

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

07/25/2022

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. Development Update

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 July 11, 2022: Consider approval of the minutes of the July 11, 2022, Planning and Zoning Commission Regular Session.

H. REGULAR ITEMS

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

2. SP21-0008 – McIver Flower Mound: Consider a request for a Site Plan (SP21-0008 – McIver Flower Mound) to develop an office, warehouse and distribution facility with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north and west of Lakeside Parkway and Enterprise Road.

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

I. ADJOURNMENT – REGULAR SESSION**i. WORK SESSION**

- a. Presentation and discussion of LDR22-0001 – Landscape Ordinance Update

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: July 21, 2022, at 5:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350. 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: July 25, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the July 11, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on July 11, 2022.

II. ATTACHMENTS

1. Draft Minutes of July 11, 2022

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 11TH DAY OF JULY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:30 PM

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

Brad Ruthrauff	Chair; Commissioner, Place 1
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:

Robbie Cox	Vice-Chair; Commissioner, Place 2
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(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
Bob Pegg	Assistant Director of Engineering
Poornima Kashyap	Principal Planner
Claire Barnes	Planner
LauriAnn Cash	Executive Assistant

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

None
- E. **FUTURE AGENDA ITEMS**

1. Commissioner Hobbs suggested having additional criteria regarding Work Sessions, including the possibility of scheduling them on a different evening and not during a regular Planning & Zoning Commission meeting. Commissioner Wilson agreed on the scheduling component. Alicia Kreh, Town Attorney, stated that Staff can do research and bring it forward as a discussion item at a future date. The Commission was in agreement.

F. DIRECTOR'S REPORT

1. Flower Mound Ranch Application
 - a. The application has been tentatively scheduled for public hearing on the August 15, 2022 Planning & Zoning Commission meeting.
 - b. Staff has updated the Town's website on the Major Project Page to include the current version of the proposed ordinance and the Vision Book, which were the documents mentioned by the applicant during the Work Session.
 - c. Staff sent review comments back to the applicant and expect revisions soon addressing the Staff comments.

G. CONSENT ITEMS

1. Minutes of June 27, 2022: Consider approval of the minutes of the June 27, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Wells moved to approve Consent Item 1. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

H. REGULAR ITEMS

2. **Consider a Site Plan (SP22-0002 – HteaO) to develop a fast food restaurant with a drive through window, with a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Cross Timbers Road and west of Morriss Road.**

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Aaron Mattiage, HTeaO

Commission Deliberation

Commissioner Wells moved to recommend approval of SP22-0002 - HTeaO. Commissioner Naylor seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

3. Public Hearing to consider an ordinance granting a Specific Use Permot No. 478 (SUP22-0001 – 1307 College Parkway Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of College Parkway and west of Kirkpatrick Lane.

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Greg and Beverly Owen; present for questions, no presentation

Spoke In Favor:

None

Spoke In Opposition:

None

Commission Deliberation

Commissioner Gilmore moved to recommend approval of SUP22-0001 – 1307 College Parkway Accessory Dwelling. Commissioner Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. **ADJOURNMENT – REGULAR SESSION: 7:04 P.M.**

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

REGULAR ITEM

DATE: July 25, 2022

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Site Plan (SP21-0008 – McIver Flower Mound) to develop an office, warehouse and distribution facility with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located north and west of Lakeside Parkway and Enterprise 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 are two exception requests 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 an office, warehouse and distribution facility. The property is zoned for Campus Industrial (CI) District uses. The subject property is currently undeveloped and contains approximately 4.99 acres.

Exceptions:

- Exception to Section 98-147, Topographical Slope Protection.
- Exception to the access management policy and criteria, regarding driveway spacing

The site plan provides for a one-story building that contains 56,986 square feet. Two points of access are being provided from Lakeside Parkway and Enterprise Road. A future connection is also being stubbed out to the adjacent property to the northwest. The required parking for this use is one space per 250 square feet of office space and one space per 2,000 square feet of showroom/warehouse space for a total of 79 required parking spaces. The applicant is proposing 73 parking spaces, which is within the allowable 20 percent deviation.

The landscape plan and elevations meet or exceed the standards in the Town Code as well as the Town's Urban Design Plan.

III. EXCEPTIONS:

A. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes. The attached exhibit depicts a total of approximately 0.66 acres of slopes greater than 12 percent being impacted [See Attachment B(2)]. The applicant has indicated that due to the location of the slopes in the center of the property, it would be very difficult to develop the site without impacting slopes of greater than 12 percent. Based on the recommendation of the Environmental Conservation Commission (ECC) to save the Post Oak specimen tree along Lakeside Parkway (see ECC recommendation on page 4), the applicant reduced their parking in this area, which also resulted in a reduction in the amount of impacted slopes.

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

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

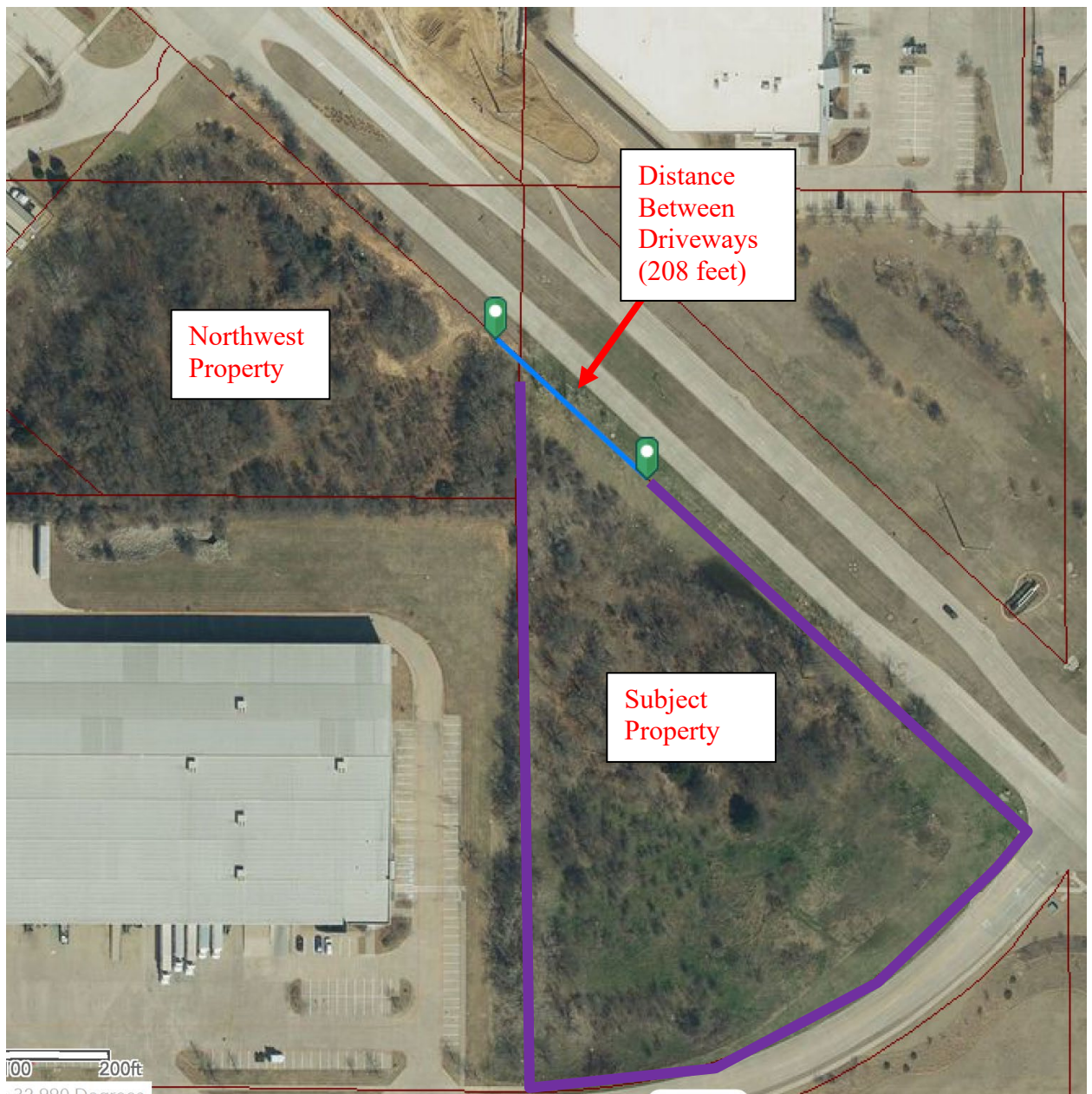
In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats, floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established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

B. Driveway Spacing:

The Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances requires driveway spacing along Lakeside Parkway to be a minimum of 360 feet between drive approaches. The proposed driveway on Lakeside Parkway is located approximately 208 feet from a platted driveway on the adjacent property to the northwest (see figure below). The driveway to the northwest has been platted by that property owner, but not constructed, and there is no time frame on when it will be constructed. The applicant has been in discussions with the adjacent property owner, and if the exception is approved, the adjacent owner will be able to either construct their driveway in the future or connect

to the proposed driveway on the subject property. The applicant also stated the following in their letter of intent:

This driveway exception is needed to allow for proper circulation of the site. The current access that was provided to the adjacent lot does not provide the necessary radii and access for trucks to be able to enter the site from Lakeside Parkway. If the trucks were to enter in from the previously approved access as shown, they would jump the curbs and not be able to enter the site. Without this access the trucks would only be able to enter from one access point which would cause potential access issues with trucks leaving and entering the site.



ENVIRONMENTAL CONSERVATION COMMISSION (ECC)

On July 5, 2022, the Environmental Conservation Commission (ECC) recommended approval of a permit to remove 4 of the existing 5 specimen trees on the site and denial of the request to remove specimen tree #188 [see Attachment B(1)]. The item will be forwarded to the Town Council for consideration at the same time as the subject project. **Please note that the applicant has revised their plans and will now be preserving specimen tree #188.**

The meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/07062022-694/5/>

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

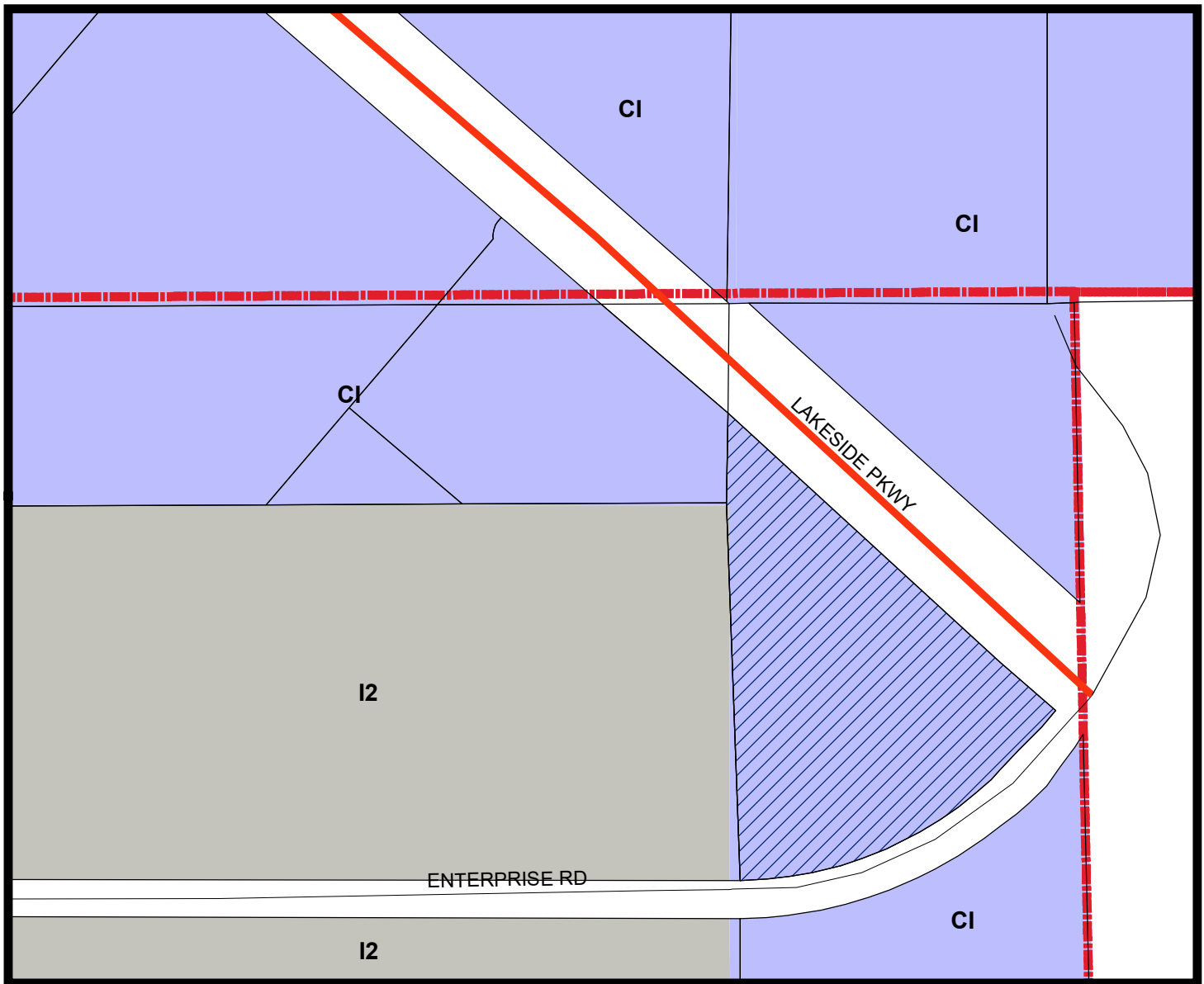
B. Application Details

1. Site Plan Package
2. Topographic Slope Exhibit

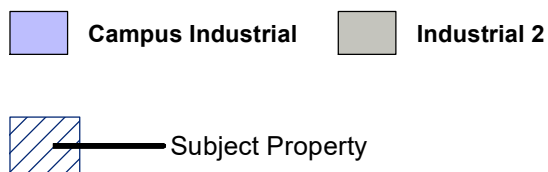


Vicinity Map

Reference Project: SP21-0008

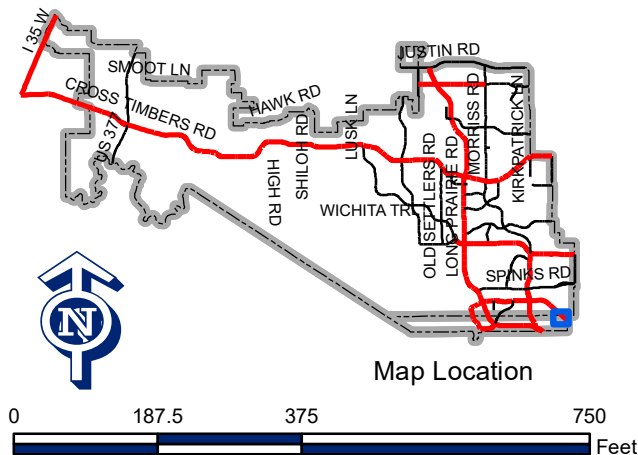


LEGEND



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

07/13/2021

Planning Services Division
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, TX 75028
972.874.6350

To whom it may concern:

This letter shall serve as a stating the purpose of application and land use is to develop existing property located at the intersection of Lakeside Parkway and Enterprise Road. The site is currently on 4.99 acres of land and zoned CI – Campus Industrial. The proposed development would serve as warehouse and office space, both maintained by the one owner. Proposed square footage is 56,986 sf and all will be developed in one phase.

As a part of this application, we are requesting an exception to the access management policy and criteria regarding driveway spacing. This driveway exception is needed to allow for proper circulation of the site. The current access that was provided to the adjacent lot does not provide the necessary radii and access for trucks to be able to enter the site from Lakeside Parkway. If the trucks were to enter in from the previously approved access as shown, they would jump the curbs and not be able to enter the site. Without this access the trucks would only be able to enter from one access point which would cause potential access issues with trucks leaving and entering the site.

As a part of this application, we are requesting an exception to Section 98-147 of the Town Code, “Topographical Slope Protection”. The proposed development will impact an approximate 0.66 acres with slopes of 12% or greater. The proposed development will utilize best management practices found within the Town's engineering design and construction standards to responsibly integrate the development into the natural topography in accordance with the Town Code.

As part of this development the site plan has been revised to incorporate recommendations by the city's ECC to protect the existing large post oak out along lakeside parkway. Parking and grades have been revised to incorporate the protection of this tree. This has caused a small reduction in parking to allow for the preservation of this tree.

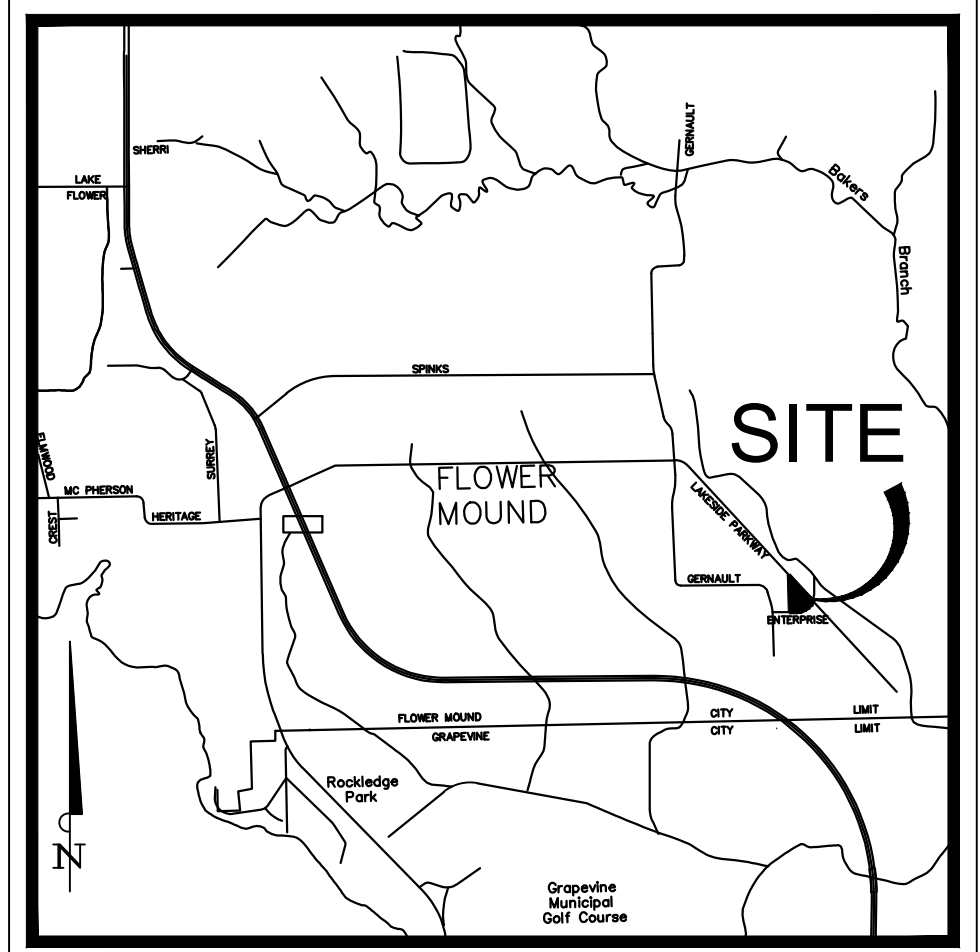
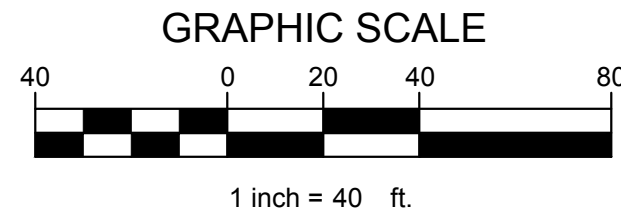
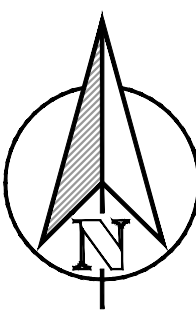
Thank you and please call if you have any comments or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Clay Cristy', is written over a light blue horizontal line.

Clay Cristy, P.E.
817.281.0572

MASTER PLAN FEATURES	
LAND USE PLAN	INDUSTRIAL
URBAN DESIGN PLAN	APPLICABLE
PARKS AND TRAILS	N/A
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	LAKESIDE PARKWAY (VW ROW), ENTERPRISE RD (60' ROW)
WATER PLAN	DENTON CREEK DISTRICT (12" WATER)
WASTEWATER PLAN	DENTON CREEK DISTRICT (8" SANITARY)
ECONOMIC PLAN	JOB CREATION

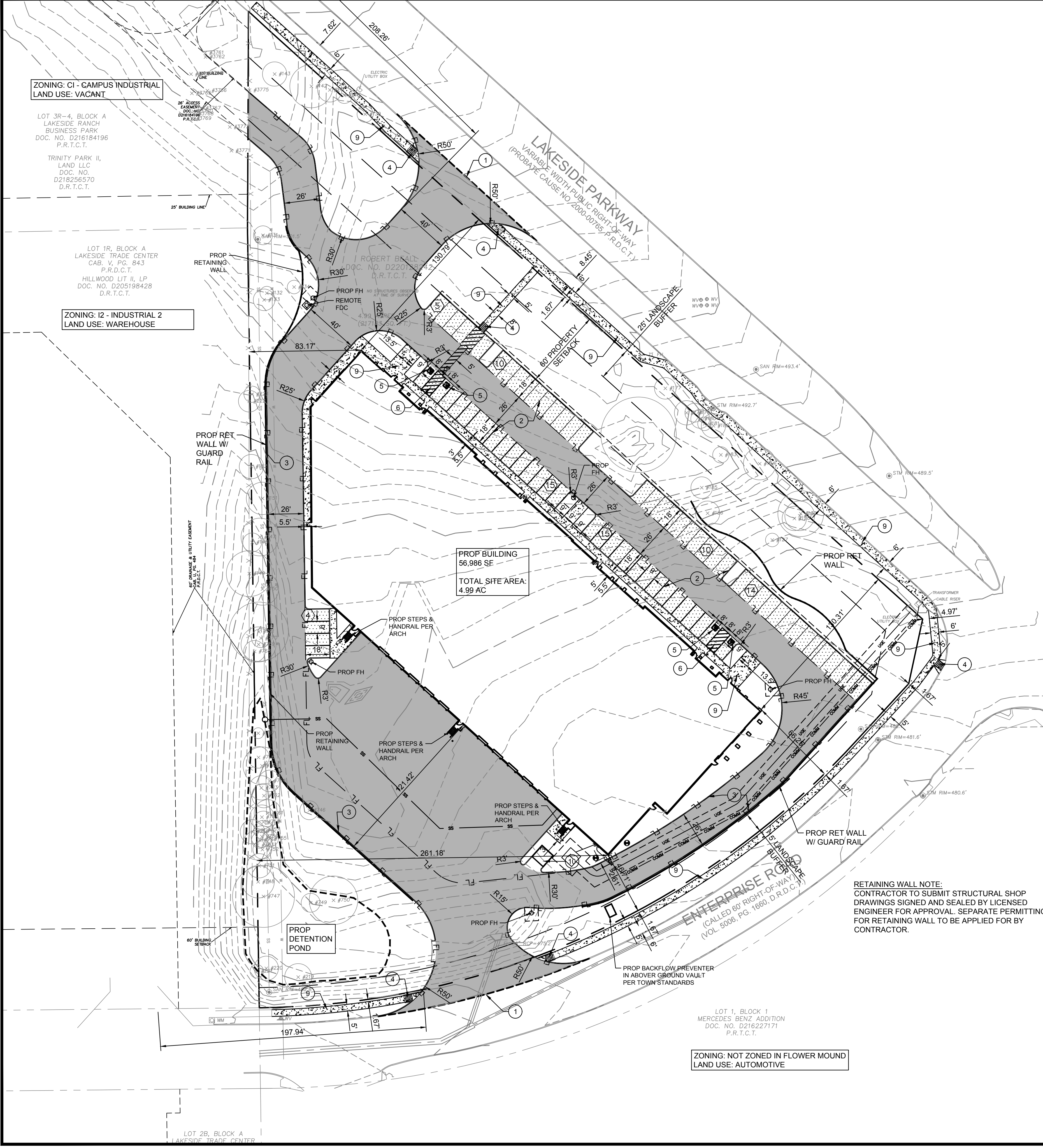


VICINITY MAP
N.T.S.

SITE DATA TABLE		
PHYSICAL ADDRESS		
GROSS SITE AREA		4.99 AC 217,183 sf
NET SITE AREA		4.99 AC 217,183 sf
ZONING		CI - CAMPUS INDUSTRIAL
CURRENT USE		VACANT
LOT COVERAGE DATA		
BUILDING COVERAGE		26.2% / 56,986 sf
IMPERVIOUS AREA		66% / 142,505 sf
PERVIOUS AREA		34% / 74,678 sf
PARKING SUMMARY		
REQUIRED		PROVIDED
SURFACE PARKING		
OFFICE (1 SPACE / 250 SF) 14,247 SF		57 51
WAREHOUSE (1 SPACE / 2000 SF) 42,739 SF		22 22
TOTAL PARKING		79 73
BUILDING DATA		
BUILDING		1-STORY
PEAK HEIGHT		36.5'
MEAN HEIGHT		18.25'
TOTAL SQUARE FOOTAGE		56,986 sf

- GENERAL SITE PLAN NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RETAINING/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.
 - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.

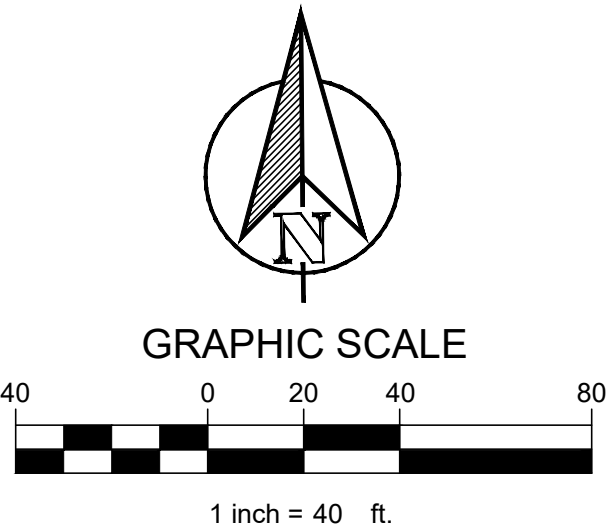
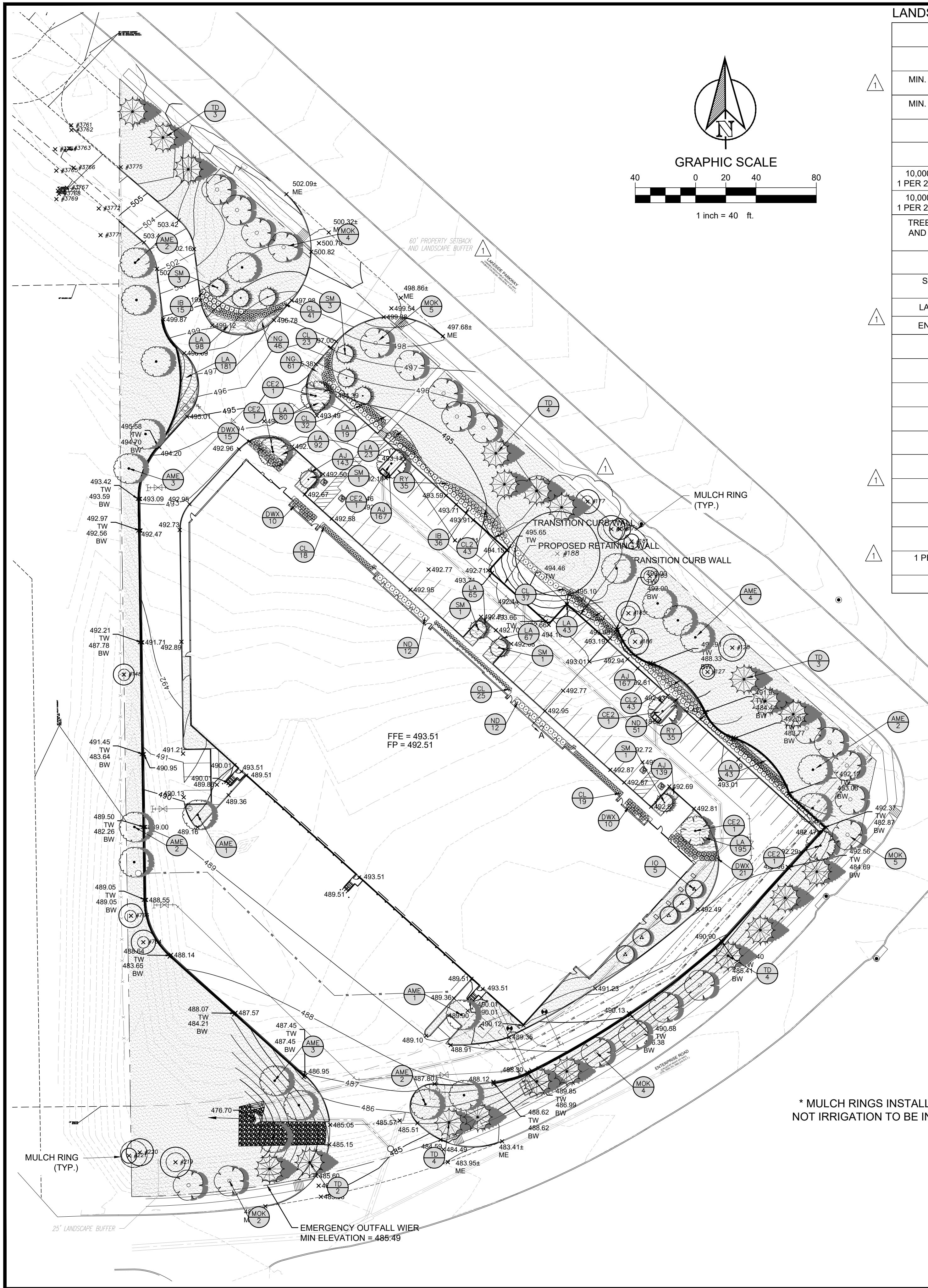
RETAINING WALL NOTE:
CONTRACTOR TO SUBMIT STRUCTURAL SHOP DRAWINGS SIGNED AND SEALED BY LICENSED ENGINEER FOR APPROVAL. SEPARATE PERMITTING FOR RETAINING WALL TO BE APPLIED FOR BY CONTRACTOR.



LOT 1, BLOCK 1
MERCEDES BENZ ADDITION
DOC. NO. D216227171
P.R.T.C.T.

ZONING: NOT ZONED IN FLOWER MOUND
LAND USE: AUTOMOTIVE

PLOTTED BY: CLAY CRISTY
PLOT DATE: 7/7/2022 12:46 PM
LOCATION: Z:\PROJECTS\2020-148 MCIVER FLOWER MOUND\CADD\SHEETS\SP-1 SITE PLANDWG
LAST SAVED: 5/24/2022 10:06 AM



LANDSCAPE CALCULATIONS

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
MIN. 50% OF STREET YARD	77,224 SF LAKESIDE PKWY.	38,612 SF	46,896 SF
MIN. 20% OF STREET YARD	30,664 SF ENTERPRISE RD.	6,133 SF	6,918 SF
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQ. FT.)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF + 10 TREES	77,224 SF LAKESIDE PKWY.	37	51 (INCL 10 EXISTING)
10,000 TO 100,000 SF = 1 PER 2,500 SF + 10 TREES	30,664 SF ENTERPRISE RD.	18	24
TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
STREET NAME	REQUIRED BUFFER WIDTH	PROVIDED	
LAKESIDE PKWY.	60 FT	60 FT	
ENTERPRISE RD.	15 FT	15 FT	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FT.)	REQUIRED	PROVIDED
1 PER 25 LF	673 LF LAKESIDE PKWY.	27 TREES	27 TREES (INCL 5 EXISTING)
1 PER 30 LF	547 LF ENTERPRISE RD.	18 TREES	18 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 SF PER 12 SPACES	73 SPACES	548 SF	1,000+ SF
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	73 SPACES	8 TREES	8 TREES
ALL PARKING SPACES ARE LOCATED WITHIN 50FT OF A TREE.			

ROOT BARRIERS

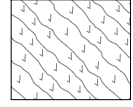
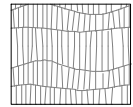
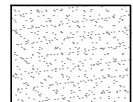
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

* MULCH RINGS INSTALLED UNDER EXISTING TREES.
NOT IRRIGATION TO BE INSTALLED IN MULCH RINGS

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain reference TD-1/TD-2	exist.	exist.	exist.
	IO	American Holly / Ilex opaca `East Palatka` min. 8 ht.; streetyard tree	CONT.	3"Cal	5
	SM	Southern Magnolia / Magnolia grandiflora min. 8 ht.; parking lot/street tree	CONT.	3"Cal	10
	MOK	Monterey Oak / Quercus polymorpha `Monterey` min. 8 ht.; street tree	CONT.	3"Cal	20
	TD	Montezuma Cypress / Taxodium distichum min. 8 ht.; street tree	CONT.	3"Cal	20
	CE2	Cedar Elm / Ulmus crassifolia min. 8 ht.; parking lot tree	CONT.	3"Cal	6
	AME	American Elm / Ulmus americana min. 6' ht.; site tree	CONT.	2.5"Cal	21
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CL	Dwarf Bottle Brush / Callistemon citrinus `Little John` 30" o.c.	5 gal		232
	RY	Red Yucca / Hesperaloe parviflora 30" o.c.	5 gal		70
	IB	Burford Holly / Ilex cornuta `Burfordii` 36" o.c.	5 gal		88
	DWX	Dwarf Wax Myrtle / Myrica pusilla 36" o.c.	5 gal		56
	ND	Heavenly Bamboo / Nandina domestica 36" o.c.	5 gal		81
SHRUB AREAS	CODE	COMMON / BOTANICAL NAME	SIZE	SPACING	QTY
	NG	New Gold Lantana / Lantana camara `New Gold`	1 gal	18" o.c.	107
	CL2	Purple Lantana / Lantana montevidensis	1 gal	18" o.c.	86
	LA	Aztec Grass / Liriope muscari `Aztec`	1 gal	18" o.c.	906
	AJ	Asian Jasmine / Trachelospermum asiaticum	1 gal	12" o.c.	616
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE		QTY
	CD	Bermuda Grass / Cynodon dactylon `tif 419`	sod		67,070 sf

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROJECT CHANNEL(S).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



TEXAS REGISTRATION #14199

CLAY MOORE
ENGINEERING

1000 CHEERWAGON RD. SUITE #1
FLOWER MOUND, TX 78022
WWW.CLAYMOOREENGINEERING.COM

**McIVER FLOWER MOUND
FLOWER MOUND, TX**

CITY COMMENTS	DATE	REVISION	BY

LANDSCAPE PLANTING

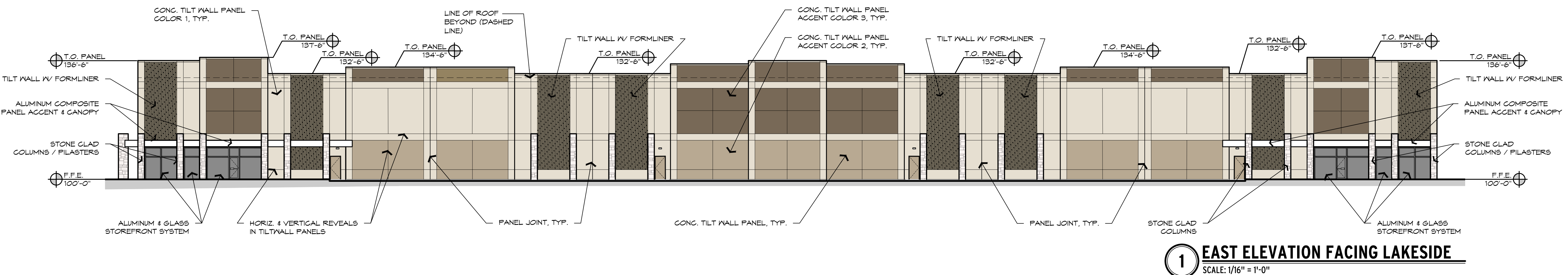
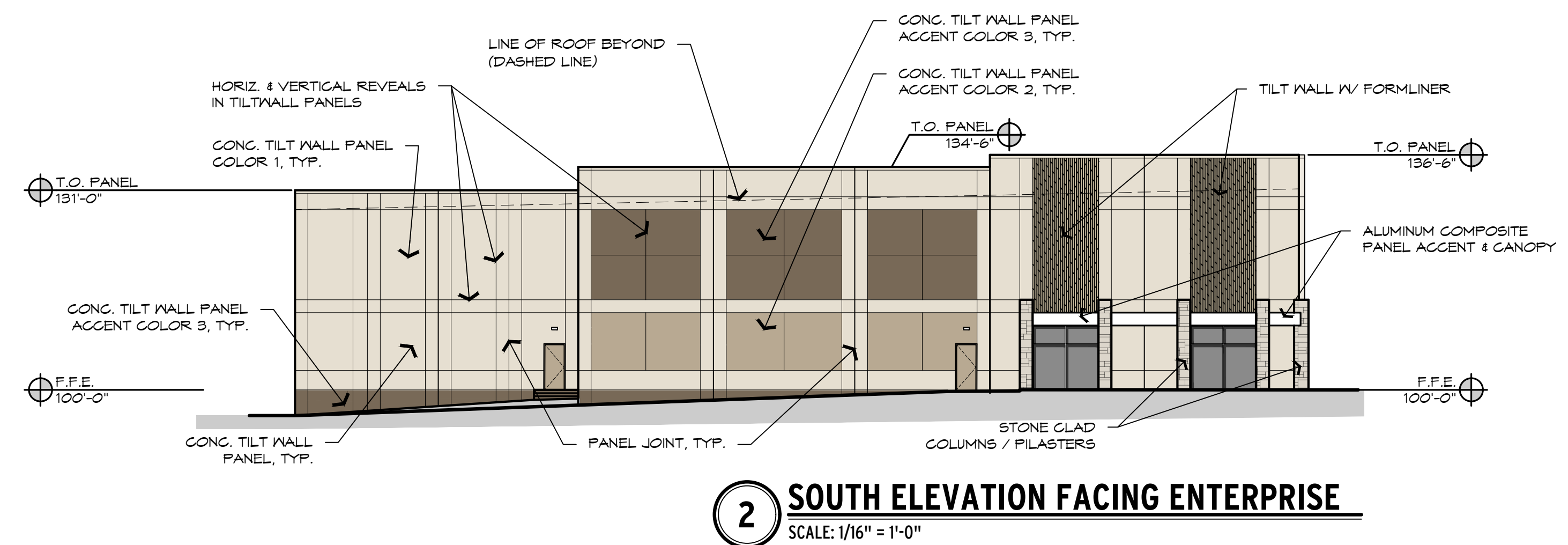
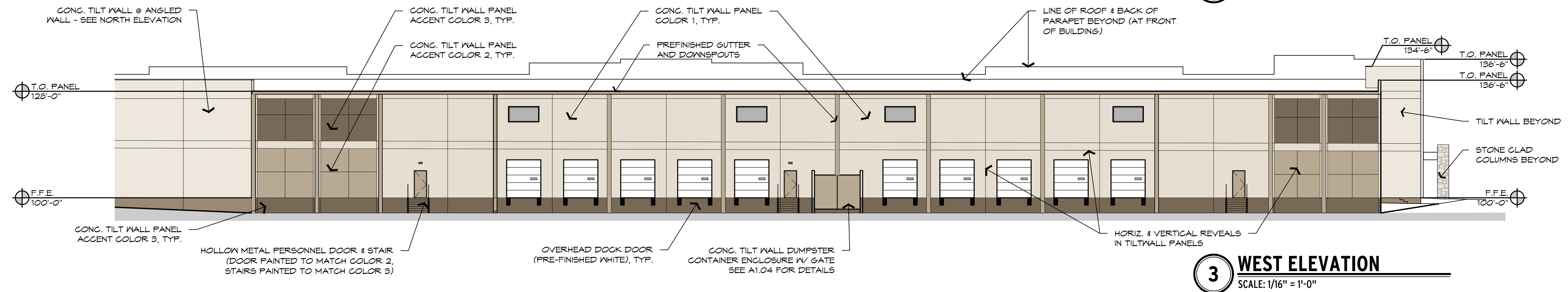
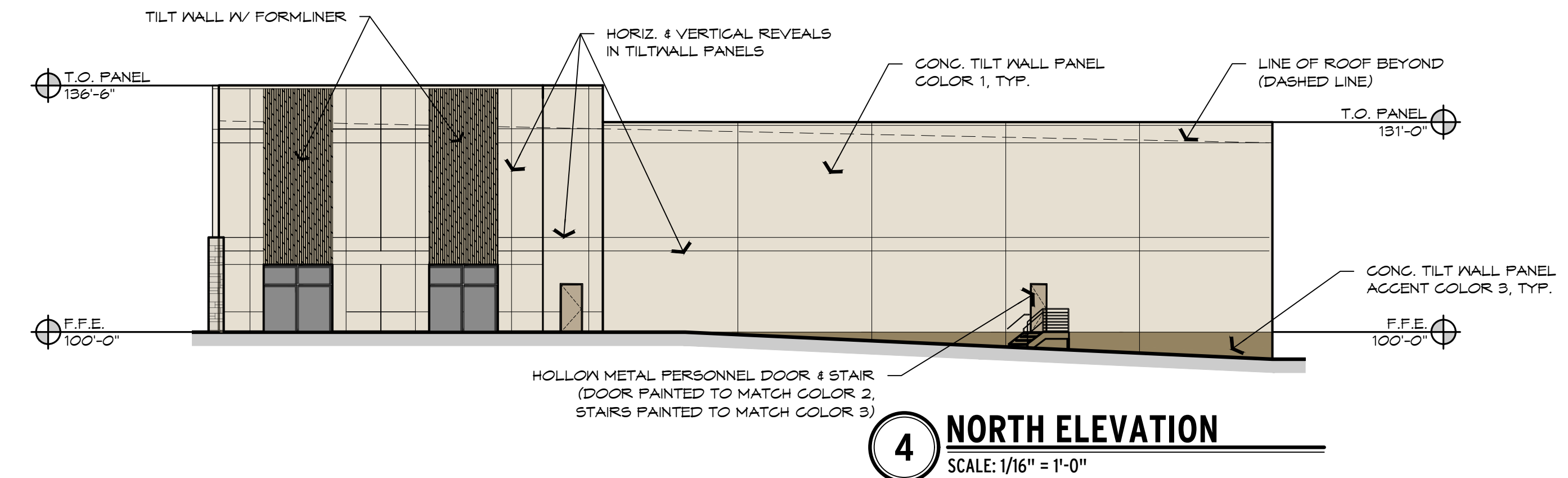
DESIGN:	CLC
DRAWN:	RDS
CHECKED:	CLC
DATE:	06/02/2021
SHEET	
LP-1	
File No.	2020-146

MATERIAL CALCULATION TABLE

		North	South	East	West
1	Total Facade Area (s.f.)	6,524 s.f.	5,822 s.f.	14,780 s.f.	9,931 s.f.
2	Facade Area (exclusive of doors and windows)	6,277s.f.	5,575 s.f.	14,056 s.f.	8,840 s.f.
3	Door & Window Area (s.f.)	247 s.f.	247 s.f.	724 s.f.	1,091 s.f.
4	Primary Masonry Materials (s.f./%)	6,277 s.f. (100%)	5,575 s.f. (100%)	14,056 s.f. (100%)	8,840 s.f. (100%)
	• Texture Painted Conc. Tiltwall	5,716 s.f. (91.1%)	4,658 s.f. (83.5%)	9,888 s.f. (70.3%)	8,798 s.f. (99.5%)
	• Painted Conc. Tiltwall w/ Formliner	533 s.f. (8.5%)	533 s.f. (9.6%)	2,260 s.f.(16.1%)	0 s.f. (0%)
	• Stone	28 s.f. (0.4%)	384 s.f. (6.9%)	1,908 s.f. (13.6%)	42 s.f. (0.5%)
5	Accent Canopy (Alum. Composite Panel)	0 s.f.	41 s.f.	216 s.f.	0 s.f.

ELEVATION NOTES

1. Any external electrical panels will be painted/textured to match the material and color of the building.
2. Signs require a separate building permit, any signs depicted on the subject site plan/elevations are not approved as a part of this review and must comply with all applicable town regulations.

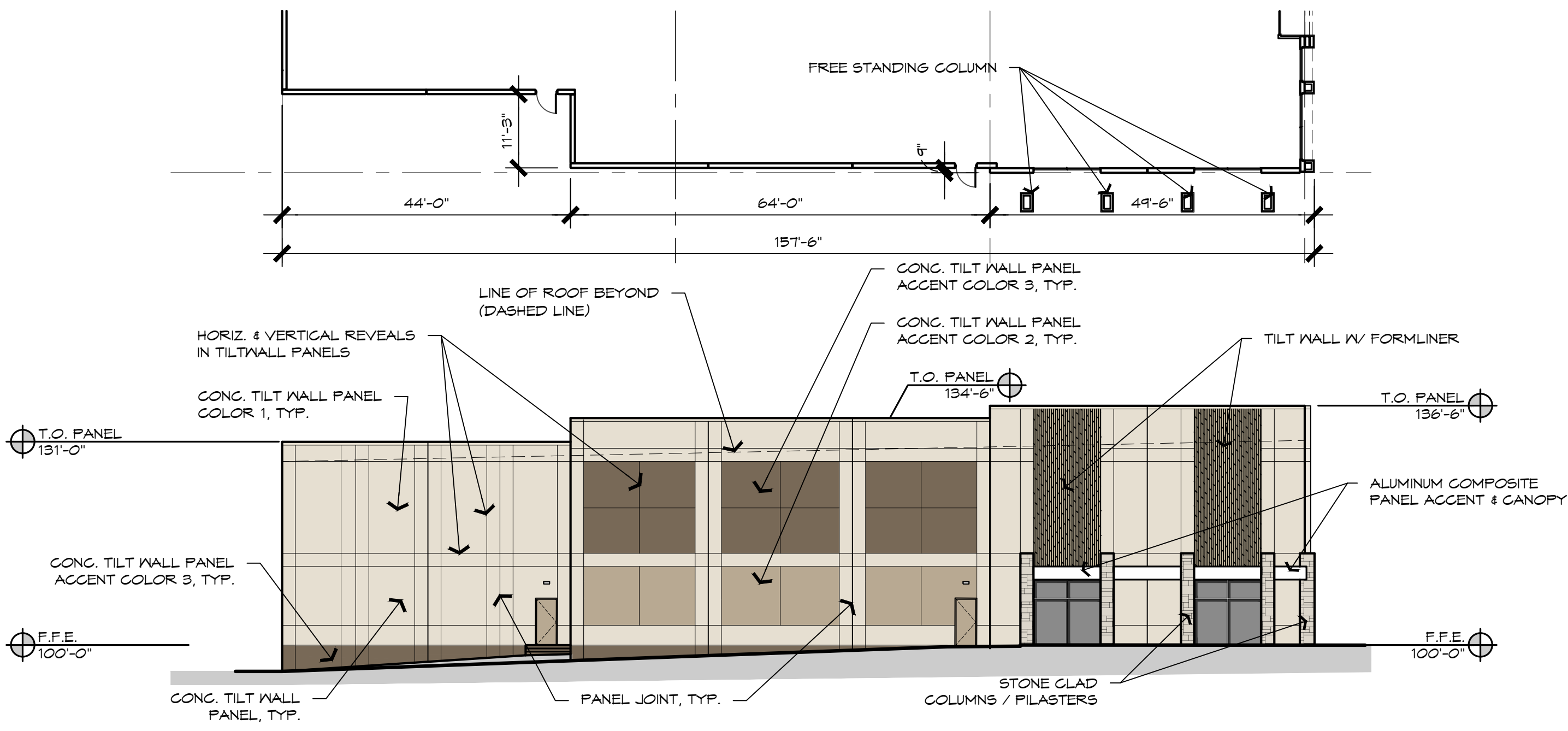


MATERIAL CALCULATION TABLE

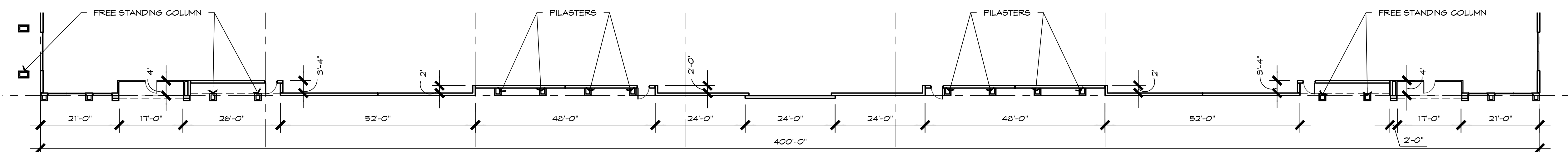
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2 SOUTH ELEVATION FACING ENTERPRISE
SCALE: 1/16" = 1'-0"



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

301 S. OAK STREET, STE 100
FLOWER MOUND, TX 76262
PH: 817-430-3382
RGAARCHITECTS.COM

PRELIMINARY
NOT FOR REGULATORY APPROVAL,
PERMITTING OR CONSTRUCTION.
THIS DRAWING IS THE PROPERTY OF
JAMES R. GILLILAND
TEXAS REGISTRATION NO. 8962
ON DATE INDICATED BELOW.

ARCHITECTS

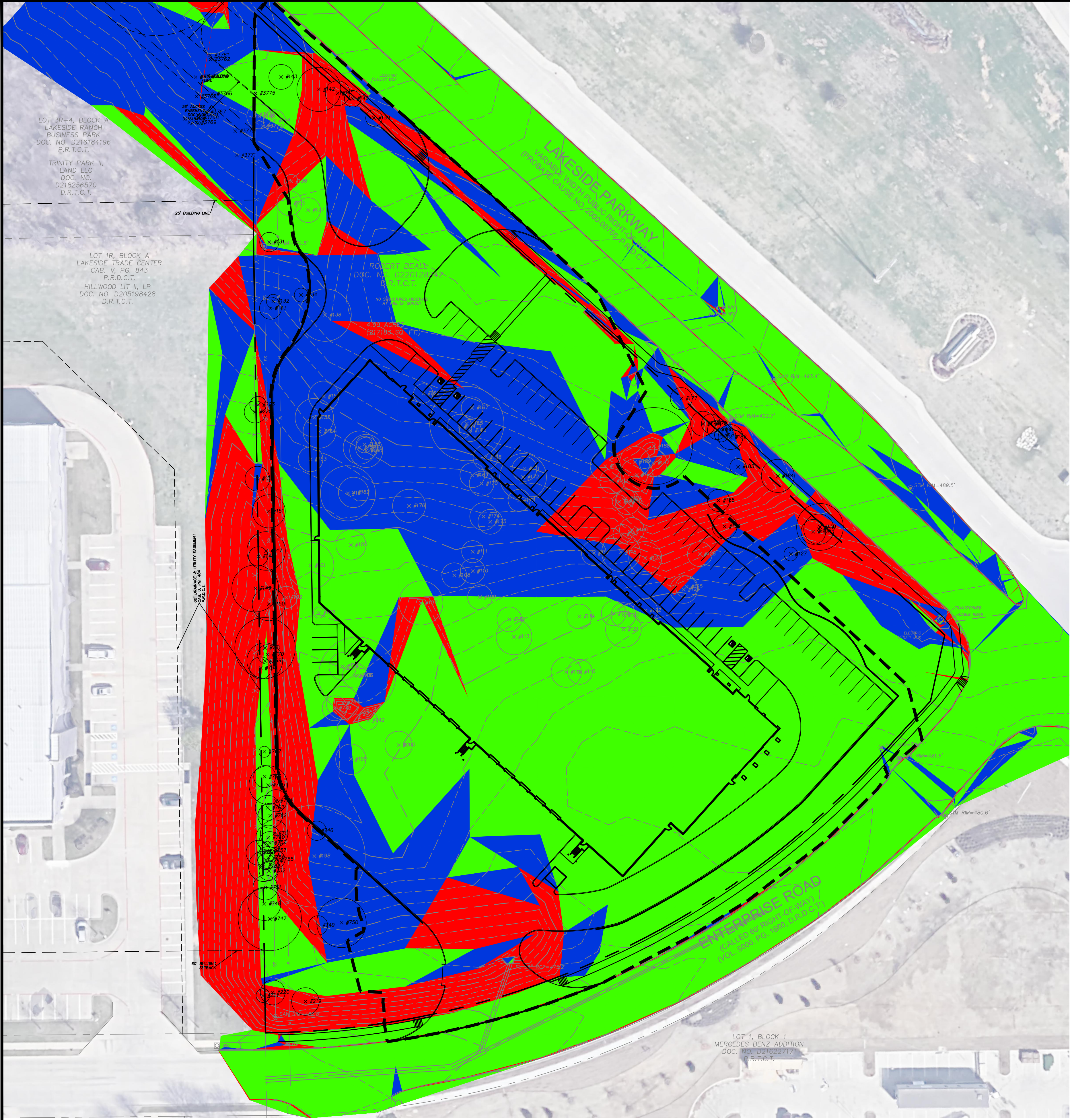
LAKESIDE INDUSTRIAL
LAKESIDE PKWY. @ ENTERPRISE DR.
FLOWER MOUND, TX 75028

RGA PROJECT NUMBER: 20045
DATE: 8.18.2021

REVISIONS:
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△
△
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SHEET: A1.02

PLOTTED BY: CLAY CRISTY
PLOT DATE: 7/7/2022 2:21 PM
LOCATION: Z:\PROJECTS\2020-148 MOIVER FLOWER MOUND\GADD\EXHIBIT\TREE SURVEY AERIAL.DWG
LAST SAVED: 8/25/2021 2:34 PM



ACREAGE SUMMARY	
SLOPES FROM 0% TO 5%	
SLOPES FROM 5% TO 12%	
SLOPES OVER 12%	

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
CLAY CRISTY
Engineer: 109800 Date: 7/7/2022

**McIVER FLOWER MOUND
FLOWER MOUND, TX**

No.	DATE	REVISION	BY

SLOPE EXHIBIT

DESIGN: CLC
DRAWN: RDS
CHECKED: CLC
DATE: 06/02/2021

SHEET
EX-1

File No. 2020-148



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: *i*

WORK SESSION ITEM

DATE: July 25, 2022

FROM: John Chapman, Planner

ITEM: **Work Session for a potential Land Development Regulation Amendment (LDR22-0001 – Landscape Ordinance Update) to discuss modifications to various sections within Subpart B – Land Development Regulations, Chapters 74 – General Provisions; 82 – Development Standards; 94 – Trees; and 98 – Zoning.**

I. ITEM SUMMARY

This work session item provides the Planning and Zoning Commission the opportunity to discuss potential modifications to various chapters contained within Subpart B of the Town's Code of Ordinances regarding landscaping and trees.

This application will require a recommendation from the Environmental Conservation Commission, Planning and Zoning Commission, and final action by the Town Council.

II. ANALYSIS

Town staff will provide a presentation to discuss several new landscaping standards related to:

1. Foundational plantings,
2. Retention/detention pond trees, and
3. Large vehicle parking area trees.

Additionally, staff will discuss several possible updates related to existing landscaping standards:

Section 74-3. Definitions.

- Recommend updating the “*Roadway, country*,” definition to include all existing and future rural collector streets within the Cross Timbers Conservation Development District.

Section 82-73. Computing parking and loading requirements.

- Recommend codifying several mitigation options intended to reduce the negative effects of excess parking.

Section 82-214. Landscape plan.

- Recommend codifying that all landscape plans accompanying a site plan be signed and sealed by a licensed landscape architect.

Section 82-216. Installation.

- Recommend codifying that landscaping may only be delayed pursuant to Section [90-222](#) of the Town's Code of Ordinances.

Section 82-242. Street buffer landscaping.

- Recommend clarifying street buffer landscaping requirements related to residential subdivisions.

Section 82-277. Screening plant selection list.

- Recommend updating the list to include two sections; one containing screening plants able to meet the contiguous 6-foot screening requirement, and another that cannot.

Section 94-61. Street yard trees.

- Codify how the number of trees is determined in the event of a fraction.

Section 94-62. Street buffer trees.

- Codify Master Plan recommendations for street buffer trees within the Cross Timbers Conservation Development District (CTCDD).
- Recommend a minimum tree spacing requirement.
- Recommend alternative landscaping options for street buffer areas containing utility easements
- Codify how the number of trees is determined in the event of a fraction.

Section 94-63. Parking area trees.

- Recommend an exception to parking area trees for Campus Commercial, Campus Industrial, Industrial-1, Industrial-2 for the sole purpose of redevelopment scenarios involving restriping of existing pavement from a large vehicle parking area to employee/customer parking.
- Recommend mitigation is satisfied by increasing landscaping on the site comparable to the amount of trees required for new parking spaces.
- Recommend a minimum landscape island area equivalent to a parking space (9' by 18'), minimum tree spacing, and minimum uncompacted soil radius.

Section 94-66. Approved tree planting lists.

- Recommend denoting several tree species that are appropriate within the CTCDD.
- Recommend expanding the approved median and right-of-way tree planting list to include: Eve's Necklace, Yaupon Holly, Carolina Buckthorn, Possum Haw, Plum, and Redbuds/Whitebuds.

- Recommend removing Chinese Pistache from the approved median and right-of-way tree planting list.

Section 98-846 and 98-879. Landscape standards.

- Recommend removing the 60-foot street buffer landscaping requirement for developments within the Campus Industrial and Campus Commercial Districts, due to there being no applicable land areas remaining.

Section 98-977. Communication tower, commercial.

- Recommend clarifying the purpose for landscaping around commercial communications towers is for concealing grounded mechanical equipment.