

AGENDA

FLOWER MOUND TOWN COUNCIL REGULAR MEETING; AND WORK SESSION

1/18/2022

FLOWER MOUND TOWN HALL, 2121 CROSS TIMBERS ROAD
FLOWER MOUND, TEXAS

6:00 P.M.

An agenda information packet is available online at www.flower-mound.com/AgendaCenter

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 AND TO THE TEXAS FLAG

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

D. PUBLIC COMMENT

To speak to Council during public comment, please fill out a [comment form](#).

- Speakers are limited to 3 minutes, a tone will sound at 30 seconds left and when time has expired
- Please state your name and address when speaking

The purpose of this item is to allow the public an opportunity to address the Town Council on issues that are not indicated as a "Public Hearing" on this agenda. Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972.874.6000 during business hours.

E. ANNOUNCEMENTS

1. Announcements from the mayor and council members

F. TOWN MANAGER'S REPORT

Update and discussion on:

1. Capital Improvement projects
2. Economic Development projects
3. Operational updates

G. FUTURE AGENDA ITEMS

The purpose of this item is to allow the Mayor and members of Council an opportunity to bring forward items they wish to discuss at a future meeting, with the understanding a consensus of Council 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).

H. COORDINATION OF CALENDARS

1. A regular meeting is scheduled for Monday, February 7

I. 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 council member by making such request prior to a motion and vote.

1. Minutes 1/3- Consider approval of the minutes from a regular meeting of the Town Council held on January 3, 2022.
2. CIP Amendment 2- Consider approval of Amendment No. 2 to the Fiscal Year 2021-2022 Capital Improvement Program.

J. REGULAR ITEMS

3. MPA21-0005 - Silveron FM Duke- Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard. (Town Council reconsidered the application on November 1, 2021 and moved to remand the project back to the Planning and Zoning Commission by a vote of 4 to 0.) (P & Z recommended approval by a vote of 6 to 0 at its January 10, 2022, meeting.)
4. ZPD21-0003 - Silveron FM Duke- Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection", and an exception to Section 82-302, Compatibility buffer. The property is generally located north of International Parkway and east of Silveron Boulevard. (Town Council reconsidered the application on November 1, 2021 and moved to remand the project back to the Planning and Zoning Commission by a vote of 4 to 0.) (P & Z recommended approval by a vote of 6 to 0 at its January 10, 2022, meeting.)
5. TRP21-0012 - Silveron FM Duke- Public Hearing to consider an application for a tree removal permit (TRP21-0012) for forty-eight (48) specimen trees on property proposed for development as Silveron Flower Mound Duke. The property is generally located north of Long Prairie Road and east of Silveron Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 7 to 0 at its July 6, 2021, meeting).

K. WORK SESSION ITEMS

6. DCAD Board Action- Discuss and consider the Denton Central Appraisal District's standards for properties to qualify for an agricultural appraisal.
7. Lakeside Business District- Presentation and discussion regarding attracting and promoting Class A office space in Flower Mound.
8. Cross Timbers- Presentation and discussion on establishing a framework for the review of development options within the Cross Timbers Conservation Development District.

L. BOARDS/COMMISSIONS *(Bold text represents boards with vacancies)*

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: All Together Flower Mound Commission, Animal Services Board, Cultural Arts Commission, Denton County Transportation Authority, Environmental Conservation Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), Transportation Commission, and Veterans Liaison Board.

M. CLOSED MEETING

The Town Council to convene into closed meeting pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with Town Attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, as follows:

- a. Consultation with Town Attorney.
 1. 2006 Rule 11 agreement and dismissal, Cause No. 2005-20153-158 and Flower Mound Ranch Development Applications
 2. Cause No. 18-9622-431; EagleRidge Operating, LLC v Town of Flower Mound, Texas, et al
- b. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, cultural arts center, and/or other municipal purposes and all matters incident and related thereto.
- c. Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
- d. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, hospitality projects, and performance related to certain incentive agreements.

The Town Council may convene in executive session to conduct a private consultation with its attorney on any legally posted agenda item, when the Town Council seeks the advice of its attorney about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the provisions of Chapter 551, including the above referenced items.

N. RECONVENE MEETING

The Town Council to reconvene into an open meeting to take any action deemed necessary as a result of the closed meeting.

O. ADJOURN MEETING

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: January 14, 2022, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

Theresa Scott, Town Secretary

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting by contacting Theresa Scott, Town Secretary, at 972.874.6076.



TOWN COUNCIL AGENDA ITEM NO. 1

CONSENT ITEM

DATE: January 18, 2022

FROM: Theresa Scott, Town Secretary

ITEM: Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting on January 3, 2022.

BACKGROUND INFORMATION: The Town Council held a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting on January 3, 2022.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES/OPTIONS: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Draft minutes 1/3

DRAFT MOTION: Move to approve as presented in the agenda caption.

THE FLOWER MOUND TOWN COUNCIL REGULAR MEETING HELD ON THE 3RD DAY OF JANUARY 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121 CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON, TEXAS AT 6:00 P.M.

[Click here](#) for meeting video link (subject to change)

The Town Council met in a regular meeting with the following members present:

Derek France	Mayor
Ben Bumgarner	Mayor Pro Tem
Sandeep Sharma	Deputy Mayor Pro Tem
Adam Schiestel	Councilmember Place 1
Jim Engel	Councilmember Place 4
Ann Martin	Councilmember Place 5

constituting a quorum with the following members of the Town Staff participating:

Theresa Scott	Town Secretary
Alicia Kreh	Town Attorney
Bryn Meredith (Closed Session only)	Town Attorney
James W. Childers	Town Manager
Tommy Dalton	Assistant Town Manager
Tiffany Bruce	Asst Town Manager/Town Engineer
Lexin Murphy	Director of Planning Services

A. CALL REGULAR MEETING TO ORDER

Mayor France called the regular meeting to order at 6:01 p.m.

B./C. INVOCATION/PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG AND THE TEXAS FLAG

Chaplain Russ McNamer gave the invocation and Mayor France led the pledges.

D. PUBLIC COMMENT

Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.

	Speaker names and address	Subject (as written on the form or stated)
1.	Reginald Rembert, 4316 Laura Ln, with donated time from: C. Pearl Rembert, 1400 Simmons Rd - Hope Tinley Rembert, 1400 Simmons Rd - Regional Rembert, Jr., 1400 Simmons Rd - Paul Stone, 4100 Broadway - Ida Rembert, 4316 Laura Ln - Debbie Oneal, 2704 Hetherwood - Michael Sidberry, 1813 Hope Tinley Ln	Emerald Place

E. PRESENTATIONS

1. Administer Oath of Office to new Town Manager James W. Childers

Mayor France administered the Oath of Office to James W. Childers.

2. Proclamation and presentation of Hometown Hero to Hunter Leyendecker

Mayor France recited the proclamation and presented it to Kristia and Dennis Leyendecker (Hunter's parents).

3. Insurance Services Office to present Public Protection Classification 1 (PPC/ISO 1) to the Town of Flower Mound Fire Department

Jeff Edwards, Senior Field Representative, ISO Insurance Solutions

Mr. Edwards gave a presentation identifying or noting:

- Insurance Services Office program overview
- Fire suppression rating schedule (FSRS)
- FSRS classes 1 to 10
- PPC distribution
- Evaluation elements:
 - Emergency communications
 - Fire Department assessment (equipment, reserve apparatus, deployment analysis, personnel, training)
 - Water supply
 - Community risk reduction
 - Score summary
 - Certificate of Recognition

Joel Duke, State Fire Marshal Office, offered congratulations for the achievement of ISO 1 and presented the Town with a plaque.

F. ANNOUNCEMENTS

Councilmember Schiestel announced he will be running for Place 1 in the upcoming May 7, 2022 election.

Mayor France and members of Council extended well wishes for a happy new year and welcomed the new Town Manager James Childers.

G. TOWN MANAGER'S REPORT

Mr. Childers provided an update or report on the following projects or topics:

1. Capital improvement projects
 - Items 7 and 8 on the agenda – traffic signalization projects
2. Economic Development projects
 - New or coming soon businesses

3. Town Manager's Onboarding Strategy
 - His approach for the new position
4. Use of Town Manager's Report on Future Agendas
 - How plans to use this part of the agenda going forward

H. FUTURE AGENDA ITEMS

1. Councilmember Schiestel requested two future agenda items:
 1. Exercising disapproval authority as it relates to DCAD board action
There was Council consensus to proceed with the discussion.
 2. Review the timeline of the application process between P & Z and Council
There was Council consensus to proceed with the discussion.

I. COORDINATION OF CALENDARS

1. The regular meeting scheduled for Monday, January 17 has been rescheduled to Tuesday, January 18 due to the MLK holiday.
2. A regular meeting is scheduled for February 7.

Mayor France announced the above referenced meeting dates and confirmed council member availability.

J. CONSENT ITEMS

1. Consider approval of the minutes from a regular meeting of the Town Council; Town of Flower Mound Fire Control, Prevention, and Emergency Medical Services District Special meeting; and Crime Control and Prevention District Special meeting on December 6, 2021; and a work session of the Town Council held on December 16, 2021.
2. Consider approval of purchasing immutable cloud backup expansion through Centre Technologies in the amount of \$ 23,290.16
3. Consider approval of an ordinance amending Appendix A "Fee Schedule," referenced in Chapter 14, "Buildings and Buildings and Building Regulations," Section 14-1, "Building, plumbing, mechanical and electrical permit fees," of the Code of Ordinances of the Town of Flower Mound, Texas, by revising various building permit fees.

ORDINANCE NO. 01-22

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING APPENDIX A, "FEE SCHEDULE," REFERENCED IN CHAPTER 14, "BUILDINGS AND BUILDING REGULATIONS," SECTION 14-1, ENTITLED "BUILDING, PLUMBING, MECHANICAL AND ELECTRICAL PERMIT FEES," OF THE CODE OF ORDINANCES, TOWN OF FLOWER MOUND, TEXAS, TO REVISE THE FEES RELATED TO THE ISSUANCE OF CERTAIN BUILDING PERMITS; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

4. Consider approval of the purchase of apparatus rescue equipment for aerial ladder trucks from Metro Fire through BuyBoard Purchasing Contract No. 603-20 in the total amount of \$54,731.00 and authorization for the Mayor to approve same on behalf of the Town.
5. Consider approval of the purchase of uniforms in the annual estimated amount of \$66,310 from Galls, LLC, Impact Promotional Services, LLC dba Got You Covered Work Wear and Uniforms; and GT Distributors, Inc. through North Central Texas Council of Governments (NCTCOG) Master Service Agreement (MSA) #2021-073
6. Consider the approval of the proposed contract with Motorola Solutions, Inc titled "MCC7500 Dispatch Console Upgrade" for the purpose of upgrading the Flower Mound Police Communications Center existing radio console equipment and installing an additional radio console as approved in the FY 2021-2022 Town budget for a total cost of \$ 181,605.00; and authorization from the Mayor to execute same on behalf of the Town.
7. Consider approval of a Professional Services Agreement with Kimley Horn and Associates, Inc., to provide traffic signal designs for the Garden Ridge Boulevard at Forest Vista Drive, FM 1171 at Canyon Falls Boulevard, and Signal Rehabilitation - FM 2499 at Firewheel Drive projects in the amount of \$106,000; and authorization for the Mayor to execute same on behalf of the Town.
8. Consider approval of an Interlocal Cooperation Agreement with the City of Lewisville for the Garden Ridge Blvd. at Forest Vista Dr. Signal project, for \$85,000.00; and authorization for the Mayor to execute same on behalf of the Town.
9. Consider approval of a Professional Services Agreement with Teague Nall and Perkins, Inc., for the design phase services associated with the Timber Creek Road at College Parkway Intersection Reconstruction & Melody Court Reconstruction project, in the amount of \$98,620.00; and authorization for the Mayor to execute same on behalf of the Town.
10. Consider approval of the purchase of street leveling services from Nortex Concrete Lift & Stabilization, Inc., through a City of Grand Prairie contract, in the estimated annual amount of \$75,000.00.
11. Consider termination of a Development Agreement for the property located at 800 Enterprise Rd; and authorization for the Mayor to execute the same on behalf of the Town.

Deputy Mayor Pro Tem Sharma moved to approve by consent Items 1 – 11, as presented in the agenda caption. Mayor Pro Tem Bumgarner seconded the motion. Each item, as approved by consent, is restated above, and if applicable, the Ordinance or Resolution caption for each, for the record.

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

K. REGULAR ITEMS

12. Public Hearing to consider an ordinance granting a Specific Use Permit No. 473 (SUP21-0007 – Stone Hill Boat Sales) to permit Retail, general (outdoors) facility for a boat dealership, with an exception to 'Underground Utilities' pursuant to Section 82-377, "Exceptions," of the Code of Ordinances. The property is generally located south of Justin

Road and west of Stone Hill Farms Parkway. (The Planning and Zoning Commission recommended denial by a vote of 6 to 0 at its October 11, 2021, meeting.)

Staff Presentation

Ms. Murphy gave a presentation identifying or noting:

- General and detailed location
- Land use and zoning
- Conceptual site plan, landscape plan, elevations
- Exception request
- Site photos
- SUP Conditions

and she, or Mr. Dalton, responded to questions or comments from Council regarding:

- Clarification regarding retail general versus industrial use definitions
- Use of the property as a regular or extended stay hotel
- Would the lot size be able to accommodate a hotel
- What is permitted by right at the site
- Setback requirements from the property line
- How long does an SUP last
- Car sales use language
- Lighting standards

Applicant Presentation

Paul Bosco, Jr. responded to questions from Council regarding:

- Why did the hours of operation change from what was presented at the neighborhood meeting
- What are the concerns regarding light abatement
- Clarification regarding noise and interest that the doors be closed during normal operations
- Possibility of reorientating the south facing bay doors
- Other uses for the property if the boat use doesn't get approved
- Willingness to reorient the southern facing doors and apply enhanced standards for lighting

Council Discussion

There was Council discussion regarding:

- Boat sales and hotel use
- Concerns about noise, lighting, application changes from P & Z, uncertainty as it relates to information P & Z was provided
- If terms can be agreed to by the applicant, there is an opportunity
- The location of the boats right outside of the fences of the residents is a concern
- Concerns this is not the right use
- Interest in changing the hours, elimination of south facing bay doors, and lighting restrictions
- Possibility of postponing the item

Mayor France opened the Public Hearing at 7:21 p.m.

The following individuals either spoke in support or opposition, or had questions / comments related to the item: *Names listed below don't necessarily reflect the order in which each person spoke and all addresses are located in Flower Mound unless otherwise indicated.*

Support: Comments/Questions	Opposition: Comments/Questions	Question(s)/Comments Only
Robert Flandrau, 1816 Stone Crest Dr	Dora Merrick, 6125 Rock Ridge Dr	Ashley Jones, address not provided
Ronnie Jones, 6007 Thorn Trl	Jeffrey Darlington, 1824 Stone Crest Dr	
Noelle Field, 6009 Rock Cove	Sam Merrick, 6125 Rock Ridge Dr	
Edwena Potter, 5804 Valencia Dr	Leesa Sullivan, 1504 Old Oak Trail	
	Patrick Sullivan, 1504 Old Oak Trail	

Mayor France closed the Public Hearing at 7:45 p.m.

Councilmember Schiestel moved to approve SUP 21-0007 – Stone Hill Boat Sales, as presented, and with the following modifications:

- Hours of operation change to Tuesday through Saturday, 9:00 a.m. to 5:00 p.m.
- West facing service bay doors closed during normal operation
- Elimination of south facing bay doors

Councilmember Engel seconded the motion.

ORDINANCE NO. 02-22

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 APPROVING SPECIFIC USE PERMIT NO. 473 (SUP-473) TO PERMIT A RETAIL, GENERAL (OUTDOORS) FACILITY FOR A BOAT DEALERHIP ON CERTAIN PROPERTY DESCRIBED AS 5.33 ACRES OF LAND AND BEING ALL OF LOT 3R, BLOCK A, OF THE STONE HILL FARMS RETAIL ADDITION AND ZONED PLANNED DEVELOPMENT DISTRICT NO. 43 (PD-43) WITH COMMERCIAL DISTRICT-2 (C-2) USES; GRANTING AN EXCEPTION TO SECTION 82-376, UNDERGROUND UTILITIES; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL 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 IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

VOTE ON MOTION:

AYES: SCHIESTEL, BUMGARNER, ENGEL, MARTIN

NAYS: SHARMA

Motion passed

13. Public Hearing to consider an application for a tree removal permit (TRP21-0024) for one (1) specimen tree on Lot 8, Block B of the Pepper Creek Ranch Addition subdivision. The property is located at 4709 Angels Landing. (The Environmental Conservation Commission recommended approval by a vote of 6 to 0 at its December 7, 2021, meeting).

Staff Presentation

Mr. Hoefert gave a presentation identifying or noting:

- Project information
- General location
- ESAs identified on the lot
- Tree survey
- Tree removal and preservation plan
- Photo of tree
- Legal consideration

and he responded to questions from Council regarding:

- Clarification regarding a diseased tree

Applicant Presentation

Brian Earley, Lewis and Earley Custom Homes

Mr. Earley responded to questions from Council regarding:

- Clarification regarding the site plan differences (garage orientation for one of the lots)
- Protected trees within the buildable area

Mayor France opened the Public Hearing at 8:36 p.m. No one spoke. Mayor France closed the Public Hearing at 8:36 p.m.

Mayor Pro Tem Bumgarner moved to approve as presented. Councilmember Engel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: MARTIN, ENGEL, BUMGARNER, SHARMA, SCHIESTEL

NAYS: NONE

L. BOARDS/COMMISSIONS

Discuss and consider resignations, appointments, evaluations, reassignments, discipline, or dismissals for the following boards or commissions: Animal Services Board, Cultural Arts Commission, Environmental Conservation Commission, Parks Board, School Liaison Committee, SMARTGrowth Commission, Tax Increment Reinvestment Zone Number One (TIRZ #1), Transportation Commission, and Veterans Liaison Board.

14. Consider appointment of a regular member and selection of chair for the Tax Increment Reinvestment Zone No. 1 (TIRZ)

Ms. Scott summarized the purpose of the agenda item.

For the Tax Increment Reinvestment Zone # 1 Board, Mayor Pro Tem Bumgarner moved to designate Paul Stone as Chair effective immediately and through December 31, 2022, and to appoint Mark Hargreaves as Place 1 effective immediately and with a term expiration date of 12/31/2023. Councilmember Engel seconded the motion.

VOTE ON MOTION:

Motion passed

AYES: SCHIESTEL, SHARMA, BUMGARNER, ENGEL, MARTIN

NAYS: NONE

M./N. CLOSED/OPEN MEETING

The Town Council convened into a closed meeting at 8:38 p.m. on January 3, 2022, pursuant to Texas Government Code Chapter 551, including, but not limited to, Sections 551.071, 551.072, 551.074, and 551.087 for consultation with attorney, and to discuss matters relating to real property, personnel, and economic development negotiations, and reconvened into an open meeting at 9:29 p.m. on January 3, 2022, and there was no action taken on the following items:

- a. Consultation with Attorney.
 1. Cause No. 18-9622-431; EagleRidge Operating, LLC v Town of Flower Mound, Texas, et al
 2. 2006 Rule 11 agreement and dismissal, Cause No. 2005-20153-158 and Flower Mound Ranch Development Applications
- b. Discuss and consider purchase, exchange, lease or value of real property for parks, public rights-of-way, cultural arts center, and/or other municipal purposes and all matters incident and related thereto.
- c. Discuss and consider resignations, appointments, or evaluations for the following boards or commissions: Board of Adjustment/Oil & Gas Board of Appeals, Community Development Corporation, and Planning and Zoning Commission.
- d. Discuss and consider economic development incentives, including retail centers, corporate relocation/expansion/retention, senior housing, hospitality projects, and performance related to certain incentive agreements.

O. ADJOURN REGULAR MEETING

Mayor France adjourned the meeting at 9:29 p.m. on Monday, January 3, 2022.

TOWN OF FLOWER MOUND, TEXAS

DEREK FRANCE, MAYOR

ATTEST:

THERESA SCOTT, TOWN SECRETARY

DRAFT



TOWN COUNCIL AGENDA ITEM NO. 2

CONSENT ITEM

DATE: January 18, 2022

FROM: Brian Waltenburg, P.E., Assistant Director of Engineering

ITEM: Consider approval of Amendment No. 2 to the Fiscal Year 2021-2022 Capital Improvement Program.

BACKGROUND INFORMATION: The Fiscal Year (FY) 2021-2022 Capital Improvement Program (CIP) Amendment 1, was approved by Town Council October 1, 2021. The proposed CIP Amendment No. 2, for FY 2021-2022, would decrease the currently adopted General Capital budgeted expenditures from \$16,408,494 to \$15,444,494; the Utility Funds will be unchanged at \$20,378,000.

Prior to applying CIP Amendment 2 changes, an error in the calculations for CIP Amendment 1 was corrected that changed the General Capital balance from \$17,195,000 to \$16,408,494 and the five year from \$275,301,249 to \$277,124,743.

FISCAL IMPACT:

Proposed CIP:

FY 2021-2022:	General Capital Projects	\$15,444,494
	Utility Capital Projects	\$20,378,000

Five-Year CIP Plan:	General Capital Projects	\$274,814,743
	Utility Capital Projects	\$219,761,690

Proposed Funding: Upon approval of this item, transfers will be required to adjust the project funding as shown on the attached FY 2021-2022 CIP Amendment No. 2 Change.

Finance Review by: Tammy Wilson, Executive Director of Fiscal and Administrative Services/CFO *tw*

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Project Modification Listing
2. CIP Amendment 2 Changes
3. CIP Amendment 2

DRAFT MOTION: Move to approve as presented in the agenda caption.

Project Modification Listing

Attachment 1

FY 2020-2021 - CIP Amendment 2

January 18, 2022

General Funds

Street Project(s)

Description

FY 21-22

5 Yr CIP

Aberdeen Drive Phase II (2 additional Lanes FM 2499 to 700 ft. North of Spinks)	Defer \$1,264K to next FY. Utilize \$300K of deferred funds to design the FM 2499 at FM 407 Intersection Improvements TxDOT project. Due to development project delays, Aberdeen Drive Phase II will not utilize all the funding in FY 21-22.	-\$1,264,000	\$0
FM 2499 at FM 407 Intersection Improvements	Move this project forward and remove the construction phase. Flower Mound will fund the design at \$300K. TxDOT will fund and construct the project.	\$300,000	(\$2,310,000)
Total Street Impact		(\$964,000)	(\$2,310,000)
Total General Fund Impact		(\$964,000)	(\$2,310,000)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	STREET PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
OLD	Aberdeen Drive Phase II (2 additional Lanes FM 2499 to 700 ft. North of Spinks) **	-	2,100,000		-	-	-	-	2,100,000	2,100,000	0,1,5	-	-	-	-	-	-	-
NEW	Aberdeen Drive Phase II (2 additional Lanes FM 2499 to 700 ft. North of Spinks) **	-	836,000	1,264,000	-	-	-	-	2,100,000	2,100,000	0,1,5	-	-	-	-	-	-	-
	ADA Transition Plan and Implementation **	1,448,000	150,000	150,000	150,000	150,000	150,000	-	2,198,000	463,000	2,4	1,135,000	600,000	-	150,000	150,000	150,000	150,000
	Bruton Orand Boulevard at FM 1171 Right Turn Lane (Northbound)	550,000	-	-	-	-	-	-	550,000	170,000	2,4	380,000	-	-	-	-	-	-
	Cowboy Lane **	-	-	-	-	-	-	433,337	433,337	193,337	3	-	240,000	-	-	-	-	240,000
	Denton Creek Boulevard (I-35W to FM 1171) **	-	-	4,323,000	-	-	-	22,392,000	26,715,000	24,201,000	0	-	2,514,000	-	2,514,000	-	-	-
	Denton Creek Boulevard Bridge (Graham Branch crossing) **	310,000	-	6,747,000	-	-	-	-	7,057,000	1,650,000	0,1	-	5,407,000	-	5,407,000	-	-	-
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-
	FM 1171 at FM 2499 Westbound Right Turn Lane **	308,331	-	-	-	-	-	-	308,331	308,331	7	-	-	-	-	-	-	-
	FM 2499 at FM 3040 Intersection Improvements **	450,000	2,550,000	-	-	-	-	-	3,000,000	3,000,000	0,2	-	-	-	-	-	-	-
OLD	FM 2499 at FM 407 Intersection Improvements **	-	-	500,000	2,110,000	-	-	-	2,610,000	1,530,000	1	-	1,080,000	-	1,080,000	-	-	-
NEW	FM 2499 at FM 407 Intersection Improvements **	-	300,000	-	-	-	-	-	300,000	300,000	2	-	-	-	-	-	-	-
	FM 2499 at Waketon Road Intersection Improvements **	1,900,000	-	-	-	-	-	-	1,900,000	1,300,000	7,8	600,000	-	-	-	-	-	-
	FM 2499 Roadway, Traffic Signal, and Drainage **	8,200,000	-	-	-	-	-	-	8,200,000	7,000,000	1	1,200,000	-	-	-	-	-	-
	Garden Ridge Road Through Lane (at FM 3040) **	610,000	-	-	-	-	-	-	610,000	610,000	0,4	-	-	-	-	-	-	-
	Greenway Rural Arterial Connector 1 (US 377 to FM 1171) **	-	-	-	-	-	-	22,005,000	22,005,000	11,005,000	0	-	11,000,000	-	-	-	-	11,000,000
	Kirkpatrick Lane Phase III (South of FM 1171) **	-	-	800,000	7,918,000	-	-	-	8,718,000	5,025,000	0,1	-	3,693,000	-	-	3,693,000	-	-
	Lakeside Parkway Capacity Improvements **	-	-	540,000	8,000,000	-	-	-	8,540,000	8,540,000	0,1,3	-	-	-	-	-	-	-
	Lusk Lane / Red Rock Lane East-West Connector	-	-	-	-	-	-	14,401,000	14,401,000	2,300,000	0,2	-	12,101,000	-	-	-	-	12,101,000
	Peters Colony Road Roundabout **	1,110,000	-	-	-	-	-	-	1,110,000	1,110,000	2,4	-	-	-	-	-	-	-
	Retaining Wall at the Mound	-	300,000	-	-	-	-	-	300,000	300,000	4	-	-	-	-	-	-	-
	Rippy Road (Waketon to FM 2499)**	5,350,000	-	-	-	-	-	-	5,350,000	4,931,000	2,4,7	419,000	-	-	-	-	-	-
	Roadway Amenities	773,083	90,000	90,000	90,000	90,000	90,000	-	1,223,083	758,083	2,4	105,000	360,000	-	90,000	90,000	90,000	90,000
	Rural Connector (Dunham Road to Greenway Rural Arterial Connector 1)	-	-	-	-	-	-	9,933,000	9,933,000	4,000,000	0	-	5,933,000	-	-	-	-	5,933,000
	Shiloh Road Improvements (North of FM 1171) **	-	-	505,000	-	-	-	6,100,000	6,605,000	505,000	1	-	6,100,000	-	-	-	-	6,100,000
	Sidewalk Links **	1,411,000	150,000	-	-	-	-	-	1,561,000	1,561,000	2,4	-	-	-	-	-	-	-
	Stonecrest Road (FM 1171 to Canyon Falls Boulevard)	-	-	8,574,000	-	-	-	-	8,574,000	74,000	0	-	8,500,000	-	-	-	-	8,500,000
	Street Light Improvements	230,000	115,000	-	-	-	-	-	345,000	345,000	4	-	-	-	-	-	-	-
	Urban Collector Loop (Stonecrest Road to FM 1171)	-	-	-	-	-	-	15,572,000	15,572,000	8,572,000	0	-	7,000,000	-	-	-	-	7,000,000
	Urban Minor Arterial with Bike Lane 1 (US 377 to Denton Creek Boulevard)	-	-	-	-	-	-	4,444,000	4,444,000	2,444,000	0	-	2,000,000	-	-	-	-	2,000,000
	Urban Minor Arterial with Bike Lane 2 (Denton Creek Boulevard to West Town Limit)	-	-	-	-	-	-	3,512,000	3,512,000	1,512,000	0	-	2,000,000	-	-	-	-	2,000,000
	US 377 Overpass at FM 1171 (Rock Cladding)	350,000	-	-	-	-	-	-	350,000	350,000	4	-	-	-	-	-	-	-
	Waketon Road **	8,466,905	-	-	-	-	-	-	8,466,905	8,236,905	1,3,5,7	230,000	-	-	-	-	-	-
	Waketon/College Connector **	-	-	-	-	-	-	1,353,000	1,353,000	553,000	0	-	800,000	-	-	-	-	800,000
	Walsingham Drive (Scenic / Flower Mound Road Connector)	-	2,000,000	-	-	-	-	-	2,000,000	2,000,000	0,2	-	-	-	-	-	-	-
OLD	SUBTOTAL	\$ 31,517,319	\$ 7,455,000	\$ 22,229,000	\$ 18,268,000	\$ 240,000	\$ 240,000	\$ 100,145,337	\$ 180,094,656	\$ 106,697,656		\$ 4,069,000	\$ 69,328,000	\$ -	\$ 9,241,000	\$ 3,933,000	\$ 240,000	\$ 240,000
NEW	SUBTOTAL	\$ 31,517,319	\$ 6,491,000	\$ 22,993,000	\$ 16,158,000	\$ 240,000	\$ 240,000	\$ 100,145,337	\$ 177,784,656	\$ 105,467,656		\$ 4,069,000	\$ 68,248,000	\$ -	\$ 8,161,000	\$ 3,933,000	\$ 240,000	\$ 240,000

\$ (964,000)

\$ (2,310,000)

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
0. Impact Fees
1. Grant and Interlocal Funds
2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
3. Escrow
4. Decision Package
5. Developer Agreement(s)
6. Park Development Fund
7. Tax Increment Reinvestment Zone (TIRZ)
8. Dedicated Sales Tax
9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

Page 17 of 37
Page 17 of 37

	SIGNAL PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Bruton Orand Boulevard at Kenwood Drive **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Bruton Orand Boulevard at Quail Run Road**	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	College Parkway at Timber Creek **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	FM 1171 at Canyon Falls Boulevard **	-	450,000	-	-	-	-	-	450,000	450,000	0,1	-	-	-	-	-	-	-
	FM 2499 at Northshore Boulevard **	-	-	400,000	-	-	-	-	400,000	400,000	4	-	-	-	-	-	-	-
	Garden Ridge Boulevard at Forest Vista Drive **	-	375,000	-	-	-	-	-	375,000	375,000	0,1	-	-	-	-	-	-	-
	Garden Ridge Boulevard at Kirkpatrick Lane **	-	-	400,000	-	-	-	-	400,000	400,000	0,4	-	-	-	-	-	-	-
	Gerault Road at Old Gerault Road **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Lakeside Parkway at Silveron Boulevard **	-	-	-	-	-	-	400,000	400,000	400,000	0,4,5	-	-	-	-	-	-	-
	Morriss Road at Eaton **	-	-	-	400,000	-	-	-	400,000	400,000	4	-	-	-	-	-	-	-
	Peters Colony Road at Churchill Drive**	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Signal Rehabilitation - FM2499 at Firewheel Drive	-	200,000	-	-	-	-	-	200,000	200,000	4	-	-	-	-	-	-	-
	Traffic Detection Rehabilitation **	900,000	150,000	150,000	150,000	150,000	150,000	-	1,650,000	425,000	2,4	625,000	600,000	-	150,000	150,000	150,000	150,000
	Traffic Signal Preemption Upgrade	-	-	-	-	-	-	350,000	350,000	350,000	4	-	-	-	-	-	-	-
	US 377 at Canyon Falls Drive **	730,000	-	-	-	-	-	-	730,000	730,000	0,1,2,4,9	-	-	-	-	-	-	-
	SUBTOTAL	\$ 1,630,000	\$ 1,175,000	\$ 950,000	\$ 550,000	\$ 150,000	\$ 150,000	\$ 2,750,000	\$ 7,355,000	\$ 6,130,000	\$ 16	\$ 625,000	\$ 600,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	STREET RECONSTRUCTION PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Blue Ridge Trail Reconstruction (Branchwood Trail to Country Meadows Drive)	1,010,000	-	-	-	-	-	-	1,010,000	1,010,000	8	-	-	-	-	-	-	-
	Colonial Drive Reconstruction Phase II (Whitney Lane to Homestead Drive)	1,880,000	-	-	-	-	-	-	1,880,000	1,880,000	8	-	-	-	-	-	-	-
	Edgefield Trail Reconstruction (Wood Creek Drive to Timber Valley Drive)	1,410,000	-	-	-	-	-	-	1,410,000	1,410,000	8	-	-	-	-	-	-	-
	Flower Mound Road Reconstruction Phase II (Old Settlers Road to Bruton Orand Boulevard) **	-	-	-	-	-	-	2,344,000	2,344,000	2,344,000	8	-	-	-	-	-	-	-
	Forest Vista Drive Reconstruction Phase II (Morriss Road to Chancellor Drive) **	2,735,000	-	-	-	-	-	-	2,735,000	2,735,000	8	-	-	-	-	-	-	-
	Grady Court Reconstruction (Homestead Street to Cul-de-sac)	675,000	-	-	-	-	-	-	675,000	675,000	8	-	-	-	-	-	-	-
	Lakeside Parkway Panel Replacements (FM 2499 to Town Limits)	-	-	2,500,000	-	-	-	-	2,500,000	2,500,000	8	-	-	-	-	-	-	-
	Lopo Road Reconstruction	-	940,000	-	-	-	-	-	940,000	940,000	8	-	-	-	-	-	-	-
	Marcus Drive Reconstruction (Christy Court to Colony Street)	-	-	-	-	-	1,170,000	-	1,170,000	1,170,000	8	-	-	-	-	-	-	-
	Melody Court Reconstruction	-	300,000	-	-	-	-	-	300,000	300,000	2	-	-	-	-	-	-	-
	Old Gerault Road Reconstruction	370,000	300,000	-	-	-	-	1,200,000	1,870,000	670,000	2,8	1,200,000	-	-	-	-	-	1,200,000
	Pavement Analysis	150,000	-	-	-	-	-	-	150,000	150,000	8	-	-	-	-	-	-	-
	Timber Creek Road at College Parkway Intersection Reconstruction **	-	600,000	-	-	-	-	-	600,000	600,000	2,8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase II (5000 Timbercreek Road to Homestead Street) **	-	-	250,000	2,000,000	-	-	-	2,250,000	2,250,000	8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase III (Homestead Street to Kirkpatrick Lane) **	-	-	-	300,000	2,925,000	-	-	3,225,000	3,225,000	8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase IV (Timber Creek Bridge to Eaton) **	-	-	-	-	-	-	3,600,000	3,600,000	3,600,000	8	-	-	-	-	-	-	-
	Wood Creek Circle Reconstruction (Wood Creek Drive to Cul-de-Sac) **	500,000	-	-	-	-	-	-	500,000	500,000	8	-	-	-	-	-	-	-
	SUBTOTAL	\$ 8,730,000	\$ 2,140,000	\$ 2,750,000	\$ 2,300,000	\$ 2,925,000	\$ 1,170,000	\$ 7,144,000	\$ 27,159,000	\$ 25,959,000		\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	FACILITY PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Fire Station No. 6 and Apparatus (West Flower Mound) **	-	-	-	-	-	-	11,422,000	11,422,000	-		-	11,422,000	-	700,000	10,722,000	-	-
	Fire Station No. 7 and Apparatus (Wichita Trail) **	7,770,000	-	-	-	-	-	-	7,770,000	1,250,000	4	6,520,000	-	-	-	-	-	-
	Gibson-Grant Historic Cabin Restoration **	1,650,593	-	-		-	-	-	1,650,593	1,562,593	1.2	88,000	-	-	-	-	-	-
	Joint Fire Training Facility	-	2,013,494	-	-	-	-	-	2,013,494	2,013,494	1.2	-	-	-	-	-	-	-
	SUBTOTAL	\$ 9,420,593	\$ 2,013,494	\$ -	\$ -	\$ -	\$ -	\$ 11,422,000	\$ 22,856,087	\$ 4,826,087		\$ 6,608,000	\$ 11,422,000	\$ -	\$ 700,000	\$ 10,722,000	\$ -	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	PARK PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	2020-21 Playground Replacements (Grand Park- Pavilion, Picnic tables, Grill, Trash, Grass Volleyball w/ Irrigation) **	350,000		-	-	-	-	-	350,000	350,000	8	-	-	-	-	-	-	-
	2021-22 Playground Replacements (Peacock Park) **	-	250,000	-	-	-	-	-	250,000	250,000	8	-	-	-	-	-	-	-
	2022-23 Playground Replacements (Cortadera, Wilkerson, Possum) **	-	-	750,000	-	-	-	-	750,000	750,000	8	-	-	-	-	-	-	-
	2023-24 Playground Replacements (Northshore, Jakes Hilltop, Rustic Timbers) **	-	-	-	750,000	-	-	-	750,000	750,000	8	-	-	-	-	-	-	-
	2024-25 Playground Replacements (Thrush & Westchester) **	-	-	-	-	500,000	-	-	500,000	500,000	8	-	-	-	-	-	-	-
	Bakersfield Park Improvements Phase I	-	-	1,500,000	-	-	-	-	1,500,000	1,500,000	8	-	-	-	-	-	-	-
	Bakersfield Park Improvements Phase II	-	-	-	1,500,000	-	-	-	1,500,000	1,500,000	8	-	-	-	-	-	-	-
	Canyon Falls Park	3,150,000	-	-	-	-	-	-	3,150,000	3,150,000	2,6,8	-	-	-	-	-	-	-
	Chinn Chapel (Design Fees, ADA, drainage, & fence improvements, landscaping)	-	650,000	-	-	-	-	-	650,000	650,000	8	-	-	-	-	-	-	-
	Colony Park Improvements (Renovate basketball pad & practice infield, trail improvements, trees, irrigation)	-	-	-	-	-	250,000	-	250,000	250,000	8	-	-	-	-	-	-	-
	Dixon Park Improvements (add Pavilion, & Amenities)	-	-	100,000	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Dunham Ranch Master Plan	-	100,000	-	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Dunham Master Design	-	-	560,000	-	-	-	-	560,000		-	560,000	-	560,000	-	-	-	-
	Dunham Ranch Construction	-	-	-	8,000,000	-	-	-	8,000,000		-	8,000,000	-	-	8,000,000	-	-	-
	Gerault Park Improvements - Renovate MP fields, Pavilion Update, add electicity, new grills, trash receptacles, picnic tables **	-	450,000	-	-	-	-	-	450,000	450,000	8	-	-	-	-	-	-	-
	Gerault Park,- Retro fit Ballfield and area lighting to LED	-	-	-	-	1,000,000	-	-	1,000,000	1,000,000	8	-	-	-	-	-	-	-
	Glenwick Park Upgrade (LED Lighting for Baseball/Tennis, Landscaping, and Irrigation)	-	250,000	-	-	-	-	-	250,000	250,000	8	-	-	-	-	-	-	-
	Heritage Park Improvements - Utilities, lighting improvements; outdoor fitness sytem; Upgrade surface at Fort Wildflower Playground; Shade over playground; security lighting at playground and fitness equipment; Life Floor safety surfacing at splashpad	700,000	-	-	-	-	-	-	700,000	700,000	8	-	-	-	-	-	-	-
	Hound Mound Parking and Restroom **	810,000	50,000	-	-	-	-	-	860,000	860,000	2,6	-	-	-	-	-	-	-
	Individual Park Improvements (Bluebonnet) **	-	-	-	-	100,000	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Individual Park Improvements (Resurface playgrounds at Culwell, Shadow Ridge, Prairie Creek, Lone Tree & Colony)	-	550,000	-	-	-	-	-	550,000	550,000	8	-	-	-	-	-	-	-
	Leonard & Helen Johns Park - ADA accessibility, Upgrade Tennis Court LED Lighting & Controls, Landscaping**	-	225,000	-	-	-	-	-	225,000	225,000	8	-	-	-	-	-	-	-
	Park and Trail Amenities	660,000	50,000	50,000	50,000	50,000	50,000	-	910,000	910,000	6,8	-	-	-	-	-	-	-
	Parks & Recreation Master Plan	-	-	-	-	-	300,000	-	300,000	300,000	6,8	-	-	-	-	-	-	-
	Parker Square Park - Lifecycle replacement of amenities	-	-	-	-	50,000	-	-	50,000	50,000	6,8	-	-	-	-	-	-	-
	Peters Colony Memorial Park	2,955,000	-	-	-	-	-	-	2,955,000	2,955,000	1,2,6,8	-	-	-	-	-	-	-
	Pink Evening Primrose Trail Connection (Bridge & Trail, from Gaston Park to Timber Trails Park)	915,000	-	-	-	-	-	-	915,000	915,000	1,6,7	-	-	-	-	-	-	-
	Post Oak Park Improvements - signage (wayfinding & Interpretive), trail improvements, remove shallow stock pond, playground additions, add restroom, LED lighting in parking area	-	-	-	-	700,000	-	-	700,000	700,000	8	-	-	-	-	-	-	-
	Prairie Trail Park Master Plan	-	-	-	-	-	60,000	-	60,000	60,000	8	-	-	-	-	-	-	-
	Rheudasil Park Improvements	2,900,000	-	-	-	-	-	-	2,900,000	2,900,000	6,8	-	-	-	-	-	-	-
	Spring Lake Park Improvements- Drainage/sidewalk repairs, landscaping, adult fitness, site amenities, replace gazebo, lighting upgrades**	-	-	-	275,000	-	-	-	275,000	275,000	8	-	-	-	-	-	-	-
	Spring Meadow Park Improvements - looped trail; pavilion w picnic tabels, grill, trash cans; trees and Irrigation	-	-	-	200,000	-	-	-	200,000	200,000	8	-	-	-	-	-	-	-
	Tealwood Oaks Park - ADA accessibility; pavilion w 2 picnic tables, grill; upgrade bridges & amenities	-	400,000	-	-	-	-	-	400,000	400,000	8	-	-	-	-	-	-	-
	Tennis Center - Feasibility Study	50,000	-	-	-	-	-	-	50,000	50,000	8	-	-	-	-	-	-	-
	Tennis Center - Design	-	400,000	-	-	-	-	-	400,000	400,000	6	-	-	-	-	-	-	-
	Tennis Center - Construction	-	-	5,000,000	-	-	-	-	5,000,000		-	5,000,000	-	5,000,000	-	-	-	-
	Town Lake Property - Master Plan (Toll Brothers Dedication)	100,000	-	-	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Trails Master Plan	300,000	-	-	-	-	-	-	300,000	300,000	8	-	-	-	-	-	-	-
	Trails Master Plan - Implementation	-	250,000	250,000	250,000	250,000	250,000	-	1,250,000	1,250,000	2,8	-	-	-	-	-	-	-
	Twin Coves Park - Phase II Design	-	-	-	-	-	350,000	-	350,000	350,000	8	-	-	-	-	-	-	-
	SUBTOTAL	\$ 12,890,000	\$ 3,625,000	\$ 8,210,000	\$ 11,025,000	\$ 2,650,000	\$ 1,260,000	\$ -	\$ 39,660,000	\$ 26,100,000		\$ -	\$ 13,560,000	\$ -	\$ 5,560,000	\$ 8,000,000	\$ -	\$ -
OLD	GRAND TOTAL GENERAL FUND	\$ 64,187,912	\$ 16,408,494	\$ 34,139,000	\$ 32,143,000	\$ 5,965,000	\$ 2,820,000	\$121,461,337	\$277,124,743	\$169,712,743	\$ 16	\$ 11,302,000	\$ 96,110,000	\$ -	\$ 15,651,000	\$ 22,805,000	\$ 390,000	\$ 390,000
NEW	GRAND TOTAL GENERAL FUND	\$ 64,187,912	\$ 15,444,494	\$ 34,903,000	\$ 30,033,000	\$ 5,965,000	\$ 2,820,000	\$121,461,337	\$274,814,743	\$168,482,743	\$ 16	\$ 11,302,000	\$ 95,030,000	\$ -	\$ 14,571,000	\$ 22,805,000	\$ 390,000	\$ 390,000
			\$ (964,000)						\$ (2,310,000)									

*General Obligation Bonds
** Project Includes ADA Improvements

275,251,249
1,873,494

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
POSITIVE YEAR CIP PLAN
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	WATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE						
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031	
	Aberdeen Water Line (FM 2499 to Lake Forest Boulevard)	300,000	-	-	-	-	-	-	300,000	190,000	0	110,000	-	-	-	-	-	-	
	Canyon Falls 20-Inch Water Line	2,660,000	-	-	-	-	-	-	2,660,000	960,000	0	1,700,000	-	-	-	-	-	-	
	Cowboy Lane Water Line	-	-	-	-	-	-	930,000	930,000	175,000	0.3	-	755,000	-	-	-	-	755,000	
	Denton Creek Boulevard 12-Inch Water Line	200,000	-	1,100,000	-	-	-	-	1,300,000	1,300,000	0.5	-	-	-	-	-	-	-	
	Denton Creek Spine Road 12-inch Water Line	450,000	-	600,000	-	-	-	2,160,000	3,210,000	500,000	0	-	2,710,000	-	550,000	-	-	2,160,000	
	Denton Creek Water Reuse - Pump Station and Ground Storage Tanks	-	-	-	-	-	-	7,900,000	7,900,000	300,000	0	-	7,600,000	-	-	-	-	7,600,000	
	Denton Creek Water Reuse - Reuse Waterlines	650,000	-	1,100,000	-	-	-	18,440,000	20,190,000	1,750,000	0	-	18,440,000	-	-	-	-	18,440,000	
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-	
	Emergency Preparedness Plan	-	50,000	-	-	-	-	-	50,000	50,000	2	-	-	-	-	-	-	-	
	FM 1171 to US 377 Water Line Phase II	-	-	-	-	-	-	6,400,000	6,400,000	290,000	0	-	6,110,000	-	-	-	-	6,110,000	
	FM 2499 12-Inch Water Line Phase I (Dixon Lane to South of FM 1171)	3,200,000	-	-	-	-	-	-	3,200,000	2,300,000	0.7	900,000	-	-	-	-	-	-	
	Forest Vista Drive Water Line	210,000	-	-	-	-	-	-	210,000	210,000	2	-	-	-	-	-	-	-	
	Garden Ridge Boulevard Water Line Phase II (South of Kirkpatrick Lane)	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000	0.2	-	-	-	-	-	-	-	
	Grady Court Water Line	150,000	-	-	-	-	-	-	150,000	150,000	2	-	-	-	-	-	-	-	
	High Road Water Line Replacement Phase II	350,000	2,850,000	-	-	-	-	-	3,200,000	-	350,000	2,850,000	2,850,000	-	-	-	-	-	
	High Road Water Line Replacement Phase III	1,500,000	-	-	-	-	-	-	1,500,000	-	1,500,000	-	-	-	-	-	-	-	
	Hillside Water Line Connection	200,000	140,000	-	-	-	-	-	340,000	340,000	2	-	-	-	-	-	-	-	
	Kirkpatrick Lane 12-Inch Water Line Phase III (South of FM1171)	-	-	-	450,000	-	-	-	450,000	450,000	0	-	-	-	-	-	-	-	
	Kirkpatrick Lane 12-Inch Water Line Phase II (Valley Ridge to FM1171)	1,400,000	-	-	-	-	-	-	1,400,000	700,000	0.2	700,000	-	-	-	-	-	-	
	Lake Forest Boulevard 12-inch Water Line (FM 3040 to Spinks Road)	-	500,000	-	-	-	-	1,260,000	1,760,000	88,000	0	-	1,672,000	412,000	-	-	-	1,260,000	
	Lakeside Water Reuse - Pump Station and Ground Storage Tanks	-	-	650,000	6,000,000	-	-	-	6,650,000	650,000	0	-	6,000,000	-	-	-	-	6,000,000	
	Lakeside Water Reuse - Reuse Waterlines	-	-	300,000	2,000,000	2,200,000	2,200,000	10,050,000	16,750,000	300,000	0	-	16,450,000	-	-	-	-	16,450,000	
	Lopo Water line Replacement	-	365,000	-	-	-	-	-	365,000	-	-	365,000	365,000	-	-	-	-	-	
	Lusk Lane / Red Rock East-West Connector	-	-	-	-	-	-	4,250,000	4,250,000	240,000	0	-	4,010,000	-	-	-	-	4,010,000	
	Melody Court Water Line Replacement	-	60,000	-	-	-	-	-	60,000	60,000	2	-	-	-	-	-	-	-	
	Morriss Road 20-Inch Water Line (Forest Vista Drive to Lake Bluff Drive)	2,500,000	-	-	-	-	-	-	2,500,000	200,000	2	2,300,000	-	-	-	-	-	-	
	Morriss Road Parallel 20-inch Water Line (Mallard Way to FM 3040)	-	-	-	720,000	-	-	-	720,000	100,000	0	-	620,000	-	-	620,000	-	-	
	Morriss Road Water Lines Phase II (FM 1171 to Eaton)	2,750,000	-	-	-	-	-	-	2,750,000	1,800,000	7	950,000	-	-	-	-	-	-	
	Morriss Road Water Lines Phase III (Eaton to Waketon Road)	350,000	3,550,000	-	-	-	-	-	3,900,000	3,500,000	0.1,2	-	400,000	400,000	-	-	-	-	
	Morriss Road Water Lines Phase IV (Waketon Road to FM 407)	-	350,000	3,650,000	-	-	-	-	4,000,000	2,950,000	0	-	1,050,000	-	1,050,000	-	-	-	
	Pressure Reducing Valves	-	-	-	-	-	-	710,000	710,000	300,000	0	-	410,000	-	-	-	-	410,000	
	Red Bud Point Water Service Relocation	1,185,000	-	-	-	-	-	-	1,185,000	410,000	2	775,000	-	-	-	-	-	-	
	Rippy Road Water line Improvements (FM 2499 to Waketon Road)	750,000	-	-	-	-	-	-	750,000	350,000	0	400,000	-	-	-	-	-	-	
	Pintail 30" Water Line (Pintail Pump Station to Morriss Road)	-	-	-	-	1,710,000	-	-	1,710,000	-	-	1,710,000	-	-	-	1,710,000	-	-	
	Royal Oaks Water Line Replacement Phase I	-	150,000	1,230,000	-	-	-	-	1,380,000	-	-	1,380,000	150,000	1,230,000	-	-	-	-	
	Scenic Drive Water Line (South of FM 1171 to River Hill Drive)	-	200,000	-	-	-	-	1,230,000	1,430,000	70,000	0	-	1,360,000	130,000	-	-	-	1,230,000	
	Sentinel Oaks Water line Replacement (Three Bridges Court to Simmons Road)	500,000	-	-	-	-	-	-	500,000	-	500,000	-	-	-	-	-	-	-	
	Stonecrest Pump Station Phase I (Auxiliary Power)	2,550,000	-	-	-	-	-	-	2,550,000	550,000	0	2,000,000	-	-	-	-	-	-	
	Stonecrest Pump Station Phase II	-	-	-	-	-	-	5,460,000	5,460,000	250,000	0	-	5,210,000	-	-	-	-	5,210,000	
	Stonecrest Pump Station Phase III	-	-	-	-	-	-	790,000	790,000	-	-	790,000	-	-	-	-	-	790,000	
	Stonehill 10MG Ground Storage Tank Rehabilitation	640,000	-	-	-	-	-	-	640,000	40,000	2	600,000	-	-	-	-	-	-	
	Stonehill Pump Station Discharge Valve Replacement	560,000	-	-	-	-	-	-	560,000	60,000	2	500,000	-	-	-	-	-	-	
	Timber Creek 20-inch Water Line	-	-	-	-	-	-	550,000	550,000	130,000	0	-	420,000	-	-	-	-	420,000	
	Timber Creek Water Line Replacement Phase I	1,000,000	-	-	-	-	-	-	1,000,000	-	1,000,000	-	-	-	-	-	-	-	
	Timber Creek Water Line Replacement Phase II	300,000	780,000	-	-	-	-	-	1,080,000	-	300,000	780,000	780,000	-	-	-	-	-	
	Timber Creek Water Line Replacement Phase III	-	-	-	1,400,000	-	-	-	1,400,000	-	-	1,400,000	-	-	1,400,000	-	-	-	
	Timber Creek Water Line Replacement Phase IV	-	-	-	-	-	-	1,350,000	1,350,000	-	-	1,350,000	-	-	-	-	-	1,350,000	
	US 377 at FM 1171 Water Line Loop/Relocation	2,909,500	2,590,500	-	-	-	-	-	5,500,000	1,610,000	0.2	2,500,000	1,390,000	1,390,000	-	-	-	-	
	US 377 / UPRR Water Line Phase II	137,620	-	2,161,000	-	-	-	1,114,000	3,412,620	87,620	0	50,000	3,275,000	-	2,161,000	-	-	1,114,000	
	Utility Asset Management & Utility Replacement	900,000	300,000	300,000	300,000	300,000	300,000	-	2,400,000	-	900,000	1,500,000	300,000	300,000	300,000	300,000	300,000	-	
	Water System Leak Detection & Repair	700,000	50,000	50,000	50,000	50,000	50,000	-	950,000	100,000	-	600,000	250,000	50,000	50,000	50,000	50,000	-	
	Water System Model Update	167,285	6,500	6,500	6,500	6,500	6,500	-	199,785	199,785	0.2,5	-	-	-	-	-	-	-	
	West Side Water Lines (East)	-	-	-	-	-	-	4,850,000	4,850,000	200,000	0	-	4,650,000	-	-	-	-	4,650,000	
	West Side Water Lines (South)	-	-	-	-	-	-	4,550,000	4,550,000	350,000	0	-	4,200,000	-	-	-	-	4,200,000	
	West Side Water Lines (West)	-	-	1,560,000	-	-	-	-	1,560,000	150,000	0	-	1,410,000	-	1,410,000	-	-	-	
	Western Operations and Maintenance Facility (Buildout)	-	-	-	100,000	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
	Westchester Water Line Replacement	-	-	-	-	1,450,000	-	-	1,450,000	-	-	1,450,000	-	-	-	1,450,000	-	-	
	Wood Creek Circle Water Line	100,000	-	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
	SUBTOTAL	\$ 30,319,405	\$ 11,942,000	\$ 12,707,500	\$ 11,026,500	\$ 5,716,500	\$ 2,556,500	\$ 71,994,000	\$ 146,262,405	\$ 25,660,405	\$ 33	\$ 18,635,000	\$ 101,967,000	\$ 6,827,000	\$ 6,751,000	\$ 2,370,000	\$ 3,510,000	\$ 350,000	\$ 82,159,000

** Project Includes ADA Improvements

- 0. Impact Fees
- 1. Grant and Interlocal Funds
- 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
- 3. Escrow
- 4. Decision Package
- 5. Developer Agreement(s)
- 6. Park Development Fund
- 7. Tax Increment Reinvestment Zone (TIRZ)
- 8. Dedicated Sales Tax
- 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

Page 22 of 31

	STORMWATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES		ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031						2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Bakers Branch Stabilization at 1600 & 1612 Strait Lane	200,000	50,000	-	-	-	-	-	250,000	250,000	2	-	\$ -	-	-	-	-	-	-
	Bakers Branch Stabilization at Cedar Bluff (Strait Lane)	-	-	-	-	75,000	-	-	75,000	75,000	2	-	\$ -	-	-	-	-	-	-
	Colonial Drive Stormwater Replacement	450,000	-	-	-	-	-	-	450,000	450,000	2	-	\$ -	-	-	-	-	-	-
	Creek Bank Stabilization at 1104 & 1108 Big Canyon Drive	175,000	-	-	200,000	-	-	-	375,000	375,000	2	-	\$ -	-	-	-	-	-	-
	Creek Bank Stabilization at 1540 Echo Bluff	-	-	-	-	75,000	-	-	75,000	75,000	2	-	\$ -	-	-	-	-	-	-
	East Waketon Road Drainage Improvements	1,210,000	-	1,670,000	200,000	-	-	-	3,080,000	1,410,000	2,4,7	-	\$ 1,670,000	-	1,670,000	-	-	-	-
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	\$ -	-	-	-	-	-	-
	McKamy Creek Stabilization & Drop Structure at 1900 Winding Creek Blvd	50,000	-	-	-	-	-	-	50,000	50,000	2	-	\$ -	-	-	-	-	-	-
	Pecan Acres Drainage Improvements	-	-	-	-	75,000	425,000	-	500,000	500,000	2	-	\$ -	-	-	-	-	-	-
	Range Wood Drive Drainage Improvements	350,000	2,060,000	-	-	-	-	-	2,410,000	2,410,000	1,2	-	\$ -	-	-	-	-	-	-
	Shoreline Drive Drainage Improvements	50,000	-	-	-	-	-	-	50,000	50,000	2	-	\$ -	-	-	-	-	-	-
	Timber Creek Stabilization at Timber Creek Road (North & South Bridges)	-	-	-	-	-	-	400,000	400,000	400,000	2	-	\$ -	-	-	-	-	-	-
	SUBTOTAL	\$ 2,535,000	\$ 2,110,000	\$ 1,670,000	\$ 400,000	\$ 225,000	\$ 425,000	\$ 400,000	\$ 7,765,000	\$ 6,095,000		\$ -	\$ 1,670,000	\$ -	\$ 1,670,000	\$ -	\$ -	\$ -	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

0

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
01/18/2022

	WASTEWATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE						
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031	
	Bakers Branch Interceptor Rehabilitation (Long Prairie Road to Lexington Avenue)	-	-	-	-	-	2,800,000	-	2,800,000	-	-	-	2,800,000	-	-	-	-	2,800,000	-
	Colonial Drive Sewer Line Replacement (Whitney Lane to Homestead Drive)	165,000	-	-	-	-	-	-	165,000	165,000	2	-	-	-	-	-	-	-	-
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-	-
	Inflow-Infiltration/Evaluation and Repair	2,480,000	250,000	250,000	250,000	250,000	250,000	-	3,730,000	330,000	2	2,150,000	1,250,000	250,000	250,000	250,000	250,000	250,000	-
	Lift Station Improvements and Decommissioning Phase II	2,550,000	-	-	-	-	-	-	2,550,000	-	-	2,550,000	-	-	-	-	-	-	-
	Lift Station Improvements and Decommissioning Phase III	564,500	2,000,000	-	-	-	-	-	2,564,500	-	-	564,500	2,000,000	2,000,000	-	-	-	-	-
	Lopo Sewer line Replacement	-	340,000	-	-	-	-	-	340,000	-	-	-	340,000	340,000	-	-	-	-	-
	Melody Court Sewer Line Replacement	-	60,000	-	-	-	-	-	60,000	60,000	2	-	-	-	-	-	-	-	-
	Lower Timber Interceptor Rehabilitation (Paisley Drive to Rockcreek Court)	-	-	1,100,000	-	-	-	-	1,100,000	-	-	-	1,100,000	-	1,100,000	-	-	-	-
	Northshore Collector Rehabilitation (Woodpark Drive to Belmont Court)	-	-	-	1,090,000	-	-	-	1,090,000	-	-	-	1,090,000	-	-	1,090,000	-	-	-
	Oak Street Lift Station and Force Main Phase IV	380,500	3,019,500	-	-	-	-	-	3,400,000	1,239,500	0,2	380,500	1,780,000	1,780,000	-	-	-	-	-
	Riverwalk Collector (Morris Rd. to Windsor Drive)	-	-	-	-	-	-	530,000	530,000	440,000	0,2	-	90,000	-	-	-	-	-	90,000
	Southside Force Main Extension	-	-	2,500,000	-	-	-	-	2,500,000	1,500,000	0	-	1,000,000	-	1,000,000	-	-	-	-
	Southside Gravity Improvements Main Improvements	-	-	-	-	3,900,000	-	-	3,900,000	1,000,000	0,3,5	-	2,900,000	-	-	-	2,900,000	-	-
	Southside Pump Upgrade	90,000	-	590,000	-	-	-	-	680,000	390,000	0,5	-	290,000	-	290,000	-	-	-	-
	Spring Meadow Lane Sewer Line Replacement	1,540,000	-	-	-	-	-	-	1,540,000	-	-	1,540,000	-	-	-	-	-	-	-
	Sunrise Circle Wastewater Connection	-	150,000	1,120,000	-	-	-	-	1,270,000	150,000	2	-	1,120,000	-	1,120,000	-	-	-	-
	Timber Creek Park Collector Rehabilitation (Hanover Drive to Timber Creek Road)	-	-	-	440,000	-	-	-	440,000	-	-	-	440,000	-	-	440,000	-	-	-
	Timber Creek Trunk Line (Morris Road to Rawlings Street)	875,000	-	-	-	-	-	-	875,000	-	-	875,000	-	-	-	-	-	-	-
	Timberview Trunk Line Rehabilitation (Timberview Drive to Morris Road)	-	-	-	-	550,000	-	-	550,000	-	-	-	550,000	-	-	-	550,000	-	-
	Upper Timber Interceptor (College Parkway to Pecan Drive)	-	-	-	480,000	-	-	-	480,000	-	-	-	480,000	-	-	480,000	-	-	-
	Upper Timber Interceptor (Morris Road to One Place Lane)	-	400,000	4,200,000	-	-	-	-	4,600,000	400,000	2	-	4,200,000	-	4,200,000	-	-	-	-
	Upper Timber Interceptor Rehabilitation (One Place Lane to Buckthorn Court)	-	-	-	-	-	430,000	-	430,000	-	-	-	430,000	-	-	-	-	430,000	-
	Wastewater System Model Update	237,285	6,500	6,500	6,500	6,500	6,500	-	269,785	269,785	0,5	-	-	-	-	-	-	-	-
	Wastewater Treatment Plant Master Plan	430,000	-	-	-	-	-	-	430,000	430,000	0	-	-	-	-	-	-	-	-
	Wastewater Treatment Plant Rehabilitation Phase V (Sludge Holding and Thickening)	11,800,000	-	-	-	-	-	-	11,800,000	-	-	11,800,000	-	-	-	-	-	-	-
	Wastewater Treatment Plant Rehabilitation Phase VI (Thermal Drying)	-	-	-	-	-	-	13,000,000	13,000,000	-	-	-	13,000,000	-	-	-	-	-	13,000,000
	Wastewater Treatment Plant Rehabilitation Phase VII (Phosphorus Removal)	-	-	-	-	-	-	1,000,000	1,000,000	-	-	-	1,000,000	-	-	-	-	-	1,000,000
	Wastewater Treatment Plant Ultraviolet System Update	3,000,000	-	-	-	-	-	-	3,000,000	250,000	2	2,750,000	-	-	-	-	-	-	-
	Wellington Interceptor Rehabilitation (Brookville Lane to Garden Road)	-	-	-	-	390,000	-	-	390,000	-	-	-	390,000	-	-	-	390,000	-	-
	Wood Creek Circle Sewer Line	100,000	-	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	-
	Yucca Lift Station Auxiliary Power	-	100,000	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	-
SUBTOTAL		\$ 24,262,285	\$ 6,326,000	\$ 9,766,500	\$ 2,266,500	\$ 5,096,500	\$ 3,486,500	\$ 14,530,000	\$ 65,734,285	\$ 6,874,285		\$ 22,610,000	\$ 36,250,000	\$ 4,370,000	\$ 7,960,000	\$ 2,260,000	\$ 4,090,000	\$ 3,480,000	\$ 14,090,000
GRAND TOTAL UTILITY FUND		\$ 57,116,690	\$ 20,378,000	\$ 24,144,000	\$ 13,693,000	\$ 11,038,000	\$ 6,468,000	\$ 86,924,000	\$ 219,761,690	\$ 38,629,690		\$ 41,245,000	\$ 139,887,000	\$ 11,197,000	\$ 16,381,000	\$ 4,630,000	\$ 7,600,000	\$ 3,830,000	\$ 96,249,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	STREET PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Aberdeen Drive Phase II (2 additional Lanes FM 2499 to 700 ft. North of Spinks) **	-	836,000	1,264,000	-	-	-	-	2,100,000	2,100,000	0,1,5	-	-	-	-	-	-	-
	ADA Transition Plan and Implementation **	1,448,000	150,000	150,000	150,000	150,000	150,000	-	2,198,000	463,000	2,4	1,135,000	600,000	-	150,000	150,000	150,000	150,000
	Bruton Orand Boulevard at FM 1171 Right Turn Lane (Northbound)	550,000	-	-	-	-	-	-	550,000	170,000	2,4	380,000	-	-	-	-	-	-
	Cowboy Lane **	-	-	-	-	-	-	433,337	433,337	193,337	3	240,000	-	-	-	-	-	240,000
	Denton Creek Boulevard (I-35W to FM 1171) **	-	-	4,323,000	-	-	-	22,392,000	26,715,000	24,201,000	0	2,514,000	-	2,514,000	-	-	-	-
	Denton Creek Boulevard Bridge (Graham Branch crossing) **	310,000	-	6,747,000	-	-	-	-	7,057,000	1,650,000	0,1	5,407,000	-	5,407,000	-	-	-	-
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-
	FM 1171 at FM 2499 Westbound Right Turn Lane **	308,331	-	-	-	-	-	-	308,331	308,331	7	-	-	-	-	-	-	-
	FM 2499 at FM 3040 Intersection Improvements **	450,000	2,550,000	-	-	-	-	-	3,000,000	3,000,000	0,2	-	-	-	-	-	-	-
	FM 2499 at FM 407 Intersection Improvements **	-	300,000	-	-	-	-	-	300,000	300,000	2	-	-	-	-	-	-	-
	FM 2499 at Waketon Road Intersection Improvements **	1,900,000	-	-	-	-	-	-	1,900,000	1,300,000	7,8	600,000	-	-	-	-	-	-
	FM 2499 Roadway, Traffic Signal, and Drainage **	8,200,000	-	-	-	-	-	-	8,200,000	7,000,000	1	1,200,000	-	-	-	-	-	-
	Garden Ridge Road Through Lane (at FM 3040) **	610,000	-	-	-	-	-	-	610,000	610,000	0,4	-	-	-	-	-	-	-
	Greenway Rural Arterial Connector 1 (US 377 to FM 1171) **	-	-	-	-	-	-	22,005,000	22,005,000	11,005,000	0	11,000,000	-	-	-	-	-	11,000,000
	Kirkpatrick Lane Phase III (South of FM 1171) **	-	-	800,000	7,918,000	-	-	-	8,718,000	5,025,000	0,1	3,693,000	-	-	3,693,000	-	-	-
	Lakeside Parkway Capacity Improvements **	-	-	540,000	8,000,000	-	-	-	8,540,000	8,540,000	0,1,3	-	-	-	-	-	-	-
	Lusk Lane / Red Rock Lane East-West Connector	-	-	-	-	-	-	14,401,000	14,401,000	2,300,000	0,2	12,101,000	-	-	-	-	-	12,101,000
	Peters Colony Road Roundabout **	1,110,000	-	-	-	-	-	-	1,110,000	1,110,000	2,4	-	-	-	-	-	-	-
	Retaining Wall at the Mound	-	300,000	-	-	-	-	-	300,000	300,000	4	-	-	-	-	-	-	-
	Rippy Road (Waketon to FM 2499)**	5,350,000	-	-	-	-	-	-	5,350,000	4,931,000	2,4,7	419,000	-	-	-	-	-	-
	Roadway Amenities	773,083	90,000	90,000	90,000	90,000	90,000	-	1,223,083	758,083	2,4	105,000	360,000	90,000	90,000	90,000	90,000	-
	Rural Connector (Dunham Road to Greenway Rural Arterial Connector 1)	-	-	-	-	-	-	9,933,000	9,933,000	4,000,000	0	5,933,000	-	-	-	-	-	5,933,000
	Shiloh Road Improvements (North of FM 1171) **	-	-	505,000	-	-	-	6,100,000	6,605,000	505,000	1	6,100,000	-	-	-	-	-	6,100,000
	Sidewalk Links **	1,411,000	150,000	-	-	-	-	-	1,561,000	1,561,000	2,4	-	-	-	-	-	-	-
	Stonecrest Road (FM 1171 to Canyon Falls Boulevard)	-	-	8,574,000	-	-	-	-	8,574,000	74,000	0	8,500,000	-	-	-	-	-	8,500,000
	Street Light Improvements	230,000	115,000	-	-	-	-	-	345,000	345,000	4	-	-	-	-	-	-	-
	Urban Collector Loop (Stonecrest Road to FM 1171)	-	-	-	-	-	-	15,572,000	15,572,000	8,572,000	0	7,000,000	-	-	-	-	-	7,000,000
	Urban Minor Arterial with Bike Lane 1 (US 377 to Denton Creek Boulevard)	-	-	-	-	-	-	4,444,000	4,444,000	2,444,000	0	2,000,000	-	-	-	-	-	2,000,000
	Urban Minor Arterial with Bike Lane 2 (Denton Creek Boulevard to West Town Limit)	-	-	-	-	-	-	3,512,000	3,512,000	1,512,000	0	2,000,000	-	-	-	-	-	2,000,000
	US 377 Overpass at FM 1171 (Rock Cladding)	350,000	-	-	-	-	-	-	350,000	350,000	4	-	-	-	-	-	-	-
	Waketon Road **	8,466,905	-	-	-	-	-	-	8,466,905	8,236,905	1,3,5,7	230,000	-	-	-	-	-	-
	Waketon/College Connector **	-	-	-	-	-	-	1,353,000	1,353,000	553,000	0	800,000	-	-	-	-	-	800,000
	Walsingham Drive (Scenic / Flower Mound Road Connector)	-	2,000,000	-	-	-	-	-	2,000,000	2,000,000	0,2	-	-	-	-	-	-	-
	SUBTOTAL	\$ 31,517,319	\$ 6,491,000	\$ 22,993,000	\$ 16,158,000	\$ 240,000	\$ 240,000	\$ 100,145,337	\$ 177,784,656	\$ 105,467,656	\$ 30	\$ 4,069,000	\$ 68,248,000	\$ -	\$ 8,161,000	\$ 3,933,000	\$ 240,000	\$ 240,000 \$ 55,674,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	SIGNAL PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Bruton Orand Boulevard at Kenwood Drive **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Bruton Orand Boulevard at Quail Run Road**	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	College Parkway at Timber Creek **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	FM 1171 at Canyon Falls Drive **	-	450,000	-	-	-	-	-	450,000	450,000	0,1	-	-	-	-	-	-	-
	FM 2499 at Northshore Boulevard **	-	-	400,000	-	-	-	-	400,000	400,000	4	-	-	-	-	-	-	-
	Garden Ridge Boulevard at Forest Vista Drive **	-	375,000	-	-	-	-	-	375,000	375,000	0,1	-	-	-	-	-	-	-
	Garden Ridge Boulevard at Kirkpatrick Lane **	-	-	400,000	-	-	-	-	400,000	400,000	0,4	-	-	-	-	-	-	-
	Gerault Road at Old Gerault Road **	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Lakeside Parkway at Silveron Boulevard **	-	-	-	-	-	-	400,000	400,000	400,000	0,4,5	-	-	-	-	-	-	-
	Morriss Road at Eaton **	-	-	-	400,000	-	-	-	400,000	400,000	4	-	-	-	-	-	-	-
	Peters Colony Road at Churchill Drive**	-	-	-	-	-	-	400,000	400,000	400,000	0,4	-	-	-	-	-	-	-
	Signal Rehabilitation - FM2499 at Firewheel Drive	-	200,000	-	-	-	-	-	200,000	200,000	4	-	-	-	-	-	-	-
	Traffic Detection Rehabilitation **	900,000	150,000	150,000	150,000	150,000	150,000	-	1,650,000	425,000	2,4	625,000	600,000	-	150,000	150,000	150,000	150,000
	Traffic Signal Preemption Upgrade	-	-	-	-	-	-	350,000	350,000	350,000	4	-	-	-	-	-	-	-
	US 377 at Canyon Falls Drive **	730,000	-	-	-	-	-	-	730,000	730,000	0,1,2,4,9	-	-	-	-	-	-	-
	SUBTOTAL	\$ 1,630,000	\$ 1,175,000	\$ 950,000	\$ 550,000	\$ 150,000	\$ 150,000	\$ 2,750,000	\$ 7,355,000	\$ 6,130,000		\$ 625,000	\$ 600,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	STREET RECONSTRUCTION PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Blue Ridge Trail Reconstruction (Branchwood Trail to Country Meadows Drive)	1,010,000	-	-	-	-	-	-	1,010,000	1,010,000	8	-	-	-	-	-	-	-
	Colonial Drive Reconstruction Phase II (Whitney Lane to Homestead Drive)	1,880,000	-	-	-	-	-	-	1,880,000	1,880,000	8	-	-	-	-	-	-	-
	Edgefield Trail Reconstruction (Wood Creek Drive to Timber Valley Drive)	1,410,000	-	-	-	-	-	-	1,410,000	1,410,000	8	-	-	-	-	-	-	-
	Flower Mound Road Reconstruction Phase II (Old Settlers Road to Bruton Orand Boulevard) **	-	-	-	-	-	-	2,344,000	2,344,000	2,344,000	8	-	-	-	-	-	-	-
	Forest Vista Drive Reconstruction Phase II (Morriss Road to Chancellor Drive) **	2,735,000	-	-	-	-	-	-	2,735,000	2,735,000	8	-	-	-	-	-	-	-
	Grady Court Reconstruction (Homestead Street to Cul-de-sac)	675,000	-	-	-	-	-	-	675,000	675,000	8	-	-	-	-	-	-	-
	Lakeside Parkway Panel Replacements (FM 2499 to Town Limits)	-	-	2,500,000	-	-	-	-	2,500,000	2,500,000	8	-	-	-	-	-	-	-
	Lopo Road Reconstruction	-	940,000	-	-	-	-	-	940,000	940,000	8	-	-	-	-	-	-	-
	Marcus Drive Reconstruction (Christy Court to Colony Street)	-	-	-	-	-	1,170,000	-	1,170,000	1,170,000	8	-	-	-	-	-	-	-
	Melody Court Reconstruction	-	300,000	-	-	-	-	-	300,000	300,000	2	-	-	-	-	-	-	-
	Old Gerault Road Reconstruction	370,000	300,000	-	-	-	-	1,200,000	1,870,000	670,000	2,8	1,200,000	-	-	-	-	-	1,200,000
	Pavement Analysis	150,000	-	-	-	-	-	-	150,000	150,000	8	-	-	-	-	-	-	-
	Timber Creek Road at College Parkway Intersection Reconstruction **	-	600,000	-	-	-	-	-	600,000	600,000	2,8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase II (5000 Timbercreek Road to Homestead Street) **	-	-	250,000	2,000,000	-	-	-	2,250,000	2,250,000	8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase III (Homestead Street to Kirkpatrick Lane) **	-	-	-	300,000	2,925,000	-	-	3,225,000	3,225,000	8	-	-	-	-	-	-	-
	Timber Creek Road Reconstruction Phase IV (Timber Creek Bridge to Eaton) **	-	-	-	-	-	-	3,600,000	3,600,000	3,600,000	8	-	-	-	-	-	-	-
	Wood Creek Circle Reconstruction (Wood Creek Drive to Cul-de-Sac) **	500,000	-	-	-	-	-	-	500,000	500,000	8	-	-	-	-	-	-	-
	SUBTOTAL	\$ 8,730,000	\$ 2,140,000	\$ 2,750,000	\$ 2,300,000	\$ 2,925,000	\$ 1,170,000	\$ 7,144,000	\$ 27,159,000	\$ 25,959,000		\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	FACILITY PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Fire Station No. 6 and Apparatus (West Flower Mound) **	-	-	-	-	-	-	11,422,000	11,422,000	-		-	11,422,000	-	700,000	10,722,000	-	-
	Fire Station No. 7 and Apparatus (Wichita Trail) **	7,770,000	-	-	-	-	-	-	7,770,000	1,250,000	4	6,520,000	-	-	-	-	-	-
	Gibson-Grant Historic Cabin Restoration **	1,650,593	-	-		-	-	-	1,650,593	1,562,593	1.2	88,000	-	-	-	-	-	-
	Joint Fire Training Facility	-	2,013,494	-	-	-	-	-	2,013,494	2,013,494	1.2	-	-	-	-	-	-	-
	SUBTOTAL	\$ 9,420,593	\$ 2,013,494	\$ -	\$ -	\$ -	\$ -	\$ 11,422,000	\$ 22,856,087	\$ 4,826,087		\$ 6,608,000	\$ 11,422,000	\$ -	\$ 700,000	\$ 10,722,000	\$ -	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	PARK PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	2020-21 Playground Replacements (Grand Park- Pavilion, Picnic tables, Grill, Trash, Grass Volleyball w/ Irrigation) **	350,000		-	-	-	-	-	350,000	350,000	8	-	-	-	-	-	-	-
	2021-22 Playground Replacements (Peacock Park) **	-	250,000	-	-	-	-	-	250,000	250,000	8	-	-	-	-	-	-	-
	2022-23 Playground Replacements (Cortadera, Wilkerson, Possum) **	-	-	750,000	-	-	-	-	750,000	750,000	8	-	-	-	-	-	-	-
	2023-24 Playground Replacements (Northshore, Jakes Hilltop, Rustic Timbers) **	-	-	-	750,000	-	-	-	750,000	750,000	8	-	-	-	-	-	-	-
	2024-25 Playground Replacements (Thrush & Westchester) **	-	-	-	-	500,000	-	-	500,000	500,000	8	-	-	-	-	-	-	-
	Bakersfield Park Improvements Phase I	-	-	1,500,000	-	-	-	-	1,500,000	1,500,000	8	-	-	-	-	-	-	-
	Bakersfield Park Improvements Phase II	-	-	-	1,500,000	-	-	-	1,500,000	1,500,000	8	-	-	-	-	-	-	-
	Canyon Falls Park	3,150,000	-	-	-	-	-	-	3,150,000	3,150,000	2,6,8	-	-	-	-	-	-	-
	Chinn Chapel (Design Fees, ADA, drainage, & fence improvements, landscaping)	-	650,000	-	-	-	-	-	650,000	650,000	8	-	-	-	-	-	-	-
	Colony Park Improvements (Renovate basketball pad & practice infield, trail improvements, trees, irrigation)	-	-	-	-	-	250,000	-	250,000	250,000	8	-	-	-	-	-	-	-
	Dixon Park Improvements (add Pavilion, & Amenities)	-	-	100,000	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Dunham Ranch Master Plan	-	100,000	-	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Dunham Master Design	-	-	560,000	-	-	-	-	560,000		-	560,000	-	560,000	-	-	-	-
	Dunham Ranch Construction	-	-	-	8,000,000	-	-	-	8,000,000		-	8,000,000	-	-	8,000,000	-	-	-
	Gerault Park Improvements - Renovate MP fields, Pavilion Update, add electicity, new grills, trash receptacles, picnic tables **	-	450,000	-	-	-	-	-	450,000	450,000	8	-	-	-	-	-	-	-
	Gerault Park,- Retro fit Ballfield and area lighting to LED	-	-	-	-	1,000,000	-	-	1,000,000	1,000,000	8	-	-	-	-	-	-	-
	Glenwick Park Upgrade (LED Lighting for Baseball/Tennis, Landscaping, and Irrigation)	-	250,000	-	-	-	-	-	250,000	250,000	8	-	-	-	-	-	-	-
	Heritage Park Improvements - Utilities, lighting improvements; outdoor fitness sytem; Upgrade surface at Fort Wildflower Playground; Shade over playground; security lighting at playground and fitness equipment; Life Floor safety surfacing at splashpad	700,000	-	-	-	-	-	-	700,000	700,000	8	-	-	-	-	-	-	-
	Hound Mound Parking and Restroom **	810,000	50,000	-	-	-	-	-	860,000	860,000	2,6	-	-	-	-	-	-	-
	Individual Park Improvements (Bluebonnet) **	-	-	-	-	100,000	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Individual Park Improvements (Resurface playgrounds at Culwell, Shadow Ridge, Prairie Creek, Lone Tree & Colony)	-	550,000	-	-	-	-	-	550,000	550,000	8	-	-	-	-	-	-	-
	Leonard & Helen Johns Park - ADA accessibility, Upgrade Tennis Court LED Lighting & Controls, Landscaping**	-	225,000	-	-	-	-	-	225,000	225,000	8	-	-	-	-	-	-	-
	Park and Trail Amenities	660,000	50,000	50,000	50,000	50,000	50,000	-	910,000	910,000	6,8	-	-	-	-	-	-	-
	Parks & Recreation Master Plan	-	-	-	-	-	300,000	-	300,000	300,000	6,8	-	-	-	-	-	-	-
	Parker Square Park - Lifecycle replacement of amenities	-	-	-	-	50,000	-	-	50,000	50,000	6,8	-	-	-	-	-	-	-
	Peters Colony Memorial Park	2,955,000	-	-	-	-	-	-	2,955,000	2,955,000	1,2,6,8	-	-	-	-	-	-	-
	Pink Evening Primrose Trail Connection (Bridge & Trail, from Gaston Park to Timber Trails Park)	915,000	-	-	-	-	-	-	915,000	915,000	1,6,7	-	-	-	-	-	-	-
	Post Oak Park Improvements - signage (wayfinding & Interpretive), trail improvements, remove shallow stock pond, playground additions, add restroom, LED lighting in parking area	-	-	-	-	700,000	-	-	700,000	700,000	8	-	-	-	-	-	-	-
	Prairie Trail Park Master Plan	-	-	-	-	-	60,000	-	60,000	60,000	8	-	-	-	-	-	-	-
	Rheudasil Park Improvements	2,900,000	-	-	-	-	-	-	2,900,000	2,900,000	6,8	-	-	-	-	-	-	-
	Spring Lake Park Improvements- Drainage/sidewalk repairs, landscaping, adult fitness, site amenities, replace gazebo, lighting upgrades**	-	-	-	275,000	-	-	-	275,000	275,000	8	-	-	-	-	-	-	-
	Spring Meadow Park Improvements - looped trail; pavilion w picnic tabels, grill, trash cans; trees and Irrigation	-	-	-	200,000	-	-	-	200,000	200,000	8	-	-	-	-	-	-	-
	Tealwood Oaks Park - ADA accessibility; pavilion w 2 picnic tables, grill; upgrade bridges & amenities	-	400,000	-	-	-	-	-	400,000	400,000	8	-	-	-	-	-	-	-
	Tennis Center - Feasibility Study	50,000	-	-	-	-	-	-	50,000	50,000	8	-	-	-	-	-	-	-
	Tennis Center - Design	-	400,000	-	-	-	-	-	400,000	400,000	6	-	-	-	-	-	-	-
	Tennis Center - Construction	-	-	5,000,000	-	-	-	-	5,000,000		-	5,000,000	-	5,000,000	-	-	-	-
	Town Lake Property - Master Plan (Toll Brothers Dedication)	100,000	-	-	-	-	-	-	100,000	100,000	8	-	-	-	-	-	-	-
	Trails Master Plan	300,000	-	-	-	-	-	-	300,000	300,000	8	-	-	-	-	-	-	-
	Trails Master Plan - Implementation	-	250,000	250,000	250,000	250,000	250,000	-	1,250,000	1,250,000	2,8	-	-	-	-	-	-	-
	Twin Coves Park - Phase II Design	-	-	-	-	-	350,000	-	350,000	350,000	8	-	-	-	-	-	-	-
SUBTOTAL		\$ 12,890,000	\$ 3,625,000	\$ 8,210,000	\$ 11,025,000	\$ 2,650,000	\$ 1,260,000	\$ -	\$ 39,660,000	\$ 26,100,000		\$ -	\$ 13,560,000	\$ -	\$ 5,560,000	\$ 8,000,000	\$ -	\$ -
GRAND TOTAL GENERAL FUND		\$ 64,187,912	\$ 15,444,494	\$ 34,903,000	\$ 30,033,000	\$ 5,965,000	\$ 2,820,000	\$121,461,337	\$274,814,743	\$168,482,743		\$ 11,302,000	\$ 95,030,000	\$ -	\$ 14,571,000	\$ 22,805,000	\$ 390,000	\$ 56,874,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
POSITIVE YEAR CIP PLAN
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	WATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE						
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031	
	Aberdeen Water Line (FM 2499 to Lake Forest Boulevard)	300,000	-	-	-	-	-	-	300,000	190,000	0	110,000	-	-	-	-	-	-	
	Canyon Falls 20-Inch Water Line	2,660,000	-	-	-	-	-	-	2,660,000	960,000	0	1,700,000	-	-	-	-	-	-	
	Cowboy Lane Water Line	-	-	-	-	-	-	930,000	930,000	175,000	0.3	-	755,000	-	-	-	-	755,000	
	Denton Creek Boulevard 12-Inch Water Line	200,000	-	1,100,000	-	-	-	-	1,300,000	1,300,000	0.5	-	-	-	-	-	-	-	
	Denton Creek Spine Road 12-inch Water Line	450,000	-	600,000	-	-	-	2,160,000	3,210,000	500,000	0	-	2,710,000	-	550,000	-	-	2,160,000	
	Denton Creek Water Reuse - Pump Station and Ground Storage Tanks	-	-	-	-	-	-	7,900,000	7,900,000	300,000	0	-	7,600,000	-	-	-	-	7,600,000	
	Denton Creek Water Reuse - Reuse Waterlines	650,000	-	1,100,000	-	-	-	18,440,000	20,190,000	1,750,000	0	-	18,440,000	-	-	-	-	18,440,000	
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-	
	Emergency Preparedness Plan	-	50,000	-	-	-	-	-	50,000	50,000	2	-	-	-	-	-	-	-	
	FM 1171 to US 377 Water Line Phase II	-	-	-	-	-	-	6,400,000	6,400,000	290,000	0	-	6,110,000	-	-	-	-	6,110,000	
	FM 2499 12-Inch Water Line Phase I (Dixon Lane to South of FM 1171)	3,200,000	-	-	-	-	-	-	3,200,000	2,300,000	0.7	900,000	-	-	-	-	-	-	
	Forest Vista Drive Water Line	210,000	-	-	-	-	-	-	210,000	210,000	2	-	-	-	-	-	-	-	
	Garden Ridge Boulevard Water Line Phase II (South of Kirkpatrick Lane)	1,000,000	-	-	-	-	-	-	1,000,000	1,000,000	0.2	-	-	-	-	-	-	-	
	Grady Court Water Line	150,000	-	-	-	-	-	-	150,000	150,000	2	-	-	-	-	-	-	-	
	High Road Water Line Replacement Phase II	350,000	2,850,000	-	-	-	-	-	3,200,000	-	350,000	2,850,000	2,850,000	-	-	-	-	-	
	High Road Water Line Replacement Phase III	1,500,000	-	-	-	-	-	-	1,500,000	-	1,500,000	-	-	-	-	-	-	-	
	Hillside Water Line Connection	200,000	140,000	-	-	-	-	-	340,000	340,000	2	-	-	-	-	-	-	-	
	Kirkpatrick Lane 12-Inch Water Line Phase III (South of FM1171)	-	-	-	450,000	-	-	-	450,000	450,000	0	-	-	-	-	-	-	-	
	Kirkpatrick Lane 12-Inch Water Line Phase II (Valley Ridge to FM1171)	1,400,000	-	-	-	-	-	-	1,400,000	700,000	0.2	700,000	-	-	-	-	-	-	
	Lake Forest Boulevard 12-inch Water Line (FM 3040 to Spinks Road)	-	500,000	-	-	-	-	1,260,000	1,760,000	88,000	0	-	1,672,000	412,000	-	-	-	1,260,000	
	Lakeside Water Reuse - Pump Station and Ground Storage Tanks	-	-	650,000	6,000,000	-	-	-	6,650,000	650,000	0	-	6,000,000	-	-	-	-	6,000,000	
	Lakeside Water Reuse - Reuse Waterlines	-	-	300,000	2,000,000	2,200,000	2,200,000	10,050,000	16,750,000	300,000	0	-	16,450,000	-	-	-	-	16,450,000	
	Lopo Water line Replacement	-	365,000	-	-	-	-	-	365,000	-	-	365,000	365,000	-	-	-	-	-	
	Lusk Lane / Red Rock East-West Connector	-	-	-	-	-	-	4,250,000	4,250,000	240,000	0	-	4,010,000	-	-	-	-	4,010,000	
	Melody Court Water Line Replacement	-	60,000	-	-	-	-	-	60,000	60,000	2	-	-	-	-	-	-	-	
	Morriss Road 20-Inch Water Line (Forest Vista Drive to Lake Bluff Drive)	2,500,000	-	-	-	-	-	-	2,500,000	200,000	2	2,300,000	-	-	-	-	-	-	
	Morriss Road Parallel 20-inch Water Line (Mallard Way to FM 3040)	-	-	-	720,000	-	-	-	720,000	100,000	0	-	620,000	-	-	620,000	-	-	
	Morriss Road Water Lines Phase II (FM 1171 to Eaton)	2,750,000	-	-	-	-	-	-	2,750,000	1,800,000	7	950,000	-	-	-	-	-	-	
	Morriss Road Water Lines Phase III (Eaton to Waketon Road)	350,000	3,550,000	-	-	-	-	-	3,900,000	3,500,000	0.1,2	-	400,000	400,000	-	-	-	-	
	Morriss Road Water Lines Phase IV (Waketon Road to FM 407)	-	350,000	3,650,000	-	-	-	-	4,000,000	2,950,000	0	-	1,050,000	-	1,050,000	-	-	-	
	Pressure Reducing Valves	-	-	-	-	-	-	710,000	710,000	300,000	0	-	410,000	-	-	-	-	410,000	
	Red Bud Point Water Service Relocation	1,185,000	-	-	-	-	-	-	1,185,000	410,000	2	775,000	-	-	-	-	-	-	
	Rippy Road Water line Improvements (FM 2499 to Waketon Road)	750,000	-	-	-	-	-	-	750,000	350,000	0	400,000	-	-	-	-	-	-	
	Pintail 30" Water Line (Pintail Pump Station to Morriss Road)	-	-	-	-	1,710,000	-	-	1,710,000	-	-	1,710,000	-	-	-	1,710,000	-	-	
	Royal Oaks Water Line Replacement Phase I	-	150,000	1,230,000	-	-	-	-	1,380,000	-	-	1,380,000	150,000	1,230,000	-	-	-	-	
	Scenic Drive Water Line (South of FM 1171 to River Hill Drive)	-	200,000	-	-	-	-	1,230,000	1,430,000	70,000	0	-	1,360,000	130,000	-	-	-	1,230,000	
	Sentinel Oaks Water line Replacement (Three Bridges Court to Simmons Road)	500,000	-	-	-	-	-	-	500,000	-	500,000	-	-	-	-	-	-	-	
	Stonecrest Pump Station Phase I (Auxiliary Power)	2,550,000	-	-	-	-	-	-	2,550,000	550,000	0	2,000,000	-	-	-	-	-	-	
	Stonecrest Pump Station Phase II	-	-	-	-	-	-	5,460,000	5,460,000	250,000	0	-	5,210,000	-	-	-	-	5,210,000	
	Stonecrest Pump Station Phase III	-	-	-	-	-	-	790,000	790,000	-	-	790,000	-	-	-	-	-	790,000	
	Stonehill 10MG Ground Storage Tank Rehabilitation	640,000	-	-	-	-	-	-	640,000	40,000	2	600,000	-	-	-	-	-	-	
	Stonehill Pump Station Discharge Valve Replacement	560,000	-	-	-	-	-	-	560,000	60,000	2	500,000	-	-	-	-	-	-	
	Timber Creek 20-inch Water Line	-	-	-	-	-	-	550,000	550,000	130,000	0	-	420,000	-	-	-	-	420,000	
	Timber Creek Water Line Replacement Phase I	1,000,000	-	-	-	-	-	-	1,000,000	-	1,000,000	-	-	-	-	-	-	-	
	Timber Creek Water Line Replacement Phase II	300,000	780,000	-	-	-	-	-	1,080,000	-	300,000	780,000	780,000	-	-	-	-	-	
	Timber Creek Water Line Replacement Phase III	-	-	-	1,400,000	-	-	-	1,400,000	-	-	1,400,000	-	-	1,400,000	-	-	-	
	Timber Creek Water Line Replacement Phase IV	-	-	-	-	-	-	1,350,000	1,350,000	-	-	1,350,000	-	-	-	-	-	1,350,000	
	US 377 at FM 1171 Water Line Loop/Relocation	2,909,500	2,590,500	-	-	-	-	-	5,500,000	1,610,000	0.2	2,500,000	1,390,000	1,390,000	-	-	-	-	
	US 377 / UPRR Water Line Phase II	137,620	-	2,161,000	-	-	-	1,114,000	3,412,620	87,620	0	50,000	3,275,000	-	2,161,000	-	-	1,114,000	
	Utility Asset Management & Utility Replacement	900,000	300,000	300,000	300,000	300,000	300,000	-	2,400,000	-	900,000	1,500,000	300,000	300,000	300,000	300,000	300,000	-	
	Water System Leak Detection & Repair	700,000	50,000	50,000	50,000	50,000	50,000	-	950,000	100,000	-	600,000	250,000	50,000	50,000	50,000	50,000	-	
	Water System Model Update	167,285	6,500	6,500	6,500	6,500	6,500	-	199,785	199,785	0.2,5	-	-	-	-	-	-	-	
	West Side Water Lines (East)	-	-	-	-	-	-	4,850,000	4,850,000	200,000	0	-	4,650,000	-	-	-	-	4,650,000	
	West Side Water Lines (South)	-	-	-	-	-	-	4,550,000	4,550,000	350,000	0	-	4,200,000	-	-	-	-	4,200,000	
	West Side Water Lines (West)	-	-	1,560,000	-	-	-	-	1,560,000	150,000	0	-	1,410,000	-	1,410,000	-	-	-	
	Western Operations and Maintenance Facility (Buildout)	-	-	-	100,000	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
	Westchester Water Line Replacement	-	-	-	-	1,450,000	-	-	1,450,000	-	-	1,450,000	-	-	-	1,450,000	-	-	
	Wood Creek Circle Water Line	100,000	-	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
	SUBTOTAL	\$ 30,319,405	\$ 11,942,000	\$ 12,707,500	\$ 11,026,500	\$ 5,716,500	\$ 2,556,500	\$ 71,994,000	\$ 146,262,405	\$ 25,660,405	\$ 33	\$ 18,635,000	\$ 101,967,000	\$ 6,827,000	\$ 6,751,000	\$ 2,370,000	\$ 3,510,000	\$ 350,000	\$ 82,159,000

** Project Includes ADA Improvements

- 0. Impact Fees
- 1. Grant and Interlocal Funds
- 2. Other Sources (Proj. Sav., Fund Bal., 380, Interest Inc.)
- 3. Escrow
- 4. Decision Package
- 5. Developer Agreement(s)
- 6. Park Development Fund
- 7. Tax Increment Reinvestment Zone (TIRZ)
- 8. Dedicated Sales Tax
- 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	STORMWATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE					
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031
	Bakers Branch Stabilization at 1600 & 1612 Strait Lane	200,000	50,000	-	-	-	-	-	250,000	250,000	2	\$ -	-	-	-	-	-	-
	Bakers Branch Stabilization at Cedar Bluff (Strait Lane)	-	-	-	-	75,000	-	-	75,000	75,000	2	\$ -	-	-	-	-	-	-
	Colonial Drive Stormwater Replacement	450,000	-	-	-	-	-	-	450,000	450,000	2	\$ -	-	-	-	-	-	-
	Creek Bank Stabilization at 1104 & 1108 Big Canyon Drive	175,000	-	-	200,000	-	-	-	375,000	375,000	2	\$ -	-	-	-	-	-	-
	Creek Bank Stabilization at 1540 Echo Bluff	-	-	-	-	75,000	-	-	75,000	75,000	2	\$ -	-	-	-	-	-	-
	East Waketon Road Drainage Improvements	1,210,000	-	1,670,000	200,000	-	-	-	3,080,000	1,410,000	2,4,7	\$ 1,670,000	-	1,670,000	-	-	-	-
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	\$ -	-	-	-	-	-	-
	McKamy Creek Stabilization & Drop Structure at 1900 Winding Creek Blvd	50,000	-	-	-	-	-	-	50,000	50,000	2	\$ -	-	-	-	-	-	-
	Pecan Acres Drainage Improvements	-	-	-	-	75,000	425,000	-	500,000	500,000	2	\$ -	-	-	-	-	-	-
	Range Wood Drive Drainage Improvements	350,000	2,060,000	-	-	-	-	-	2,410,000	2,410,000	1,2	\$ -	-	-	-	-	-	-
	Shoreline Drive Drainage Improvements	50,000	-	-	-	-	-	-	50,000	50,000	2	\$ -	-	-	-	-	-	-
	Timber Creek Stabilization at Timber Creek Road (North & South Bridges)	-	-	-	-	-	-	400,000	400,000	400,000	2	\$ -	-	-	-	-	-	-
	SUBTOTAL	\$ 2,535,000	\$ 2,110,000	\$ 1,670,000	\$ 400,000	\$ 225,000	\$ 425,000	\$ 400,000	\$ 7,765,000	\$ 6,095,000		\$ -	\$ 1,670,000	\$ -	\$ 1,670,000	\$ -	\$ -	\$ -

*General Obligation Bonds
** Project Includes ADA Improvements

0

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

TOWN OF FLOWER MOUND
SUMMARY OF FIVE YEAR CIP PLAN
FY 2021-2022 Amendment 2
1/18/2022

	WASTEWATER PROJECTS	PRIOR FISCAL YEARS	CONSTRUCTION SCHEDULE						TOTAL PROJECT COSTS	OTHER SOURCES	ISSUED DEBT GO's & CO's	NEW DEBT	DEBT SCHEDULE						
			2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031					2021- 2022	2022- 2023	2023- 2024	2024- 2025	2025- 2026	2026- 2031	
	Bakers Branch Interceptor Rehabilitation (Long Prairie Road to Lexington Avenue)	-	-	-	-	-	2,800,000	-	2,800,000	-	-	2,800,000	-	-	-	-	2,800,000	-	
	Colonial Drive Sewer Line Replacement (Whitney Lane to Homestead Drive)	165,000	-	-	-	-	-	-	165,000	165,000	2	-	-	-	-	-	-	-	
	Engineering Standards	50,000	-	-	-	-	-	-	50,000	50,000	4	-	-	-	-	-	-	-	
	Inflow-Infiltration/Evaluation and Repair	2,480,000	250,000	250,000	250,000	250,000	250,000	-	3,730,000	330,000	2	2,150,000	1,250,000	250,000	250,000	250,000	250,000	-	
	Lift Station Improvements and Decommissioning Phase II	2,550,000	-	-	-	-	-	-	2,550,000	-	-	2,550,000	-	-	-	-	-	-	
	Lift Station Improvements and Decommissioning Phase III	564,500	2,000,000	-	-	-	-	-	2,564,500	-	564,500	2,000,000	2,000,000	-	-	-	-	-	
	Lopo Sewer line Replacement	-	340,000	-	-	-	-	-	340,000	-	-	340,000	340,000	-	-	-	-	-	
	Melody Court Sewer Line Replacement	-	60,000	-	-	-	-	-	60,000	60,000	2	-	-	-	-	-	-	-	
	Lower Timber Interceptor Rehabilitation (Paisley Drive to Rockcreek Court)	-	-	1,100,000	-	-	-	-	1,100,000	-	-	1,100,000	-	1,100,000	-	-	-	-	
	Northshore Collector Rehabilitation (Woodpark Drive to Belmont Court)	-	-	-	1,090,000	-	-	-	1,090,000	-	-	1,090,000	-	-	1,090,000	-	-	-	
	Oak Street Lift Station and Force Main Phase IV	380,500	3,019,500	-	-	-	-	-	3,400,000	1,239,500	0,2	380,500	1,780,000	1,780,000	-	-	-	-	
	Riverwalk Collector (Morris Rd. to Windsor Drive)	-	-	-	-	-	-	530,000	530,000	440,000	0,2	-	90,000	-	-	-	-	90,000	
	Southside Force Main Extension	-	-	2,500,000	-	-	-	-	2,500,000	1,500,000	0	-	1,000,000	-	1,000,000	-	-	-	
	Southside Gravity Improvements Main Improvements	-	-	-	-	3,900,000	-	-	3,900,000	1,000,000	0,3,5	-	2,900,000	-	-	-	2,900,000	-	
	Southside Pump Upgrade	90,000	-	590,000	-	-	-	-	680,000	390,000	0,5	-	290,000	-	290,000	-	-	-	
	Spring Meadow Lane Sewer Line Replacement	1,540,000	-	-	-	-	-	-	1,540,000	-	-	1,540,000	-	-	-	-	-	-	
	Sunrise Circle Wastewater Connection	-	150,000	1,120,000	-	-	-	-	1,270,000	150,000	2	-	1,120,000	-	1,120,000	-	-	-	
	Timber Creek Park Collector Rehabilitation (Hanover Drive to Timber Creek Road)	-	-	-	440,000	-	-	-	440,000	-	-	-	440,000	-	-	440,000	-	-	
	Timber Creek Trunk Line (Morris Road to Rawlings Street)	875,000	-	-	-	-	-	-	875,000	-	-	875,000	-	-	-	-	-	-	
	Timberview Trunk Line Rehabilitation (Timberview Drive to Morris Road)	-	-	-	-	550,000	-	-	550,000	-	-	-	550,000	-	-	550,000	-	-	
	Upper Timber Interceptor (College Parkway to Pecan Drive)	-	-	-	480,000	-	-	-	480,000	-	-	-	480,000	-	-	480,000	-	-	
	Upper Timber Interceptor (Morris Road to One Place Lane)	-	400,000	4,200,000	-	-	-	-	4,600,000	400,000	2	-	4,200,000	-	4,200,000	-	-	-	
	Upper Timber Interceptor Rehabilitation (One Place Lane to Buckthorn Court)	-	-	-	-	-	430,000	-	430,000	-	-	-	430,000	-	-	-	430,000	-	
	Wastewater System Model Update	237,285	6,500	6,500	6,500	6,500	6,500	-	269,785	269,785	0,5	-	-	-	-	-	-	-	
	Wastewater Treatment Plant Master Plan	430,000	-	-	-	-	-	-	430,000	430,000	0	-	-	-	-	-	-	-	
	Wastewater Treatment Plant Rehabilitation Phase V (Sludge Holding and Thickening)	11,800,000	-	-	-	-	-	-	11,800,000	-	-	11,800,000	-	-	-	-	-	-	
	Wastewater Treatment Plant Rehabilitation Phase VI (Thermal Drying)	-	-	-	-	-	-	13,000,000	13,000,000	-	-	-	13,000,000	-	-	-	-	13,000,000	
	Wastewater Treatment Plant Rehabilitation Phase VII (Phosphorus Removal)	-	-	-	-	-	-	1,000,000	1,000,000	-	-	-	1,000,000	-	-	-	-	1,000,000	
	Wastewater Treatment Plant Ultraviolet System Update	3,000,000	-	-	-	-	-	-	3,000,000	250,000	2	2,750,000	-	-	-	-	-	-	
	Wellington Interceptor Rehabilitation (Brookville Lane to Garden Road)	-	-	-	-	390,000	-	-	390,000	-	-	-	390,000	-	-	390,000	-	-	
	Wood Creek Circle Sewer Line	100,000	-	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
	Yucca Lift Station Auxiliary Power	-	100,000	-	-	-	-	-	100,000	100,000	2	-	-	-	-	-	-	-	
SUBTOTAL		\$ 24,262,285	\$ 6,326,000	\$ 9,766,500	\$ 2,266,500	\$ 5,096,500	\$ 3,486,500	\$ 14,530,000	\$ 65,734,285	\$ 6,874,285		\$ 22,610,000	\$ 36,250,000	\$ 4,370,000	\$ 7,960,000	\$ 2,260,000	\$ 4,090,000	\$ 3,480,000	\$ 14,090,000
GRAND TOTAL UTILITY FUND		\$ 57,116,690	\$ 20,378,000	\$ 24,144,000	\$ 13,693,000	\$ 11,038,000	\$ 6,468,000	\$ 86,924,000	\$ 219,761,690	\$ 38,629,690		\$ 41,245,000	\$ 139,887,000	\$ 11,197,000	\$ 16,381,000	\$ 4,630,000	\$ 7,600,000	\$ 3,830,000	\$ 96,249,000

*General Obligation Bonds
** Project Includes ADA Improvements

- Other Sources
- 0. Impact Fees
 - 1. Grant and Interlocal Funds
 - 2. Other Sources (Proj. Sav.,Fund Bal.,380,Interest Inc.)
 - 3. Escrow
 - 4. Decision Package
 - 5. Developer Agreement(s)
 - 6. Park Development Fund
 - 7. Tax Increment Reinvestment Zone (TIRZ)
 - 8. Dedicated Sales Tax
 - 9. SH 121 Regional Toll Revenue (RTR)

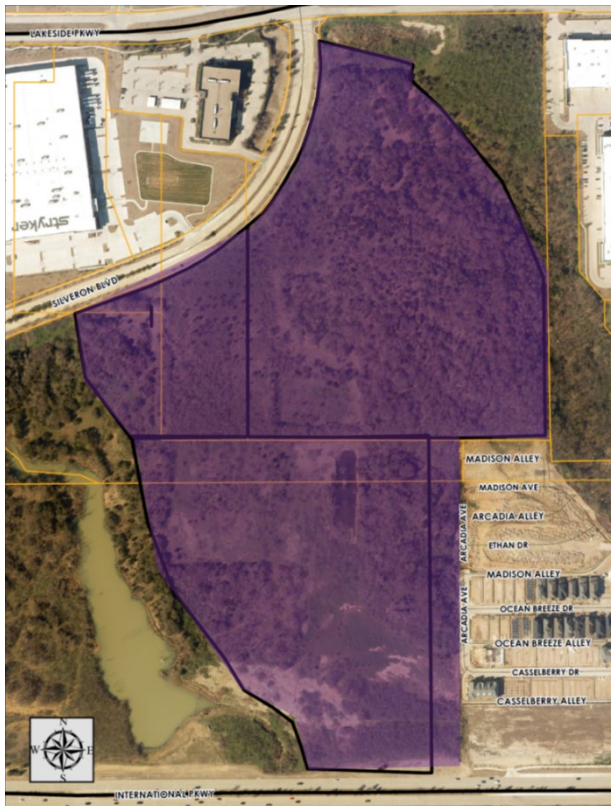


TOWN COUNCIL AGENDA ITEM NO. 3 REGULAR ITEM

DATE: January 18, 2022

FROM: Chuck Russell, Principal Planner

ITEM: Public Hearing to consider an ordinance for a Master Plan Amendment (MPA21-0005 - Silveron Flower Mound Duke) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial uses. The property is generally located north of International Parkway and east of Silveron Boulevard. *(On August 30, 2021, the Planning and Zoning Commission recommended approval by a vote of 5 to 1.) (On October 4, 2021, the Town Council moved to approve as presented; the motion failed by a vote of 3 to 2, as Master Plan Amendments require a super majority vote.) (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to Planning and Zoning Commission by a vote of 4 to 0.) (On January 10, 2022, the Planning and Zoning Commission recommended approval by a vote of 6 to 0.)*



SUMMARY DATA:

- Lot Size – 66.90 acres
- MPA Request – Change land use from Campus Commercial uses to Campus Industrial uses
- SMARTGrowth – Passed
- Traffic Analysis – Passed

BACKGROUND INFORMATION: Below is the link for the Planning and Zoning Commission (P&Z) report and backup for this item.

ATTACHMENTS:

1. [Planning and Zoning Commission Staff Report Link](#)
2. Draft Ordinance

LEGAL REVIEW: Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve as presented in the agenda caption.

TOWN OF FLOWER MOUND, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF FLOWER MOUND, TEXAS, AMENDING SECTION 1.0, "LAND USE PLAN" AND SECTION 2.0, "AREA PLANS" OF THE MASTER PLAN BY AMENDING ORDINANCE NO. 24-01, IN PART, WHICH ADOPTED THE MASTER PLAN, SPECIFICALLY TO CHANGE THE CURRENT LAND USE DESIGNATION WITHIN THE LAKESIDE BUSINESS DISTRICT AREA PLAN AND REFLECTED ON THE LAND USE PLAN MAP FROM CAMPUS COMMERCIAL USES TO CAMPUS INDUSTRIAL USES ON APPROXIMATELY 66.90 ACRES OF LAND SITUATED IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Land Use Plan Map contained in the Land Use Plan of the Town Master Plan depicts, by distinct colors, the various land uses in the Town; and,

WHEREAS, in accordance with Chapter 78 of the Land Development Regulations of the Code of Ordinances of the Town of Flower Mound, the owner of the property described as approximately 66.90 acres of land situated in the Joseph Knight Survey, Abstract No. 692, Denton and Tarrant County, Texas, has filed an application for a Master Plan Amendment to change the current land use designation from Campus Commercial Uses to Campus Industrial Uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas, held a public hearing on January 10, 2022, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on January 18, 2022, with respect to the Master Plan Amendment described herein; and,

WHEREAS, the Town has complied with all requirements of Chapter 213 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 Master Plan Amendment on the property.

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

SECTION 1

The Master Plan of the Town of Flower Mound, Texas, as amended, is hereby amended to change the land use designation on the hereinafter described property and area as shown below:

Approximately 66.90 acres of land situated in the Joseph Knight Survey, Abstract No. 692, Denton and Tarrant County, Texas, and more fully described in Exhibit "A" hereto.

Section 1.0, "Land Use Plan" of the Master Plan, specifically the Land Use Plan Map,

and Section 2.0, "Area Plans" are hereby amended to change the current land use designation from Campus Commercial Uses to Campus Industrial Uses for the approximately 66.90 acres of the project area depicted on Exhibit "B," attached hereto and incorporated herein for all purposes.

SECTION 2

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 3

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 4

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 5

This Ordinance shall be in full force and effect 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 ___ TO ___, ON THIS THE 18TH DAY OF JANUARY 18, 2022.

APPROVED:

Derek France, **MAYOR**

ATTEST:

Theresa Scott, **TOWN SECRETARY**

LEGAL DESCRIPTION

BEING a tract of land situated in the Joseph Knight Survey, Abstract No. 692, Town of Flower Mound, Denton & Tarrant County, Texas and being part of a 86.557 acre tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P., recorded in Document No. 2018-9044, Official Records, Denton County, Texas, and Instrument No. D218017563, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with cap stamped "DAA" found for the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Lakeside Parkway, (a 120' wide right-of-way) and the southeast right-of-way line of Silveron Boulevard, (a variable width right-of-way) and being the most northerly northwest corner of said 86.557 acre tract;

THENCE with said corner clip, South 38°42'25" West a distance of 42.71 feet to a 1/2" iron rod with cap stamped "DAA" found for the south end of said corner clip and the beginning of a non-tangent curve to the right, with a radius of 895.00 feet, central angle of 09°39'55", a chord bearing of South 01°58'10" East, and a chord length of 150.80 feet;

THENCE with said southeast right-of-way line of Silveron Boulevard and said non-tangent curve to the right, an arc distance of 150.98 feet to 5/8" iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE departing said southeast right-of-way line, South 69°42'23" East, a distance of 245.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the southwest line of called 2.4154 acre tract of land described as Tract D in Conservation Deed Restriction, recorded in Volume 4852, Page 357, said Deed Records;

THENCE with said southeast line of the 2.4154 acre tract, the following courses and distances:

South 10°51'00" West, a distance of 20.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 37°13'57" East, a distance of 141.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 50°44'19" East, a distance of 66.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 16°56'10" East, a distance of 87.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 54°06'45" East, a distance of 153.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 39°25'44" East, a distance of 146.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 48°20'20" East, a distance of 236.98 to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 30°48'14" East, a distance of 156.86 to a 5/8" iron rod with red plastic cap stamped "KHA" set for the south corner of said 2.4154 acre in the east line of said PS Silveron/RMR, L.P. tract (2018-9044) and the west line of Lot 2-X, Block A, Lakeside Ridge, an addition to the Town of Flower Mound, Denton County, Texas, according to

the plat thereof recorded in Document No. 2013-361, Official Records, Denton County, Texas;

THENCE with said west line of Lot 2-X, South 0°56'17" East, a distance of 575.62 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for corner;

THENCE departing said west line of Lot 2-X and with the south line of said 86.557 acre tract, North 89°47'00" West, a distance of 341.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE with the east line of said 86.557 acre tract, South 0°32'04" East, a distance of 1,259.33 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 86.557 acre tract in the north right-of-way line of F.M. 2499 (a 160' wide right-of-way);

THENCE with said north right-of-way line of F.M. 2499, South 89°33'45" West, a distance of 562.98 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of a called 10.5390 acre tract of land described as Tract C in said Conservation Deed Restriction;

THENCE departing said north right-of-way line of F.M. 2499 and with the northeast line of said 10.5930 acre tract, the following courses and distances:

North 9°16'44" West, a distance of 18.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 5°59'18" West, a distance of 92.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 27°38'49" West, a distance of 114.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 53°50'54" West, a distance of 100.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 62°22'05" West, a distance of 53.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 68°43'59" West, a distance of 79.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 45°04'36" West, a distance of 223.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 37°03'40" West, a distance of 260.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 17°16'47" West, a distance of 499.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 61°17'22" West, a distance of 301.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 2°51'59" East, a distance of 267.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

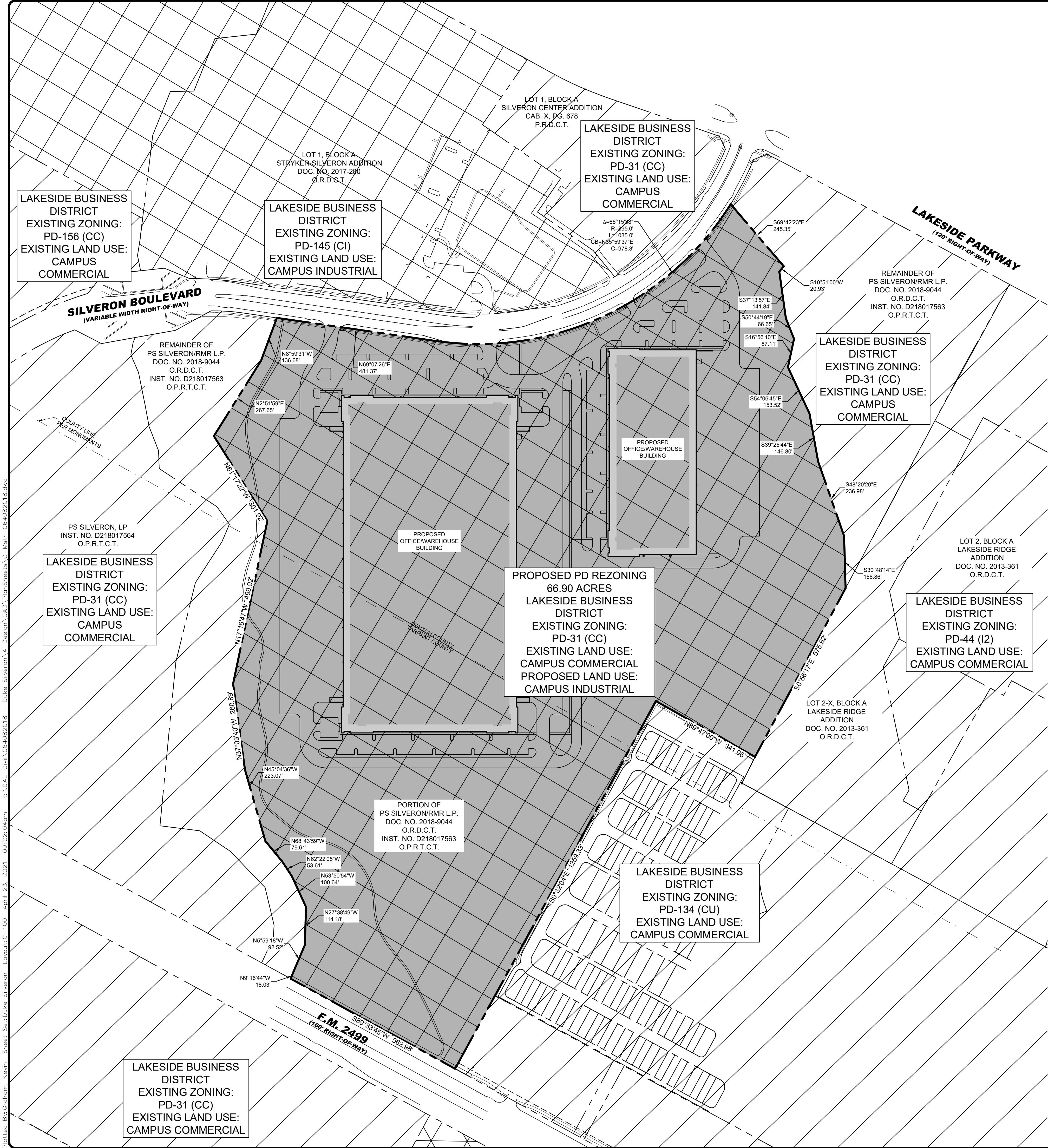
North 8°59'31" West, a distance of 136.68 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 10.5390 acre tract in said southeast right-of-way line of Silveron Boulevard;

THENCE with said southeast right-of-way line of Silveron Boulevard, the following courses and distances:

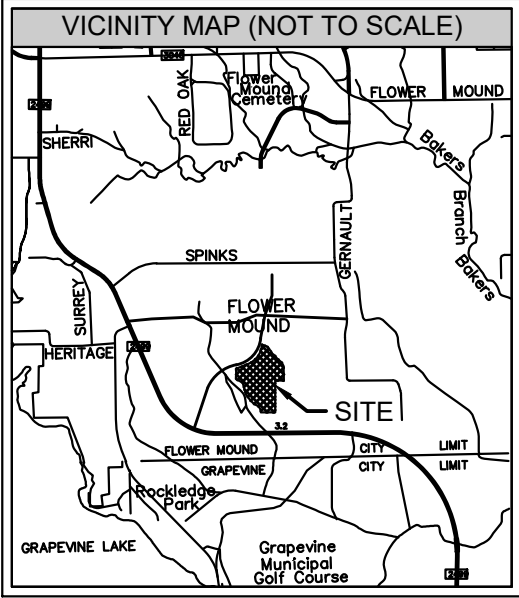
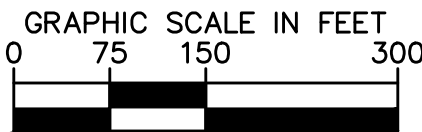
North 69°07'26" East, a distance of 481.37 feet to a 1/2" iron rod with cap stamped "DAA" found at the beginning of a tangent curve to the left having a central angle of 66°15'38", a radius of 895.00 feet, a chord bearing and distance of North 35°59'37" East, 978.32 feet;

In a northeasterly direction with said curve to the left, an arc distance of 1,035.02 feet to the **POINT OF BEGINNING** and containing 66.9000 acres or 2,914,162 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.



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



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

OWNER

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

DEVELOPER

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

ENGINEER

Kimley»Horn

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



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

Civil Engineer

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

Kimley»Horn

Landscape Architect

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

PRELIMINARY

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley»Horn

Engineer **KEVIN P. GRAHAM**
P.E. No. 120229
Date 04/21/2021

Professional Seal

Silveron Flower Mound
Duke

MASTER PLAN EXHIBIT

ISSUANCES

Rev #1:

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

MASTER PLAN
EXHIBIT

SHEET NUMBER

C-100



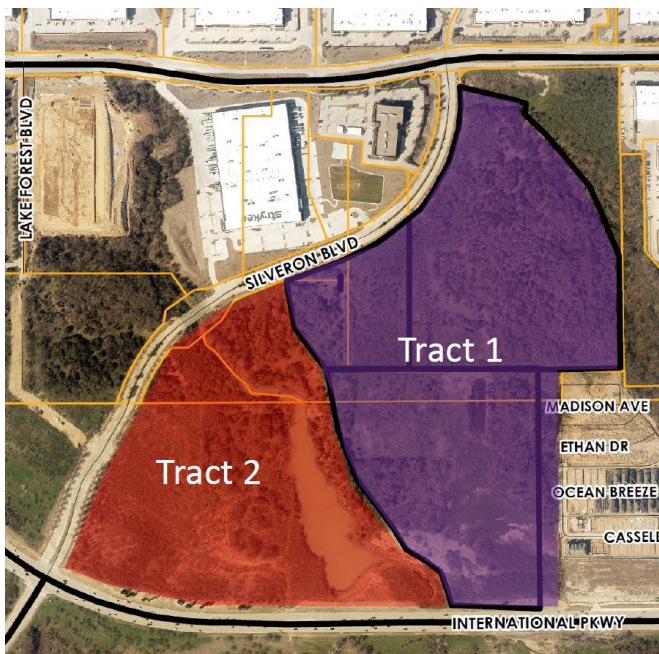
TOWN COUNCIL AGENDA ITEM NO. 4

REGULAR ITEM

DATE: January 18, 2022

FROM: Chuck Russell, Principal Planner

ITEM: Public Hearing to consider an ordinance amending the zoning (ZPD21-0003 - Silveron Flower Mound Duke) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses, with certain waivers, exceptions and modifications to the Code of Ordinances including but not limited to an exception to Section 98-147, "Topographical Slope Protection," and an exception to Section 82-302, "Compatibility buffer." The property is generally located north of International Parkway and east of Silveron Boulevard. *(On August 30, 2021, the Planning and Zoning Commission recommended approval by a vote of 5 to 1.) (On October 4, 2021, the Town Council moved to deny this item on the basis of inconsistency with the Master Plan [MPA21-0005]. The motion passed by a vote of 4 to 1.) (On November 1, 2021, the Town Council moved to reconsider the item and remand it back to Planning and Zoning Commission by a vote of 4 to 0.) (On January 10, 2022, the Planning and Zoning Commission recommended approval by a vote of 6 to 0.)*



SUMMARY DATA, TRACT 1:

- Lot Size – 66.90 acres
- Proposed Zoning – PD for Campus Industrial (CI)
- Proposed Buildings – Two, one-story office, warehouse and distribution buildings that will contain 522,080 square feet and 160,160 square feet respectively
- SMARTGrowth – Passed, if slope exception is granted
- Traffic Analysis – Passed, based on the TIA, the traffic generated by the proposed development is not anticipated to drop the LOS of Silveron below a LOS of C. Additional requirements from the TIA are to include both right and left turn lanes at the intersection of middle driveway of the development and Silveron.
- Exceptions – Compatibility Buffer and Topographical Slope Protection
- Incentives – None

SUMMARY DATA, TRACT 2:

- Lot Size – 44.40 acres
- Proposed Zoning – PD for modified Campus Commercial (CC) uses
- Proposed Buildings – Illustrative Concept Plan depicts 324,200 square feet of office, retail, and restaurant uses in addition to a parking garage.
- Exceptions/Waivers – TBD at time of Site Plan application.
- SMARTGrowth – Passed based on known information, detailed review will occur at time of Site Plan application.
- Traffic Analysis – Detailed review will occur at time of Site Plan application.
- Incentives – None

BACKGROUND INFORMATION: Below is the link for the Planning and Zoning Commission (P&Z) report and backup for this item.

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

The base zoning district for Tract 2 is in compliance with the Master Plan designation of Campus Commercial uses within the Lakeside Business District Area Plan. The conceptual site plan for Tract 2 depicts a potential development layout that includes 324,200 square feet of nonresidential uses. The conceptual site plan for Tract 2 is non-regulatory and is for illustrative purposes. The development of Tract 2 is still subject to a site plan application coming forward for Planning and Zoning Commission and, if there are any associated discretionary requests, Town Council approval.

A major component of the development standards for Tract 2 is the applicant's voluntary prohibition of certain uses that are allowed either by right or by SUP in the base CC zoning district. The applicant is also reaffirming enhanced hotel standards that will ensure a high-quality product (See Attachment 2). Finally, the applicant and staff have agreed to the inclusion of the following language that will ensure development-related regulations will be in full effect when the applicant comes forward with a site plan application for Tract 2:

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

ATTACHMENTS:

1. [Planning and Zoning Commission Staff Report Link](#)
2. Draft Ordinance

LEGAL REVIEW: Alicia Kreh, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

DRAFT MOTION: Move to approve as presented in the agenda caption.

**TOWN OF FLOWER MOUND, TEXAS
ORDINANCE NO. _____**

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 111.30 ACRES OF LAND SITUATED IN THE JOSEPH KNIGHT SURVEY, ABSTRACT NO. 692, FROM PLANNED DEVELOPMENT DISTRICT-31 (PD-31) WITH CAMPUS COMMERCIAL DISTRICT (CC) USES TO PLANNED DEVELOPMENT DISTRICT-181 (PD-181) WITH CAMPUS INDUSTRIAL DISTRICT (CI) USES AND CERTAIN CAMPUS COMMERCIAL DISTRICT (CC) USES IN ACCORDANCE WITH THE TOWN'S MASTER PLAN AND SPECIFIC REQUIREMENTS AND EXHIBITS INCORPORATED HEREIN; PROVIDING THIS ORDINANCE SHALL BE CUMULATIVE OF ALL 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, TEXAS; 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 111.30 acres of land situated in the Joseph Knight Survey, Abstract No. 692, Denton and Tarrant County, Texas, have filed an application to change the zoning Planned Development District-31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District-181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses; and,

WHEREAS, the Planning and Zoning Commission of the Town of Flower Mound, Texas held a public hearing on January 10, 2022, and the Town Council of the Town of Flower Mound, Texas, held a public hearing on January 18, 2022, 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 66.90 acres of land situated in the Joseph Knight Survey, Abstract No. 692, Denton and Tarrant County, Texas, and more fully described as "Tract 1" in Exhibit "A" attached hereto.

Approximately 44.40 acres of land situated in the Joseph Knight Survey, Abstract No. 692, Denton and Tarrant County, Texas, and more fully described as "Tract 2" in Exhibit "A" attached hereto.

Planned Development District-181 (PD-181) with Campus Industrial District (CI) uses and certain Campus Commercial District (CC) uses.

SECTION 2

The Development Standards, Conceptual Site Plan, Conceptual Landscape Plan, Conceptual Elevations, and Tract 2 Conceptual Site Plan of the proposed Planned Development District No. 181 (PD-181), attached hereto as Exhibits "B," "C," "D," "E," and "F" each incorporated herein for all purposes allowed by law, are hereby approved as the Development Standards, Conceptual Site Plan, Conceptual Landscape Plan, Conceptual Elevations and Tract 2 Conceptual Site Plan for this Planned Development District No. 181 (PD-181).

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. 181 (PD-181), 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," "E," and "F" 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 ____ TO ____, ON THIS THE 18TH DAY OF
JANUARY, 2022.**

APPROVED:

Derek France, MAYOR

ATTEST:

Theresa Scott, TOWN SECRETARY

TRACT 1 PROPERTY DESCRIPTION

BEING a tract of land situated in the Joseph Knight Survey, Abstract No. 692, Town of Flower Mound, Denton & Tarrant County, Texas and being part of a 86.557 acre tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P., recorded in Document No. 2018-9044, Official Records, Denton County, Texas, and Instrument No. D218017563, Official Public Records, Tarrant County, Texas and being more particularly described as follows:

COMMENCING at a 1/2" iron rod with cap stamped "DAA" found for the north end of a right-of-way corner clip at the intersection of the south right-of-way line of Lakeside Parkway, (a 120' wide right-of-way) and the southeast right-of-way line of Silveron Boulevard, (a variable width right-of-way) and being the most northerly northwest corner of said 86.557 acre tract;

THENCE with said corner clip, South 38°42'25" West a distance of 42.71 feet to a 1/2" iron rod with cap stamped "DAA" found for the south end of said corner clip and the beginning of a non-tangent curve to the right, with a radius of 895.00 feet, central angle of 09°39'55", a chord bearing of South 01°58'10" East, and a chord length of 150.80 feet;

THENCE with said southeast right-of-way line of Silveron Boulevard and said non-tangent curve to the right, an arc distance of 150.98 feet to 5/8" iron rod with red plastic cap stamped "KHA" set for the **POINT OF BEGINNING**;

THENCE departing said southeast right-of-way line, South 69°42'23" East, a distance of 245.35 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner in the southwest line of called 2.4154 acre tract of land described as Tract D in Conservation Deed Restriction, recorded in Volume 4852, Page 357, said Deed Records;

THENCE with said southeast line of the 2.4154 acre tract, the following courses and distances:

South 10°51'00" West, a distance of 20.93 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 37°13'57" East, a distance of 141.84 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 50°44'19" East, a distance of 66.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 16°56'10" East, a distance of 87.11 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 54°06'45" East, a distance of 153.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 39°25'44" East, a distance of 146.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 48°20'20" East, a distance of 236.98 to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

South 30°48'14" East, a distance of 156.86 to a 5/8" iron rod with red plastic cap stamped "KHA" set for the south corner of said 2.4154 acre in the east line of said PS Silveron/RMR, L.P. tract (2018-9044) and the west line of Lot 2-X, Block A, Lakeside Ridge, an addition to the Town of Flower Mound, Denton County, Texas, according to

the plat thereof recorded in Document No. 2013-361, Official Records, Denton County, Texas;

THENCE with said west line of Lot 2-X, South 0°56'17" East, a distance of 575.62 feet to a 1/2" iron rod with plastic cap stamped "DAA" found for corner;

THENCE departing said west line of Lot 2-X and with the south line of said 86.557 acre tract, North 89°47'00" West, a distance of 341.96 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE with the east line of said 86.557 acre tract, South 0°32'04" East, a distance of 1,259.33 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 86.557 acre tract in the north right-of-way line of F.M. 2499 (a 160' wide right-of-way);

THENCE with said north right-of-way line of F.M. 2499, South 89°33'45" West, a distance of 562.98 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the southeast corner of a called 10.5390 acre tract of land described as Tract C in said Conservation Deed Restriction;

THENCE departing said north right-of-way line of F.M. 2499 and with the northeast line of said 10.5930 acre tract, the following courses and distances:

North 9°16'44" West, a distance of 18.03 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 5°59'18" West, a distance of 92.52 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 27°38'49" West, a distance of 114.18 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 53°50'54" West, a distance of 100.64 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 62°22'05" West, a distance of 53.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 68°43'59" West, a distance of 79.61 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 45°04'36" West, a distance of 223.07 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 37°03'40" West, a distance of 260.89 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 17°16'47" West, a distance of 499.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 61°17'22" West, a distance of 301.92 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 2°51'59" East, a distance of 267.65 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for corner;

North 8°59'31" West, a distance of 136.68 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 10.5390 acre tract in said southeast right-of-way line of Silveron Boulevard;

THENCE with said southeast right-of-way line of Silveron Boulevard, the following courses and distances:

North $69^{\circ}07'26''$ East, a distance of 481.37 feet to a 1/2" iron rod with cap stamped "DAA" found at the beginning of a tangent curve to the left having a central angle of $66^{\circ}15'38''$, a radius of 895.00 feet, a chord bearing and distance of North $35^{\circ}59'37''$ East, 978.32 feet;

In a northeasterly direction with said curve to the left, an arc distance of 1,035.02 feet to the **POINT OF BEGINNING** and containing 66.9000 acres or 2,914,162 square feet of land.

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

TRACT 2 PROPERTY DESCRIPTION

BEING a tract of land situated in the Joseph Knight Survey, Abstract No. 692, Denton & Tarrant County, Texas, and being a portion of a called 86.557 acre tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P., recorded in Document No. 2018-9044 of the Official Public Records of Denton County, Texas and Instrument No. D218017563 of the Official Public Records of Tarrant County, Texas, and being all of a tract of a called 35.470 acre tract of land described in Special Warranty Deed to PS Silveron/RMR, L.P., recorded in Instrument No. D218017564 of said Official Public Records of Tarrant County, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "DAA" found for a southwest corner of said 35.470 acre tract, at the north end of a right-of-way corner clip at the intersection of the north right-of-way line of F.M. 2499, (a 160' wide right-of-way) and the east right-of-way line of Silveron Boulevard, (a variable width right-of-way);

THENCE with said east right-of-way line of Silveron Boulevard, the following courses and distances:

North 29°43'24" East, a distance of 34.45 feet to a 1/2" iron rod with yellow plastic cap found for the beginning of a tangent curve to the left with a radius of 906.00 feet, a central angle of 16°48'36", and a chord bearing and distance of North 21°19'06" East, 264.86 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 265.81 feet to a 1/2" iron rod with yellow plastic cap found for the beginning of a reverse curve to the right with a radius of 794.00 feet, a central angle of 19°20'26", and a chord bearing and distance of North 22°35'00" East, 266.75 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 268.02 feet to a 1/2" iron rod found for corner;

North 32°15'13" East, a distance of 23.28 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for corner;

North 75°13'11" East, a distance of 21.95 feet to a point for the beginning of a non-tangent curve to the left with a radius of 895.00 feet, a central angle of 01°09'31", and a chord bearing and distance of South 62°52'24" East, 18.10 feet;

In a northerly direction, with said non-tangent curve to the left, an arc distance of 18.10 feet to a point for corner;

North 26°32'51" East, a distance of 90.00 feet to a point for the beginning of a non-tangent curve to the right with a radius of 805.00 feet, a central angle of 01°26'03", and a chord bearing and distance of North 62°44'08" West, 20.15 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 20.15 feet to an X-cut in concrete found for corner;

North 14°36'56" West, a distance of 20.51 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for corner;

North 32°15'13" East, a distance of 87.68 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for the beginning of a tangent curve to the left with a radius of 895.00 feet, a central angle of 11°56'35", and a chord bearing and distance of North 26°16'56" East, 186.22 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 186.56 feet to a point for the beginning of a reverse curve to the right with a radius of 955.00 feet, a central angle of $16^{\circ}18'35''$, and a chord bearing and distance of North $28^{\circ}27'56''$ East, 270.93 feet, from which a 1/2" iron rod with yellow plastic cap stamped "DAA" bears North $29^{\circ}26'21''$ West, at a distance of 0.26 feet;

In an easterly direction, with said reverse curve to the right, an arc distance of 271.85 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for the beginning of a compound curve to the right with a radius of 600.00 feet, a central angle of $05^{\circ}02'47''$, and a chord bearing and distance of North $39^{\circ}08'38''$ East, 52.83 feet;

In an easterly direction, with said compound curve to the right, an arc distance of 52.85 feet to a 1/2" iron rod with yellow cap found for corner;

North $88^{\circ}08'09''$ East, a distance of 90.00 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for corner;

North $50^{\circ}42'38''$ East, passing at a distance of 103.24 feet the north corner of said 35.470 acre tract and the northwest corner of said 86.557 acre tract, continuing for a total distance of 225.68 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for corner;

North $32^{\circ}09'33''$ East, a distance of 122.44 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found the beginning of a non-tangent curve to the right with a radius of 600.00 feet, a central angle of $09^{\circ}07'35''$, and a chord bearing and distance of North $64^{\circ}33'39''$ East, 95.47 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 95.57 feet to a 1/2" iron rod with yellow plastic cap stamped "DAA" found for corner;

North $69^{\circ}07'26''$ East, a distance of 103.36 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

THENCE departing said east right-of-way line of Silveron Boulevard and over and across said 86.557 acre tract the following courses and distances:

South $08^{\circ}59'31''$ East, a distance of 136.68 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $02^{\circ}51'59''$ West, a distance of 267.65 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $61^{\circ}17'22''$ East, a distance of 301.92 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $17^{\circ}16'47''$ East, a distance of 499.92 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $37^{\circ}03'40''$ East, a distance of 260.89 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $45^{\circ}04'36''$ East, a distance of 223.07 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $68^{\circ}43'59''$ East, a distance of 79.61 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $62^{\circ}22'05''$ East, a distance of 53.61 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South $53^{\circ}50'54''$ East, a distance of 100.64 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South 27°38'49" East, a distance of 114.18 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South 05°59'18" East, a distance of 92.52 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner;

South 09°16'44" East, a distance of 18.03 feet to a 1/2" iron rod with red plastic cap stamped "KHA" set for corner in said north right-of-way line of F.M. 2499;

THENCE with said north right-of-way line of F.M. 2499, the following course and distances:

South 89°33'45" West, passing at a distance of 99.80 feet, the southwest corner of said 85.557 acre tract and the southeast corner of said 35.470 acre tract, continuing for a total distance of 1,227.27 feet to a 1/2" iron rod found for the beginning of a tangent curve to the right with a radius of 1,829.86 feet, a central angle of 27°56'12", and a chord bearing and distance of North 76°28'09" West, 883.40 feet;

In a northerly direction, with said tangent curve to the right, an arc distance of 892.21 feet to a 1/2" iron rod with yellow plastic cap found for the south corner of said corner clip;

THENCE with said corner clip, North 16°16'15" West, a distance of 20.83 feet to the **POINT OF BEGINNING** and containing 1,934,278 square feet or 44.4049 acres of land.

**Exhibit B1
Development Standards**

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

The development on the property comprising approximately 66.900 acres of land within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

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

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

B. PERMITTED USES. The uses listed as Permitted Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in TRACT 1 of Exhibit "C."

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

D. TEMPORARY USES. The uses listed as Temporary Uses in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be permitted in TRACT 1 of Exhibit "C" as only upon approval of a temporary use permit in accordance with the procedures and standards of 78-87 of the Land Development Code, "Temporary Use Permits."

E. DIMENSIONAL REGULATIONS. The dimensional regulations listed in the Campus Industrial District (CI) in the Town's Zoning Ordinance shall be required for TRACT 1 of this Planned Development.

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

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

1. Compatibility Buffer-Section 82-302.

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

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

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

**Exhibit B2
Development Standards**

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

The development on the property comprising approximately 44.4 acres of land bound by TRACT 1, Silveron Flower Mound Duke on the East, Silveron Blvd. on the West and FM 2499 on the South ("Tract 2") within the corporate limits of the Town of Flower Mound ("Town") shall be in accordance with the Town of Flower Mound *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. EXHIBITS.

1. The following Exhibits are presented:
 - a. Exhibit "F": Conceptual Site Plan TRACT2.

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

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

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

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

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

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

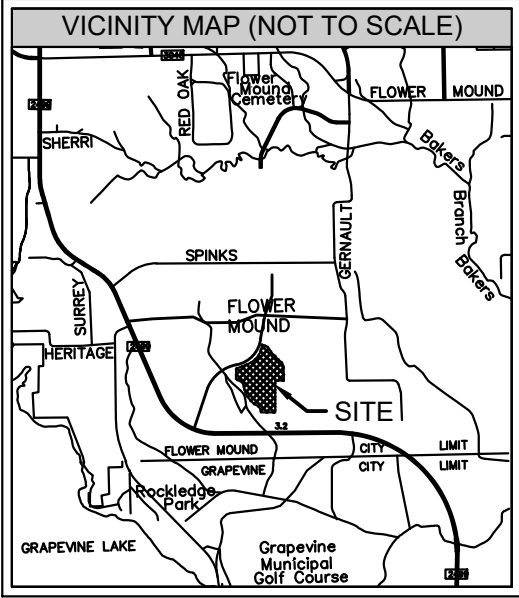
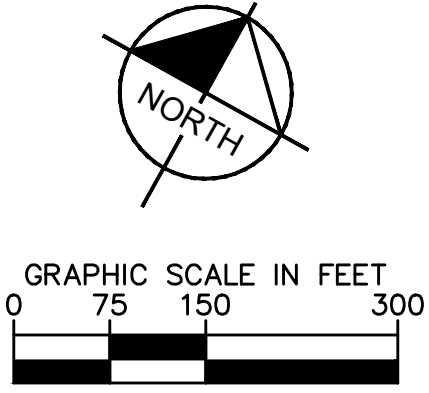
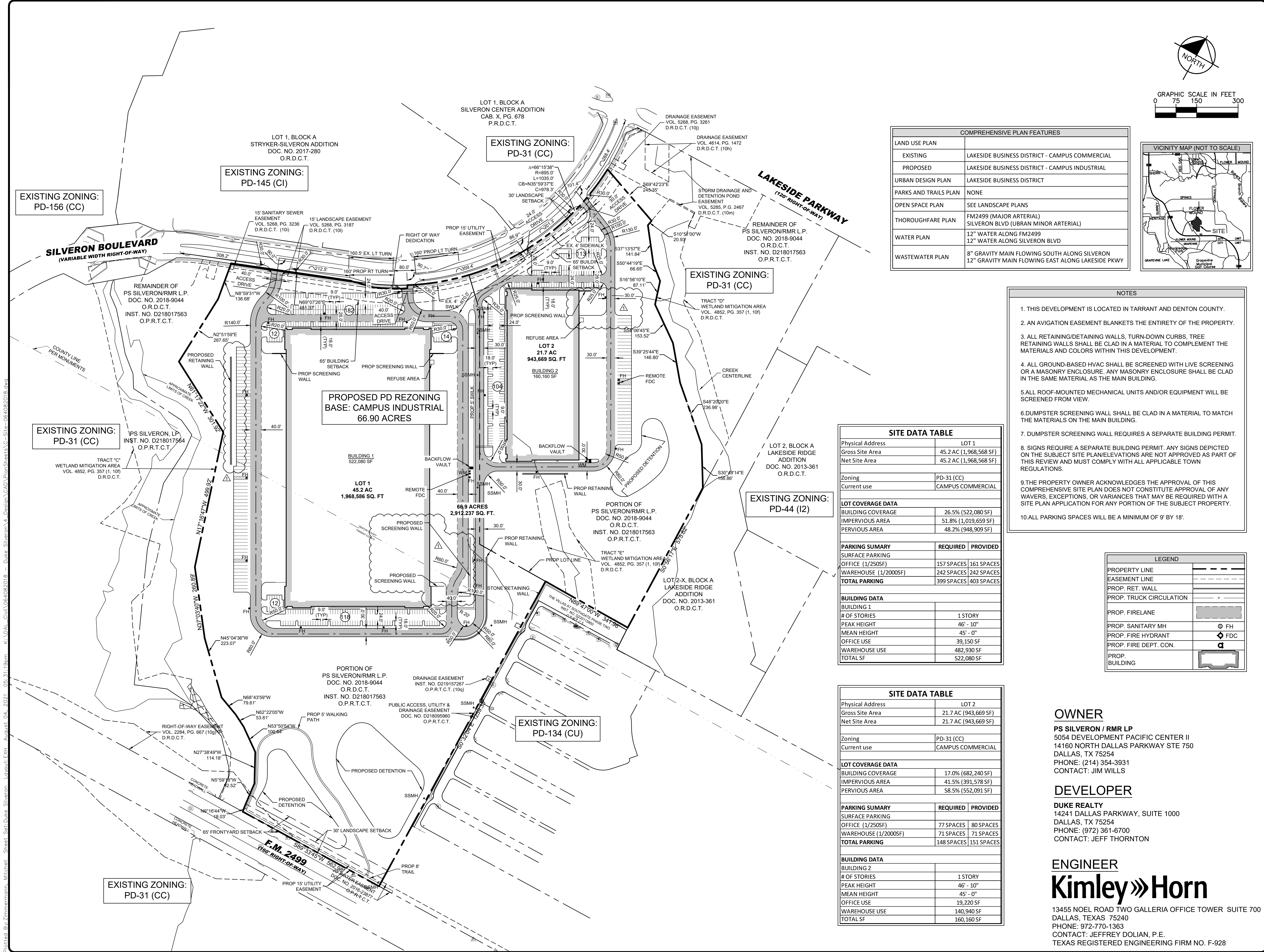
1. Boutique vendor market, indoor, subject to [section 98-1006](#)
2. Boutique vendor market, outdoor, subject to [section 98-1006](#)
3. Communication tower, commercial, subject to [section 98-977](#)
4. Convenience store
5. Convenience store with gasoline sales
6. Day care center
7. Drugstore or pharmacy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

D. **TEMPORARY USES.** The uses listed as Temporary Uses in the Campus Commercial District (CC) in the Town's Zoning Ordinance shall be permitted in TRACT 2 only upon approval of a temporary use permit in accordance with the procedures and standards of Section 78-87 of the Land Development Code, "Temporary Use Permits."

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

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

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



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

NOTES

1. THIS DEVELOPMENT IS LOCATED IN TARRANT AND DENTON COUNTY.
2. AN AVIGATION EASEMENT BLANKETS THE ENTIRETY OF THE PROPERTY.
3. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
4. ALL GROUND-BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR A MASONRY ENCLOSURE. ANY MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT WILL BE SCREENED FROM VIEW.
6. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
8. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
9. THE PROPERTY OWNER ACKNOWLEDGES THE APPROVAL OF THIS COMPREHENSIVE SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY WAIVERS, EXCEPTIONS, OR VARIANCES THAT MAY BE REQUIRED WITH A SITE PLAN APPLICATION FOR ANY PORTION OF THE SUBJECT PROPERTY.
10. ALL PARKING SPACES WILL BE A MINIMUM OF 9' BY 18'.

SITE DATA TABLE	
Physical Address	LOT 1
Gross Site Area	45.2 AC (1,968,568 SF)
Net Site Area	45.2 AC (1,968,568 SF)
Zoning	PD-31 (CC)
Current use	CAMPUS COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	26.5% (522,080 SF)
IMPERVIOUS AREA	51.8% (1,019,659 SF)
PERVIOUS AREA	48.2% (948,909 SF)
PARKING SUMMARY	
SURFACE PARKING	
OFFICE (1/250SF)	157 SPACES 161 SPACES
WAREHOUSE (1/2000SF)	242 SPACES 242 SPACES
TOTAL PARKING	399 SPACES 403 SPACES
BUILDING DATA	
BUILDING 1	
# OF STORIES	1 STORY
PEAK HEIGHT	46' - 10"
MEAN HEIGHT	45' - 0"
OFFICE USE	39,150 SF
WAREHOUSE USE	482,930 SF
TOTAL SF	522,080 SF

SITE DATA TABLE	
Physical Address	LOT 2
Gross Site Area	21.7 AC (943,669 SF)
Net Site Area	21.7 AC (943,669 SF)
Zoning	PD-31 (CC)
Current use	CAMPUS COMMERCIAL
LOT COVERAGE DATA	
BUILDING COVERAGE	17.0% (682,240 SF)
IMPERVIOUS AREA	41.5% (391,578 SF)
PERVIOUS AREA	58.5% (552,091 SF)
PARKING SUMMARY	
SURFACE PARKING	
OFFICE (1/250SF)	77 SPACES 80 SPACES
WAREHOUSE (1/2000SF)	71 SPACES 71 SPACES
TOTAL PARKING	148 SPACES 151 SPACES
BUILDING DATA	
BUILDING 2	
# OF STORIES	1 STORY
PEAK HEIGHT	46' - 10"
MEAN HEIGHT	45' - 0"
OFFICE USE	19,220 SF
WAREHOUSE USE	140,940 SF
TOTAL SF	160,160 SF

OWNER

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

DEVELOPER

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

ENGINEER

Kimley»Horn
13455 NOEL ROAD TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1363
CONTACT: JEFFREY DOLIAN, P.E.
TEXAS REGISTERED ENGINEERING FIRM NO. F-928



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

Civil Engineer

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

Kimley»Horn

Landscape Architect

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

PRELIMINARY

FOR REVIEW ONLY NOT FOR
CONSTRUCTION OR PERMIT
PURPOSES.

Kimley»Horn

Engineer: JEFFREY W. DOLIAN

P.E. No. 114926

Date 08/04/2021

Professional Seal

Silveron Flower Mound
Duke

CONCEPTUAL SITE PLAN

ISSUANCES

Rev #1: SCREEN WALL/TRUCK COURTS 8/4/2021

DRAWING INFORMATION

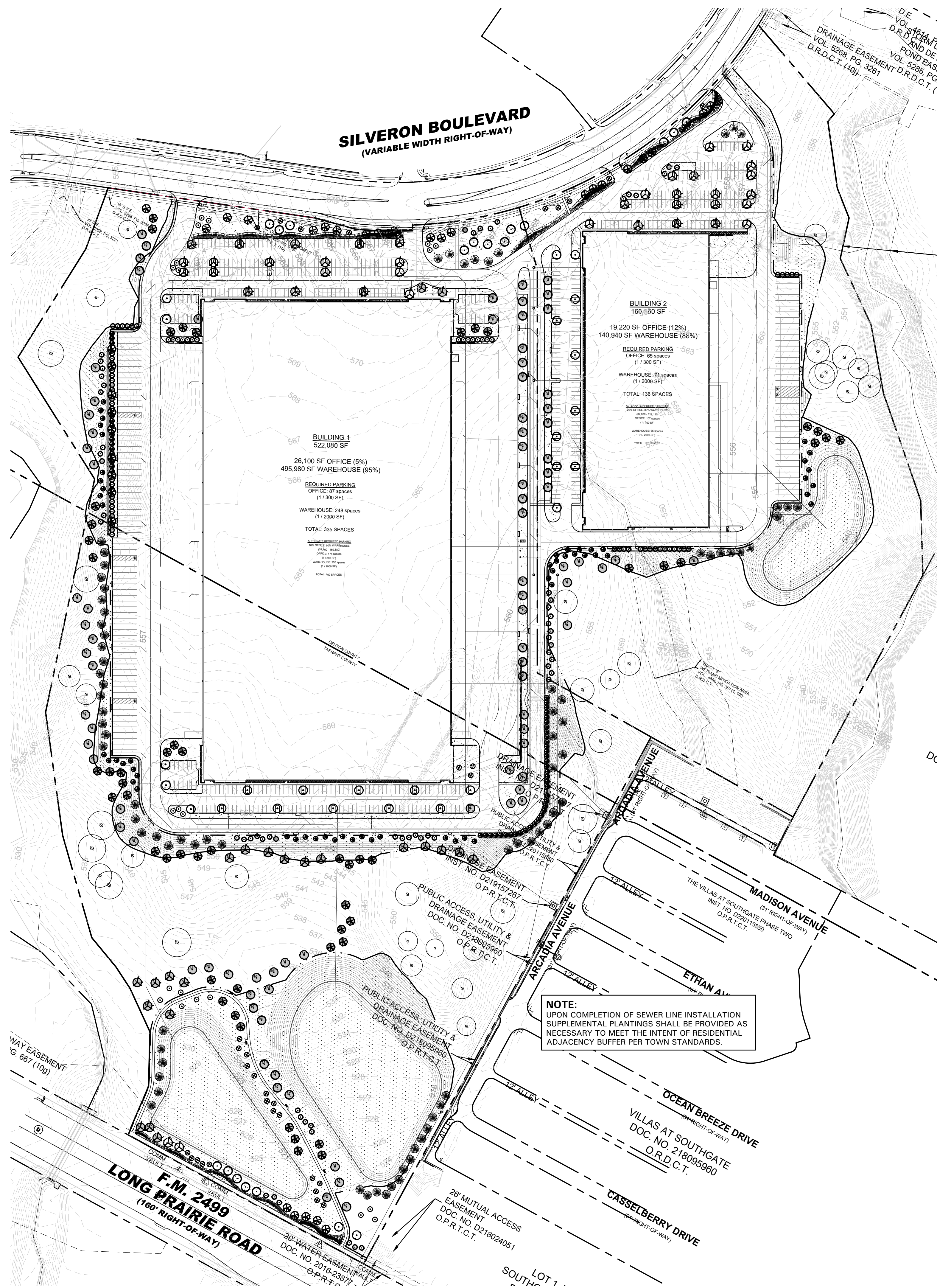
Scale: AS SHOWN
Date: 08/04/2021
Checked By: JWD
Drawn By: MVZ
Duke Realty Job #: Duke Realty Job #:
A/E Job #: 064082018

DRAWING / SHEET TITLE

CONCEPTUAL
SITE PLAN

SHEET NUMBER

C-101



MITIGATION TREE LEGEND



MITIGATION TREE
(233) TOTAL

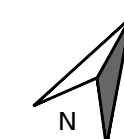
PLANT LIST

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

FURNITURE LEGEND



BENCH ON
CONCRETE PAD
(4) TOTAL



SCALE: 1" = 120'-0"

A horizontal graphic scale bar with tick marks at 0, 60, 120, and 240 feet. The bar is divided into three segments: a dark gray segment from 0 to 60, a light gray segment from 60 to 120, and a dark gray segment from 120 to 240.



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

THE TOWN OF FLOWER MOUND - LAKESIDE BUSINESS DISTRICT (Campus Industrial)			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	268,152 s.f. of Street Yard	53,830 s.f. of Street Yard	58,651 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f	268,152 s.f. of Street Yard	82 Trees (3" cal.)	88 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Silveron Blvd.		25 ft.	25 ft.
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	Silveron Blvd. = 1,516 l.f.	38 Trees (3" cal.)	46 Trees (3" cal.)
	FM 2499 = 563 l.f.	14 Trees (3" cal.)	17 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	555 Parking Spaces	4,163 s.f.	20,295 s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaces	555 parking spaces	56 trees (3" cal.)	56 trees (3" cal.)
** All parking spaces to be located within 50 ft. of Parking lot tree.			
*** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

OVERALL LANDSCAPE PLAN

ISSUANCES

[illegible]

DRAWING INFORMATION

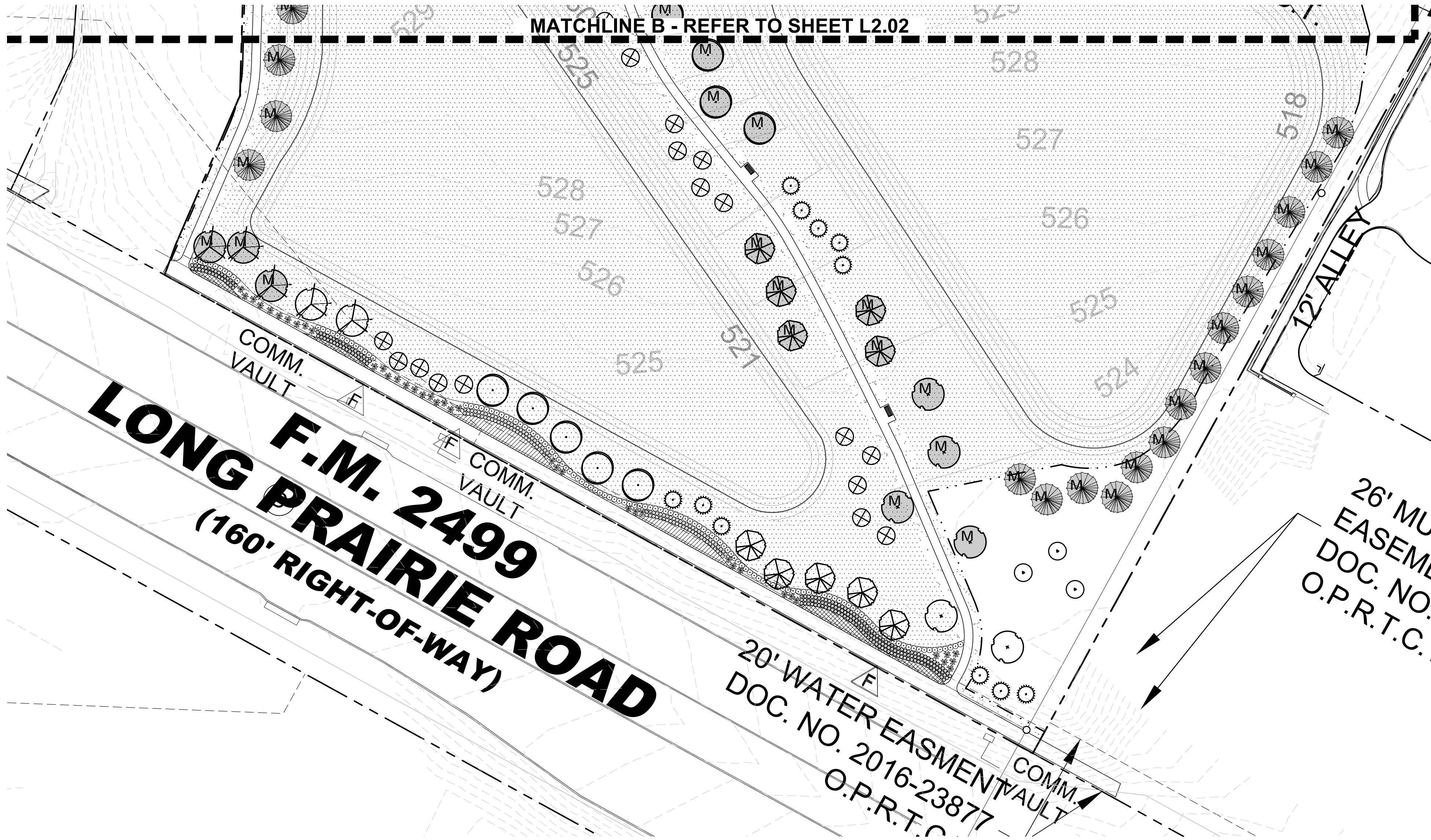
Scale:	1"=150'-0"
Date:	03/22/21
Checked By:	KAH
Drawn By:	RMT
Duke Realty Job #:	
A/E Job #:	

DRAWING / SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

L2.00



NOTE:

REMOVE EXISTING BARBED WIRE FENCE AND CLEAN FENCE LINE AT RESIDENTIAL ADJACENCY.

UPON COMPLETION OF SEWER LINE INSTALLATION SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NECESSARY TO MEET THE INTENT OF RESIDENTIAL ADJACENCY BUFFER PER TOWN STANDARDS.

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

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

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

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

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

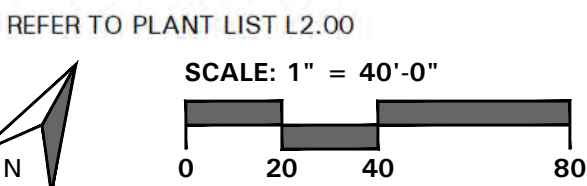
- HYDROMULCH NOTES**
- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL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

MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

FURNITURE LEGEND

BENCH ON CONCRETE PAD
(4) TOTAL

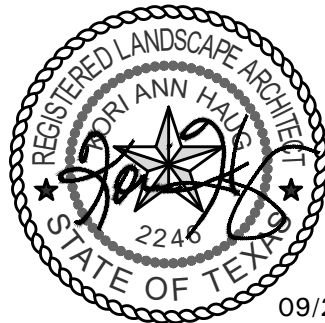


BELLE FIRMA

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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES	

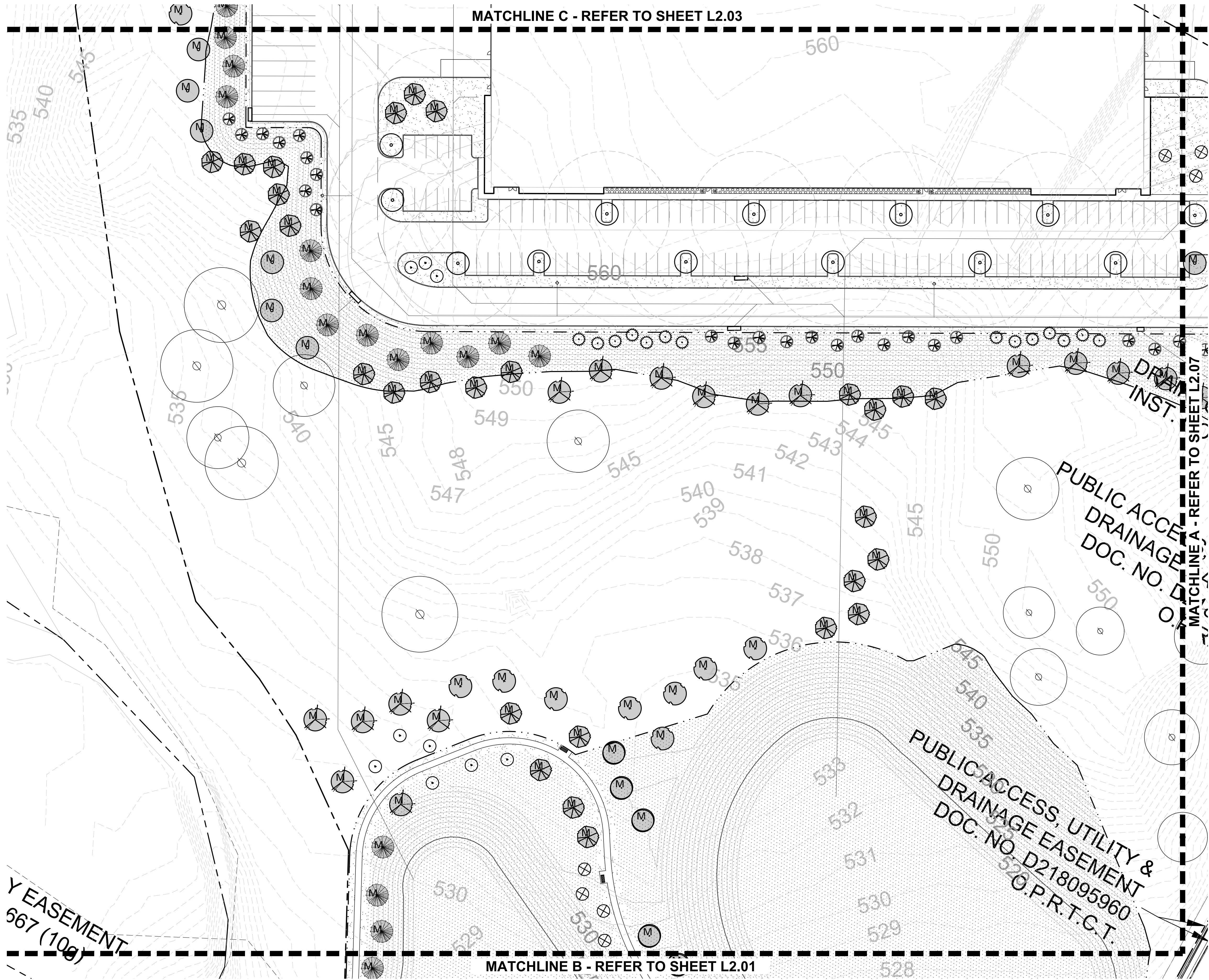
DRAWING INFORMATION	
Scale:	1"= 40'-0"
Date:	03/22/21
Checked By:	KAH
Drawn By:	RMT
Duke Realty Job #:	
A/E Job #:	

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.01



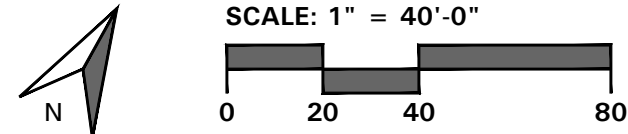
- FURNITURE LEGEND**

 - BENCH ON CONCRETE PAD (4) TOTAL
- MITIGATION TREE LEGEND**

 - MITIGATION TREE (233) TOTAL
- PLANT LEGEND**

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

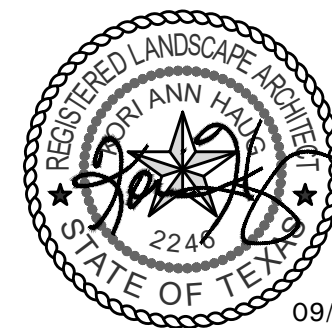
REFER TO PLANT LIST L2.00



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



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



09/28/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

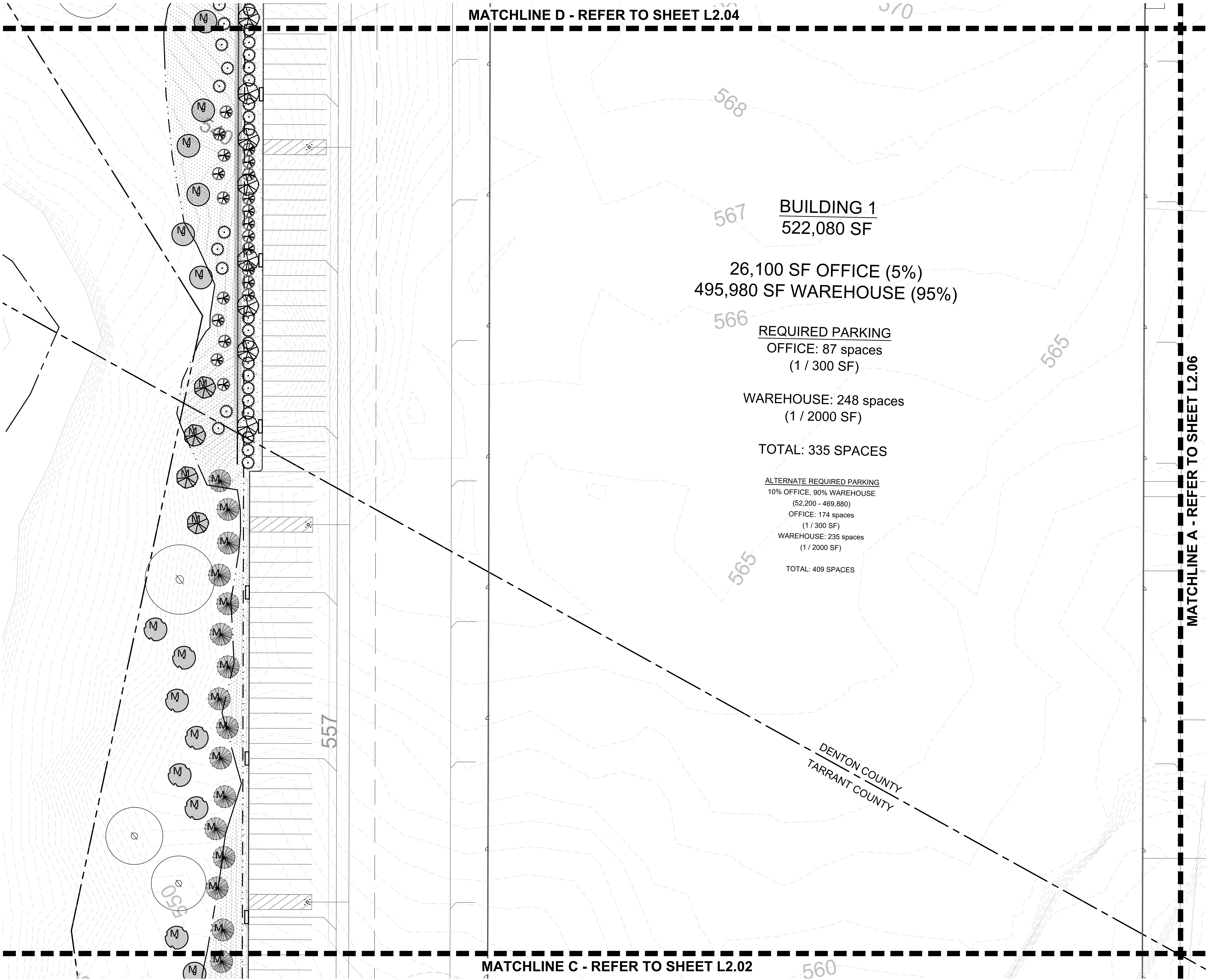
Scale: 1"= 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.02



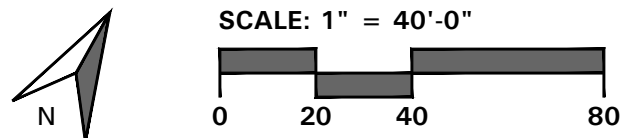
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

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

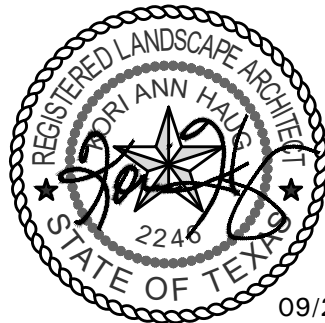
REFER TO PLANT LIST L2.00



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



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



SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

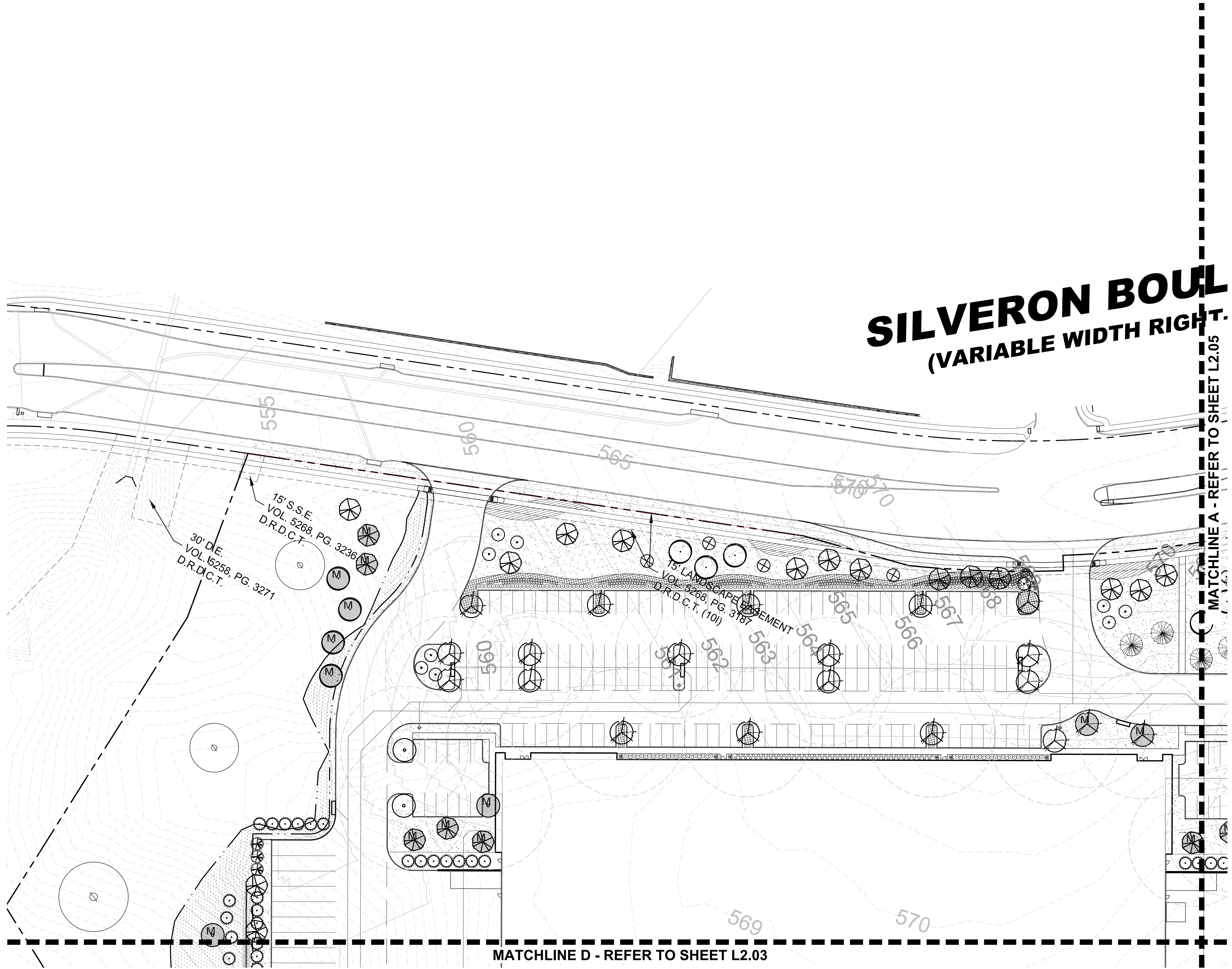
Scale: 1" = 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.03



SILVERON BOUL (VARIABLE WIDTH RIGHT-OF-WAY)

MATCHLINE A - REFER TO SHEET L2.03

MATCHLINE D - REFER TO SHEET L2.03

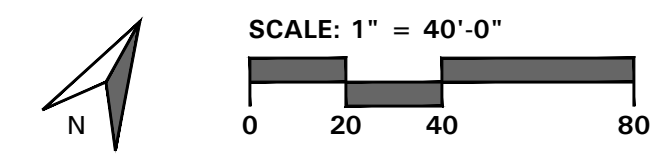
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

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

REFER TO PLANT LIST L2.00



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

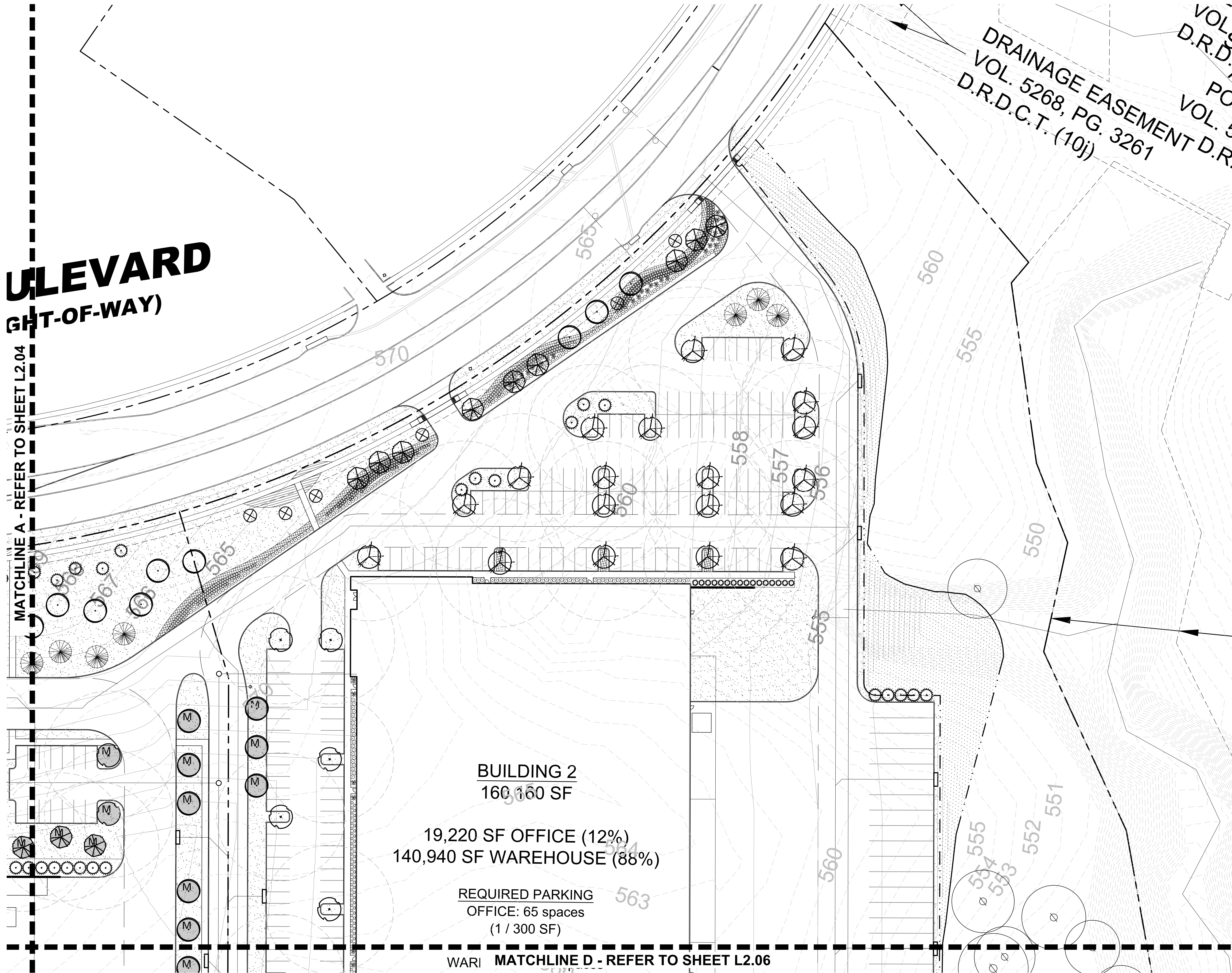
Scale: 1" = 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.04



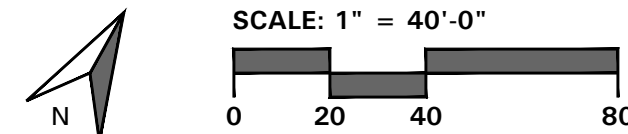
MITIGATION TREE LEGEND

M. MITIGATION TREE (233) TOTAL

PLANT LEGEND

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

REFER TO PLANT LIST L2.00



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

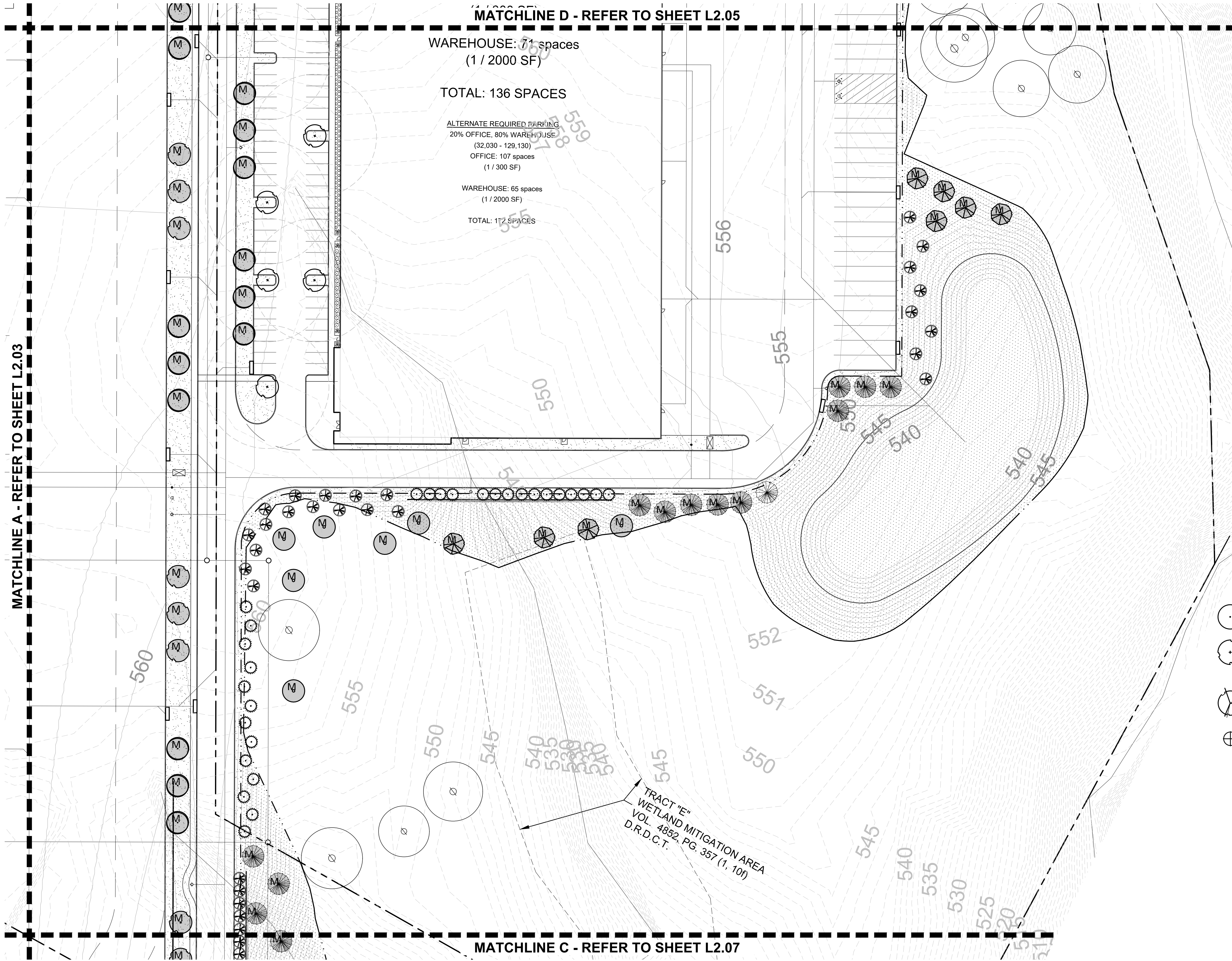
Scale: 1" = 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

L2.05



MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

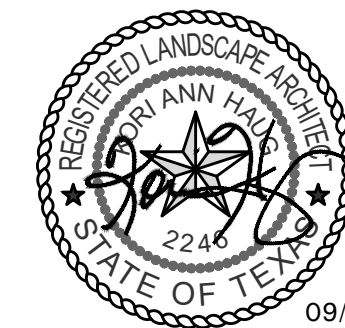
PLANT LEGEND

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

REFER TO PLANT LIST L2.00



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

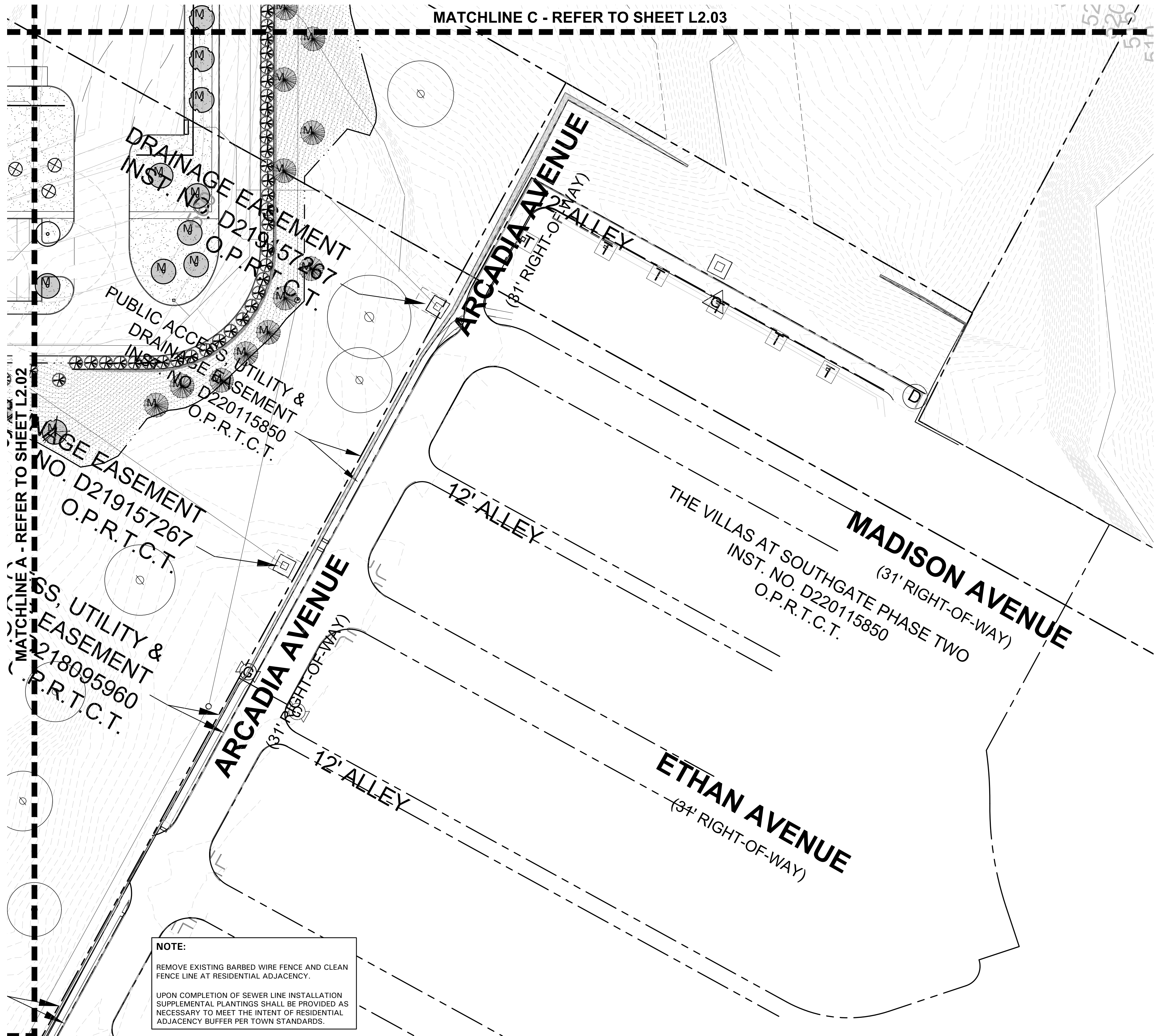
L2.06



SCALE: 1" = 40'-0"
0 20 40 80



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



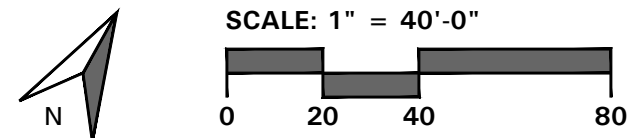
MITIGATION TREE LEGEND

M. MITIGATION TREE (233) TOTAL

PLANT LEGEND

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

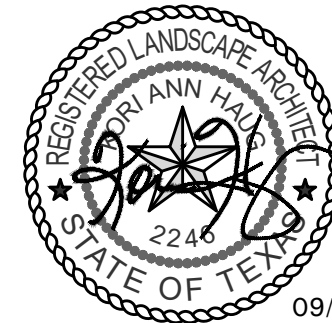
REFER TO PLANT LIST L2.00



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



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



09/28/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

**LANDSCAPE
PLAN**

SHEET NUMBER

L2.07

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

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

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

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

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

1.7 QUALITY ASSURANCE

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

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

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

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

B. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

specified at no additional cost to the Owner.

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent

- Organic matter shall be 3%-10% of total dry weight.

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

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

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

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

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

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

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

TREE PLANTING DETAIL LEGEND AND NOTES

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

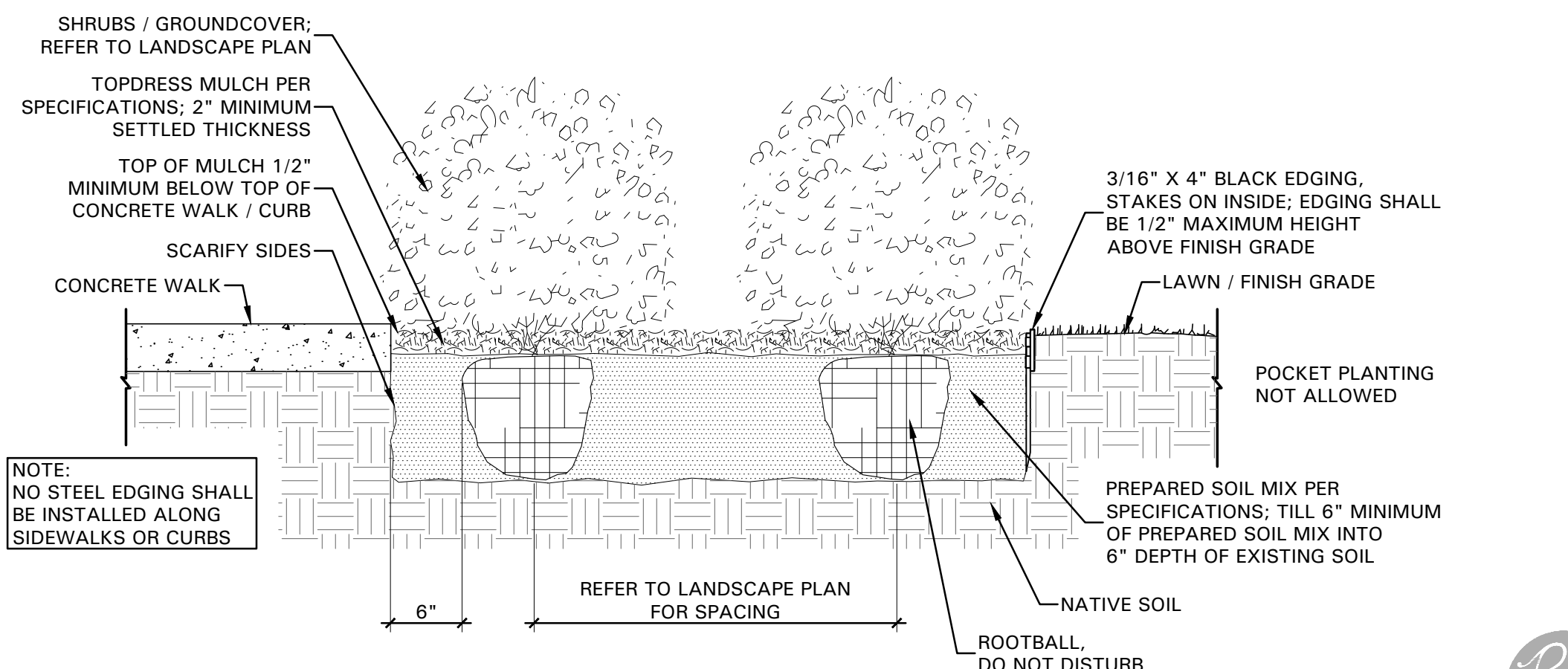
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS. WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

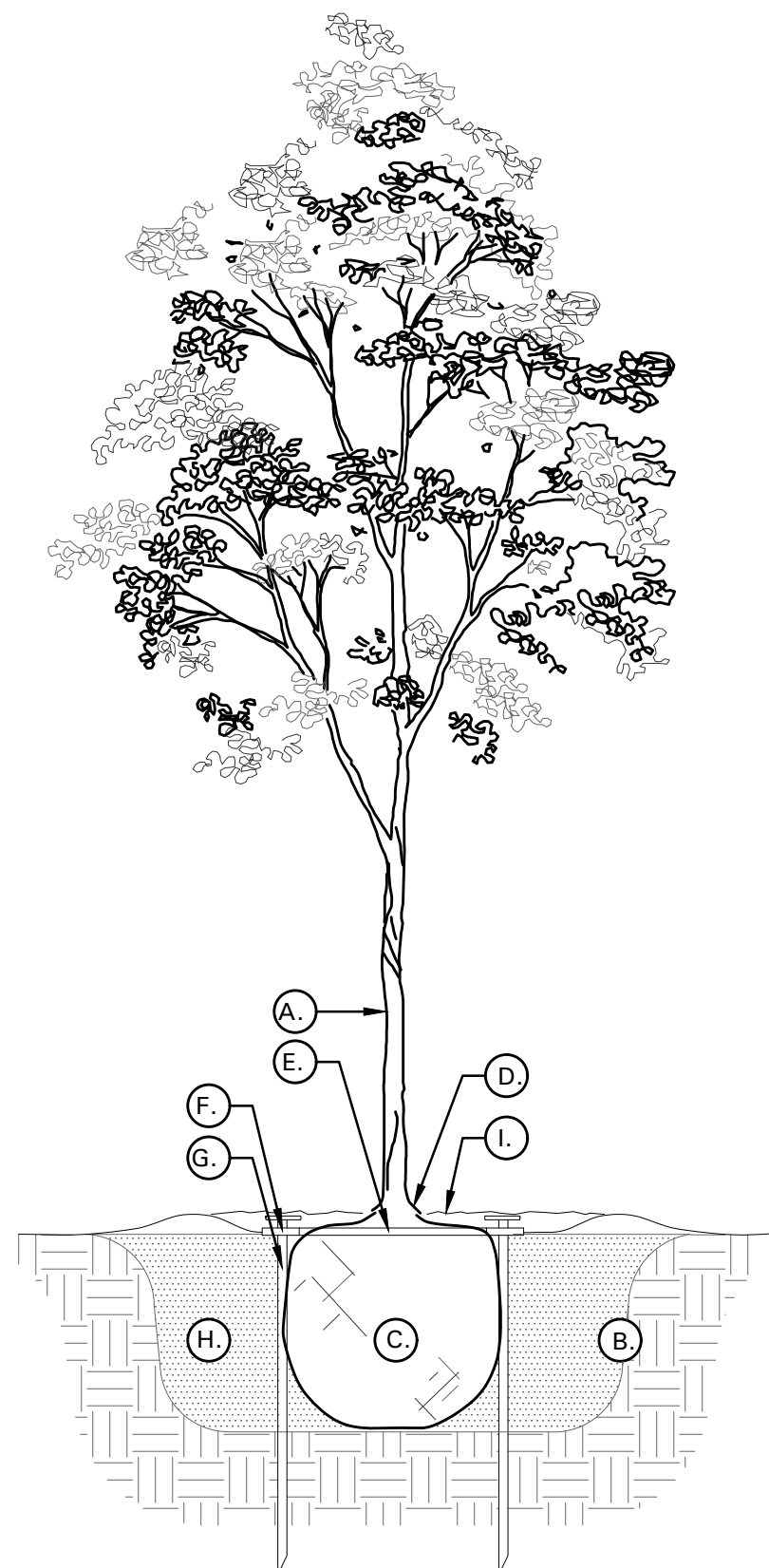
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

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

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



02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE



01 TREE PLANTING DETAIL
NOT TO SCALE

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

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

- Do not wrap trees.

- Do not over prune.

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

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

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

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

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

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

- Steel Curbing Installation:

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

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



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



09/28/21

Professional Seal

SILVERON

FLOWER MOUND, TEXAS

LANDSCAPE SPECIFICATIONS

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.08

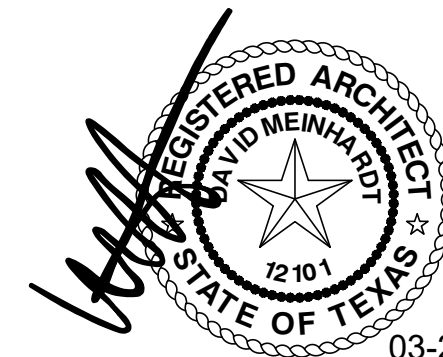


• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

Client / Consultant 1

Client / Consultant 2

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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

	NORTH ELEVATION GLASS	08-25-2
	ADD SCREEN WALL	08-09-2
	ZPD SUBMITTAL	03-22-2
#	Description	Date

DRAWING INFORMATION

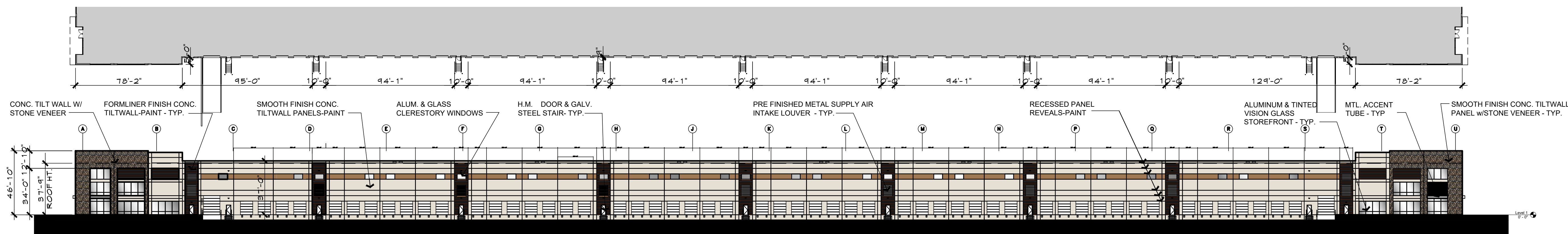
Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

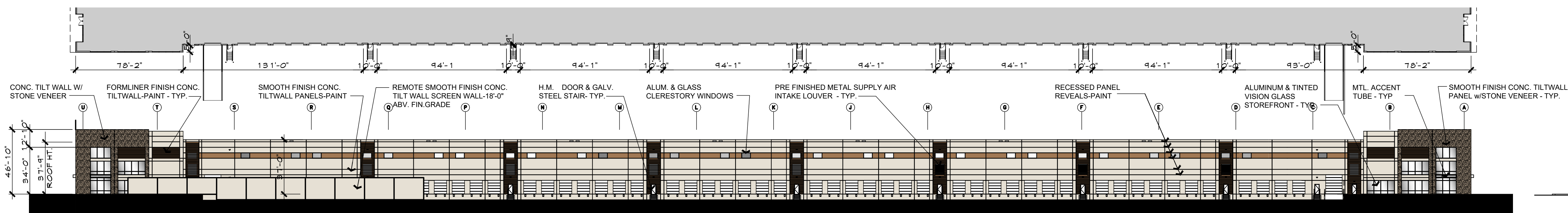
Town Approval

SHEET NUMBER

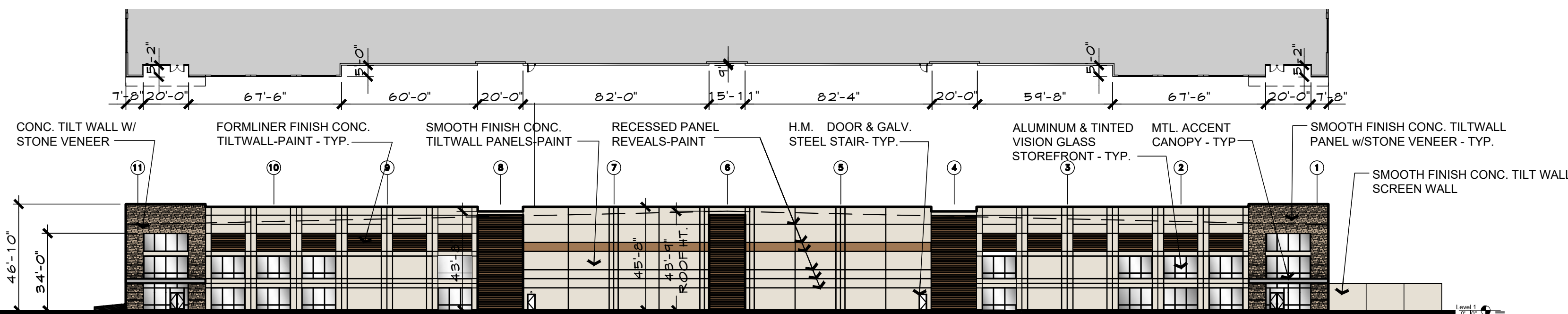
A6.01



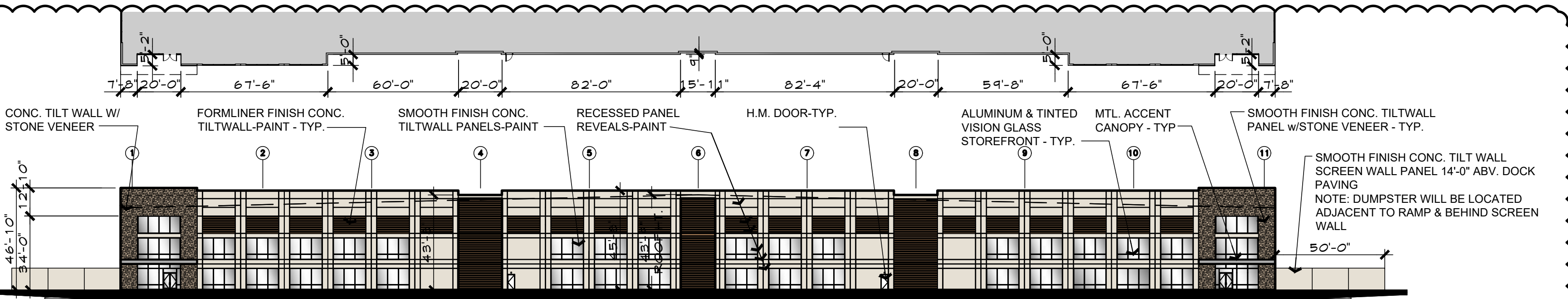
01 WEST ELEVATION-BUILDING 1



02 EAST ELEVATION-BUILDING 1



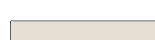
03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1



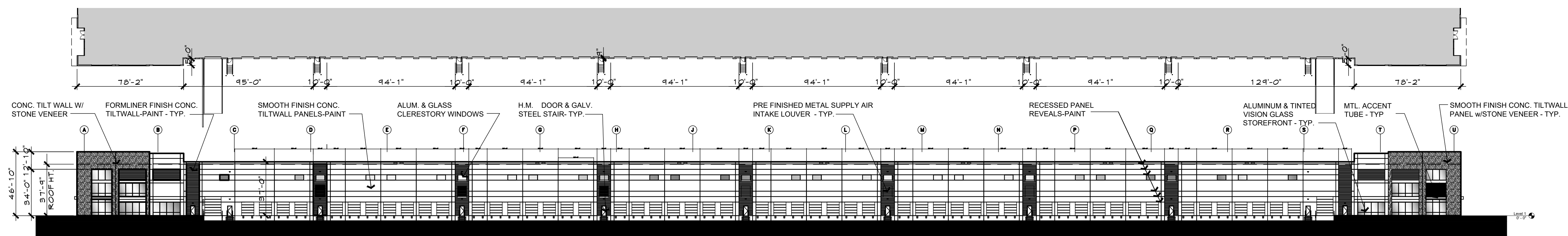
COLOR SELECTION KEY

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

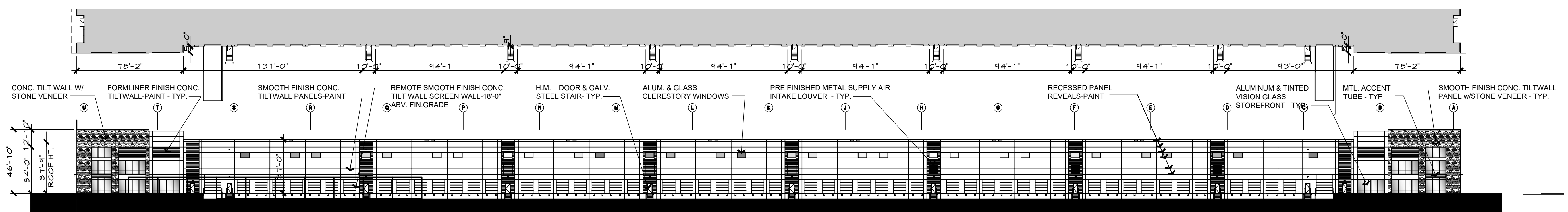
MATERIAL USE TABLE

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

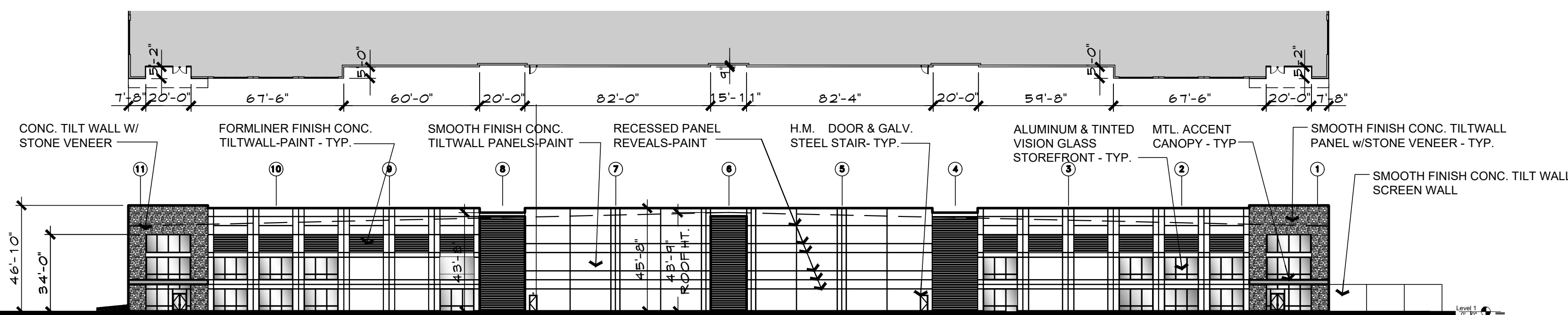
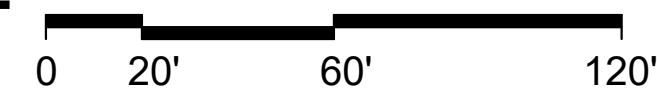
NOTE:
ANY EXTERNAL ELECTRICAL PANELS TO BE PAINTED/TEXTURED
TO MATCH THE MATERIAL AND COLOR OF THE BUILDING



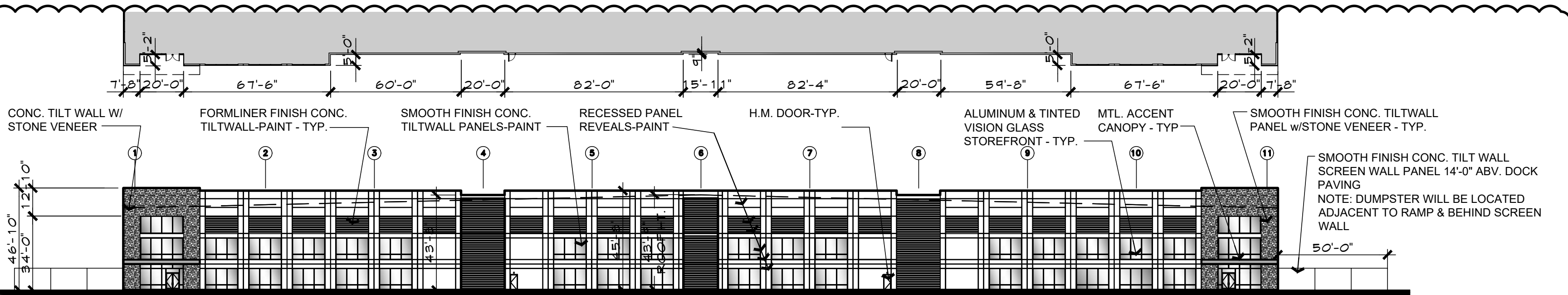
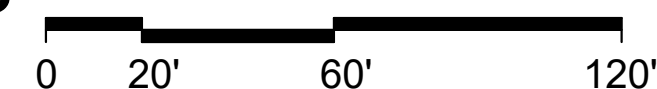
01 WEST ELEVATION-BUILDING 1



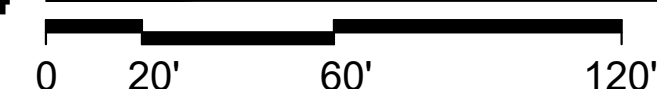
02 EAST ELEVATION-BUILDING 1



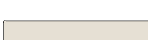
03 SOUTH ELEVATION-BUILDING 1



04 NORTH ELEVATION-BUILDING 1



COLOR SELECTION KEY

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

MATERIAL USE TABLE

	<u>MATERIAL</u>	<u>NORTH ELEV.</u>	<u>SOUTH ELEV.</u>	<u>EAST ELEV.</u>	<u>WEST ELEV.</u>
1.	TOTAL FACADE S.F.	24,176 S.F.	24,176 S.F.	44,475 S.F.	44,475 S.F.
2.	FACADE (EXCLUSIVE OF DOOR, WINDOWS/LOUVERS)	18,182 S.F.	20,454 S.F.	36,602 S.F.	36,602 S.F.
3.	DOORS AND WINDOWS S.F.	5,994 S.F.	3,722 S.F.	7,873 S.F.	7,873 S.F.
4.	PRIMARY MASONRY TOTALS - (MIN. 80%)	18,182 S.F. / 100%	20,454 S.F. / 100%	36,602 S.F. / 100%	36,602 S.F. / 100%
	*CONC. WALL S.F.	12,462 S.F. / 69%	14,734 S.F. / 72%	30,762 S.F. / 84%	30,762 S.F. / 84%
	*TEXTURED STONE S.F.	1,934 S.F. / 10%	1,934 S.F. / 9%	2,596 S.F. / 7%	2,596 S.F. / 7%
	*RECESSED FORM LINER S.F.	3,786 S.F. / 21%	3,786 S.F. / 18%	3,244 S.F. / 8%	3,244 S.F. / 8%
5.	SECONDARY - METAL ACCENT S.F.	220 SF / 1%	220 S.F. / 1%	120 S.F. / 0.3%	120 S.F. / 0.3%

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

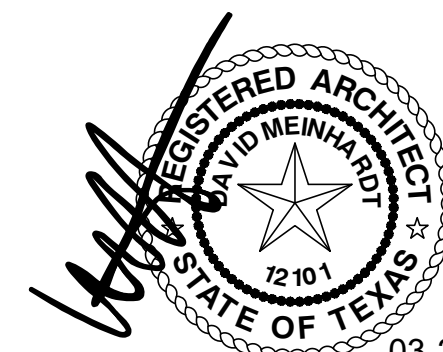


14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 • 972.361.6800 (fx)

Client / Consultant 1

Client / Consultant 2

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



03-22-21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

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

DRAWING INFORMATION

Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

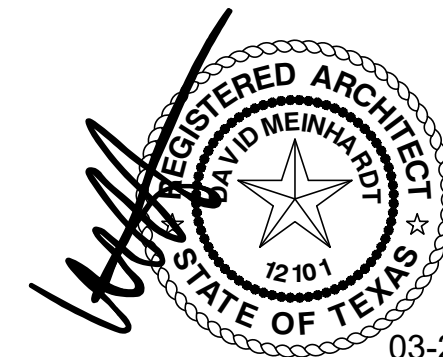
SHEET NUMBER

A6.01-b/w

Client / Consultant 1

Client / Consultant 2

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



03-22-21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

NORTH ELEVATION GLASS 08025-21

#	Description	Date

DRAWING INFORMATION

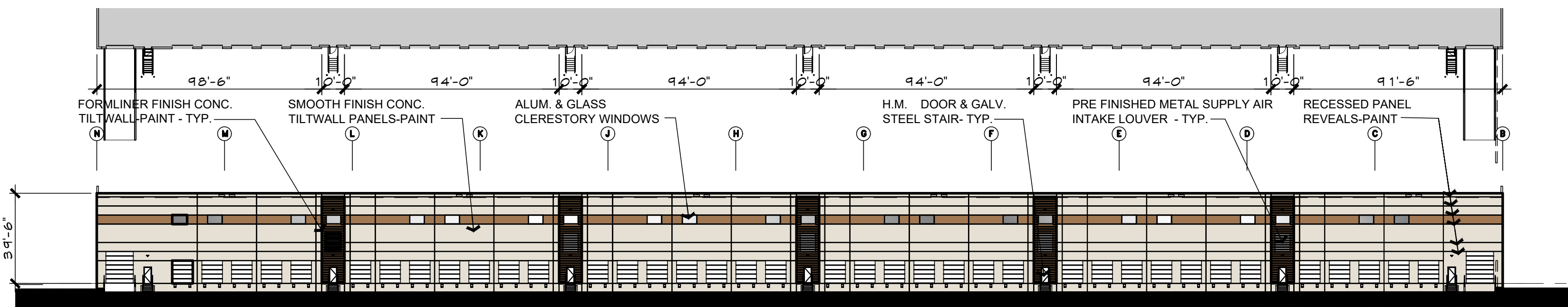
Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

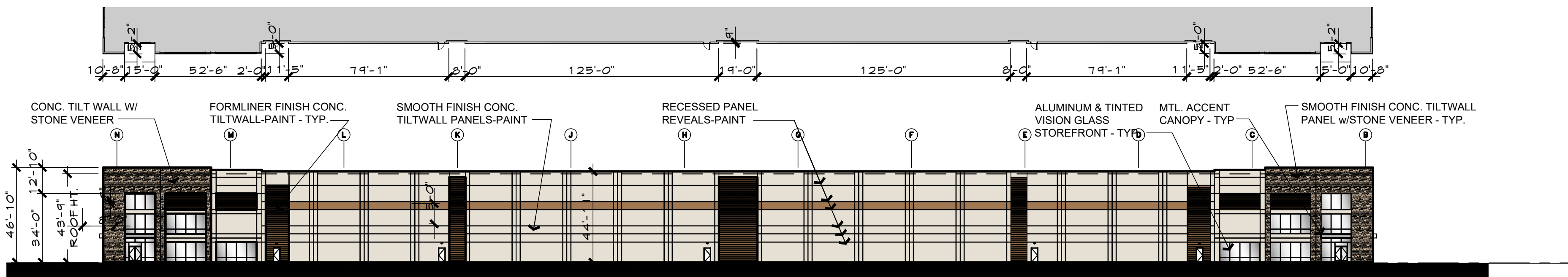
SHEET NUMBER

A6.02



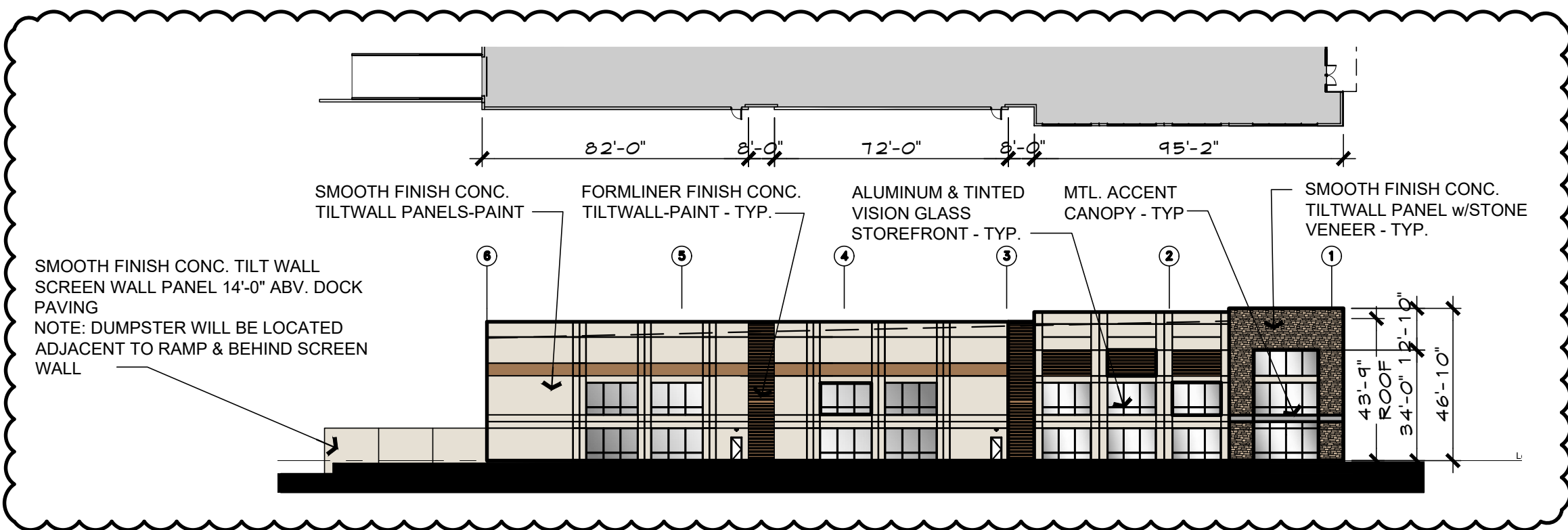
01 EAST ELEVATION-BUILDING 2

0 20' 60' 120'



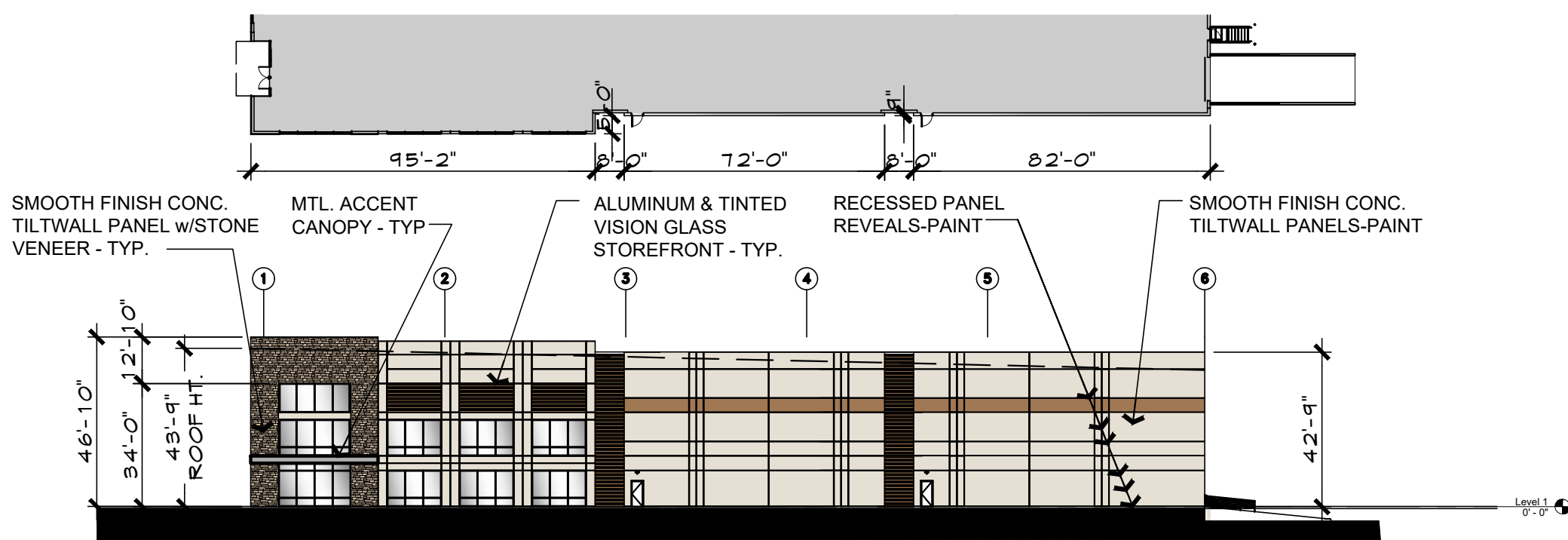
02 WEST ELEVATION-BUILDING 2

0 20' 60' 120'



03 NORTH ELEVATION-BUILDING 2

0 20' 60' 120'



04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

COLOR SELECTION KEY

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

MATERIAL USE TABLE

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

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

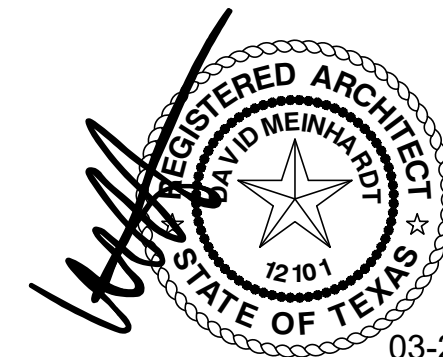


14241 Dallas Parkway, Suite 1000
Dallas, TX 75254
972.361.6700 • 972.361.6800 (fx)

Client / Consultant 1

Client / Consultant 2

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



03-22-21

Professional Seal

SILVERON
FLOWER MOUND, TEXAS
PROPOSED ELEVATION

ISSUANCES

NORTH ELEVATION GLASS 08025-21

#	Description	Date

DRAWING INFORMATION

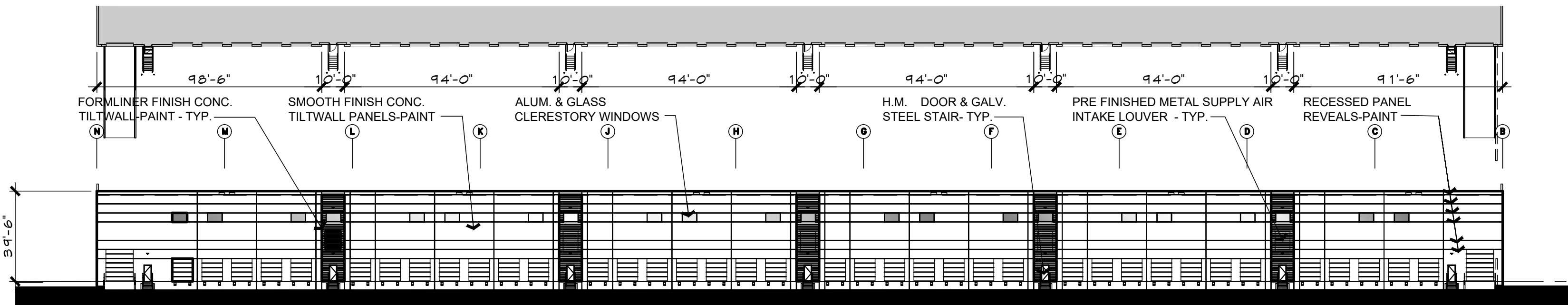
Scale:
Date: 02-22-2021
Checked By:
Drawn By:
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

Town Approval

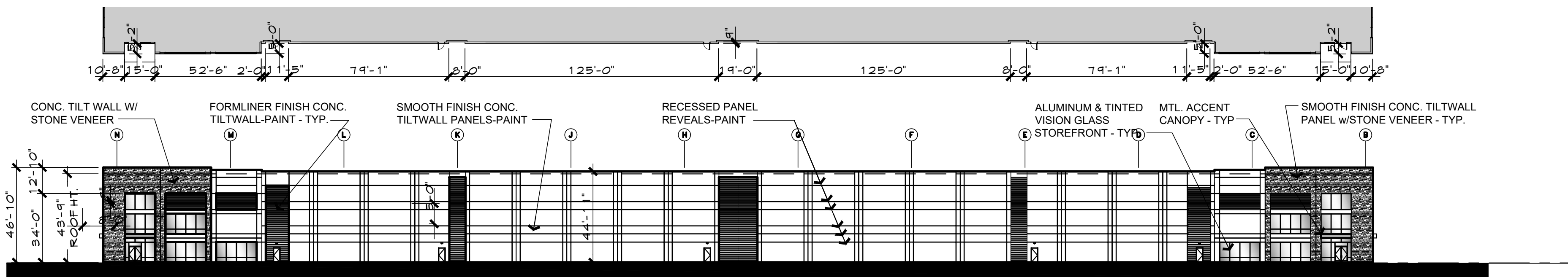
SHEET NUMBER

A6.02-b/w



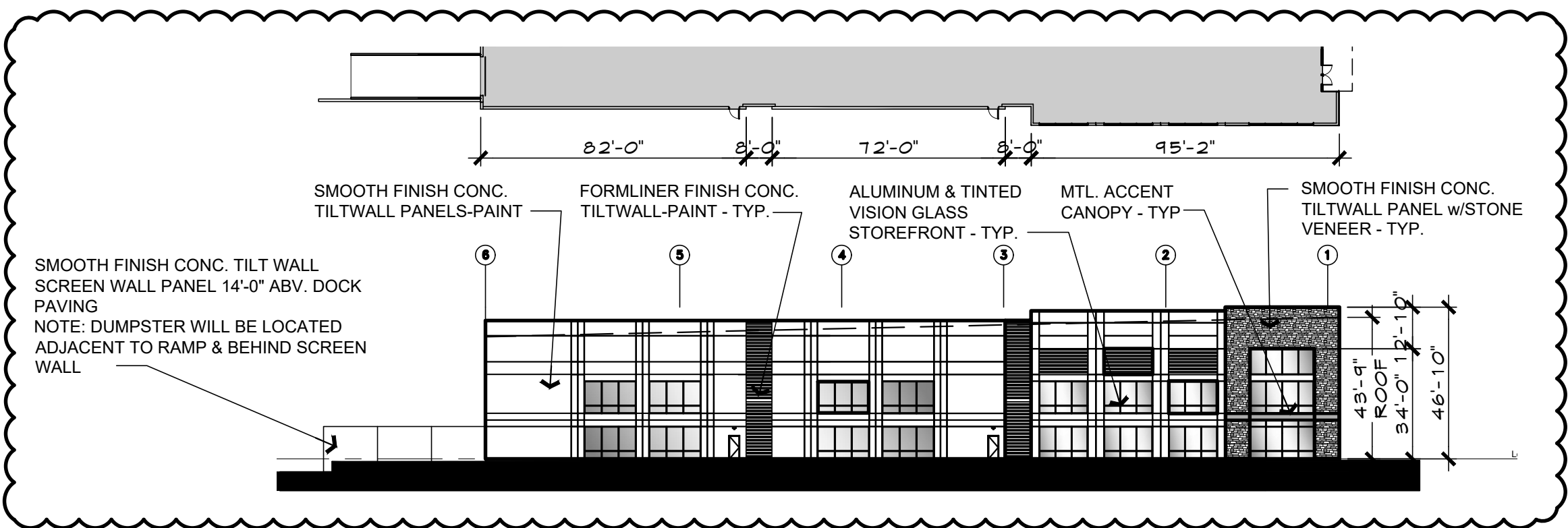
01 EAST ELEVATION-BUILDING 2

0 20' 60' 120'



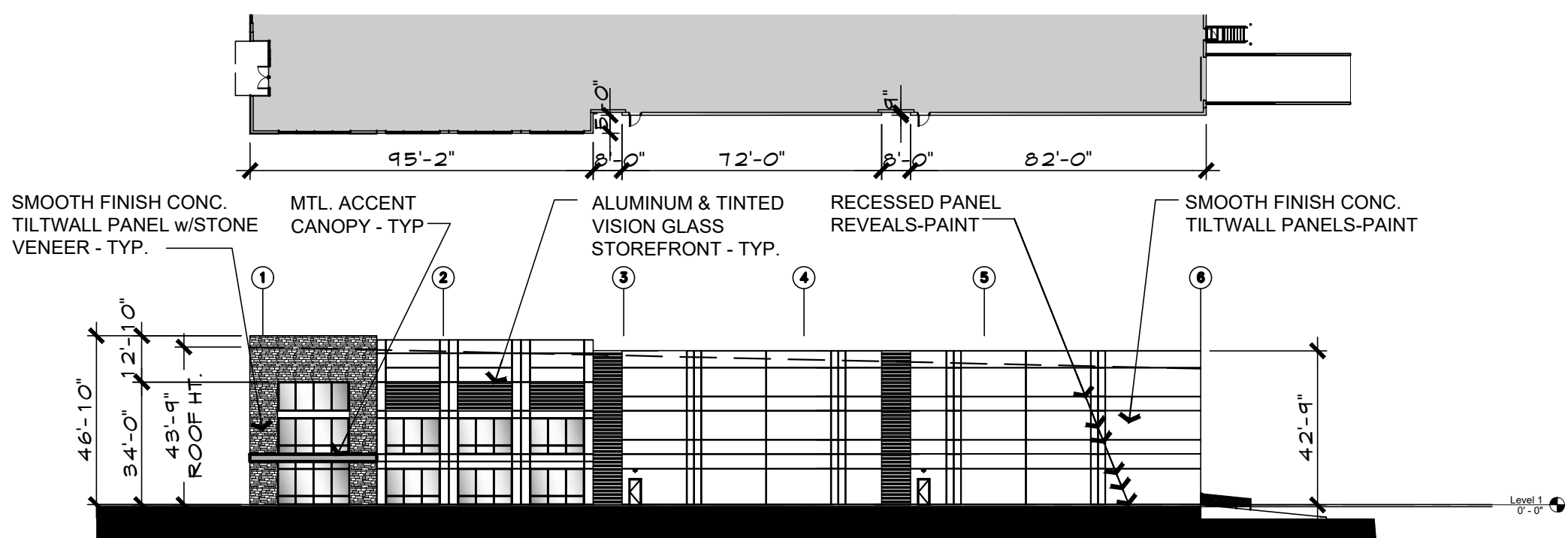
02 WEST ELEVATION-BUILDING 2

0 20' 60' 120'



03 NORTH ELEVATION-BUILDING 2

0 20' 60' 120'



04 SOUTH ELEVATION-BUILDING 2

0 20' 60' 120'

COLOR SELECTION KEY

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

MATERIAL USE TABLE

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

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

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

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



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

PROGRESS SET - FOR REVIEW ONLY
ISSUED

01/04/2022

These documents are
NOT FOR REGULATORY APPROVAL
PERMITTING OR CONSTRUCTION.
They were prepared by,
or under the supervision of:
Kori Ann Haug
TX Registered Landscape Architect
#2246

SILVERON
FLOWER MOUND, TEXAS

ISSUANCES

[illegible]

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

CONCEPTUAL SITE PLAN

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



TOWN COUNCIL AGENDA ITEM NO. 5

REGULAR ITEM

DATE: January 18, 2022

FROM: James Hoefert, Environmental Review Analyst

ITEM: **Public Hearing to consider an application for a tree removal permit (TRP21-0012) for forty-eight (48) specimen trees on property proposed for development as Silveron Flower Mound Duke. The property is generally located north of Long Prairie Road and east of Silveron Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 7 to 0 at its July 6, 2021, meeting).**

BACKGROUND INFORMATION: The Silveron Flower Mound Duke development is generally located north of Long Prairie Road and east of Silveron Boulevard. The site is approximately 66.90 acres in size. The site is currently zoned for Campus Commercial District (CC) uses as a portion of Planned Development District No. 31 (PD-31) and master planned for the Lakeside Business District. The applicant is requesting to change the current land use designation within the Lakeside Business District Area Plan from Campus Commercial uses to Campus Industrial District (CI) uses and rezone the property to Planned Development District No. 181 (PD-181) with Campus Industrial uses. According to the tree survey for the project, the site contains eighty-four (84) specimen trees. The applicant is requesting to remove forty-eight (48) specimen trees from the site in order to build two buildings that will consist of warehouse and office uses. The specimen trees proposed for removal are located within the proposed buildable area. There are a few specimen trees listed as declining by the applicant and the condition of those trees will be re-evaluated with the record plat application. The remaining specimen trees are listed as being in good health.

The Town's tree ordinance requires that specimen trees removed from the site be replaced at a rate of two times their caliper inches. Based on their size, 1,284" of replacement trees, equaling 428 three-inch caliper trees, will be required for the removal of the twenty-four (24) specimen trees that are located outside of Upland Habitat on this site. The mitigation for the removal of specimen and protected trees located within the defined Upland Habitat is addressed separately through the Upland Habitat mitigation requirements. In addition, protected trees removed from the buildable area, and located outside of Upland Habitat, will also require replacement at a tree-for-tree rate. Any additional protected tree mitigation / replacement will be determined with the record plat application – once final engineering has been completed for the project. As part of the applicant's mitigation plan, they are proposing to plant 233 three-inch caliper mitigation trees onsite and the remaining mitigation will be addressed through payment into the Town's Tree Preservation Fund.

BOARD REVIEW/CITIZEN FEEDBACK: This application was considered by the Environmental Conservation Commission (ECC) at its July 6, 2021, meeting. The ECC recommended approval of the requested permit to remove all forty-eight (48) specimen trees. A link to the ECC meetings can be found at: <https://flowermoundtx.swagit.com/play/07062021-1260>

As of January 6, 2022, staff has not received feedback related to this item.

ALTERNATIVES/OPTIONS: The Town Council may approve or deny the requested tree removal permit or may choose to approve the permit with conditions or changes.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Letter of Intent
2. Specimen tree removal permit application
3. Tree Survey
4. Landscape Plan

DRAFT MOTION: Move to approve as presented in the agenda caption.



July 2, 2021

Mr. James Hoefert

Environmental Review Analyst
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

Re: **Letter of Intent – Specimen Tree Removal for Duke Silveron**
86.557 acre tract
Silveron Boulevard and Long Prairie Road (FM 2499) Flower Mound, Texas

Dear Mr. Hoefert:

Duke Realty has proposed development for a two-building development with a combined square footage of approximately 690,000 s.f. on 66.9 acres along Silveron Boulevard and Long Prairie Road (FM 2499). This is a challenging site to develop, so we are requesting to remove several specimen and protected trees. We have worked closely with the civil engineer, architect, and developer to save as many trees on site as possible.

The intent of this letter is to summarize the total amount of Specimen Trees located for the above-mentioned property and to individually identify those trees being proposed for removal along with an explanation why removal is necessary and comments on tree health if applicable. All tree information listed below references the Tree Survey Field Data, tree locations, and proposed site development as reflected on sheet L1.00, "Specimen Tree Plan" dated May 26, 2021. Also attached to this letter are labeled photos of the existing specimen trees listed below.

TREES OUTSIDE OF THE ESA

The site contains a total of thirty-three (33) Specimen Trees outside of the Environmentally Sensitive Area (ESA) and twenty-four (24) of these trees are being proposed for removal, four (4) of which are in declining condition. The remainder are identified to be in good health. The trees are individually identified with reason for removal as follows:

5360	27.8	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5361	27.2	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5362	25.3	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5374	27.8	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5375	24.7	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5376	24.1	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5377	38.1	POST OAK	<i>Quercus stellata</i>	Declining	Parking
5379	24.0	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5380	24.2	POST OAK	<i>Quercus stellata</i>	Declining	Drive Aisle
5381	24.0	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5389	25.4	POST OAK	<i>Quercus stellata</i>	Healthy	Parking
5391	26.8	CEDAR ELM	<i>Ulmus crassifolia</i>	Healthy	Drive Aisle

5392	31.2	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5393	31.9	POST OAK	<i>Quercus stellata</i>	Declining	Drive Aisle
5394	22.3	CEDAR ELM	<i>Ulmus crassifolia</i>	Healthy	Drive Aisle
5396	30.9	BLACKJACK OAK	<i>Quercus marilandica</i>	Hazard	Drive Aisle
5397	20.5	CEDAR ELM	<i>Ulmus crassifolia</i>	Healthy	Drive Aisle
5398	40.7	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5400	30.7	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5404	22.3	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5405	27.8	POST OAK	<i>Quercus stellata</i>	Healthy	Parking Lot
5406	24.3	POST OAK	<i>Quercus stellata</i>	Healthy	Parking Lot
5407	26.5	BLACKJACK OAK	<i>Quercus marilandica</i>	Healthy	Parking Lot / Grading
5408	24.9	POST OAK	<i>Quercus stellata</i>	Healthy	Grading

TREES INSIDE OF THE ESA

The site contains a total of fifty (50) Specimen Trees inside the Environmentally Sensitive Area (ESA) and twenty-four (24) of these trees are being proposed for removal, four (4) of which are in declining condition. The remainder are identified to be in good health. The trees are individually identified with reason for removal as follows:

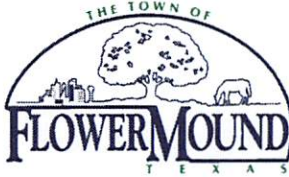
2299	23.1	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5365	23.8	POST OAK	<i>Quercus stellata</i>	Declining	Grading / Utility
5371	23.5	POST OAK	<i>Quercus stellata</i>	Declining	Parking
5409	32.1	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5410	19.4	CEDAR ELM	<i>Ulmus crassifolia</i>	Declining	Building
5411	25.8	POST OAK	<i>Quercus stellata</i>	Healthy	Building
5412	25.9	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5414	32.5	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5415	22.5	POST OAK	<i>Quercus stellata</i>	Healthy	Parking
5416	23.2	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5417	22.9	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5418	22.7	POST OAK	<i>Quercus stellata</i>	Healthy	Grading / Utility
5421	22.9	POST OAK	<i>Quercus stellata</i>	Healthy	Grading / Utility
5426	23.6	POST OAK	<i>Quercus stellata</i>	Healthy	Building
5427	25.3	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5428	22.3	BLACKJACK OAK	<i>Quercus marilandica</i>	Declining	Drive Aisle
5429	27.5	POST OAK	<i>Quercus stellata</i>	Healthy	Parking
5430	23.6	POST OAK	<i>Quercus stellata</i>	Healthy	Parking
5432	28.8	POST OAK	<i>Quercus stellata</i>	Healthy	Building
5439	25.4	POST OAK	<i>Quercus stellata</i>	Healthy	Grading
5441	25.9	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5442	24.0	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
5443	28.6	POST OAK	<i>Quercus stellata</i>	Healthy	Drive Aisle
8659	19.1	CEDAR ELM	<i>Ulmus crassifolia</i>	Healthy	Grading

Thank you for your time and consideration with this matter and please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kori Haug', with a stylized flourish at the end.

Kori Haug, ASLA, CLARB
President
Belle Firma, Inc.



Town of Flower Mound Environmental Services

Mailing Address: 2121 Cross Timbers Road, Flower Mound, TX 75028

Telephone: 972-874-6340 Website: www.flower-mound.com

TREE REMOVAL PERMIT

(Effective for Developments submitted 10/6/08 - present)

Check one: ☐ Protected Tree ☒ Specimen Tree ☐ Historic Tree

This application is required to be submitted 30 days prior to the next available ECC hearing.

1. Applicant- Note: Must be an ISA certified arborist, certified forester, or a registered landscape architect.

Name:

Kori Haug, ASLA, CLARB - Belle Firma

Address:

4245 North Central Expy

Suite 501

Dallas, TX 75205

Phone:

214.865.7192

Applicant's Legal Interest in the Property:

Landscape Architect - Texas Registration #2246

2. Property Owner(s)

Name(s): Robert Yu - Pacific Summit Properties, LLC

Address: on behalf of PS Silveron / RMR L.P.

212 S. Palm Ave., Suite 200

Alhambra, CA 91801

3. Location and Legal Description of Property:

part of a 86.557 acre tract of land described in Special Warranty Deed to

PS Silveron / RMR. L.P., recorded in Document No. 2018-9044, Official Records, Denton County, Texas,
and Instrument No. D218017563, Official Public Records, Tarrant County, Texas

Page 2 of 3.

4. Owner's Authorization of Representation

I, Robert Yu, the owner of the above described real property, do hereby authorize Kori Haug to represent my interests and to file an Application for Tree Removal Permit for said real property, pursuant to the terms and provisions of Chapter 94 (Trees), of the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances.

State of California, County of Los Angeles
 Subscribed and sworn to (or affirmed) before me
 on this 25th day of May, 20 21,
 by Robert Yu,
 proved to me on the basis of satisfactory evidence
 to be the person(s) who appeared before me.
 Signature: [Signature]

[Signature]
 Signature of Owner

Given Under My Hand and Seal of Office
 This the 25th Day of May, 20 21

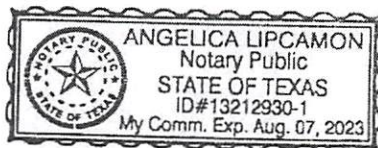
[Signature] Notary Public
 In and For Los Angeles County, Texas.

5. Applicants Affidavit- Note: Applicant must be an ISA certified arborist, certified forester, or a registered landscape architect.

Subject to criminal penalties contained in Subpart B, the Land Development Regulations of the Town of Flower Mound, Texas Code of Ordinances, I
Kori Haug, do hereby swear or affirm that all of the Information contained herein and submitted herein is, to the best of my knowledge, true, correct and complete and that no false, misleading or incomplete information has been intentionally provided or submitted with this Application for a Tree Removal Permit.

[Signature]
 Signature of Applicant

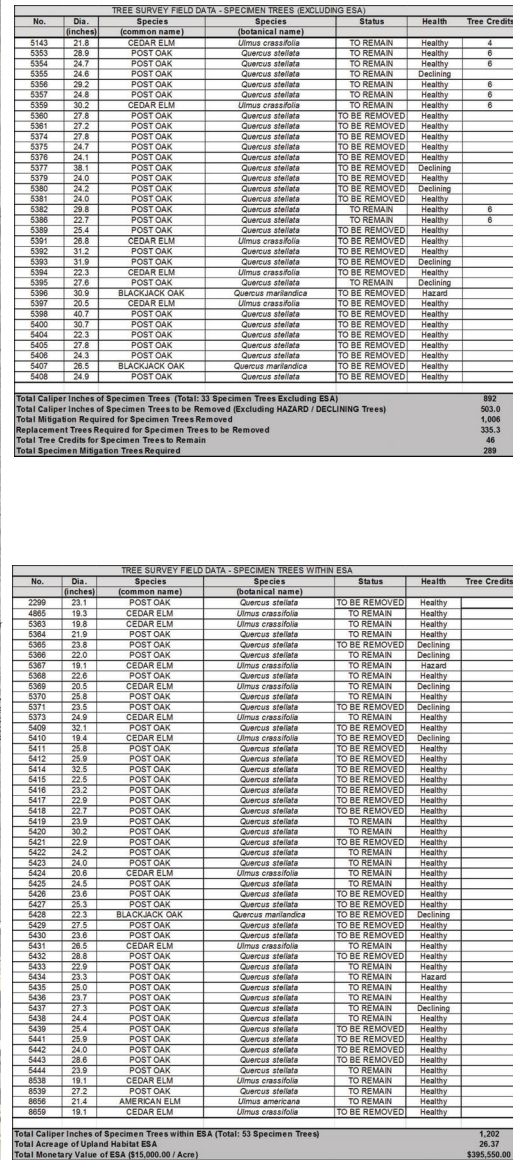
Landscape Architect License No. 2246
 State of Licensure Texas
 Or ISA Certified Arborist No. _____
 Or Certified Forester No. _____



Given Under My Hand and Seal of Office
 This the 24th Day of May, 20 21

[Signature] Notary Public
 In and For Dallas County, Texas

6. Received by Town of Flower Mound on (Date) 5/27/2021 by
 (initials) JRH.



1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND CONTACT WITH EXCAVATION UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ANY EXCAVATION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO THE TREE. THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY. IF THE DAMAGE IS NOT REPAIRABLE, IT SHALL BE UNDERSTOOD THAT THE CONTRACTOR IS RESPONSIBLE FOR THE TREATMENT OF ANY DAMAGE TO THE TREE.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN THE DISTANCE FROM THE TREE TRUNK TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE SHALL BE PROTECTED. THE PROTECTED ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES. NO EARTH MOVING EQUIPMENT SHALL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES. EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES.
6. NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF THE PROTECTED TREES. INCLUDING BUT NOT LIMITED TO: PAINT, OIL, GREASE, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.

7. NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE PLACED OR ANY OTHER OBJECTS BE PLACED ON THE TRUNK OF ANY TREE.

8. NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.

9. BORING OF UTILITIES MAY BE PERMITTED UNDER THE PROTECTION OF TREES IF THE FOLLOWING CONDITIONS ARE MET: A MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CROWN; THE BORE SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.

10. IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG AND ENTER AND EXIT THE TREE'S CRITICAL MANNING ZONE.

11. ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED ORANGE "X" MARKS. RED ORANGE FLAG SHALL BE PLACED ON THE TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GROUND. FLAGGING SHALL BE APPROVED BY OWNER'S REPRESENTATIVE. CONTRACTOR SHALL CONTACT CONTRACTOR'S OWNER'S REPRESENTATIVE AT LEAST 72 HOURS BEFORE NOTICE TO SCHEDULE ON-SITE MEETING.

12. ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE DRAINAGE LINE. FENCING SHALL BE A MINIMUM OF 4' HIGH, COMPOSED OF SNOW FENCING, ORANGE VINYL OR PLASTIC FENCING. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR REMOVE OR DAMAGE ANY EXISTING OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT OR GREATER HEIGHT. FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

13. WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED LIMB ABOUT TO FALL. THE CONTRACTOR SHALL BE THE OWNER'S AUTHORIZED REPRESENTATIVE.


 EXISTING TREE TO REMAIN
 EXISTING TREE TO BE REMOVED
 TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION
 UPLAND HABITAT ESA

MITIGATION TREES REQUIRED
 (2819) - Specimen Mitigation Trees
 *refer to "Tree Survey Field Data - Specimen Trees (Including ESA)" L1.00
 (348) - Protected Mitigation Trees
 *refer to "Tree Survey Field Data - Protected Trees" L1.06
(637) - Total Mitigation Trees Required

MITIGATION TREES PROVIDED
 *above and beyond minimum landscape requirements
 (352) - Total Trees Provided
 (119) - Required Landscape Trees
(233) - Total Mitigation Trees Provided

REMAINING TREE REPLACEMENT FEE
(404) - Mitigation Trees Remaining @ \$375 each
Tree Replacement Fee - \$151,500.00

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

TOTAL MITIGATION FEES - \$547,050.00

* 4245 North Central Express

BELLE : Seite 591

FIRMA : Dallas, Texas 75205
 Tel. 214 343 7371



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

SPECIMEN TREE PRESERVATION PLAN

[illegible]

Scale: 1"=120'-0"

Date: 03/22/21
Checked By: KAH

Drawn By: RMT

Duke Realty Job #:

A/E Job #:

DRAWING / SHEET TITLE

SPECIMEN TREE

SPECIMEN TREE
PLAN

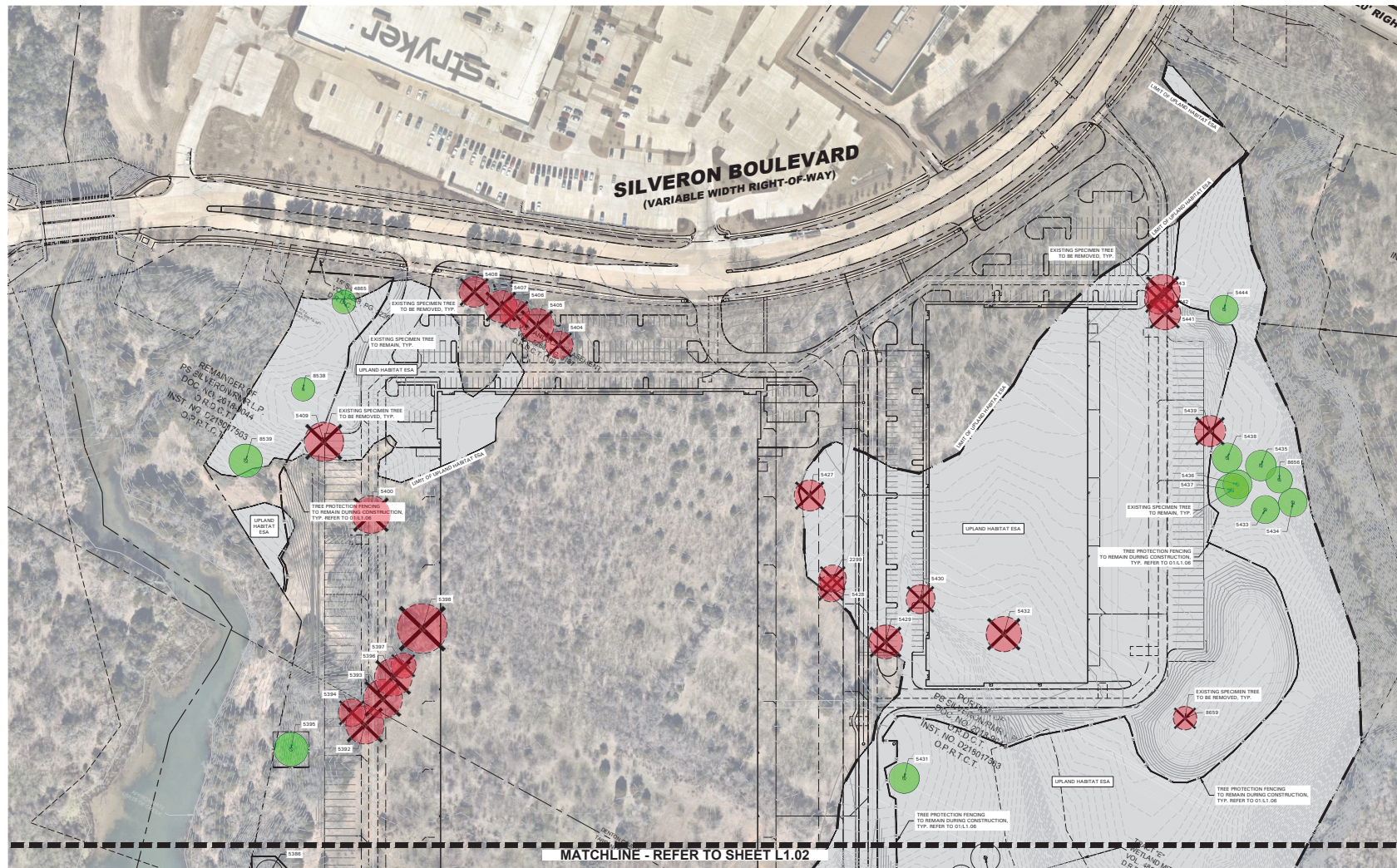
PLAN

SHEET NUMBER

References

1 00

£1.00



MATCHLINE - REFER TO SHEET L1.02

EXISTING TREE LEGEND

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

DRAWING INFORMATION

Scale: 1"=80'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE
TREE PRESERVATION
PLAN

SHEET NUMBER

L1.01



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION PLAN

ISSUANCES

[illegible]

DRAWING INFORMATION

Scale: 1"=80'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE
TREE PRESERVATION
PLAN

SHEET NUMBER

L1.01

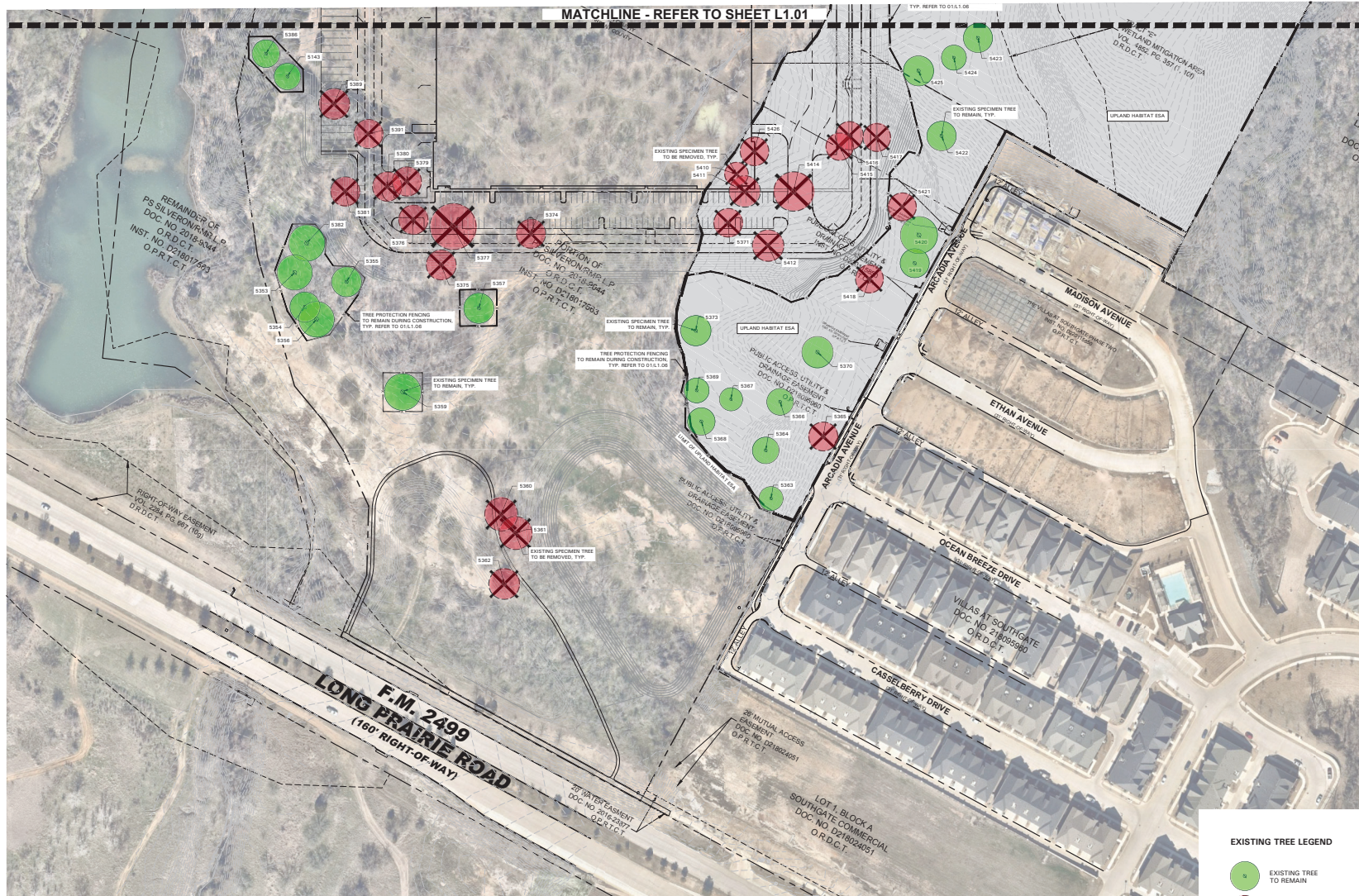
* 4245 North Central Expressway
* Suite 501
* Dallas, Texas 75205
* 214.895.7192



SCALE: 1" = 80'-0"



* 4245 North Central Expressway
* Suite 501
* Dallas, Texas 75205
* 214.895.7192



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- ⊗ EXISTING TREE TO BE REMOVED

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



SCALE: 1" = 80'-0"



4245 North Central Expressway
Suite 301
Dallas, Texas 75205
214.898.7182



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



06/30/21
Professional Seal

SILVERON
FLOWER MOUND, TEXAS

TREE PRESERVATION PLAN

ISSUANCES

DRAWING INFORMATION

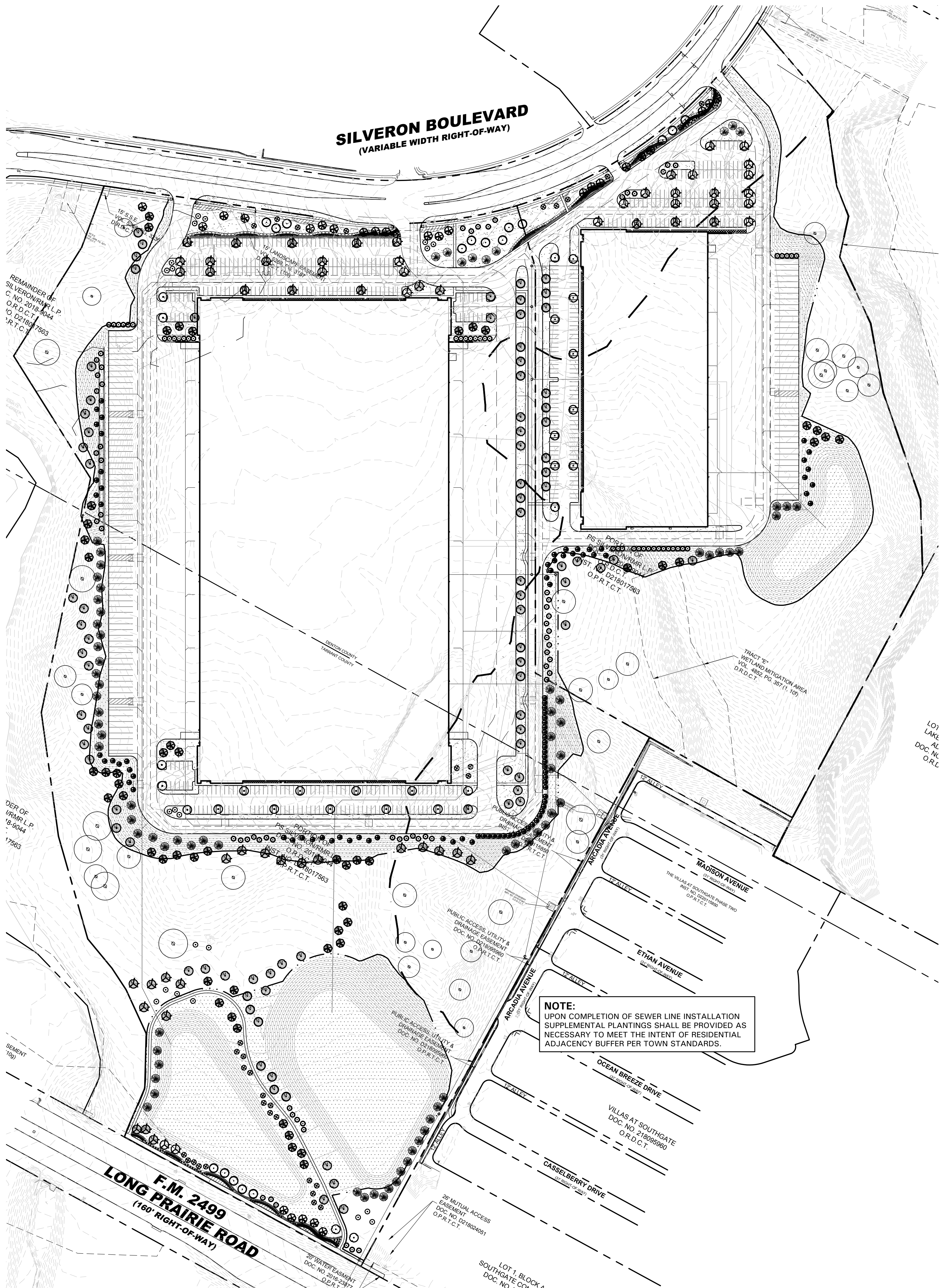
Scale: 1"=80'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
AVE Job #:

DRAWING / SHEET TITLE

TREE PRESERVATION
PLAN

SHEET NUMBER

L1.02



MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LIST

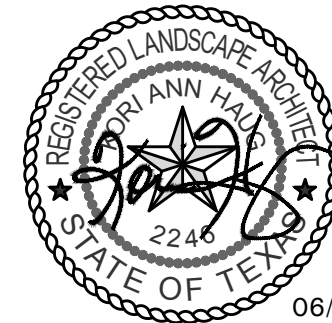
SYMBOL	BOTANICAL NAME TREES	COMMON NAME	QTY.	SIZE	REMARKS
AP	<i>Pinus edlarica</i>	Afgan Pine	102	6' ht.	B&B or container grown, full to base, 3' spread
CO	<i>Quercus muehlenbergii</i>	Chinkapin Oak	41	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica</i> 'Natchez'	Crepe Myrtle 'Natchez'	22	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
CP	<i>Pistacia chinensis</i>	Chinese Pistache	43	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
DC	<i>Cedrus deodara</i>	Deodar Cedar	85	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	95	6' ht.	B&B or container grown, full to base, 3' spread
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	61	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	82	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	33	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	49	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUNDCOVER					
DHG	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Hameln Grass	657	3 gal.	container full, 24" o.c.
DWM	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	428	36" ht.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis</i> 'Plum Delight'	Loropetalum 'Plum Delight'	851	3 gal.	container full, 18" spread, 24" o.c.
MIS	<i>Miscanthus sinensis</i> 'Adagio'	Miscanthus 'Adagio'	141	5 gal.	container full, 36" o.c.
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	16	7 gal.	container full to base, 36" ht., 36" o.c.
SY	<i>Yucca recurvifolia</i>	Softleaf Yucca	92	5 gal.	container full, 36" o.c.
BS	<i>Carex divulsa</i>	Berkeley Sedge	514	1 gal.	container full, 30" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	1,434	1 gal.	container full, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes
	<i>Cynodon dactylon</i>	Common Bermudagrass			hydromulch, refer to Hydromulch Notes

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

THE TOWN OF FLOWER MOUND - LAKESIDE BUSINESS DISTRICT (Campus Industrial)			
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED
Min. 20% of street yard	288,152 s.f. of Street Yard	53,630 s.f. of Street Yard	58,651 s.f. of Street Yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Above 110,000 s.f. = 50 Trees + 1 Tree for every 5,000 s.f. over 110,000 s.f.	288,152 s.f. of Street Yard	82 Trees (3" cal.)	88 Trees (3" cal.)
STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
Silveron Blvd.		25 ft.	25 ft.
FM 2499		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 40 l.f.	Silveron Blvd. = 1,516 l.f.	38 Trees (3" cal.)	46 Trees (3" cal.)
	FM 2499 = 563 l.f.	14 Trees (3" cal.)	17 Trees (3" cal.)
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	555 Parking Spaces	4,163 s.f.	?? s.f.
PARKING AREA TREES			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
1 per 10 parking spaes	555 parking spaces	56 trees (3" cal.)	?? trees (3" cal.)
** All parking spaces to be located within 50 ft. of Parking lot tree.			
*** 30% of the required parking lot trees can be small trees.			
PARKING AREA SCREENING			
STANDARD		Landscape berm or screening shrubs	PROVIDED
All head parking to be screened from street view		3' ht. Screen	Screening shrubs (3' ht.)
OPEN SPACE REQUIREMENTS			
STANDARD	TOTAL SITE AREA (SQUARE FEET)	REQUIRED	PROVIDED
5% of the site to be open space	1,322,330 s.f.	66,117 s.f.	75,108 s.f.



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

OVERALL LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

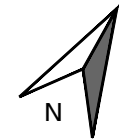
Scale: 1"=150'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

OVERALL
LANDSCAPE PLAN

SHEET NUMBER

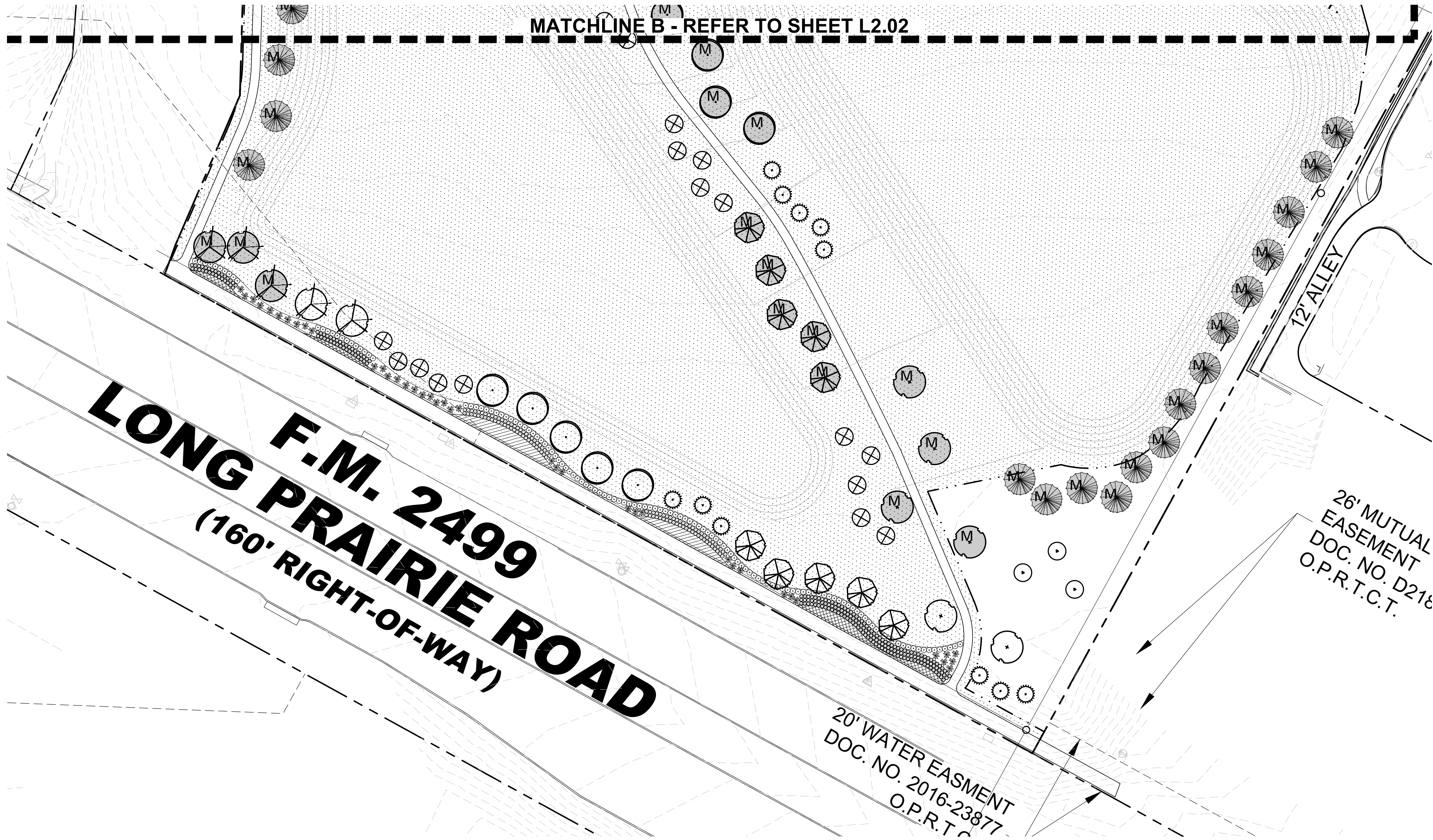
L2.00



SCALE: 1" = 40000"
0 80 160 240



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



NOTE:

REMOVE EXISTING BARBED WIRE FENCE AND CLEAN FENCE LINE AT RESIDENTIAL ADJACENCY.

UPON COMPLETION OF SEWER LINE INSTALLATION SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NECESSARY TO MEET THE INTENT OF RESIDENTIAL ADJACENCY BUFFER PER TOWN STANDARDS.

PLANT LEGEND	
SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
CM	Crepe Myrtle 'Natchez'
CP	Chinese Pistache
DC	Deodar Cedar
ERC	Eastern Redcedar
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

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

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

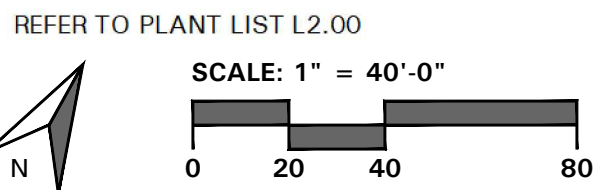
- GENERAL LAWN NOTES**
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED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

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

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

MITIGATION TREE LEGEND

M. MITIGATION TREE (233) TOTAL

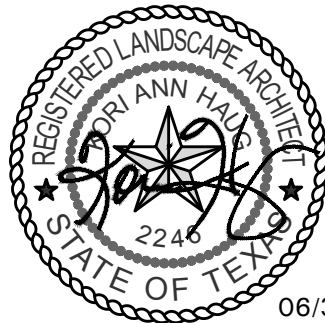


BELLE FIRMA

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



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



SILVERON
FLOWER MOUND, TEXAS

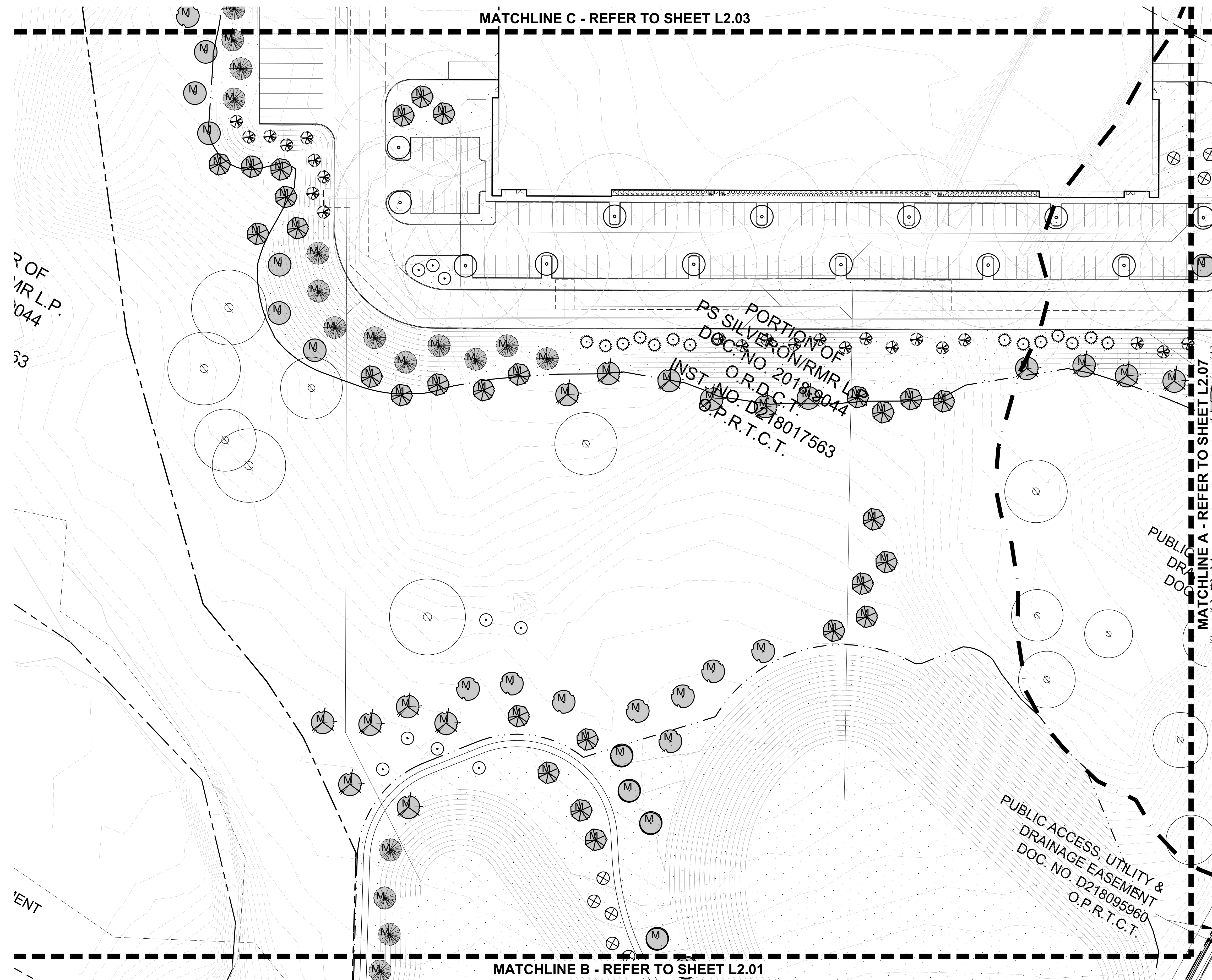
LANDSCAPE PLAN

ISSUANCES	

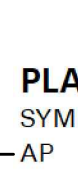
DRAWING INFORMATION	
Scale:	1"= 40'-0"
Date:	03/22/21
Checked By:	KAH
Drawn By:	RMT
Duke Realty Job #:	
A/E Job #:	

DRAWING / SHEET TITLE	
LANDSCAPE PLAN	
SHEET NUMBER	

L2.01

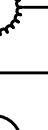
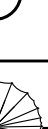


MITIGATION TREE LEGEND

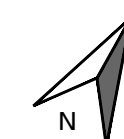


**MITIGATION TREE
(233) TOTAL**

PLANT LEGEND

SYMBOL	COMMON NAME
	AFgan Pine
	Chinkapin Oak
	Crepe Myrtle 'Natchez'
	Chinese Pistache
	Deodar Cedar
	Eastern Redcedar
	Lacebark Elm
	Live Oak
	Oklahoma Redbud
	Shumard Red Oak
	Dwarf Hameln Grass
	Dwarf Wax Myrtle
	Loropetalum 'Plum Delight'
	Miscanthus 'Adagio'
	Nellie R. Stevens Holly
	Softleaf Yucca
	Berkeley Sedge
	Mexican Feathergrass
	Common Bermudagrass
	Solid Sod
	Common Bermudagrass Hydromulch

REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"



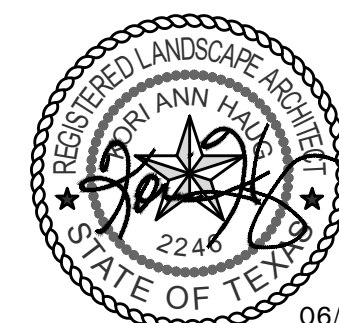
0 20 40 80



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

[illegible]

DRAWING INFORMATION

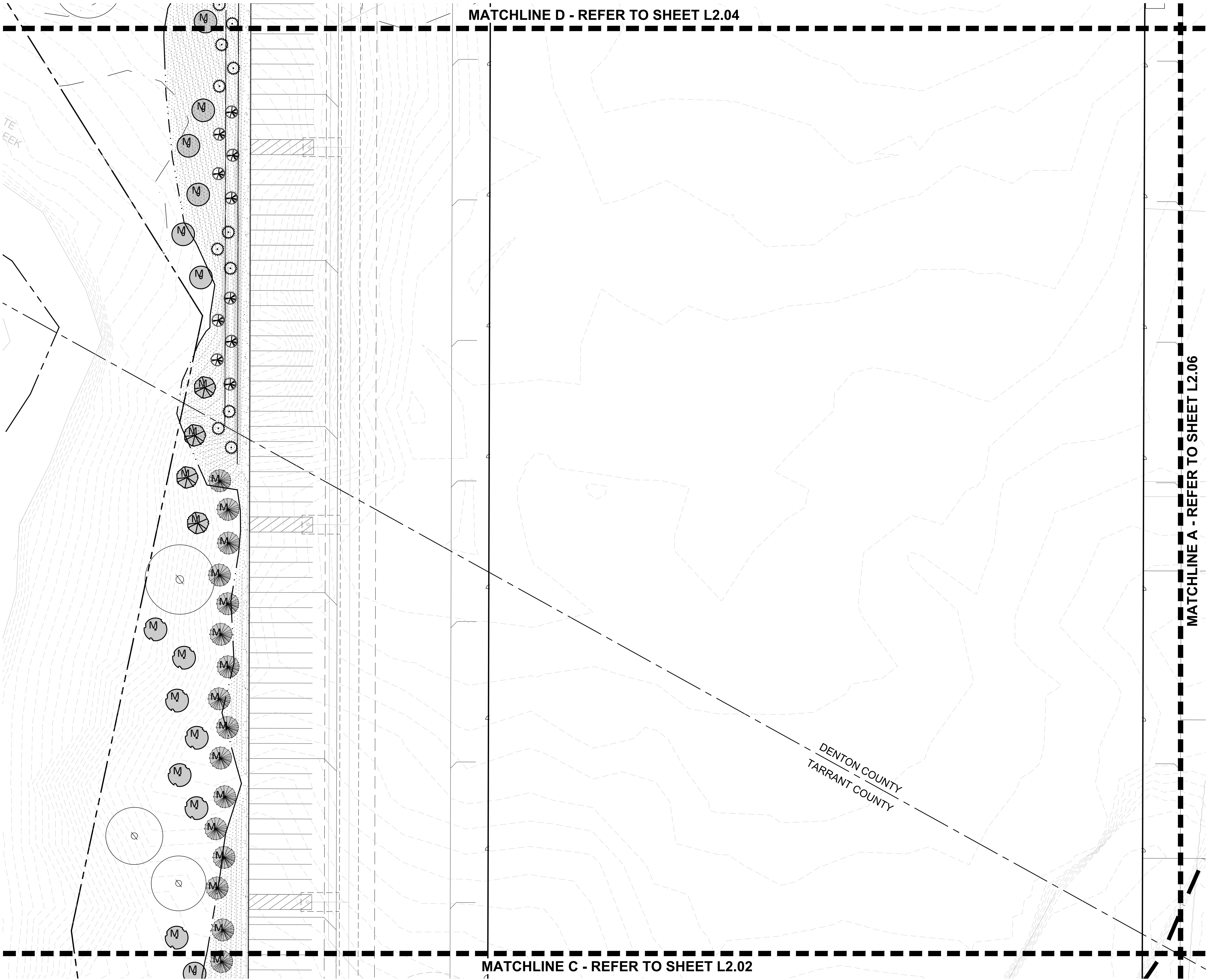
Scale: 1"= 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.02



MITIGATION TREE LEGEND

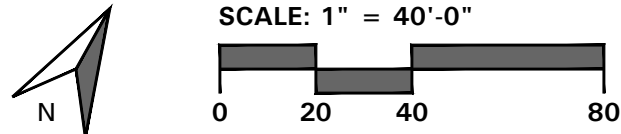
M.

MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
CM	Crepe Myrtle 'Natchez'
CP	Chinese Pistache
DC	Deodar Cedar
ERC	Eastern Redcedar
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

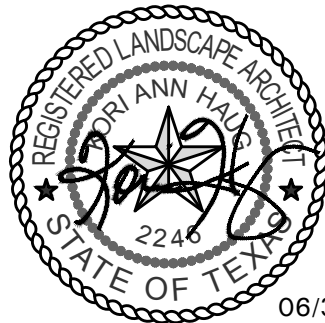
REFER TO PLANT LIST L2.00



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

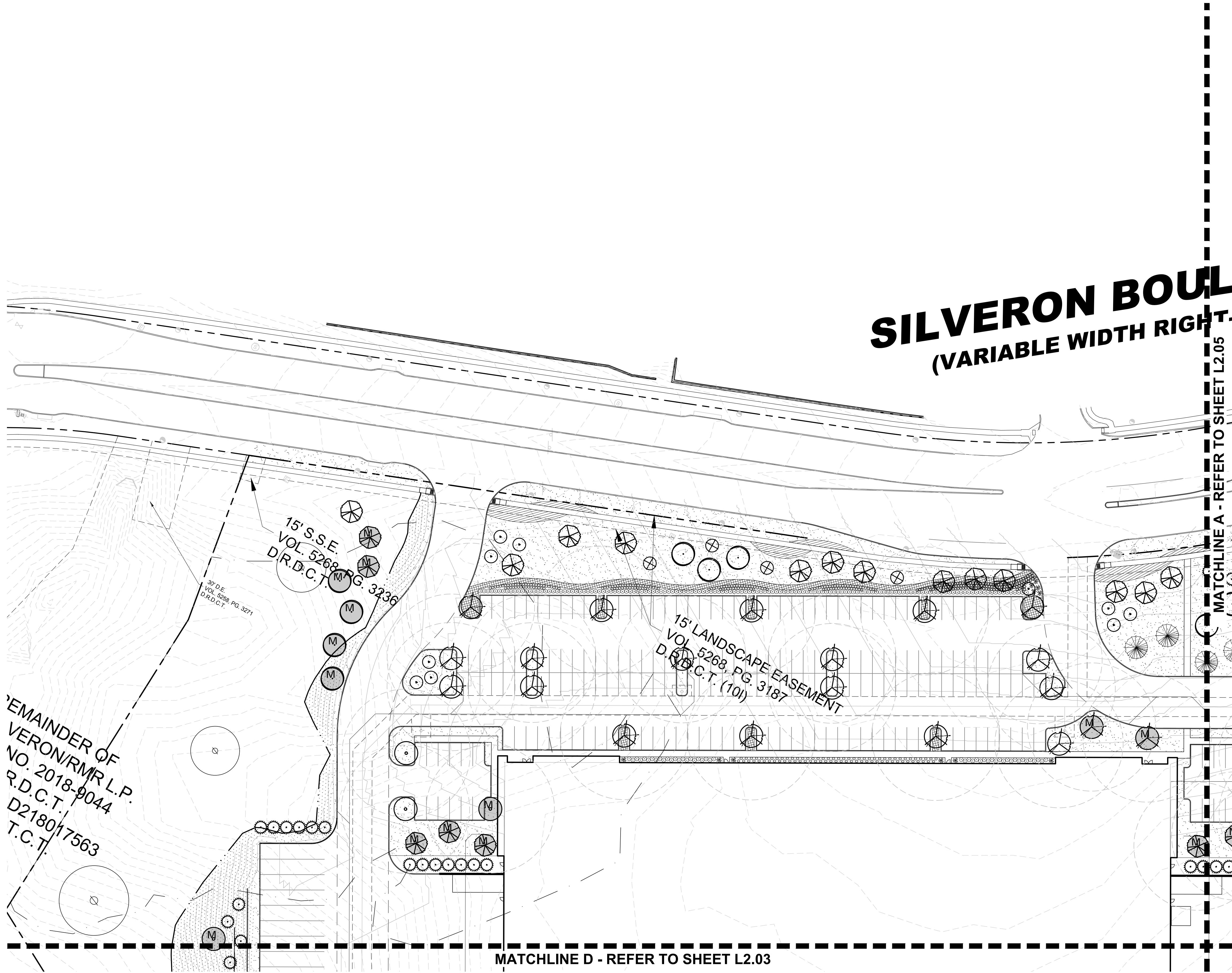
Scale: 1"= 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.03



MITIGATION TREE LEGEND

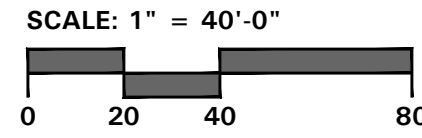
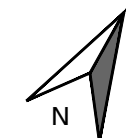
MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL COMMON NAME

	AP	Afghan Pine
	CO	Chinkapin Oak
	CM	Crepe Myrtle 'Natchez'
	CP	Chinese Pistache
	DC	Deodar Cedar
	ERC	Eastern Redcedar
	LE	Lacebark Elm
	LO	Live Oak
	RB	Oklahoma Redbud
	SO	Shumard Red Oak
	DHG	Dwarf Hameln Grass
	DWM	Dwarf Wax Myrtle
	LOR	Loropetalum 'Plum Delight'
	MIS	Miscanthus 'Adagio'
	NRS	Nellie R. Stevens Holly
	SY	Softleaf Yucca
	BS	Berkeley Sedge
	MFG	Mexican Feathergrass
		Common Bermudagrass Solid Sod
		Common Bermudagrass Hydromulch

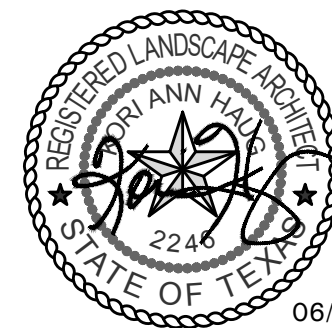
REFER TO PLANT LIST L2.00



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

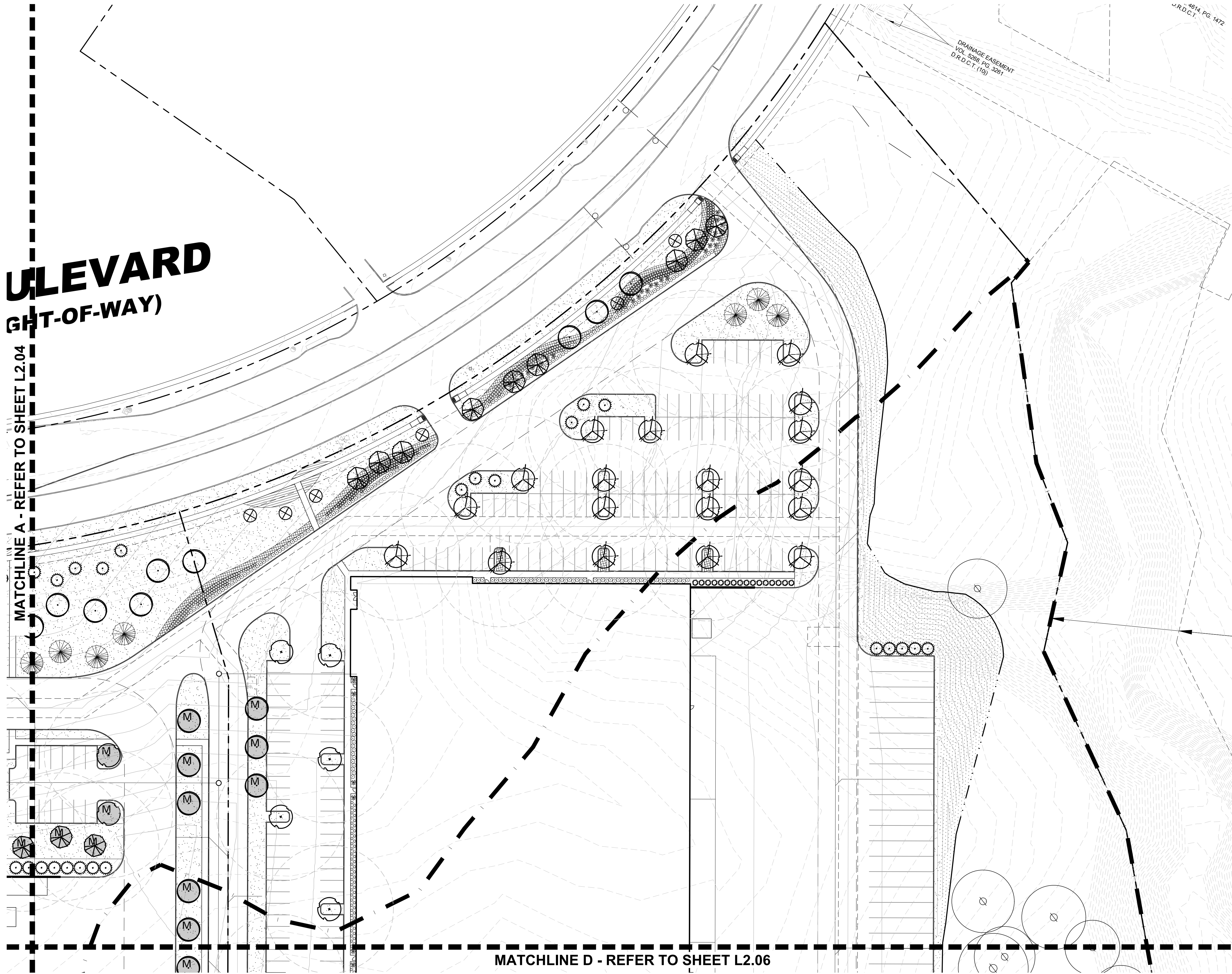
Scale: 1" = 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.04



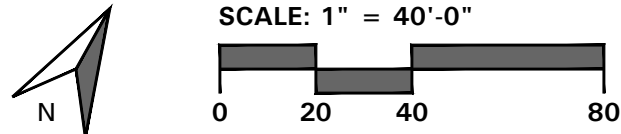
MITIGATION TREE LEGEND

	MITIGATION TREE (233) TOTAL
--	-----------------------------

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
CM	Crepe Myrtle 'Natchez'
CP	Chinese Pistache
DC	Deodar Cedar
ERC	Eastern Redcedar
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

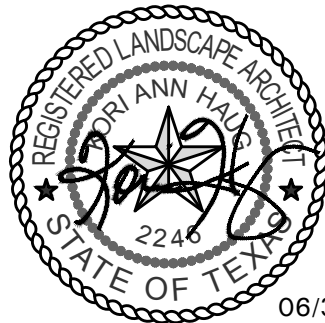
REFER TO PLANT LIST L2.00



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



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



SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.05



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

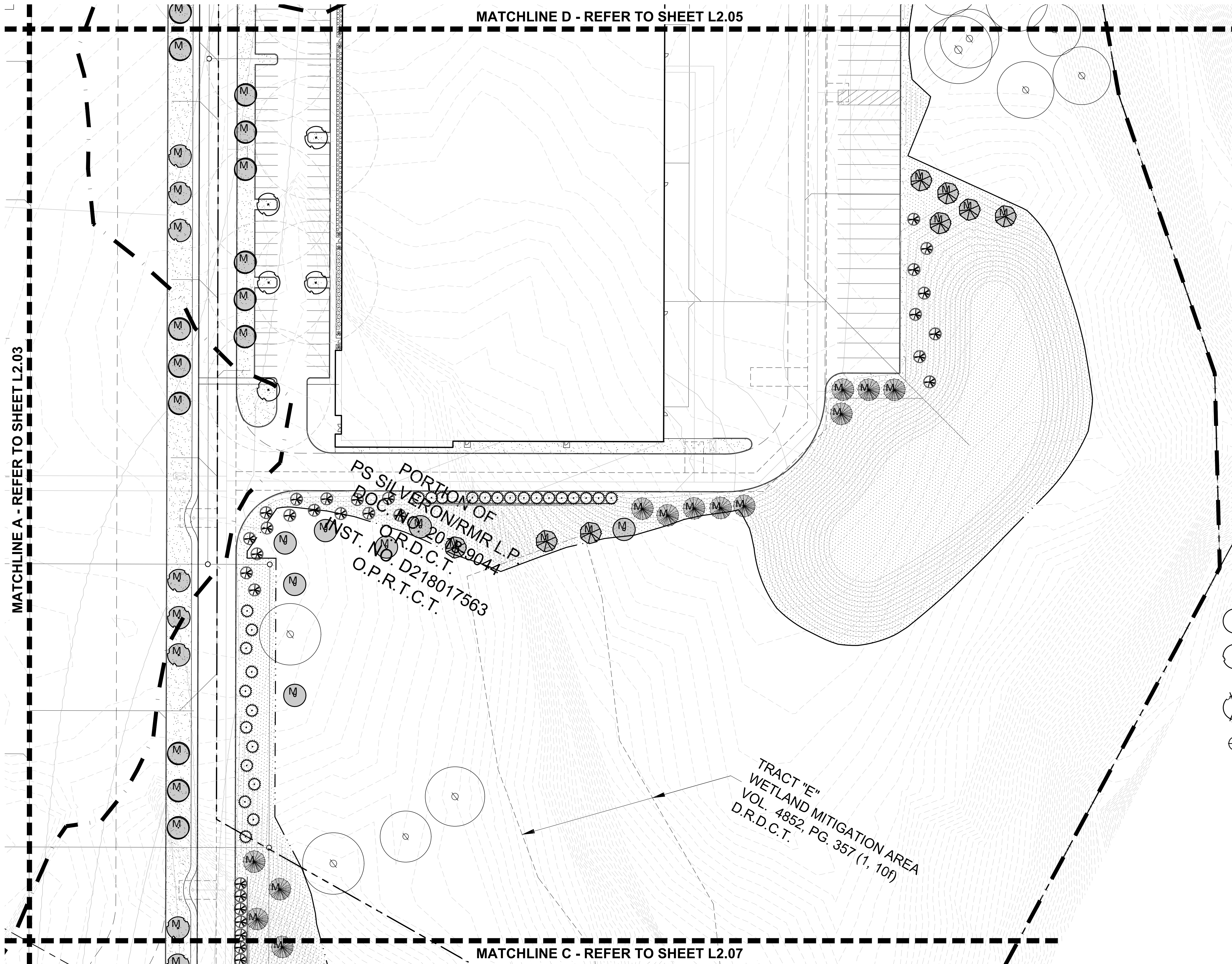
Scale: 1" = 40'-0"
Date: 03/22/21
Checked By: KAH
Drawn By: RMT
Duke Realty Job #:
A/E Job #:

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.06



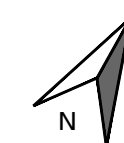
MITIGATION TREE LEGEND

M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afghan Pine
CO	Chinkapin Oak
CM	Crepe Myrtle 'Natchez'
CP	Chinese Pistache
DC	Deodar Cedar
ERC	Eastern Redcedar
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca
BS	Berkeley Sedge
MFG	Mexican Feathergrass
	Common Bermudagrass Solid Sod
	Common Bermudagrass Hydromulch

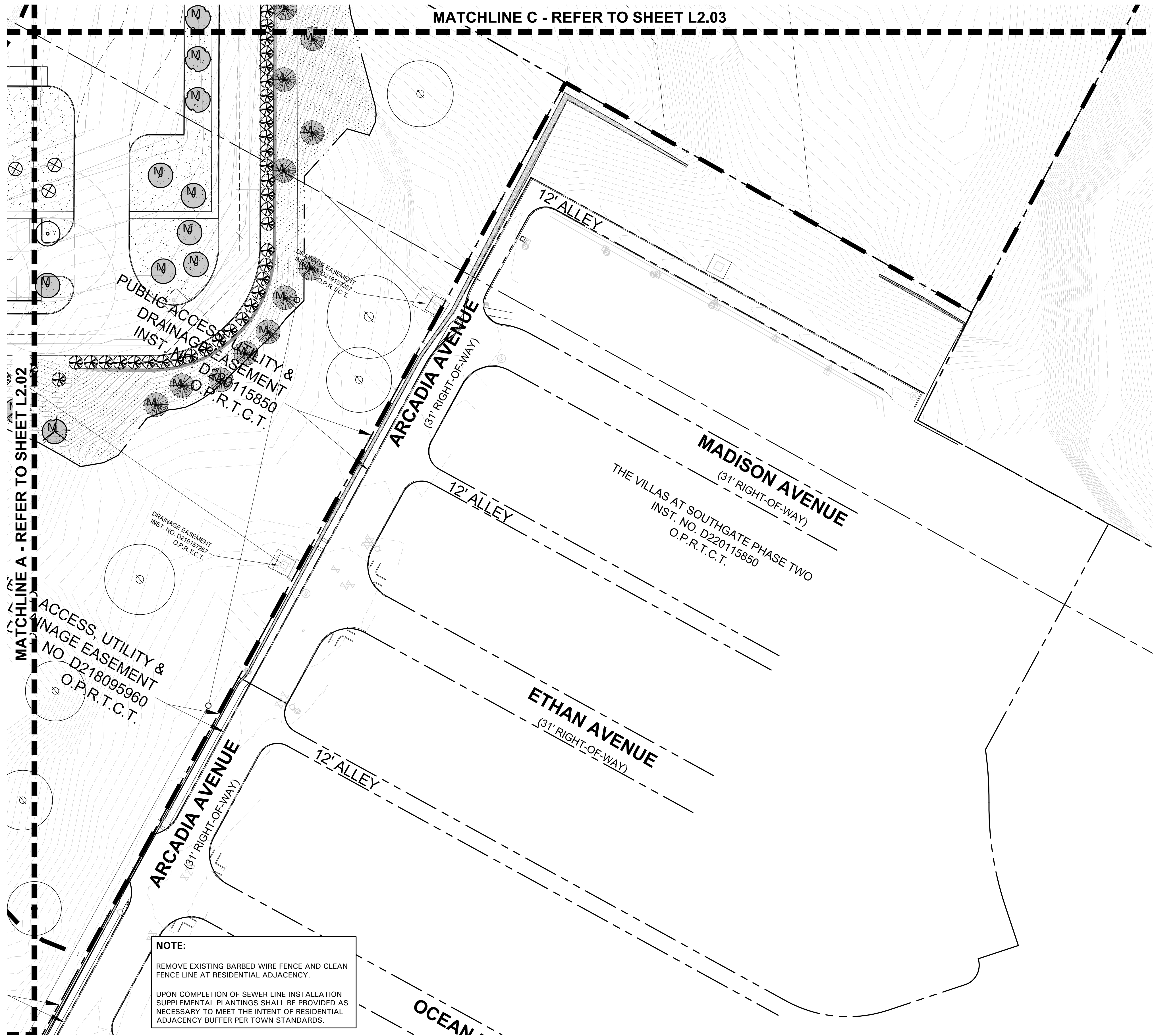
REFER TO PLANT LIST L2.00



SCALE: 1" = 40'-0"
0 20 40 80



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



NOTE:
REMOVE EXISTING BARBED WIRE FENCE AND CLEAN FENCE LINE AT RESIDENTIAL ADJACENCY.
UPON COMPLETION OF SEWER LINE INSTALLATION SUPPLEMENTAL PLANTINGS SHALL BE PROVIDED AS NECESSARY TO MEET THE INTENT OF RESIDENTIAL ADJACENCY BUFFER PER TOWN STANDARDS.

MITIGATION TREE LEGEND

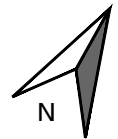
M. MITIGATION TREE
(233) TOTAL

PLANT LEGEND

SYMBOL	COMMON NAME
AP	Afgan Pine
CO	Chinkapin Oak
CM	Crepe Myrtle 'Natchez'
CP	Chinese Pistache
DC	Deodar Cedar
ERC	Eastern Redcedar
LE	Lacebark Elm
LO	Live Oak
RB	Oklahoma Redbud
SO	Shumard Red Oak
DHG	Dwarf Hameln Grass
DWM	Dwarf Wax Myrtle
LOR	Loropetalum 'Plum Delight'
MIS	Miscanthus 'Adagio'
NRS	Nellie R. Stevens Holly
SY	Softleaf Yucca

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

REFER TO PLANT LIST L2.00



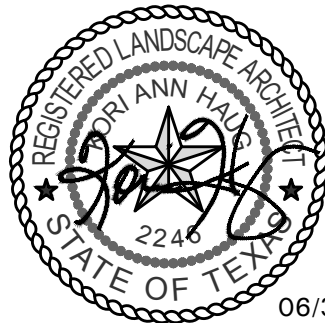
SCALE: 1" = 40'-0"
0 20 40 80



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



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



Professional Seal

SILVERON
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
PLAN

SHEET NUMBER

L2.07

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

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

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

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

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

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

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

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

1.7 QUALITY ASSURANCE

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

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

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

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

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

B. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

specified at no additional cost to the Owner.

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

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

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

- Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.

- Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent

- Organic matter shall be 3%-10% of total dry weight.

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

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

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

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

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

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

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

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

2.3 MISCELLANEOUS MATERIALS

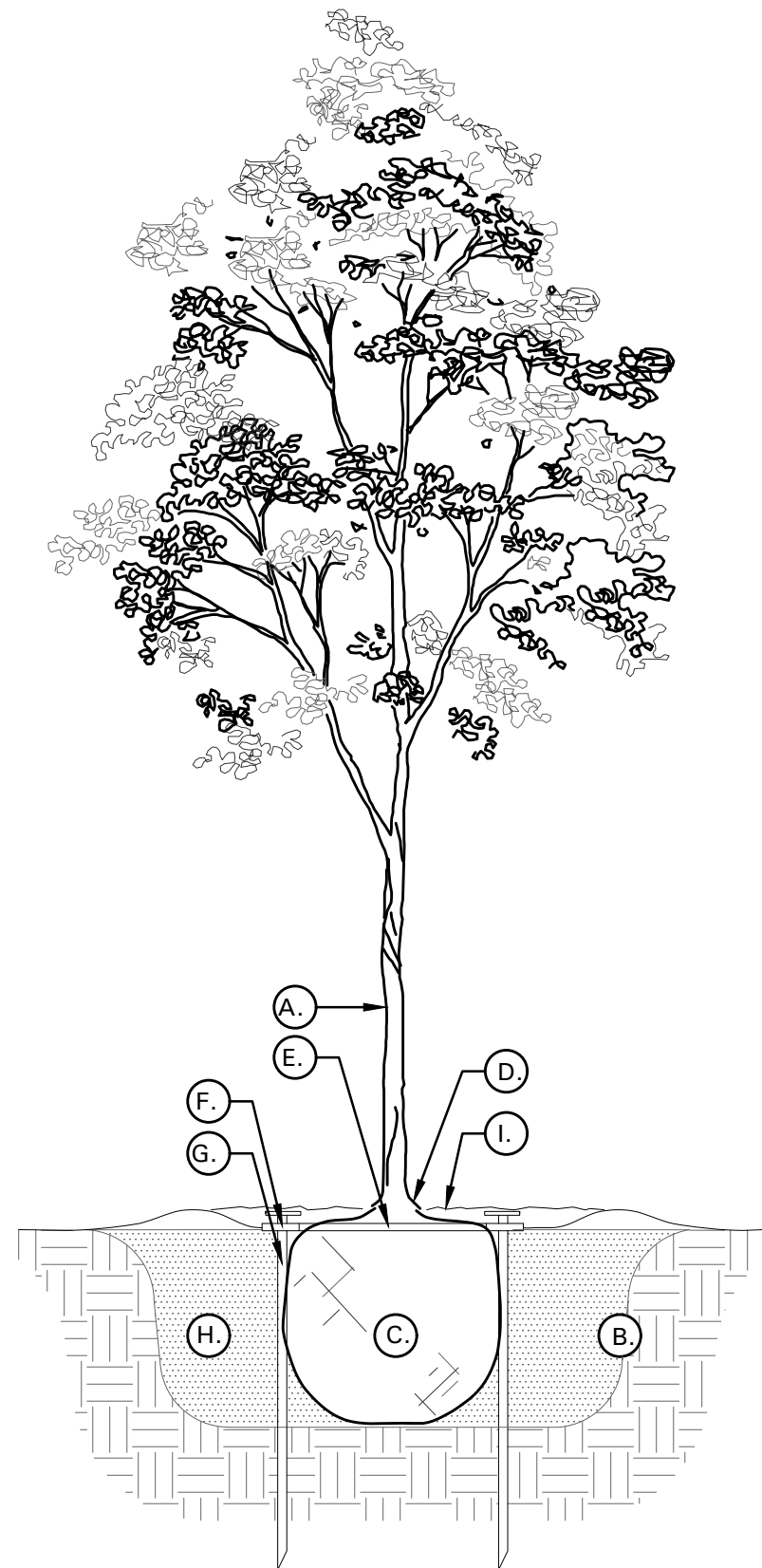
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.

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

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

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

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



01 TREE PLANTING DETAIL
NOT TO SCALE

TREE PLANTING DETAIL LEGEND
AND NOTES

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

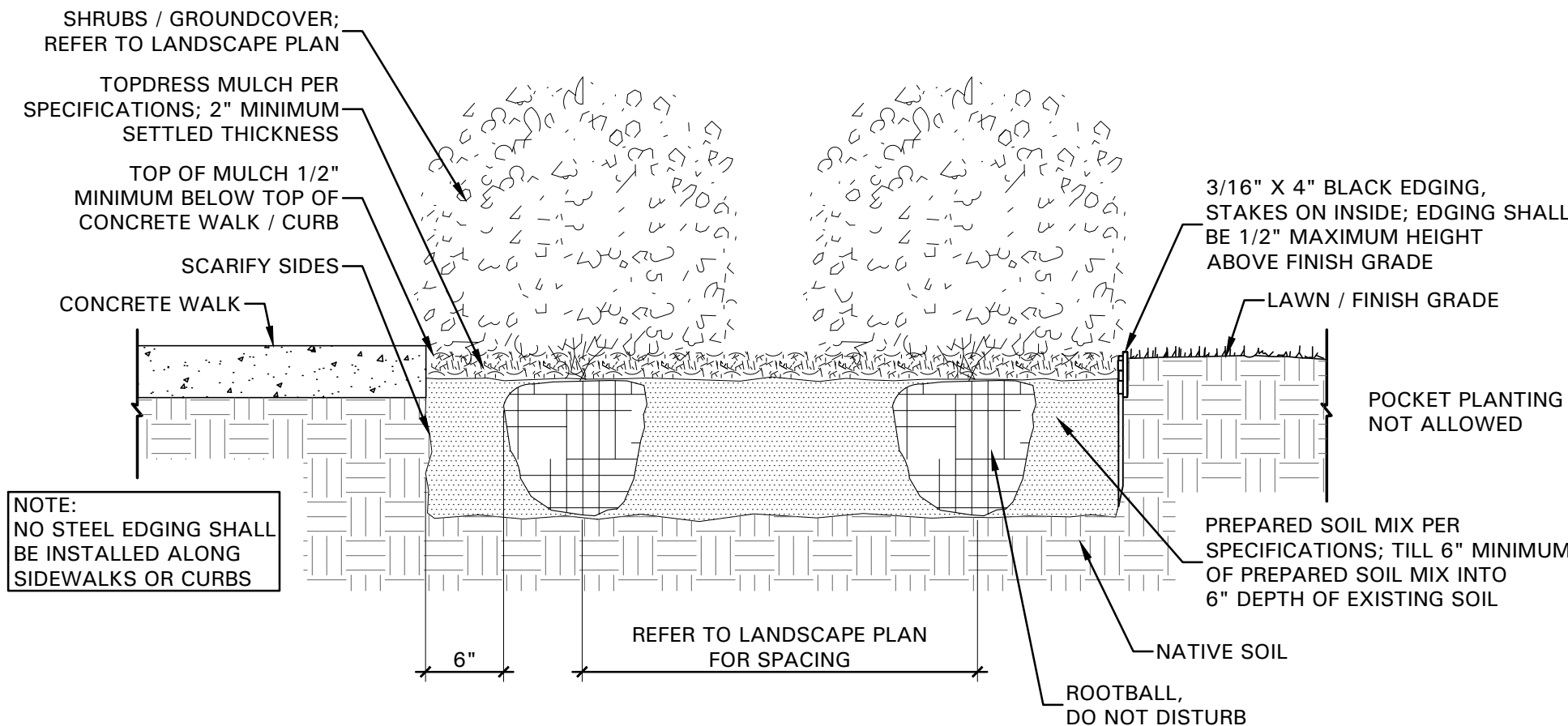
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

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

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

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



NOTE: NO STEEL EDGING SHALL BE INSTALLED ALONG SIDEWALKS OR CURBS

02 SHRUB / GROUNDCOVER DETAIL
NOT TO SCALE

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

- Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

- All planting areas shall receive a two (2") inch layer of specified mulch.

- Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

- Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

- C. Position the trees and shrubs in their intended location as per plan.

- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

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

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

- Do not wrap trees.

- Do not over prune.

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

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

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

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

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

- Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

- Pruning shall be done with clean, sharp tools.

- Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

- Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

- All steel curbing shall be free of kinks and abrupt bends.

- Top of curbing shall be 1/2" maximum height above final finished grade.

- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

- Do not install steel edging along sidewalks or curbs.

- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

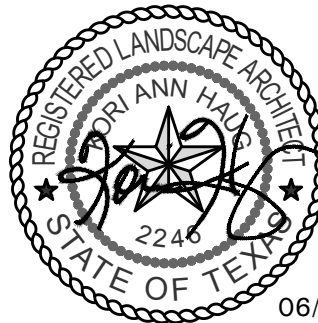
3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION



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



06/30/21

Professional Seal

- Q. Steel Curbing Installation:

- Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

- All steel curbing shall be free of kinks and abrupt bends.

- Top of curbing shall be 1/2" maximum height above final finished grade.

- Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

- Do not install steel edging along sidewalks or curbs.

- Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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



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

ISSUANCES

DRAWING INFORMATION

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

DRAWING / SHEET TITLE

LANDSCAPE
SPECIFICATIONS AND DETAILS

SHEET NUMBER

L2.08



TOWN COUNCIL AGENDA ITEM NO. 6

WORK SESSION ITEM

DATE: January 18, 2022

FROM: Tommy Dalton, Assistant Town Manager

ITEM: Discuss and consider the Denton Central Appraisal District's standards for properties to qualify for an agricultural appraisal.

BACKGROUND INFORMATION: During the January 3, 2022 Town Council meeting staff was asked to bring forward discussion on the recently proposed Denton Central Appraisal District's (DCAD) standards for properties to qualify for an agricultural appraisal (Ag Exemption).

The DCAD proposed new agricultural guidelines to their Board of Directors at their December 16, 2021, Board meeting. Discussion of the proposed guidelines was tabled until further discussion and input from the members of the agricultural community and Denton County taxing jurisdictions can be provided.

DCAD established a webpage dedicated to this topic including the next steps in the process (link below). The current and proposed guidelines can also be found on the dedicated webpage.

- DCAD dedicated webpage: <https://www.dentoncad.com/index.php/Agricultural-Information>

DCAD is currently conducting a survey of the Ag Community for their input based on the needs of Denton County. The survey is open until February 3 and can be found at the link above.

According to the webpage, "The proposed guidelines are intended to help new property owners have an increased clarity and transparency on how to qualify for agricultural valuation, before purchasing a new property in Denton County. The intention was never to remove existing exemptions. Property owners who currently qualify for agricultural valuation will continue to receive that valuation until the property changes ownership, there is a change in the use of the property, or a change in the size of the parcel triggering a reapplication for agricultural valuation (exceptions to the general rule will be handled on a case-by-case basis). At no time was Denton CAD proposing a minimum of 10 acres as one of their guidelines. That was false information."

Also mentioned during the January 3, meeting was that the Texas Tax Code allows taxing units to disapprove action of the DCAD Board of Directors. Section 6.10 of the Tax Code states:

"Sec. 6.10. DISAPPROVAL OF BOARD ACTIONS. If the governing bodies of a majority of the taxing units entitled to vote on the appointment of board members adopt resolutions disapproving an action, other than adoption of the budget, by the appraisal district board of directors and file them with the secretary of the board within 15 days after the action is taken, the action is revoked effective the day after the day on which the required number of resolutions is filed."

There are 61 taxing units entitled to vote on the appointment of board members. Thirty-one (31) taxing units would need to adopt resolutions disapproving an action of the Board of Directors.

At the time this staff report was written, staff was confirming if adopting agricultural guidelines is a requirement of the DCAD Board of Directors, or an administrative function of the Chief Appraiser. If adopting the guidelines is a function of the Chief Appraiser, the taxing units cannot disapprove that action.

DRAFT MOTION: This item is for discussion purposes and staff will implement direction received by the Town Council.



TOWN COUNCIL AGENDA ITEM NO. 7

WORK SESSION ITEM

DATE: January 18, 2022

FROM: Ray Watson, Economic Development Director

ITEM: **Presentation and discussion regarding attracting and promoting Class A office space in Flower Mound.**

BACKGROUND INFORMATION: On November 18, 2021, Town Council held a work Session on the Lakeside Business District. In that work session it was discussed how it would be nice to hear from different groups that have expertise in office space and can assist in directing council in their decisions concerning the Lakeside Business District and amount of office space that is currently proposed. After researching the options, the Flower Mound Economic Development Department is proposing a moderated work session with members from site selection firms, tenant representative firms, corporate executives, and developers participating.

Staff will present an overview during the work session.

DRAFT MOTION: This item is for discussion purposes and staff will implement the direction of the Council.

***No packet content**



TOWN COUNCIL AGENDA ITEM NO. 8

WORK SESSION ITEM

DATE: January 18, 2022

FROM: Lexin Murphy, Director of Planning Services

ITEM: **Presentation and discussion on establishing a framework for the review of development options within the Cross Timbers Conservation Development District.**

BACKGROUND INFORMATION: During the July 15, 2021, Strategic Planning Session (SPS), Town Council identified development options within the Cross Timbers Conservation Development District (CTCDD) as a topic for future discussion ([Video](#), topic starts at 3:06:54). Following that meeting, staff presented analysis of existing development options in the CTCDD, as well as potential considerations for any changes Council might want to pursue during a work session on November 18, 2021 ([Video](#)).

There was consensus among Council Members in the November work session that they were interested in considering adjustments to the current development options in the CTCDD, but that they would also like for any changes to be guided by input from the public, similar to the process that was undertaken when the cluster development option was first created in 2013. Toward that goal, staff has created a framework for an outreach plan and associated timeline for Council's consideration that will be presented during the work session.

ALTERNATIVES/OPTIONS: Staff is seeking direction from Council on the proposed framework for the review of development options within the CTCDD. Staff will implement the direction of the Council.

***No packet content**



SCHEDULED	2/7/2022	Consent	Consider approval to complete fire station alerting system in the amount of \$29,596.60.
		Consent	Sunrise Circle Wastewater Connection - Design Award
		Consent	Consider approval of a resolution calling for a general election to be held May 7, 2022, for the offices of Town Council Place 1 and Town Council Place 3; establishing procedures for those elections; and providing an effective date.
		Consent	Morriss Road Water Lines Phase 4 - Design
		Consent	Consider approval of a Professional Services Agreement with Parkhill Schrickel Rollins for design services associated with The Flower Mound New Retaining Wall Replacement Project in the amount of \$48,000.00 and for the Mayor to execute this agreement on behalf of the Town.
		Consent	City Works Migration and Implementation Services
		Consent	Royal Oaks Water Line Replacement Phase I - Design Award
		Consent	FM 2499 @ FM 407 Intersection Improvements - Design Award
		Consent	Consider approval of a Professional Services Agreement for a Feasibility Study for the Cultural Arts Center, with Oxley, Williams, Tharp Architects PLLC., In the amount of \$26,400.00 and for the Mayor to execute this agreement on behalf of the Town.
		Consent	Consider approval of the minutes from a regular meeting of the Town Council held on January 17, 2022.
		Regular	Public Hearing to consider an application for a tree removal permit (TRP19-0020) for eight (8) specimen trees on property proposed for development as Silveron Park. The property is generally located south of Long Prairie Road and east of Lakeside Village Boulevard. (The Environmental Conservation Commission recommended approval by a vote of 6-0-0 at its October 1, 2019, meeting).
		Regular	Placeholder: Review the timeline of the application process between P & Z and Council
		Regular	Discuss a continuation of training for boards and commissions, as well as staff and legal support roles

SCHEDULED	2/7/2022	Regular	Public Hearing to consider an ordinance amending the zoning (ZPD18-0014 – Silveron Park) from Planned Development District No. 31 (PD-31) with Campus Commercial District (CC) uses to Planned Development District No.171 (PD-171) with Campus Commercial District (CC) and multifamily uses, and with certain waivers, exceptions and modifications to the Code of Ordinances. The property is generally located south of International Parkway and east of Lakeside Village Boulevard. (On January 10, 2022, P&Z moved to table this item to its January 24, 2022, meeting by a vote of 6 to 0.) (P&Z recommended approval/denial by a vote of 0 to 0 at its January 24, 2022, meeting.)
		Regular	Public Hearing to consider an ordinance granting Specific Use Permit No. 472 (SUP21-0005 – Bosco Boat Dealership) to permit inclusion of Retail, general (outdoors) use for a boat dealership within an existing car dealership facility. The property is generally located south of Justin Road and east of Stone Hill Farms Parkway. (P&Z recommended approval with conditions by a vote of 6 to 0 at its December 13, 2021, meeting.)
	2/21/2022	Consent	Consider approval of Amendment No. 3 to the Fiscal Year 2021-2022 Capital Improvement Program.
		Consent	Consider Approval of the purchase of traffic signal detection systems, signal cabinets, and traffic related parts, in the estimated annual amount of \$250,000.00, from Mobotrex, through the BuyBoard Cooperative Purchasing contract.
		Consent	Consider approval of the minutes from a regular meeting of the Town Council held on February 7, 2022.
		Consent	Consider approval of an ordinance amending Appendix A "Fee Schedule" to update Library fees.
		Presentation	Environmental Conservation Commission Update
		Presentation	Salvation Army to present a thank you to Town of Flower Mound
		Regular	Consider a Site Plan (SP21-0009 – Doctor's Urgent Care) to develop a medical office, with a request for a deviation to computing parking and loading requirements pursuant to Section 82-73 of the Code of Ordinances, a partial exception to Section 82-302, Compatibility buffer of the Code of Ordinances and a waiver to Architectural Standards in the Town's Urban Design Plan for roof pitch. The property is generally located east of Long Prairie Road and north of Forest Vista Drive. (P&Z recommended approval/denial by a vote of 0 to 0 at its February 14, 2022, meeting.)
	3/7/2022	Consent	Grand Park - Construction Award
		Consent	Consider approval of a Construction Agreement with CONSTRUCTION COMPANY for the Hillside Water Line Connection project, in the amount of \$XXX; and authorization for the Mayor to execute same on behalf of the Town.
	3/21/2022	Consent	Consider approval of the Annual Comprehensive Financial Report (ACFR) for the fiscal year ended September 30, 2021.

SCHEDULED	3/21/2022	Consent	Morriss Road Water Line Phase III - Construction Award
		Presentation	School Liaison Committee Update
	4/18/2022	Presentation	Community Development Corporation and Parks Board Update
	5/16/2022	Presentation	Transportation Commission Update
	5/18/2022	Consent	Placeholder: Canvass May 7 election
	6/16/2022	Presentation	All Together Flower Mound Commission Update
	6/20/2022	Presentation	Veterans Liaison Board Update