

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

08/29/2022

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 listed as a "Public Hearing" or "Work Session." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972-874-6000 during business hours.

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

To speak to the Commission during public comment, please fill out a green comment form located in the Town Hall lobby.

- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, times may be adjusted by the Chair
- 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. P&Z Packet Materials

G. CONSENT ITEMS

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

1. Minutes of August 15, 2022: Consider approval of the minutes of the August 15, 2022, Planning and Zoning Commission Regular Session.
2. RC21-0006 – Enterprise Addition Lot 1, Block 1: Consider a request for a Record Plat (RC21-0006 – Enterprise Addition Lot 1, Block 1) to create one non-residential lot. The property is generally located north and west of Lakeside Parkway and Enterprise Road.

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.

3. SP22-0007 – Los Caminos Restaurant Lakeside Addition Lot 1, Block A: Consider a request for a Site Plan (SP22-0007 – Los Caminos Restaurant) to develop a restaurant, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Lakeside Parkway and east of International Parkway.

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. LDR22-0001 – Landscape Ordinance Update
 - Presentation
 - Public Comment
 - Commission Discussion
- b. LDR22-0002 – Cross Timbers Conservation Development District (CTCDD) Ordinance Update
 - Presentation
 - Public Comment
 - Commission Discussion

WORK SESSION PUBLIC COMMENT GUIDELINES

- Work Sessions are not Public Hearings; the Commission cannot take action.
- To speak to the Commission, please fill out a green comment form located in the Town Hall lobby
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expired; and times may be adjusted by the Chair
- Donated time will not be recognized
- Please state your name and address, and direct comments to the Commission.

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: August 25, 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: August 29, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the August 15, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on August 15, 2022.

II. ATTACHMENTS

1. Draft Minutes of August 15, 2022

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 15TH DAY OF AUGUST 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	Chair; Commissioner, Place 1
Robbie Cox	Vice-Chair; 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
Chuck Russell	Principal Planner
Poornima Kashyap	Principal Planner
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

Don Johnson, 3808 Bordeaux Court; regarding Flower Mound Ranch
Mike Boswell, 2665 Virginia Parkway; regarding Item F(1) – Work Sessions (did not speak)

E. FUTURE AGENDA ITEMS

1. Commissioner Hobbs asked for clarification of the August calendar. Lexin Murphy, Director of Planning Services confirmed that the Commission has a meeting on Monday, August 29, 2022.
2. Chair Ruthrauff suggested having a photographic image overview on the Commission Staff Reports, similar to Town Council. The Commission was in agreement. Staff will create examples for review before implementing.
3. Vice-Chair Cox suggested the Flower Mound Development Map website link be included on various forms of communication. Lexin Murphy confirmed the Town includes the map link with property owner notifications, but the software does not allow links to specific projects.

F. DIRECTOR'S REPORT

1. Work Sessions
 - a. The Commission discussed options regarding the structure of Work Sessions.
 - b. The Commission agreed to include Public Comment during Work Sessions after Staff and Applicant presentations.

G. CONSENT ITEMS

1. Minutes of July 25, 2022: Consider approval of the minutes of the July 25, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

Commissioner Naylor moved to approve Consent Item 1. Commissioner Werner 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

2. **Consider a request for a Record Plat (RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A) to create two non-residential lots. The property is generally located north of International Parkway and east of Silveron Boulevard.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty; present for questions, no presentation

Commission Deliberation

Commissioner Wells moved to approve RC22-0005 – Silveron Industrial Addition Lots 1 & 2, Block A). Commissioner Naylor 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.

- 3. Consider a request for a Site Plan (SP22-0003 – Duke Silveron) to develop an office, warehouse and distribution facility. The property is generally located north of International Parkway and east of Silveron Boulevard.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Jeff Thornton, Duke Realty; present for questions, no presentation

Commission Deliberation

Commissioner Wells moved to approve SP22-0003 – Duke Silveron. Commissioner Naylor 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.

- 4. Consider a request for a Development Plan (DP21-0005 – Townlake Phase Five and Six) to develop a residential subdivision. The property is generally located south of Cross Timbers Road and east of Scenic Drive.**

Commissioner Gilmore recused himself from the Council Chambers at 7:39 p.m. Prior to the meeting, an Affidavit of Conflict of Interest was signed by Commissioner Gilmore and notarized by Town Staff.

Staff Presentation

Poornima Kashyap, Principal Planner

Applicant Presentation

Mike Boswell, Toll Brothers; present for questions, no presentation

Commission Deliberation

Commissioner Wilson moved to recommend approval of DP21-0005 – Townlake Phase Five and Six. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Cox, Wilson, Naylor, Werner

NAYS: None

ABSTAIN: Gilmore

The motion to recommend approval passed by a vote of 5 to 0.

Commissioner Gilmore returned to the Council Chambers at 7:45 p.m.

I. REGULAR ITEMS

- 5. Public Hearing to consider an ordinance granting Specific Use Permit No. 480 (SUP22-0003 – Stay N’ Play) to permit an amusement and recreation (indoors) facility. The property is generally located west of Yucca Drive and south of Churchill Drive.**

Staff Presentation

Claire Barnes, Planner

Applicant Presentation

Debra Porter, Stay N’ Play

Spoke In Favor

None

Spoke In Opposition

None

Commission Deliberation

Commissioner Naylor moved to recommend approval of SUP22-0003 – Stay N’ Play; with the modification of extending operating hours to be from 8:00 a.m. to 8:00 p.m. Monday through Sunday. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

6. Public Hearing to consider an ordinance amending the zoning (Z22-0003 – Radionov Estate) from Agricultural District (A) uses to Single-Family Estate District (SF-E) uses. The property is generally located west of Morriss Road and south of Hazy Meadows Lane.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Ilya Volman on behalf of the applicant; present for questions, no presentation

Spoke In Favor

None

Spoke In Opposition

None

Chose Not To Speak; No Opposition or Support Indicated on Card

Walter and Kathy Leyerle, 2109 Water Oak Court

Commission Deliberation

Vice-Chair Cox moved to recommend approval of Z22-0003 – Radionov Estate. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

J. ADJOURNMENT – REGULAR SESSION: 8:18 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

CONSENT ITEM

DATE: August 29, 2022

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Record Plat (RC21-0006 – Enterprise Addition Lot 1, Block 1) to create one non-residential lot. 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 no outstanding issues.

This application will require final action by the Planning and Zoning Commission (P&Z).

II. APPLICATION ANALYSIS

The purpose of this application is to create one buildable, non-residential lot to facilitate the construction of one office, warehouse and distribution building that will contain 56,986 square feet. The property is zoned for Campus Industrial (CI) District uses. The subject property is currently undeveloped and contains approximately 4.99 acres.

The plat depicts all required setbacks and easements necessary for the construction of the subject use. Two points of access are being provided; one from Lakeside Parkway and one from Enterprise Road. A future connection is also being stubbed out to the adjacent property to the northwest.

III. TOWN COUNCIL

On August 22, 2022, the Town Council approved the companion site plan with exceptions for the subject property (SP21-0008) by a vote of 5 to 0. The meeting can be seen here: <https://flowermoundtx.swagit.com/play/08232022-804/14/>

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

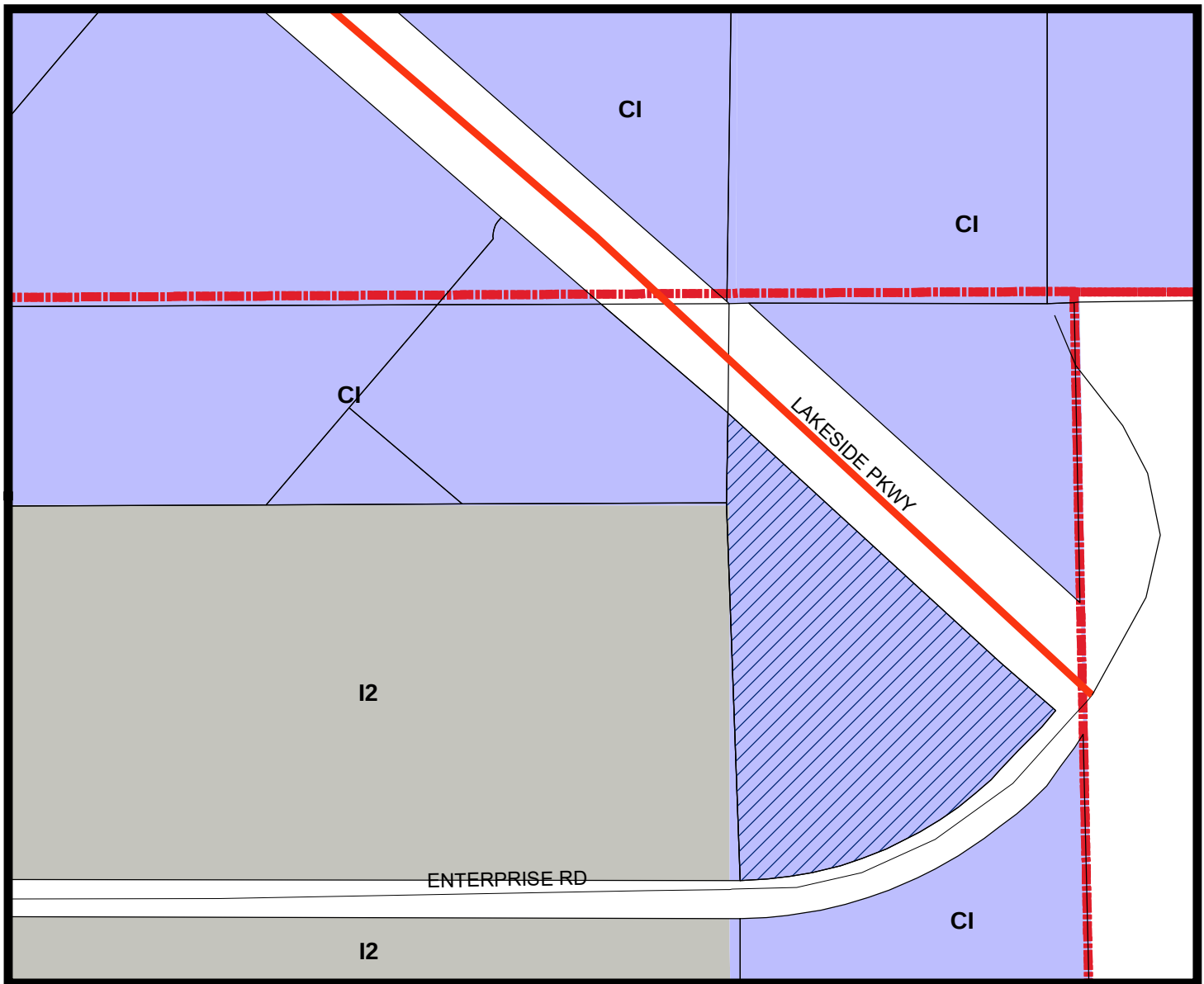
B. Application Details

1. Record Plat Package

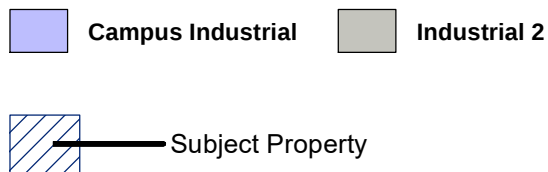


Vicinity Map

Reference Project: RC21-0006

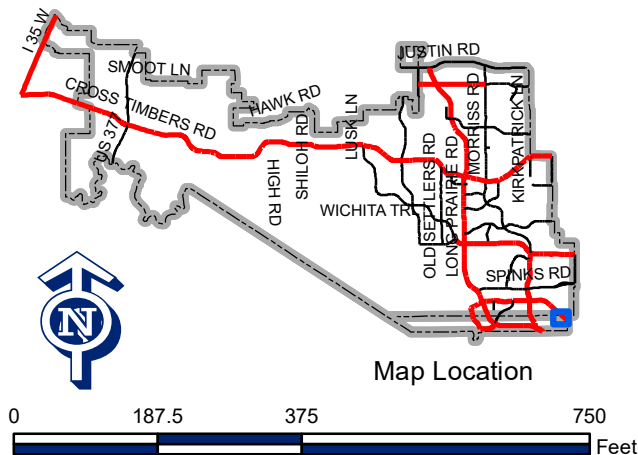


LEGEND



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

07/07/2021

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.

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". The signature is fluid and cursive, with a large loop at the end.

Clay Cristy, P.E.
817.281.0572

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That **Robert Beall** acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **Enterprise Addition, Lot 1, Block 1**, an addition to the Town of Flower Mound, Tarrant County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights of way and **Lot 1, Block 1**, are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

STATE OF TEXAS §

COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

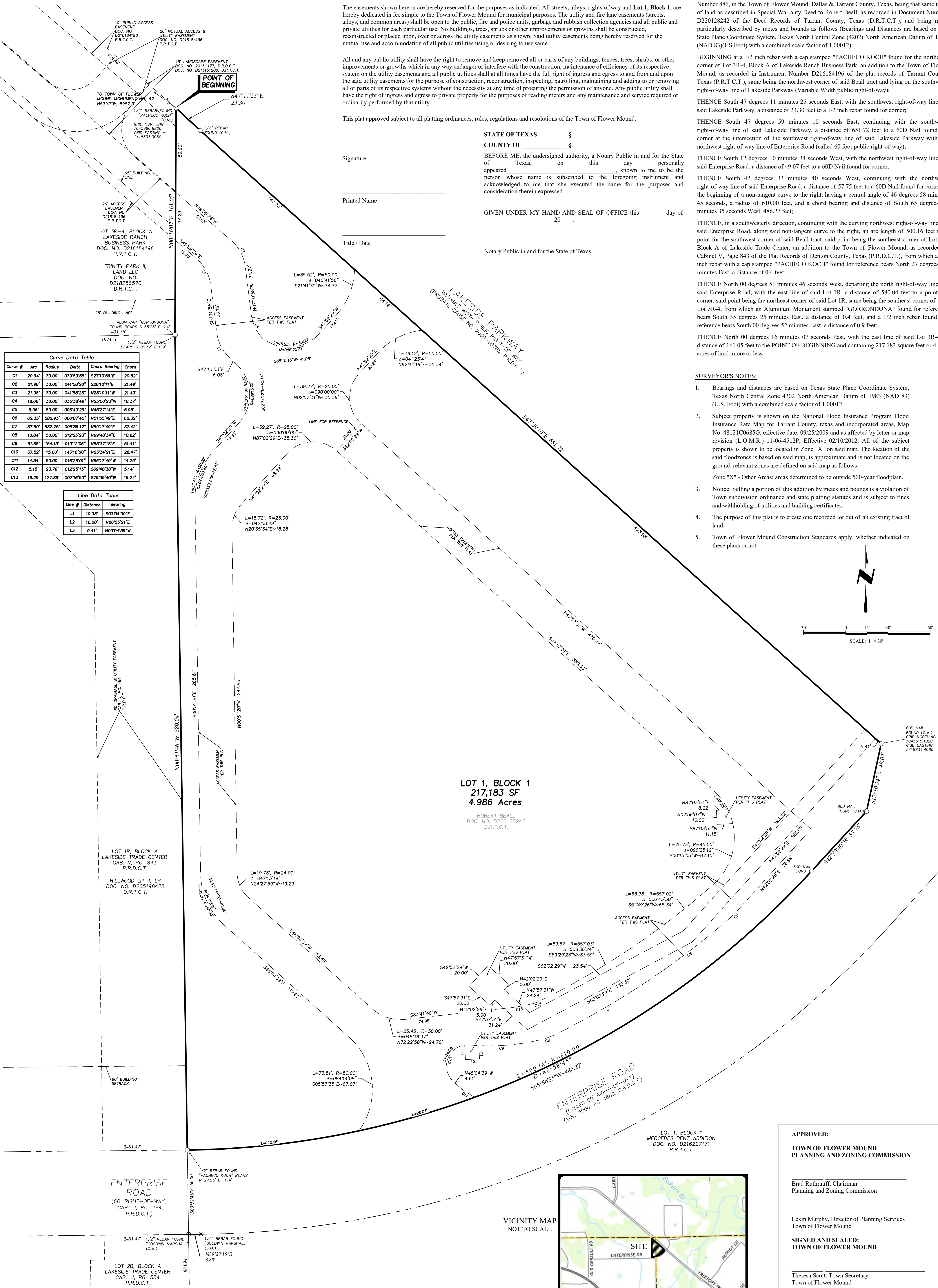
GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 20 .

Notary Public in and for the State of Texas

Signature

Printed Name

Title / Date



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	20.94'	30.00'	039°59'55"	S27°10'56"E	20.52'
C2	21.98'	30.00'	041°58'26"	S28°10'11"E	21.49'
C3	21.98'	30.00'	041°58'26"	N28°10'11"W	21.49'
C4	18.66'	30.00'	035°38'49"	N25°00'23"W	18.37'
C5	5.96'	50.00'	006°49'29"	N45°27'14"E	5.95'
C6	62.35'	582.93'	006°07'40"	N51°55'49"E	62.32'
C7	87.50'	582.75'	008°36'12"	N59°17'49"E	87.42'
C8	10.84'	50.00'	012°25'23"	N89°48'34"E	10.82'
C9	51.65'	154.13'	019°12'06"	N85°37'18"E	51.41'
C10	37.52'	15.00'	016°28'01"	N56°17'40"W	14.29'
C11	14.34'	50.00'	016°28'01"	N56°17'40"W	14.29'
C12	5.15'	23.78'	012°25'15"	S69°48'38"W	5.14'
C13	16.25'	127.88'	007°16'50"	S79°39'40"W	16.24'

Line Data Table		
Line #	Distance	Bearing
L1	10.33'	S03°04'39"E
L2	10.00'	N86°55'21"E
L3	9.41'	N03°04'39"W

STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS Robert Beall is the owner of a tract of land situated in the J.C. Moffitt Survey, Abstract Number 886, in the Town of Flower Mound, Dallas & Tarrant County, Texas, being that same tract of land as described in Special Warranty Deed to Robert Beall, as recorded in Document Number D220128242 of the Deed Records of Tarrant County, Texas (D.R.T.C.T.), and being more particularly described by metes and bounds as follows (Bearings and Distances are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83)(US Foot) with a combined scale factor of 1.00012):

BEGINNING at a 1/2 inch rebar with a cap stamped "PACHECO KOCH" found for the northeast corner of Lot 3R-4, Block A of Lakeside Ranch Business Park, an addition to the Town of Flower Mound, as recorded in Instrument Number D216184196 of the plat records of Tarrant County, Texas (P.R.T.C.T.), same being the northwest corner of said Beall tract and lying on the southwest right-of-way line of Lakeside Parkway (Variable Width public right-of-way);

THENCE South 47 degrees 11 minutes 25 seconds East, with the southwest right-of-way line of said Lakeside Parkway, a distance of 23.30 feet to a 1/2 inch rebar found for corner;

THENCE South 47 degrees 59 minutes 10 seconds East, continuing with the southwest right-of-way line of said Lakeside Parkway, a distance of 651.72 feet to a 60D Nail found for corner at the intersection of the southwest right-of-way line of said Lakeside Parkway with the northwest right-of-way line of Enterprise Road (called 60 foot public right-of-way);

THENCE South 12 degrees 10 minutes 34 seconds West, with the northwest right-of-way line of said Enterprise Road, a distance of 49.07 feet to a 60D Nail found for corner;

THENCE South 42 degrees 33 minutes 40 seconds West, continuing with the northwest right-of-way line of said Enterprise Road, a distance of 57.75 feet to a 60D Nail found for corner at the beginning of a non-tangent curve to the right, having a central angle of 46 degrees 58 minutes 45 seconds, a radius of 610.00 feet, and a chord bearing and distance of South 65 degrees 54 minutes 35 seconds West, 486.27 feet;

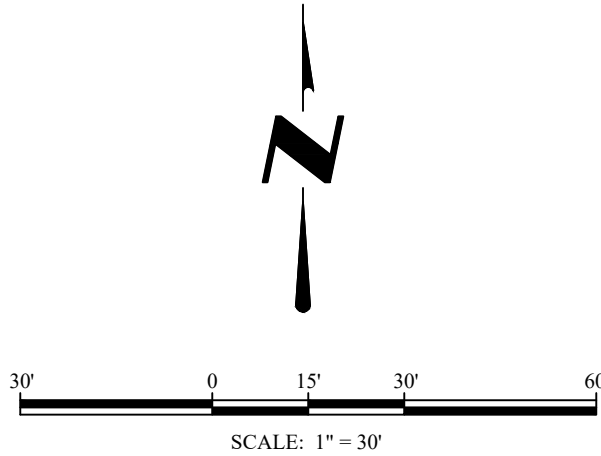
THENCE, in a southwesterly direction, continuing with the curving northwest right-of-way line of said Enterprise Road, along said non-tangent curve to the right, an arc length of 500.16 feet to a point for the southwest corner of said Beall tract, said point being the southeast corner of Lot 1R, Block A of Lakeside Trade Center, an addition to the Town of Flower Mound, as recorded in Cabinet V, Page 843 of the Plat Records of Denton County, Texas (P.R.D.C.T.), from which a 1/2 inch rebar with a cap stamped "PACHECO KOCH" found for reference bears North 27 degrees 25 minutes East, a distance of 0.4 feet;

THENCE North 00 degrees 51 minutes 46 seconds West, departing the north right-of-way line of said Enterprise Road, with the east line of said Lot 1R, a distance of 580.04 feet to a point for corner, said point being the northeast corner of said Lot 1R, same being the southeast corner of said Lot 3R-4, from which an Aluminum Monument stamped "GORRONDONA" found for reference bears South 35 degrees 25 minutes East, a distance of 0.4 feet, and a 1/2 inch rebar found for reference bears South 00 degrees 52 minutes East, a distance of 0.9 feet;

THENCE North 00 degrees 16 minutes 07 seconds East, with the east line of said Lot 3R-4, a distance of 161.05 feet to the POINT OF BEGINNING and containing 217,183 square feet or 4.986 acres of land, more or less.

SURVEYOR'S NOTES:

- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- Subject property is shown on the National Flood Insurance Program Flood Insurance Rate Map for Tarrant County, Texas and incorporated areas, Map No. 48121C0685G, effective date: 09/25/2009 and as affected by letter or map revision (L.O.M.R.) 11-06-4512P, Effective 02/10/2012. All of the subject property is shown to be located in Zone "X" on said map. The location of the said floodzones is based on said map, is approximate and is not located on the ground. relevant zones are defined on said map as follows:
Zone "X" - Other Areas: areas determined to be outside 500-year floodplain.
- Notice: Selling a portion of this addition by metes and bounds is a violation of Town subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create one recorded lot out of an existing tract of land.
- Town of Flower Mound Construction Standards apply, whether indicated on these plans or not.



STATE OF TEXAS §
COUNTY OF DENTON §

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have platting the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S.
No. 6443

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of 20 .

Notary Public in and for the State of Texas

OWNER/DEVELOPER
Robert Beall
2725 Premier Street
Fort Worth, Texas 76111

ENGINEER
CLAYMOORE
ENGINEERING
1903 Central Drive Suite #406
Bedford, Texas 76021
Phone: 817-281-0572



WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194351 | WINDROSESERVICES.COM
DRAWN BY: G.L.C. DATE: 08/24/2021 CHECKED BY: M.P. JOB NO.: D56462
Point of Contact:
Grayson CeBallos
972-370-5871
grayson.ceballos@windroseservices.com
Last Revision Date: 04/05/2022

APPROVED:
**TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION**

Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Planning Services
Town of Flower Mound

**SIGNED AND SEALED:
TOWN OF FLOWER MOUND**

Theresa Scott, Town Secretary
Town of Flower Mound

A Record Plat of Lot 1, Block 1
Enterprise Addition
Being a 4.986 Acre tract of land
Situated in the J.C. Moffitt Survey
Abstract Number 886, an addition in the
Town of Flower Mound,
Tarrant County, Texas



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

REGULAR ITEM

DATE: August 29, 2022

FROM: Chuck Russell, Principal Planner

ITEM: Consider a request for a Site Plan (SP22-0007 – Los Caminos Restaurant) to develop a restaurant, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located south of Lakeside Parkway and east of International Parkway.

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is one exception request and one waiver request to the Town's Urban Design Plan, 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 a restaurant. The property is located within the MU-TMR(2) Subzone of the Lakeside DFW Mixed Use Development, which allows the proposed use by right. The subject property is currently partially developed with a fire lane and cross access drives and contains approximately 1.292 acres.

Exception:

- Exception to Section 5.3 of the Architectural Standards of the Town's Urban Design Plan regarding building materials

Waiver:

- Waiver to Section 12.1 of the Architectural Standards of the Town's Urban Design Plan regarding roof pitch

The site plan provides for a one-story building that contains 5,680 square feet of enclosed restaurant space and 2,496 square feet of open patio space. Access is provided via existing shared driveways at Lakeside Parkway and International Parkway. The required parking for this use is one space per 100 square feet of floor area within the restaurant, as well as one space per 100 square feet of patio space, for a total of 82

required parking spaces. The applicant is proposing 65 parking spaces on site with one additional space being shared with the adjacent office development for a total of 66 spaces, which is within the allowable 20 percent deviation. A shared parking agreement has been recorded between the subject property and the adjacent office tract that grants the subject property use of up to five spaces on the adjacent office tract.

The landscape plan and elevations meet or exceed the standards in the Town Code, the Lakeside DFW Mixed Use Development Code, as well as the Town's Urban Design Plan, except as described below.

III. EXCEPTION:

A. Exception to Section 5.3 of the Architectural Standards of the Town's Urban Design Plan:

Section 5.3 of the Town's Urban Design Plan states:

At least 80% of each building elevation, excluding doors and windows, should be primary masonry, consisting of hand-laid brick or stone, of stucco, or of finished tiltwall concrete. Up to 20% of each building elevation may be secondary masonry, consisting of concrete block or e.i.f.s. Notwithstanding the aforementioned standard, 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.

The proposed building exceeds the 80% allowable stucco on all four elevations. It should be noted that the Lakeside DFW Mixed Use Development Code typically allows 100% stucco, and most if not all of the buildings nearby this development exceed 80% stucco.

However, due to the small size of the MU-TMR(2) subzone, it was not expected that a full-scale mixed-use development would fit at this location, so that subzone was noted as being subject to the Town's standard Urban Design Guidelines, rather than the Lakeside DFW design guidelines. Although the building is subject to the Town's Urban Design standards, the building is consistent with and compliments the surrounding development, keeping with the requirement of a unified design theme.

IV. WAIVER:

A. Waiver to Section 12.1 of the Architectural Standards of the Town's Urban Design Plan

Section 12.1 of the Town's Urban Design Plan states:

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 requests should only be contemplated in 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 building is less than 15,000 square-feet in size. Although a pitched roof is being provided on the proposed building in a style that reflects and compliments the adjacent buildings, the proposed pitch of the roof is 4/12, which falls outside of the parameters established in the Urban Design Plan, necessitating the waiver request.

V. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

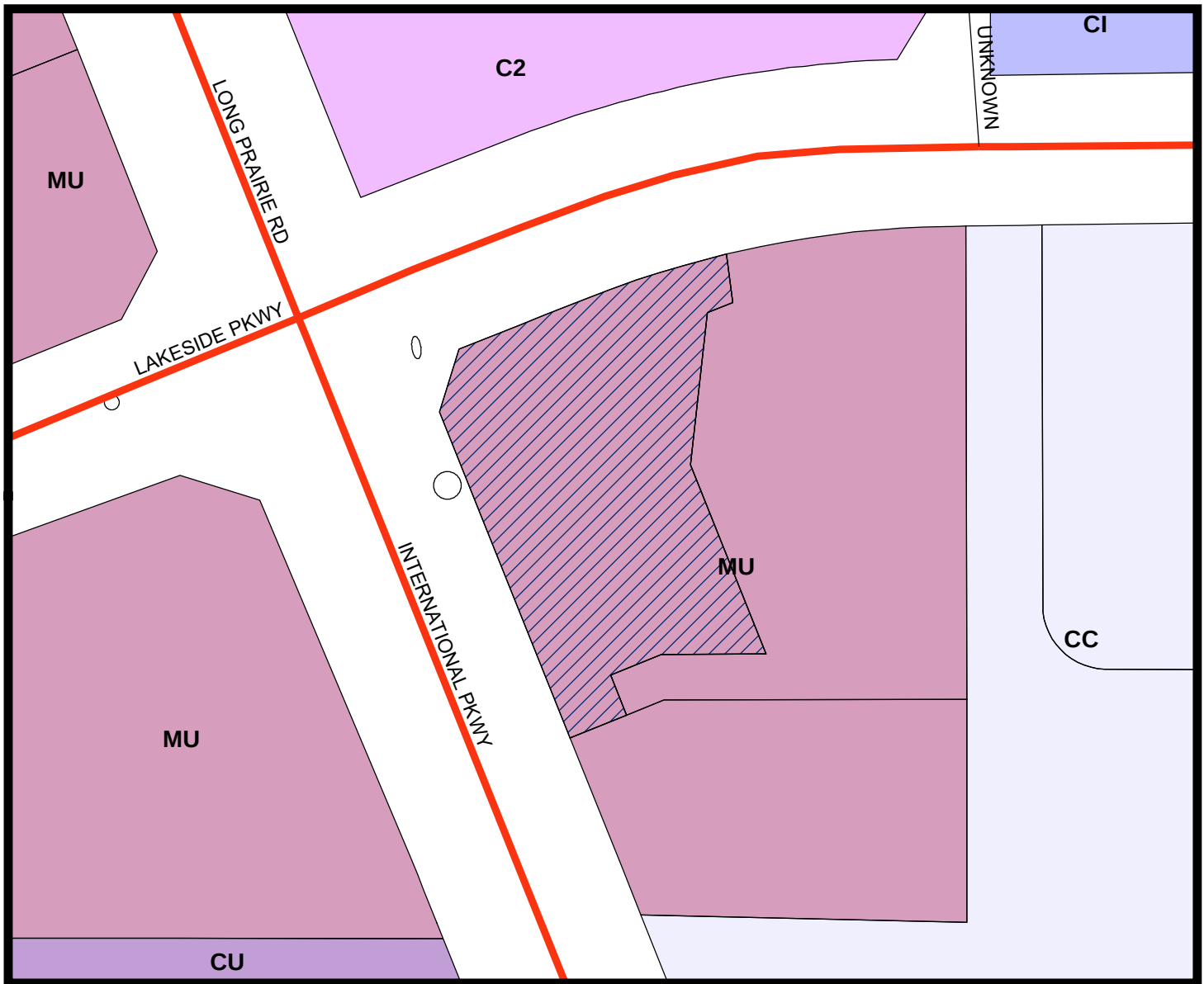
B. Application Details

1. Site Plan Package

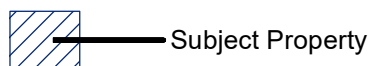
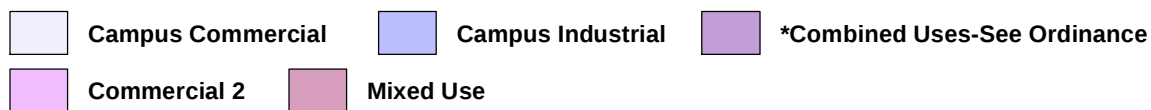


Vicinity Map

Reference Project: SP22-0007

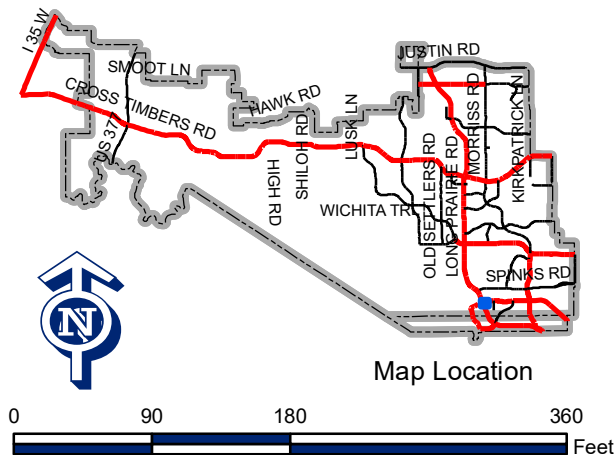


LEGEND



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.





909 Lake Carolyn Parkway • Suite 150
Irving, Texas 75039
469.533.4100 • Fax 469.533.4150
RealtyCapital.com

August 24, 2022

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

Re: Site Plan Letter of Intent – Los Caminos Restaurant, 880 International Parkway

Dear Chuck:

The purpose of this site plan submittal is to build a 5,681 square foot restaurant with an accompanying 1,810 square foot patio and parking to meet requirements.

In addition, per your guidance, and in the interest of consistency with the Lakeside DFW buildings across 2499, we hereby request that Planning & Zoning Commission recommend to Town Council that a meritorious design exception be granted for the following provisions in the Town's Urban Design Plan:

- “At least 80% of each building elevation, excluding doors and windows, should be primary masonry, consisting of hand-laid brick or stone, of stucco, or of finished tiltwall concrete. Up to 20% of each building elevation may be secondary masonry, consisting of concrete block or E.I.F.S. Notwithstanding the aforementioned standard, 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.”
- “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 requests should only be contemplated in 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.”

Please feel free to reach out to me with any questions or concerns at sampan@realtycapital.com, direct in the office at 469-533-4129 or on mobile at 202-499-0320.

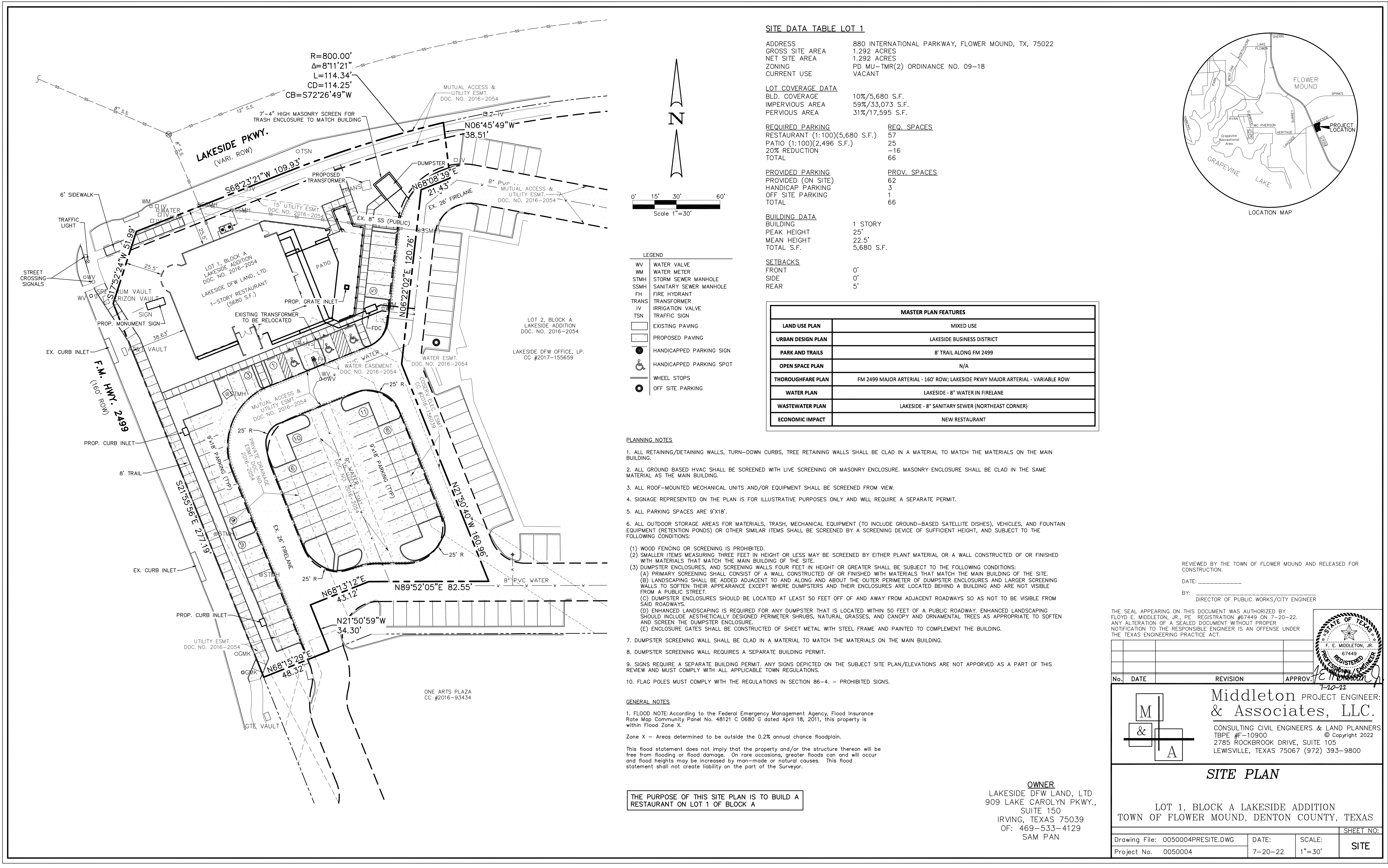
Thank you for your consideration. We look forward to your response.

Sincerely,

A handwritten signature in blue ink, appearing to read 'SP', with a long horizontal stroke extending to the right.

Sam Pan
Development Partner
Realty Capital

Cc: Jimmy Archie



SITE DATA TABLE LOT 1

ADDRESS	880 INTERNATIONAL PARKWAY, FLOWER MOUND, TX, 75022
GROSS SITE AREA	1.292 ACRES
NET SITE AREA	1.292 ACRES
ZONING	PD MU-TMR(2) ORDINANCE NO. 09-18
CURRENT USE	VACANT

LOT COVERAGE DATA

BLD. COVERAGE	10%/5,680 S.F.
IMPERVIOUS AREA	59%/33,073 S.F.
PERVIOUS AREA	31%/17,595 S.F.

REQUIRED PARKING

RESTAURANT (1:100)(5,680 S.F.)	57
PATIO (1:100)(2,496 S.F.)	25
20% REDUCTION	-16
TOTAL	66

REQ. SPACES

57
25
-16
66

PROVIDED PARKING

PROVIDED (ON SITE)	62
HANDICAP PARKING	3
OFF SITE PARKING	1
TOTAL	66

PROV. SPACES

62
3
1
66

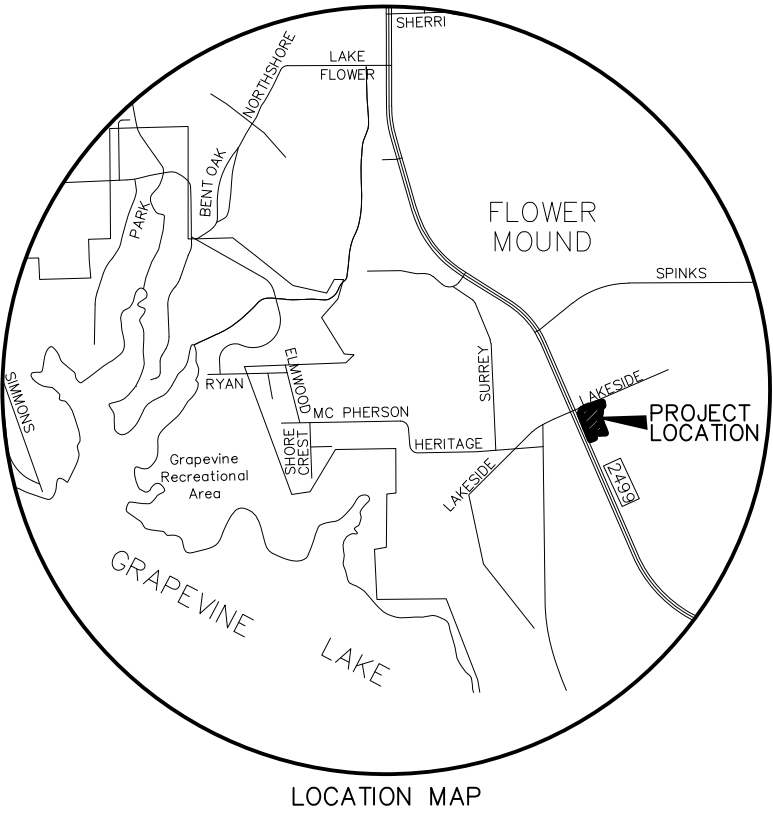
BUILDING DATA

BUILDING	1 STORY
PEAK HEIGHT	25'
MEAN HEIGHT	22.5'
TOTAL S.F.	5,680 S.F.

SETBACKS

FRONT	0'
SIDE	0'
REAR	5'

MASTER PLAN FEATURES	
LAND USE PLAN	MIXED USE
URBAN DESIGN PLAN	LAKESIDE BUSINESS DISTRICT
PARK AND TRAILS	8' TRAIL ALONG FM 2499
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	FM 2499 MAJOR ARTERIAL - 160' ROW; LAKESIDE PKWY MAJOR ARTERIAL - VARIABLE ROW
WATER PLAN	LAKESIDE - 8" WATER IN FIRELANE
WASTEWATER PLAN	LAKESIDE - 8" SANITARY SEWER (NORTHEAST CORNER)
ECONOMIC IMPACT	NEW RESTAURANT

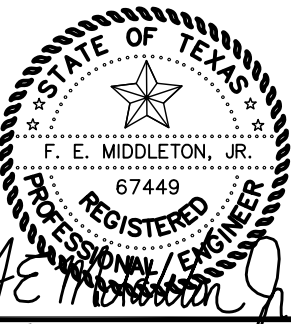


REVIEWED BY THE TOWN OF FLOWER MOUND AND RELEASED FOR CONSTRUCTION.

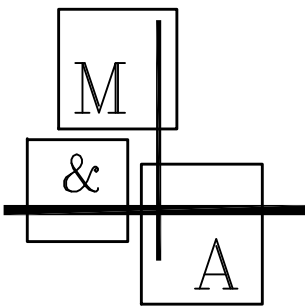
DATE: _____

BY: _____
DIRECTOR OF PUBLIC WORKS/CITY ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FLOYD E. MIDDLETON, JR., PE REGISTRATION #67449 ON 7-20-22. ANY ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.



No.	DATE	REVISION	APPROV.



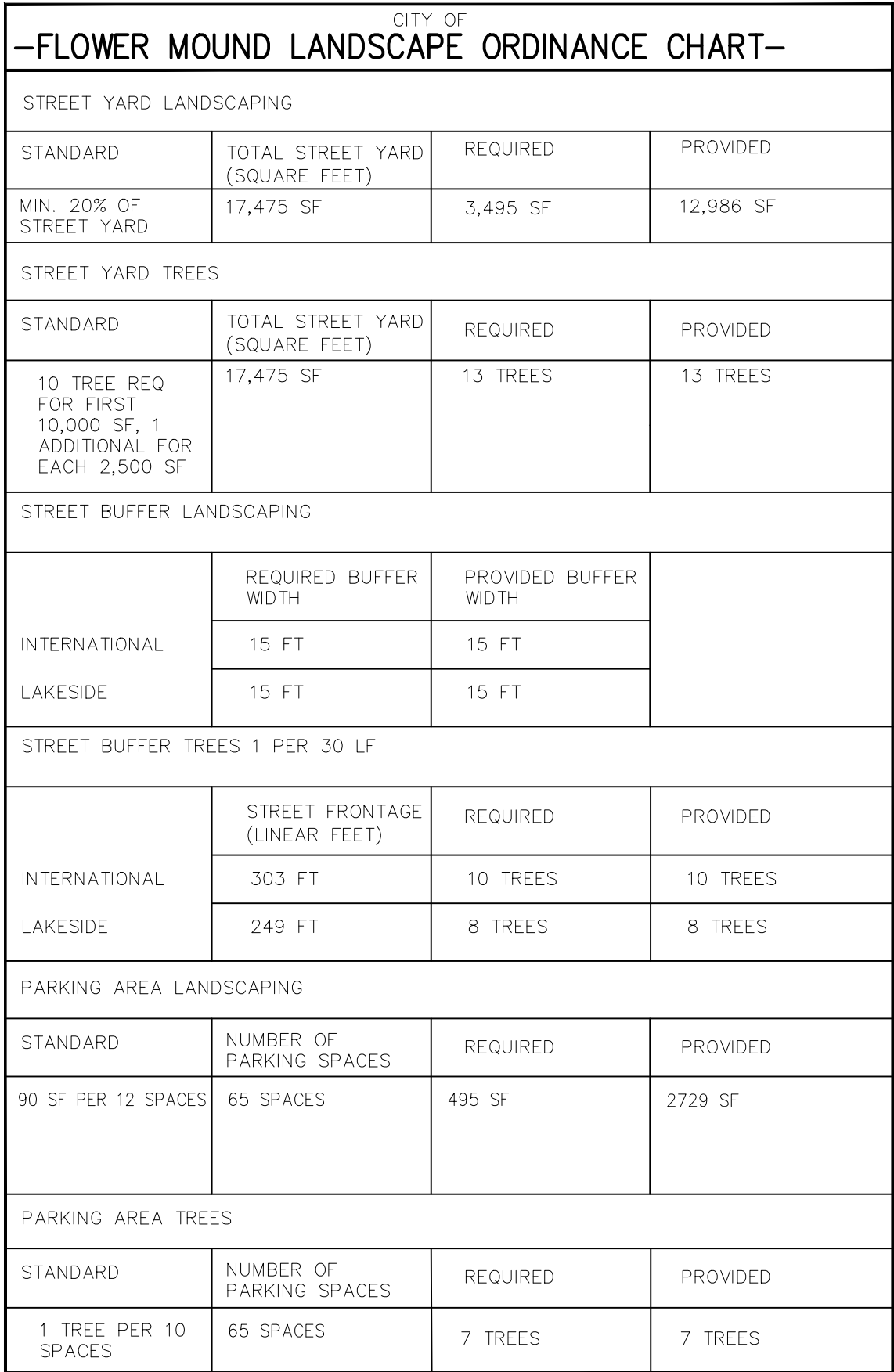
**Middleton PROJECT ENGINEER:
& Associates, LLC.**

CONSULTING CIVIL ENGINEERS & LAND PLANNERS
TBPE #F-10900 © Copyright 2022
2785 ROCKBROOK DRIVE, SUITE 105
LEWISVILLE, TEXAS 75067 (972) 393-9800

SITE PLAN

LOT 1, BLOCK A LAKESIDE ADDITION
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

Drawing File: 0050004PRESITE.DWG	DATE: 7-20-22	SCALE: 1"=30'	SHEET NO: SITE
Project No. 0050004			



TREES

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
CER TXA	1	Cercis canadensis texensis	Texas Redbud	45 gal.	6' Min Ht	As Shown	Single Straight Trunk
CUP SEM	2	Cupressus sempervirens	Italian Cypress	65 gal.	10' Min.		
QUE SHU	12	Quercus shumardii	Shumard Oak	3" Cal.	12' Height Min	As Shown	Single Straight Trunk
QUE SH2	11	Quercus shumardii	Shumard Oak	Transplanted			
ULM PAR	8	Ulmus parvifolia	Lacebark Elm	3" Cal.	12' Height Min	As Shown	Single Straight bTrunk

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>	<u>REMARKS</u>
HES PAR	12	Hesperaloe parviflora	Red Yucca	5 gal.	18"-24"	48" O.C.	
ILE BUR	113	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	36" Min	36" O.C.	
ILE NAN	24	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	5 gal.	18"-24"	36" O.C.	
ILE NEL	11	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	65 gal.	8" Min Ht	48" O.C.	
LOR GRE	9	Loropetalum chinense	Chinese Fringe Flower	5 gal.		48" O.C.	
MUH CAP	28	Muhlenbergia capillaris	Pink Muhly Grass	5 gal.	18"-24"	48" O.C.	

<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>HEIGHT</u>	<u>SPACING</u>	<u>SPACING</u>	<u>REMARKS</u>
CYN DAC	15,663 sf	Cynodon dactylon	Bermuda Grass	Solid Sod				
NAS TEN	829	Nassella tenuissima	Mexican Feather Grass	4" pots		24" O.C.	24" o.c.	
SAL GRE	65	Salvia greggii	Autumn Sage	1 gal.		24" O.C.	24" o.c.	

EXISTING TREE TO BE PRESERVED/PROTECTED

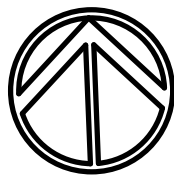
NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 24" OF PARKING
LOT CURBS.

CALL 48 HOURS
BEFORE YOU DIG

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE
YOU DIG...

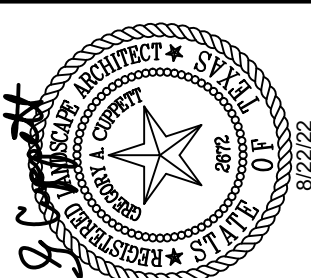


SCALE: 1" = 20'-0"

LANDSCAPE PLAN

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX A OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED AROUND CURB SET SHRUBS BACK FROM CURB 3 FT MINIMUM.
9. ALL PLANTING AREAS NOT COVERED BY TURF SHALL HAVE 3" OF HARDWOOD MULCH APPLIED TO THE SURFACE.
10. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
11. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER, ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
12. CONTRACTOR SHALL BE RESPONSIBLE TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT.
13. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
14. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
15. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURERS INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
16. AT TIME OF PLANT INSTALLATION, SEASONAL PLANT AVAILABILITY MAY NOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ANNUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
17. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
18. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR OWNER APPROVAL.

FAIN • CUPPETT
LANDSCAPE ARCHITECTS, LLC
1921 MAPLEWOOD DRIVE

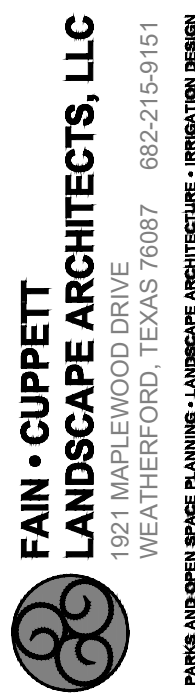
[illegible]

LOS CAMINOS LAKESIDE
FM HWY 2499
EL LOWER MOJAVE TEXAS

Sheet No.

L-2

Date AUG 22, 2022
Drawn By GAC
Checked By GAC
Revisions



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED LANDSCAPE ARCHITECT, REGISTRATION NUMBER 2672, ON 08/22/2022 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC FILE IS A COPY OF THE ORIGINAL FILE AND IS NOT TO BE USED FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION. ANY REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION OF THIS ELECTRONIC FILE WITHOUT THE WRITTEN PERMISSION OF FAN • CUPPETT LANDSCAPE ARCHITECTS, LLC IS PROHIBITED. THE USER OF THIS ELECTRONIC FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY ADAPTATION TO OR MODIFICATION OF THIS ELECTRONIC FILE. THE USER OF THIS ELECTRONIC FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY ADAPTATION TO OR MODIFICATION OF THIS ELECTRONIC FILE. THE USER OF THIS ELECTRONIC FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY ADAPTATION TO OR MODIFICATION OF THIS ELECTRONIC FILE.

LOS CAMINOS LAKESIDE
FM HWY 2499
FLOWER MOUND, TEXAS

Sheet No.

L-1

Tree Survey

Tree Number	Caliper	Common Name	Botanical Name	Canopy Size	Condition	Classification	Remain/Remove	Comments
101	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
102	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
102	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
104	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
105	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
106	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
107	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
108	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
109	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
110	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
111	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
112	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
113	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
114	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
115	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
116	3"	Red Oak	Quercus shumardii	4'	Good	Unprotected	Relocate or Replace	
117	3"	Live Oak	Quercus virginiana	4'	Good	Unprotected	Relocate or Replace	
118	4"	Live Oak	Quercus virginiana	5'	Good	Unprotected	Relocate or Replace	

TREE MITIGATION CALCULATIONS

AS REQUIRED FOR ON-SITE TREES PER DESIGNATED STATUS:

UNPROTECTED TREES

TOTAL TREES: 18
REMOVED: 0
PRESERVED: 18

TOTAL CALIPER INCHES: 55"
REMOVED: 0"
PRESERVED: 55"

INITIAL MITIGATION (NOT APPLICABLE) = NOT APPLICABLE

PROTECTED TREES

TOTAL TREES: 0
REMOVED: 0
PRESERVED: 0

TOTAL CALIPER INCHES: 0"
REMOVED: 0"
PRESERVED: 0"

INITIAL MITIGATION (TREE FOR TREE) = 0 TREES (@ 3") = 0"

FLOODPLAIN MITIGATION (x1.5 CALIPER REMOVED) = 0" (1.5) = 0"

SPECIMEN TREES

TOTAL TREES: 0
REMOVED: 0
PRESERVED: 0

TOTAL CALIPER INCHES: 0"
REMOVED: 0"
PRESERVED: 0"

INITIAL MITIGATION (x2 CALIPER REMOVED) = NOT APPLICABLE

INITIAL MITIGATION TOTALS:

0" (PROTECTED REMOVED)
+ 0" (FLOODPLAIN REMOVED)
+ 0" (SPECIMEN REMOVED)
= 0" REQ. MITIGATION

MITIGATION CREDITS:

PROTECTED TREES PRESERVED
WITHIN BUILDABLE AREA:

= 0 (3") = 0"

SPECIMEN TREES PRESERVED
WITHIN BUILDABLE AREA:

= 0 x (3") = 0"

MITIGATION CREDIT TOTALS:

0" (PROTECTED PRESERVED)
+ 0" (SPECIMEN PRESERVED)
= 0" CREDIT

FINAL MITIGATION TOTALS:

0" (INITIAL MITIGATION TOTAL)
- 0" (MITIGATION CREDIT TOTAL)
= 0" REQUIRED MITIGATION

LEGEND

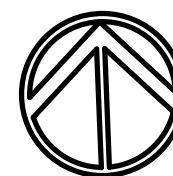
499
499
EXISTING TREE TO BE PRESERVED/PROTECTED
EXISTING TREE TO BE RELOCATED OR REPLACED

LOCATION OF PROTECTIVE FENCE

NOTE:

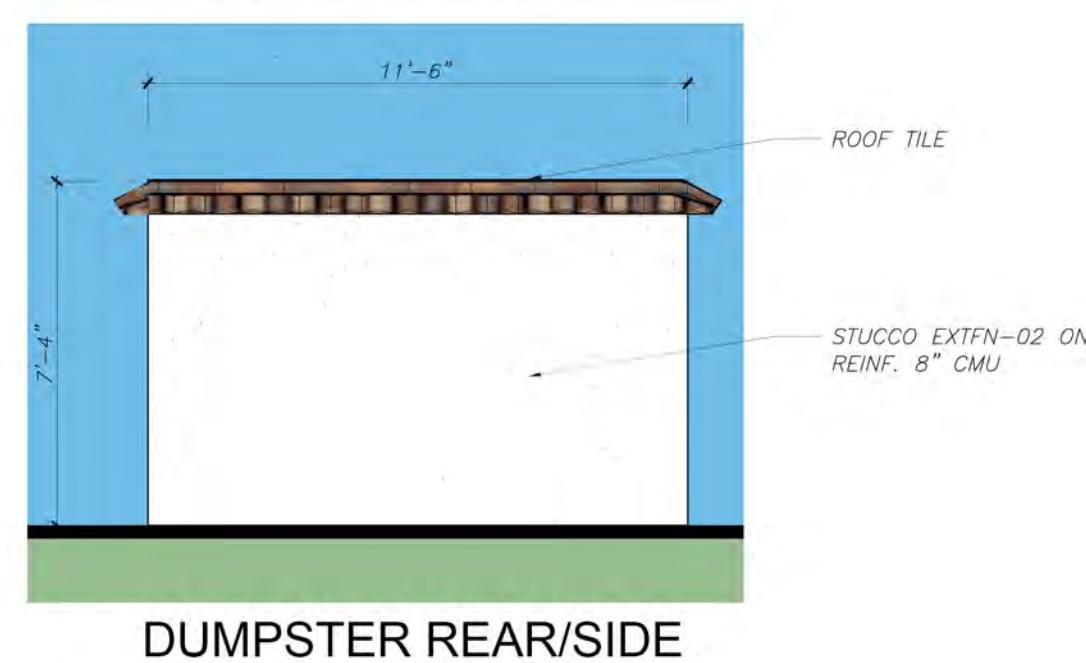
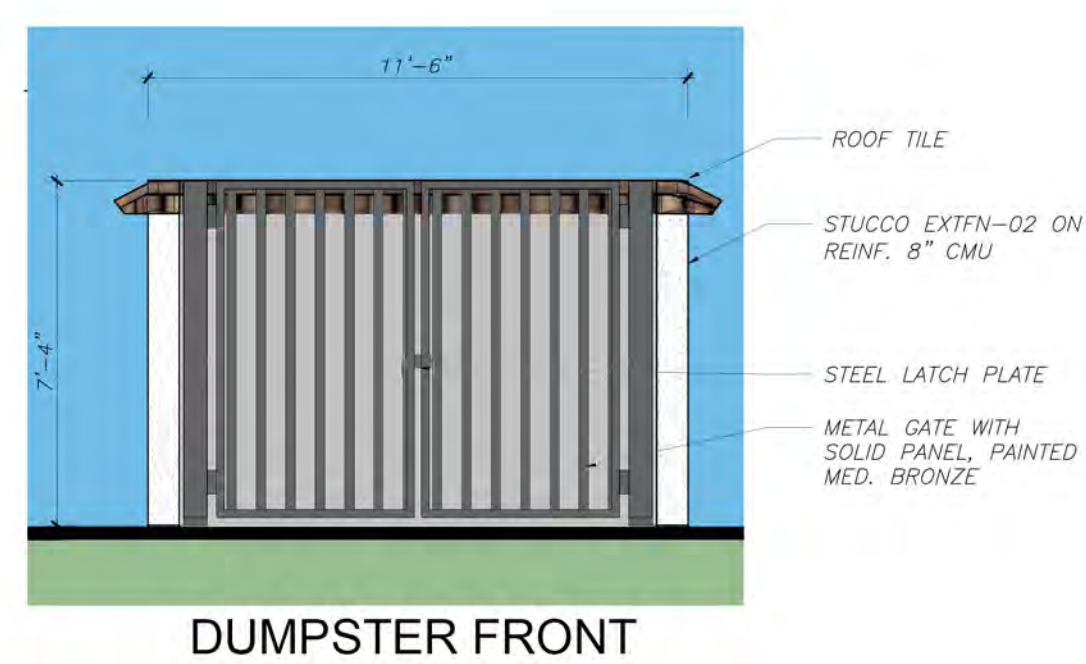
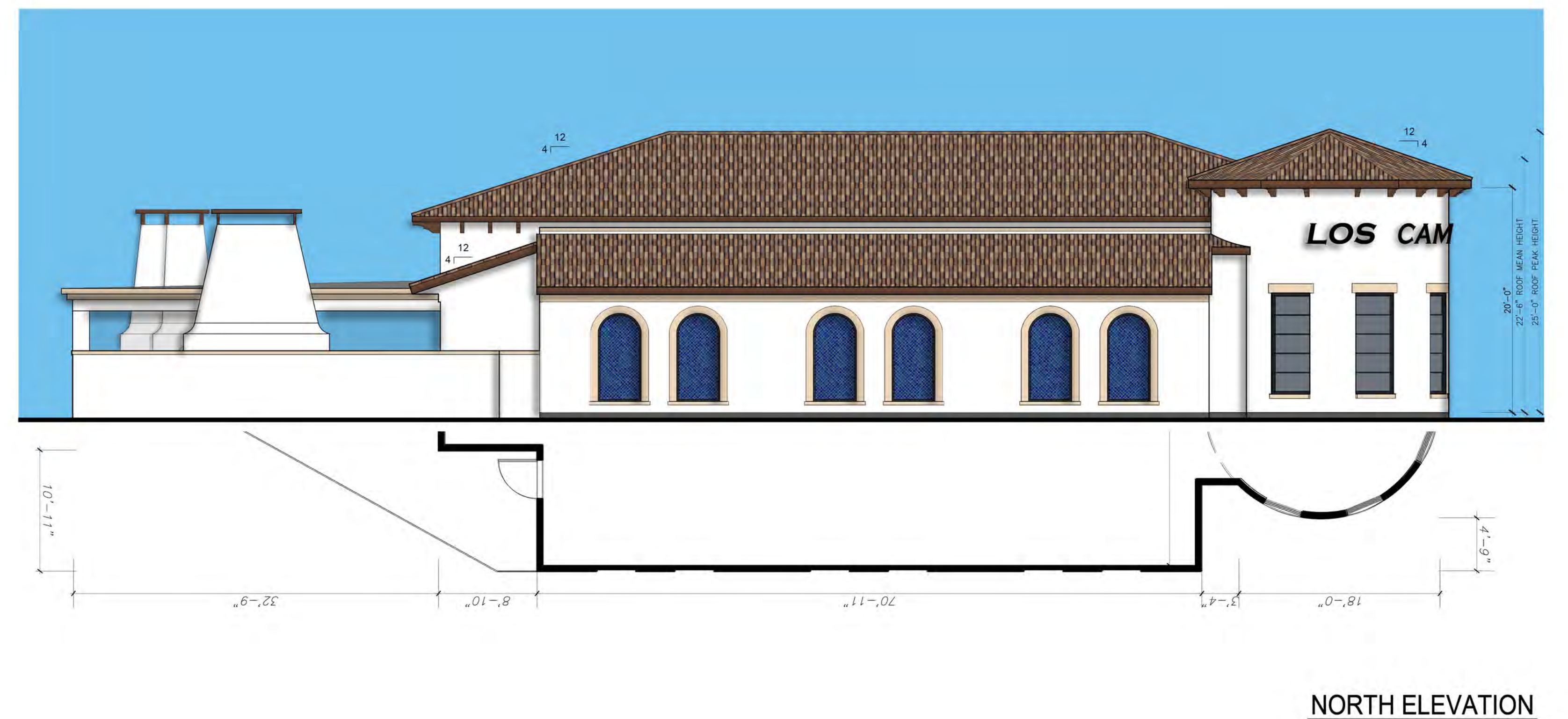
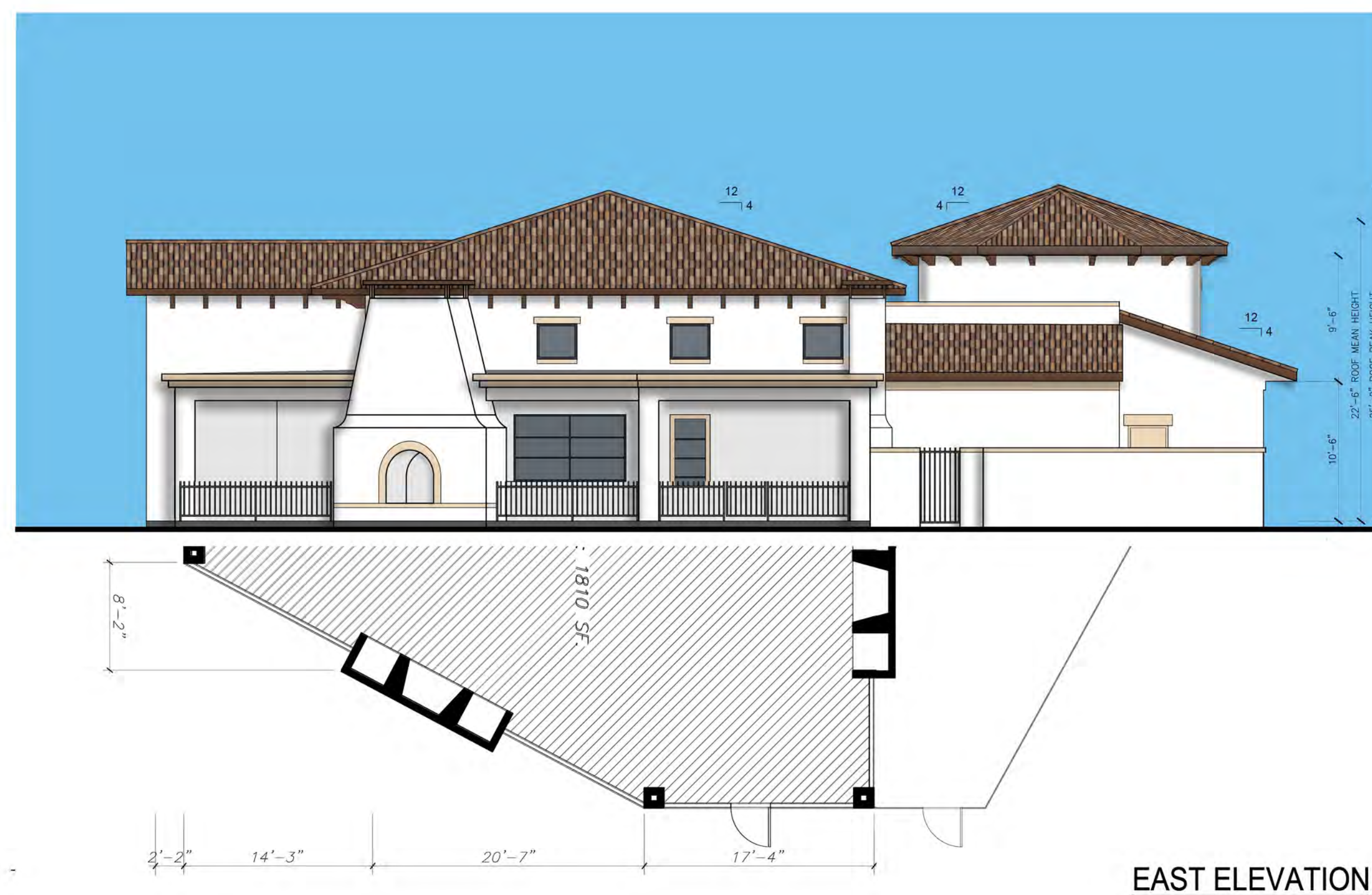
NO PROTECTED TREES ON THE SITE

LANDSCAPE ARCHITECT / ARBORIST STATEMENT
"I Gregory Cuppett, ASLA, Tx. Landscape Architect, 2672
being a landscape architect or arborist attest that there are
no protected or specimen trees observed on the proposed
development site, based upon a recent site visit.



0 10 20 40 60
SCALE: 1" = 20'-0"

TREE PRESERVATION PLAN



*External electrical panels to be painted to match the material/color of the exterior of the building.

MATERIAL CALCULATIONS TABLE								
	North		West		East		South	
		%		%		%		%
Total Façade	1736		1522.3		1492		2052.4	
Doors and Windows S.F.	73.4		105.4		86.5		387.3	
Façade S.F. Minus Doors and Windows	1662.6		1416.9		1405.5		1665.1	
Primary Masonry Totals - Min 80% Stucco S.F.	1512.7	91%	1316.9	93%	1405.5	100%	1665	100%
	1512.7	91%	1316.9	93%	1405.5	100%	1665	100%
Secondary Totals - Max 20% Tile	150	9%	100	7%	0	0%	0	0%
	150	9%	100	7%	0	0%	0	0%

MATERIAL SAMPLE **BOARD**



Stucco: White

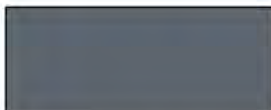
BASIS OF DESIGN
DRYVIT Natural Stucco
Color To Match:
SW 7008 "ALABASTER STUCCO"



**Stucco Trim and
Sills: Cream**



Tile



Glazing

BASIS OF DESIGN
Kawneer 451T
Frame Color #28 "Medem Bronze"
Glass Color: Clear



**Concrete or
Clay Roof Tiles**

BASIS OF DESIGN
Boral Roof Tile
Color: BLEND OF
20% Marbled Terra Cotta
20% Chestnut Burnt
20% Casa Grande
20% Continental Seville
10% Continental Bisque
10% Sandstorm



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: *i (a)*

WORK SESSION ITEM

DATE: August 29, 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 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 94-13. Landscape nursery, or replacement trees

- Recommend decreasing the height at which the tree caliper is measured from twelve inches to six inches in accordance with the American Standard for Nursery Stock for Type 1 and Type 2 trees.

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 98-83. Informational assistance.

- Recommend updating the cited resource for minimum tree measurements to the American Standard for Nursery Stock for Type 1 and Type 2 trees; originally Texas Association of Nurserymen Grades and Standards.

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.



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: *i (b)*

WORK SESSION ITEM

DATE: August 29, 2022

FROM: Lexin Murphy, Director of Planning Services

ITEM: **Work Session for a potential Land Development Regulation Amendment (LDR22-0002 – CTCDD Ordinance Update) to discuss modifications to various sections within Subpart B – Land Development Regulations, Chapter 98 – Zoning.**

I. ITEM SUMMARY

This work session item provides the Planning and Zoning Commission (P&Z) the opportunity to discuss potential modifications to various sections contained within Subpart B of the Town's Code of Ordinances regarding development within the Cross Timbers Conservation Development District (CTCDD). Depending on P&Z's recommendations, a Master Plan Amendment to the Land Use, Area Plans and the Urban Design Plan may also be required.

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

BACKGROUND

Town Council was provided with an overview of the CTCDD and the three primary development patterns during the 2021 Strategic Planning Session (SPS). Following the presentation, Council's discussion ultimately led to the call for a future work session. Since then, several work sessions and public input opportunities have taken place. Following these opportunities, and the 2022 SPS, Council signaled for the item to be reviewed by the Planning and Zoning Commission for recommendations.

II. ANALYSIS

Town staff will provide a presentation to discuss recommendations to the following sections related to the CTCDD:

Section 98-277. Conservation development option and standards.

- Recommend simplifying paragraph by removing statements related to development requirements that are cited elsewhere.
- Discuss and obtain a recommendation from the Commission regarding the maximum density, minimum lot size, and maximum lot coverage for a conservation development.

- Recommend various development measurements related to minimum lot widths and scenic buffers.
- Discuss and obtain a recommendation from the Commission regarding the minimum percentage or percentage range of open space required for conservation development.
- Recommend clarifying how open space may be dedicated.
- Recommend codifying language related to acceptable parks within open space and a limitation on the amount of land parks may occupy.
- Recommend codifying eco-fringe requirements.
- Recommend codifying how homes are to be sited when visible from scenic roadways (Cross Timbers Rd/FM 1171).
- Discuss language related to public outdoor lighting within the CTCDD.
- Recommend codifying requirements for an open space management plan.
- Recommend codifying the enhanced public notification requirement cited from the Town's Master Plan.

Additionally, sections related to rural development contained within Section 98-278 will be updated to be consistent with the recommendations for conservation development, where applicable.