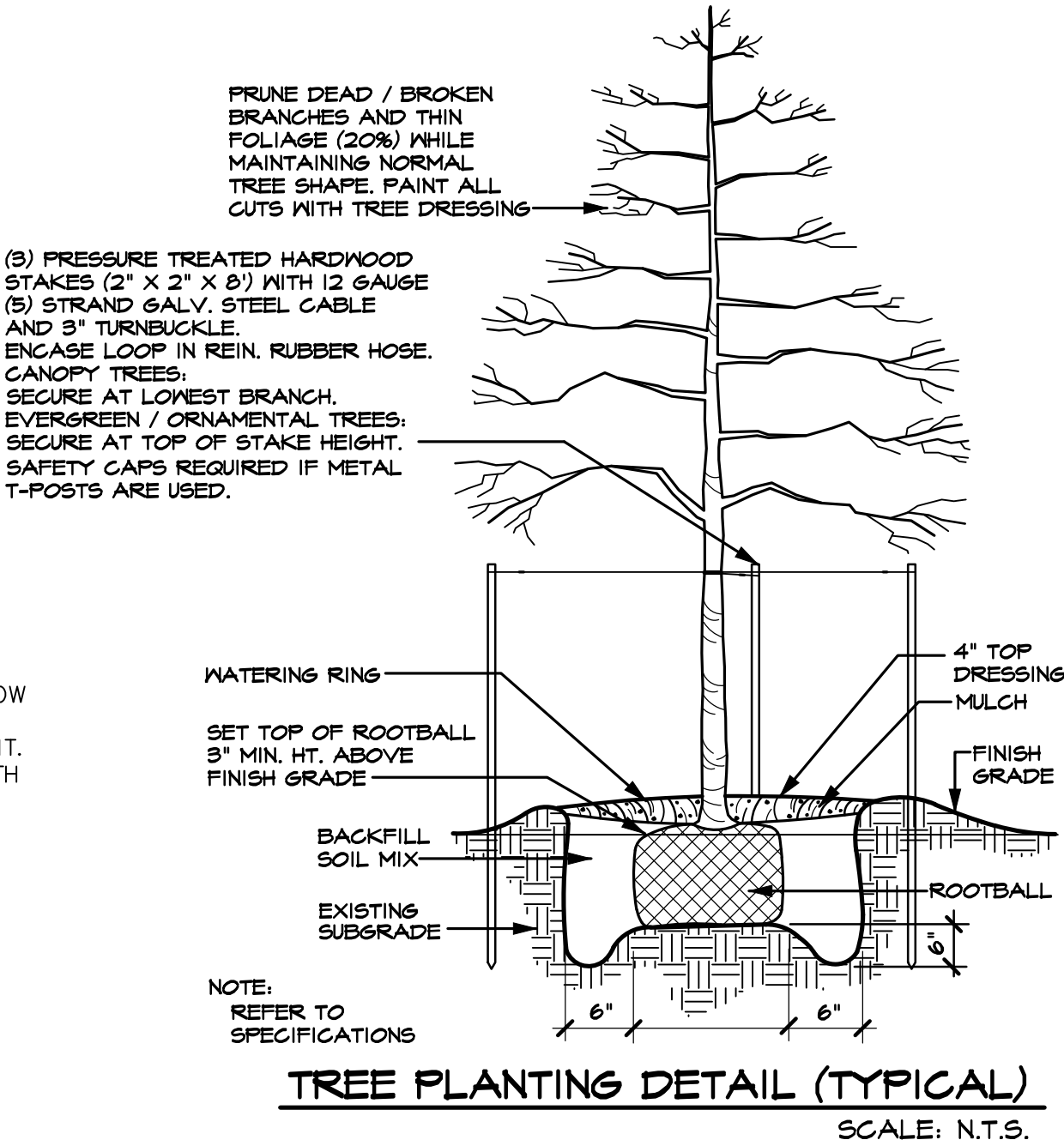
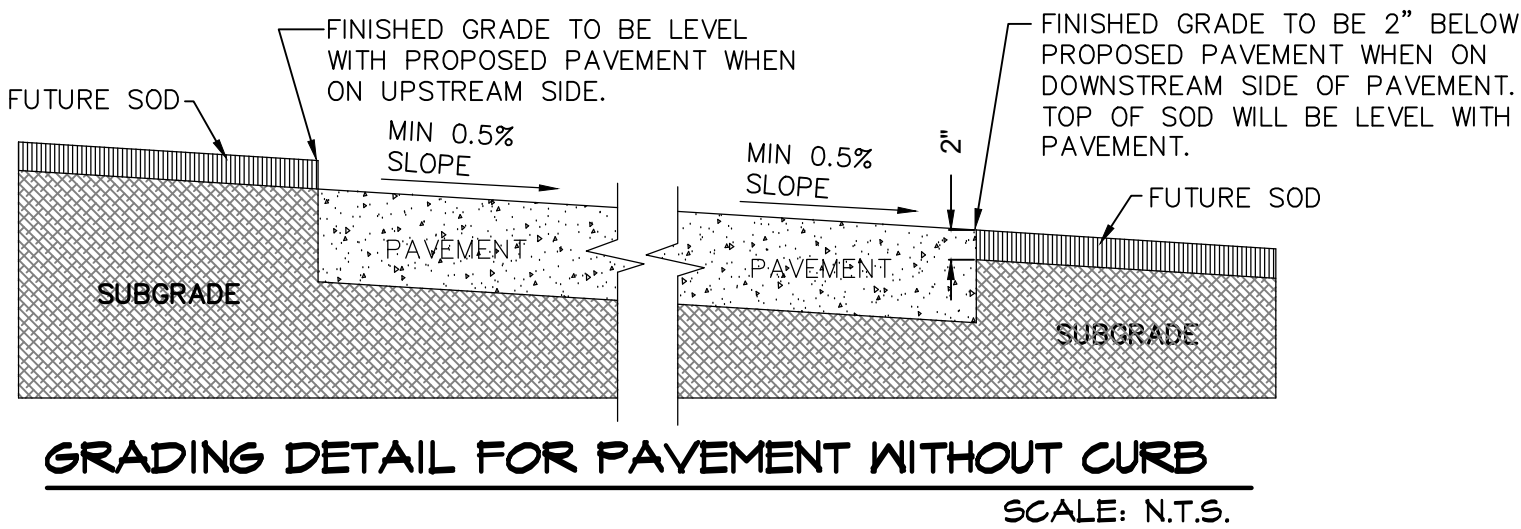
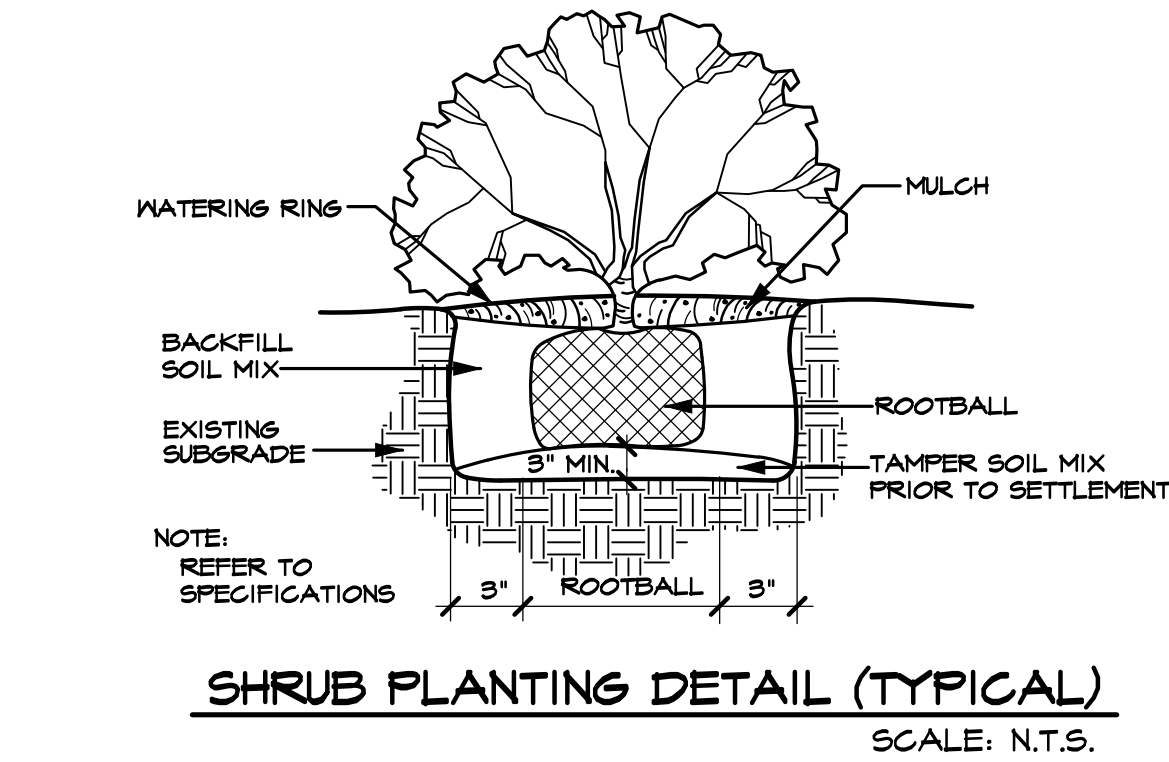
REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.

LANDSCAPE TABULATIONS	
STREET YARD LANDSCAPE	
20% OF STREET YARD TO BE LANDSCAPED	
STREET YARD AREA	1,613,410 SF
STREET YARD LANDSCAPE REQUIRED (1,613,410 SF X 20% =)	322,682 SF
STREET YARD LANDSCAPE PROVIDED	1,212,480 SF
STREET YARD TREES REQUIRED (1,613,410 SF / 110,000 SF = 1503,410 SF / 5,000 SF = 301 + 50 TREES =)	351 TREES
STREET YARD TREES PROVIDED	351 TREES
STREET YARD ONLY (141) + BUFFERS 41+140+24 =	351 TREES
STREET BUFFER	
25' WIDE, 1 TREE PER 30 LF	75' BUFFER PROVIDED
DENTON CREEK BOULEVARD - 1,216 LF	
STREET BUFFER TREES REQUIRED (1,216 LF / 30 LF =)	41 TREES
STREET BUFFER TREES PROVIDED	41 TREES
CANYON FALLS DRIVE - 4,180 LF	
STREET BUFFER TREES REQUIRED (4,180 LF / 30 LF =)	140 TREES
STREET BUFFER TREES PROVIDED	140 TREES
STONCREST ROAD - 846 LF	
STREET BUFFER TREES REQUIRED (846 LF / 30 LF =)	29 TREES
STREET BUFFER TREES PROVIDED	29 TREES
FRONTAGE SHRUBS	
10 SHRUBS PER 50 LF	
DENTON CREEK BOULEVARD - 1,216 LF	
STREET BUFFER SHRUBS REQUIRED (1,216 LF/50 LF=24.3 X 10=243)	243 SHRUBS
STREET BUFFER SHRUBS PROVIDED (NEW)	245 SHRUBS
CANYON FALLS DRIVE - 4,180 LF	
STREET BUFFER SHRUBS REQUIRED (4,180 LF/50 LF=83.6 X 10=836)	836 SHRUBS
STREET BUFFER SHRUBS PROVIDED (553 EXIST., 283 NEW)	836 SHRUBS
STONCREST ROAD - 846 LF	
STREET BUFFER SHRUBS REQUIRED (846 LF/50 LF=17 X 10=170)	170 SHRUBS
STREET BUFFER SHRUBS PROVIDED	170 SHRUBS
PARKING AREA LANDSCAPE	
SCHOOL 45 SF PER 12 SPACES, 1 TREE PER 20 SPACES, SPACES 100' OF TREE	
TOTAL EXISTING PARKING SPACES (860 EXIST.+416 NEW =)	1,276 SPACES
(NOW INCLUDES 20 BUS PARKING STALLS)	
PARKING LANDSCAPE REQUIRED 1,276 / 12 = 106.3 X 45 SF =)	4,785 SF
PARKING LANDSCAPE AREA PROVIDED	6,580 SF
PARKING TREES REQUIRED (1,276 SPACES / 20 =)	64 TREES
PARKING TREES PROVIDED (EXIST. TREES AT EXIST. PARKING)	65 TREES
EXCESS PARKING (716 REQ. +20%(155) DEVIATION = 931	
EXCESS PARKING TREES REQ. (1,276 - 931 = 345 / 10 =)	35 TREES
PARKING EXCESS TREES PROVIDED	35 TREES

COMPATIBILITY BUFFER			
STANDARDS	S.F.	REQUIRED	PROVIDED
25' COMPATIBILITY BUFFER (SOUTH PROPERTY LINE)	N/A	25'	25'
1 SHADE TREE PER 800 S.F. OF BUFFER	66,454 S.F.	84 TREES	84 TREES <i>B4</i>
6' TUBULAR STEEL FENCE WITH MASONRY COLUMNS	N/A	2,658 L.F.	EXCEPTION GRANTED
COMPATIBILITY SETBACK (SOUTH PROPERTY LINE)	N/A	60'	60'

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
6		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
16		RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
21		LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
34		TEXAS ASH	Texas Ash	<i>Fraxinus texensis</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
235		D.B. HOLLY	Dwart Burford Holly	<i>Ilex cornuta 'Nana'</i>	30" Ht./14" spread, bushy, full to ground
GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		B. SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Hydromulch refer to specifications
AS SHOWN		EXISTING GRASS			
MISCELLANEOUS					
AS SHOWN		EDGE	L.F. Ryerson steel edge 1/8" x 4" with 12" stakes, green in color		Separate all beds and granite from all grass areas.
AS SHOWN		D. GRANITE	Decomposed Granite		4" THICK COMPACTED DECOMPOSED GRANITE TO BE FLUSH WITH TOP OF CURB OR ADJACENT PAVEMENT. CENTER CROWNED 2%-3 % FROM EDGE. SEPARATED AT PLANTING AREAS BY EDGING. INSTALL BINDER WITH DECOMPOSED GRANITE BINDER TO BE "STABILIZER" FROM STABILIZER SOLUTIONS. (800) 336-2468. INSTALL IN 2" LAYERS PER MANUF. REC. PROVIDE BARRIER MAT BELOW GRANITE.

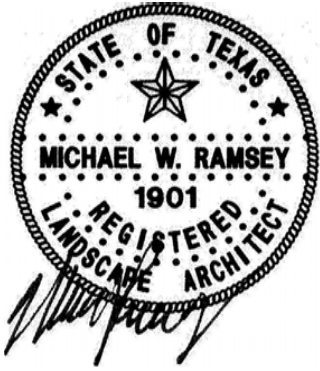
LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES



RAMSEY LANDSCAPE ARCHITECTS, LLC

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FRISCO, TEXAS 75035
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EMAIL: MIKE.RLA@ATT.NET

ARGYLE PHASE 3 HIGH SCHOOL
ADDITIONAL PARKING
6601 CANYON FALLS DR., FLOWER MOUND, TX
LANDSCAPE DETAILS



6-2-22

ISSUES/
REVISIONS

06/07/2022 PERMIT

DATE: 06/07/2022

SCALE: AS SHOWN

SHEET No.

L 11



June 2, 2022

Poornima Kashyap
 Town of Flower
 Mound 2121 Cross
 Timbers
 Flower Mound, TX 75028

RE: Argyle High School located at Canyon Falls Drive.
 Parking Study / Parking Variance

Letter Ms. Kashyap,

On behalf of the Argyle Independent School District, we would like to request a variance or waiver to section 82-73 This section requires that:

Sec. 82-73. - Computing parking and loading requirements.

The number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, Off-street parking and loading space requirements, and the following provisions:

(1)

Deviation of required spaces. The amount of parking can be reduced or increased by 20 percent. Deviations in excess of 20 percent must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation can be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

(2)

Unlisted uses. Where questions arise concerning the minimum off-street parking and loading requirements for any use not specifically listed, the requirements may be interpreted by the town as those of a similar use.

(3)

Large developments. A large development is defined as any development that is required to provide over 250 parking spaces based on the parking ratios listed in section 82-74. All large developments are required to provide a parking study as defined in this section and should provide a minimum reduction of 20 percent from the sum of the specific parking required for each use.

(4)

Parking study. A parking study required by this article shall be reviewed by the town along with any traffic engineering and planning data that are appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, shall include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Traffic Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity and location. The analysis



must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study shall document the source of data used to develop recommendations.

(5)

Location. All required parking shall be located and arranged on the site to insure optimal access and use.

(6)

Fractions. When measurements determining the number of required parking and loading spaces result in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded upward to the next highest full number.

(7)

Seating capacity. Where parking ratios are specified in terms of the number of seats, this shall be interpreted to mean maximum seating capacity as determined using the standards of the uniform building code.

(8)

Floor area. Floor area of structures devoted to off-street parking of vehicles shall be excluded in computing the off-street parking and loading requirements of any use.

(Code 1989, ch. 12, § 5.02(c); Ord. No. 62-04, § 4, 7-19-2004)

Per Off-street Parking Requirements, the High School will be required to provide 1 parking stall for the 193 classrooms plus 1 parking stall per 3 students accommodated (high School, College, or University) The high school is designed with 193 classrooms and 1,750 student capacity. $193 + (1,750 / 3) = 776$ parking spaces are required. This means the site must have a minimum of 776 stalls but can increased by 20% or $776 \times 1.20\%$ deviation = 931 Parking stalls. The purpose of the variance is request additional stalls above the 931 parking spaces. (776 required parking spaces + 155 @ 20% deviation = 931 parking spaces)

In the case of Argyle High School, we are requesting 345 additional parking spaces above the allowed parking space number of 931, for a total of 1,276 parking spaces on this campus. Which would put the site at a total deviation of 64.4% The campus has 121 staff, teachers, and administration, 10 kitchen staff and 4 custodians, that will be utilizing parking spaces every day. In addition, the campus will also host 10 volunteers and 21 spaces reserved for visitor parking on a daily basis. The campus currently has 588 assigned parking spots for student parking with 27 students on the waiting list for a total of 615 student parking spaces currently needed on a current student enrollment of 1321 students. This equates to 46% of the students needing parking spaces. The current floor area ratio is 302,530 square feet.

Based on information from the past 3 years, our average number of student drivers seems to stay between 45% - 50% of the total 9-12 population. And knowing that basically no 9th graders drive, and they start getting licenses in their 10th grade year, but the percentages are consistent when we look at the entire 9-12 population.

(Source: Argyle ISD)

$1,750 \text{ student} \times 46\% = 805 \text{ student parking needed at full build out.}$

This campus currently hosts UIL competitions, athletic events and tournaments, fine arts events, scholastic competitions, and events, etc. that happen during the normal



school day at times. So, in addition to the full student body and staff, we add multiple buses from other school districts as well as parents that attend that are all trying to park during the day. These type events happen, on average, 3 to 4 times per month. These visitors and guests are forced to find street parking within the Canyon Falls neighborhood and as the school grows, so will this situation. The 345 additional parking spaces will help to accommodate the non-employee spaces needed and reduce any off-campus parking on the streets and in the neighborhood. Street and neighborhood parking is a safety concern for the district and would like to be avoided as much as possible.

Additional campus activities that necessitate the additional 345 spaces include campus leadership meetings, after school games and events, grade-level programs and special curriculum nights for parents and family members during school hours and after school.

As a comparison, the other High Schools in the Town of Flower Mound for Lewisville ISD. Flower Mound High School located at 3411 Peters Colony Road has a floor area ratio of 500,928 square feet with 1,871 available parking stalls and Marcus High located at 5707 Morris Road as a floor area ratio of 526,567 square feet with 1,924 available parking stalls.

To offset the requested additional paving, additional landscaping will be added to the site in the form of trees. Using the 1 tree per 10 excess parking spaces guideline, 35 additional trees have been added to the site ($345/10 \Rightarrow 35$ trees). The additional trees are noted on the Landscape Plans with an 'E' next to the tree.

Thank you for allowing us the opportunity to demonstrate the current high school's need for the additional parking on-site parking through this letter and for considering the District's request for a parking waiver/variance.

Sincerely,

Mike Glenn P.E.
Vice President



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: June 13, 2022

FROM: Poornima Kashyap, Principal Planner

ITEM: Public Hearing to consider an ordinance for rezoning (ZPD21-0010 – Embree 2499) from Agricultural District (A) and Single Family-Estate (SF-E) to Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road. *(On May 23, 2022, P&Z tabled this item to the June 13, 2022, meeting by a vote of 6 to 0.)*

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 6.81 acres of land currently zoned Agricultural District (A) to Retail-2 (R-2) along the Long Prairie Road frontage and to Office (O) uses on the western half of the property. The proposal is consistent with the Master Plan's split land use designation. The property is currently developed with single-family residential homes.

The concept plan depicts three drive-thru restaurants of varying sizes: 3,744 square feet, 3,180 square feet and 974 square feet within the Retail zoned area, and two office buildings totaling 24,800 square feet within the Office zoned area. The layout consists of the proposed buildings, parking lots, open space and landscaping. There are two amenity areas identified within the center of the site. Primary access will be provided from Long Prairie Road with mutual access easements from properties located to the north and to the south. The proposed uses requires 235 parking spaces, and the plan depicts 215 parking spaces, indicating that the development is within the 20% deviation allowed by the Town's parking regulations.

To address concerns from neighboring properties, the applicant has written the following conditions into their development standards:

- Maximum height of one-story for medical office buildings along the western side of the property, as well as a variable width compatibility buffer along the western property line between 25 and 45 feet.

- Six-foot masonry walls constructed along the western and northern property lines.
- Lighting measured at the northern and western property lines shall not exceed four-tenths of one footcandle and shall be shielded.
- Speakers for Building 1 shall not be oriented to face north.

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

Exceptions:

- Driveway Spacing
- Roofs and Parapets

III. EXCEPTIONS:

A. Driveway Spacing

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Long Prairie Road to be a minimum of 360 feet between drive approaches. The proposed driveway is located approximately 300 feet from the existing driveway on the adjacent parcel to the north and 280 feet from the existing driveway on the adjacent parcel to the south. However, the southern driveway spacing exception will no longer be required once the spine road behind Angel Vet is completed because Angel Vet will then be required to demolish their access from Long Prairie and utilize the spine road instead. The proposed driveway is in the location staff would recommend, as it lines up with Surrey Woods Rd across Long Prairie.

B. Roofs and Parapets

Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such request should only be contemplated in the areas that are not adjacent to residences, are part of large-scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls.

The proposed retail buildings are less than 15,000 square feet and require a pitched roof on all sides of the building. The proposed elevations for Building 1 consist of a flat roof design.

IV. UNRESOLVED ITEMS

Spine Road

On December 19, 2016, the Town Council approved the elimination of Section 3, Specific Plan Areas (SPA), from the Town's Master Plan and the removal of the SPA overlays from the Land Use Map. SPA 2, which had previously applied to this area, stated that internal access for all parking and service is to be provided by an extension

of Firewheel Drive to Sagebrush and that curb cuts onto FM 2499 would be minimized. This was to be accomplished through the development of a “spine road.” While the SPAs were repealed, the Town’s intention, as indicated by the staff report at the time, was to continue to enforce the spine road requirement. The proposed development has dedicated a 31’ mutual access easement connecting the properties to the north and south; however, the easement has parking spaces along it, which could discourage its usage as a throughway. The applicant has stated that they would not be able to meet the Town’s parking requirements if they removed all the spaces along the access easement.

Elevations for Retail Buildings

The applicant provided Typical QSR Pad Site building elevations that will apply to all three proposed fast food restaurants initially. However, they have indicated in their development standards that each of these buildings will likely come forward with a PD amendment to have their specific elevations considered prior to site plan application.

V. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On January 4, 2022 the Environmental Conservation Commission (ECC) reviewed and recommended approval of a permit to remove three specimen trees on the site with the condition that the applicant work with the Town and TxDOT to reduce the deceleration lane’s length and discuss altering the detention pond in an attempt to save the specimen trees. While these actions were taken, the applicant stated that due to the utilities in the area, the specimen trees will more than likely not be able to be saved. This item will be forwarded to the Town Council for consideration at the same time as the subject project.

VI. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD21-0010 had a total of 30 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in support and no item(s) of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

VII. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

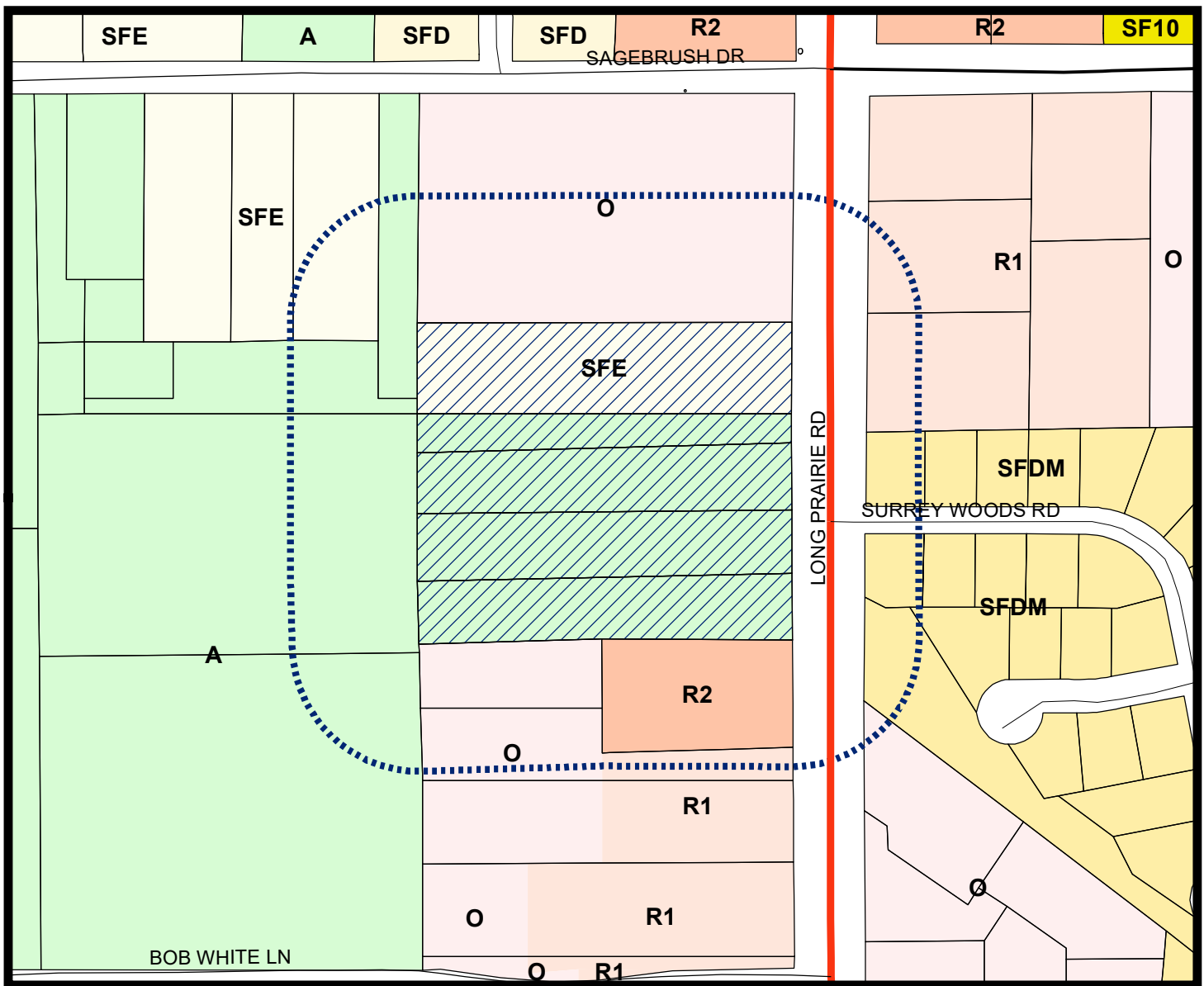
B. Application Details

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

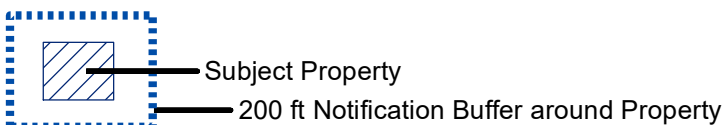


Vicinity Map

Reference Project: ZPD21-0010

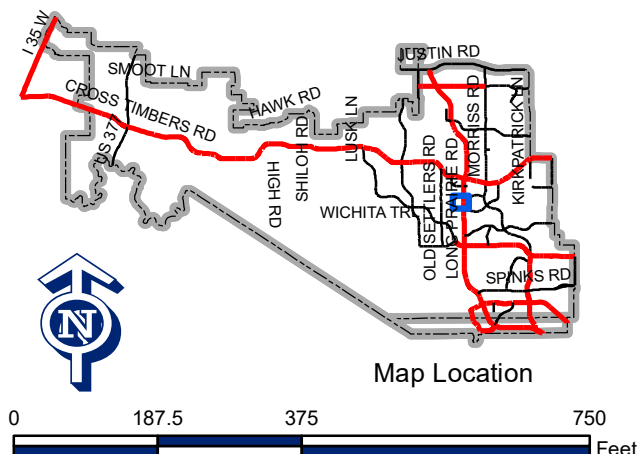


LEGEND



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

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





LETTER OF INTENT > EMBREE 2499

April 06, 2022

Lexin Murphy
 Town Planner
 Town of Flower Mound
 2121 Cross Timbers
 Flower Mound, TX 75028

RE: Zoning Change Request – Embree 2499

Ms. Murphy:

Please accept this letter, on behalf of Jerry Frazier with Embree Development Group, Inc., as an explanation of the proposed Zoning Change Request for approximately 6.81 acres of land located west of Long Prairie Road and approximately 400 feet south of Sagebrush Drive. The current zoning on the property is Single Family Estate and Agricultural.

The purpose of this application is to request a zoning change to allow for a Planned Development so that three restaurants with drive-throughs and two office buildings may be constructed. There is a 31-foot Mutual Access Easement that runs from the northern side of the property to the southern side of the property. This Mutual Access Easement will be the dividing point between the office uses and restaurant with drive through uses. This drive will connect Sagebrush Drive to Fire Wheel Drive providing cross access to the developments along this section of Long Prairie Road. Once our proposed development is complete the only portion required to make the full connection will be from the two lots directly south of our Planned Development. There was a Development Agreement that was entered into by the Town of Flower Mound and Victor Adoue on October 16, 2006 that states that once the property north of Angel Veterinary Clinic develops the drive way connection from Long Prairie Road shall be demolished and access shall come from the Mutual Access Easement (Spine Road). This Developers Agreement does not affect our property or the timing of development for our property, but it does implicate actions to take place outside of our property. It is our intent to allow for the spine road connection on our property to be connected into so that all lots are developable and have adequate cross access internally.

The Offices shown on the plan equal a total of 25,175 square feet. The businesses within the offices will be either professional offices or medical offices. The three proposed restaurants directly adjacent to Long Prairie Road will be restaurants that provide drive throughs. There is a total of 7,898 square feet of restaurant square footage being proposed. The parking and access requirements have been provided in accordance with the Town of Flower Mounds Development Code. The concept plan shows that the site will meet the Town's compatibility setback and buffer.

Deviations from Town of Flower Mound Standards

- Elevations for each building are not included in the submittal package for a Planned Development.



LETTER OF INTENT > EMBREE 2499

- Quick Services Restaurants will not have pitched roofs in the traditional sense.
- Driveway spacing along FM 2499 have been modified as shown on the Concept Plan and requested in the Development Standards.

We are very excited to have the opportunity to bring this project forward to appropriately develop this infill site. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS

Doug Powell, AICP

Cc: Embree Development Group, Inc.

File: W:\Projects\2020\202010385\202010385\Drawings\202010385_202010385_202010385.dwg
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ANS, NICK
WART, TR 59, 1.03
DCAD TR# 24
E FAMILY ESTATE
SE: ESTATE

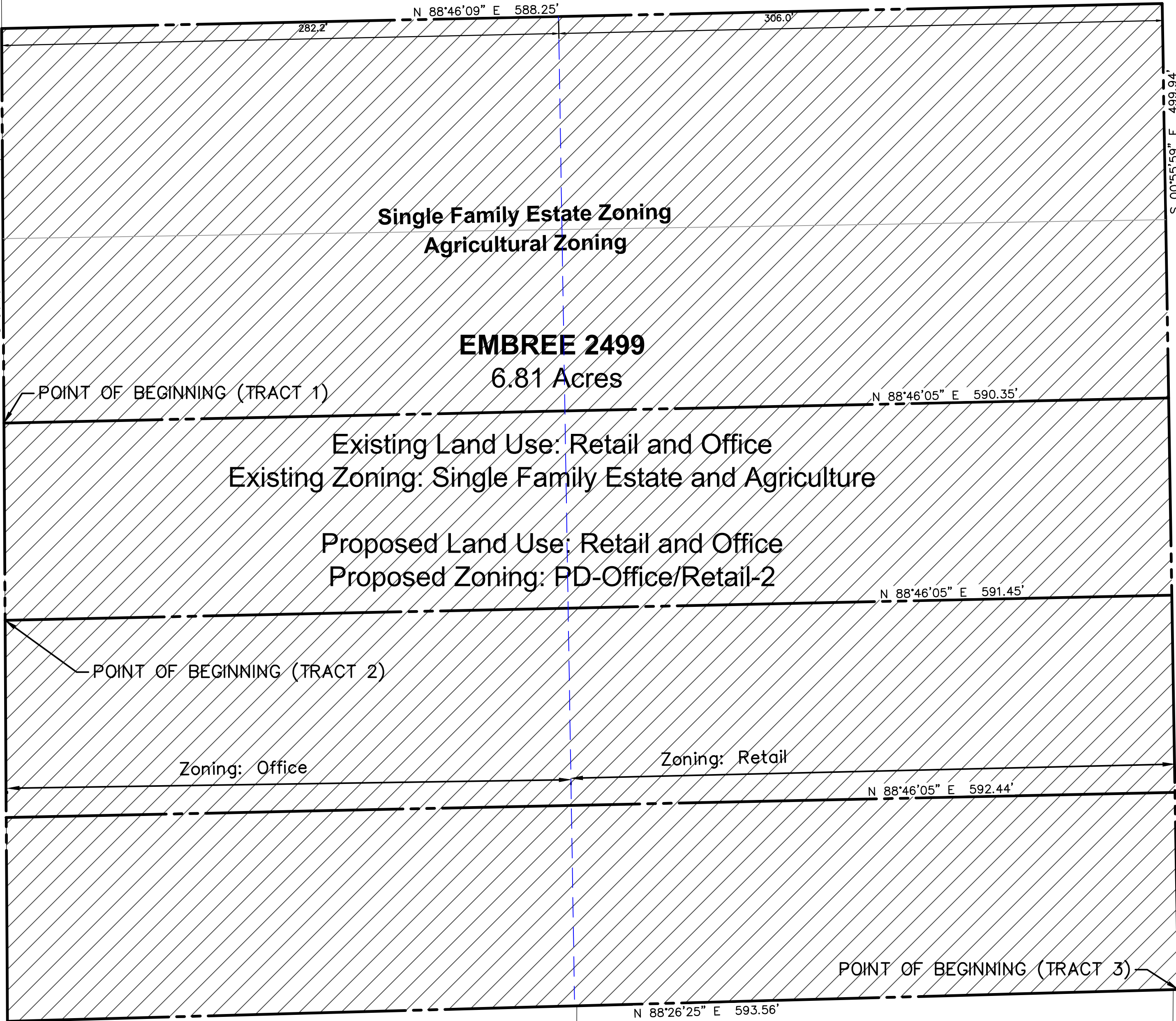
KO, TAD A
WART, TR 60, 1.0615
DCAD TR# 20
AGRICULTURAL
USE: ESTATE

LINVILLE, STEPHEN L
A1346A J. WIZWELL, TR 38, 4.9
ACRES, OLD DCAD TR #4,5
ZONED: AGRICULTURAL
LAND USE: ESTATE

WEDGE, WILLIAM PATRICK
A1346A J. WIZWELL, TR 37, 7.06
ACRES, OLD DCAD TR# 3
ZONED: AGRICULTURAL
LAND USE: ESTATE

MARKO, TAD A
A1161A J. STEWART, TR 60C, .8867 ACRES ZONED: AGRICULTURAL
LAND USE: ESTATE

S. 00°19'57" E. 503.41'

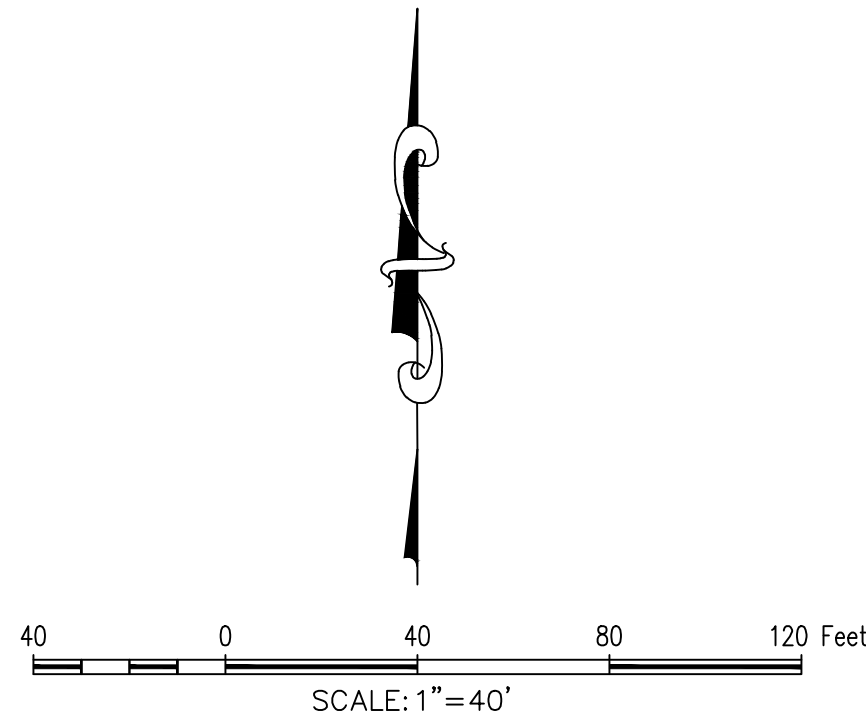


EARLES, HARVEY L
A1346A J. WIZWELL, TR 43, .627
ACRES, OLD DCAD TR# 23
ZONED: PD-64
LAND USE: OFFICE

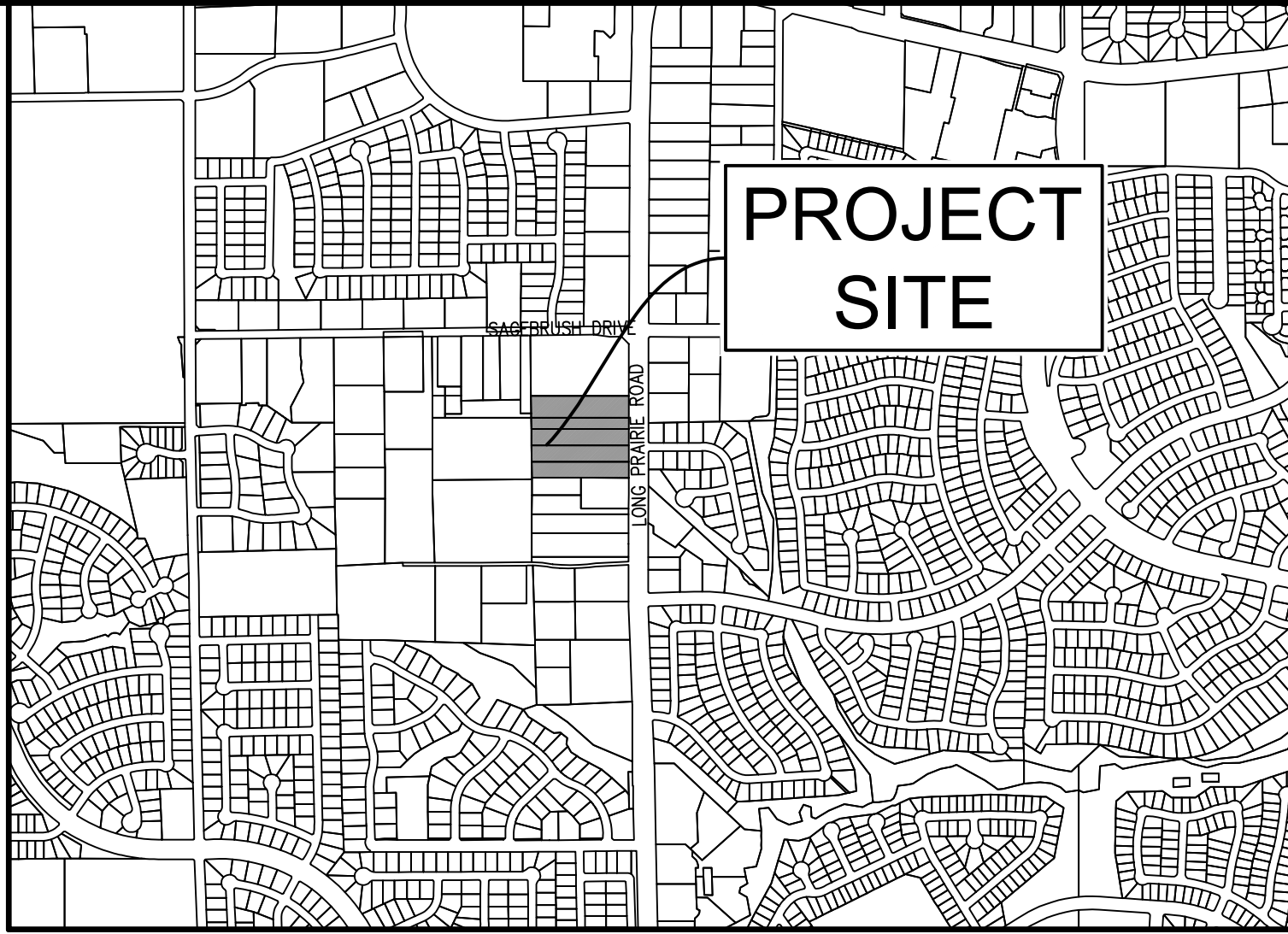
VCA REAL PROPERTY ACQUISITION CORP
ANGEL VET CENTER BLK A LOT 1
ZONED: PD-64
LAND USE: RETAIL

Development Standard	Required		Provided	
	Office	Retail-2	Office	Retail-2
Min. Lot Size	N/A	N/A	N/A	N/A
Min. Lot Width	N/A	N/A	N/A	N/A
Min. Area/Unit	N/A	N/A	N/A	N/A
Min. Front Yard	N/A	N/A	60'	60'
Min. Side Yard	N/A	N/A	N/A	N/A
Min Rear Yard	15'	15'	15'	15'
Max. Lot Coverage	50%	50%	50%	50%
Max. Height (Stories/Ft)	3 stories or 35'	2 stories or 35'	1 story or 35'	3 stories or 35'

OWNER/DEVELOPER
Jerry Frazier
Embree Development Group,
Ph. 512.819.4746
Contact: Jerry Frazier



LONG PRAIRIE ROAD
FM 2499



TRACT 1
LEGAL DESCRIPTION
4.062 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Imer & Sebian Bardhi, recorded in Document Number 2006-58316, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found at the southeast corner of a certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, passing at a distance of 103.36 feet, the northwest corner thereof, same being the southwest corner of a certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, continuing a total distance of 203.37 feet to the POINT OF BEGINNING, at a 1/2" capped rebar set, stamped "MCADAMS", being the northwest corner of said Vasani tract, same being the southwest corner of said Bardhi tract, and being in the east line of said Linville tract;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Bardhi tract, a distance of 300.04 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the northeast corner of said Linville tract, same being the southwest corner of Lot 1, Block A, FM Senior Living, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2014-202, Plat Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Tad A. Marko, recorded in Document Number 1993-65535, Deed Records, Denton County, Texas;

TRACT 2
LEGAL DESCRIPTION
1.359 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2" capped rebar found at the southeast corner of a certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, a distance of 103.36 feet to the POINT OF BEGINNING, being a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner thereof, same being the southwest corner of said Vasani tract, and being in the east line of said Linville tract;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Vasani tract, a distance of 100.01 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southeast corner of a certain tract of land, described by deed to Imer & Sebian Bardhi, recorded in Document Number 2006-58316, Deed Records, Denton County, Texas, and being in the east line of said Linville tract;

THENCE N 88°46'05" E, with the north line of said Vasani tract, and the south line of said Bardhi tract, a distance of 591.40 feet, to a 1/2" capped rebar set, stamped "MCADAMS" at the southeast corner thereof, same being the northeast corner of said Vasani tract, and being in the west line of FM 2499, from which a 1/2" capped rebar found, stamped "SJ&F", bears N 00°55'59" W, 100.00 feet;

THENCE S 00°55'59" E, with the east line of said Vasani tract, and the west line of FM 2499, a distance of 100.00 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southeast corner of said Vasani tract, same being the northeast corner of said Rodgers Living Trust tract, and being in the west line of said FM 2499;

THENCE S 88°46'05" W, with the south line of said Vasani tract, and the north line of said Rodgers Living Trust tract, a distance of 592.45 feet to the POINT OF BEGINNING and containing approximately 1.359 acres of land.

TRACT 3
LEGAL DESCRIPTION
1.384 ACRES

BEING all that certain lot, tract, or parcel of land, situated in the J. Wizwell Survey, Abstract Number 1346, Town of Flower Mound, Denton County, Texas, and being all that certain tract of land, described by deed to Rodgers Living Trust & Nishendu Vasavada & Bela Vasavada, recorded in Document Number 2014-116754, Deed Records, Denton County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" capped rebar found at the southeast corner of said Rodgers Living Trust tract, and being in the west right-of-way line of FM 2499 (Long Prairie Road, called 120' right-of-way);

THENCE S 88°26'25" W, with the south line of said Rodgers Living Trust tract, passing the northeast corner of Lot 1, Block A, Angel Vet Center, an addition to the Town of Flower Mound, according to the plat thereof, recorded in Document Number 2007-46905, Plat Records, Denton County, Texas, at a distance of 2.56 feet, continuing a distance of 304.87 feet to a 1/2" capped rebar found, at the northwest corner thereof, same being the most northerly northeast corner of a certain tract of land described by deed to Harvey L. Earles, recorded in Document Number 2003-16340, Deed Records, Denton County, Texas, continuing a total distance of 593.56 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the northwest corner thereof, same being the southwest corner of said Rodgers Living Trust tract, same being the northeast corner of a certain tract of land, described by deed to William Patrick Wedge, recorded in Document Number 2016-36297, Deed Records, Denton County, Texas, and being the southeast corner of a certain tract of land, described by deed to Stephen Linville, recorded in Volume 2694, Page 701, Deed Records, Denton County, Texas;

THENCE N 00°19'57" W, with the east line of said Linville tract, and the west line of said Rodgers Living Trust tract, a distance of 103.36 feet to a 1/2" capped rebar set, stamped "MCADAMS" at the northwest corner thereof, same being the southwest corner of a certain tract of land, described by deed to Nishendu M. Vasavada & Ramesh P. Vasani tract, recorded in Volume 1930, Page 250, Deed Records, Denton County, Texas, and being in the east line of said Linville tract;

THENCE N 88°46'05" E, with the north line of said Rodgers Living Trust tract, and the south line of said Vasani tract, a distance of 592.45 feet to a 1/2" capped rebar set, stamped "MCADAMS", at the southeast corner thereof, same being the northeast corner of said Rodgers Living Trust tract, and being in the west line of FM 2499, from which a 1/2" capped rebar found, stamped "SJ&F", bears N 00°55'59" W, 200.00 feet;

THENCE S 00°55'59" E, with the east line of said Rodgers Living Trust tract, and the west line of FM 2499, a distance of 99.95 feet to the POINT OF BEGINNING and containing approximately 1.284 acres of land.

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 County View Drive
Rockwall, Texas 75087
940.240.1012
TBPE: 19762 TBPLS: 1018440
www.mcadamsco.com



EMBREE 2499
TRACTS 18, 19, 21, 24
6.81 Acres
in the
J. STEWART & J. WIZWELL SURVEY, ABSTRACT NO.
A1161A
A1346A
DENTON COUNTY, TEXAS

Zoning Exhibit

PRELIMINARY PLANS
THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.
THE JOHN R. MCADAMS
COMPANY, INC.
TBPE: 19762
JOSHUA M. BARTON,
P.E. #129227
DATE 5/18/2022

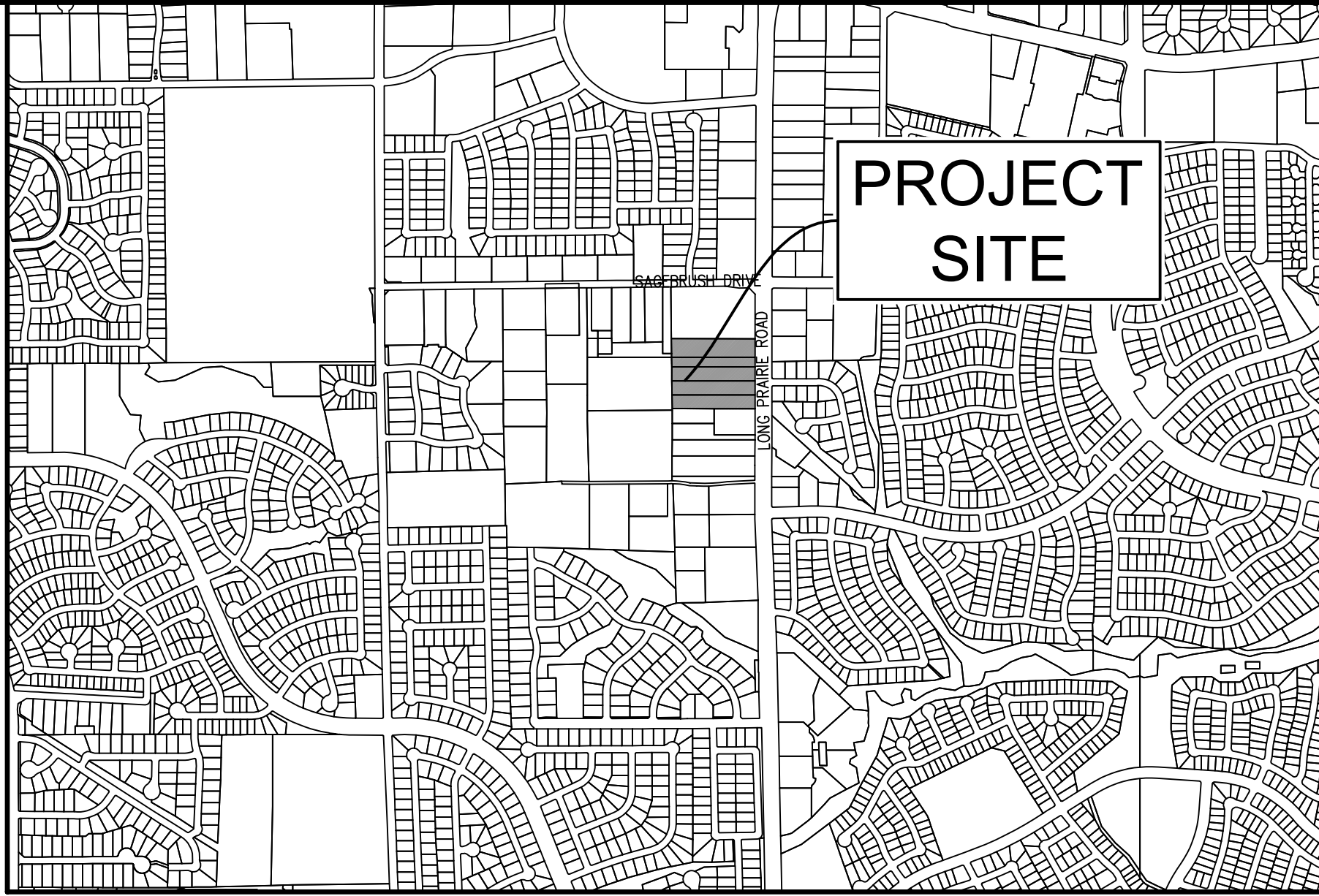
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Date: 6/15/2021
Scale: 1"=40'
Revisions:
September 17, 2021
March 11, 2022
Revisions: 5/18/2022

2020310385

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EMBREE 2499

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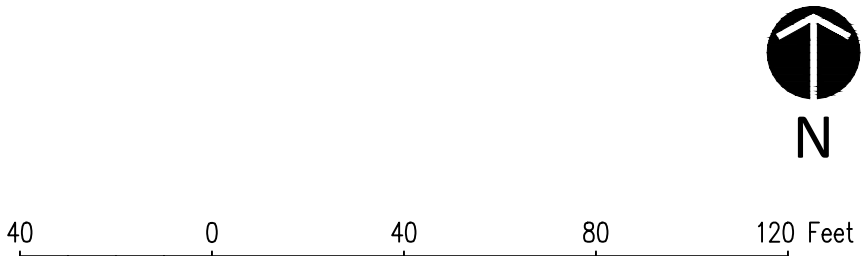


SITE DATA TABLE		
Physical Address:	3025, 3101, 3125, 3175, 3201 Long Prairie Rd	
Gross Site Area:	6.81 A; 296,643 SF	
Current Zoning:	Single Family Estate and Agriculture	
Current Use:	Residential	
Lot Coverage Data:		
Building Coverage:	11%	
Impervious Area:	46%	
Pervious Area:	43%	
Parking Summary:		
	Required	Provided
	235	215

Zoning Standard	Existing SFE & AO		Proposed PD W/ R-2 O	
Minimum Lot Area	1 Acre	2 Acres	None	None
Minimum Lot Width	105 ft.	200 ft.	None	None
Minimum Floor Area	2,400 sqft.	1,800 sqft.	None	None
Minimum Front Yard	40 ft.	40 ft.	60 ft.	None
Minimum Side Yard	20 ft.	25 ft.	None	None
Minimum Rear Yard	20 ft.	20 ft.	15 ft.	15 ft.
Maximum Lot Coverage	25 %	25 %	50 %	50 %
Max Height (stories/ft.)	3/35 ft.	3/35 ft.	3/35 ft.	1/35 ft.
Maximum Floor: Area Ratio	None	None	1:1	1:1

Embree Site Data Summary Table						
Site	Building 1 Restaurant w/ Drive Thru	Building 2 Restaurant w/ Drive Thru	Building 3 Restaurant w/ Drive Thru	Building 4 Medical Office	Building 5 Medical Office	Totals
Building Square Footage	3,744	3,180	974	10,700	14,100	32,698
Patio Square Footage	N/A	435	N/A	N/A	N/A	435
Total Building SF	3744	3615	974	10,700	14,475	
Building Height	Max 30'					
Parking Ratio	1/75 SF			1/200 SF		
Parking Required	50	48	13	54	71	235
Parking Provided	47	33	25	40	70	215
ToFM 20% Rule	± 10 Stalls	± 8 Stalls	± 2 Stalls	± 10 stalls	± 14 stalls	± 44 stalls

NOTE: RETENTION PONDS WILL BE WET PONDS.



THE JOHN R. MCADAMS COMPANY, INC.
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TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com

MCADAMS

EMBREE 2499
TRACTS 18, 19, 21, 24
6.81 Acres
in the
J. STEWART & J. WIZWELL SURVEY, ABSTRACT NO. A1161A
A1346A
DENTON COUNTY, TEXAS

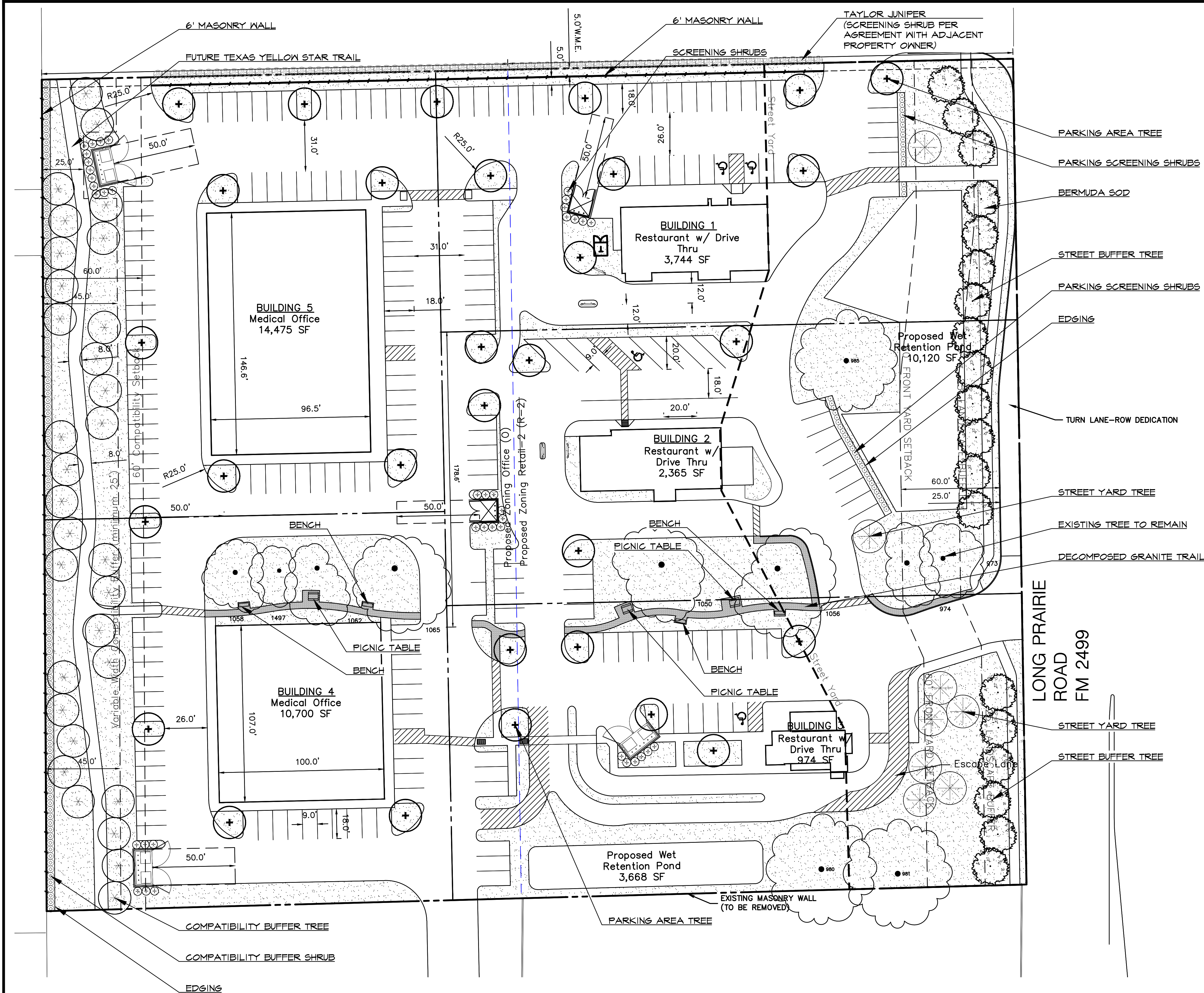
Conceptual Site Plan

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THE JOHN R. MCADAMS COMPANY, INC. TBPE: 19762 JOSHUA M. BARTON, P.E. #129227 DATE 5/16/2022

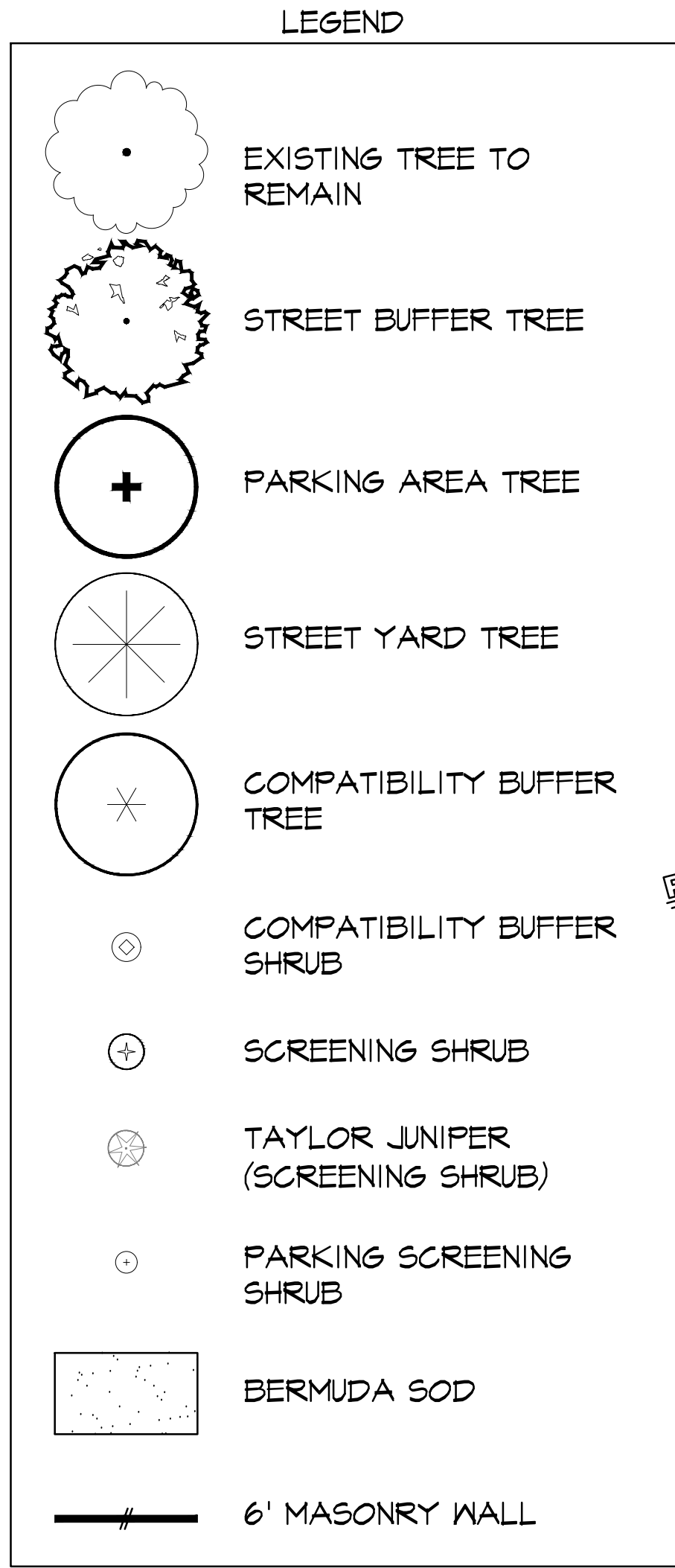
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Scale: 1"=40'
Revisions: 8/6/2021
Revisions: 01/11/2022
Revisions: 03/11/2022
Revisions: 04/06/2022
Revisions: 04/27/2022
Revisions: 05/16/2022

2020310385

CSP



STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
Long Prairie Rd.		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	499.94 Lf.	17 trees (3" cal.)	19 trees (3" cal.)
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	71,783 s.f. of street yard	14,357 s.f. of street yard	39,240 s.f. of street yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	71,783 s.f. of street yard	35 Trees (3" cal.)	8 street yard trees + 19 buffer trees + 4 parking tree + 5 existing trees
COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
25' compatibility buffer along west property		25 ft.	Variable width- Avg. 45 ft.
1 shade tree per 400 s.f.	12,575 s.f.	31 trees (3" cal.)	31 trees (3" cal.)
Understory Screening Plants		6' screening shrubs	6' screening shrubs
Min. 6' Masonry Wall		6' masonry wall	6' masonry wall
60' compatibility buffer setback		60 ft.	60 ft.
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	212 Parking Spaces	1,590 s.f.	32,650 s.f.
1 tree per 10 parking spaces	212 Parking Spaces	21 trees (3" cal.)	30 canopy trees + 6 existing trees
**All parking spaces to be located within 50 ft. of Parking lot tree.			



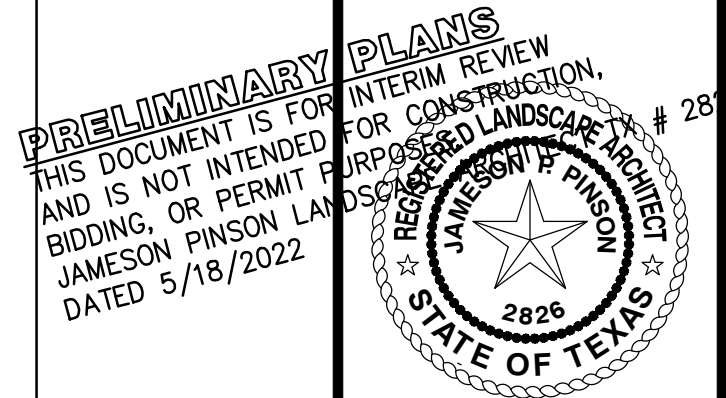
OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
BARTONVILLE, TX 76226

The John R. McAdams Company, Inc.
(DBA: G&A McAdams)
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EMBREE 2499
Lot Value, Block Value
EMBREE 2499
Value Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE PLAN



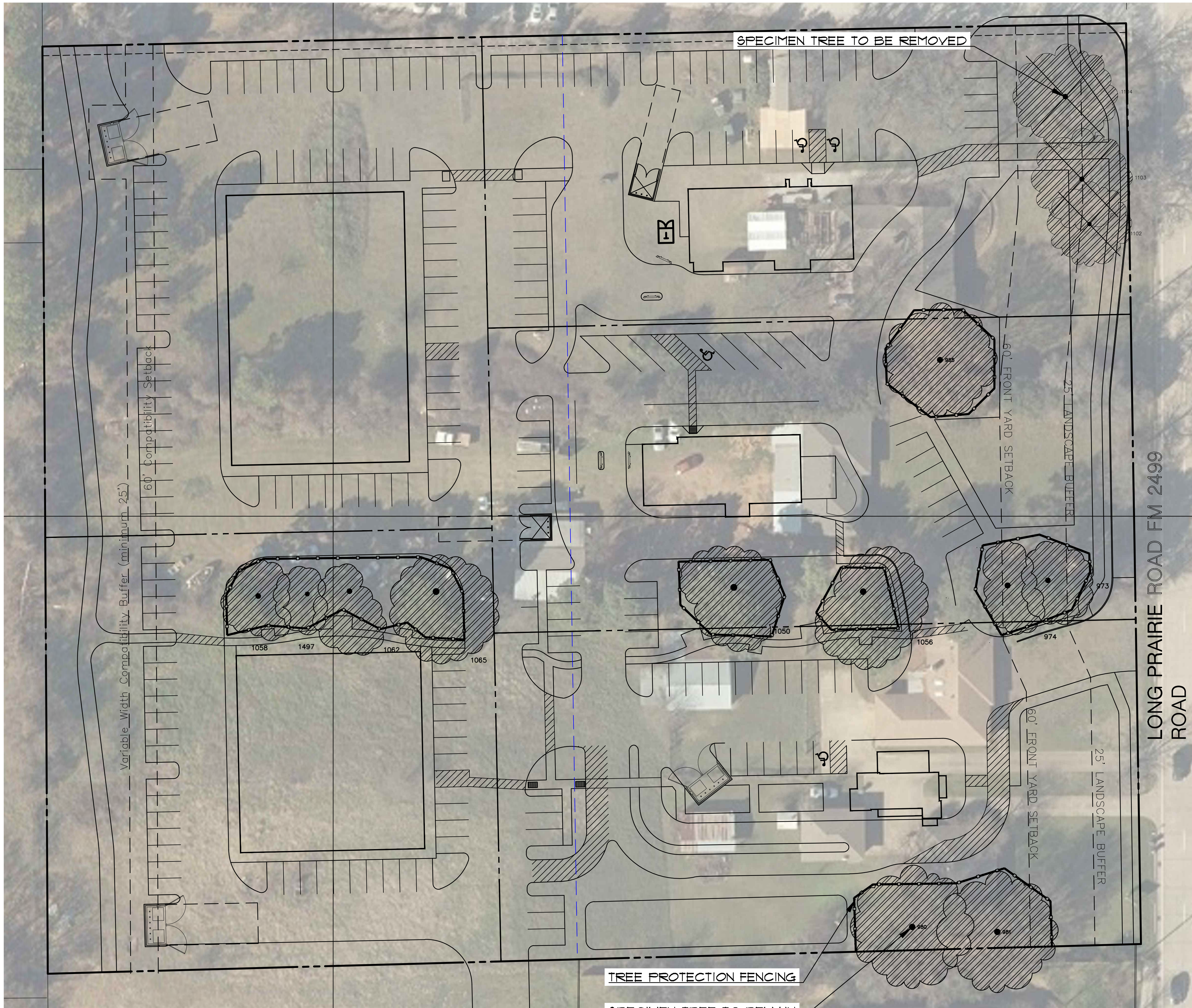
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Scale: 1"=30'
Revisions:
08/06/2021
09/24/2021
12/15/2021
03/11/2022
03/18/2022
04/06/2022
04/29/2022

2020310385

L2.0

EMBREE 2499

File: M:\Projects\2020\202010385\Site Production\Planning and LA\Landscaping\Planning\202010385_SPTM001.DWG
SURVEY
DATE: 4/29/2022
BY: J. Frazier
SCALE: 1"=30'
DATE: 4/29/2022
BY: J. Frazier
SCALE: 1"=30'



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 drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood 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 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 or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to 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 permission 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 "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation lines may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line 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" 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

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EMBREE 2499
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in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

SPECIMEN TREE SURVEY



Drawn By: MR
Date: 06/23/2021
Scale: 1"=30'
Revisions:
09/03/2021
09/24/2021
12/21/2021
03/11/2022
03/18/2022
04/08/2022
04/28/2022

2020310385

L1.1

OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
BARTONVILLE, TX 76226

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
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(972) 242-1015

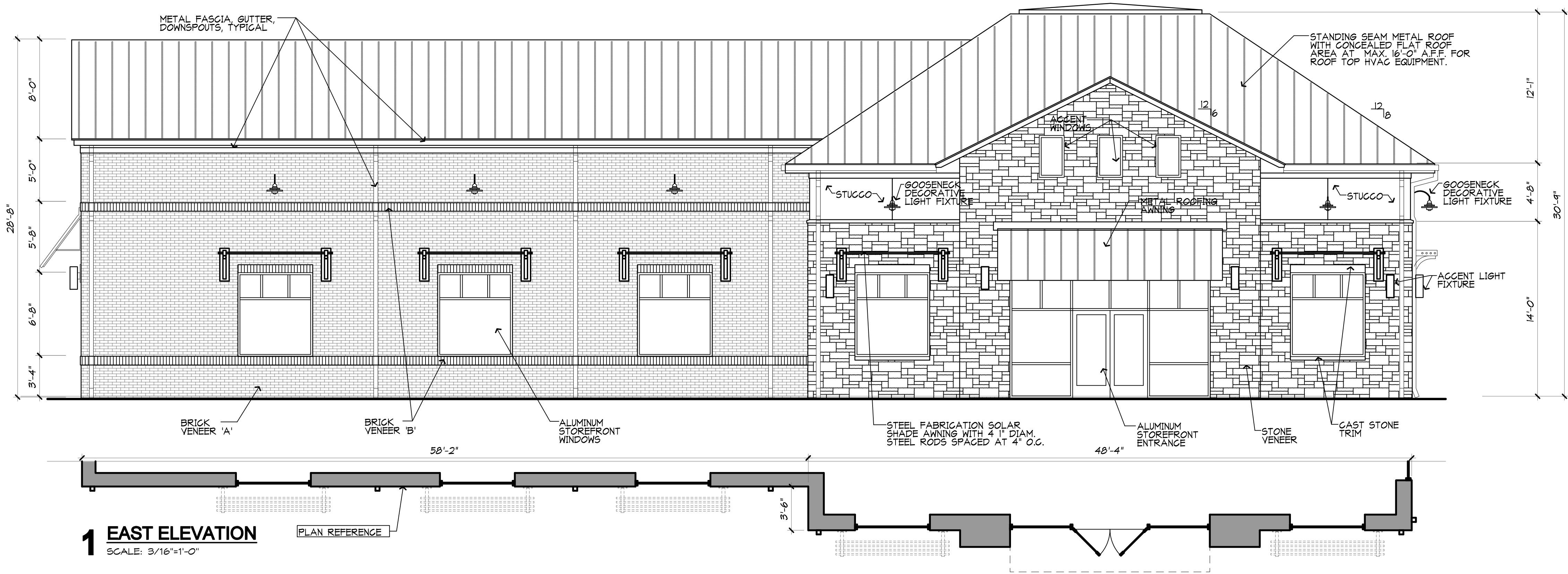


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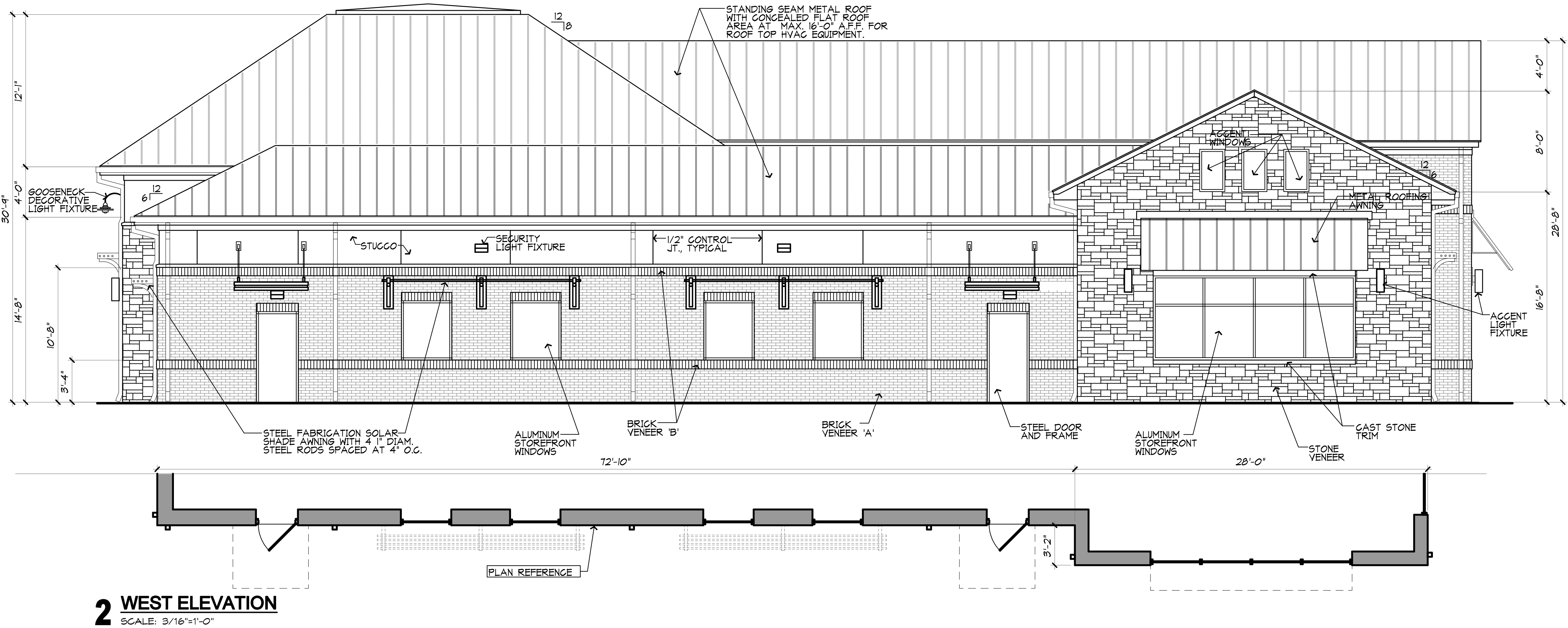
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-01
OF



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



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

MATERIAL TABULATIONS CHART: BUILDING 4				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1782 S.F.	2004 S.F.	2344 S.F.	2002 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1412 S.F.	1716 S.F.	2021 S.F.	1751 S.F.
3. DOORS AND WINDOWS S.F.	310 S.F.	288 S.F.	313 S.F.	251 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	92%	93%	94%	92%
BRICK S.F.	345 S.F.	566 S.F.	1054 S.F.	763 S.F.
STONE S.F.	633 S.F.	1014 S.F.	760 S.F.	493 S.F.
STUCCO S.F.	323 S.F.	12 S.F.	86 S.F.	355 S.F.
TILT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MASONRY TOTALS (MAX. 20%)	8%	7%	6%	8%
EIPS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	121 S.F.	124 S.F.	113 S.F.	140 S.F.
ADDITIONAL DETAIL S.F.	N/A	N/A	N/A	N/A

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI

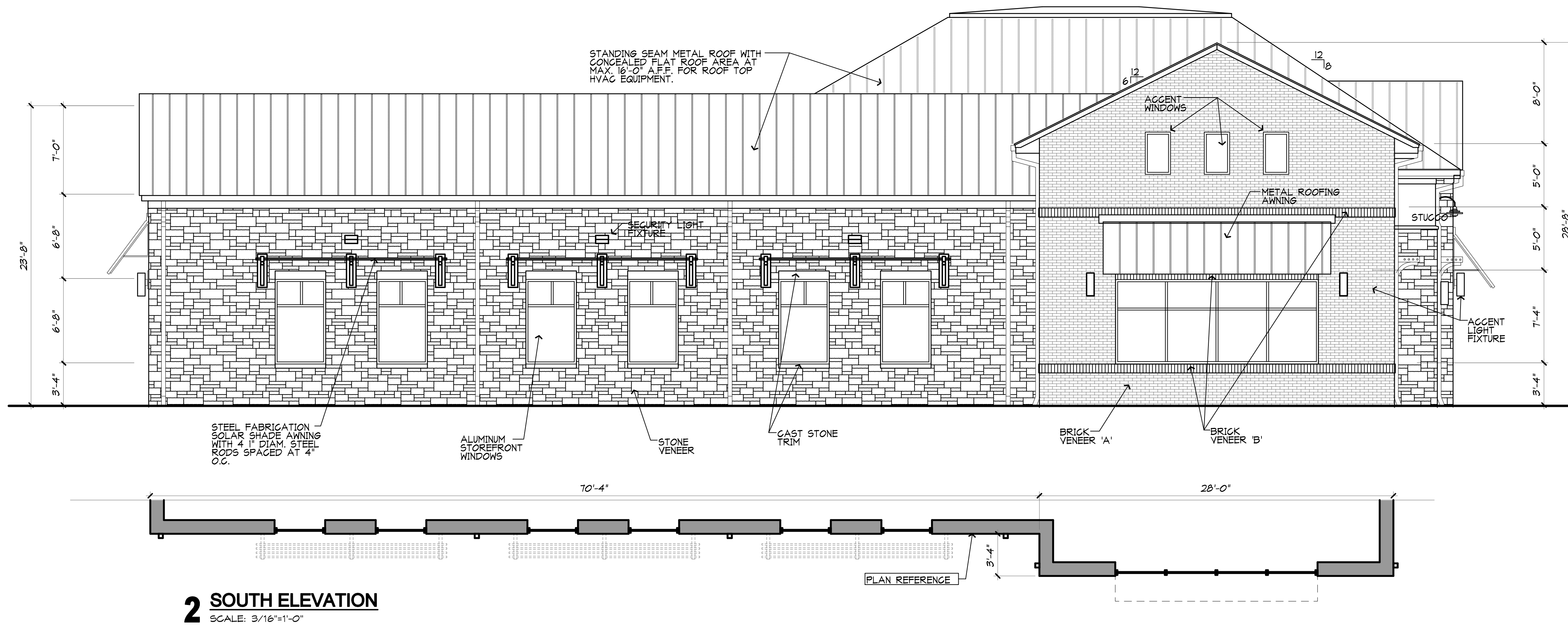
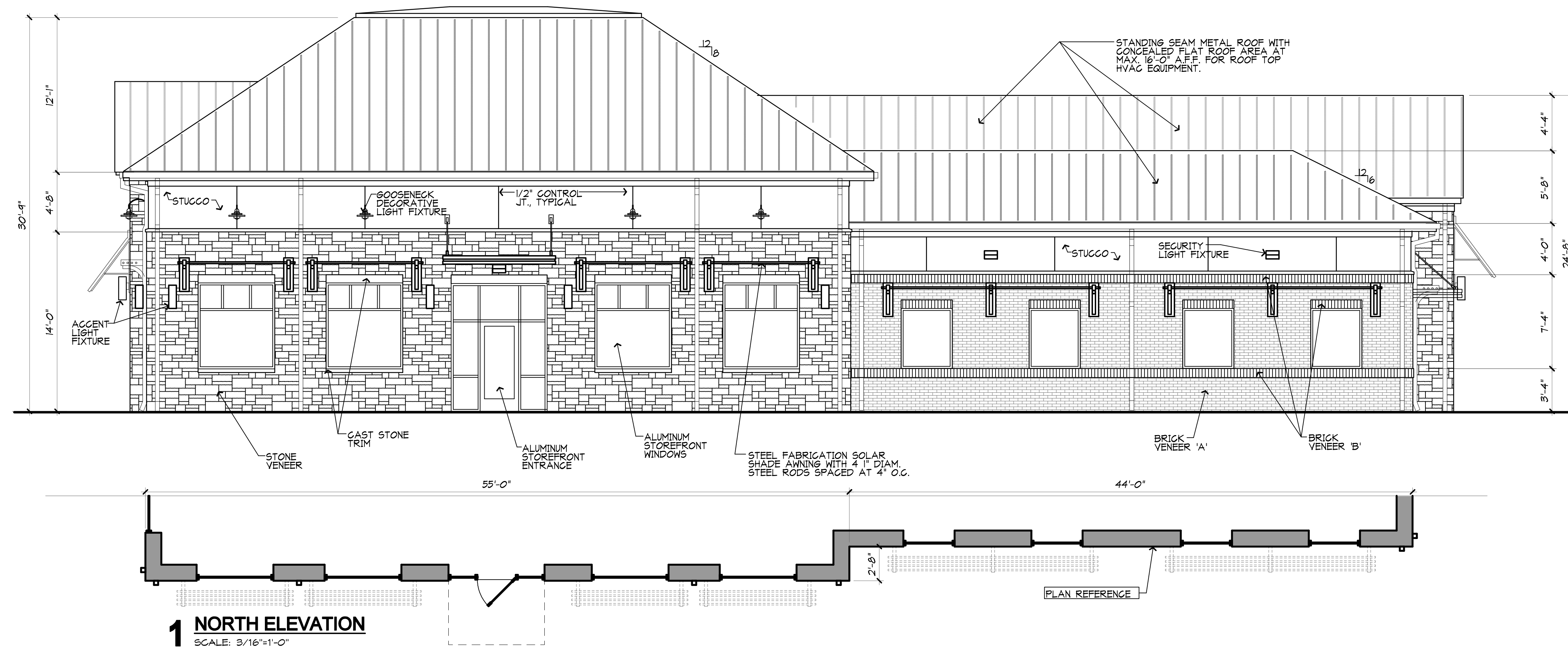
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242-1015



MATERIAL SELECTIONS	
STONE VENEER:	AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS:	MATCH AUSTIN WHITE
BRICK 'A':	ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B':	ACME - ASHWOOD (SOLDIER COURSE)
STUGGO:	MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING:	BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:	EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT:	ANODIZED ALUMINUM
GANOPY/SOLAR SHADE/STEEL ACCENTS:	POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES:	MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-02
OF

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5



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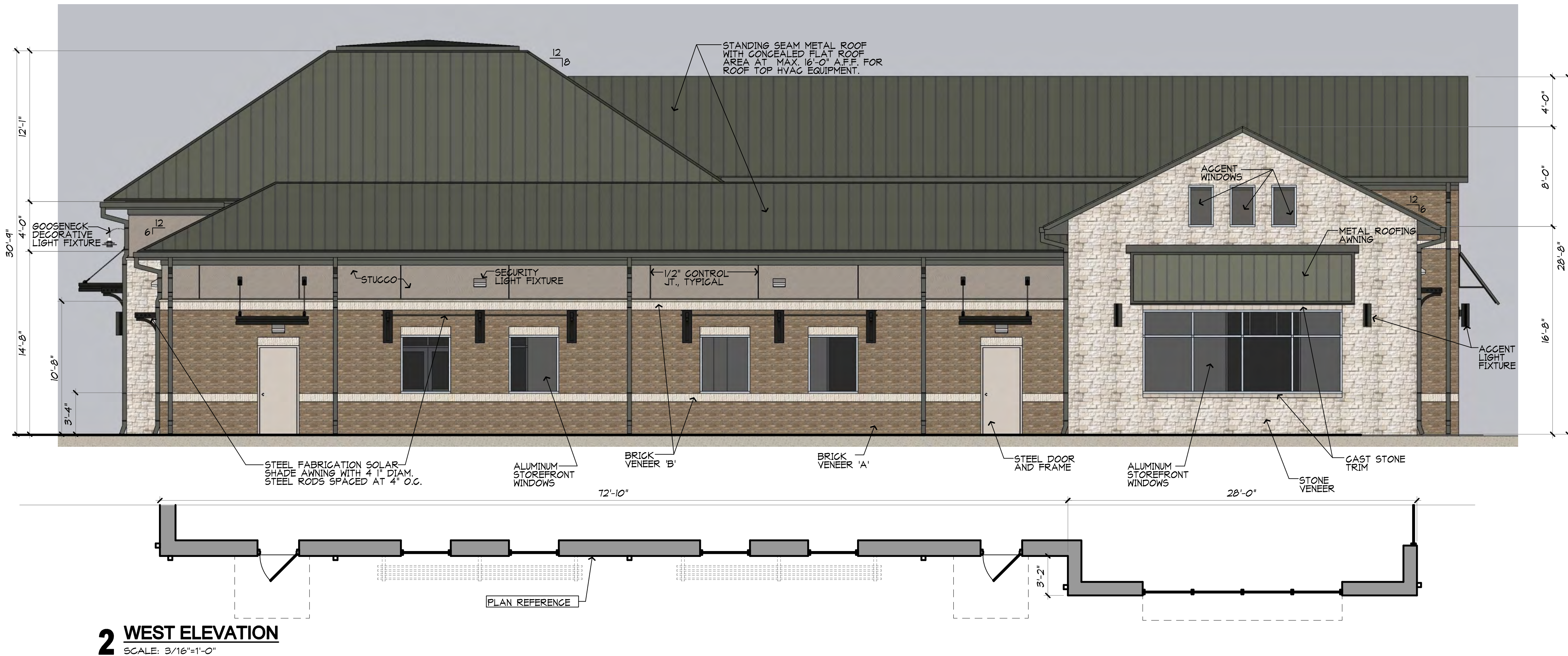
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-03
OF



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SCALE: 3/16"=1'-0"



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

MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
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CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5

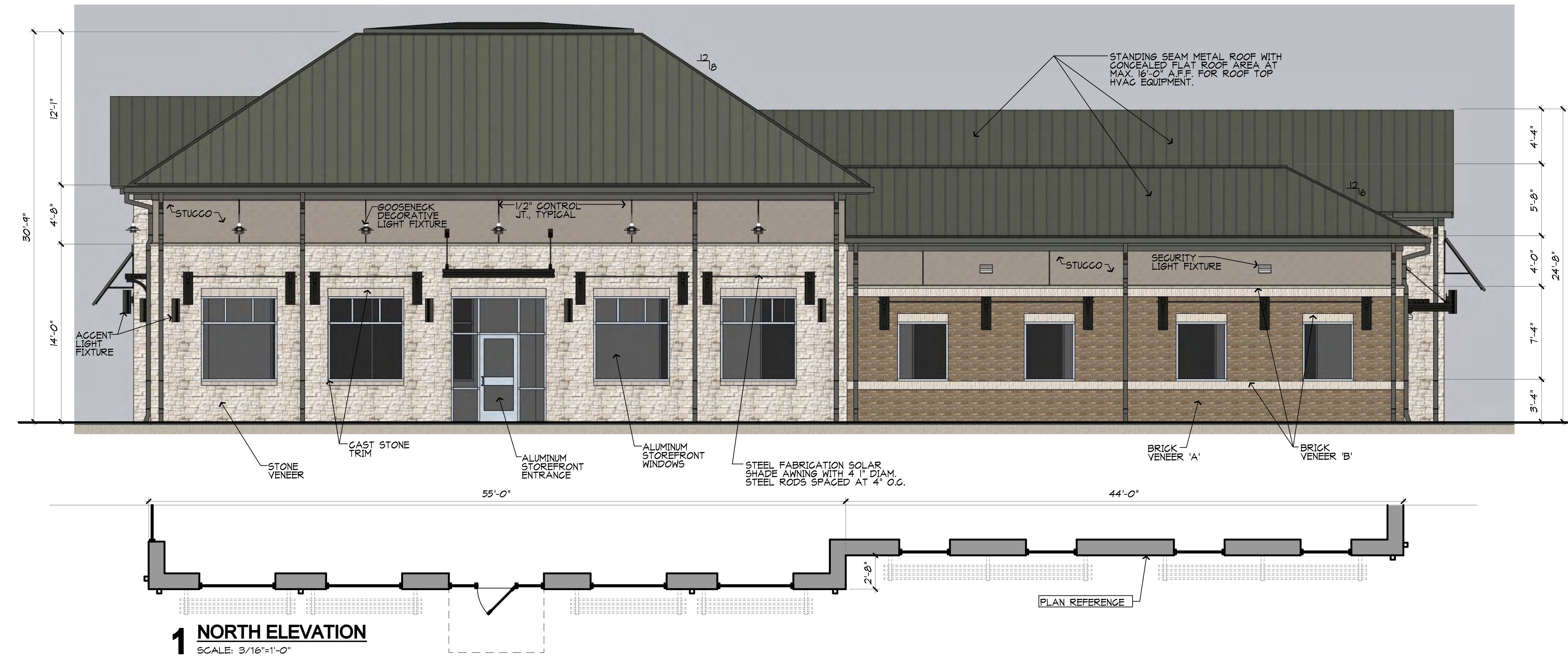


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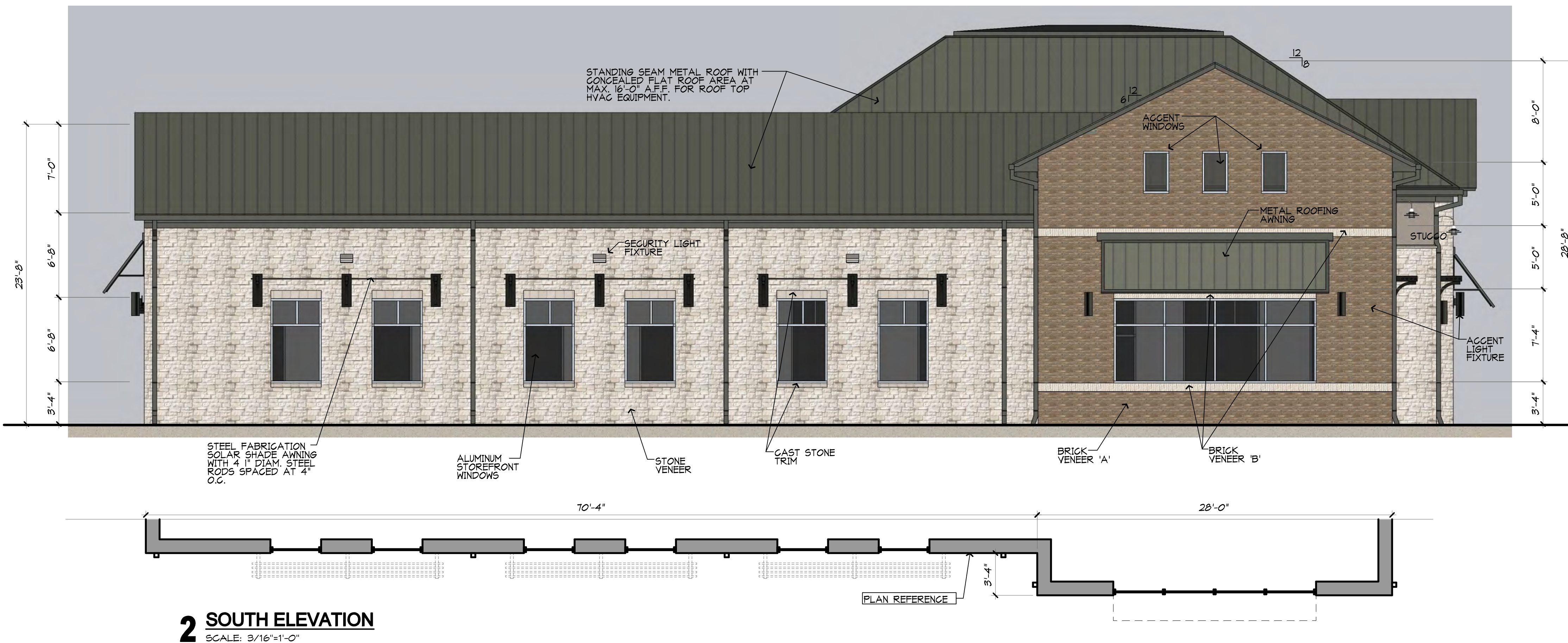
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-04
OF



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

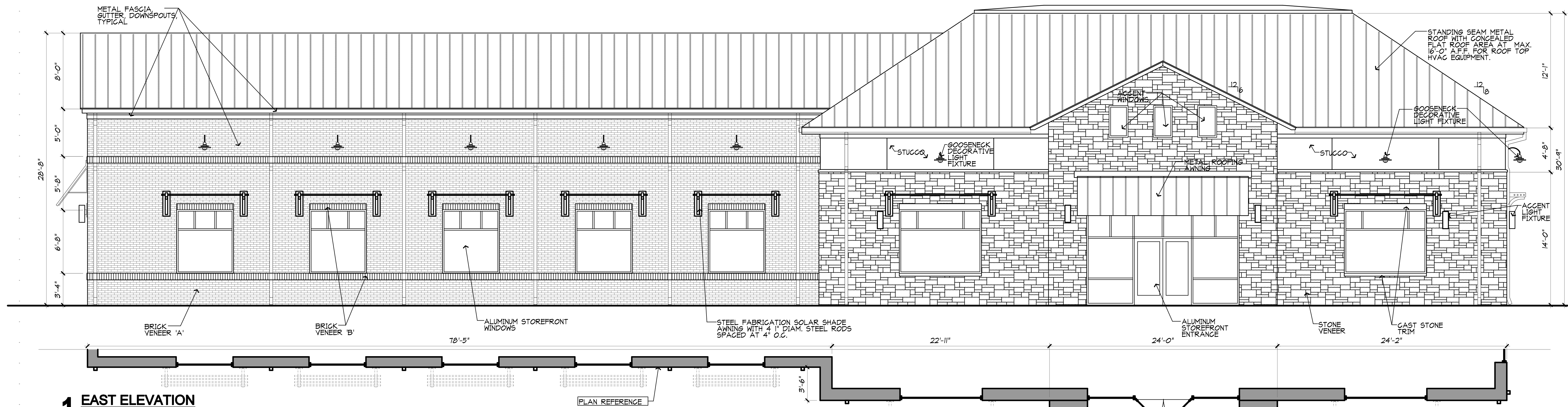
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CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
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STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

BUILDING 4

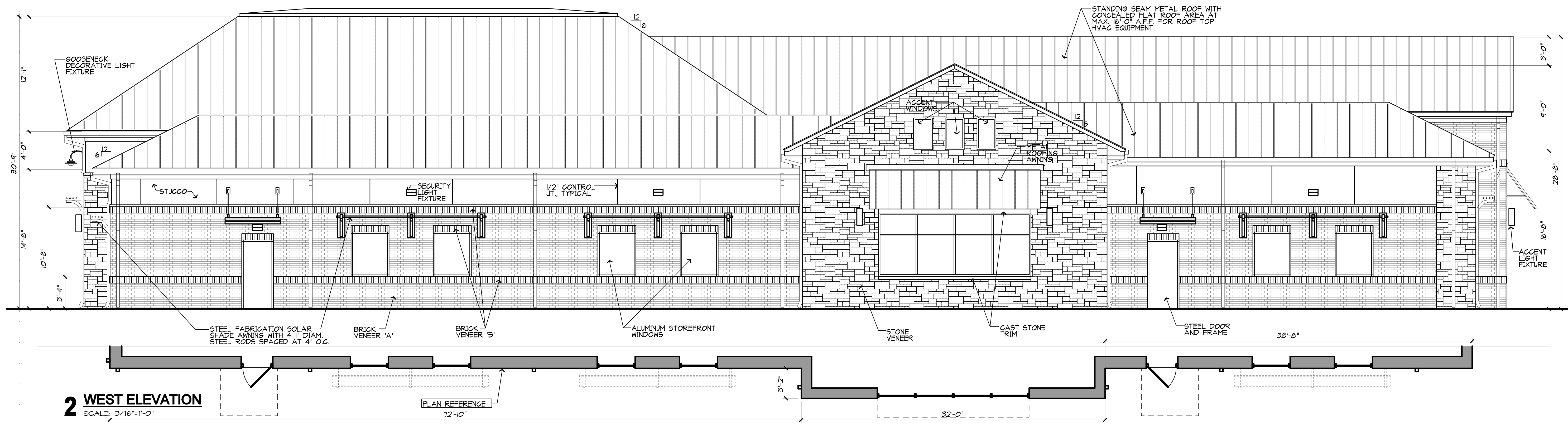
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CARROLLTON, TEXAS
7 5 0 0 6
(972) 242-1015



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



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

MATERIAL TABULATIONS CHART: BUILDING 5				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1743 S.F.	1980 S.F.	3031 S.F.	2704 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1507 S.F.	1690 S.F.	2549 S.F.	2414 S.F.
3. DOORS AND WINDOWS S.F.	236 S.F.	290 S.F.	488 S.F.	290 S.F.
4. PRIMARY MASONRY TOTALS (MIN. 80%)	92%	93%	93%	92%
BRICK S.F.	482 S.F.	566 S.F.	1315 S.F.	1100 S.F.
STONE S.F.	551 S.F.	992 S.F.	845 S.F.	653 S.F.
STUCCO S.F.	348 S.F.	12 S.F.	172 S.F.	464 S.F.
TILT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MASONRY TOTALS (MAX. 20%)	8%	7%	7%	8%
EIFS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	120 S.F.	120 S.F.	167 S.F.	192 S.F.
ADDITIONAL DETAIL S.F.	N/A	N/A	N/A	N/A

MATERIAL SELECTIONS

STONE VENEER: AUSTIN WHITE (MATCH)

CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE

BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)

BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)

STUCCO: MATCH SW6150 UNIVERSAL KHAKI

METAL ROOFING: BERRIDGE ZINC GREY

METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY

ALUMINUM STOREFRONT: ANODIZED ALUMINUM

CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE

STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-05
OF

BUILDING 5

WRIGHT GROUP

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CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5

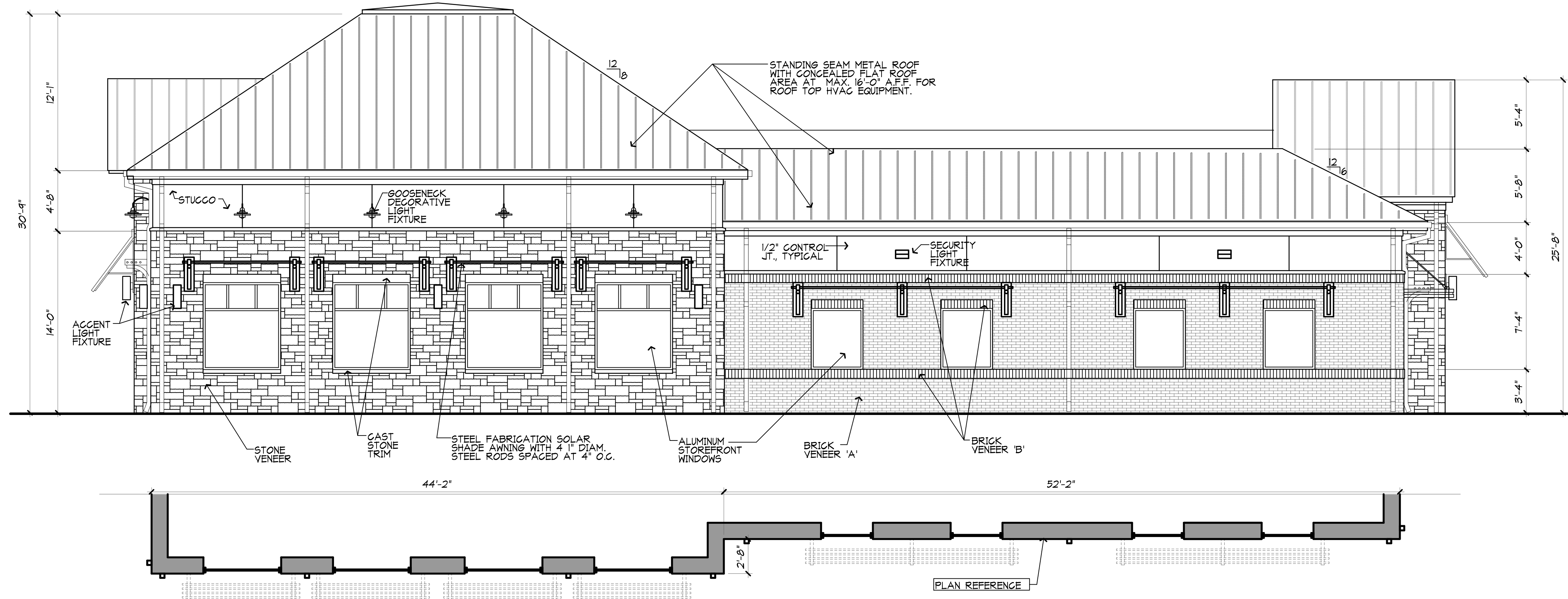


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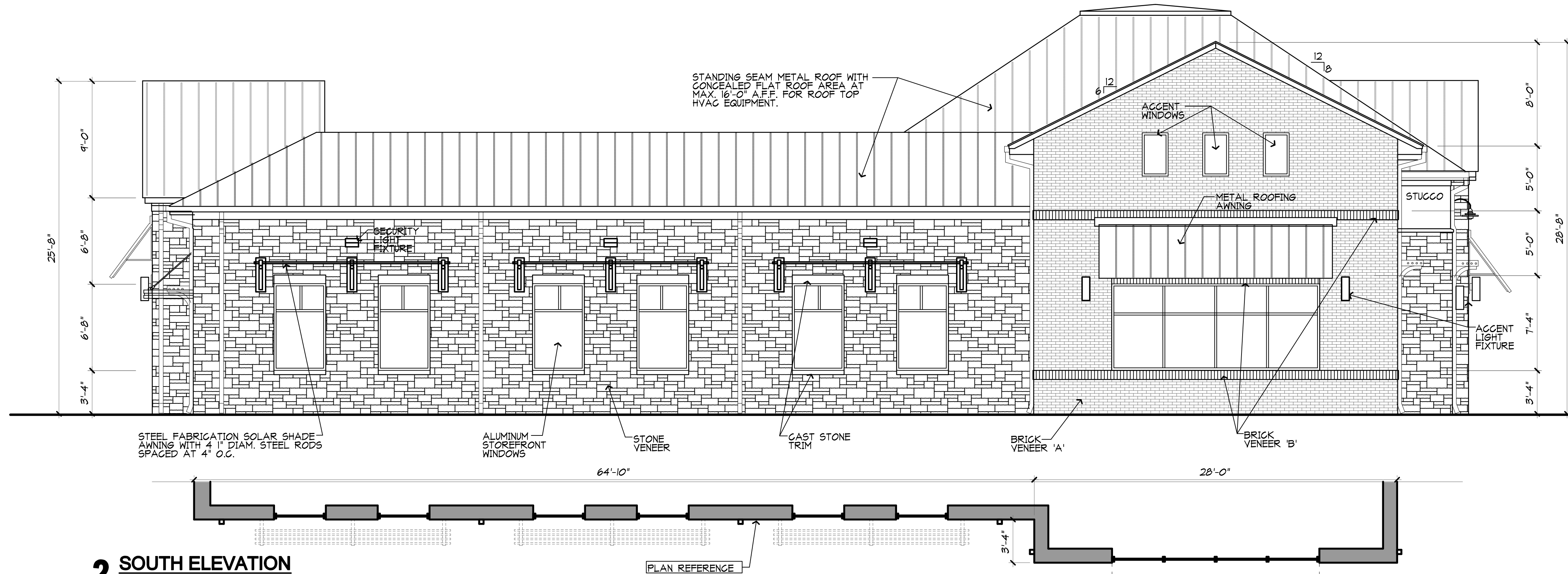
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-06
OF



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SCALE: 3/16"=1'-0"



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

MATERIAL SELECTIONS

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BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI

METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:
EXCEPTIONAL METALS SLATE GRAY

ALUMINUM STOREFRONT: ANODIZED ALUMINUM

CANOPY/SOLAR SHADE/STEEL ACCENTS:
POWDERCOATED MATCH TO SW7048 URBANE BRONZE

STEEL/HOLLOW METAL DOORS AND FRAMES:
MATCH SW6150 UNIVERSAL KHAKI

BUILDING 5

CONCEPT ELEVATIONS: NOT FOR BUILDING PERMIT OR CONSTRUCTION
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FM 2499 MULTI-TENANT DEVELOPMENT

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FLOWER MOUND, TEXAS 75022

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CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5



FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

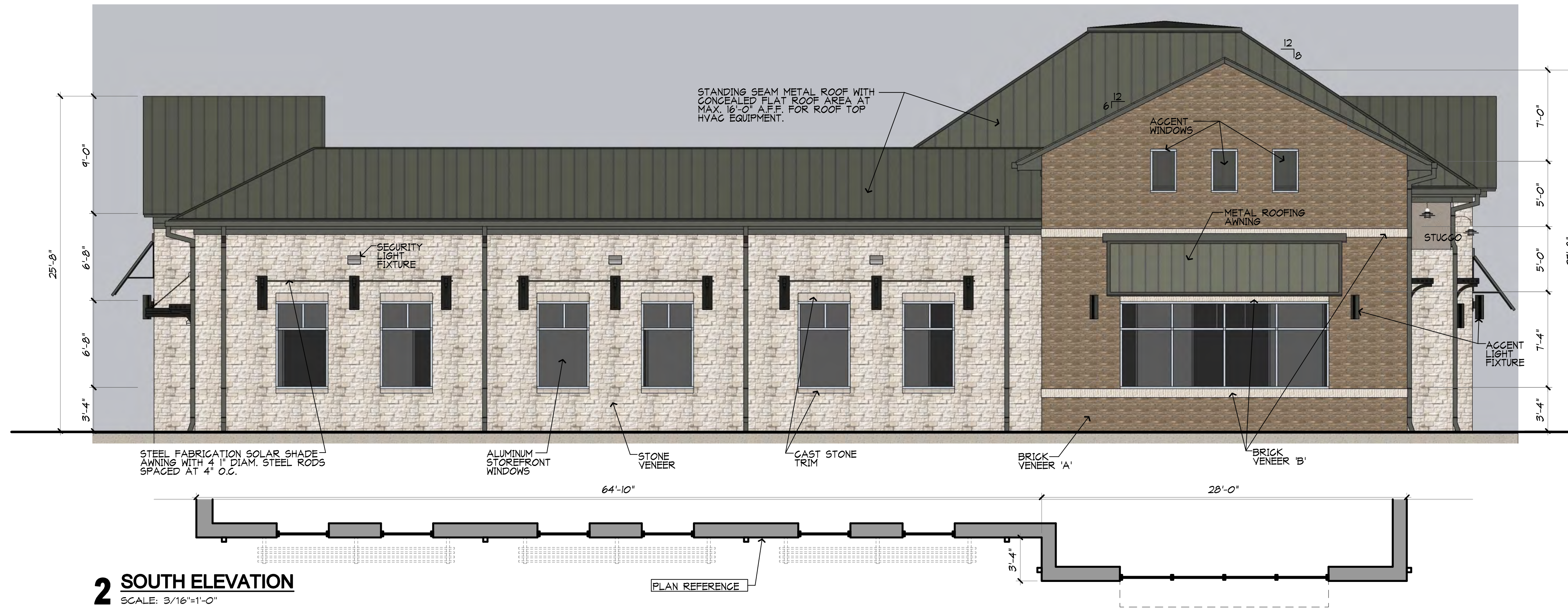
JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-08
OF

BUILDING 5



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



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

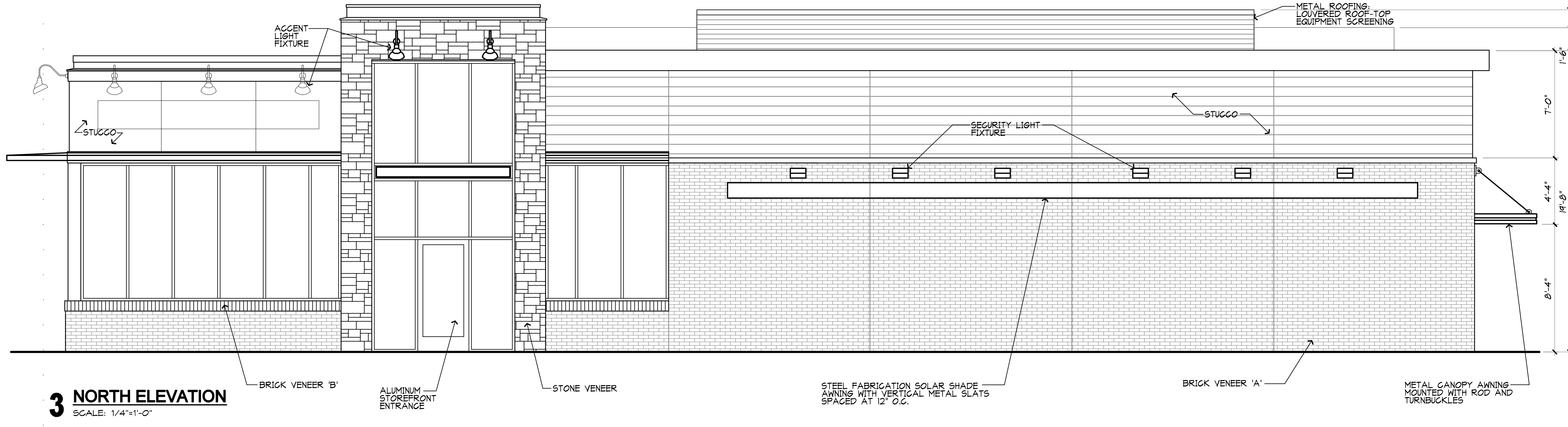
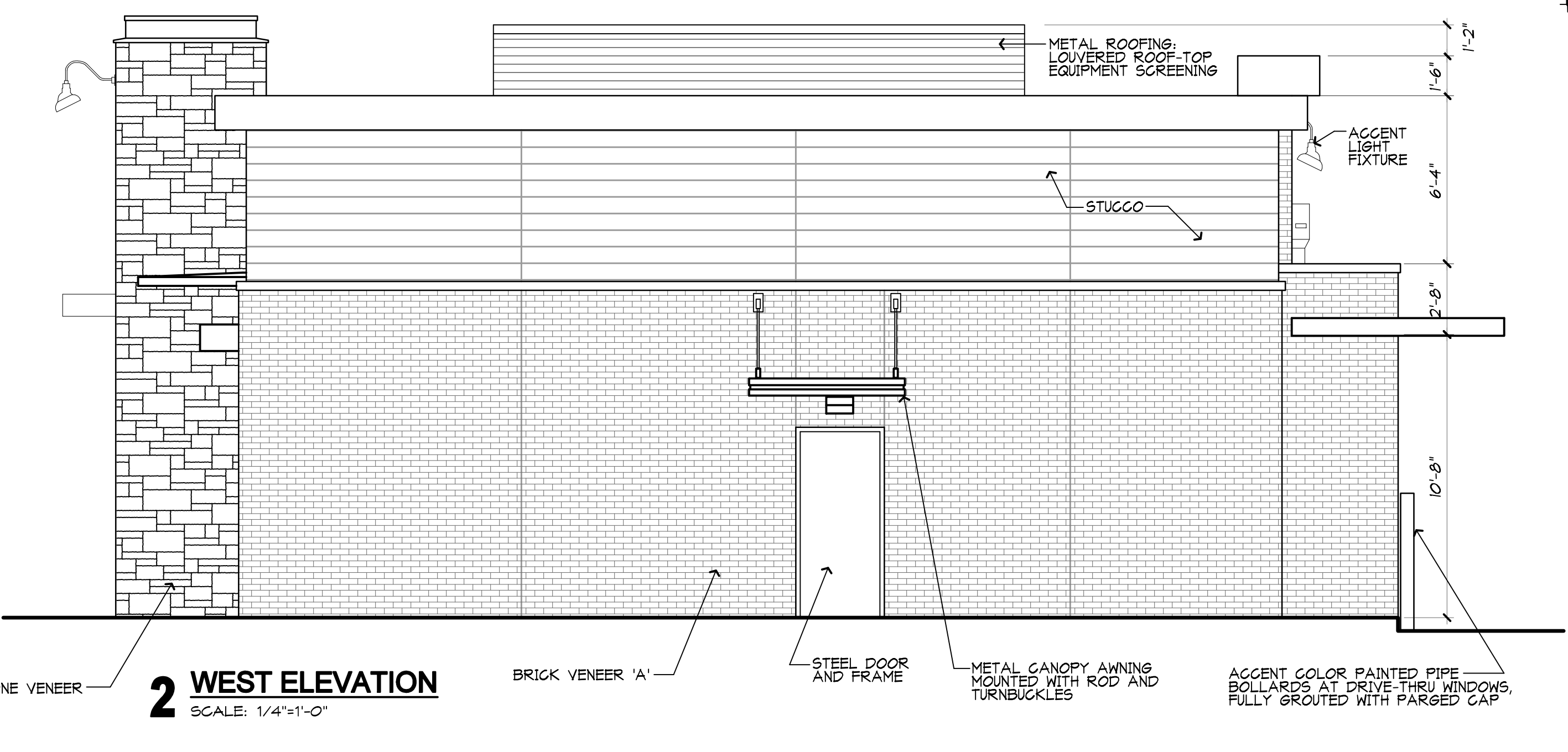
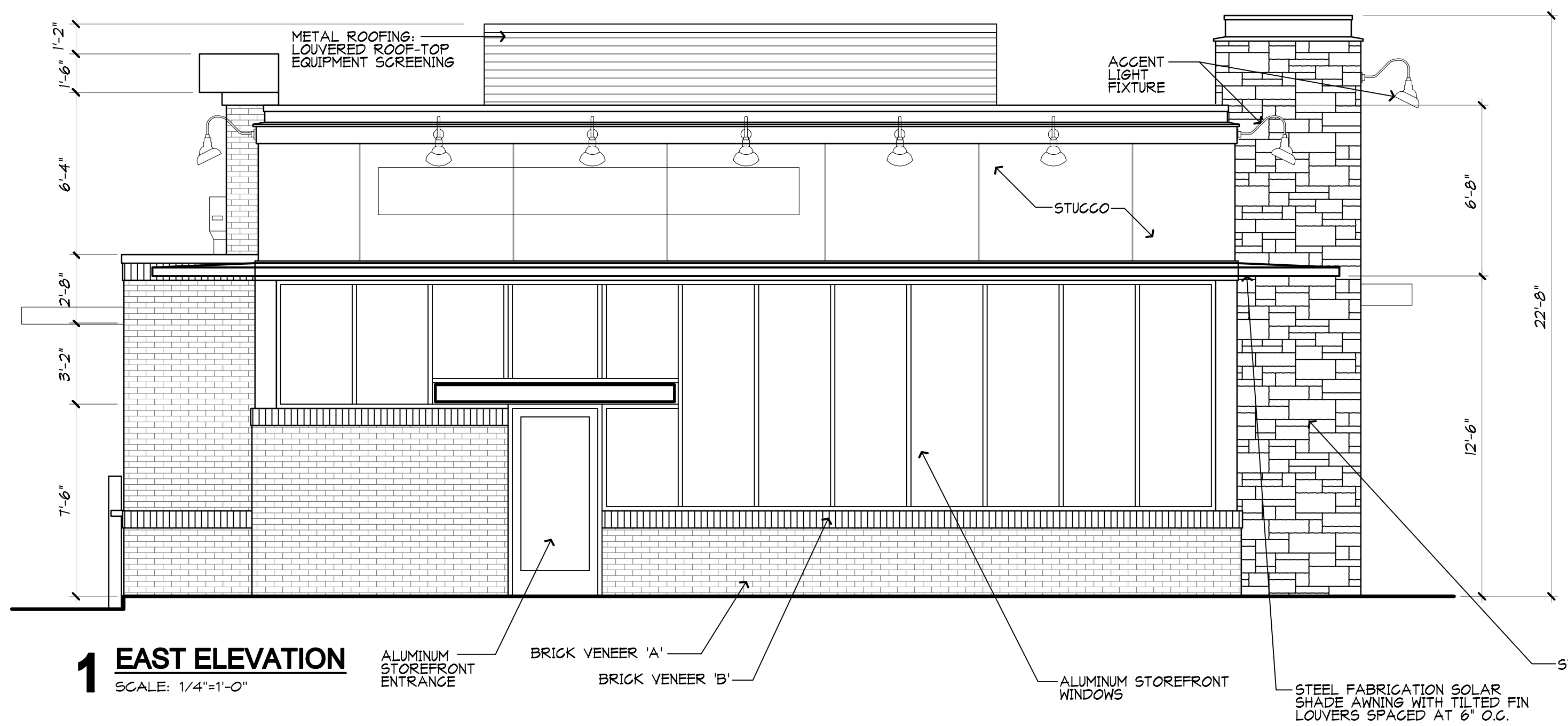
MATERIAL SELECTIONS
STONE VENEER: AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS: MATCH AUSTIN WHITE
BRICK 'A': ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B': ACME - ASHWOOD (SOLDIER COURSE)
STUCCO: MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING: BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS: EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT: ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS: POWDERCOATED MATCH TO SW7048 URBANE BRONZE
STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI

CONCEPT ELEVATIONS: NOT FOR BUILDING PERMIT OR CONSTRUCTION
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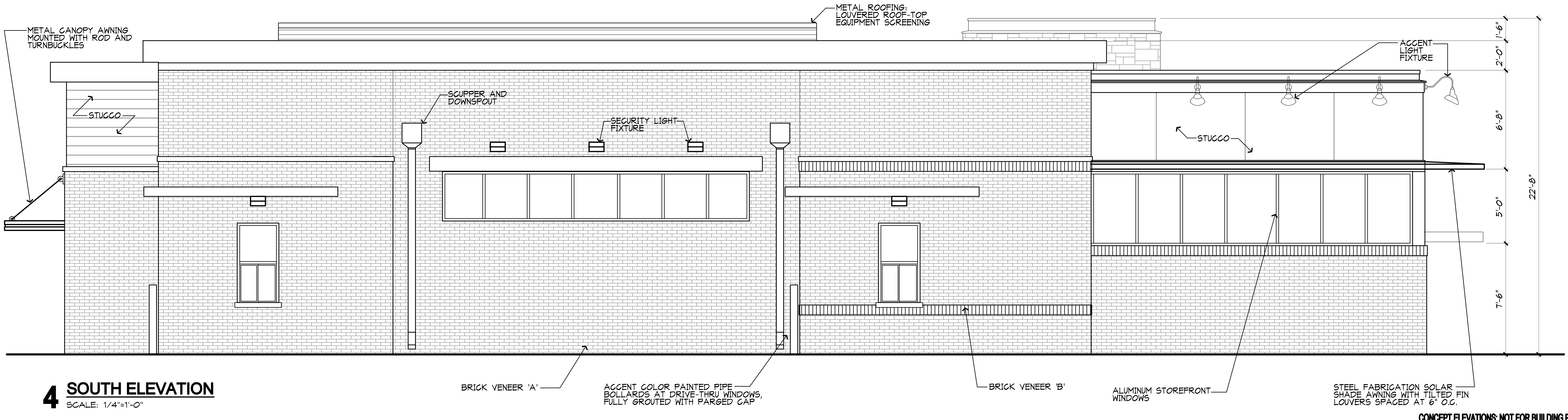
WRIGHT GROUP

ARCHITECTS - PLANNERS, PLLC

1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(972) 242-1015



MATERIAL TABULATIONS CHART:				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1714 S.F.	1742 S.F.	913 S.F.	900 S.F.
2. FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1316 S.F.	1585 S.F.	607 S.F.	816 S.F.
3. DOORS AND WINDOWS S.F.	398 S.F.	207 S.F.	306 S.F.	24 S.S.F.
4. PRIMARY MASONRY TOTALS	44%	42%	42%	45%
BRICK S.F.	135 S.F.	1243 S.F.	227 S.F.	510 S.F.
STONE S.F.	108 S.F.	0 S.F.	104 S.F.	100 S.F.
STUCCO S.F.	450 S.F.	110 S.F.	228 S.F.	220 S.F.
SLT-WALL S.F.	N/A	N/A	N/A	N/A
5. SECONDARY MATERIAL TOTALS (MAX. 20%)	6%	8%	8%	5%
EIPS S.F.	N/A	N/A	N/A	N/A
HARDPLANK (TRIM/FASCIA) S.F.	N/A	N/A	N/A	N/A
ADDITIONAL DETAIL S.F.	83 S.F.	122 S.F.	48 S.F.	46 S.F.



MATERIAL SELECTIONS	
STONE VENEER:	AUSTIN WHITE (MATCH)
CAST STONE TRIM/HEADERS:	MATCH AUSTIN WHITE
BRICK 'A':	ACME - MOCHA BROWN ANTIQUE (KING)
BRICK 'B':	ACME - ASHWOOD (SOLDIER COURSE)
STUCCO:	MATCH SW6150 UNIVERSAL KHAKI
METAL ROOFING:	BERRIDGE ZINC GREY
METAL FASCIA/TRIM/GUTTERS/DOWNSPOUTS:	EXCEPTIONAL METALS SLATE GRAY
ALUMINUM STOREFRONT:	ANODIZED ALUMINUM
CANOPY/SOLAR SHADE/STEEL ACCENTS:	POWDERCOATED APPROVED TENANT SELECTION
STEEL/HOLLOW METAL DOORS AND FRAMES:	MATCH SW6150 UNIVERSAL KHAKI

TYPICAL QSR PAD SITE

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FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-09
OF

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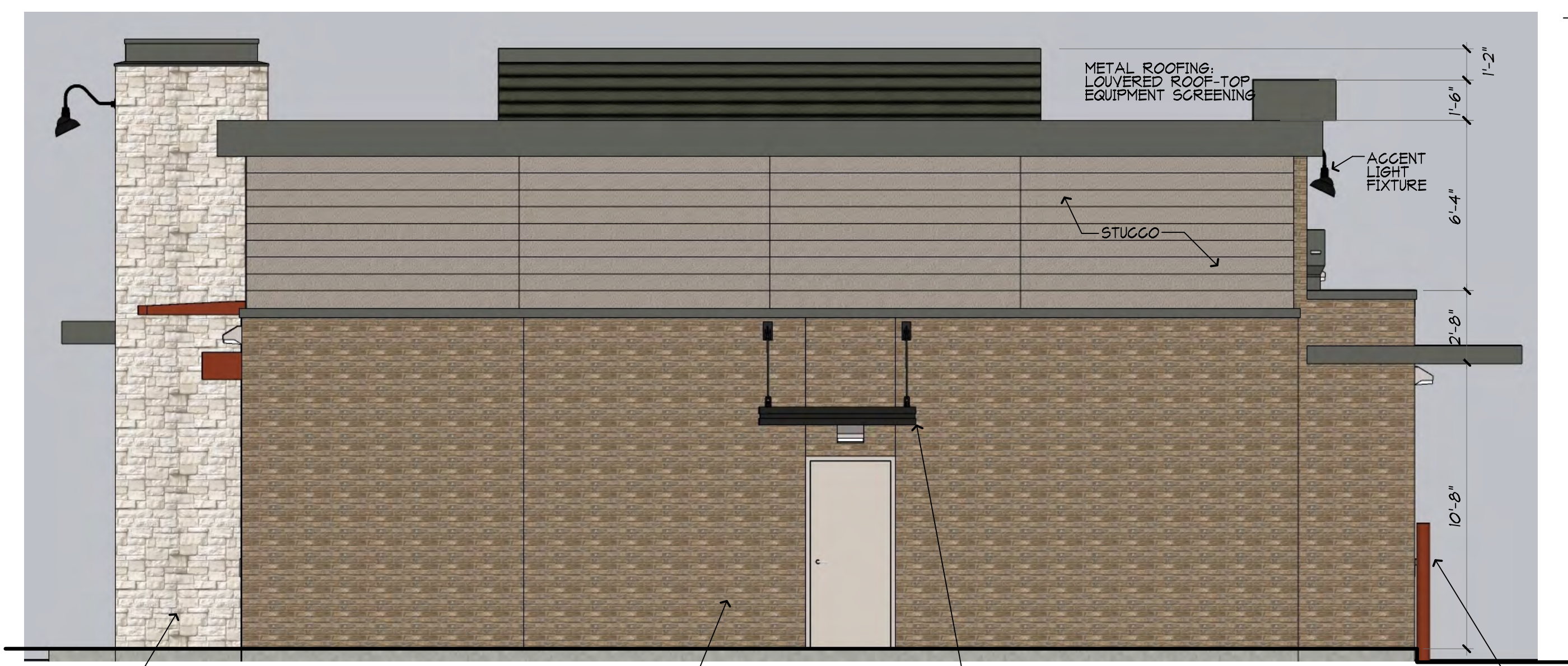
1430 S BROADWAY STREET
CARROLLTON, TEXAS
7 5 0 0 6
(9 7 2) 2 4 2 - 1 0 1 5



4/30/2021



1 EAST ELEVATION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"



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

MATERIAL SELECTIONS	
STONE VENEER: AUSTIN WHITE (MATCH)	
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STEEL/HOLLOW METAL DOORS AND FRAMES: MATCH SW6150 UNIVERSAL KHAKI	

**TYPICAL
QSR PAD SITE**

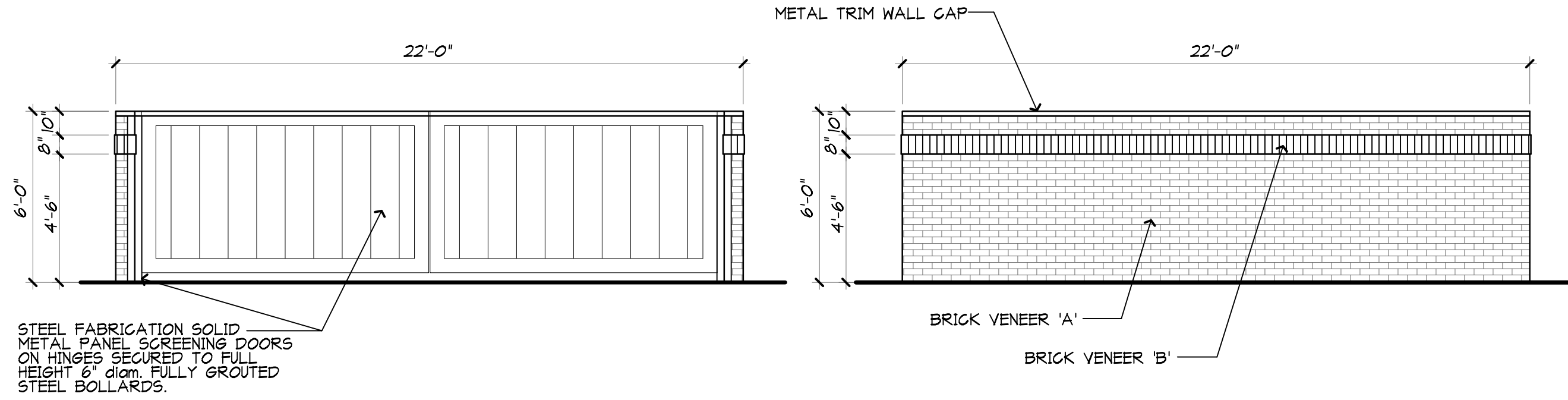
CONCEPT ELEVATIONS: NOT FOR BUILDING PERMIT OR CONSTRUCTION
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FM 2499 MULTI TENANT DEVELOPMENT

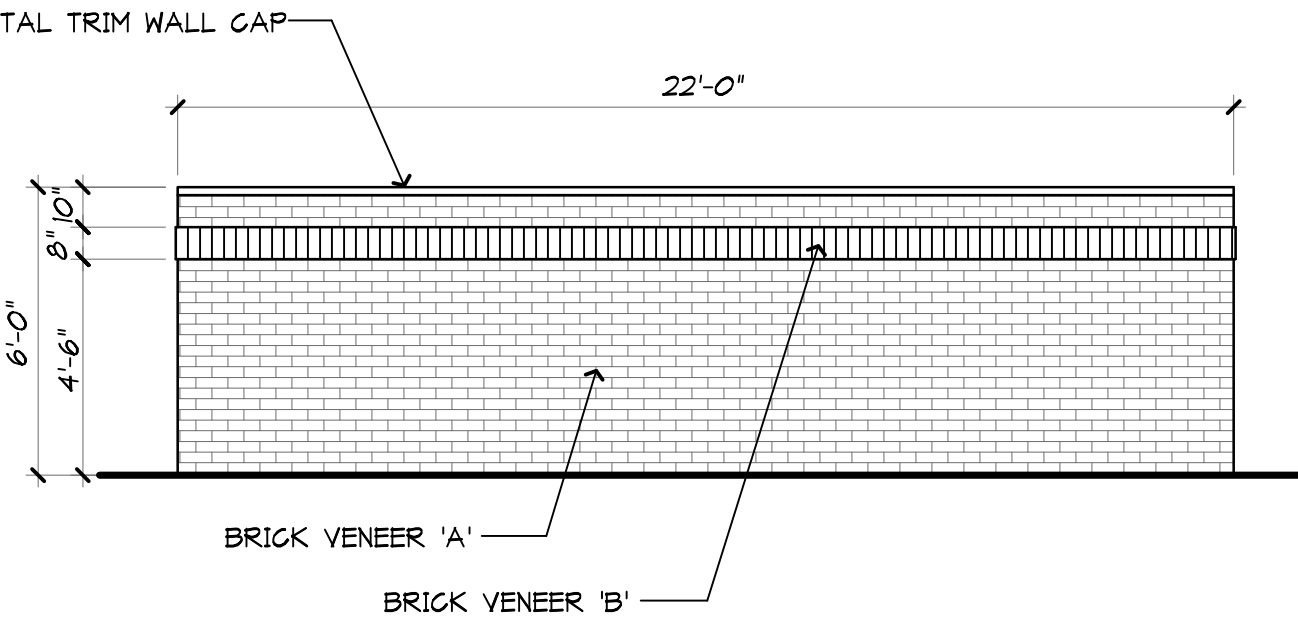
EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

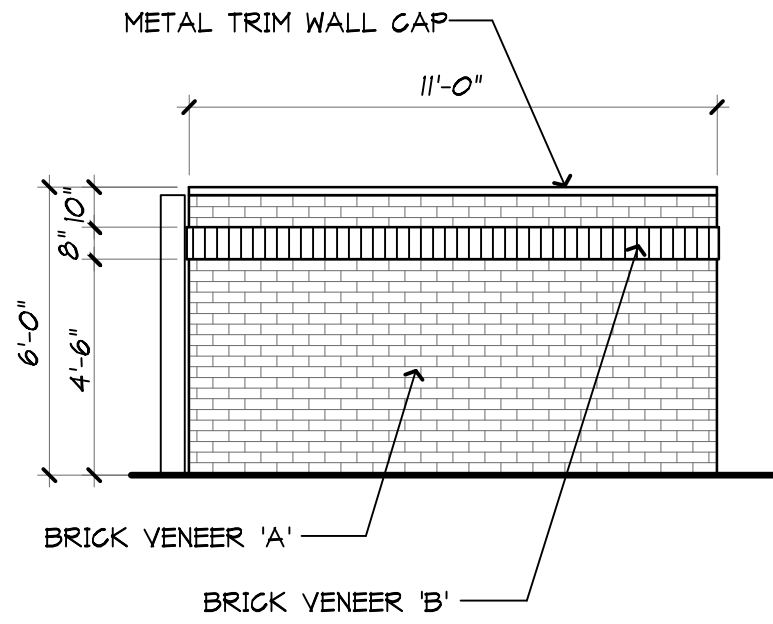
SHEET NO.
ELEV-10
OF



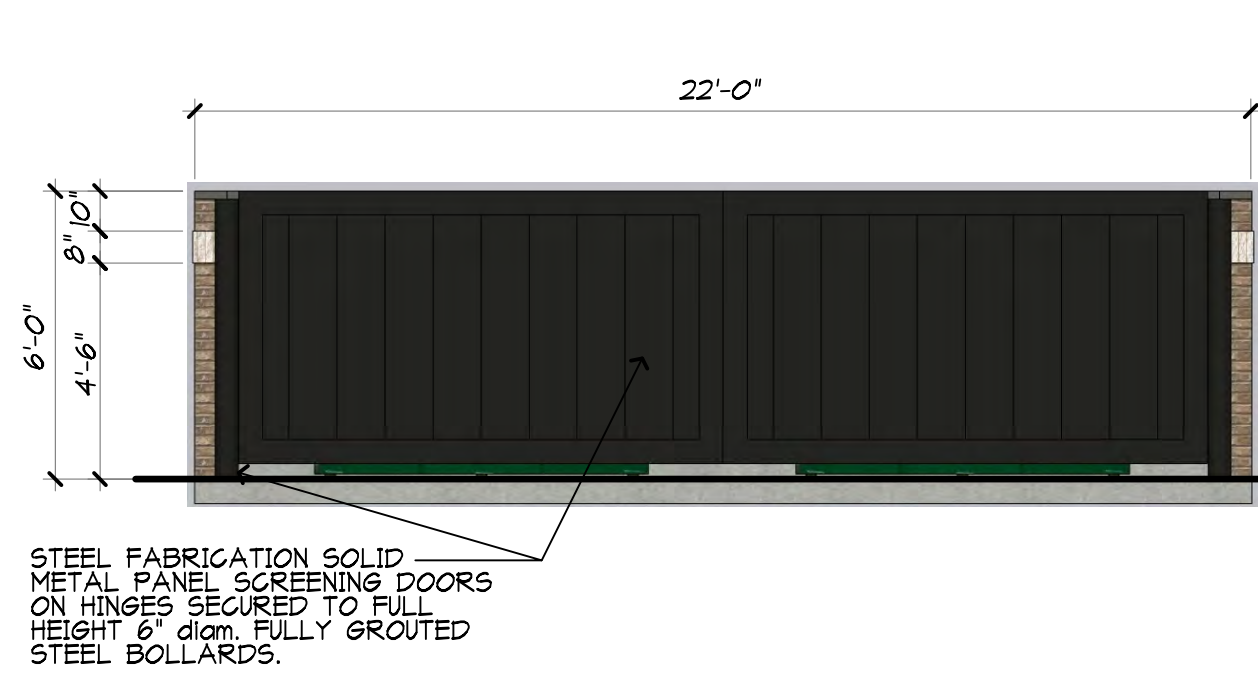
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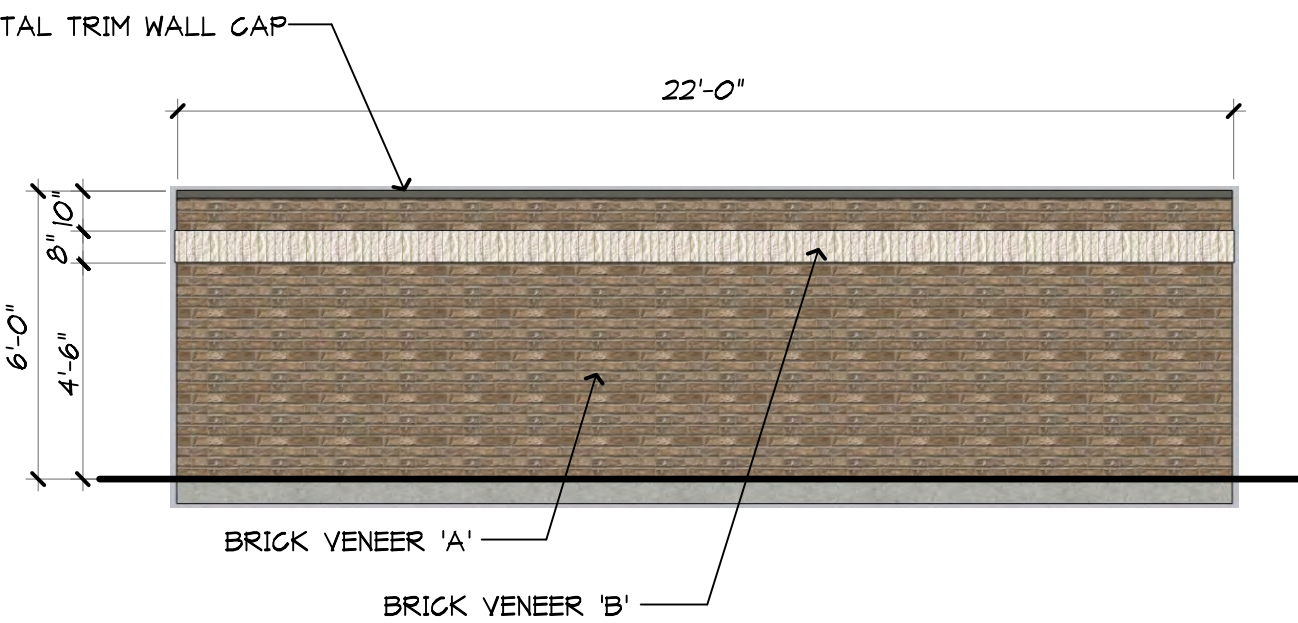
2 DUMPSTER ENCLOSURE BACK
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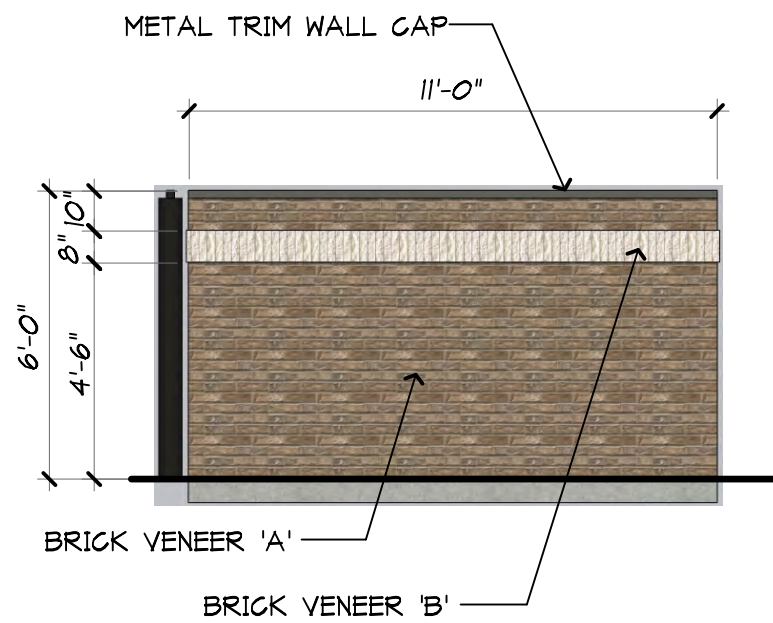
3 DUMPSTER ENCLOSURE SIDES
SCALE: 1/4"=1'-0"



4 DUMPSTER ENCLOSURE FRONT
SCALE: 1/4"=1'-0"



5 DUMPSTER ENCLOSURE BACK
SCALE: 1/4"=1'-0"



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

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(9 7 2) 2 4 2 - 1 0 1 5



4/30/2021

FM 2499 MULTI TENANT DEVELOPMENT

EMBREE GROUP
3207 FM 2499
FLOWER MOUND, TEXAS 75022

JOB NO. A2121
DATE: September 30, 2021

SHEET NO.
ELEV-11
OF

CONCEPT ELEVATIONS: NOT FOR BUILDING PERMIT OR CONSTRUCTION

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EXHIBIT B
DEVELOPMENT STANDARDS
PLANNED DEVELOPMENT DISTRICT – (PD-186)
EMBREE 2499

The development of the property comprising approximately 6.81-acres of land within the corporate limits of the Town of Flower Mound (“Town”) shall be in accordance with the Town of Flower *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:

I. EXHIBITS.

1. The following Exhibits are incorporated into this planned development.
 - a. Exhibit “C:” Conceptual Plan.
 - b. Exhibit “D:” Conceptual Landscape Plan.
 - c. Exhibit “E:” Conceptual Elevations.

II. R-2 Retail District-2

Development of the R-2 Retail District-2 area designated on Exhibit “C,” comprising of approximately 4.01 gross acres, and extending approximately 3.6-feet west from the existing Long Prairie Road right of way, shall be in compliance with all regulations applicable to the R-2 Retail District-2 uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in R-2 Retail District-2 in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-602 of the Land Development Code, “Permitted Uses.”
- B. SPECIFIC USES. The uses listed as Specific Uses in R-2 Retail District-2 in the Town’s Ordinance may be permitted with a Specific Use Permit (SUP) approved by the Town Council in the areas designated on Exhibit “C” in accordance with Section 98-603 of the Land Development Code, “Specific Uses.”
- C. TEMPORARY USES. The uses listed as Temporary Uses in R-2 Retail District-2 in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” upon approval of a Temporary Use Permit in accordance with Section 98-604 of the Land Development Code, “Temporary Uses.”

III. O Office District

Development of the O Office District area designated on Exhibit “C,” comprising of approximately 2.8 gross acres, and extending approximately 282.2-feet east from the western property line, shall be in compliance with all regulations applicable to the O Office District uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

- A. PERMITTED USES. The uses listed as Permitted Uses in O Office District in the Town’s Ordinance may be permitted in the areas designated on Exhibit “C” in accordance with Section 98-542 of the Land Development Code, “Permitted Uses.”

- B. SPECIFIC USES. The uses listed as Specific Uses in O Office District in the Town's Ordinance may be permitted with a Specific Use Permit (SUP) approved by the Town Council in the areas designated on Exhibit "C" in accordance with Section 98-543 of the Land Development Code, "Specific Uses."
- C. TEMPORARY USES. The uses listed as Temporary Uses in O Office District in the Town's Ordinance may be permitted in the areas designated on Exhibit "C" upon approval of a Temporary Use Permit in accordance with Section 98-544 of the Land Development Code, "Temporary Uses."
- D. DIMENSIONAL REGULATIONS. The dimensions listed in Section 98-545 of the Town's Zoning Ordinance shall apply in areas designated O Office District as designated on Exhibit "C," except as indicated below.
 - a. The height of the building shall be limited to one story or 35-feet, subject to Section 98-1031.

IV. Development Regulations - (R-2 Retail District-2 & O Office District)

- A. CONCEPTUAL PLAN.
 - 1. Site plan shall substantially comply with the approved Conceptual Plan, Exhibit "C."
 - 2. Cross access and cross parking across all lots, except as listed below shall be provided.
 - i. All required parking for Building 1 shall be provided on-site and shall not have cross parking.
 - 3. At the time of first plat application for this Planned Development, a 'Shared Parking Irrevocable Agreement Form' provided by the Town shall be executed and recorded at the County Office.
- B. LANDSCAPE STANDARDS.
 - 1. Landscape shall substantially comply with the approved Conceptual Landscape Plan (Exhibit "D") and shall be in accordance with the Town's Landscape Ordinance, as amended.
 - 2. A compatibility buffer shall be provided and comply with Section 82-302 of the Town's Zoning Ordinance along the western property line of the area designated as O Office District on Exhibit "C."
 - 3. A compatibility setback shall be provided and comply with Section 82-303 of the Town's Zoning Ordinance along the western property line of the area designated as O Office District on Exhibit "C."
 - 4. All open space amenities shall be placed in accordance with the Conceptual Landscape Plan (Exhibit "D") within the two areas called out as "Amenity Area" on the Conceptual Plan (Exhibit "C") and in the amount as listed below:
 - a. Three (3) picnic tables; and
 - b. Four (4) seating benches.
 - 5. A six-foot (6') masonry wall shall be installed along, offset by five feet (5'), the entire length of the northern property line adjacent to the Assisted Living and Memory Care

facility except where driveways cross the property line and where landscape buffers are required along the eastern and western property lines.

C. ARCHITECTURAL STANDARDS.

1. Elevations shall comply with the approved Conceptual Elevations, Exhibit "E."
2. Buildings shall use a combination of brick, stone, and stucco as a primary masonry material.
3. The Town's Urban Design Plan shall apply to this Planned Development.
4. Elevations of each building shall not be required at the time of initial adoption of Planned Development-186. Instead, the following procedures shall take place:
 - i. Any substantial changes to the Conceptual Plan, Conceptual Elevations, or exception requests to the Urban Design Plan ("UDP") requirements shall require an amendment to Planned Development-186 to update the Conceptual Elevations prior to Site Plan application.
5. As shown on the prototype building elevations, the restaurant structures within this Planned Development will have flat roofs.

D. SUPPLEMENTARY STANDARDS.

1. Split Zoning: The Conceptual Plan, Exhibit "C," depicts split zoning for lots containing Building 1, Building 2, and Building 3. A major portion of the three lots fronting on to Long Prairie Road have R-2 Retail District-2 zoning with a small portion with a small portion of O Office District zoning at the western boundary of these three lots. These lots that have split zoning shall be subject to the following conditions:
 - a. No portion of the building, drive-thru lanes, shade structures, or menu boards shall cross over to the O Office District zoned area.
 - b. Parking spaces and escape lanes may cross zoning district boundaries.
2. Hours of Operation: 24-hour operations shall be prohibited for any use within this Planned Development, excluding Building 1. Deliveries shall be prohibited between the hours of 7:00 p.m. – 7:00 a.m.
3. Lighting: Lighting measured at the northern and western property line shall not exceed four-tenths of one footcandle and shall be shielded.
4. Speakers: Speakers for Building 1 shall not be oriented north, facing the Assisted Living and Memory Care facility.
5. At the time of Site Plan application, a queuing and stacking analysis shall be submitted as required per Section 82-82, "Queuing requirements for drive-through facilities."

E. PHASING & MAINTENANCE. The development of the site will proceed as indicated below.

1. The first phase of Planned Development shall include the following:
 - a. Landscaped areas along Long Prairie Road (FM 2499) and compatibility buffers along the western property line;
 - b. Six foot (6') masonry wall along the northern property line;
 - c. All perimeter sidewalks and Town trail connectivity;
 - d. Wet detention ponds;
 - e. Fire lanes, median cuts, turn lanes, and curb cuts to the support the development; and
 - f. A thirty-one-foot (31') Mutual Access Easement (Spine Road) connecting the northern and southern properties and parallel to Long Prairie Road (FM 2499). This 31-foot Mutual Access Easement shall connect into the constructed Mutual Access Easement to the northern property line of the Planned Development.
2. A certificate of occupancy shall not be issued to the first building until Phase 1, as mentioned above is completed.
3. At the time of first plat application, a Property Owners Association (POA) shall be established to maintain landscaping and compatibility buffers, masonry wall, sidewalks, retention ponds, and Town trail.

F. EXCEPTIONS. The following exceptions shall apply to this Planned Development.

1. Pitched Roofs: Urban Design Plan, Section 12.1 – A waiver to the pitched roof requirement for the retail buildings as shown on the Conceptual Plan, Exhibit “C”, and Conceptual Elevations, Exhibit “E,” is granted. This exception is specific to the building design shown in Exhibit “C.” Should one of the retail buildings request a PD amendment due to substantial changes to the elevations, as identified in C.4.i., if their design would require a roof pitch exception, it will need to be requested through that PD amendment.
2. Driveway Spacing Exception: An exception to the access management policy and criteria regarding driveway spacing contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances to allow the proposed driveway to be located approximately 300.9-feet from an existing driveway to the north and approximately 280.8-feet from an existing driveway to the south. The second exception will no longer be necessary once the property to the immediate south develops, and the Angel Vet driveway is removed.

G. SIGNAGE STANDARDS.

1. Chapter 86 of the Town’s Code shall apply to this Planned Development.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 5

REGULAR ITEM

DATE: June 13, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD21-0019 – Sethi Property) from Agricultural District uses to Planned Development District No. 191 (PD-191) with Single Family District-15 uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located North of Waketon Road and east of Timber Way.**

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 3.99-acre parcel from Agricultural District (A) uses to Planned Development District No. 191 (PD-191) with Single Family District-15 uses to allow for the proposed development. The proposed zoning is consistent with the Town's Master Plan designation of Low Density for the property, which is defined as single family detached residential development with minimum 15,000 square foot lots or greater. The existing Agricultural zoning permits residential lots containing a minimum of two acres in size.

As part of the request, the applicant has asked for certain exceptions and modifications to the Code of Ordinances, the modifications are listed in Section III of the staff report below:

Exceptions:

- An exception to the Town's Engineering Design Criteria and Construction Standards for driveway spacing.
- An exception to Sec. 90-305, "Street connections," of the Town to prohibit the connection of the street from the proposed subdivision to an existing right-of-way within Windridge Estates to the north of the subject property.

The subject site is adjacent to a vacant tract to the west and a large residential lot to the east that is currently zoned Agricultural and master planned for low density residential uses. Windridge Addition, a residential subdivision zoned Agricultural and Single Family-Estate (SF-E) is located to the north of the proposed development.

The accompanying conceptual site plan [Attachment B(1)] provides for a single phase residential development consisting of 7 single-family, detached dwellings and 4 non-buildable x-lots. The development will provide for one point of ingress/egress along the north side of Waketon Road. The proposed development is in compliance with the Town's landscaping standards. If the subject rezoning request is approved by Town Council, the applicant will be bringing forward applications for a development plan and record plat in the future.

III. REQUESTED EXCEPTIONS

A. Driveway Spacing

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Waketon Road to be a minimum of 250 feet between drive approaches. The proposed driveway is located approximately 204 feet from the existing driveway on the south side of Waketon Road to the west of the subject property.

B. Street Connections

Sec. 90-305. - Street connections of the Town Code states:

The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivision; and where no adjacent connections are platted, must, in general, be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdivisions may connect therewith.

Following concerns raised at the Town Council meeting on November 15, 2021, (see below) about potential cut through traffic if and/or when the road to the north is constructed, the applicant agreed to prohibit access to the north, thus requiring the exception. The street for the proposed development will instead terminate in a cul-de-sac. However, the road has been established in the correct location to line up with the right-of-way to the north in order to allow utilities, which are conveyed within right-of-way, to be connected to the north, in particular waste water service, which is not currently available to the homes north of the subject property.

IV. TOWN COUNCIL

On November 15, 2021, the Town Council considered an ordinance amending the zoning on the subject property (Z21-0004 - Sethi Property– Waketon Road) from Agricultural District (A) uses to Single Family District-15 (SF-15) uses. The Council remanded the item back to the Planning and Zoning Commission by a vote of 3 to 2 for consideration as a Planned Development District.

The November 15, 2021 Town Council meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/11162021-800/16/>

V. PARKS BOARD

On February 16, 2022, the Parks Board voted to recommend acceptance of cash, in the amount of \$42,336.00, in lieu of the otherwise required Park Land Dedication fees, and

to accept Park Development Fees in the amount of \$ 9,716.00. The February 16, 2022 Parks Board meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/02172022-658/6/>

VI. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On June 7, 2022, the ECC reviewed and recommended approval of the removal of two specimen trees on the site and recommended denial of a permit to remove the third specimen tree on the site. The tree that was recommended for denial is a 36-inch caliper Green Ash tree depicted as tree #1388 [See Attachment B(1)]. The June 7, 2022 ECC meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/06082022-736/5/>

VII. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Project No. ZPD21-0019 had a total of 24 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support or opposition to the request.

VIII. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

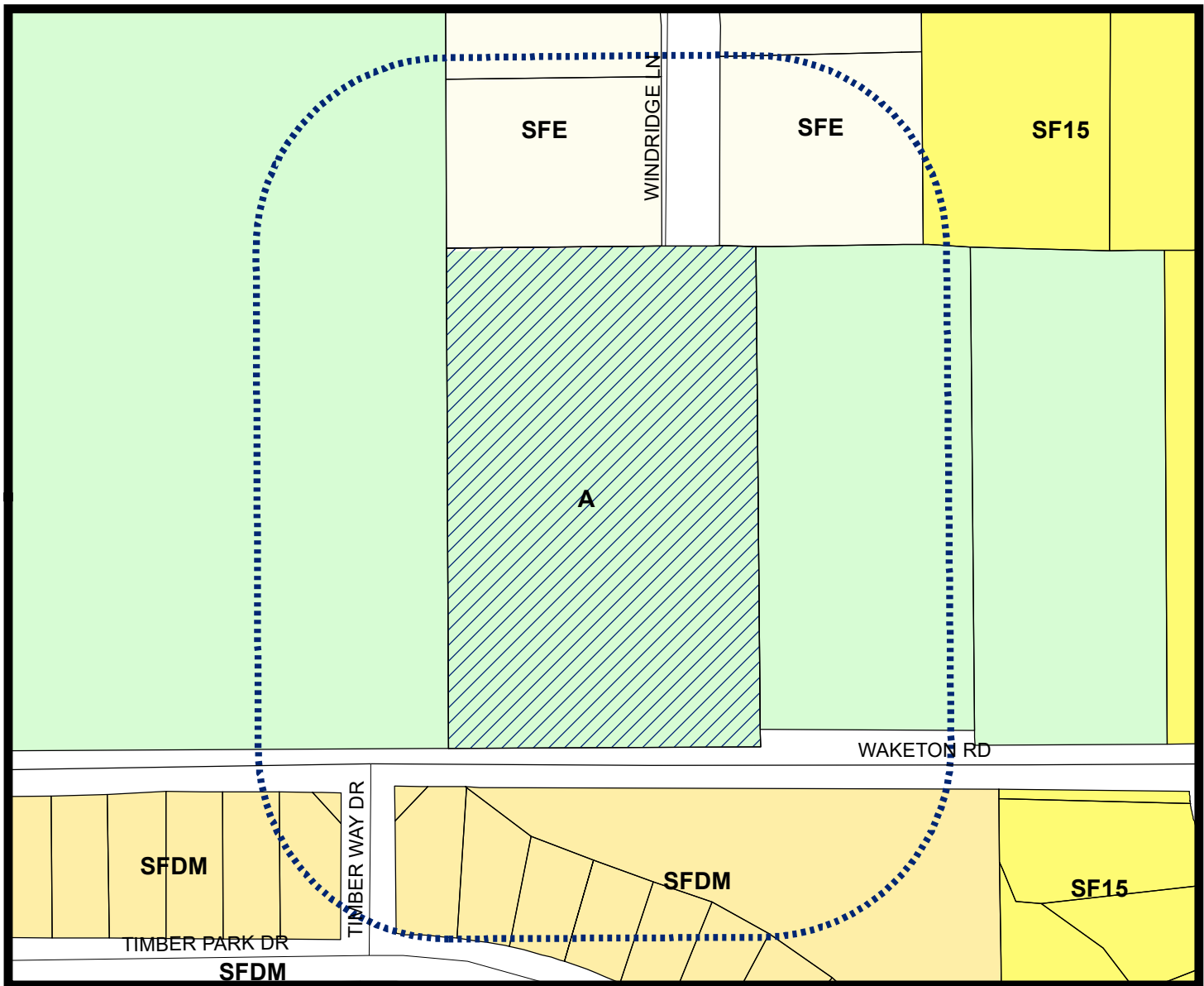
B. Application Details

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

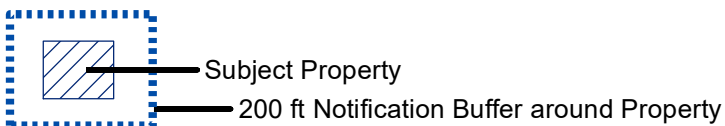


Vicinity Map

Reference Project: ZPD21-0019

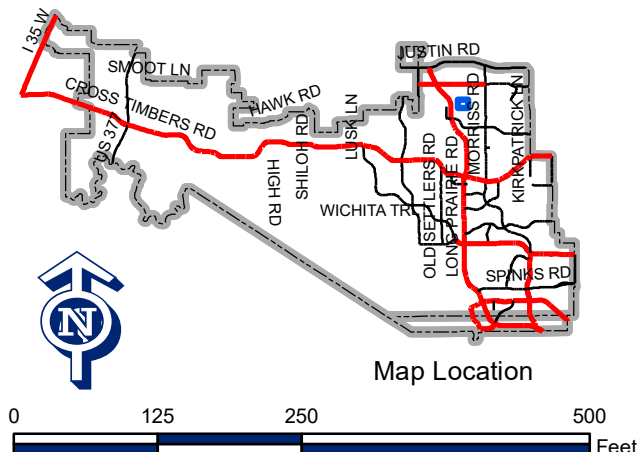


LEGEND



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

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





LETTER OF INTENT > 2600 WAKETON

April 8, 2022

Lexin Murphy
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX, 75028

Re: Letter of Intent regarding 2600 Waketon Rd

Ms. Murphy:

Please accept this letter, on behalf of Manish Sethi, as an explanation of the proposed Zoning Request for the property located at 2600 Waketon Road. The site is approximately 3.99 acre site, located north of Waketon, east of Timber Way Drive. The property is currently zoned Agricultural.

The application is to rezone the property to a Planned Development (PD) with Single Family 15 (SF-15) lots in accordance with the Town's Master Plan. The development will be a single family project with a single street that extends to the north. It is estimated that seven buildable lots can be developed on the site.

As part of this application, we are asking for two exceptions. The first is to Sec. 90-305. - Street connections, to not connect the street from the proposed subdivision to Windridge Estates. The second is to the spacing to Timberway Drive; the street for this subdivision is 203 feet from Timberway Drive.

The one existing power pole, located on the southwest corner of the property currently serves the existing single family house on the site. That pole will be removed when the house is demolished as part of the new development. All service to the new homes built in the subdivision will be placed underground.

We believe that the proposed development meets the Town's standards and look forward to continuing to work with the staff on this site. Please do not hesitate to contact me if you have any questions or need any additional information. information.

Sincerely,

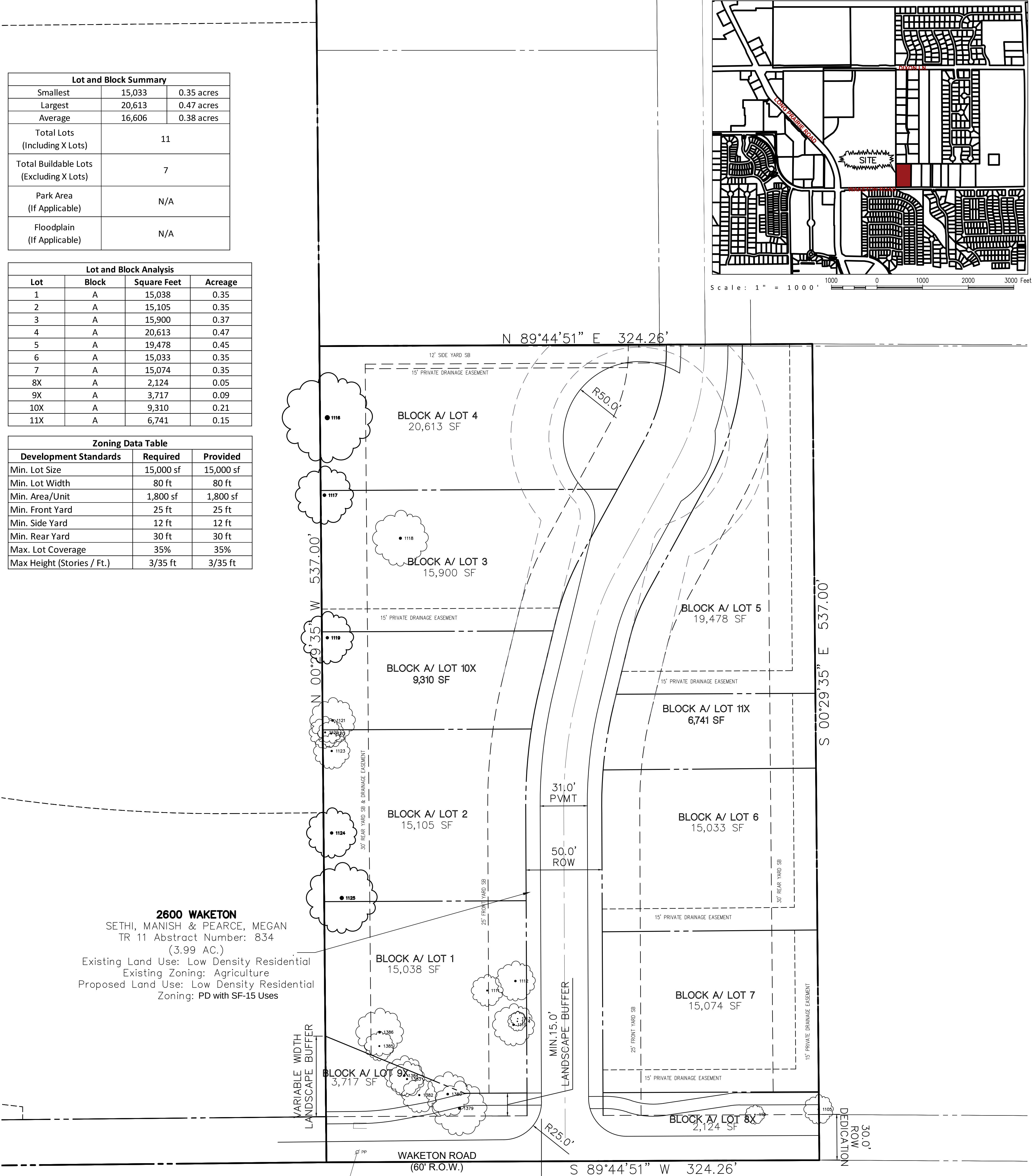
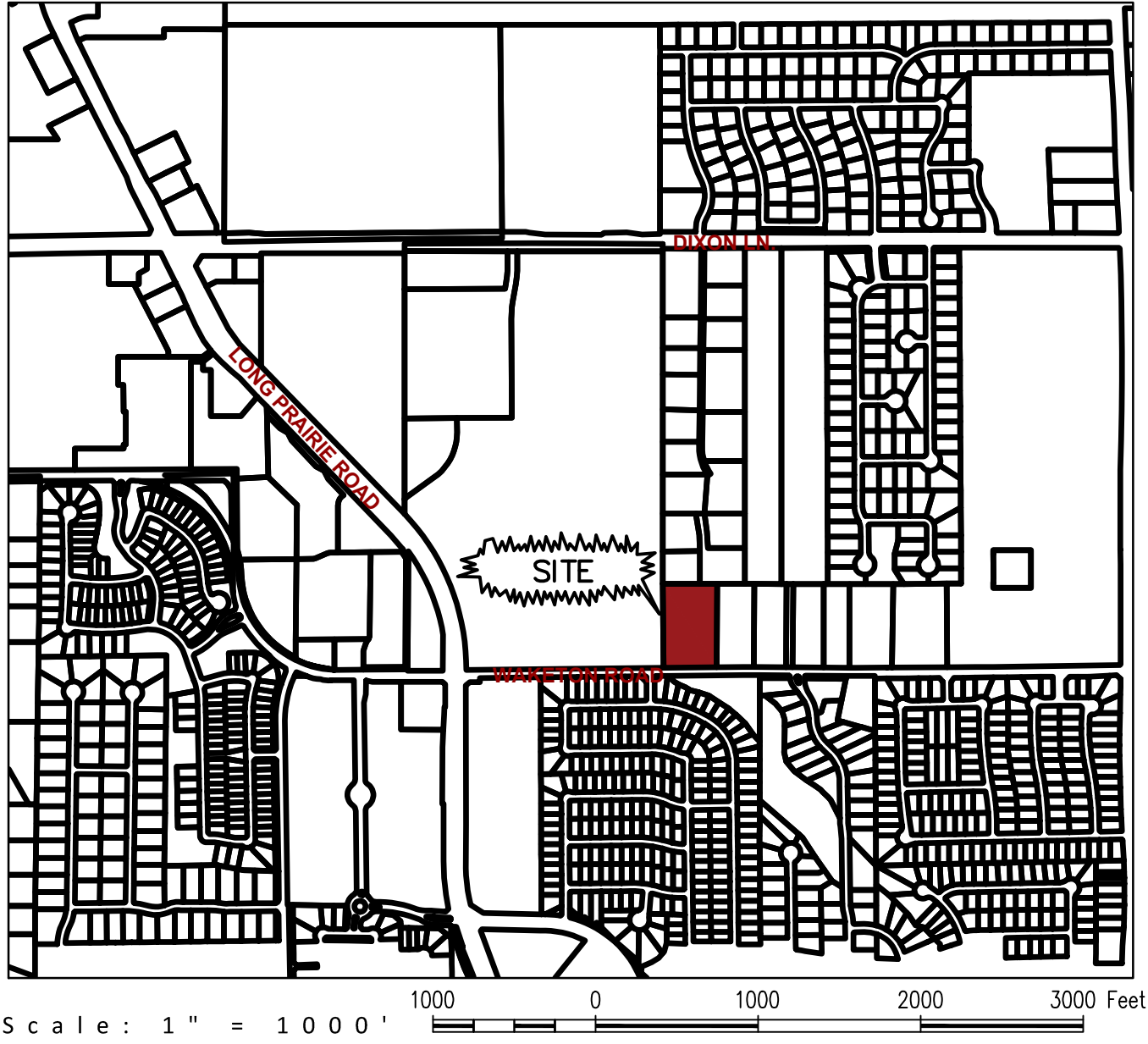
MCADAMS


Doug Powell

Lot and Block Summary		
Smallest	15,033	0.35 acres
Largest	20,613	0.47 acres
Average	16,606	0.38 acres
Total Lots (Including X Lots)	11	
Total Buildable Lots (Excluding X Lots)	7	
Park Area (If Applicable)	N/A	
Floodplain (If Applicable)	N/A	

Lot and Block Analysis			
Lot	Block	Square Feet	Acreage
1	A	15,038	0.35
2	A	15,105	0.35
3	A	15,900	0.37
4	A	20,613	0.47
5	A	19,478	0.45
6	A	15,033	0.35
7	A	15,074	0.35
8X	A	2,124	0.05
9X	A	3,717	0.09
10X	A	9,310	0.21
11X	A	6,741	0.15

Zoning Data Table		
Development Standards	Required	Provided
Min. Lot Size	15,000 sf	15,000 sf
Min. Lot Width	80 ft	80 ft
Min. Area/Unit	1,800 sf	1,800 sf
Min. Front Yard	25 ft	25 ft
Min. Side Yard	12 ft	12 ft
Min. Rear Yard	30 ft	30 ft
Max. Lot Coverage	35%	35%
Max Height (Stories / Ft.)	3/35 ft	3/35 ft



2600 WAKETON
SETHI, MANISH & PEARCE, MEGAN
TR 11 Abstract Number: 834
(3.99 AC.)
Existing Land Use: Low Density Residential
Existing Zoning: Agriculture
Proposed Land Use: Low Density Residential
Zoning: PD with SF-15 Uses

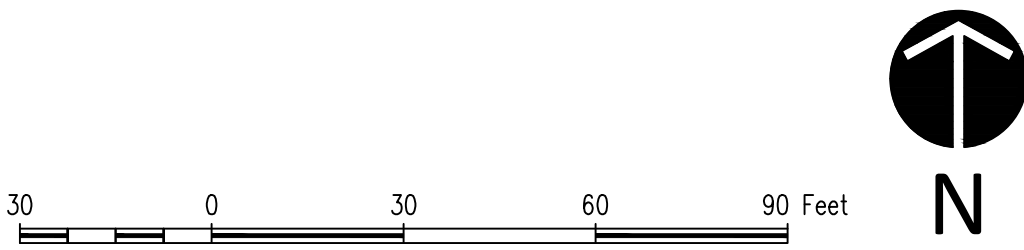
MASTER PLAN FEATURES	
Land Use Plan	Low Density Residential
Urban Design Plan	Long Prairie District
Parks and Trails	North side Waketon Rd. Proposed Multi-Use General
Open Space Plan	N/A
Thoroughfare Plan	Waketon Road 60' R.O.W
Water Plan	Water service district is Waketon EST, line size is 8", location is East R.O.W.
Wastewater Plan	Wastewater service district is Long Prairie, size is 8", location is West R.O.W.

Contact: Manish Sethi
Email:Manish@ManishSethi.com
Phone: (214)986-7660
Address: 620 Inglenook Ct. Coppell, TX 75019

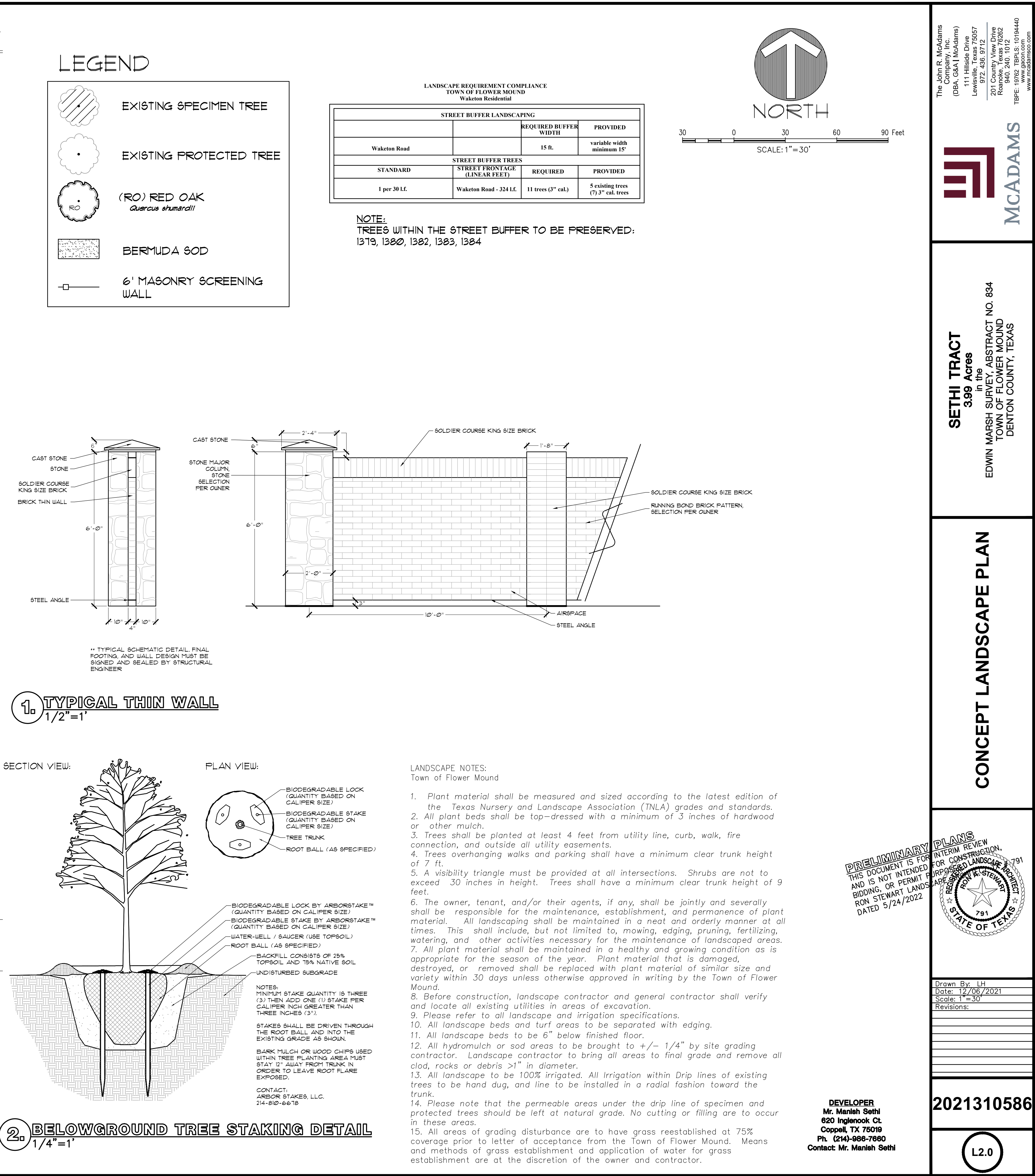


The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
TBPE: 19762 TBPLS: 10194440
www.gason.com
www.mcadamsco.com

WAKETON RESIDENTIAL
CONCEPTUAL SITE PLAN
+/- 3.99 AC.
Town of Flower Mound
Denton County, Texas



Job No: 2021310586 Date: June 01, 2022 By: AS
M:\Projects\ISPEC\SPEC 2021\2021310586 Waketon Residential Lots\04-Production\Planning and
LA\Exhibits\Planning\2022.04.04 Waketon Concept Plan Master.dwg
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were attained from best
available information. This plan is subject to
change.





DEVELOPER
Manish Sethi
Ph. (214)-986-7760
Email: manish@manishsethi.com

Diagram illustrating a tree protection fence system. The fence is circular, surrounding the base of a tree. The fence is constructed using 6' galvanized, moveable posts connected by chain-link fencing. The fence is 6' HT. Panels are used, and the infill is 4" square mesh. The fence is supported by wooden barks. The diagram also shows the tree's drip line and the ground surface.

NOTE:
 TREE PROTECTION FENCE MUST BE
 INSTALLED BEFORE ANY GRADING OR
 CONSTRUCTION BEGINS.
 LANDSCAPE ARCHITECT MUST BE PRESENT
 WHEN ANY WORK IS DONE WITHIN THE
 TREE PROTECTION FENCE.

L1.01

Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 191 (PD-191)

THE SETHI PROPERTY

The Development depicted in Exhibit “C” shall be in accordance with the Town of Flower Mound’s Master Plan and Land Development Regulations as amended, and shall be subject to the following requirements and conditions.

A. Single-Family District-15 (SF-15) uses:

Development of PD-191 designated on Exhibit “C,” the Concept Plan for The Sethi Property, comprising approximately 3.99 acres, shall be in compliance with all regulations applicable to Single-Family District-15 (SF-15) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. **Permitted Uses:** The following uses shall be permitted within PD-191, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Day care, home;
 - c. Dwelling, single-family detached;
 - d. Garage Sale, subject to section 98-982;
 - e. Home occupation, subject to section 98-984;
 - f. Model home;
 - g. Sales trailer, temporary, subject to section 98-993; and
 - h. Swimming pool, private.
2. **Specific Uses:** No uses requiring a Specific Use Permit shall be permitted within PD-191.
3. **Temporary Uses:** Only the following temporary uses may be permitted within PD-191 subject to approval of a Temporary Use Permit in accordance with the procedures and standards of section 78-87 of the Code, “Temporary Use Permits”:
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974; and
 - b. Field office, temporary.

B. Minimum and Maximum Dimensions

The dimensional regulations listed for Single Family District-15 (SF-15) in the Town’s Zoning Ordinance shall be required for this Planned Development.

C. Residential Lot Requirements

The following requirements shall apply to the residential lots within PD-191.

1. There shall be a maximum of seven (7) SF-15 residential lots.

ORDINANCE NO. _____

Page 2

D. Access

Vehicular access is prohibited to the north of the subject property.

E. Exceptions

The following exceptions shall be granted with the approval of Planned Development District-191 (PD-191).

1. Driveway Spacing exception to allow the proposed driveway along Waketon Road to be located less than the required 250' from Timberway Drive as shown on Exhibit "C".
2. An exception to Sec. 90-305, "Street connections," of the Town Code is granted to permit the developer to comply with paragraph D, "Access," of these Development Standards to prohibit the connection of the street from the proposed subdivision to an existing right-of-way within Windridge Estates to the north of the subject property.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 6

REGULAR ITEM

DATE: June 13, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD21-0020 – Cotton Wood Logistics Center) from Agricultural District (A) to Planned Development District No.192 (PD-192) with I-1 Industrial District-1 uses, with certain waivers, exceptions and modifications to the Code of Ordinances, including but not limited to an exception to Section 82-302, Compatibility buffer; and an exception to the access management policy and criteria, regarding driveway spacing, contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances. The property is generally located south of Justin Road and west of Meadow View.**

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone an approximately 29.16-acre parcel from Agricultural District (A) uses to Planned Development District No.192 (PD-192) with I-1 Industrial District-1 uses to allow for the proposed development. The proposed zoning is consistent with the Town's Master Plan designation of Commercial/Industrial for the property which is defined as "a variety of office, retail, repair/service and light industrial uses".

As part of the request, the applicant has asked for exceptions to the Code of Ordinances, the exceptions are detailed in Section III of the staff report below:

Exceptions:

- An exception to the Town's Engineering Design Criteria and Construction Standards for driveway spacing.
- An exception to Section 82-302, Compatibility buffer requirements along portions of the southern and western property lines.

The subject property contains a single-family dwelling. Non-residential uses are located north of the site across Justin Road within Highland Village. Heavy commercial and storage uses are located east of the site. A high school athletic facility and a single-family dwelling are located south of the site. Warehouse and commercial uses are located west of the site with the exception of a vacant tract of land. There are two single family dwellings west of this vacant tract of land. The Town's Master Plan designates the land to the west and east of the site for Commercial/Industrial uses and Office uses to the south. Surrounding zoning is a combination of Industrial-1 (I-1) District and Agricultural (A) District.

The accompanying conceptual site plan [Attachment B(1)] provides for the development of two, one-story office warehouse/distribution buildings containing 139,467 square feet and 224,424 square feet respectively. The development will provide two points of ingress/egress along the south side of Justin Road and a connection to the west for future access. An east bound right turn deceleration land is being provided for the eastern driveway along Justin Road. The required off-street parking for the proposed development is 246 spaces. The applicant is providing 249 spaces which is within the 20 percent allowable deviation.

The proposed development is in compliance with the Town's Urban Design and landscaping standards.

III. REQUESTED EXCEPTIONS

A. Driveway Spacing

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Justin Road to be a minimum of 250 feet between drive approaches. The proposed western driveway is located approximately 90 feet from the existing driveway to the west of the subject property. The proposed eastern driveway is located approximately 42 feet from the existing driveway east of the subject property.

B. Compatibility Buffer

Section 82-302 requires that nonresidential developments provide a 25-foot landscaped buffer and a minimum six-foot masonry/brick wall along the property line if adjacent to or separated only by an alley from developed residential property or vacant land zoned or designated on the comprehensive master plan for residential use.

The applicant is requesting an exception to not provide this buffer for a distance of approximately 925 linear feet along the southern property line and a distance of approximately 200 linear feet along the western property line. Although the property to the south is zoned for Agricultural District uses and contains a single-family dwelling, it is Master Planned for Office uses. Likewise, the property to the west is vacant and zoned for Agricultural District uses but is Master Planned for Commercial/Industrial uses.

After the applicant received a recommendation from the Environmental Conservation Commission (ECC), the conceptual site and landscape plans were revised to preserve the four specimen trees the ECC recommended denial of tree removal permits for (see below). It should be noted that, the four specimen trees located within the required

compatibility buffer will likely have to be removed or will not survive if the applicant is required to construct the masonry wall along the southern property line.

IV. ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On May 3, 2022 the ECC reviewed and recommended denial of an application for a tree removal permit for specimen trees #9828, #9825, #9821, #9811 and approval of an application for a tree removal permit for specimen trees #9797, #9799, #9800, #9805, #9863a and #9863b [See Attachment B(1)]. The May 3, 2022 ECC meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/05042022-891/5/>

V. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Project No. ZPD21-0020 had a total of 26 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support and 4 items of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

VI. ATTACHMENTS

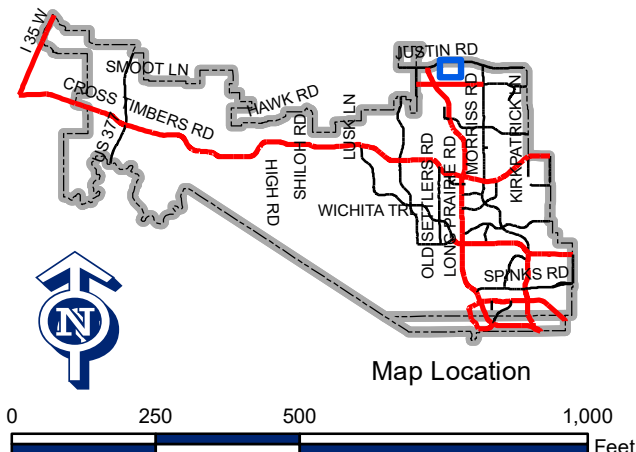
A. Background Information

1. Vicinity Map
2. Letter of Intent

B. Application Details

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

Reference Project: ZPD21-0020



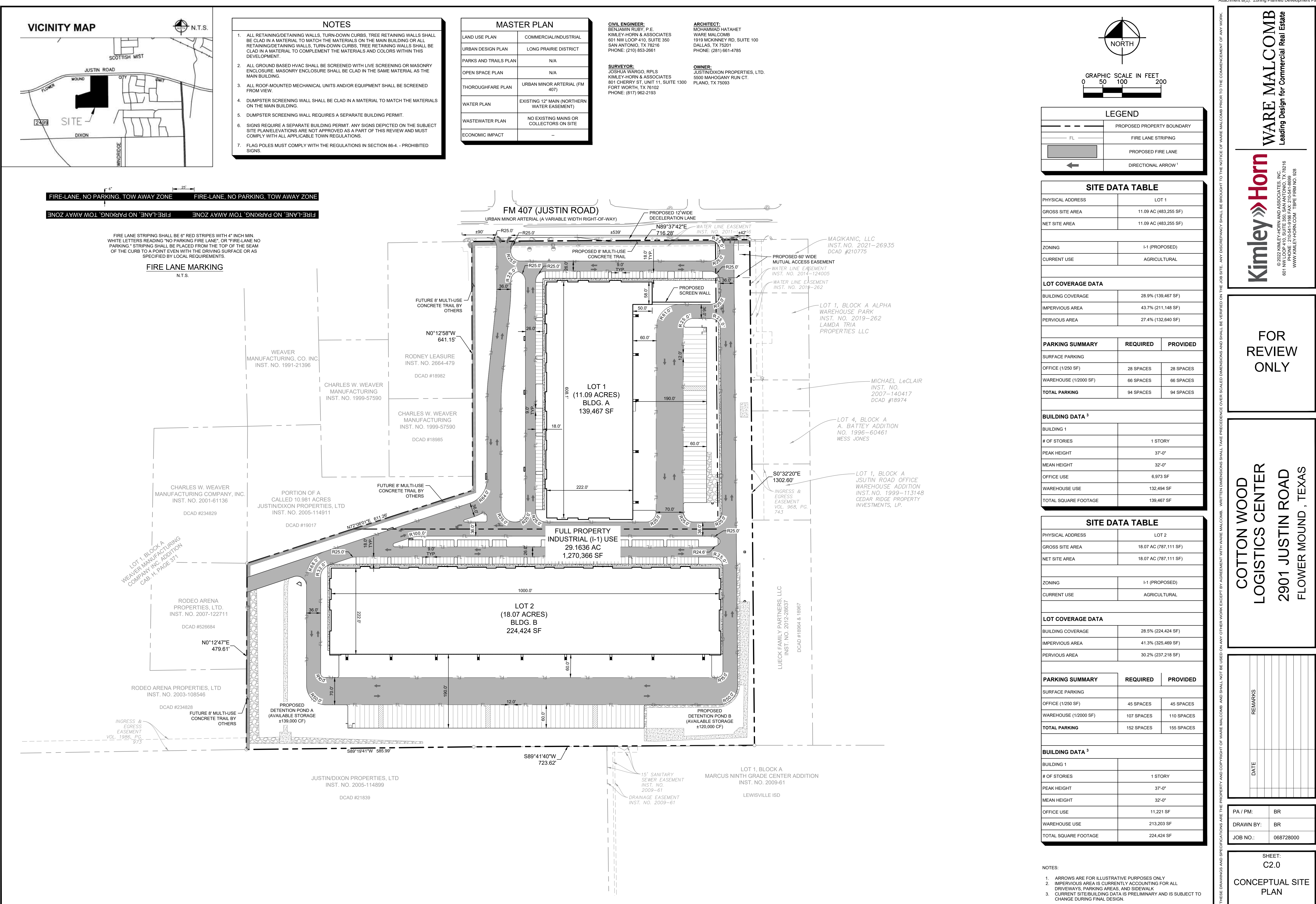
Letter of Intent

The subject property is located at 2901 Justin Road and comprises 29.1636 acres of land. The property is currently zoned Agriculture and this application is for a zoning change to a Planned Development with a base zoning district of I-1 Industrial 1 (I-1).

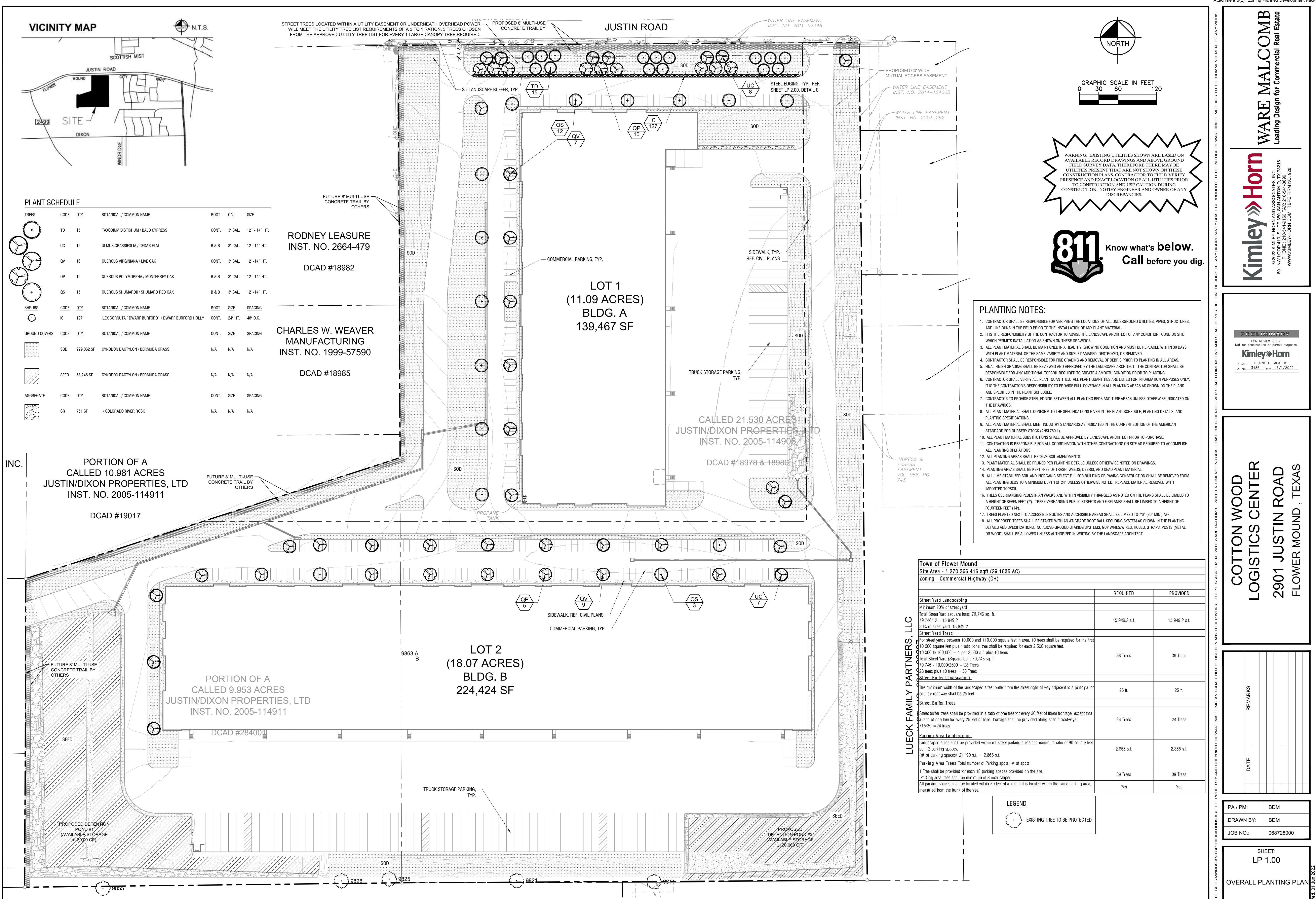
There is a rapidly growing demand for modern warehouses catering to local manufacturing, on-shoring of products, regional supply, and showroom. As such, this zoning request seeks to allow for this much needed warehouse space on this undeveloped site surrounded by other industrial uses and industrial zoning. Aligning with the Flower Mound Future Land Use Map, this proposed use conforms to the “commercial/industrial” designation.

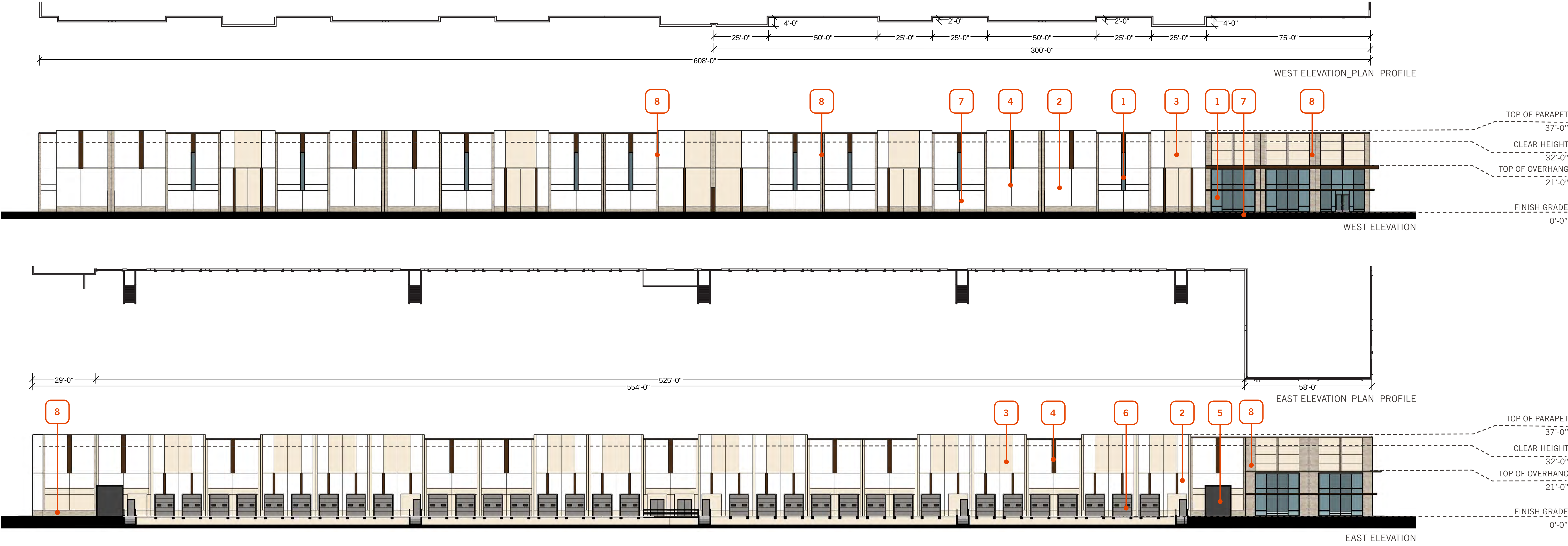
The following exceptions to the base zoning regulations are requested:

- Driveway spacing shall be required as show on the Site Plan.
- Removal of compatibility buffer and setback requirements along the Southern property line and a portion of the Western property line.

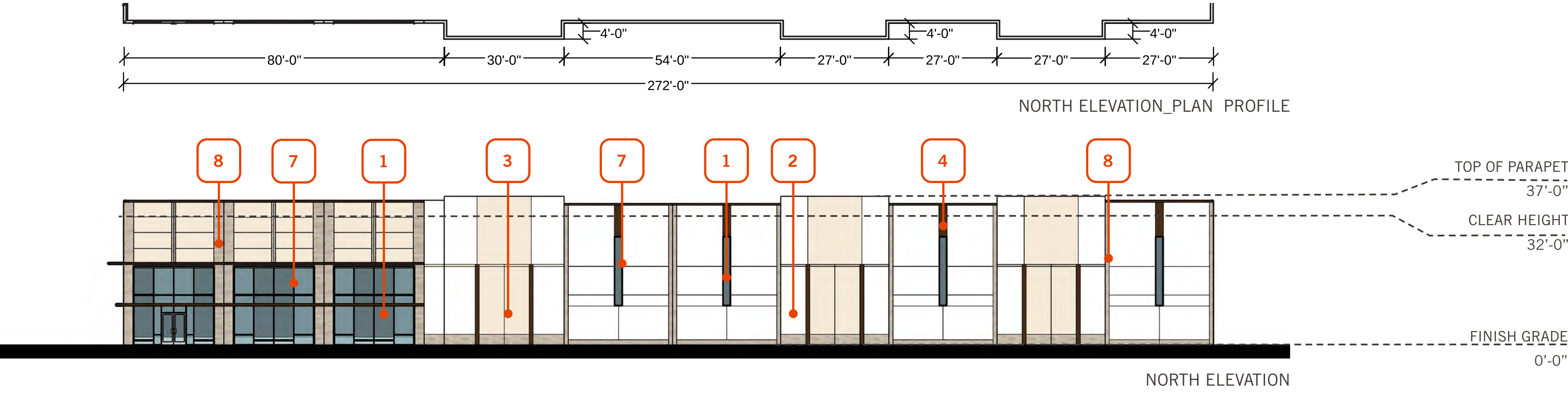


Plotted By: P. Boudier, P. Boudier, June 01, 2022, 03:21:21 PM, K:\SMA_Civil\682728000-Parker, Industrial - CIVIL\CD\Site\Sheet\Landscaping\LP 1.00.dwg
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Building 1: Elevation Material Calculation Table				
	North	South	East	West
1. Total Façade S.F.	9,862 s.f.	9,915 s.f.	22,366 s.f.	22,398 s.f.
2. Façade S.F. (exclusive of doors and windows)	8,506 s.f.	9,406 s.f.	18,032 s.f.	20,872 s.f.
3. Doors and Windows S.F.	1,356 s.f.	509 s.f.	4,334 s.f.	1,526 s.f.
4. Primary Masonry totals (Min. 80%)	8,506 s.f. (100%)	9,406 s.f. (100%)	18,032 s.f. (100%)	20,872 s.f. (100%)
• Brick s.f. (as applicable)	N/A	N/A	N/A	N/A
• Stone s.f. (as applicable)	1,253 s.f. (14.7%)	1,366 s.f. (14.5%)	930 s.f. (5.2%)	2,799 s.f. (13.4%)
• Stucco s.f. (as applicable)	N/A	N/A	N/A	N/A
• Tilt Wall s.f. (as applicable)	7,253 s.f. (85.3 %)	8,040 s.f. (85.5%)	17,102 s.f. (94.8%)	18,073 s.f. (86.6%)
5. Secondary Masonry totals (Max. 20%)	N/A	N/A	N/A	N/A
• EIFS s.f. (as applicable)	N/A	N/A	N/A	N/A
• Hardiplank s.f. (as applicable)	N/A	N/A	N/A	N/A
• Detail any additional (as applicable)	N/A	N/A	N/A	N/A



KEYNOTES

- 1

GLAZING
VITRO OPTIGRAY
- 2

TILT UP CONCRETE PANEL PAINTED
CHEVIOT SW 9503
- 3

TILT UP CONCRETE PANEL PAINTED
SOFTER TAN SW 6141
- 4

TILT UP CONCRETE PANEL PAINTED
ROOKWOOD DARK BROWN SW 2808

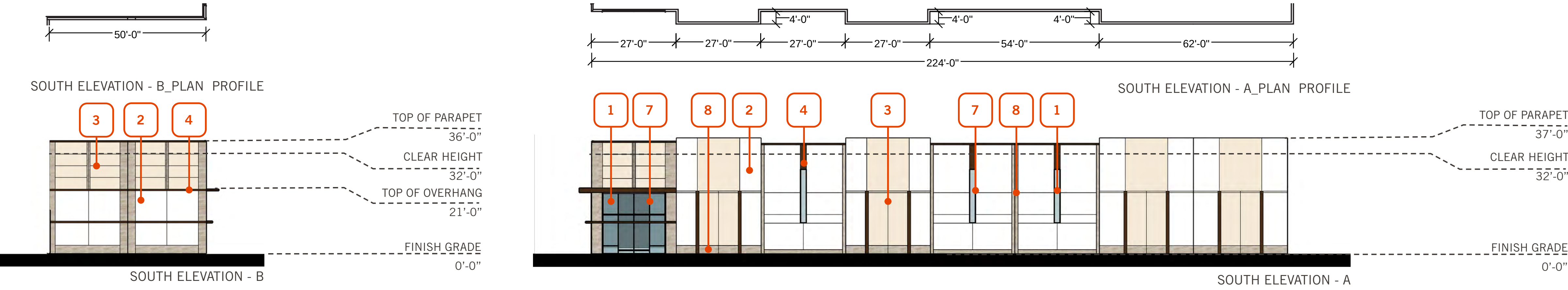
- 5

GRADE LEVEL DRIVE-IN DOOR
- 6

DOCK DOOR TO LOADING AREA
- 7

ALUMINUM STOREFRONT
CLEAR ANODIZED
- 8

STONE
LIGHT TAN



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BUILDING 1 - EXTERIOR ELEVATIONS

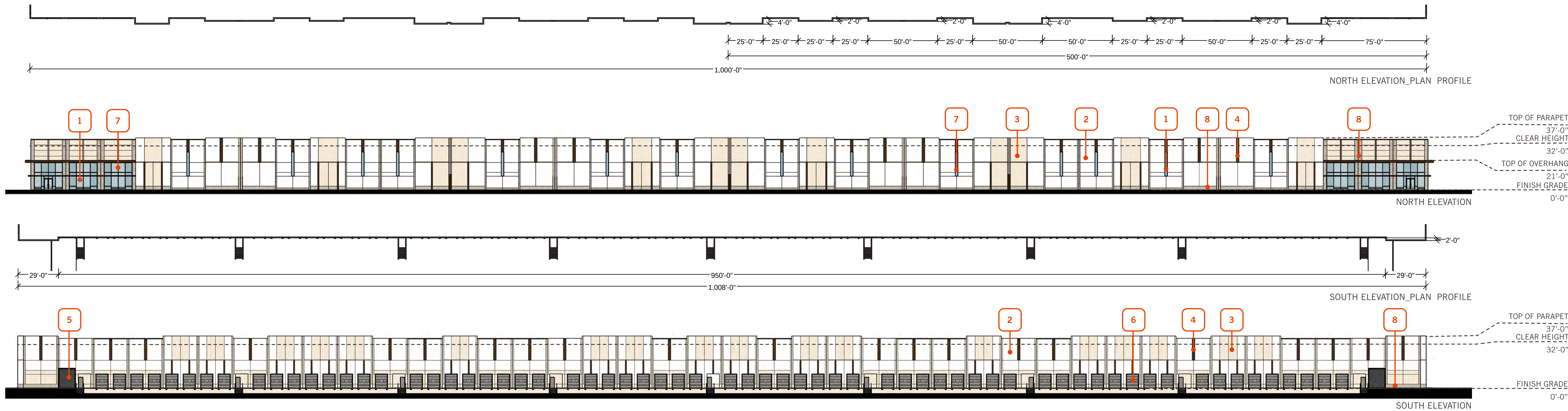
JUSTIN ROAD INDUSTRIAL

FLOWER MOUND, TX - DAL21-0079-00

WARE MALCOMB

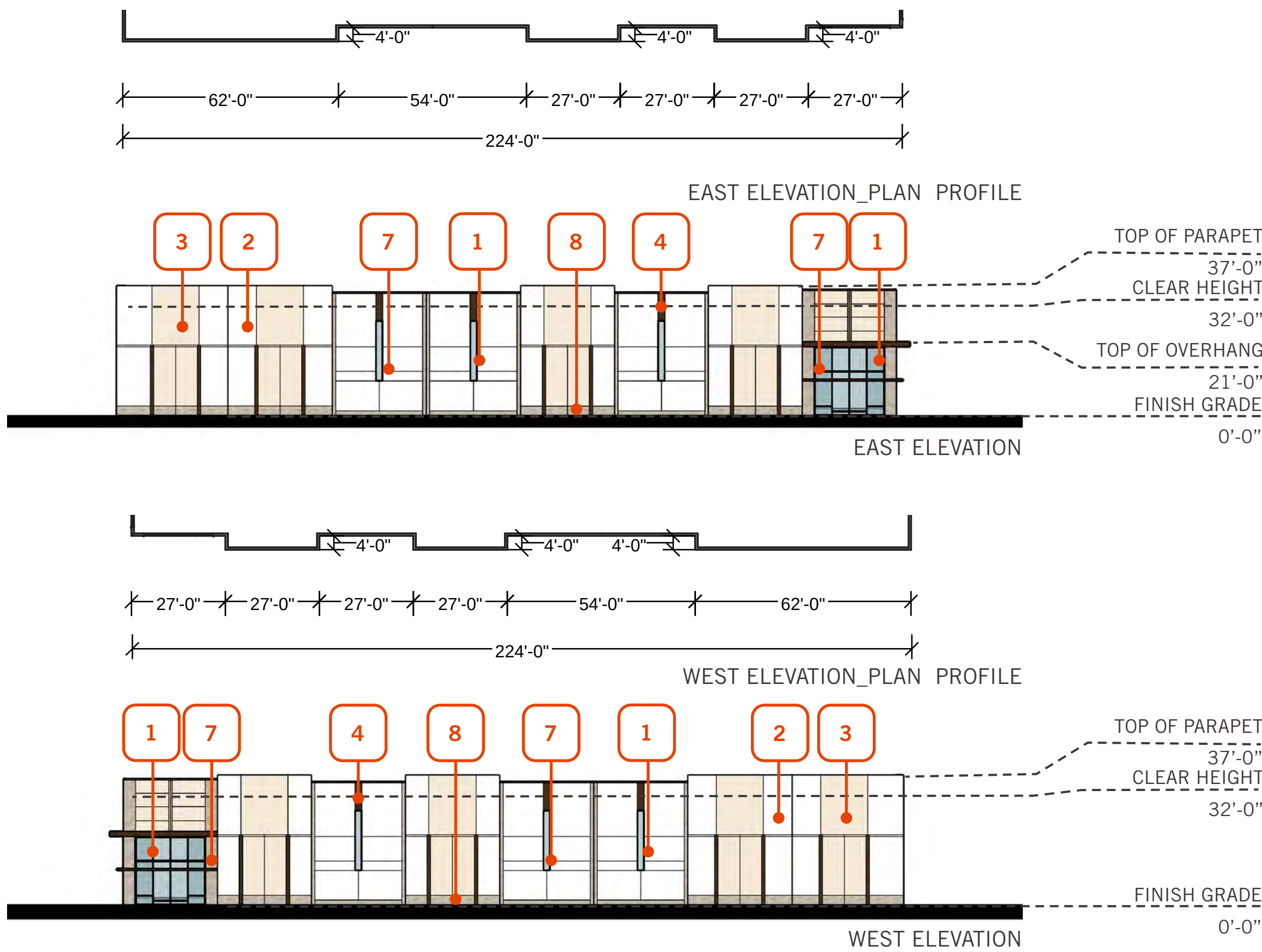
05.19.2022

PAGE
4



Building 2: Elevation Material Calculation Table

	North	South	East	West
1. Total Façade S.F.	39,693 s.f.	37,028 s.f.	9,034 s.f.	9,092 s.f.
2. Façade S.F. (exclusive of doors and windows)	36,777 s.f.	30,457 s.f.	8,525 s.f.	8,583 s.f.
3. Doors and Windows S.F.	2,916 s.f.	6,571 s.f.	509 s.f.	509 s.f.
4. Primary Masonry totals (Min. 80%)	36,777 s.f. (100%)	30,457 s.f. (100%)	8,525 s.f. (100%)	8,583 s.f. (100%)
• Brick s.f. (as applicable)	N/A	N/A	N/A	N/A
• Stone s.f. (as applicable)	3,093 s.f. (8.4%)	377 s.f. (1.2%)	960 s.f. (11.3%)	1,000 s.f. (11.7%)
• Stucco s.f. (as applicable)	N/A	N/A	N/A	N/A
• Tilt Wall s.f. (as applicable)	33,684 s.f. (91.6%)	30,080 s.f. (98.8%)	7,565 s.f. (88.7%)	7,583 s.f. (88.3%)
5. Secondary Masonry totals (Max. 20%)	N/A	N/A	N/A	N/A
• EIFS s.f. (as applicable)	N/A	N/A	N/A	N/A
• Hardiplank s.f. (as applicable)	N/A	N/A	N/A	N/A
• Detail any additional (as applicable)	N/A	N/A	N/A	N/A



KEYNOTES

- 1

GLAZING
VITRO OPTIGRAY
- 2

TILT UP CONCRETE PANEL PAINTED
CHEVIOT SW 9503
- 3

TILT UP CONCRETE PANEL PAINTED
SOFTER TAN SW 6141
- 4

TILT UP CONCRETE PANEL PAINTED
ROOKWOOD DARK BROWN SW 2808

- 5

GRADE LEVEL DRIVE-IN DOOR
- 6

DOCK DOOR TO LOADING AREA
- 7

ALUMINUM STOREFRONT
CLEAR ANODIZED
- 8

STONE
LIGHT TAN

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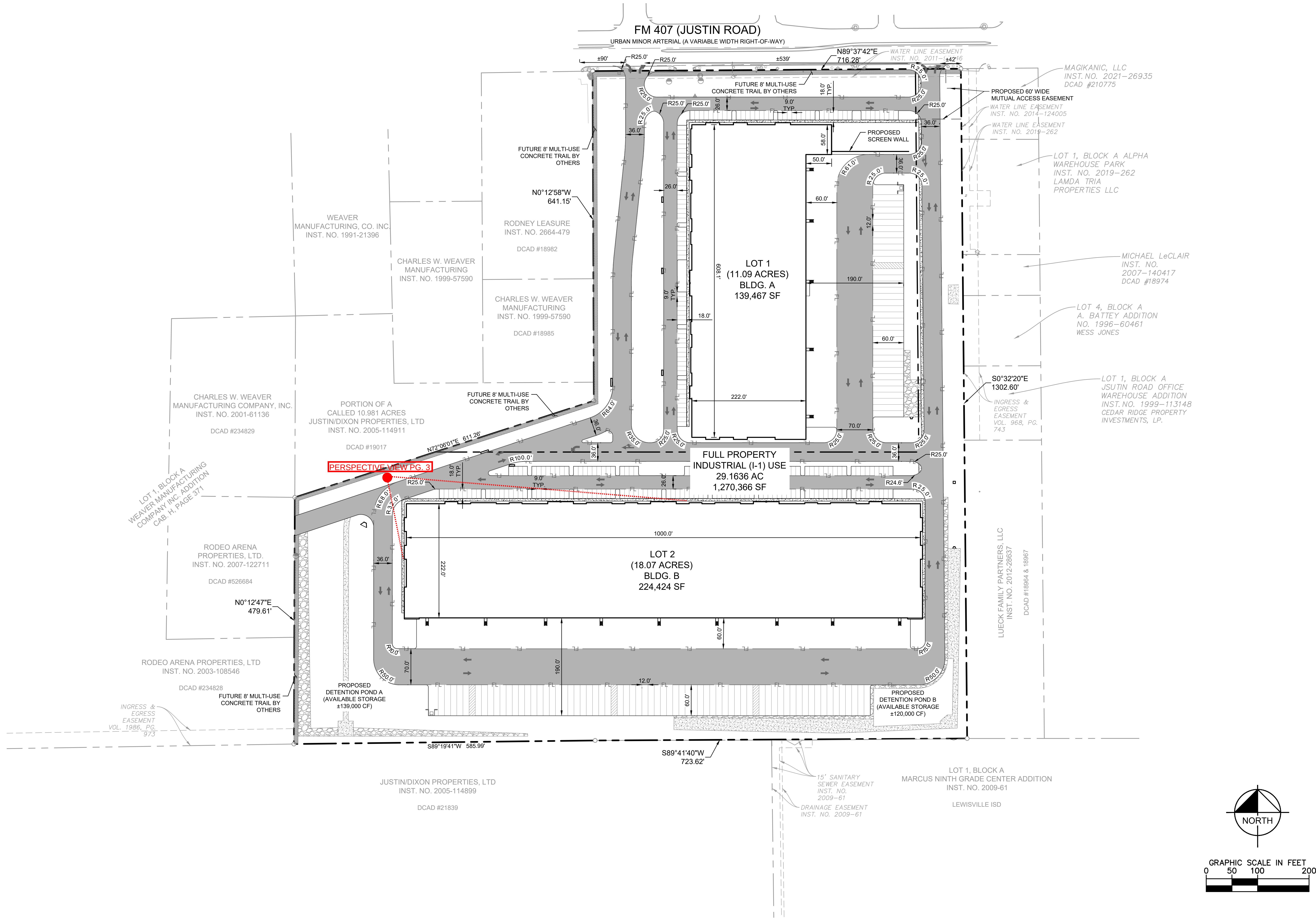
BUILDING 2 - EXTERIOR ELEVATIONS
JUSTIN ROAD INDUSTRIAL
FLOWER MOUND, TX - DAL21-0079-00

WARE MALCOMB

05.19.2022

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This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

SITE PLAN
JUSTIN ROAD INDUSTRIAL
FLOWER MOUND, TX - DAL21-0079-00



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

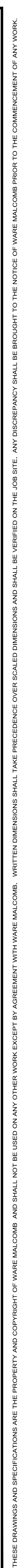
PERSPECTIVE VIEW - NORTHWEST BUILDING B

JUSTIN ROAD INDUSTRIAL
FLOWER MOUND, TX - DAL21-0079-00

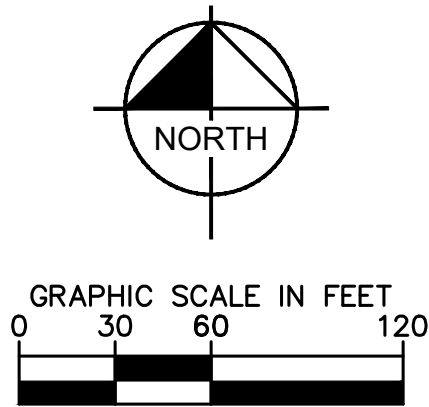
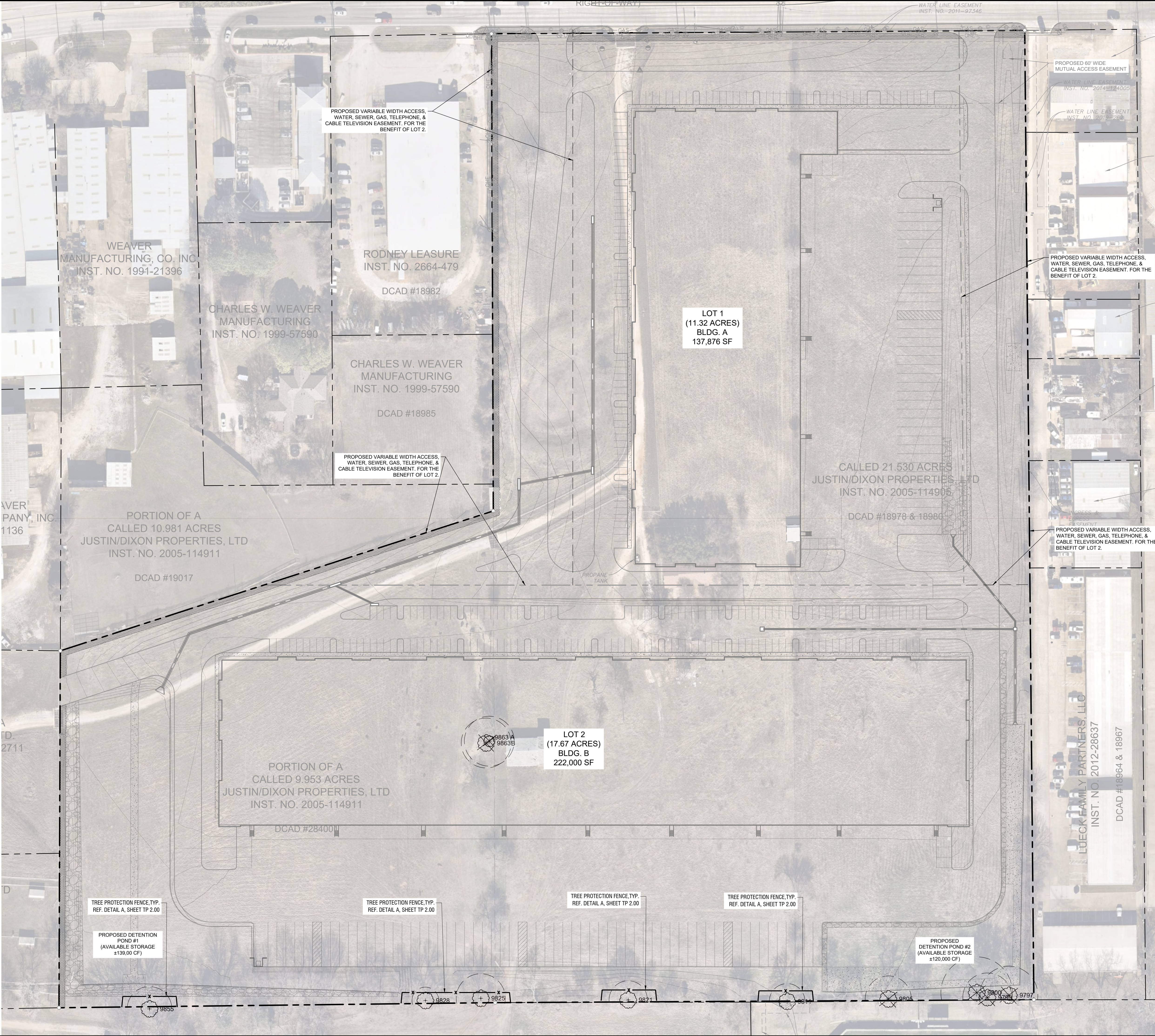
WARE MALCOMB

05.19.2022

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LEGEND

- EXISTING SPECIMEN TREE TO BE REMOVED
- EXISTING SPECIMEN TREE TO BE PROTECTED
- TREE PROTECTION FENCING
- PROPOSED CONTOUR

NOTE:
ALL TREES SHOWN TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. NO VEHICULAR PARKING, STORAGE OF MATERIALS, OR EQUIPMENT, CLEANING OF EQUIPMENT, EQUIPMENT WASH OUT OR ANY OTHER ACTION WHICH MAY CAUSE AN ADVERSE AFFECT ON EXISTING OR FUTURE PLANTING IS TO OCCUR IN OR AROUND TREES IN LANDSCAPE AREAS WHICH MAY BE AFFECTED.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
R.L.A. BLAINE D. MKULIK
A. No. 3486 Date 6/1/2022

**COTTON WOOD
LOGISTICS CENTER**
2901 JUSTIN ROAD
FLOWER MOUND, TEXAS

DATE	REMARKS

PA / PM:	BDM
DRAWN BY:	BDM
JOB NO.:	068728000

SHEET:
TP 1.01
**TREE SURVEY & TREE
PRESERVATION PLAN**

Exhibit B Development Standards

Planned Development District - 192 (PD-192) Cotton Wood Logistics Center

The development on the property comprising approximately 29.16 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 I-1 Industrial District-1 in the Town's Zoning Ordinance shall be permitted.

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

D. TEMPORARY USES. The uses listed as Temporary Uses in the I-1 Industrial District-1 in the Town's Zoning Ordinance shall be permitted as only upon approval of a Temporary Use Permit in accordance with the procedures and standards of Section 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the I-1 Industrial District-1 in the Town's Zoning Ordinance shall be required for this Planned Development District.

F. TOWN TRAIL EASEMENT. Prior to the approval of a site plan and/or a record plat for the subject property, the applicant shall provide a 15-foot-wide access easement for the future Town Trail connection in the location as shown on Exhibit "C".

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

- 1. Compatibility Buffer-Section 82-302. The compatibility buffer does not apply to this Planned Development District.

ORDINANCE NO. _____

Page 2

2. Driveway Spacing. An exception to the access management policy and criteria regarding driveway spacing contained in the Town's Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances is granted as shown on Exhibit "C."