

AGENDA

FLOWER MOUND PLANNING AND ZONING COMMISSION REGULAR MEETING

10/24/2022

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. Planning Excellence Award

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 October 10, 2022: Consider approval of the minutes of the October 10, 2022, Planning and Zoning Commission Regular Session.

H. NON-DISCRETIONARY ITEMS

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

2. RC22-0013 – Arrowhead Village Addition Lot 1, Block A: Consider a request for a Record Plat (RC22-0013 – Arrowhead Village Addition, Lot 1, Block A) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Fireside Drive.
3. SP21-0010 – 1600 Arrowhead: Consider a request for a Site Plan (SP21-0010 – 1600 Arrowhead) to develop a retail building. The property is generally located south of Cross Timbers Road and west of Fireside Drive.

I. REGULAR ITEMS

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

4. CSP22-0003 – Shiloh Cemetery Arch: Public Hearing to consider a request for a Comprehensive Sign Package (CSP22-0003 – Shiloh Cemetery Arch) for Shiloh Cemetery. The property is generally located north of Cross Timbers Road and west of Shiloh 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 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: October 20, 2022, at 3:00 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Executive Assistant

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made at least 48 hours prior to this meeting by contacting Planning Services at 972-874-6350. 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: October 24, 2022

FROM: LauriAnn Cash, Development Services Executive Assistant

ITEM: Consider approval of the minutes of the October 10, 2022, Planning and Zoning Commission Regular Session.

I. BACKGROUND INFORMATION

The Planning and Zoning Commission held a regular meeting on October 10, 2022.

II. ATTACHMENTS

1. Draft Minutes of October 10, 2022

THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 10TH DAY OF OCTOBER 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	Commissioner, Place 1
Jason Hobbs	Commissioner, Place 2
Janvier Werner	Commissioner, Place 3
Brady Kilpper	Commissioner, Place 4
Greg Wilson	Commissioner, Place 5
Donald Gilmore	Commissioner, Place 6
Kathryn Wells	Commissioner, Place 7
Chris Drew	Commissioner, Place 8
Scott Jostes	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
John Chapman	Planner
LauriAnn Cash	Executive Assistant

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

1. Chair

Commissioner Wells nominated Commissioner Ruthrauff to continue the role as Planning & Zoning Commission Chair. Commissioner Gilmore seconded the nomination.

VOTE ON THE NOMINATION

AYES: Hobbs, Werner, Kilpper, Wilson, Ruthrauff, Gilmore, Wells

NAYS: None

The nomination passed by a vote of 7 to 0.

2. Vice-Chair

Commissioner Ruthrauff nominated Commissioner Wells for Vice-Chair of the Planning & Zoning Commission. Commissioner Kilpper seconded the nomination.

VOTE ON THE NOMINATION

AYES: Wells, Gilmore, Ruthrauff, Wilson, Kilpper, Werner, Hobbs

NAYS: None

The nomination passed by a vote of 7 to 0.

E. PUBLIC COMMENT

Adam Pilat; 3424 Ridgecrest Drive, Flower Mound; regarding land purchases by the Town

F. FUTURE AGENDA ITEMS

None

G. DIRECTOR'S REPORT

1. Coordination of Calendars

- a. Lexin Murphy, Director of Planning Services stated that there would not be a Planning & Zoning Meeting on Monday, November 28th due to the Thanksgiving Holiday; nor on Monday, December 26th due to the Christmas Holiday and the Town Offices being closed.

H. CONSENT ITEMS

1. Minutes of September 26, 2022: Consider approval of the minutes of the September 26, 2022, Planning and Zoning Commission Regular Session.

Commission Deliberation

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

VOTE ON THE MOTION

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

NAYS: None

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

I. REGULAR ITEMS

- 2. Public Hearing to consider an ordinance amending the Master Plan (MPA21-0008 – Whyburn Farms) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designations from Low Density Residential, Office, and Retail uses to Low Density Residential, Medium Density Residential and High Density Single Family Detached Residential uses. The property is generally located east of Long Prairie Road and south of Dixon Lane.**

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Larry Jackson, David Weekley Homes
Heth Kendrick, Land Design
John Baen, Whyburn Family Representative

Spoke In Favor

Paul Milosevich; Watermere Development Representative

Spoke In Opposition

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Spoke Regarding Concerns or Undecided

Rita Westall, 5430 Timber Park Drive, Flower Mound

Commission Deliberation

Commissioner Gilmore moved to recommend approval of MPA21-0008 – Whyburn Farms as written with the change of the eastern, southern, and northern lots designated as high density to medium density. Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

AYES: Wells, Gilmore, Wilson, Kilpper, Werner

NAYS: Hobbs

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

- 3. Public Hearing to consider an ordinance amending the zoning (ZPD21-0015 – Whyburn Farms) from Agricultural District (A) uses to Planned Development District No. 189 (PD-189) with Single Family District-15 (SF-15), Single Family District-10 (SF-10) and Single Family District-5 (SF-5) uses, with certain waivers,**

exceptions and modifications to the Code of Ordinances. The property generally located east of Long Prairie Road and south of Dixon Lane.

Staff Presentation

Chuck Russell, Principal Planner

Applicant Presentation

Larry Jackson, David Weekley Homes
Heth Kendrick, Land Design
John Baen, Whyburn Family Representative

Spoke In Favor

Paul Milosevich; Watermere Development Representative

Spoke In Opposition

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Spoke Regarding Concerns or Undecided

Rita Westall, 5430 Timber Park Drive, Flower Mound

Commission Deliberation

Commissioner Gilmore moved to recommend approval of ZPD21-0015 – Whyburn Farms with the changes of the eastern, southern, and northern lots designated as Single Family-5 (SF-5) to Single Family-10 (SF-10). Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

AYES: Werner, Kilpper, Wilson, Gilmore, Wells

NAYS: Hobbs

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

- 4. Public Hearing to consider an ordinance amending the Master Plan (MPA22-0001 – Cross Timbers Conservation Development District Update) by amending Section 1 “Land Use Plan,” Section 2 “Area Plan,” and Section 4 “Urban Design Plan,” for the purpose of updating conservation expectations and vision within the Cross Timbers Conservation Development District.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Commission Deliberation

Commissioner Wilson moved to recommend approval of MPA22-0001 – Cross Timbers Conservation Development District Update. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

- 5. Public Hearing to consider an ordinance amending the Land Development Regulations (LDR22-0002 – Cross Timbers Conservation Development District Update) by amending Chapter 98 “Zoning,” of the Town’s Code of Ordinances to amend conservation development standards within the Cross Timbers Conservation Development District.**

Staff Presentation

Lexin Murphy, Director of Planning Services

Spoke In Favor

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound
Tim Whisenant; 2300 Olympia Drive, Flower Mound

Commission Deliberation

Commissioner Hobbs moved to recommend approval of LDR22-0002 – Cross Timbers Conservation Development District Update with the incorporation of additional language prioritizing tree preservation and preventing any acreage in dedicated and maintained, but unimproved, utility easements from counting toward open space calculations. Vice-Chair Wells seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

6. Public Hearing to consider an ordinance amending the Development Regulations (LDR22-0001 – Landscape Ordinance Update) by amending Chapter 74 “General Provisions,” Chapter 82 “Development Standards,” Chapter 94 “Trees,” and Chapter 98 “Zoning,” of the Town’s Code of Ordinances to amend and propose new landscaping standards for the purpose of clarifying and updating certain sections.

Staff Presentation

John Chapman, Planner

Spoke In Favor

None

Spoke In Opposition

None

Spoke In Opposition

None

Spoke Regarding Concerns, General Comments, or Undecided

Marsha Gavitt; 6501 Meadowcrest Lane, Flower Mound

Commission Deliberation

Vice-Chair Wells moved to recommend approval of LDR22-0001 – Landscape Ordinance Update with the exception of removing the Chinese Photinia, Privet, Glossy Privet, and Elaeagnus from the list of approved screening plants. Commissioner Werner seconded the motion.

VOTE ON THE MOTION

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

NAYS: None

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

I. ADJOURNMENT – REGULAR SESSION: 11:07 P.M.

TOWN OF FLOWER MOUND, TEXAS

Lexin Murphy, Director of Planning Services

ATTEST:

LauriAnn Cash, Executive Assistant

DRAFT



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 2

NON-DISCRETIONARY ITEM

DATE: October 24, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Record Plat (RC22-0013 – Arrowhead Village Addition, Lot 1, Block A) to create one non-residential lot. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Site Plan (SP21-0010), for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create one buildable, non-residential lot to facilitate the construction of one restaurant and retail building that will contain 16,614 square feet. The property is located within Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses, which allows both general retail and restaurant uses by right. The subject property is currently undeveloped and contains approximately 2.19 acres.

The plat depicts all required easements necessary for the construction of the subject building. Access is provided via a proposed shared driveway from Cross Timbers Road and a driveway on Arrowhead Drive. The plat also includes right-of-way dedication on Cross Timbers Road for an east-bound right turn lane at Fireside Drive. This dedication will result in a net area of 2.11 acres for the subject property.

III. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

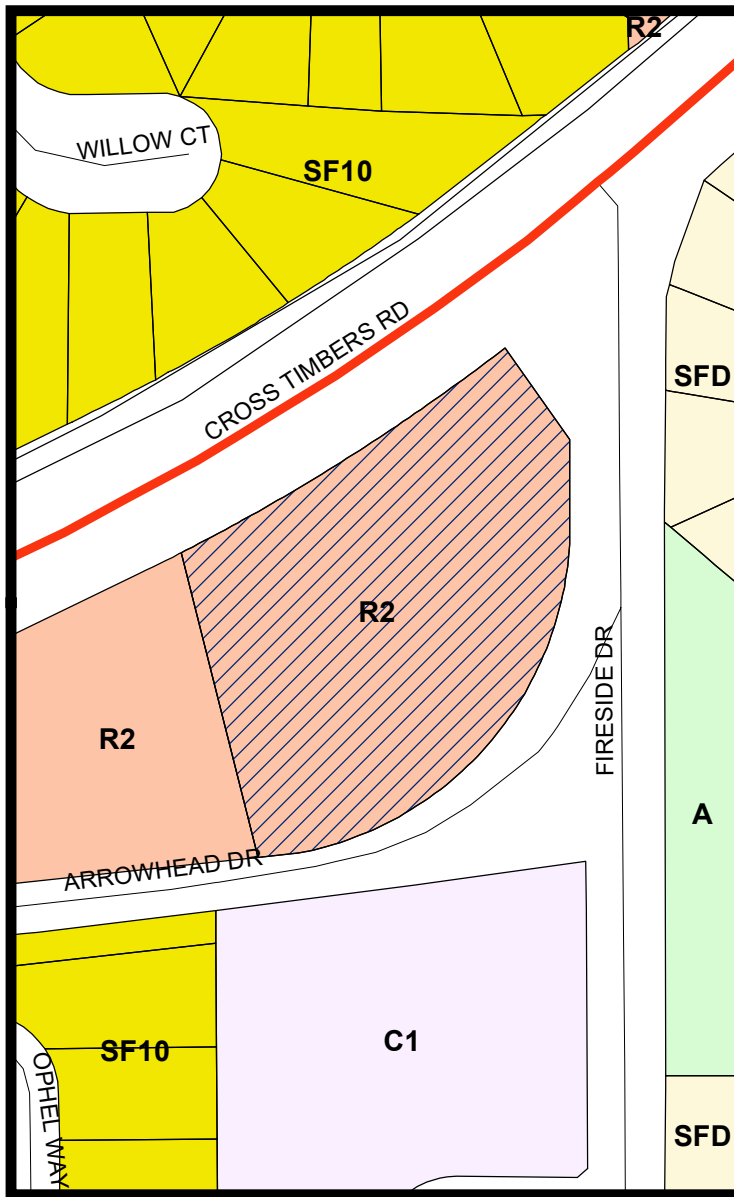
B. Application Details

1. Record Plat Package

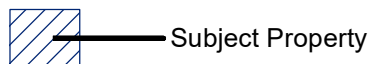


Vicinity Map

Reference Project: RC22-0013 & SP21-0010

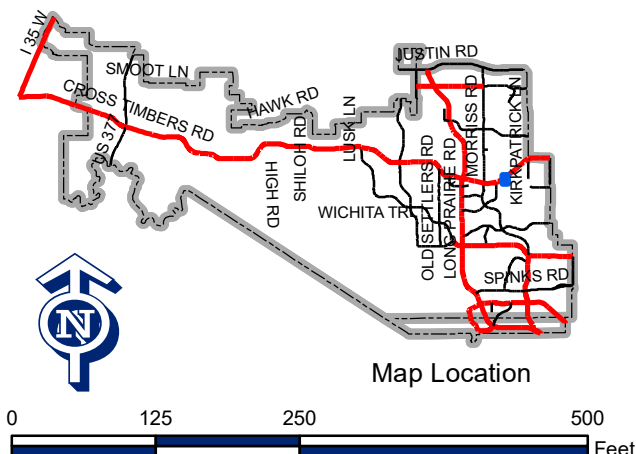


LEGEND



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

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





ARROWHEAD PARK VILLAGE ACCITION

CASE NO.

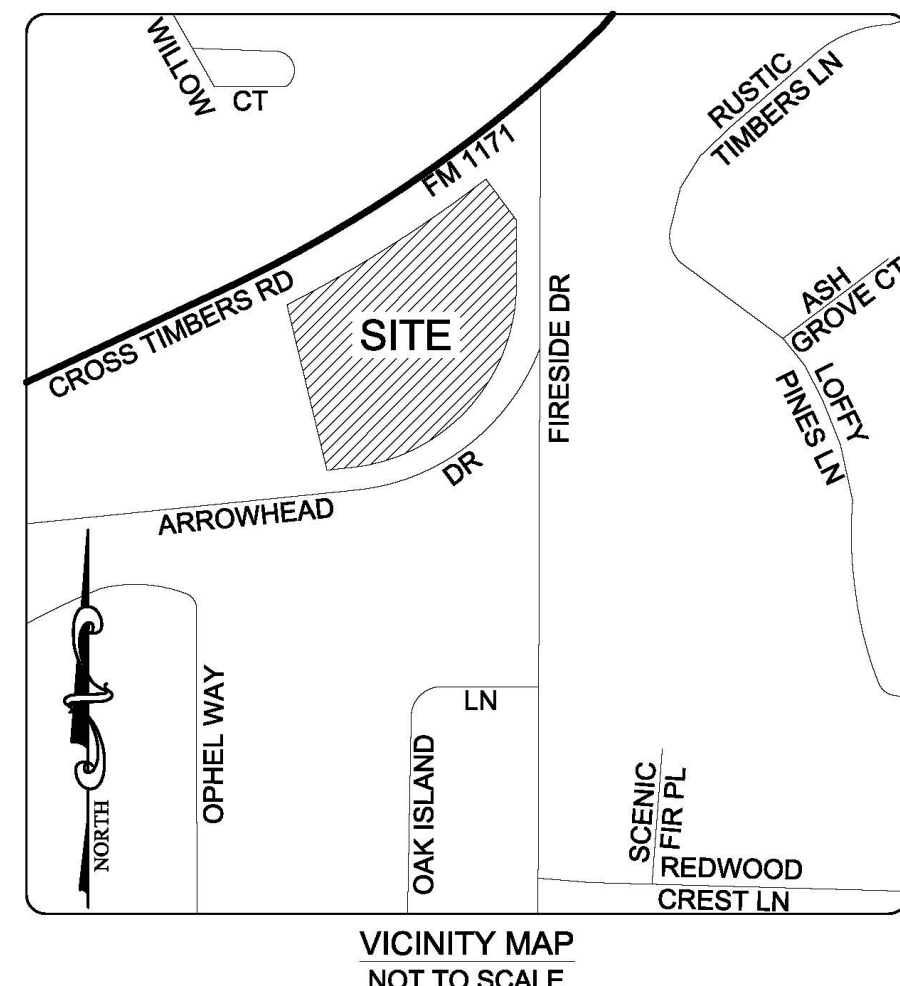
1616 Arrowhead Drive
Flower Mound, TX 75022
07/12/2022

Zoning for the property stated above is Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses. The total acreage for said property being platted is 2.19 acres. The purpose of this Plat is to adjust the create one lot of record. Development plans will be submitted separately by Cabre & Associates.

A handwritten signature in blue ink, appearing to read 'Hank Ingram', is written over a horizontal line.

Hank Ingram
KAZ Surveying
940-382-3446
Hank@kazsurveying.com

KAZ Surveying, Incorporated
1720 Westminster Street
Denton, TX 76205
Phone: 940-382-3446 Fax: 940-382-3447

**GENERAL NOTES:**

- ALL CORNERS ARE MARKED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNLESS OTHERWISE NOTED.
- FLOOD STATEMENT: I HAVE REVIEWED THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR THE TOWN OF FLOWER MOUND, COMMUNITY NUMBER 480777 EFFECTIVE DATE 4-18-2011 AND THAT MAP INDICATES AS SCALED, THAT THIS PROPERTY IS WITHIN "NON-SHADED ZONE X" DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (500-YEAR)" AS SHOWN ON PANEL 545 G OF SAID MAP.
- THE SUBJECT PROPERTY IS ZONED PD-185 FOR RETAIL-2 (R-2) USES.
- THE PURPOSE OF THIS FINAL PLAT IS TO CREATE 1 COMMERCIAL LOT.
- ALL DRAINAGE EASEMENTS ARE PRIVATE.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.

DRAINAGE EASEMENT NOTES:

- UPKEEP AND MAINTENANCE OF THE PRIVATE DRAINAGE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.
- UPKEEP AND MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS:
 - GRASS AND GROUND COVER SHALL BE KEPT TO A HEIGHT REQUIRED BY TOWN ORDINANCE
 - THE DETENTION FACILITY SHALL BE KEPT FREE OF DEBRIS AND LITTER, WITH PARTICULAR ATTENTION GIVEN TO KEEPING THE OUTLET STRUCTURE CLEAR AT ALL TIMES
 - ACCUMULATED SEDIMENT SHALL BE REMOVED FROM THE FACILITY AS REQUIRED TO ENSURE THAT THERE IS NO REDUCTION IN FUNCTION OR DETENTION CAPACITY
 - ALL ELECTRICAL AND MECHANICAL SYSTEMS ASSOCIATED WITH THE RETENTION OF THIS FACILITY SHALL BE KEPT IN WORKING ORDER AT ALL TIMES.
- NO DUMPING OF ANY TYPE IS PERMITTED WITHIN THE EASEMENT AREA.

BENCHMARKS:

TOWN OF FLOWER MOUND BM #1: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN THE NORTHEAST CORNER OF A CONCRETE CURB INLET ON THE NORTH SIDE OF MILFORD DRIVE JUST WEST OF THE INTERSECTION OF MILFORD DRIVE AND HARTFORD DRIVE, ± 41' EAST OF THE SOUTHEAST CORNER OF A 5X5' DROP INLET ON THE NORTH SIDE OF MILFORD DRIVE, ± 94.5' WEST SOUTHWEST OF A STREET LIGHT ON THE NORTH SIDE OF MILFORD DRIVE, AND ± 114.5' WEST OF THE CENTERLINE OF HARTFORD DRIVE.

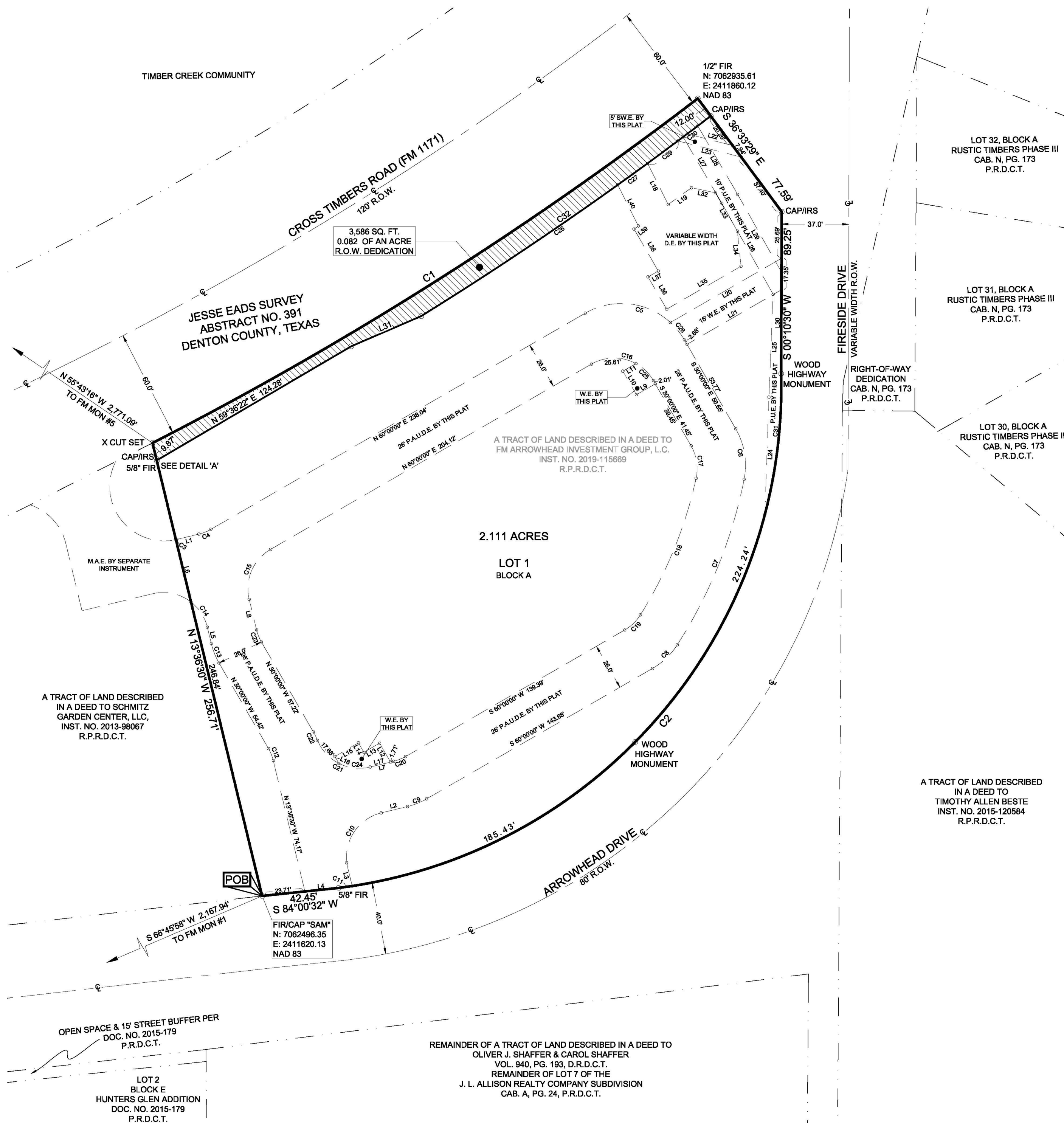
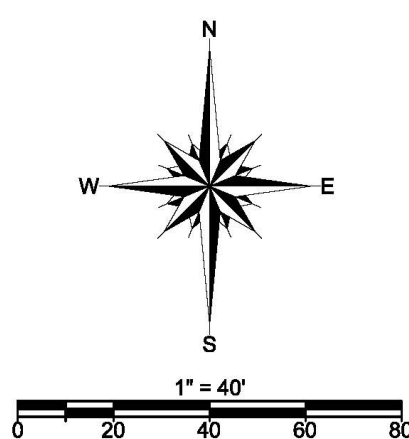
N 7,061,841.121
E 2,409,527.998
ELEV=606.73

TOWN OF FLOWER MOUND BM #6: A 2" DIAMETER DOMED ALUMINUM CAP STAMPED "TOWN OF FLOWER MOUND" SET IN A CONCRETE STREET ON BUCKEYE DRIVE BETWEEN MORRIS ROAD AND PEPPERWOOD DRIVE, ± 87.5' NORTHEAST OF A POWER POLE WITH A LIGHTS STANDARD IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF BUCKEYE DRIVE AND MORRIS ROAD, ± 33' SOUTH OF THE NORTH EDGE OF PAVEMENT AND ± 21.5' NORTH OF THE SOUTH EDGE OF PAVEMENT OF BUCKEYE DRIVE.

N 7,064,306.589
E 2,409,269.956
ELEV=600.29

LEGEND

R.O.W. = RIGHT OF WAY
POB = POINT OF BEGINNING
FIR = FOUND IRON ROD
FIR/CAP = FOUND IRON ROD CAPPED
CAP/IRS = CAPPED IRON ROD SET
P.R.D.C.T. = PLAT RECORDS DENTON COUNTY TEXAS
D.R.D.C.T. = DEED RECORDS DENTON COUNTY TEXAS
R.P.R.D.C.T. = REAL PROPERTY RECORDS DENTON COUNTY TEXAS
DOC. NO. = DOCUMENT NUMBER
INST. NO. = INSTRUMENT NUMBER
F.L.A.D.E. = FIRELANE, ACCESS & DRAINAGE EASEMENT
F.L.A.W.D.E. = FIRELANE, ACCESS, WATER & DRAINAGE EASEMENT
F.L.A.E. = FIRELANE & ACCESS EASEMENT
M.A.E. = MUTUAL ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
S.W.E. = SIDEWALK EASEMENT
W.E. = WATER EASEMENT
D.E. = DRAINAGE EASEMENT
S.S.E. = SANITARY SEWER EASEMENT
N. = NORTHING
E. = EASTING
NAD 83 = NORTH AMERICAN DATUM 1983
C = ROAD CENTERLINE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1,969.59'	355.79'	355.31'	N 57°43'10" E	10°21'00"
C2	278.31'	408.67'	373.68'	S 40°42'33" W	84°20'23"
C3	30.00'	0.54'	0.54'	N 77°01'23" E	1°02'16"
C4	25.00'	7.20'	7.18'	N 68°15'08" E	16°30'15"
C5	40.00'	62.83'	56.57'	S 75°00'00" E	90°00'00"
C6	40.00'	28.77'	28.15'	S 08°23'43" E	41°12'35"
C7	262.81'	98.95'	98.37'	S 21°59'46" W	21°34'24"
C8	40.00'	19.00'	18.82'	S 46°23'29" W	27°13'02"
C9	40.00'	11.44'	11.40'	S 68°11'45" W	16°23'30"
C10	25.00'	39.27'	35.36'	S 31°23'30" W	90°00'00"
C11	278.31'	7.46'	7.46'	S 82°06'40" W	1°32'08"
C12	25.00'	7.15'	7.13'	N 21°48'15" W	16°23'30"
C13	40.00'	11.44'	11.40'	N 21°48'15" W	16°23'30"
C14	25.00'	16.90'	16.58'	N 32°58'39" W	38°44'18"
C15	25.00'	32.12'	29.95'	N 23°11'45" E	73°36'30"
C16	25.00'	39.27'	35.36'	S 75°00'00" E	90°00'00"
C17	25.00'	18.46'	18.05'	S 08°50'31" E	42°18'58"
C18	236.81'	81.65'	81.25'	S 22°11'37" W	19°45'18"
C19	25.00'	12.19'	12.07'	S 46°02'08" W	27°55'44"
C20	25.00'	7.15'	7.13'	S 68°11'45" W	16°23'30"
C21	25.00'	35.37'	32.49'	N 63°04'39" W	81°03'42"
C22	40.00'	5.20'	5.20'	N 26°16'24" W	7°27'12"
C23	25.00'	7.15'	7.13'	N 21°48'15" W	16°23'30"
C24	25.00'	17.69'	17.32'	S 83°20'16" E	40°32'28"
C25	25.00'	13.66'	13.49'	S 45°36'29" E	31°18'27"
C26	1981.59'	130.22'	130.20'	N 56°18'33" E	03°45'56"
C27	1981.59'	20.27'	20.27'	N 54°06'00" E	0°35'10"
C28	40.00'	12.31'	12.27'	N 38°49'11" W	17°38'22"
C29	1981.59'	20.78'	20.78'	N 53°30'23" E	0°36'03"
C30	1981.59'	10.07'	10.07'	N 52°58'09" E	0°17'28"
C31	278.31'	78.33'	78.07'	S 06°36'12" W	16°07'34"
C32	1981.59'	193.98'	193.90'	N 55°21'14" E	5°36'31"

SURVEYOR:
KAZ SURVEYING, INC.
955 VALLEY VIEW DR.
LEWISVILLE, TX 75067
PHONE: (940) 382-3446
TBPLS FIRM #10002100

OWNER:
FM ARROWHEAD INVESTMENT GROUP, LC
2201 LONG PRAIRIE, SUITE 107-322
FLOWER MOUND, TX 75022
PHONE: (214) 513-8764
CONTACT: DAVID WINKLER

ENGINEER:
CABRE & ASSOCIATES
4801 PORTSMOUTH COURT
FLOWER MOUND, TX 75022
PHONE: (214) 392-6900
TBPE FIRM #F-3736

DEVELOPER:
TCI INVESTMENTS, LLC.
2201 LONG PRAIRIE, SUITE 107-322
FLOWER MOUND, TX 75022
PHONE: (214) 392-6900
CONTACT: JOE NORTHERN

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DENTON

WHEREAS, FM Arrowhead Investment Group, LC, acting by and through the undersigned, its duly authorized agent, is the sole owner of all that certain tract of land situated in the Jesse Eads Survey, Abstract Number 391, Town of Flower Mound, Denton County, Texas, being all of that called 2.193 acre tract of land described in a deed to FM Arrowhead Investment Group, LC., as recorded in Instrument Number 2019-115669 of the Real Property Records, Denton County, Texas (R.P.R.D.C.T.), and being more particularly described by metes & bounds as follows:

BEGINNING at a capped iron rod stamped "SAM" found for corner in the North Right of Way line of Arrowhead Drive for the Southwest corner of said called 2.193 acre tract and Southeast corner of a called 1.155 acre tract of land described in a deed to Schmitz Garden Center, LLC., as recorded in Instrument Number 2013-98067, R.P.R.D.C.T.,

THENCE North 13 degrees 36 minutes 30 seconds West, along a common line of said called 2.193 acre and said called 1.155 acre tracts, passing a 5/8" iron rod found in said common line at 246.62 feet, and continuing for a total distance of 256.71 feet to a cut "X" set in concrete for corner in the South Right of Way line of Cross Timbers Road (Farm to Market Road 1171) for the Northwest corner of said called 2.193 acre tract and Northeast corner of said called 1.155 acre tract, said point marking the beginning of a curve to the left having a radius of 1,969.59 feet and a chord bearing and distance of North 57 degrees 43 minutes 10 seconds East, 355.31 feet;

THENCE along the North line of said called 2.193 acre tract and said South Right of Way line along said curve, an arc distance of 355.79 feet to a 1/2" iron rod found for corner at the Southwest intersection of Cross Timbers Road and Fireside Drive for the Northerly Northeast corner of said called 2.193 acre tract;

THENCE South 36 degrees 33 minutes 29 seconds East, Along the common line of said called 2.193 acre tract and West Right of Way line of Fireside Drive, a distance of 77.59 feet to a 1/2" iron rod w/cap stamped "KAZ" set in same for an angle point;

THENCE South 00 degrees 10 minutes 30 seconds West, continuing along said common line and West Right of Way line, a distance of 89.25 feet to a wood highway monument found in same marking the beginning of a curve to the right having a radius of 278.31 feet and a chord bearing and distance of South 40 degrees 42 minutes 33 seconds West, 373.68 feet;

THENCE along said curve continuing with said common line and West Right of Way line, passing a wood monument at the Northwest intersection of Firelane Drive and Arrowhead drive at 224.24 feet, and continuing with said common line and North Right of Way line of Arrowhead Drive for a total arc distance of 409.87 feet to a 5/8" iron rod found in same;

THENCE South 84 degrees 00 minutes 32 seconds West, continuing along said common line and North Right of Way line, a distance of 42.45 feet to the POINT OF BEGINNING and containing 2.193 acres of land, more or less.

DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT FM Arrowhead Investment Group, LC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as ARROWHEAD PARK VILLAGE ADDITION, an Addition to the Town of Flower Mound, Denton County, Texas. The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, is 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 or 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, reconstructing, 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.

BY: FM Arrowhead Investment Group, LC

DAVID WINKLER, MANAGER - FM ARROWHEAD INVESTMENT GROUP, LC.

DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, the undersigned authority, on this day personally appeared David Winkler, of FM Arrowhead Investment Group, LC., 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, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2022.

Notary Public in and for
State of Texas
My Commission Expires: _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF DENTON

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: I, KENNETH A. ZOLLINGER, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT THE MONUMENTS SHOWN HEREON WERE FOUND OR PLACED WITH CAPPED 1/2" IRON RODS STAMPED "KAZ" UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

KENNETH A. ZOLLINGER, S.F. #5312

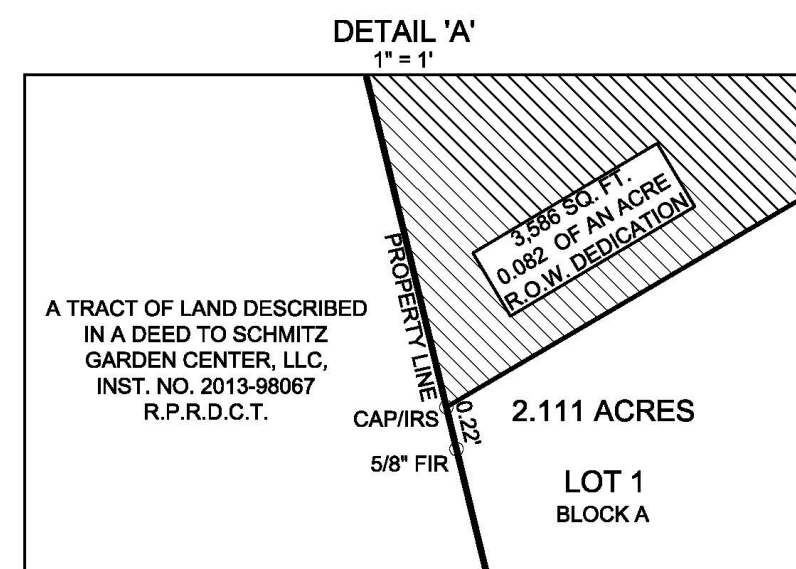
DATE

STATE OF TEXAS
COUNTY OF DENTON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KENNETH A. ZOLLINGER, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC, DENTON COUNTY, TEXAS.

**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

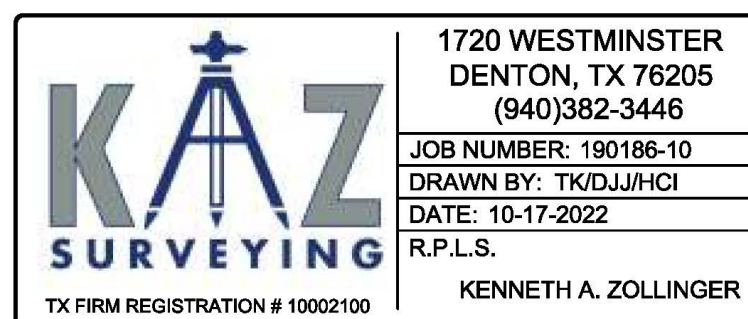
DATE: _____, 2022

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

TOWN OF FLOWER MOUND CASE NO. PP22-____



PRELIMINARY PLAT
LOT 1, BLOCK A
ARROWHEAD PARK VILLAGE ADDITION
A BEING 2.193 ACRES IN THE
JESSE EADS SURVEY, ABSTRACT NUMBER 391, AN ADDITION IN
THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS



PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 3

NON-DISCETIONARY ITEM

DATE: October 24, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP21-0010 – 1600 Arrowhead) to develop a retail building. The property is generally located south of Cross Timbers Road and west of Fireside Drive.**

I. ITEM SUMMARY

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

The project has a companion application, Record Plat (RC22-0013), for consideration on the same agenda.

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

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval to develop a restaurant and retail building. The property is located within Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses, which allows both general retail and restaurant uses by right. The subject property is currently undeveloped and contains approximately 2.19 acres.

The site plan provides for a one-story building that contains 16,614 square feet of enclosed restaurant and retail space. Access is provided via a proposed shared driveway from Cross Timbers Road and a driveway on Arrowhead Drive. The approved conceptual site plan for PD-185 had two driveway access points on Arrowhead Drive. The applicant has been working with the adjacent property owner to the west and obtained their agreement for the new shared driveway on Cross Timbers Road. This new driveway will improve access to both properties and will include a hooded west-bound left turn lane on Cross Timbers Road.

The required parking for this use is one space per 75 square feet of floor area for restaurant uses and one space per 250 square feet of floor area for retail uses for a total of 83 required parking spaces. The applicant is proposing to provide 83 spaces (1,750 square feet of restaurant and 14,864 square feet of retail space). The landscape plan and elevations are in compliance with the approved conceptual plans for PD-185 as well as the Town's Urban Design Plan [see Attachment A(3)].

III. TOWN COUNCIL

On September 20, 2021, the Town Council approved an ordinance amending the Master Plan (MPA21-0003 – 1600 Arrowhead) to amend Section 1.0, Land Use Plan, of the Master Plan to change the current land use designation from Office uses to Retail uses. At the same meeting, the Town Council approved an ordinance amending the zoning (ZPD21-0007 – 1600 Arrowhead) from Office (O) District uses to Planned Development District No.185 (PD-185) with Retail (R) District uses, with an exception for driveway spacing. The meeting can be viewed here:

<https://flowermoundtx.swagit.com/play/09212021-528/12/>

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent
3. Ordinance No. 41-21(PD-185)

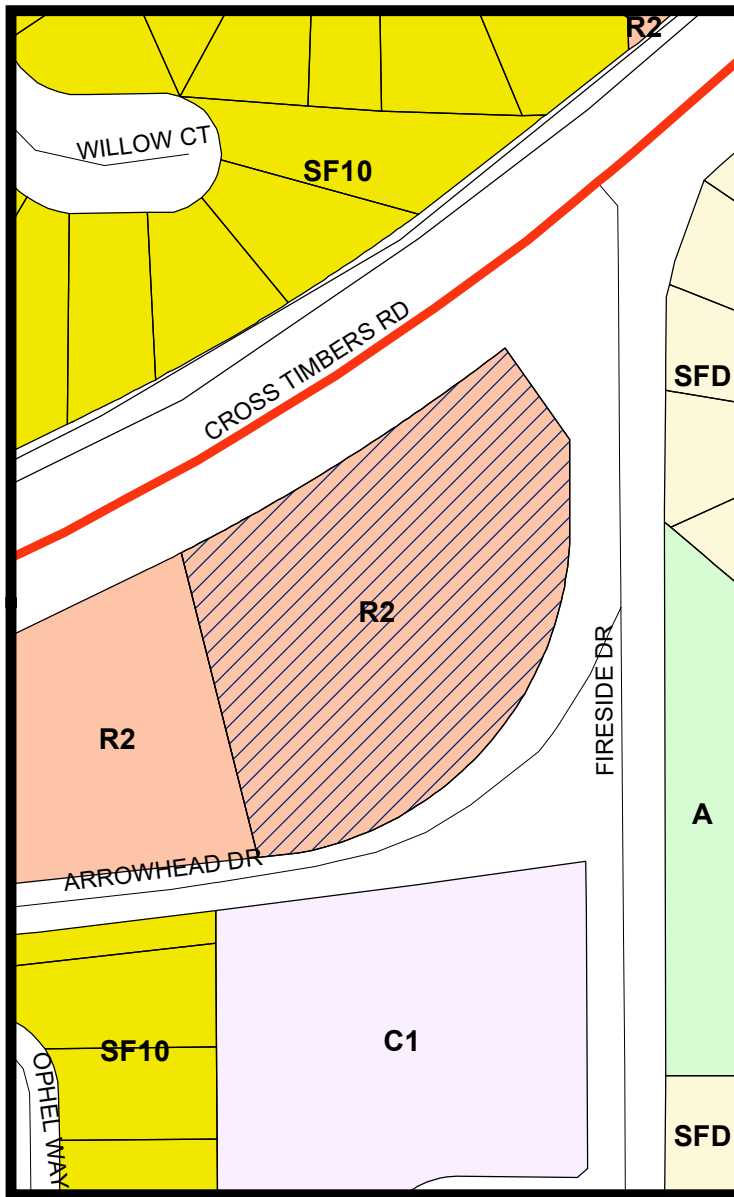
B. Application Details

1. Site Plan Package



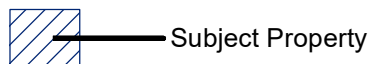
Vicinity Map

Reference Project: RC22-0013 & SP21-0010



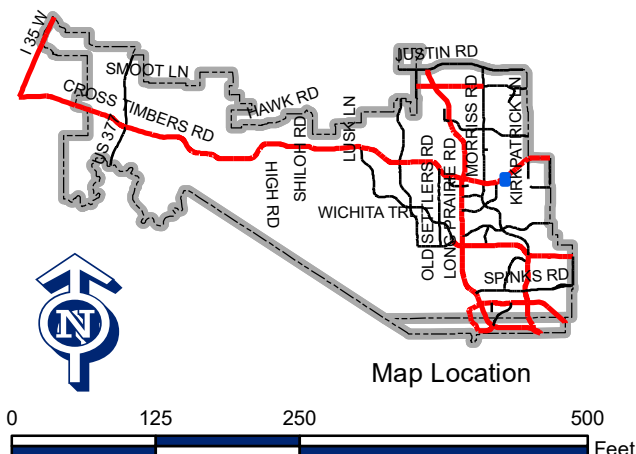
LEGEND

- Agriculture
- Commercial 1
- Retail 2
- Single Family 10
- Single Family Detached



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
Site Plan Application**

August 16, 2021

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

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

Dear Mr. Russell,

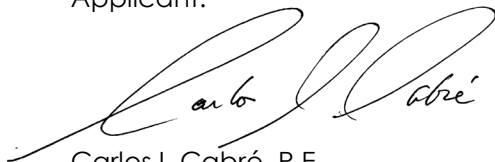
This is a Site Plan Application for the referenced property. The property is located at the south west corner of Cross Timbers Rd. (FM 1171) and Fireside Drive. The site address is 1600 Arrowhead Drive. The property is currently zoned Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses.

The owners are planning to develop a single-story 16,614 S.F. of area building. The development will be built on a single phase and will accommodate restaurant and retail uses.

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

Thank you for your consideration,

Applicant:



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

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. 41-21

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING THE OFFICIAL ZONING MAP, EXHIBIT "A" OF SUBPART B, "LAND DEVELOPMENT REGULATIONS," OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND, TEXAS, BY CHANGING THE ZONING ON APPROXIMATELY 2.19 ACRES OF LAND SITUATED IN THE JESSE EADS SURVEY, ABSTRACT NO. 391, FROM OFFICE (O) DISTRICT USES TO PLANNED DEVELOPMENT DISTRICT-185 (PD-185) WITH RETAIL DISTRICT-2 (R-2) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF IN ACCORDANCE WITH SECTION 1-13 OF THE CODE OF ORDINANCES OF THE TOWN OF FLOWER MOUND; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

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

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

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations, the owners of the property described as approximately 2.19 acres of land situated in the Jesse Eads Survey, Abstract No. 391, Denton County, Texas, have filed an application to change the zoning from Office (O) District uses to Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses; and

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on September 13, 2021, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on September 20, 2021, with respect to the proposed rezoning as described herein; and

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

WHEREAS, the Town Council finds that amendment of the Zoning map as outlined herein is in the best interest of the Town of Flower Mound and will promote the health, safety, and general welfare of the citizens of the Town of Flower Mound and the general public.

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

SECTION 1

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

Approximately 2.19 acres of land situated in the Jesse Eads Survey, Abstract No. 391, Denton County, Texas, and more fully described in Exhibit "A" hereto.

Planned Development District-185 (PD-185) with Retail District-2 (R-2) uses.

SECTION 2

The development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations of the proposed Planned Development District No. 185 (PD-185), attached hereto as Exhibits "B," "C," "D," and "E," each incorporated herein for all purposes allowed by law, are hereby approved as the development standards, conceptual site plan, conceptual landscape plan, and conceptual elevations for this Planned Development District No. 185 (PD-185).

SECTION 3

The official map of the Town of Flower Mound is hereby amended and the Director of Planning Services is directed to revise the official zoning map to reflect the approved Planned Development District No. 185 (PD-185), as set forth above.

SECTION 4

The use of the property described above shall be subject to all restrictions, terms, and conditions contained in Exhibits "B," "C," "D," and "E," attached hereto, as well as the applicable regulations contained in the Land Development Regulations and all other applicable and pertinent ordinances of the Town of Flower Mound.

SECTION 5

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

SECTION 6

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

SECTION 7

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

SECTION 8

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

SECTION 9

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

SECTION 10

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

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF FLOWER MOUND, TEXAS, BY A VOTE OF 4 TO 0, ON THIS THE 20TH DAY OF SEPTEMBER, 2021.

APPROVED:



Derek France, **MAYOR**

ATTEST:



Theresa Scott, **TOWN SECRETARY**

Exhibit A

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

Exhibit B Development Standards

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

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

A. EXHIBITS.

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

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

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

The following uses are prohibited within Planned Development District 185 (PD-185):

- 1. Convenience store.
- 2. Drugstore or pharmacy.
- 3. Alcoholic beverage establishment.
- 4. Restaurant, fast food.
- 5. Secondhand store.
- 6. Mortuary or funeral home.

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

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

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

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

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

**FM 1171
CROSS TIMBERS ROAD**

ARROWHEAD DR.

**SINGLE STORY RETAIL BLDG.
16,614 S.F.**

CONCEPTUAL SITE PLAN
SCALE: 1"=20'-0"

PARKING COMPUTATIONS
Per Texas Department of Transportation, Subpart 8, Chapter 60, Sections 60.74, 60.74a, 60.74b, 60.74c

USE	REQUIRED		TOTAL UNITS	REQUIRED SPACES
	SPACES	UNIT PERCENT		
TOTAL BUILDINGS			16,614	
Residential	1	0.1%	15	23.33
Result	1	0.1%	200	16,414
TOTALS REQUIRED			87	
PER SECTION 60-74(c) VARIATION OF REQUIRED SPACES +/- 20%			154	
TOTAL PROVIDED			87	
Minimum Recommended Per Table 1.2 Accessible Spaces and Exterior Facilities, New Construction				
Drinks Included				
Drinks Provided				

SITE PLAN NOTES

1. ALL RETAINING/ENCLOSING WALLS, TURN-CORNER CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND MOUNTED SIGN SHALL BE SCREENED WITH LAND SCREENING OR WINDSHIELD ENCLOSURE. WINDSHIELD ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MEDICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL SHALL REQUIRE A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/LEGENDS ARE NOT APPROVED AS A PART OF THIS REVIEW.



1 PLANTING PLAN
1" = 20'-0"

IRRIGATION NOTES

- ALL SOLID SHD AREAS TO RECEIVE PERMANENT OR OTHER IRRIGATION NOTED
- ALL NEWLY PLANTED TREES TO RECEIVE PERMANENT BUBBLERS
- ALL SHRUBS TO RECEIVE PERMANENT DRIP OR BUBBLERS

Street Vail Landscaping			
Standard	Total Street Vail (Square Feet)	Required	Provided
Min. 20% of street vaid	74,795 s.f.	14,959 s.f.	28,719 s.f. or 380%
Street Vail Trees			
Standard	Total Street Vail (Square Feet)	Required	Provided
10,000 to 100,000 s.f. = 1 per 2,500 s.f. abt 10 trees	74,795 s.f.	4	40 trees
*Trees required to satisfy other provisions of landscaping requirements and vice versa until the street vail may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Cross Timbers Road, Rt 1121	25 ft.	25 ft.	
Fleetside Drive	15 ft.	15 ft.	
Airhead Drive	15 ft.	15 ft.	
Street Buffer Trees			
Standard	Street Frontage (Street Feet)	Required	Provided
1 per 30 ft.	Cross Timbers Rd = 356 ft.	12 trees	11 new trees 1 x existing
1 per 30 ft.	Fleetside Dr = 79 ft.	3 trees	3 trees
1 per 30 ft.	Airhead Dr = 408 ft.	16 trees	16 trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
90 s.f. per 12 spaces	89	668 s.f.	2,509 s.f.
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	89	9 trees	11 trees

All parking spaces are located within 50 ft. of a tree.

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

[illegible]

A cross-sectional diagram of a vegetative filter strip. The diagram shows a series of layers from top to bottom: a PLANTER BED, a layer of TOPPRESSINGS (2" COMPOST TOPPED WITH 2" MULCH LAYER OVER NURSERY), FINISH GRADE, a WEED BARRIER (8 LAYERS OF RECYCLED ROLL STOCK NURSERY PLASTER JACKET TOPPRESSING, REF. DET. 32 93 60), a BED PREPARATION WITH COMPOST AND EXPANDED SHALE (REF. PLANT SPEC), and an EXISTING SUBGRADE. A vertical dimension line labeled 'h' indicates the height of the filter strip above the existing subgrade.

PLANTER BED

TOPPRESSINGS: 2" COMPOST TOPPED WITH 2" MULCH LAYER OVER NURSERY

FINISH GRADE

h

WEED BARRIER - 8 LAYERS OF RECYCLED ROLL STOCK NURSERY PLASTER JACKET TOPPRESSING, REF. DET. 32 93 60

BED PREPARATION WITH COMPOST AND EXPANDED SHALE - REF. PLANT SPEC

EXISTING SUBGRADE

PLANT - REF. PLAN FOR LOCATION

MULCH TOPDRESSING - REFER TO SPEC. SECT. 32 53 000

SEED BARRIER - 8 LAYERS OF RECYCLED ROLL STOCK NEWSPAPER PAPER LACING TOPDRESSING, REF. SPEC. SECT. 32 53 000

MULCH TOPDRESSING - REFER TO SPEC. SECT. 32 53 000

EXISTING SUBGRADE - RIPPED TO REMOVE CORROSION - REF. SPEC. SECTION 32 53 000

TURFGRASS, PREP. PLANS, SET GRASS
NO MORE THAN 12' ABOVE FINISH
GRADE, REF. SPEC. SECT. 52 53 60
FOR BED PREP.

EDGING WITH 12' GROUND STAKE -
SPEC. SECT. 52 53 60D

FINAL GRADE

MULCH TOPDRESSING - REFER TO
SPEC. SECT. 52 53 60D

SEED BARRIER - 8 LAYERS OF
RECYCLED ROLL STOCK NEWSPAPER
PAPER INSIDE TOPDRESSING, REF.
SPEC. SECT. 52 53 60D

TURF BED PREPARATION - REF. SPEC.
SECT. 52 53 60D

BED PREPARATION - REFER TO SPEC.
SECTION 52 53 60D

SEEDS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	REMARKS	QTY
	BC	BALD CYPRESS / TAXODIUM DISTICHUM	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	BO	BURR OAK / QUERCUS MACROCARPA	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	3
	CO	CHRNOGYN OAK / QUERCUS MUEHLENBERGII	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	2
	CE	CEDAR ELM / ULMUS CRASSIFOLIA	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	LO	LIVE OAK / QUERCUS VIRGINIANA	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT	5
	SH	SHUMARD RED OAK / QUERCUS SHUMARDII	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	SG	SWEET GUM / LIQUIDAMBAR STYRACIFLUA	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	4
	LE	LACEBARK ELM / ULMUS PARVIFOLIA "LACEBARK"	CONT.	3" CAL. MIN.	11-13 HT. X 4-5 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	2
	CM	CARE MYRTLE / LAGERSTROEMIA INDICA X LASCARORA	CONT.	2 1/2" CAL. MIN.	5-6" HT X 3 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT MULTI-TRUNK, NO CROSSING OR RUBBING BRANCHES	6
	RB	REDEUDO / CURCUT CANADENSIS "OROKAMA"	CONT.	2 1/2" CAL. MIN.	5-6" HT X 3 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT SINGLE-TRUNK, NO CROSSING OR RUBBING BRANCHES	12
	YH	YALPOU HOLLY / ILEX VOMITORIA	CONT.	2 1/2" CAL. MIN.	5-6" HT X 3 SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT THREE FORK, MALE ONLY, NO CROSSING OR RUBBING BRANCHES	10
	SHURBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS	SPECIFIC	QTY
	DBH	DWARF BURFORD HOLLY/ILEX CORNUTA DWARF BURFORD	5 GAL	PLANT TO BASE, HEAVILY ROOTED	30" C.D. SINGLE ROW		148
	GRASS	CODE	COMMON NAME / BOTANICAL NAME	SEED	REMARKS		QTY
	BG	BERNALDO GRASS / CYNODON DACTYLON TIFWAY 419	SOD	SOLD SOD, REF. SPEC 320000			+1.48 \$/SQ. FT.
	FRG	50 / 50 MIX: FESCUE AND BLUE GRASS SEED FESCUE / SCHODORUS ARUNDINACEUS BLUE GRASS / HOOTLOCA GRASSUS	SEED	SEED MIX, 10.8LS PER ACRE, REF. SPEC 320000			+1.45 \$/SQ. FT.
	MATERIALS	ITEM	DEPTH	REMARKS			QTY
	PLANTING BEDS	MULCH	3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC 32 3000			FIELD VERIFY
	COMPOST - PLANTING BEDS	COMPOST - LAWN / TURF GRASS	3" DEPTH	ORGANIC, WELLS DECOMPOSED, REF. DETAILS AND SPEC			FIELD VERIFY
	WEED BARRIERS - NEWSPRINT PLANTING BEDS	WEED BARRIERS - NEWSPRINT PLANTING BEDS	8 LAYERS	8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC 32 3000			FIELD VERIFY
	EXPANDED SHALE - PLANTING BEDS	EXPANDED SHALE - PLANTING BEDS	3" DEPTH	PLANTING BEDS SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 3000			FIELD VERIFY
	ORGANIC BIOLOGICAL FERTILIZER - PLANTING B	ORGANIC BIOLOGICAL FERTILIZER - PLANTING B		REF. SPEC 32 3000 FOR MATERIAL AND APPLICATION RATE			FIELD VERIFY
	LANDSCAPE EDGING	LANDSCAPE EDGING		BETWEEN AGG A TURF, PLANTING & TURF; STEEL EDGING, COMMERCIAL GRADE, 4"x6" WITH STAKES, COLOR: BLACK			FIELD VERIFY
	LAWN / TURF GRASS	ITEM - FIELD VERIFY AT QUANTITIES, ALL DISTURBED AREAS TO BE GRASSSED, REFER TO DETAILS AND SPEC					
	TOPSOIL - LAWN / TURF GRASS	TOPSOIL - LAWN / TURF GRASS	1 1/2" DEPTH	REF. DETAILS AND SPEC			FIELD VERIFY
	COMPOST - LAWN / TURF GRASS	COMPOST - LAWN / TURF GRASS	1/2" DEPTH	ORGANIC, WELLS DECOMPOSED, REF. DETAILS AND SPEC SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 3000			FIELD VERIFY
	ORGANIC BIOLOGICAL FERTILIZER - LAWN	ORGANIC BIOLOGICAL FERTILIZER - LAWN		REF. SPEC 320000 FOR MATERIAL AND APPLICATION RATE			

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

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

PLANTING DETAILS

JULY 22, 2021
1"=20'
19-04
L-301

Exhibit E

PROPOSED EXTERIOR FINISHES MATERIALS**1600 ARROWHEAD****FLOWER MOUND, TX**

Date: 06-18-2021

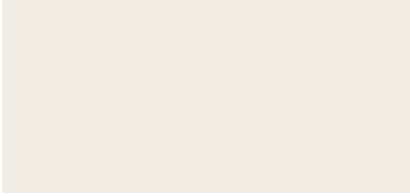
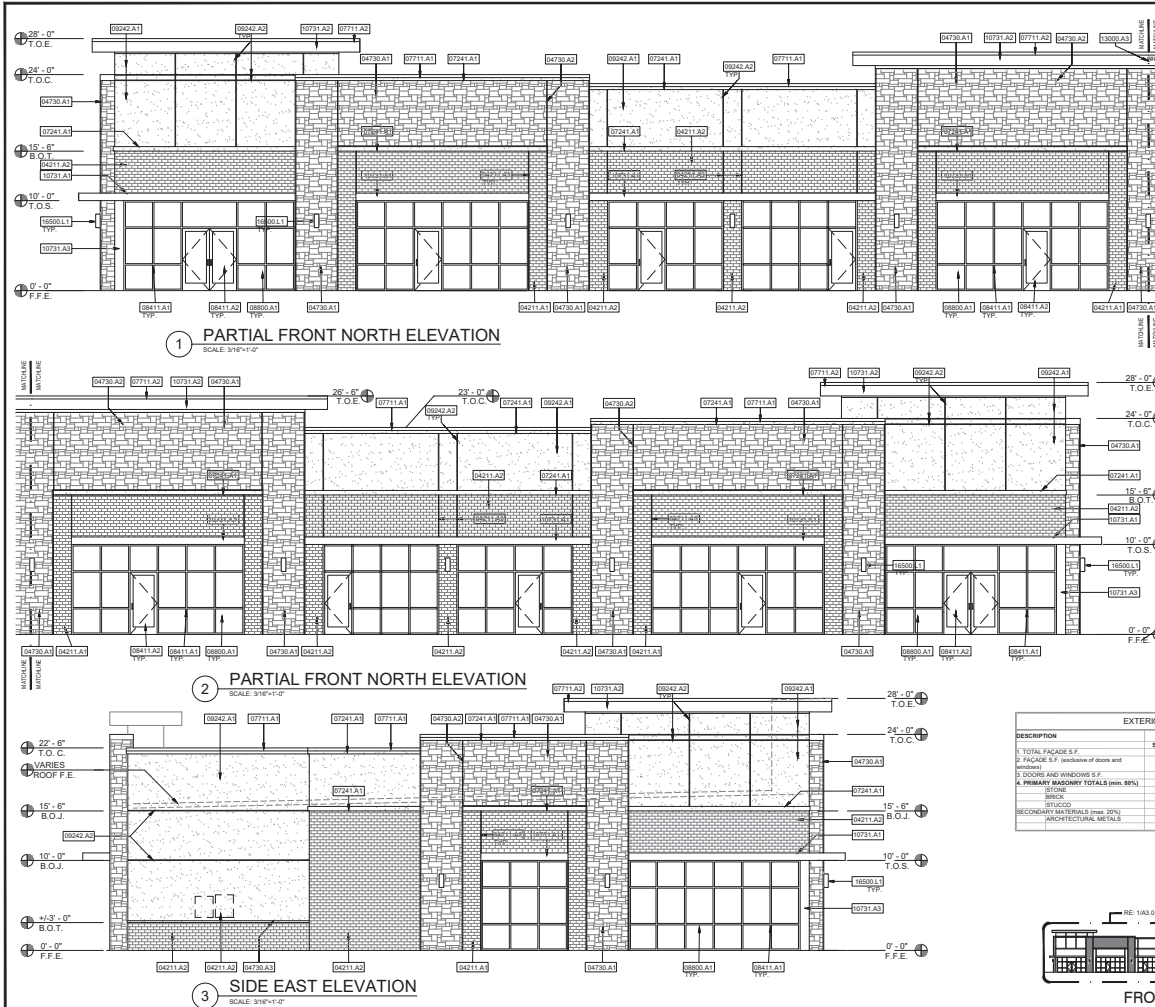
		
Coronado, Precast sill, 900 series, Off white	Sherwin Williams, Greek Villa, SW 7551 at all Fine Sand Texture Stucco	Pac-Clad aluminum, Dark Bronze at storefront, canopies, top accent bonds, copings and downspouts. Lighting sconces
		
		
Metrobrick, thin brick, 108 brownstone, wire-cut	Coronado, ProLedge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

Exhibit E

EXTERIOR VIEW
1600 ARROWHEAD
FLOWER MOUND, TX
Date: 06-18-2021



Exhibit E



SHEET NOTES

BUILDING ELEVATIONS

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

KEYNOTES LEGEND

BUILDING ELEVATIONS

Keynote	Material
0802.A1	1/2\"
0802.A2	1/2\"
0802.A3	1/2\"
0802.A4	1/2\"
0802.A5	1/2\"
0802.A6	1/2\"
0802.A7	1/2\"
0802.A8	1/2\"
0802.A9	1/2\"
0802.A10	1/2\"
0802.A11	1/2\"
0802.A12	1/2\"
0802.A13	1/2\"
0802.A14	1/2\"
0802.A15	1/2\"
0802.A16	1/2\"
0802.A17	1/2\"
0802.A18	1/2\"
0802.A19	1/2\"
0802.A20	1/2\"
0802.A21	1/2\"
0802.A22	1/2\"
0802.A23	1/2\"
0802.A24	1/2\"
0802.A25	1/2\"
0802.A26	1/2\"
0802.A27	1/2\"
0802.A28	1/2\"
0802.A29	1/2\"
0802.A30	1/2\"
0802.A31	1/2\"
0802.A32	1/2\"
0802.A33	1/2\"
0802.A34	1/2\"
0802.A35	1/2\"
0802.A36	1/2\"
0802.A37	1/2\"
0802.A38	1/2\"
0802.A39	1/2\"
0802.A40	1/2\"
0802.A41	1/2\"
0802.A42	1/2\"
0802.A43	1/2\"
0802.A44	1/2\"
0802.A45	1/2\"
0802.A46	1/2\"
0802.A47	1/2\"
0802.A48	1/2\"
0802.A49	1/2\"
0802.A50	1/2\"
0802.A51	1/2\"
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0802.A91	1/2\"
0802.A92	1/2\"
0802.A93	1/2\"
0802.A94	1/2\"
0802.A95	1/2\"
0802.A96	1/2\"
0802.A97	1/2\"
0802.A98	1/2\"
0802.A99	1/2\"
0802.A100	1/2\"

EXTERIOR ELEVATIONS - MATERIAL CALCULATION

DESCRIPTION	SOUTH (SF)		NORTH (SF)		EAST (SF)		WEST (SF)	
	Area	%	Area	%	Area	%	Area	%
1. TOTAL FACADE S.F.	5,483		5,483		1,915		1,875	
2. FACADE S.F. EXCEPT OF DOORS AND WINDOWS	5,397		5,397		1,860		1,860	
3. DOORS AND WINDOWS S.F.	86		86		55		15	
4. PRIMARY MASONRY TOTALS (Sq. Ft.)	5,397	98.4%	5,397	98.4%	1,860	94.4%	1,860	94.4%
5. STONE	654	12.3%	654	12.3%	224	11.7%	224	11.7%
6. BRICK	1,089	19.9%	1,089	19.9%	356	18.6%	356	18.6%
7. STUCCO	3,654	66.8%	3,654	66.8%	1,280	66.9%	1,280	66.9%
8. SECONDARY MATERIALS (Sq. Ft.)	186	3.4%	186	3.4%	55	2.9%	15	0.8%
9. ARCHITECTURAL METALS	170	3.2%	170	3.2%	88	4.5%	88	4.5%

1600 ARROWHEAD

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

09.07.2021

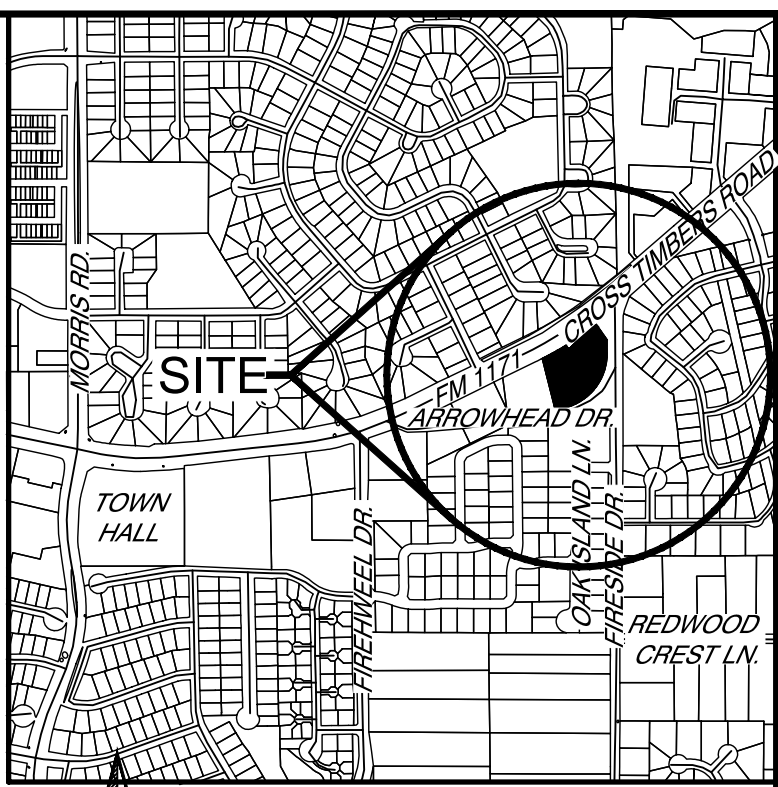
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RE: 1403.0
RE: 2143.0

FRONT NORTH ELEVATION

A-3.0





 LOCATION PLAN
SCALE: 1"=1000'-0"

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

Physical Address	1600 Arrowhead Dr.	
Gross Site Area	2.1938 Acres 95,562.37 s. f.	
Net Site Area	2.1115 Acres 91,977.39 s. f.	
Sub-district	Retail District-2	
Current Use	n/a	
Lot Coverage Data	%	Acres
* Building Coverage	18.06%	0.38
* Impervious Coverage	50.72%	1.07
* Pervious Coverage	31.21%	0.66

Parking Summary	Required	Provided
Surface Parking		
* Retail	59.46	
* Restaurant	23.33	
Total Parking	83	83
Building Data:		
* Building	One Story	
* Peak Height	28'-0"	
* Mean Height	22'-6"	
* Total Square Footage: S.F.	16,614 s.f.	

GEOTECHNICAL REPORT

THE GEOTECHNICAL REPORT, "1600 ARROWHEAD RETAIL BUILDING, 1600 ARROWHEAD DR., FLOWER MOUND, TX," PREPARED FOR TC INVESTMENTS LLC, BY CGE & ASSOCIATES, TC FIRM LICENSE NO. F-10452, T. 214-783-3475, CGE PROJECT NO. 21-007 AND DATED JULY 19, 2021 IS CONSIDERED PART OF THIS DOCUMENT. THE CONTRACTOR MUST STUDY IT FOR CONSTRUCTION REQUIREMENTS. IF DIFFERENCES ARE NOTED BETWEEN THESE PLANS AND THE CONTRACT, THE CONTRACTOR MUST FOLLOW THE CONTRACT. THE GEOTECHNICAL REPORTING OVERLAYS CONTRACTOR MUST CONTACT THE OWNER, ENGINEER OF RECORD AND THE GEOTECHNICAL ENGINEER AND INFORM THEM OF ALL DISCREPANCIES AND PLAN MODIFICATIONS.

TOFM NOTES

1. THE TOWN OF FLOWER MOUND'S CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL WORK IN THE TXDOT R.O.W. REQUIRES A TXDOT PERMIT

PARKING COMPUTATIONS					
Per Town of Flower Mound Code of Ordinance, Subpart B, Chapter 82, Sections 82-73, 82-74, 82-75, 82-75					
USE	REQUIRED			TOTAL UNITS	REQ. SPACES
	SPACES	UNIT	PER/UNIT		
Retail	1	S.F.	250	14,864	59.46
Restaurant	1	S.F.	75	1,750	23.33
TOTALS REQUIRED:					83
PER SECTION 82-73(1) DEVIATION OF REQUIRED					
SPACES +/- 20%					17
20%					100
-20%					66
TOTAL PROVIDED					83
Handicap Requirements Per TAS 4.1.2 Accessible Sites and Exterior Facilities: New Construction					
Stalls required					4
Stalls Provided					4

SITE PLAN NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW.

I600 ARROWHEAD

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



ISSUES		
NO.	DATE	DESCRIPTION
1	08.12.2021	FOR REVIEW AND PERMIT
2	05.27.2022	FOR REVIEW AND PERMIT
3	07.25.2022	FOR REVIEW AND PERMIT
4	08.29.2022	FOR REVIEW AND PERMIT

SITE PLAN

DRAWING TITLE:

DATE: AUGUST 29, 2022

1"-20'

B NUMBER: 19-04

DRAWING NUMBER:

C-1.0

THIS DOCUMENT REPRESENTS THE DESIGN EFFORT OF CABRE & ASSOCIATES, AND IS ISSUED AS AN INSTRUMENT OF SERVICE FOR THE SUBJECT PROJECT. CABRE & ASSOCIATES RETAINS TITLE AND OWNERSHIP OF THIS DOCUMENT. WHETHER THE PROJECT IS EXECUTED OR NOT AND IT SHALL NOT BE COPIED, REPRODUCED OR EXHIBITED IN WHOLE OR PART FOR ANY OTHER PURPOSE, OR USED ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECTS, UNLESS AUTHORIZED IN WRITING BY CABRE & ASSOCIATES.

DATE: AUGUST 29, 2022

1"-20'

B NUMBER: 19-04

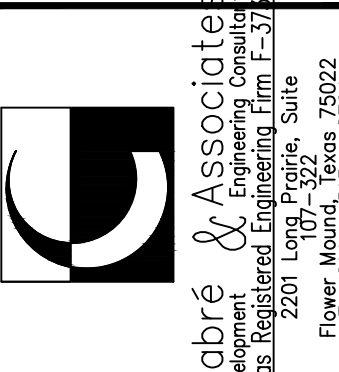
DRAWING NUMBER:

C-1.0

TC Investments, LLC

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

PROJECT NAME:



PLANTING PLAN

DATE: AUG 25, 2022
SCALE: 1"=20'
JOB NUMBER: 19-04
DRAWING NUMBER: L-300

LEGEND

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

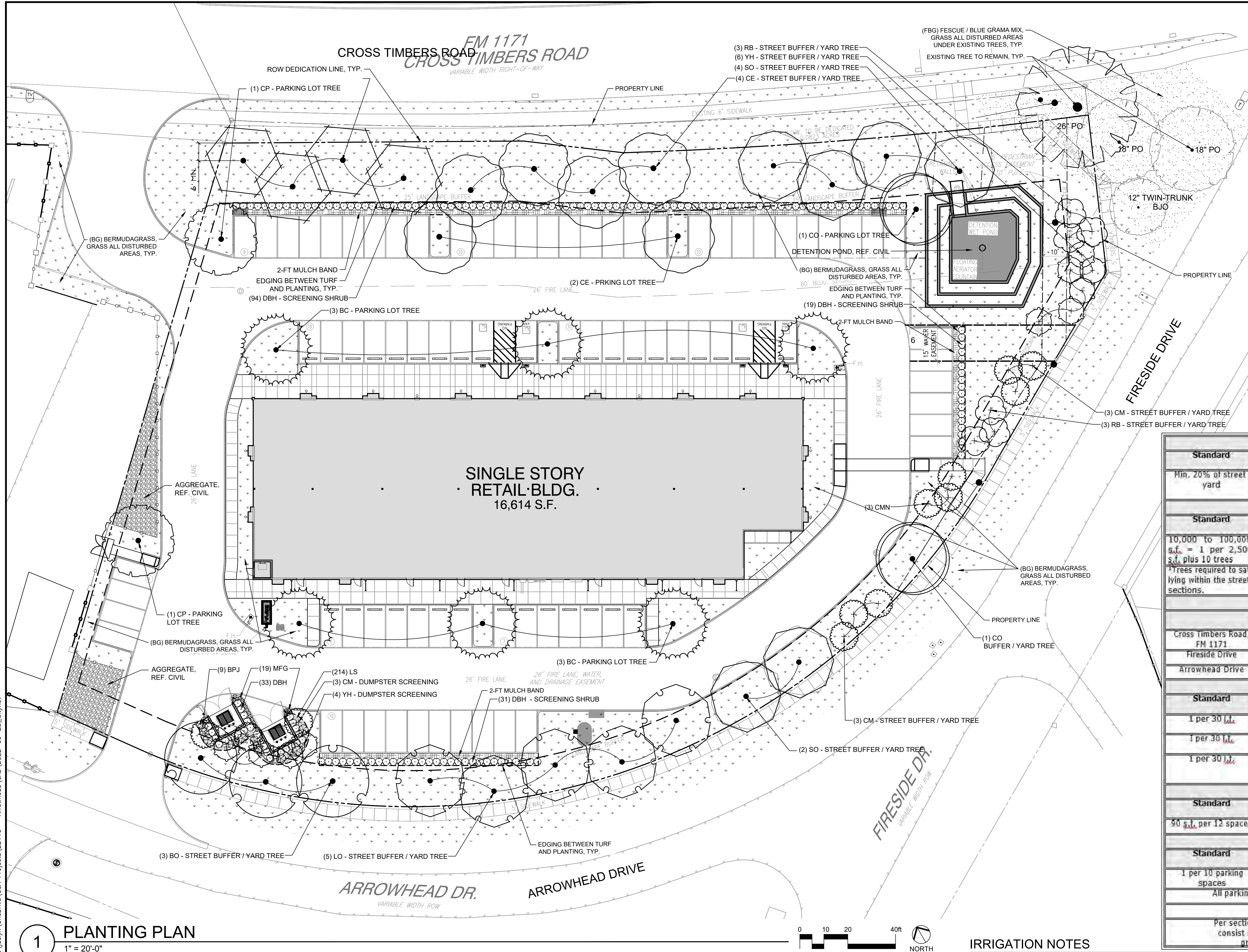
Street Yard Landscaping			
Standard	Total Street Yard (Square Feet)	Required	Provided
Min. 20% of street yard	74,795 <u>s.f.</u>	14,959 <u>s.f.</u>	28,719 <u>s.f.</u> or 38%
Street Yard Trees			
Standard	Total Street Yard (Square Feet)	Required	Provided
10,000 to 100,000 <u>s.f.</u> = 1 per 2,500 <u>s.f.</u> plus 10 trees	74,795 <u>s.f.</u>	40 trees	40 trees
*Trees required to satisfy other provisions of landscaping requirements and lying within the street yard may be used to satisfy the requirements of other sections.			
Street Buffer Landscaping			
	Required Buffer Width	Provided	
Cross Timbers Road, FM 1171	25 ft.	25 ft.	
Fireside Drive	15 ft.	15 ft.	
Arrowhead Drive	15 ft.	15 ft.	
Street Buffer Trees			
Standard	Street Frontage (Linear Feet)	Required	Provided
1 per 30 <u>l.f.</u>	Cross Timbers Rd = 356 <u>l.f.</u>	12 trees	11 new trees & 1 existing
1 per 30 <u>l.f.</u>	Fireside Dr = 78 <u>l.f.</u>	3 trees	3 trees
1 per 30 <u>l.f.</u>	Arrowhead Dr = 488 <u>l.f.</u>	16 trees	16 trees
Parking Area Landscaping			
Standard	No. of Parking Spaces	Required	Provided
50 <u>s.f.</u> per 12 spaces	83	623 <u>s.f.</u>	2,509 <u>s.f.</u>
Parking Area Trees			
Standard	No. of Parking Spaces	Required	Provided
1 per 10 parking spaces	83	9 trees	11 trees
All parking spaces are located within 50 ft. of a tree.			
Screening of Dumpster			
Per section 82-272, Dumpster enhanced landscape consist of screening shrubs, ornamental grasses, groundcovers, and ornamental trees.			

IRRIGATION NOTES

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



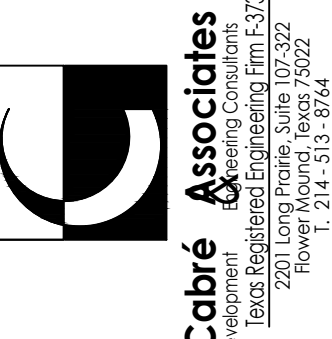
CCA Landscape Architects, Inc.
12700 Hillcrest Road
Suite 149
Dallas, TX 75230
P: 214.739.9105



PLOT DATE: Friday, September 23, 2022
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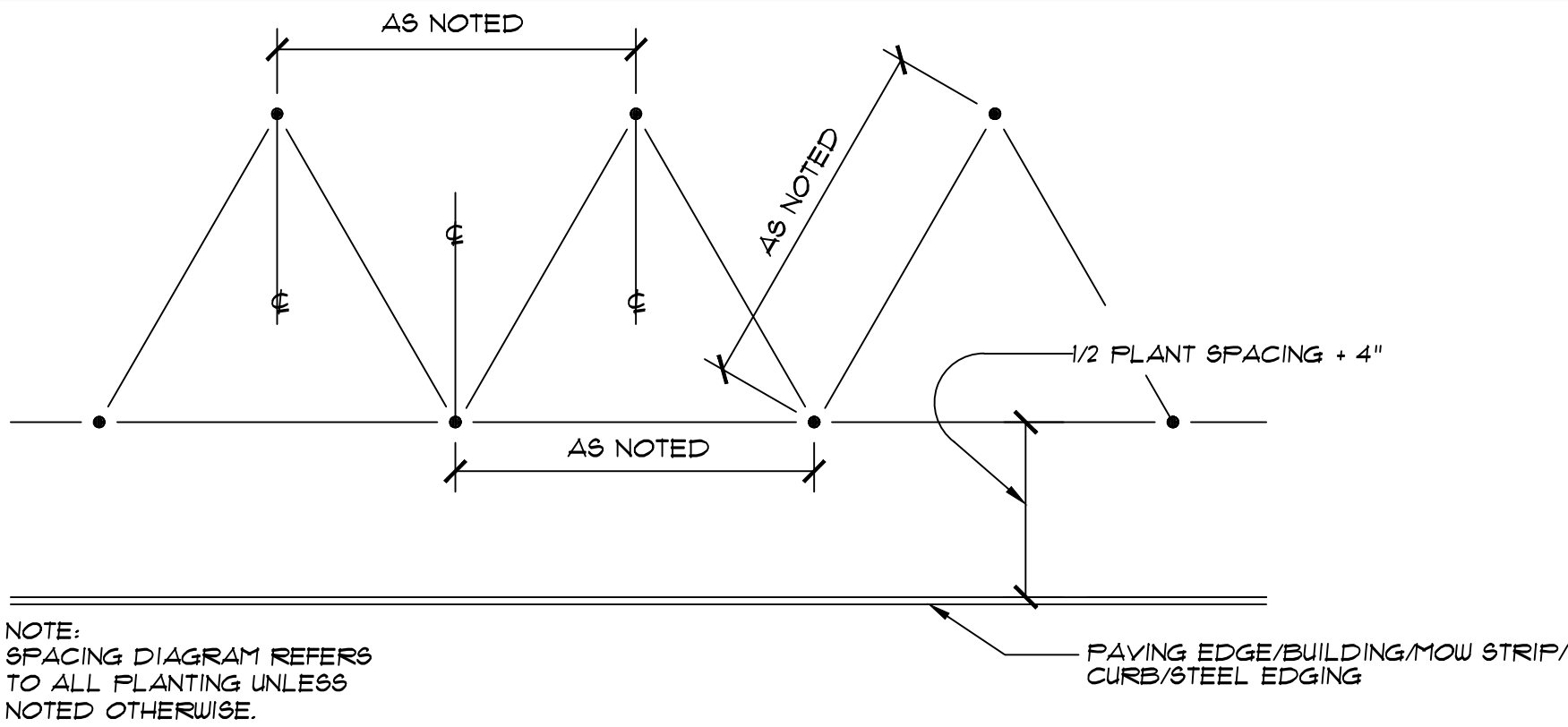
TC Investments, LLC

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

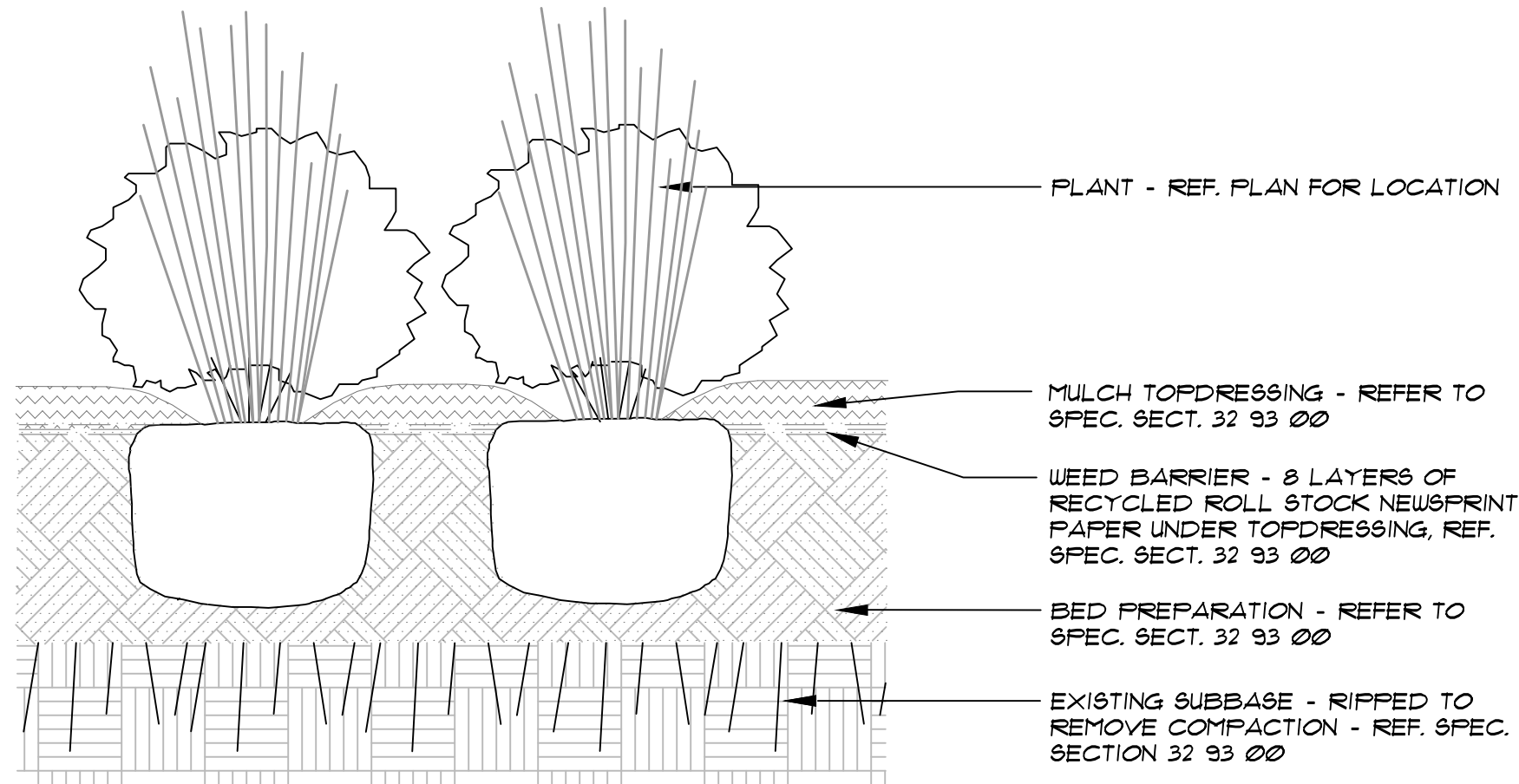


DRAWING TITLE:
PLANTING DETAILS
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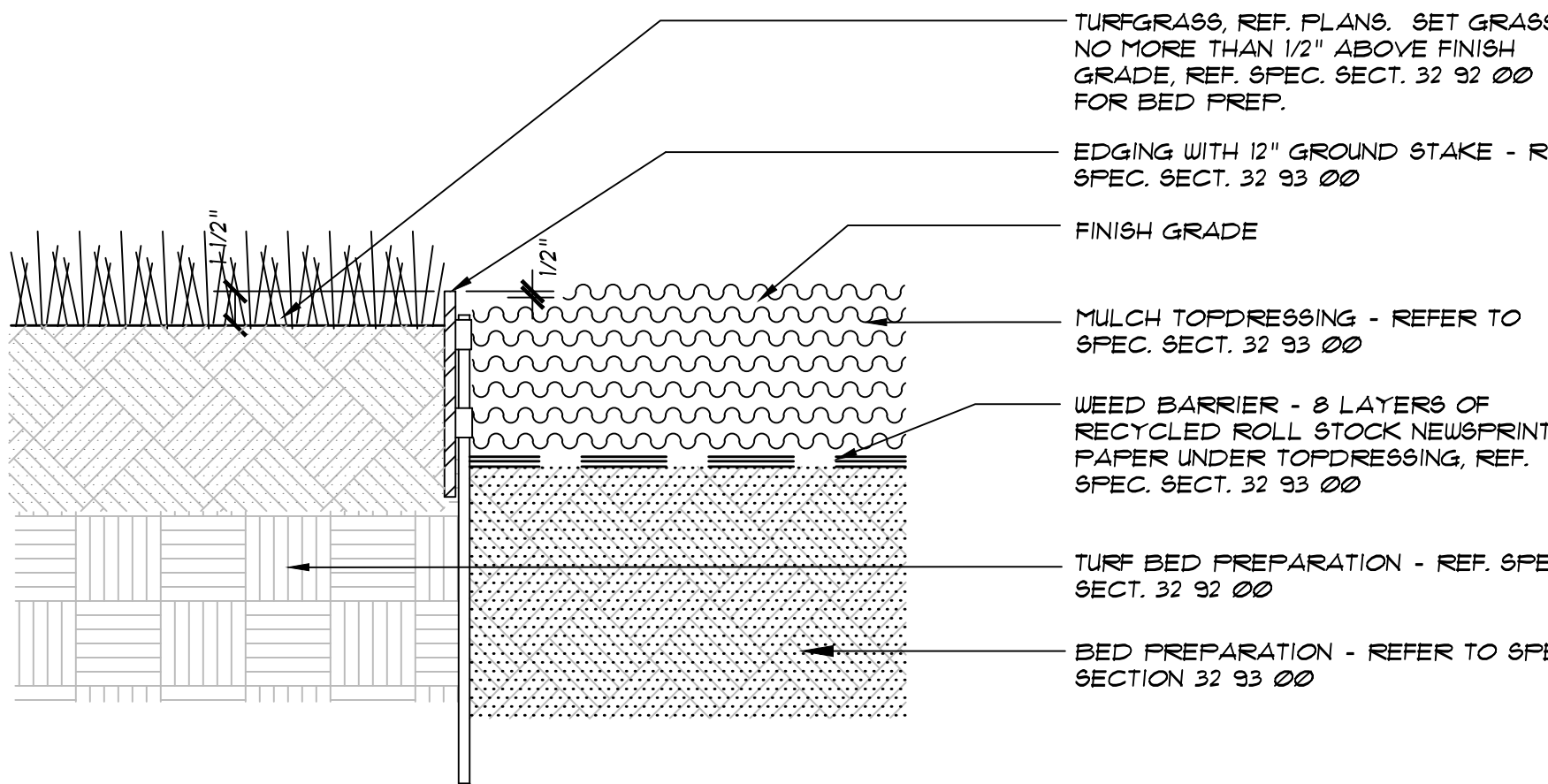
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MAY 27, 2022
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JOB NUMBER:
19-04
DRAWING NUMBER:
L-301



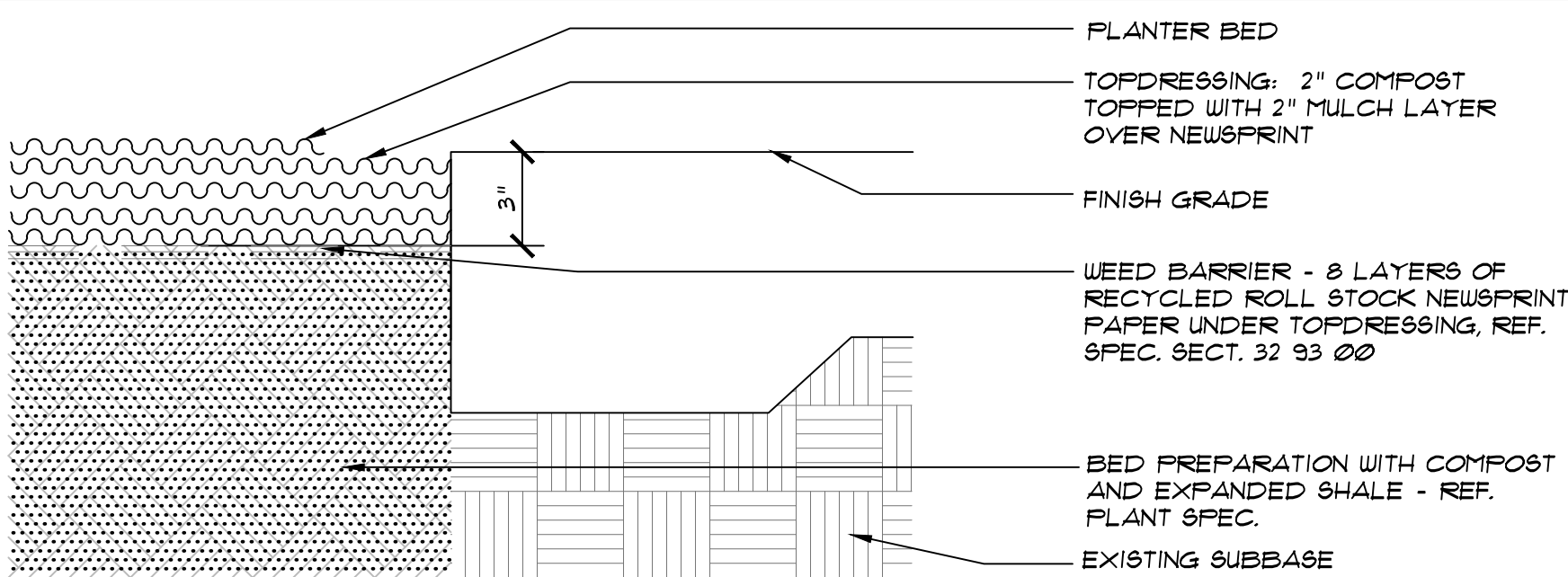
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NTS



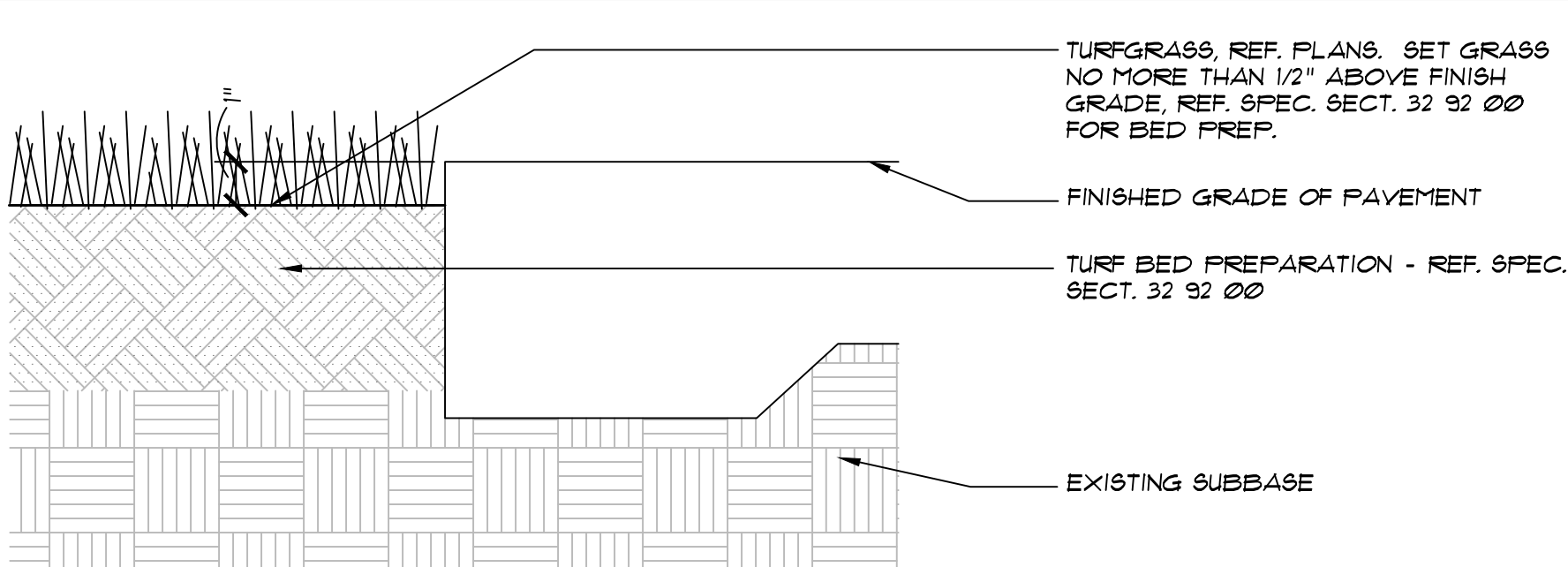
2 SHRUB/PERENNIAL/ORNAMENTAL AT BEDS - SECT.
NTS



3 LAWN AREA AT EDGING AT PLANTING BED - SECT.
NTS

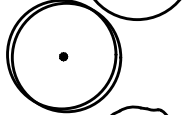
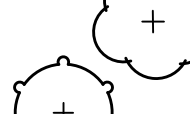
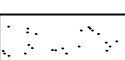
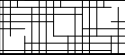


5 PLANTER BED AT PAVEMENT - SECTION
NTS



4 LAWN AT PAVEMENT - SECTION
NTS

PLANT AND MATERIAL SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE	REMARKS	QTY
	BC	BALD CYPRESS / TAXODIUM DISTICUM	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	BO	BURR OAK / QUERCUS MACROCARPA	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	3
	CO	CHINKAPIN OAK / QUERCUS MUEHLENBERGII	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	2
	CE	CEDAR ELM / ULMUS CRASSIFOLIA	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	LO	LIVE OAK / QUERCUS VIRGINIANA	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT	5
	SO	SHUMARD RED OAK / QUERCUS SHUMARDII	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	6
	SG	SWEET GUM / LIQUIDAMBAR STYRACIFLUA	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	4
	LE	LACEBARK ELM / ULMUS PARVIFOLOIA 'LACEBARK'	CONT.	3" CAL. MIN.	11'-13' HT. X 4'-5' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT CENTRAL LEADER, NO CROSSING OR RUBBING BRANCHES	2
	CM	CRAPE MYRTLE / LAGERSTROEMIA INDICA X TUSCARORA	CONT.	2.0" CAL. MIN.	5'-6' HT X 3' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT MULTI-TRUNK, NO CROSSING OR RUBBING BRANCHES	12
	RB	REDBUD / CIRCUS CANADENSIS 'OKLAHOMA'	CONT.	2.0" CAL. MIN.	5'-6' HT X 3' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT SINGLE-TRUNK, NO CROSSING OR RUBBING BRANCHES	6
	YH	YAUPON HOLLY / ILEX VOMITORIA	CONT.	2.0" CAL. MIN.	5'-6' HT X 3' SP.	FULL, WELL BRANCHED, VERTICAL GROWTH HABIT TREE FORM, MALE ONLY, NO CROSSING OR RUBBING BRANCHES	10
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	SIZE	REMARKS	SPACING	QTY	
	DBH	DWARF BURFORD HOLLY/ILEX CORNUTA 'DWARF BURFORD'	5 GAL	FULL TO BASE, HEAVILY ROOTED	36" O.C., SINGLE ROW	148	
TURF GRASS	CODE	COMMON NAME / BOTANICAL NAME	CONT	REMARKS		QTY	
	BG	BERMUDA GRASS / CYNODON DACTYLON 'TIFFWAY 419'	SOD	SOLID SOD, REF. SPEC 329200		+/- 48,000 SF	
	FBG	50 / 50 MIX: FESCUE AND BLUE GRAMA SEED FESCUE / SCHEDONORUS ARUNDINACEUS BLUE GRAMA / BOUTELOUA GRACILIS	SEED	SEED MIX, 10LBS PER ACRE, REF. SPEC 329200		+/- 4,500 SF	
MATERIALS	ITEM		DEPTH	REMARKS		QTY	
PLANTING BEDS FOR SHRUBS AND GROUNDCOVER: NOTE - FIELD VERIFY ALL QUANTITIES, ALL BEDS TO BE FULL, REFER TO DETAILS AND SPECS							
	MULCH - TOPDRESSING PLANTING BEDS	3" DEPTH	RUSTIC CUT HARDWOOD OR APPROVED EQUIVALENT, COMPACTED DEPTH, REF. SPEC SECT 32 9300			FIELD VERIFY	
	COMPOST - PLANTING BEDS	3" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. SPEC SECT 329300			FIELD VERIFY	
	WEED BARRIER - NEWSPRINT PLANTING BEDS	8 LAYERS	8 LAYERS OF NEWSPRINT AT PLANTING BEDS, REF. DETAILS AND SPEC SECT 32 9300			FIELD VERIFY	
	EXPANDED SHALE - PLANTING BEDS	3" DEPTH	PLANTING BEDS, SUPPLIED BY SOIL BUILDING SYSTEMS OR APPROVED EQUAL, REF. SPEC SECT 32 9300			FIELD VERIFY	
	ORGANIC BIOLOGICAL FERTILIZER - PLANTING B.		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE			FIELD VERIFY	
----	LANDSCAPE EDGING		BETWEEN AGG & TURF, PLANTING & TURF; STEEL EDGING COMMERCIAL GRADE 4"x ³ / ₈ " WITH STAKES, COLOR: BLACK			FIELD VERIFY	
LAWN / TURF GRASS: NOTE - FIELD VERIFY ALL QUANTITIES, ALL DISTURBED AREAS TO BE GRASSED, REFER TO DETAILS AND SPECS							
	TOPSOIL - LAWN / TURF GRASS	1 1/2" DEPTH	REF. DETAILS AND SPECS			FIELD VERIFY	
	COMPOST - LAWN / TURF GRASS	1/2" DEPTH	ORGANIC, WELL-DECOMPOSED, REF. DETAILS AND SPECS SUPPLIED BY SOIL SYSTEMS OR APPROVED EQUAL, REF. SPEC 32 9300			FIELD VERIFY	
	ORGANIC BIOLOGICAL FERTILIZER - LAWN		REF. SPEC SECT 329200 FOR MATERIAL AND APPLICATION RATE			FIELD VERIFY	

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

TC Investments, LLC

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

MCP ARCHITECTS
2201 LONG PRAIRIE RD.
STE. 107-771
FLOWER MOUND, TX 76022
T: 214.227.8469
E: catbre@mcparchitects.net

DRAWING TITLE:
RENDERED BUILDING ELEVATIONS

DATE:
JUNE 18, 2021

SCALE:
AS SHOWN

JOB NUMBER:
19-04

DRAWING NUMBER:

A-3.3

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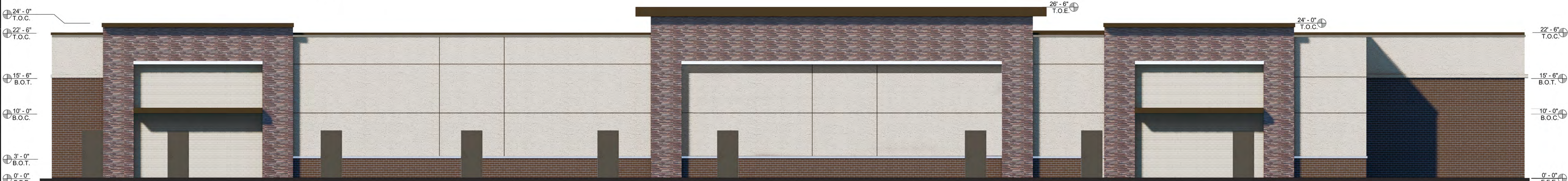
1 FRONT NORTH ELEVATION
SCALE: 1/8"=1'-0"



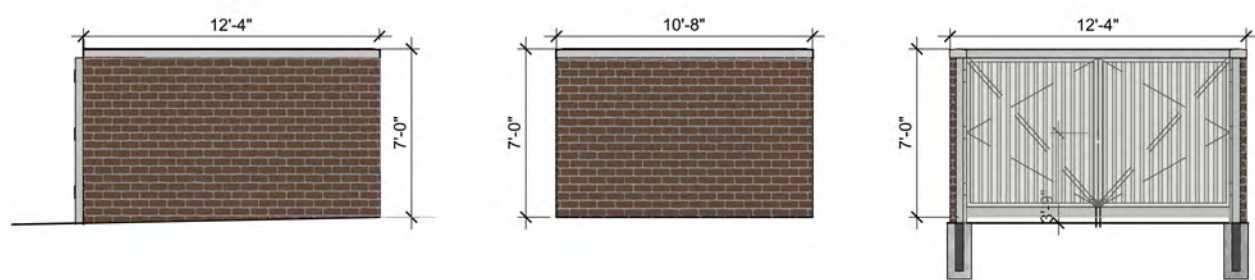
2 SIDE WEST ELEVATION
SCALE: 1/8"=1'-0"



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

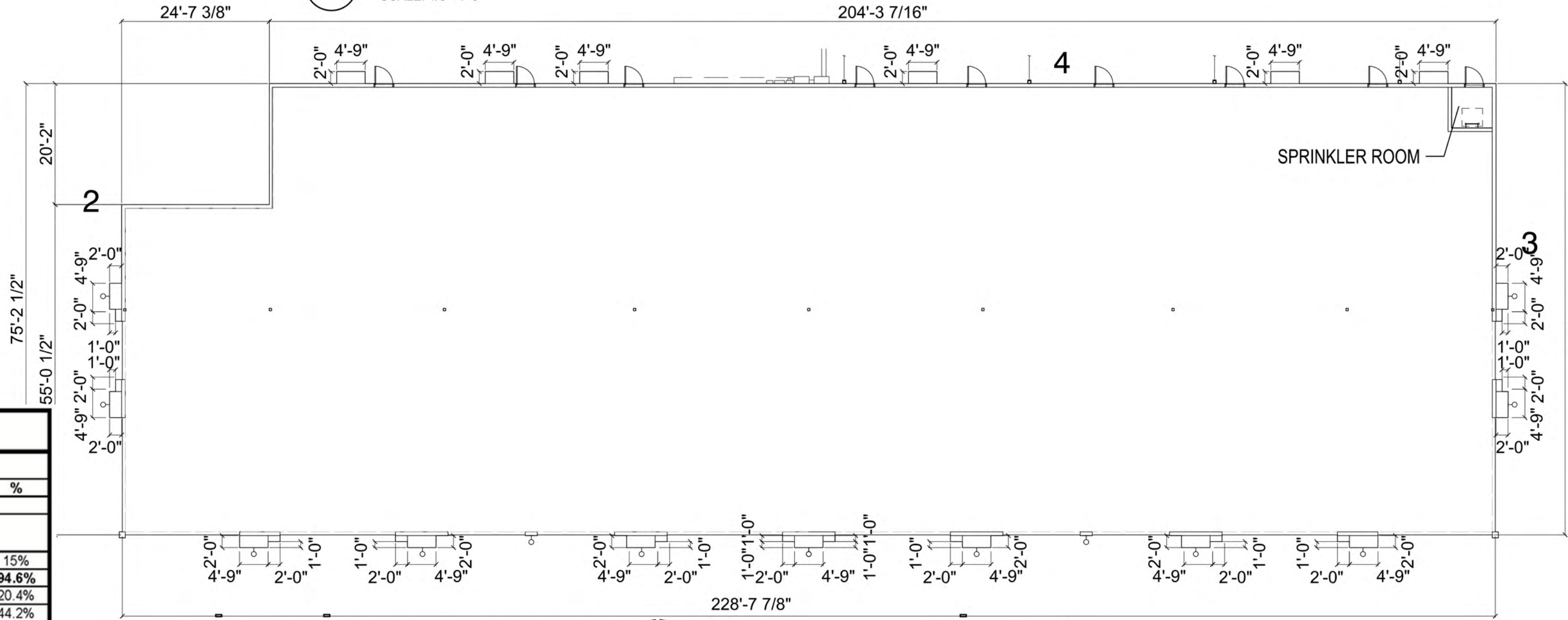


4 SIDE SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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

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



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

MATERIAL LEGEND

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



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BUILDING ELEVATIONS

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DATE: JUNE 18, 2021

SCALE: AS SHOWN

JOB NUMBER: 19-04

DRAWING NUMBER

A-3.0

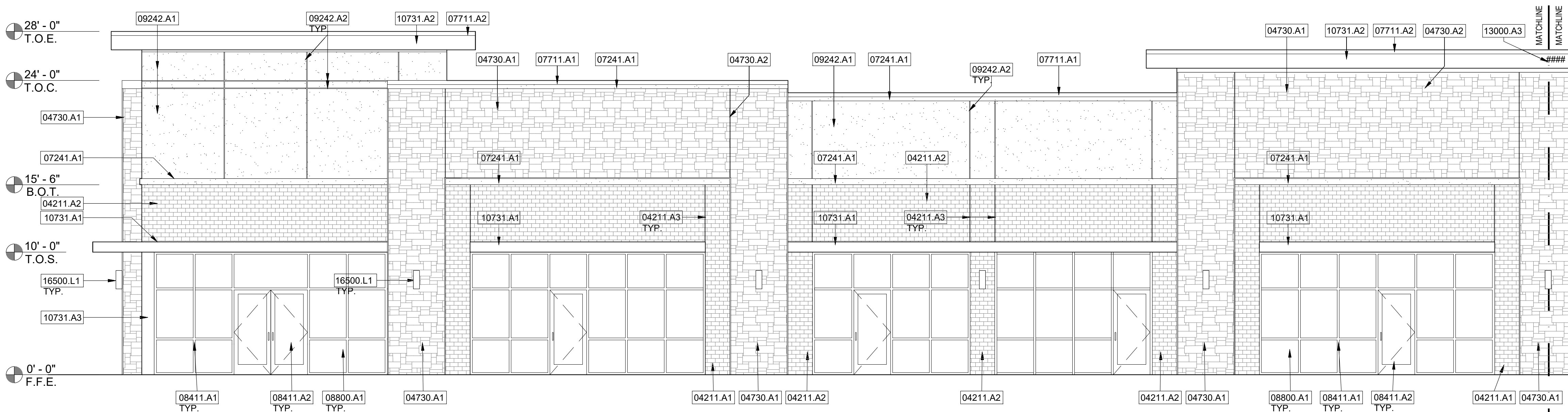
1. BUILDING TO BE FULLY WATERPROOF. ALL ENVELOPE WALLS WITH ONE LAYER OF WEATHER RESISTIVE BARRIER AND ONE DRAINAGE MAT.

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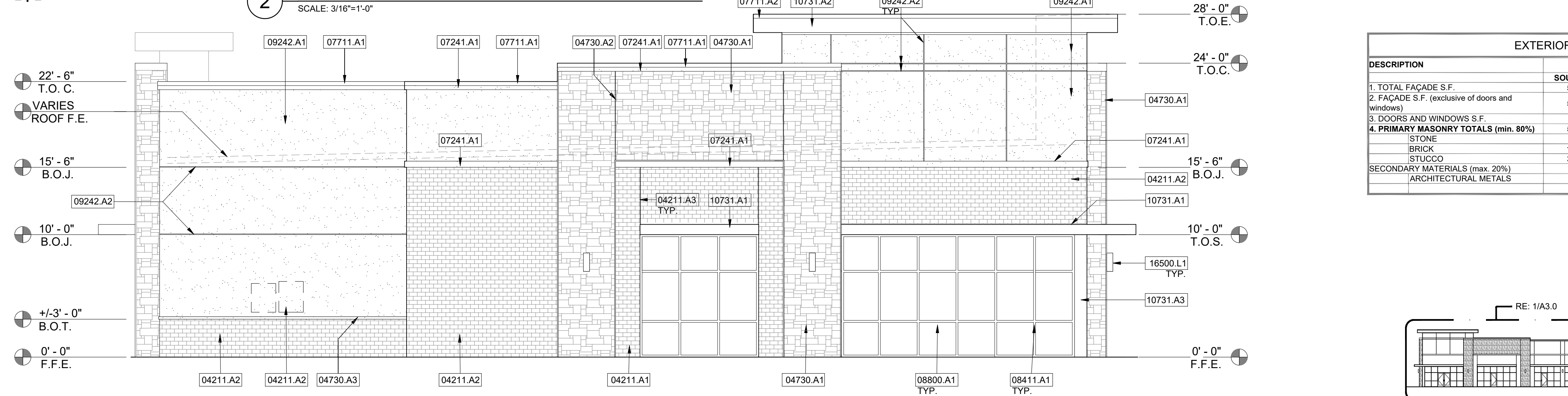
Spec #	Keynote Text
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Spec #	Keynote Text
04211.A1	LIGHT COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 100 ALABASTER, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, BUFF GROUT
04211.A2	DARKER COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 108 BROWNSTONE, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, GRAY GROUT
04211.A3	BRICK VERTICAL CONTROL JOINT, SEALANT COLOR TO MATCH GROUT
04730.A1	STONE VENEER, DRY-STACK, PRO-LEGGE DAKOTA BROWN, BY CORONA
04730.A2	STONE JOINTS, SEALANT COLOR TO MATCH THE STONE
04730.A3	PRECAST SILL, 900 SERIES, OFF WHITE, 2-21/2" W X 2-1/2" H, BY CORONAD
07241.A1	TRIMS AND CORNICES, FINE SAND TEXTURE, ACRYLIC STUCCO FINISH OF FOAM SHAPE, COLOR TO MATCH SW 7551 GREEK VILLA, 6" OR 8" H, R.E. D
07711.A1	PRE-FINISHED SHEET METAL PARAPET COPING AND EXPOSED FLASHING DARK BRONZE COLOR, PAC-CLAD
07711.A2	PRE-FINISHED METAL EDGE FLASHING, DARK BRONZE COLOR, PAC-CLAD
08110.A1	SINGLE HOLLOW METAL DOOR, FRAME AND HARDWARE, TO COMPLY WITH TAS (EXCEPT AT RISER ROOM), PRIME AND PAINT, SW 705 ENDURING BRONZE
08411.A1	ALUMINUM FRAMING, KAWNEER 451T METAL FRAME WITH THERMAL BREAK AND 2012 ALUMINUM CLAD BRONZE FINISH
08411.A2	DRIVE THRU WINDOW WITH SINGLE PANEL SLIDER, MANUAL OPEN/SELF CLOSE, ALUM, AND GLASS SPECS SAME AS STOREFRONT
08411.A3	SINGLE OR DOUBLE ALUMINUM AND GLASS ENTRANCE DOORS, RE: DOOR SCHEDULE, COLOR TO MATCH STOREFRONT
08800.A1	GLAZING LOW E-COATED, CLEAR INSULATING GLASS, 1", TWO LAYERS OF FULLY TEMPERED FLOAT GLASS WITH AIR IN BETWEEN, RE: WINDOW SCHEDULE
09242.A1	STUCCO WITH FINE SAND TEXTURE FINISH, COLOR SW 7551 GREEK VILLA, INSTALL CORNER BEADS, CASING BEAD/PLASTER STOP AT REAR DOORS DRIP FLASHING ABOVE TRIMS AND REAR DOORS, DRIP AT SOFFITS.
09242.A2	3/4" REVEAL CONTROL JOINTS IN STUCCO; VERTICAL JOINTS AT EACH SIDE OF OPENING AND HORIZONTAL AS DIMENSIONED TO CENTERLINE OF REVEAL, INSTALL SPLICE CLIPS AT JOINTS AND FACTORY FABRICATED CONTROL JOINTS INTERSECTIONS, ALL SIDES TO BE SEALED.
09242.A3	M CONTROL JOINTS IN STUCCO, NON CORROSIVE AND PAINTABLE
10731.A1	ALUMINUM CANOPY SYSTEM, ATLAS BY ARCHITECTURAL FABRICATIONS WITH 12" SOFFITS, NO OVERHEAD SUPPORT WITH RECESSED LIGHTING FIXTURES, FASCIA FLAT ALUM SHEET KYNAR 500 GA.20, DARK BRONZE
10731.A2	ALUMINUM FLAT FASCIA AND 12" SOFFIT AT ACCENT BANDS, .125 THICKNESS, COLOR TO MATCH CANOPIES
10731.A3	ALUMINUM COLUMN COVER, SAME FINISH AS STOREFRONTS
13000.A1	ATTACHED BUILDING SIGN LOCATION, BY TENANT, SEPARATE PERMIT, S PER CITY ORDINANCE
13000.A3	BUILDING FIELD NUMBER #### SIGN 10" HIGH, WHITE, COORDINATE FINAL LOCATION, SIZE AND COLOR WITH POST OFFICE REP.
16000.E2	WALL MOUNTED TELTV CABINETS, PRIME AND PAINT SAME COLOR AS RE: DOORS, RE: ELECTRICAL DWGS.
16500.L1	WALL MOUNTED SCONCE LIGHT FIXTURE, LED, BRONZE, BOTTOM AT 7'-6" A.F.F., WATERPROOF OUTLET
16500.L2	WALL MOUNTED LIGHT PACKS, DARK BRONZE, 15" FROM CENTER TO A.F.

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

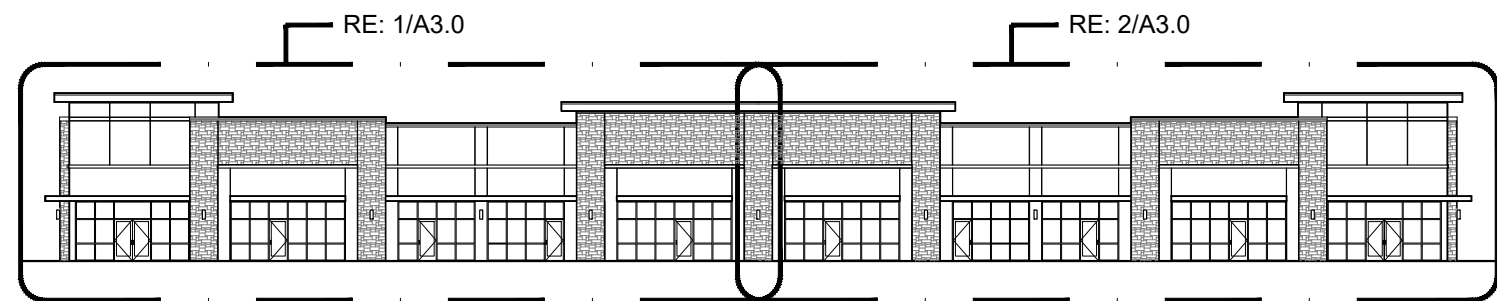


2) SCALE: 3/16"=1'-0"



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

EXTERIOR ELEVATIONS - MATERIAL CALCULATION								
DESCRIPTION	FAÇADES							
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3. DOORS AND WINDOWS S.F.	216	4%	1,660	28%	287	15%	287	15%
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STUCCO	3,414	64.8%	1,050	25.2%	830	49.1%	478	30.0%
SECONDARY MATERIALS (max. 20%)	417	3.2%	402	9.6%	86	5.1%	86	5.4%
ARCHITECTURAL METALS	170	3.2%		9.6%	86	5.1%	86	5.4%



FRONT NORTH ELEVATION

TC Investments, LLC

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



MCP ARCHITECTS
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BUILDING ELEVATIONS

DRAWING TITLE:

DATE: JUNE 18, 2021

SCALE: AS SHOWN

JOB NUMBER: 19-04

DRAWING NUMBER: A-3.1

SHEET NOTES
BUILDING ELEVATIONS

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

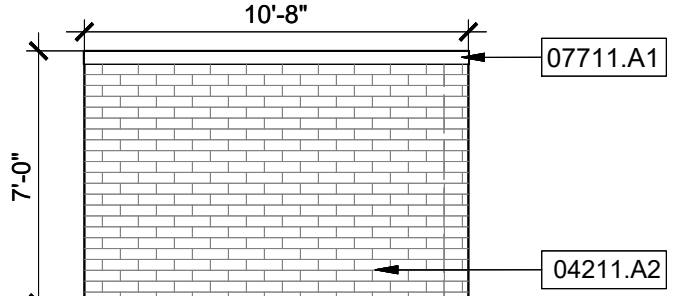
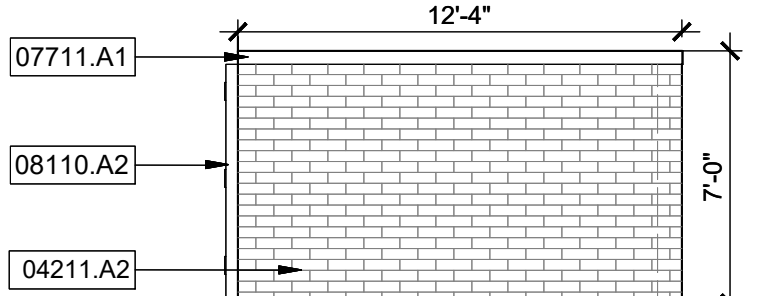
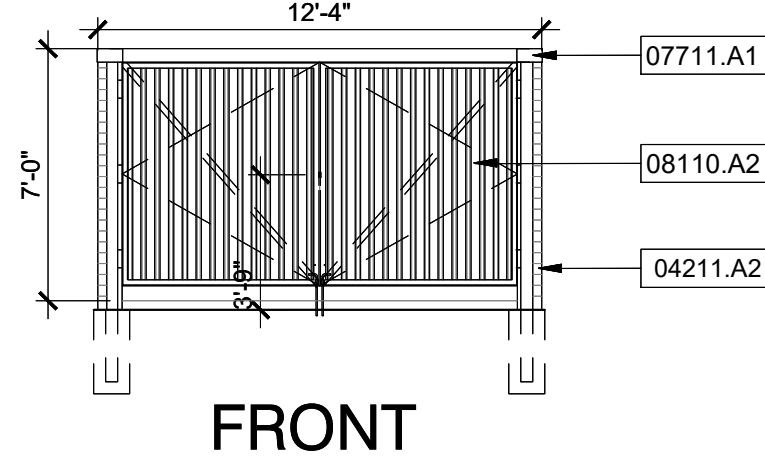
KEYNOTES LEGEND
BUILDING ELEVATIONS

Spec #	Keynote Text
04211.A1	LIGHT COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 100 ALABASTER, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, BUFF GROUT
04211.A2	DARKER COLOR THIN BRICK VENEER ADHERED EXTERIOR, ASTM C1088, MODULAR SIZE, 5/8" W X 2-1/4" H X 7-5/8" L, 108 BROWNSTONE, BY METROBRICK, WIRE-CUT AND SMOOTH FINISH, FIELD APPLY, RUNNING BOND WITH CORNER ACCESSORIES, GRAY GROUT
04211.A3	BRICK VERTICAL CONTROL JOINT, SEALANT COLOR TO MATCH GROUT
04730.A1	STONE VENEER, DRY-STACK, PRO-LEDGE DAKOTA BROWN, BY CORONADO
04730.A2	STONE JOINTS, SEALANT COLOR TO MATCH THE STONE
04730.A3	PRECAST SILL, 900 SERIES, OFF WHITE, 2-2/1" W X 2-1/2" H, BY CORONADO
07241.A1	TRIMS AND CORNICES, FINE SAND TEXTURE, ACRYLIC STUCCO FINISH ON FOAM SHAPE, COLOR TO MATCH SW 7551 GREEK VILLA, 6" OR 8" H, RE: DETS.
07711.A1	PRE-FINISHED SHEET METAL PARAPET COPING AND EXPOSED FLASHING, DARK BRONZE COLOR, PAC-CLAD
07711.A2	PRE-FINISHED METAL EDGE FLASHING, DARK BRONZE COLOR, PAC-CLAD
07711.A3	PRE-FINISHED SHEET METAL SCUPPER THROUGH PARAPET WALL, 12" W X 8" H, CONNECTING TO COLLECTOR BOX AND 6"X6" DOWNSPOUT AT REAR ELEVATION, SURFACE DISCHARGE, SAME COLOR AS COLLECTORS.
07711.A4	OVERFLOW PRE-FINISHED SHEET METAL SCUPPER AT PARAPET, 12" W X 8" H, SAME COLOR AS SCUPPERS, OVERFLOW SCUPPER BOTTOM ELEVATION AT +1-1/2" MAX. FROM ADJACENT SCUPPER BOTTOM ELEVATION, ADJUST CRICKETS AT ROOF ACCORDINGLY. (PAINT FLASHING TO MATCH ADJACENT FINISH COLOR IF NECESSARY)
07711.A5	PRE-FINISH METAL SCUPPER FOR GAS PIPES PASS THROUGH TO ROOF SAME COLOR AS OTHER SCUPPERS. COORDINATE FINAL LOCATION WITH LOCATION OF GAS MANIFOLD
08110.A1	SINGLE HOLLOW METAL DOOR, FRAME AND HARDWARE, TO COMPLY WITH TAS (EXCEPT AT RISER ROOM), PRIME AND PAINT, SW 7055 ENDURING BRONZE
08110.A2	METAL POSTS AND GATES AT DUMPSTER ENCLOSURE, SW 7055 ENDURING BRONZE
08411.A1	ALUMINUM FRAMING, KAWNEER 451T METAL FRAME WITH THERMAL BREAK, ANODIZED ALUMINUM, DARK BRONZE FINISH
08411.A3	SINGLE OR DOUBLE ALUMINUM AND GLASS ENTRANCE DOORS, RE: DOOR SCHEDULE, COLOR TO MATCH STOREFRONT
08800.A1	GLAZING LOW E-COATED, CLEAR INSULATING GLASS, 1", TWO LAYERS OF FULLY TEMPERED FLOAT GLASS WITH AIR IN BETWEEN. RE: WINDOW SCHEDULE
09242.A1	STUCCO WITH FINE SAND TEXTURE FINISH, COLOR SW 7551 GREEK VILLA. INSTALL CORNER BEADS, CASING BEAD/PLASTER STOP AT REAR DOORS, DRIP FLASHING ABOVE TRIMS AND REAR DOORS, DRIP AT SOFFITS.
09242.A2	3/4" REVEAL CONTROL JOINTS IN STUCCO: VERTICAL JOINTS AT EACH SIDE OF OPENING AND HORIZONTAL AS DIMENSIONED TO CENTERLINE OF REVEAL. INSTALL SPLICE CLIPS AT JOINTS AND FACTORY FABRICATED CONTROL JOINTS INTERSECTIONS. ALL SIDES TO BE SEALED.
09242.A3	M CONTROL JOINTS IN STUCCO, NON CORROSIVE AND PAINTABLE
10731.A1	ALUMINUM CANOPY SYSTEM, ATLAS BY ARCHITECTURAL FABRICATIONS, WITH 12" SOFFITS, NO OVERHEAD SUPPORT WITH RECESSED LIGHTING FIXTURES, FASCIA FLAT ALUM SHEET KYNAR 500 GA.20, DARK BRONZE
10731.A2	ALUMINUM FLAT FASCIA AND 12" SOFFIT AT ACCENT BANDS, .125 THICKNESS, COLOR TO MATCH CANOPIES
10731.A3	ALUMINUM COLUMN COVER, SAME FINISH AS STOREFRONTS
13000.A1	ATTACHED BUILDING SIGN LOCATION, BY TENANT, SEPARATE PERMIT, SIZE PER CITY ORDENANCE
13000.A2	KNOX BOX DARK BRONZE AT 6' A.F.F., RE WITH FIRE MARSHALL
13000.A4	GC TO INSTALL ALL SIGNS AT SPRINKLER DOOR PER FIRE MARSHALL REQUIREMENTS
15000.P1	WALL MOUNTED SUB-WATER METER DIGITAL READER INSIDE A WATERPROOF ELECTRICAL BOX
15000.P3	GAS MANIFOLD, RE: PLUMBING DWGS. FINAL LOCATION TO BE COORDINATED WITH GAS COMPANY
16000.E1	WALL MOUNTED ELECTRICAL EQUIPMENT, PAINT DARK BRONZE, RE: ELECTRICAL DWGS.
16500.L1	WALL MOUNTED SCONCE LIGHT FIXTURE, LED, BRONZE, BOTTOM AT 7'-6" A.F.F., WATERPROOF OUTLET
16500.L2	WALL MOUNTED LIGHT PACKS, DARK BRONZE, 15" FROM CENTER TO A.F.F.
16500.L3	WALL MOUNTED EMERGENCY LIGHTING FIXTURE, DARK BRONZE, ABOVE EXIT DOORS, TENANT TO CONNECT TO THEIR PANEL

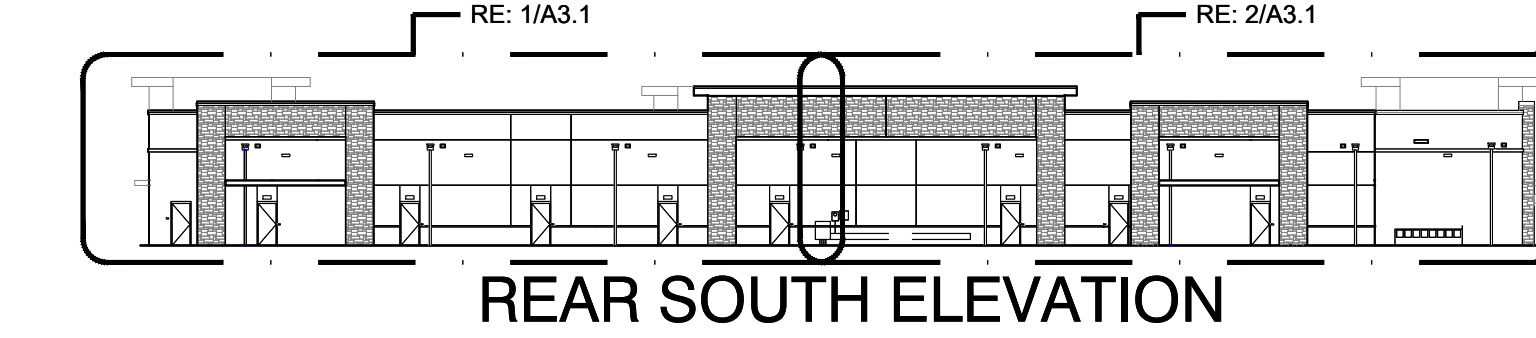
1 PARTIAL REAR SOUTH ELEVATION
SCALE: 3/16"=1'-0"

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

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



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





PLANNING AND ZONING COMMISSION

AGENDA ITEM NO: 4

REGULAR ITEM

DATE: October 24, 2022

FROM: Chuck Russell, Principal Planner

ITEM: **Public Hearing to consider a request for a Comprehensive Sign Package (CSP22-0003 – Shiloh Cemetery Arch) for Shiloh Cemetery. The property is generally located north of Cross Timbers Road and west of Shiloh 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 Town Council.

II. APPLICATION ANALYSIS

The purpose of the request is to obtain approval of a Comprehensive Sign Package (CSP) in order to construct an archway entrance sign along the street frontage of Cross Timbers Road for Old Shiloh Cemetery. The Town's sign regulations do not define or regulate the type of sign being proposed, necessitating the need for approval of a CSP. The applicant has indicated in the letter of intent [see Attachment A(2)] the reasons for the request and why they are proposing the subject sign. The Town's Sign Code states that the purpose of a Comprehensive Sign Package is to "allow for a specialized review of signs which may have meritorious design and seek to promote a unique quality for an existing or proposed development, but which require special consideration."

As part of the Comprehensive Sign Package, the applicant is requesting to construct a single faced detached sign that would be placed approximately two to three feet north of Cross Timbers Road right-of-way line. The sign will be 15-feet tall and will be supported by two masonry bases for posts that will create an entryway arch over the drive to the cemetery [see Attachment B(1)].

III. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Comprehensive Sign Package requests. Project No. CSP22-0003 had a total of 9 Property Owner Notifications mailed. At the time this report was written, the Town had received no items of correspondence in support or opposition to the request (correspondence is calculated by each property/household).

IV. ATTACHMENTS

A. Background Information

1. Vicinity Map
2. Letter of Intent

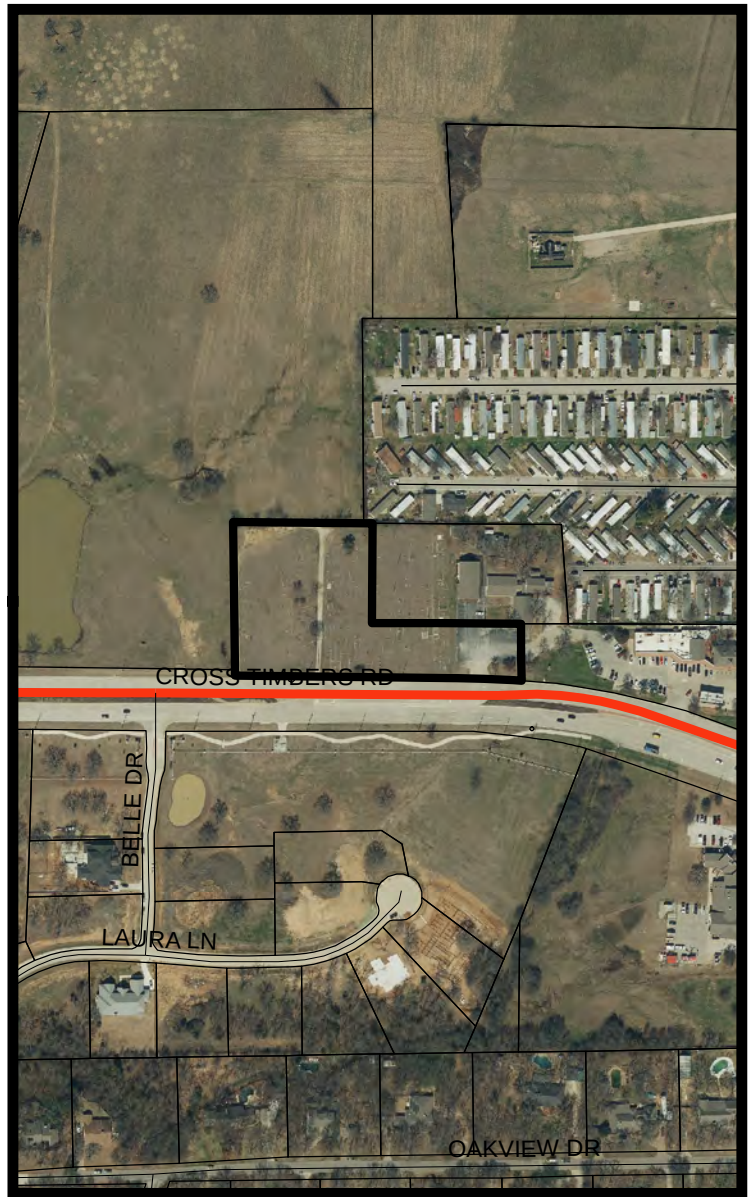
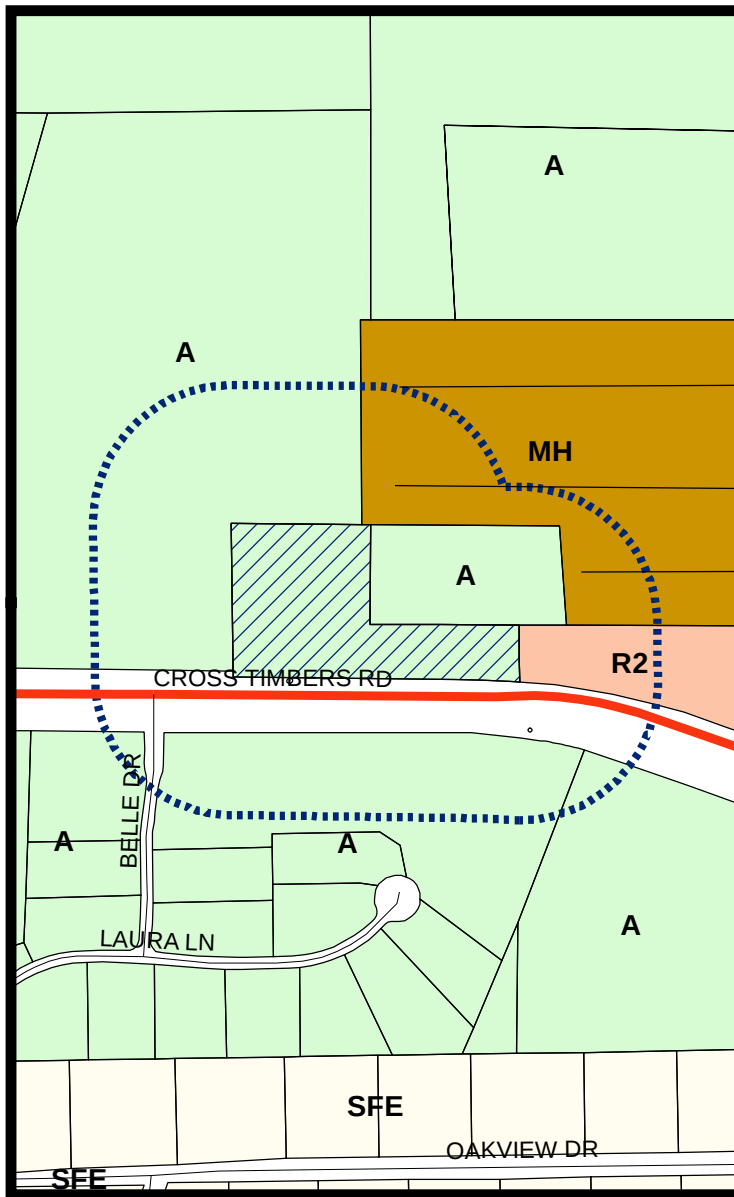
B. Application Details

1. Comprehensive Sign Package

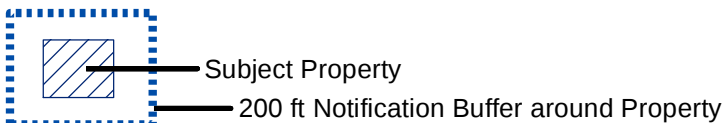


Vicinity Map

Reference Project: CSP22-0003

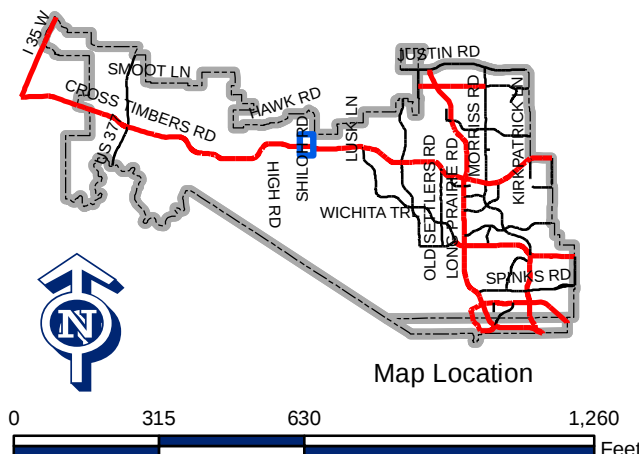


LEGEND



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

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





October 19, 2022

The Town of Flower Mound
Attn: Planning Services Division
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent – Signage for Old Shiloh Cemetery

This letter formally requests Old Shiloh Cemetery's (further referenced throughout this letter as OSC) desire to seek consideration and approval of a signage variance for its property, located at 6550 Cross Timbers Road in Flower Mound, TX 75022. The OSC is a historical cemetery, formally established in 1868. The existing sign by the driveway entrance off FM 1171/Cross Timbers Road is a simple, post and panel design. The individual funding this project would like a more permanent, prestigious, and "eye-catching" sign for the entrance, as many generations of their family are interred at the OSC. It was decided between this individual and the person in charge of the cemetery that an archway with an "old-timey" design would best integrate into the OSC. Because the proposed archway is not defined in the Town Code, a Comprehensive Sign Package (CSP) has been requested by the Planning Services Division.

The OSC is seeking approval of this CSP in order to:

- 1) **Draw Attention to the Driveway Entrance:** As stated previously, the existing post and panel sign is very plain and not terribly "eye-catching". The archway would be very noticeable from the road (without impacting any visual safety line of sight), as well as a distinguishing marker for the OSC.
- 2) **Honor the Deceased:** The entire idea behind this archway is to create a more permanent, elegant, and befitting marker for the OSC and its decedents. The existing sign acts as more of a directional marker rather than a tribute to the gravesite itself.
- 3) **Promote one of Flower Mound's Oldest Cemeteries:** The OSC was one of the first cemeteries incorporated in the Town of Flower Mound. We believe the archway would promote the existence of the OSC for the Town of Flower Mound, while still alluding to its history with the "old-timey" design.

The OSC proposes to install a permanent archway on the north side of FM 1171/Cross Timbers Road, located directly over the driveway entrance and approximately 2-3 feet north of the right of way. The proposed archway will have masonry bases for the posts and will be fitting in style with the Flower Mound area, as well as the property itself. All design details, measurements, and specifications can be found on the technical drawing enclosed with this packet. Stamped engineering drawings can also be obtained if needed.

Please feel to contact me with any questions or if additional information is needed. Thank you in advance for your consideration, and we look forward to the approval of our CSP.

Regards,

Rebecca Cuthbertson
Project Manager
sales@image212.com



Archway Proposal:

Old Shiloh Cemetery proposes to install a permanent archway sign on the north side of FM 1171/Cross Timbers Road, located directly over the driveway, and 2-3 feet north of the right of way. The archway will be fitting in style with the Flower Mound area as well as the property it is located on. It does not impact any visual safety line of sight.



Existing OSC Sign



Proposed Archway Location



Property/Right-of-Way Line

SHILOH CEMETERY
ARCHWAY SIGN

FRONT VIEW



LOCATION:



DIMENSIONS

AREA
180”(W)x150”(H)
185.7 SQ FT

COLORS



Black



Stone

BEFORE



CONTRACTOR:
DICK CASSIDY
dick@image212.com
214.214.7446
image212.com

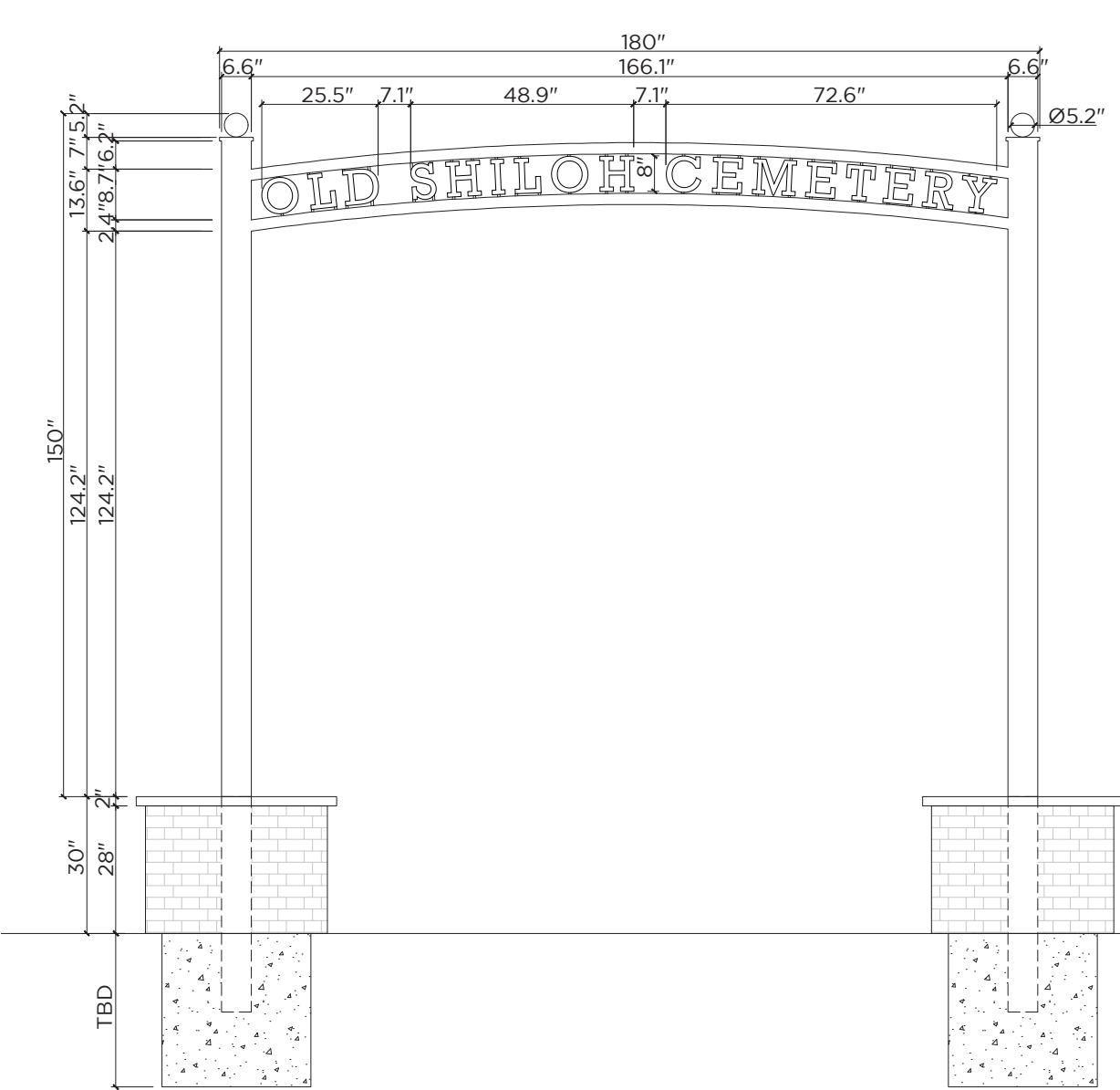
CUSTOMER:
SHILOH CEMETERY
6550 Cross Timbers Road
Flower Mound , TX 75022 US

DESCRIPTION:
Archway metallic sign witm stone
covred base.

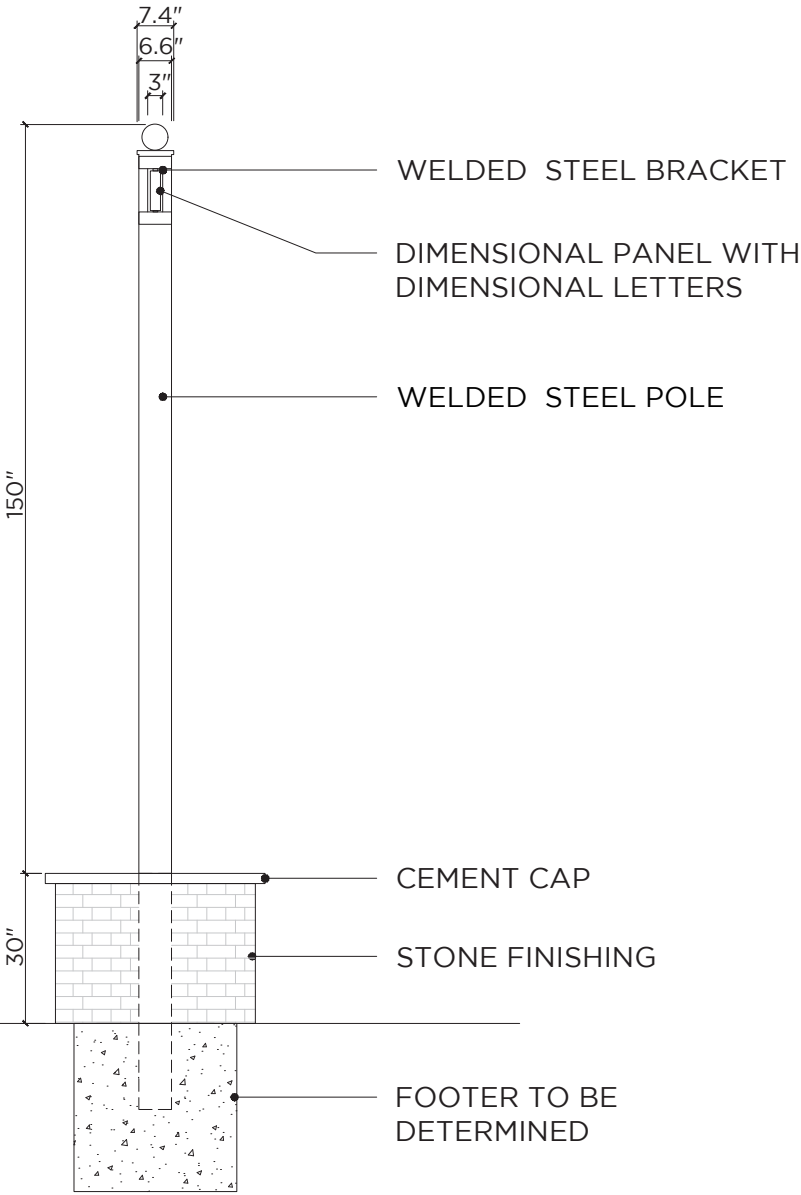


SHILOH CEMETERY
TECHNICAL DRAWING

ELEVATION



SECTION A



LOCATION:



DIMENSIONS

AREA
180"(W)x150"(H)
185.7 SQ FT

COLORS



BEFORE



CONTRACTOR:
DICK CASSIDY
dick@image212.com
214.214.7446
image212.com

CUSTOMER:
SHILOH CEMETERY
6550 Cross Timbers Road
Flower Mound , TX 75022 US

DESCRIPTION:
Archway metallic sign with stone covered base.

