

# Planning & Zoning Commission

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January 9, 2023  
Town Hall  
2121 Cross Timbers Road  
Flower Mound, TX 75028

6:30 p.m.

## AGENDA

### A. CALL TO ORDER

### B. INVOCATION

### C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

### D. PUBLIC COMMENT

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

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

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

### E. COORDINATION OF CALENDARS

### F. FUTURE AGENDA ITEM(S)

### G. STAFF/DIRECTOR REPORT

1. New Agenda Management Software
2. Training Opportunities

### H. CONSENT ITEM(S)

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

1. Minutes of December 12, 2022 - Consider approval of the minutes of the December 12, 2022, Planning & Zoning Commission Regular Session.

**I. NON-DISCRETIONARY ITEM(S)**

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

1. SP22-0005 - Southgate NE Lot 2R, Block A - Consider a request for a Site Plan (SP22-0005 - Southgate NE Lot 2R, Block A) to develop one non-residential building. The property is generally located north of Patriot Way and east of Gerault Road.

**J. REGULAR ITEM(S)**

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

1. Z22-0006 - Oakridge Lane - Public Hearing to consider an ordinance amending the zoning (Z22-0006- Oakridge Lane) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located southwest of the intersection of Oakridge Lane and Ridgecrest Drive.

**K. ADJOURN**

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

I 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 5, 2023, at 3:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

**LauriAnn Cash, Staff Liaison**

The Flower Mound Town Hall and Jody Smith Hall are wheelchair accessible. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting by contacting Town Hall at 972.874.6000. Additional time limits will be provided for members of the public that need to address the Town Council through a translator.



## **PLANNING & ZONING COMMISSION AGENDA H.1. CONSENT ITEM(S)**

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**DATE:** January 9, 2023  
**FROM:** LauriAnn Cash, Executive Assistant  
**ITEM:** **Consider approval of the minutes of the December 12, 2022, Planning & Zoning Commission Regular Session.**

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**BACKGROUND:** The Planning & Zoning Commission held a regular meeting on December 12, 2022.

**BOARD REVIEW/CITIZEN FEEDBACK:** N/A

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

**ATTACHMENTS:**

1. Draft Minutes of December 12, 2022

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

**THE FLOWER MOUND PLANNING & ZONING COMMISSION MEETING HELD ON THE 12TH  
DAY OF DECEMBER 2022, IN THE FLOWER MOUND TOWN HALL, LOCATED AT 2121  
CROSS TIMBERS ROAD IN THE TOWN OF FLOWER MOUND, COUNTY OF DENTON,  
TEXAS AT 6:30 PM**

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

|                |                       |
|----------------|-----------------------|
| Brad Ruthrauff | Commissioner, Place 1 |
| Jason Hobbs    | Commissioner, Place 2 |
| Janvier Werner | Commissioner, Place 3 |
| Greg Wilson    | Commissioner, Place 5 |
| Donald Gilmore | Commissioner, Place 6 |
| Kathryn Wells  | Commissioner, Place 7 |
| Chris Drew     | Commissioner, Place 8 |
| Scott Jostes   | Commissioner, Place 9 |

Constituting a quorum with the following members absent:

|               |                       |
|---------------|-----------------------|
| Brady Kilpper | Commissioner, Place 4 |
|---------------|-----------------------|

*(Places 8 and 9 of the Commission do not vote on items unless they sit in place of one of the  
regular members, Places 1-7.)*

And the following members of Town staff present:

|                  |                                   |
|------------------|-----------------------------------|
| Alicia Kreh      | Town Attorney                     |
| Tommy Dalton     | Assistant Town Manager            |
| Lexin Murphy     | Director of Planning Services     |
| Bob Pegg         | Assistant Director of Engineering |
| Chuck Russell    | Principal Planner                 |
| Poornima Kashyap | Principal Planner                 |
| Claire Barnes    | Planner                           |
| LauriAnn Cash    | Executive Assistant               |

- A. **CALL REGULAR SESSION TO ORDER: 6:30 P.M.**
- B. **INVOCATION**
- C. **PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG**
- D. **PUBLIC COMMENT**  
  
Bradley Lundstealf; 13217 Cheatham Court; Fort Worth; regarding Monarch Butterflies
- E. **FUTURE AGENDA ITEMS**  
  
None
- F. **DIRECTOR'S REPORT**

1. Coordination of Calendars

#### **G. CONSENT ITEMS**

1. Minutes of November 14, 2022: Consider approval of the minutes of the November 14, 2022, Planning and Zoning Commission Regular Session.
2. RC22-0007- Oakbridge Crossing Phase I: Consider a request for a Record Plat (RC22-0007 – Oakbridge Crossing Phase I) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
3. RC22-0008- Oakbridge Crossing Phase II: Consider a request for a Record Plat (RC22-0008 – Oakbridge Crossing Phase II) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
4. RC22-0012- Oakbridge Crossing Phase III: Consider a request for a Record Plat (RC22-00012 – Oakbridge Crossing Phase III) to develop a residential subdivision. The property is generally located east of Long Prairie Road and north of Spinks Road.
5. RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1: Consider a request for a Replat (RP22-0006 – The Clubhouse at Bridlewood, Lots 3R1 & 3R2, Block 1) to subdivide one non-residential lot and create two non-residential lots. The property is generally located north and east of Bridlewood Boulevard and Windsor Drive.

#### **Commission Deliberation**

Vice-Chair Wells moved to approve Consent Items 1 through 5. Commissioner Gilmore seconded the motion.

#### **VOTE ON THE MOTION**

**AYES:** Hobbs, Werner, Wilson, Wells, Gilmore, Jostes

**NAYS:** None

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

#### **H. NON-DISCRETIONARY ITEMS**

6. Consider a request for a Site Plan (SP22-0011 – Nine Oaks Retail Lot 1, Block A) to develop a retail building. The property is generally located on the northwest corner of Flower Mound Road and Old Orchard Lane.

#### **Staff Presentation**

Claire Barnes, Planner

#### **Applicant Presentation**

Logan Beall, Beall Investments; present for questions, no presentation

#### **Commission Deliberation**

Commissioner Wilson moved to approve SP22-0011 – Nine Oaks Retail Lot 1, Block A, as presented. Commissioner Werner seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Jostes, Gilmore, Wells, Wilson, Werner, Hobbs

**NAYS:** None

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

**I. REGULAR ITEMS**

7. Public Hearing to consider an ordinance granting Specific Use Permit No. 482 (SUP22-0005 – Long Prairie Plaza Daycare) to permit a day care center use. The property is generally located south of Sherri Lane and east of Long Prairie Road.

**Staff Presentation**

Chuck Russell, Principal Planner

**Applicant Presentation**

Jason Kilpatrick, Ridinger Associates; present for questions, no presentation  
Edmond Elias, Property Owner; present for questions, no presentation

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Vice Chair Wells moved to recommend approval of SUP22-0005 – Long Prairie Plaza Daycare, as presented. Commissioner Gilmore seconded the motion.

**VOTE ON THE MOTION**

**AYES:** Hobbs, Werner, Wilson, Wells, Gilmore, Jostes

**NAYS:** None

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

8. Public Hearing ZPD22-0005 – Roach Addition Public Hearing to consider an ordinance for rezoning (ZPD22-0005 – Roach Addition) from Agricultural District uses and Interim Holding uses to Planned Development District No. 194 (PD-

**194) with Agricultural uses and with certain exceptions and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of Lusk Lane.**

**Staff Presentation**

Poornima Kashyap, Principal Planner

**Applicant Presentation**

Doug Powell, McAdams; present for questions, no presentation  
Joe R. Roach, Property Owner; present for questions, no presentation

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Commissioner Gilmore moved to recommend approval of ZPD22-0005 – Roach Addition, as presented. Commissioner Wilson seconded the motion.

**VOTE ON THE MOTION**

**AYES: Jostes, Gilmore, Wells, Wilson, Werner, Hobbs**

**NAYS: None**

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

- 9. Public Hearing to consider an ordinance amending the Town's Code of Ordinances (LDR22-0003 – Development Fees) by amending Section 78-201 entitled "Application," Section 90-221 entitled "Inspection Fee," and appendix A entitled "Fee Schedule," to update fees related to land development within the Town.**

**Staff Presentation**

Tommy Dalton, Assistant Town Manager

**Spoke In Favor**

None

**Spoke In Opposition**

None

**Commission Deliberation**

Commissioner Hobbs moved to recommend approval of LDR22-0003 – Development Fees, as presented. Vice Chair Wells seconded the motion.

**VOTE ON THE MOTION**

**AYES: Hobbs, Werner, Wilson, Wells, Gilmore, Jostes**

**NAYS: None**

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

**J. ADJOURNMENT – REGULAR SESSION: 7:29 P.M.**

**TOWN OF FLOWER MOUND, TEXAS**

Lexin Murphy, Director of Planning Services

**ATTEST:**

LauriAnn Cash, Executive Assistant



# **PLANNING & ZONING COMMISSION AGENDA I.1. NON-DISCRETIONARY ITEM(S)**

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**DATE:** January 9, 2023  
**FROM:** Claire Barnes, Planner  
**ITEM:** Consider a request for a Site Plan (SP22-0005 - Southgate NE Lot 2R, Block A) to develop one non-residential building. The property is generally located north of Patriot Way and east of Gerault Road.

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## **BACKGROUND:**

### **I. ITEM SUMMARY**

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

### **II. APPLICATION ANALYSIS**

The purpose of this request is to obtain site plan approval to develop an office/retail building on Lot 2R, Block A of the Southgate Commercial Northeast Tract Addition. The subject property is currently undeveloped and contains approximately 1.66 acres.

The property is located within Planned Development District-134 (PD-134) for the Southgate Development with both non-residential and residential uses in compliance with the Campus Commercial land use designation within the Lakeside Business District. The area of consideration for this site plan application is located within the SG-C2 subzone of the Northeast Tract. This PD created distinctive zones within each Tract and provided development standards for each zone in terms of street and thoroughfare standards, open space and landscape standards, parking standards, architectural standards, etc.

The site plan provides for a one-story building that contains 16,555 square feet of enclosed office and retail space. Access is provided from Gerault Road and Glenview Avenue.

The parking requirement for the proposed building in accordance with the Southgate ordinance is 67 parking spaces calculated at a blended ratio of one space for every 250 square feet for a combination of office and retail uses.

The landscape plan depicts required landscape buffer trees, street yard trees, parking lot trees and Town trail. The standards within SG-C2 allows the building front entrances to be oriented either towards Gerault Road or Glenview Avenue. Though the proposed building has front entrances oriented towards Glenview Avenue, which is an internal street, all facades are similarly articulated. The attached site plan, landscape plan, and elevations comply with the applicable provisions in PD-134 and the Town standards.

**BOARD REVIEW/CITIZEN FEEDBACK: N/A**

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

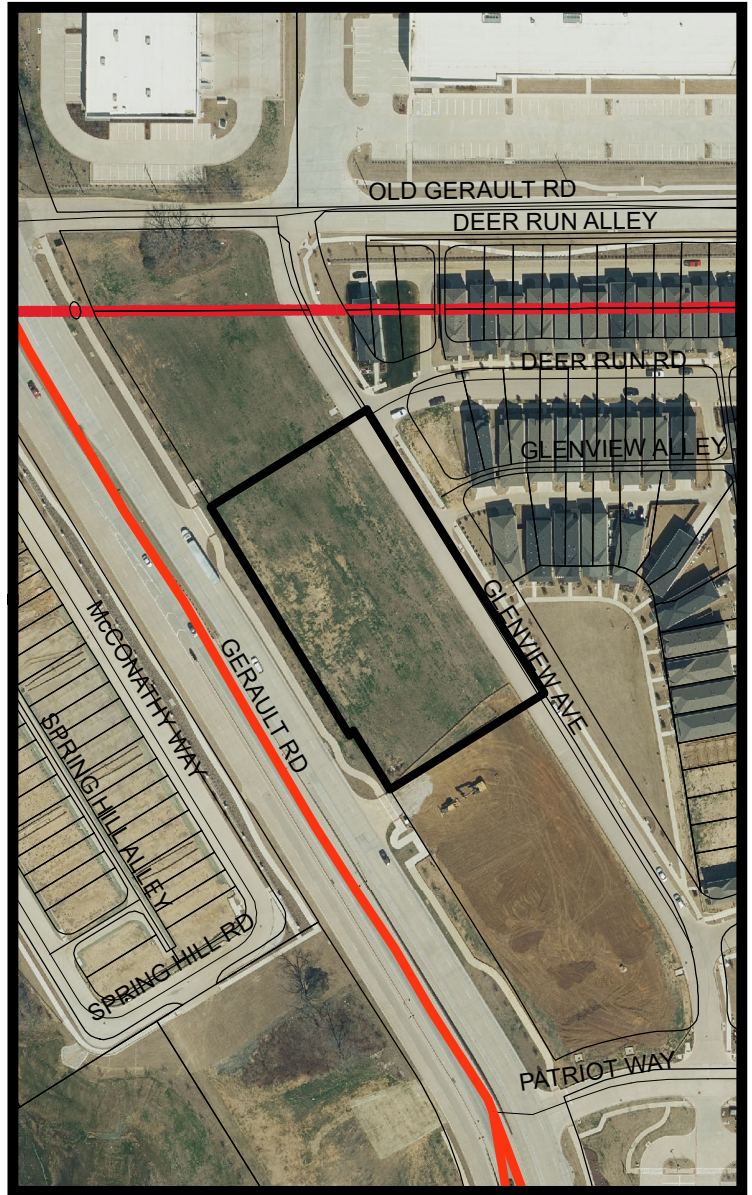
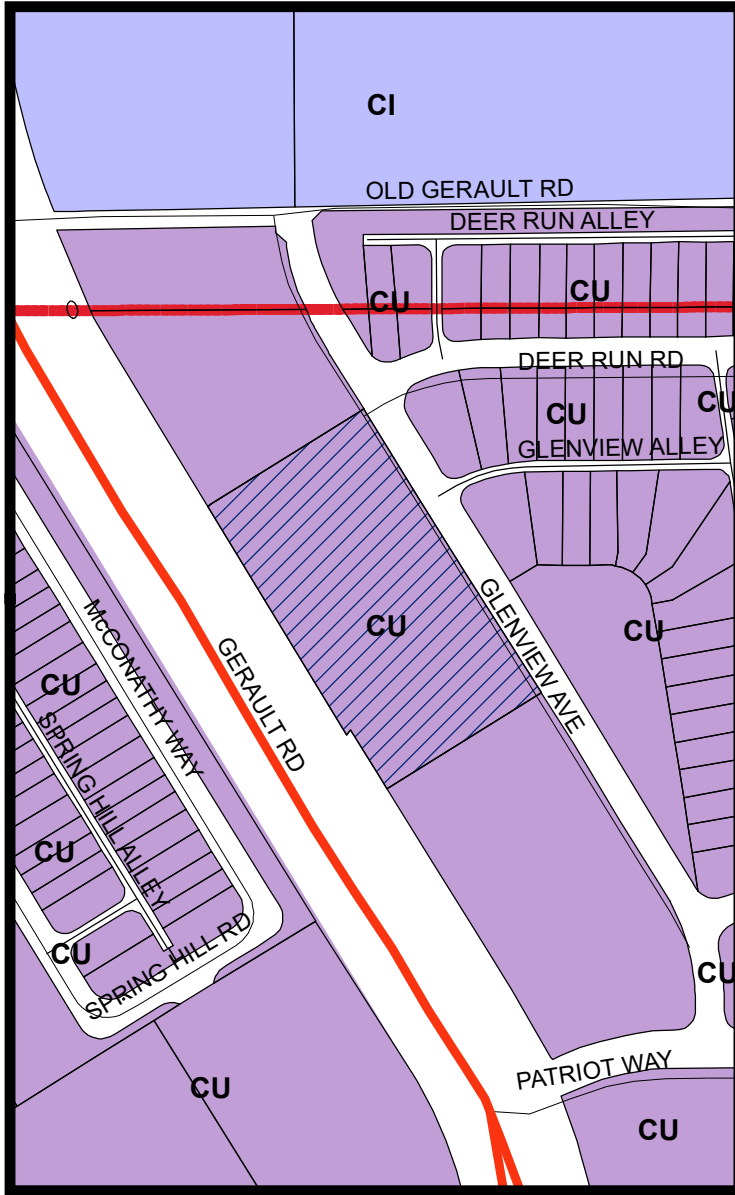
**ATTACHMENTS:**

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Site Plan Package

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

# Vicinity Map

Reference Project: SP22-0005



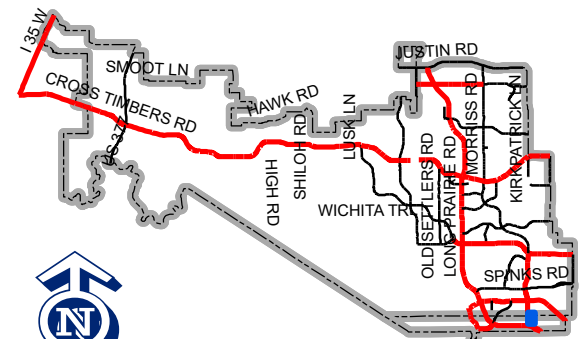
## LEGEND

 Campus Industrial  \*Combined Uses-See Ordinance

 Subject Property

Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

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



Map Location

0 155 310 620 Feet



T: 214.609.9271 | F: 469.359.6709 | W: triangle-engr.com | O: 1333 McDermott Drive, Suite 150, Allen, TX 75013

## LETTER OF INTENT

April 08, 2022

Planning Department  
Town of Flower Mound  
2121 Cross Timber Road  
Flower Mound, TX 75028

RE: Letter of Intent for submitting Site plan of Retail and/ or Office Facility located at 250 Gerault Road.

To Whom It May Concern,

This letter of intent is to inform the Town of Flower Mound about submitting the Site Plan request.

**Site Data:**

- a) Existing Zoning District: SG-C2
- b) Development plan Acreage: 1.66 acres
- c) Proposed use: Commercial  
Proposed building area: 16,555 S.F. Office/Retail  
Proposed parking spaces quantities: 67  
Phase development: No
- d) Special consideration: None

We believe the Retail and/or Office Facility will be great addition to the Town of Flower Mound. Should you have any questions, please feel free to contact us.

Triangle Engineering  
TX PE FIRM #11525  
Kiew Kam, P.E.  
Senior Project Manager  
469-331-8566

Planning | Civil Engineering | Construction Management

| LINE TABLE |               |          |
|------------|---------------|----------|
| LINE       | BEARING       | DISTANCE |
| L1         | N 32°12'24" W | 76.47'   |
| L2         | S 57°47'36" W | 3.99'    |

| EASEMENT/SETBACK LEGEND    |        |
|----------------------------|--------|
| BUILDING SET BACK          | B.S.   |
| LANDSCAPE SETBACK          | L.S.   |
| PEDESTRIAN ACCESS EASEMENT | P.A.E. |
| WATER EASEMENT             | W.E.   |
| DRAINAGE EASEMENT          | D.E.   |
| ONCOR ELECTRIC EASEMENT    | O.E.   |

| EXISTING LEGEND    |                         |                 |
|--------------------|-------------------------|-----------------|
| ● 1/2" IR FOUND    | ⋈ IRRIGATION VALVE      | ▨ NO PARKING    |
| ○ 1/2" IR SET      | ⋈ WATER VALVE           | ▨ CONCRETE      |
| ● 5/8" IR FOUND    | ⋈ FIRE HYDRANT          | ▨ GRAVEL        |
| ● 3/8" IR FOUND    | ⋈ IR. VALVE             | ▨ BRICK         |
| ● 60-D NAIL FOUND  | ⋈ UTILITY POLE          | ▨ STONE         |
| ● PK NAIL SET      | ⋈ WATER METER           | ▨ WOOD DECK     |
| ● 1/2" IP FOUND    | ⋈ GAS METER             | ▨ BUILDING WALL |
| ● X-FOUND          | ⋈ A.C. PAD              | ▨ TILE          |
| ● X-SET            | ⋈ TRANS. BOX            | ---             |
| ● 1" IR FOUND      | ⋈ GAS MARKER            | ---             |
| ● 1" IP FOUND      | ⋈ OVERHEAD UTILITY LINE | ---             |
| ○ POINT FOR CORNER | ⋈ GUY WIRE ANCHOR       | ---             |
| ■ CON. MONUMENT    | ⋈ BARBED WIRE FENCE     | ---             |
| ● 3/4" IP FOUND    | ⋈ IRON FENCE            | ---             |
| × TELE. BOX        | ⋈ CHAINLINK FENCE       | ---             |
| ▢ CABLE BOX        | ⋈ WOOD FENCE            | ---             |
| ⊗ ELECTRIC BOX     | ⋈ PIPE RAIL FENCE       | ---             |
| ▢ BRICK COLUMN     | ⋈ COVERED AREA          | ---             |
| ▢ STONE COLUMN     | ⋈ ASPHALT               | ---             |
| ⊙ STORM DRAIN MH.  | ⋈ FIRE LANE STRIPE      | ---             |
| ⊙ SAN. SEW. CO.    | ⋈ BRICK RET. WALL       | ---             |
| ⊙ BOLLARD POST     | ⋈ STONE RET. WALL       | ---             |
| ⊙ LIGHT POLE       | ⋈ CON. RET. WALL        | ---             |
| ⊙ SAN. SEW. MH.    |                         | ---             |
|                    |                         | ---             |

**NOTES**  
WALLS OVER 4' IN HEIGHT INCLUDING BASE WILL REQUIRE SEPARATE BUILDING PERMIT.  
  
FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4.- PROHIBITED SIGNS.

| SITE LEGEND    |     |
|----------------|-----|
| CONCRETE CURB  | ▨   |
| SAW-CUT LINE   | --- |
| FENCE          | ⋈   |
| FIRE LANE      | --- |
| STRIPING       | ▨   |
| PARKING SPACES | 9   |
| HANDICAP LOGO  | ♿   |
| HANDICAP SIGN  | ♿   |
| RAMP           | ⋈   |
| FIRE HYDRANT   | ⋈   |
| DUMPSTER       | ⋈   |

| SITE DATA TABLE  |                          |
|------------------|--------------------------|
| PHYSICAL ADDRESS | 250 GERAULT ROAD         |
| GROSS SITE AREA  | 1.66 ACRES (72,514 S.F.) |
| NET SITE AREA    | 1.66 ACRES (72,514 S.F.) |

|             |            |
|-------------|------------|
| ZONING      | SG-C2      |
| CURRENT USE | COMMERCIAL |

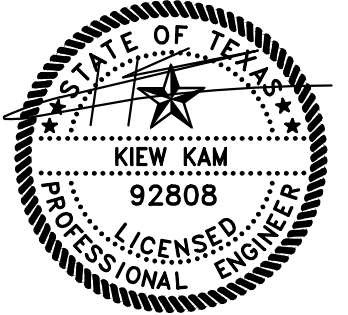
| LOT COVERAGE DATA  |                    |
|--------------------|--------------------|
| -BUILDING COVERAGE | 23% / 16,555 SF    |
| -IMPERVIOUS AREA   | 72.78% / 52,770 SF |
| -PERVIOUS AREA     | 27.22% / 19,744 SF |

| PARKING SUMMARY                | REQUIRED | PROVIDED |
|--------------------------------|----------|----------|
| OFFICE & RETAIL (1 PER 250 SF) | 67       |          |
| OTHER                          | -        |          |
| TOTAL PARKING                  | 67       | 67       |

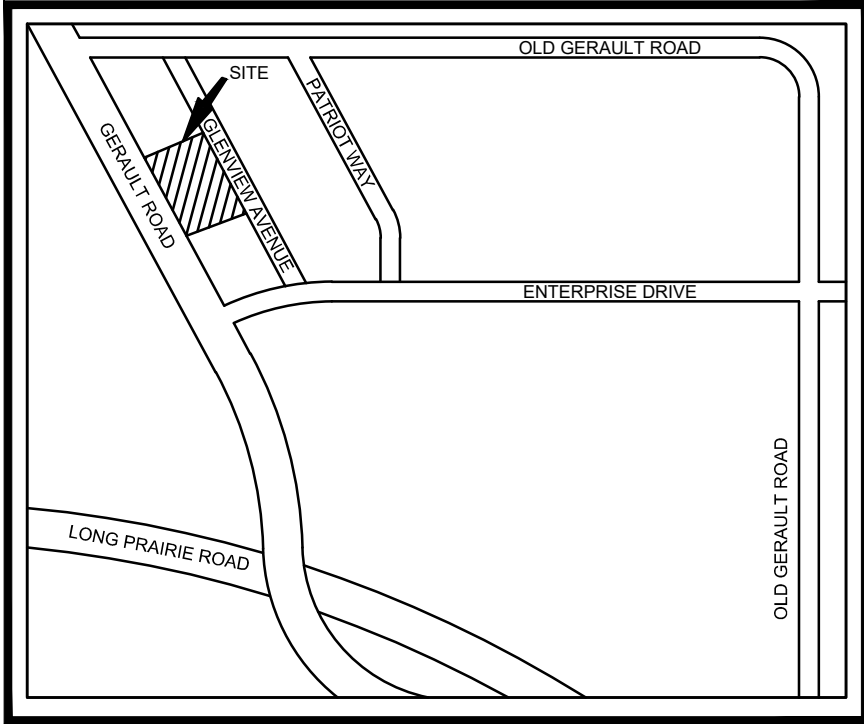
| BUILDING DATA        |           |
|----------------------|-----------|
| BUILDING             | 1 STORY   |
| PEAK HEIGHT          | 30        |
| MEAN HEIGHT          | 30        |
| TOTAL SQUARE FOOTAGE | 16,555 SF |

| MASTER PLAN FEATURES TABLE |                                                                                                                                                                                                                        |
|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LAND USE PLAN              | CAMPUS COMMERCIAL                                                                                                                                                                                                      |
| URBAN DESIGN PLAN          | LAKESIDE BUSINESS DISTRICT                                                                                                                                                                                             |
| PARKS AND TRAILS           | EXISTING 6' SIDE WALK ALONG GERAULT ROAD AND PROP 6' TOWN SIDEWALK ALONG GLENVIEW AVE                                                                                                                                  |
| OPEN SPACE PLAN            | NOT A CONSERVATION DEVELOPMENT                                                                                                                                                                                         |
| THOROUGHFARE PLAN          | GERAULT ROAD - MAJOR ARTERIAL - 60' RIGHT OF WAY<br>AT THE WEST SIDE OF PROPERTY<br>GLENVIEW AVENUE - 40' RIGHT OF WAY<br>AT THE EAST SIDE OF THE PROPERTY<br>EXISTING GROSS EXCESS TO THE PROPERTY TO NORTH AND SOUTH |
| WATER PLAN                 | 16 INCH WATER LINES ALONG EAST SIDE OF GERAULT ROAD,<br>8 INCH WATER LINE ALONG GLENVIEW AVE AT<br>AND 8" WATER LINE AT SOUTH OF PROPERTY                                                                              |
| WASTEWATER PLAN            | 12 INCH SANITARY SEWER LINES ALONG EAST SIDE OF GERAULT ROAD AT WEST SIDE OF PROPERTY                                                                                                                                  |

| NO. | DATE     | DESCRIPTION             | BY |
|-----|----------|-------------------------|----|
| 1   | 04-08-22 | 1st SITE PLAN SUBMITTAL | KK |
| 2   | 10-04-22 | 2nd SITE PLAN SUBMITTAL | KK |
| 3   | 11-28-22 | 3rd SITE PLAN SUBMITTAL | KK |
| 4   | 12-28-22 | LOT DIMENSIONS          | KK |
| .   | .        | .                       | .  |
| .   | .        | .                       | .  |
| .   | .        | .                       | .  |



12/28/2022



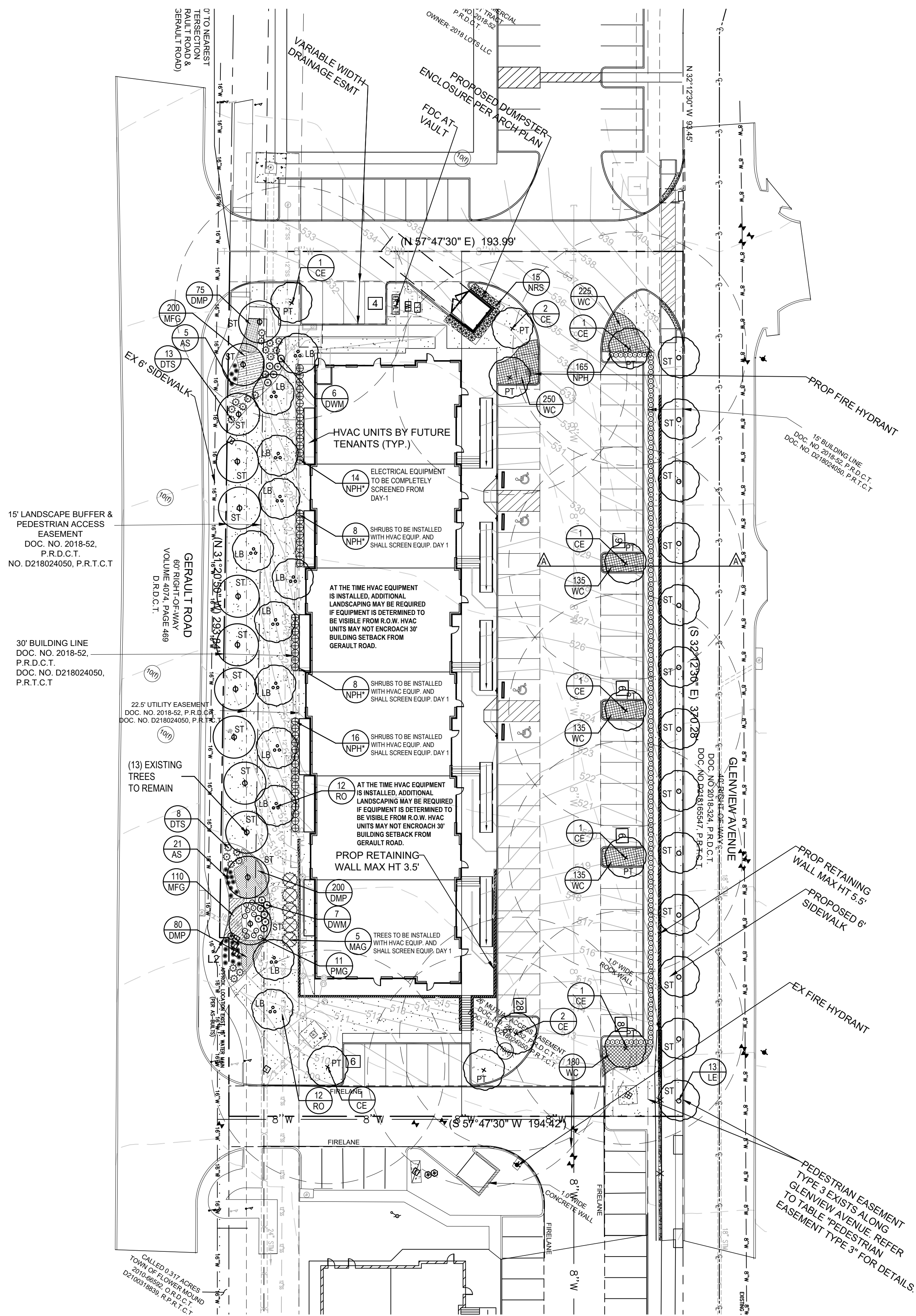
VICINITY MAP  
N.T.S.

- SITE GENERAL NOTES**
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
  - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
  - WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
  - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
  - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
  - ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
  - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
  - ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
  - ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - ALL GROUND BASE HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
  - ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
  - DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
  - DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
  - SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

| SITE PLAN                                                                                                                                   |      |          |           |             |           |
|---------------------------------------------------------------------------------------------------------------------------------------------|------|----------|-----------|-------------|-----------|
| SOUTHGATE LOT 2                                                                                                                             |      |          |           |             |           |
| 250 GERAULT ROAD                                                                                                                            |      |          |           |             |           |
| TOWN OF FLOWER MOUND                                                                                                                        |      |          |           |             |           |
| TARRANT COUNTY, TEXAS 75028                                                                                                                 |      |          |           |             |           |
| LOT 2, BLOCK A, VACANT LOT                                                                                                                  |      |          |           |             |           |
|                                                                                                                                             |      |          |           |             |           |
| T: 469.331.8566   F: 469.213.7145   E: info@triangle-engr.com<br>W: triangle-engr.com   O: 1784 McDermott Drive, Suite 110, Allen, TX 75013 |      |          |           |             |           |
| Planning   Civil Engineering   Construction Management                                                                                      |      |          |           |             |           |
| P.E.                                                                                                                                        | DES. | DATE     | SCALE     | PROJECT NO. | SHEET NO. |
| KK                                                                                                                                          | BD   | 03-31-22 | SCALE BAR | 145-21      | C-3.0     |
| TX. P.E. FIRM #11525                                                                                                                        |      |          |           |             |           |

| PEDESTRIAN EASEMENT TYPE 3 |                     |
|----------------------------|---------------------|
| DESCRIPTION:               | COMMERCIAL SIDEWALK |
| SETBACK:                   | 15'                 |
| MINIMUM WIDTH OF EASEMENT: | 10'                 |
| MAXIMUM WIDTH OF EASEMENT: | 15'                 |
| MINIMUM SIDEWALK WIDTH:    | 6'                  |
| MAXIMUM SIDEWALK WIDTH:    | 15'                 |
| TREE SPACING:              | 40' MAXIMUM         |
| TREE SPACE TYPE:           | TREE WELL           |
| TREE SPACE MINIMUM WIDTH:  | 4'                  |
| TREE SPACE MAXIMUM WIDTH:  | 6'                  |
| TREE WELL MIN SIZE:        | 4' X 8'             |





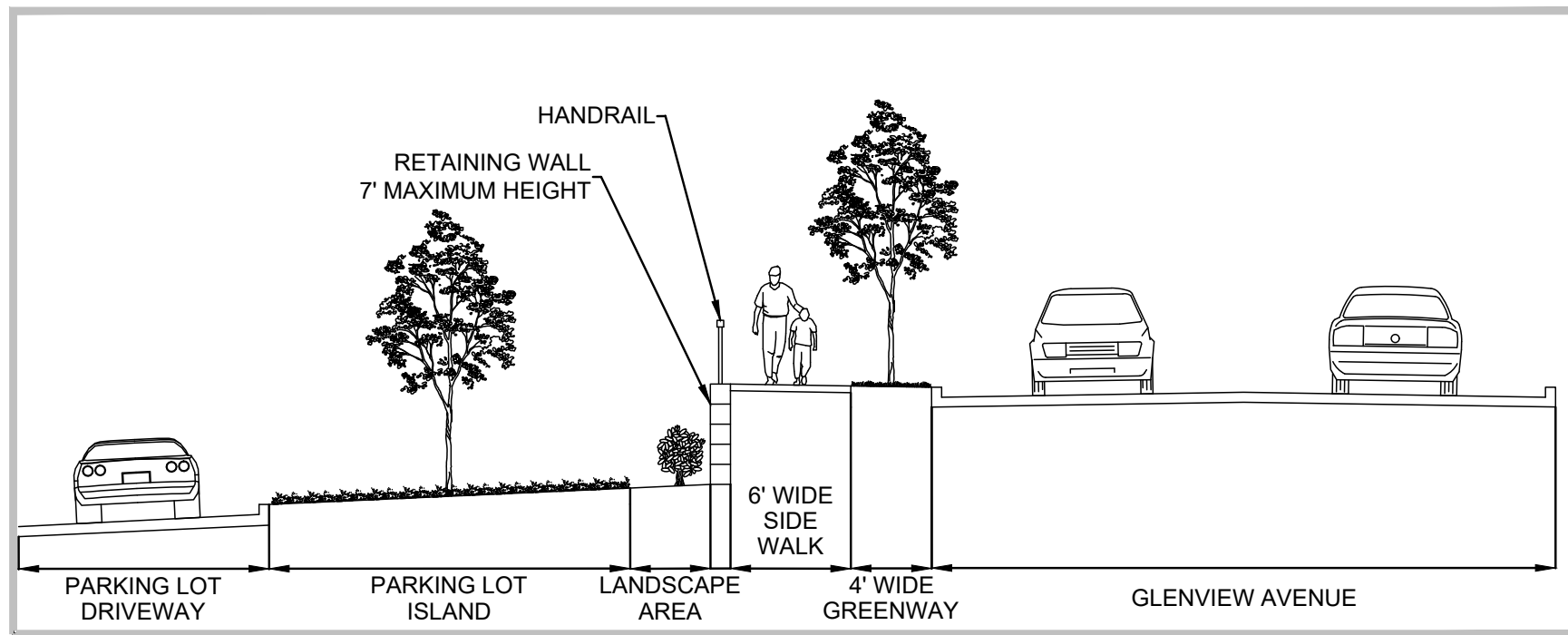
#### GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL. FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

#### SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. 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.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

| TREE TABLE |             |              |           |
|------------|-------------|--------------|-----------|
| ID         | COMMON NAME | DBH (INCHES) | STATUS    |
| 486        | CYPRESS     | 3            | TO REMAIN |
| 487        | CYPRESS     | 3            | TO REMAIN |
| 488        | CYPRESS     | 3            | TO REMAIN |
| 492        | CYPRESS     | 3            | TO REMAIN |
| 493        | CYPRESS     | 3            | TO REMAIN |
| 494        | OAK         | 3            | TO REMAIN |
| 495        | OAK         | 3            | TO REMAIN |
| 496        | OAK         | 3            | TO REMAIN |
| 497        | OAK         | 3            | TO REMAIN |
| 498        | OAK         | 3            | TO REMAIN |
| 499        | OAK         | 3            | TO REMAIN |
| 500        | OAK         | 3            | TO REMAIN |
| 501        | CYPRESS     | 3            | TO REMAIN |



#### LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

#### IRRIGATION NOTE

1. ALL LANDSCAPE TO BE 100% IRRIGATED.

#### OPEN SPACE NOTE

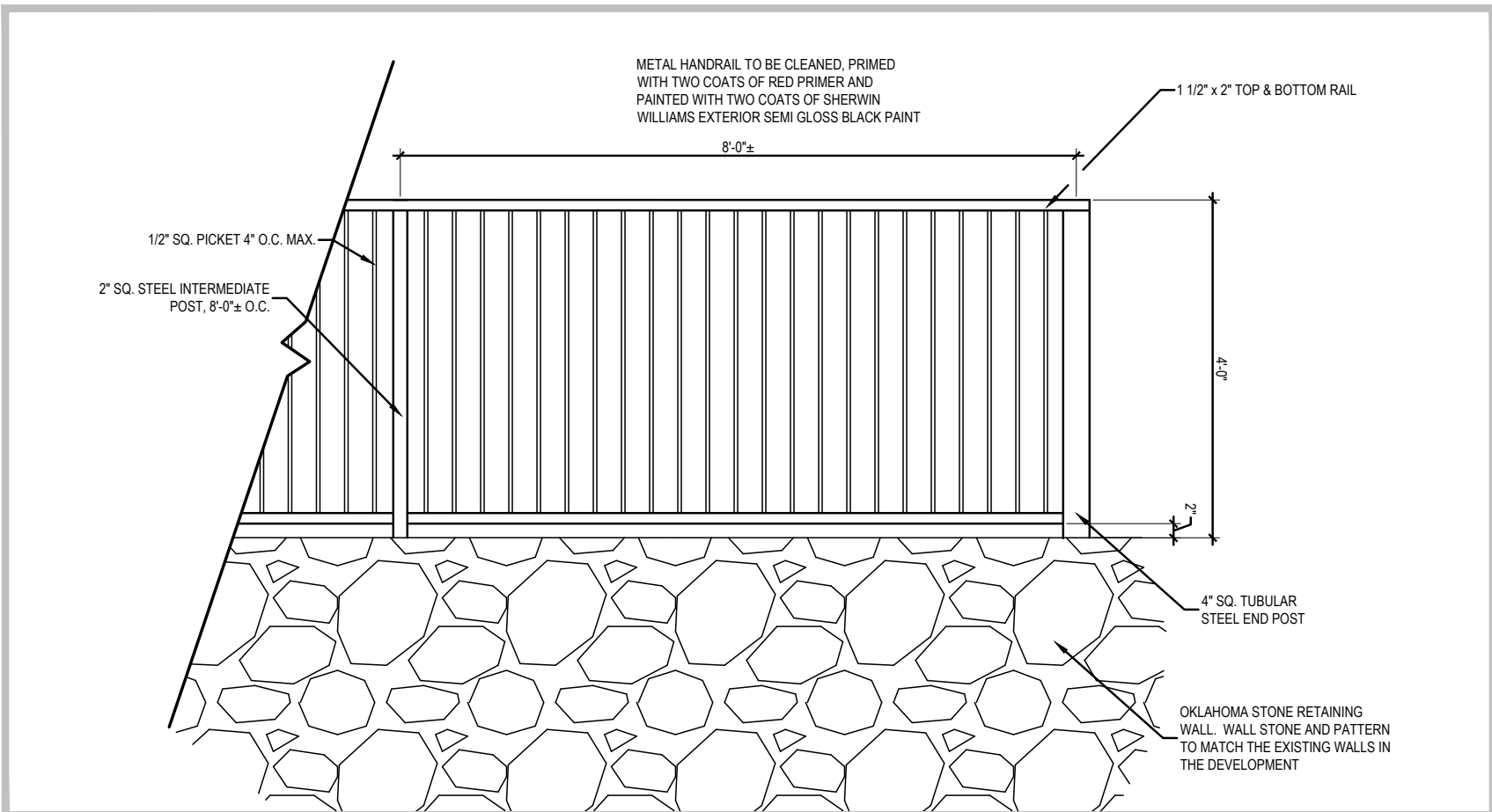
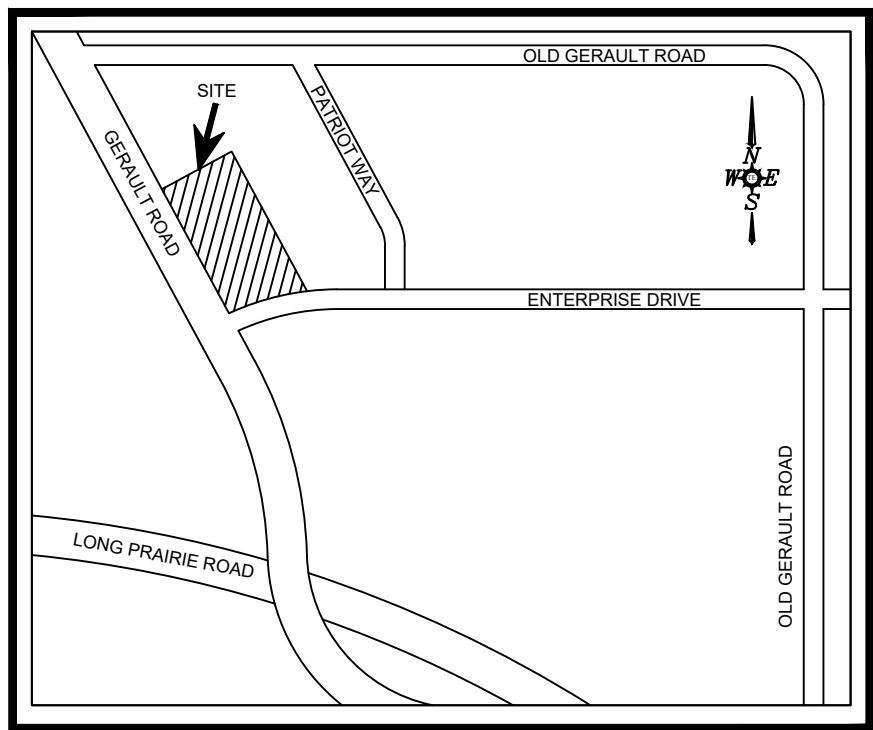
1. OPEN SPACE TO BE DEDICATED AND MAINTAINED BY THE SOUTHGATE PROPERTY OWNER'S ASSOCIATION.

#### LANDSCAPE TABULATIONS

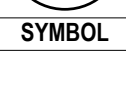
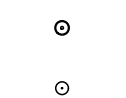
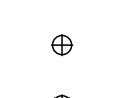
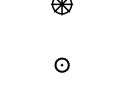
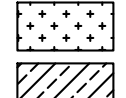
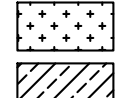
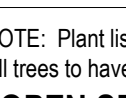
| Street Buffer Landscaping                                              |                                 |                                             |                             |  |
|------------------------------------------------------------------------|---------------------------------|---------------------------------------------|-----------------------------|--|
| Street                                                                 |                                 | Required Buffer Width                       | Provided Buffer Width       |  |
| Gerault Road                                                           |                                 | 15'                                         | 15'                         |  |
| Street Buffer Trees                                                    |                                 |                                             |                             |  |
| Standard                                                               | Street Frontage                 | Required                                    | Provided                    |  |
| 1 Tree per 30 L.F.                                                     | Gerault Road - 374 L.F.         | 13 Trees (3" cal.)                          | 13 Existing Trees (3" cal.) |  |
|                                                                        | Glenview Avenue - 371 L.F.      | 13 Trees (3" cal.)                          | 13 Trees (3" cal.)          |  |
| Street Yard Trees                                                      |                                 |                                             |                             |  |
| Standard                                                               | Total Street Yard (Square Feet) | Required                                    | Provided                    |  |
| 10,000 - 110,000 S.F. = 19 + 1 tree every 2,000 S.F. After 10,000 S.F. | Glenview Avenue 35,104 S.F.     | 23 Trees (3" cal.)                          | 22 Trees (3" cal.)          |  |
|                                                                        |                                 |                                             |                             |  |
| Parking Area Landscaping                                               |                                 |                                             |                             |  |
| Standard                                                               | No. of Parking Spaces           | Required                                    | Provided                    |  |
| 90 S.F. per 12 Spaces                                                  | 67 Spaces                       | 503 S.F.                                    | 1,662 S.F.                  |  |
|                                                                        |                                 |                                             |                             |  |
| Parking Area Trees                                                     |                                 |                                             |                             |  |
| Standard                                                               | No. of Parking Spaces           | Required                                    | Provided                    |  |
| 1 Tree per 10 Spaces                                                   | 67 Spaces                       | 7 Trees (3" cal.)                           | 11 Trees (3" cal.)          |  |
|                                                                        |                                 |                                             |                             |  |
| All parking spaces to be located within 50' of a parking lot tree      |                                 |                                             |                             |  |
| Parking Area Screening                                                 |                                 |                                             |                             |  |
| Standard                                                               |                                 | Required                                    | Provided                    |  |
| All head in parking to be screened from street view                    |                                 | Landscape berm or screening shrubs (2' ht.) | Screening Shrubs (3' ht.)   |  |
|                                                                        |                                 |                                             |                             |  |
| Open Space - Linear Park - Gerault Street                              |                                 |                                             |                             |  |
| Standard                                                               |                                 | Required                                    | Provided                    |  |
| Minimum Area                                                           |                                 | 5%                                          | 15%                         |  |
|                                                                        |                                 | 5,000 SF                                    | 11,193 SF                   |  |
| Minimum Width                                                          |                                 | 15'                                         | 30'                         |  |
|                                                                        |                                 |                                             |                             |  |
| Trees                                                                  |                                 | 30' O.C. (24' x 30' = 12 TREES)             | 12 Trees (3" cal.)          |  |
|                                                                        |                                 |                                             |                             |  |

#### TREE LEGEND-

LB- LANDSCAPE BUFFER  
PT- PARKING LOT TREE  
ST- STREET TREE



#### PLANT MATERIAL SCHEDULE

| TREES                                                                                 |                                                                          |      |                         |                                                |           |                                                                |
|---------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------|-------------------------|------------------------------------------------|-----------|----------------------------------------------------------------|
| SYMBOL                                                                                | TYPE                                                                     | QTY  | COMMON NAME             | BOTANICAL NAME                                 | SIZE      | REMARKS                                                        |
|  | CE                                                                       | 11   | Cedar Elm               | <i>Ulmus crassifolia</i>                       | 3" cal.   | B&B, 13' ht., 5' spread min., 5' clear trunk                   |
|  | LE                                                                       | 13   | Lacebark Elm            | <i>Ulmus parvifolia</i>                        | 3" cal.   | container, 13' ht., 5' spread min., 5' clear trunk             |
|  | RO                                                                       | 12   | Red Oak                 | <i>Quercus shumardi</i>                        | 3" cal.   | container, 13' ht., 5' spread min., 5' clear trunk             |
|  | MAG                                                                      | 5    | Lil Gem Magnolia        | <i>Magnolia grandiflora</i> 'Lil Gem'          | 12' ht.   | container, 12' ht., 6' spread, full to base. ** see note below |
|  | Existing tree to remain<br>refer to existing tree chart<br>on this sheet |      |                         |                                                |           |                                                                |
| SHRUBS                                                                                |                                                                          |      |                         |                                                |           |                                                                |
| SYMBOL                                                                                | TYPE                                                                     | QTY  | COMMON NAME             | BOTANICAL NAME                                 | SIZE      | REMARKS                                                        |
|  | AS                                                                       | 26   | Autumn Sage             | <i>Salvia greggii</i>                          | 5 gal.    | container grown, 30" ht., 20"                                  |
|  | DTS                                                                      | 21   | Dwarf Texas Sage        | <i>Leucophyllum frutescens</i> 'Berstar Dwarf' | 5 gal.    | container grown, 36" ht., 24" spread                           |
|  | DWM                                                                      | 13   | Dwarf Max Myrtle        | <i>Myrica cerifera</i> 'Pumila'                | 5 gal.    | container grown, 36" ht., 24" spread                           |
|  | NPH                                                                      | 165  | Needlepoint Holly       | <i>Ilex cornuta</i> 'Needlepoint'              | 5 gal.    | container grown, 36" ht., 24" spread                           |
|  | NPH*                                                                     | 46   | Needlepoint Holly       | <i>Ilex cornuta</i> 'Needlepoint'              | 60" ht.   | container grown, 60" ht., 30" spread, ** see note below        |
|  | NRS                                                                      | 15   | Nellie R. Stevens Holly | <i>Ilex x 'Nellie R. Stevens'</i>              | 7 gal.    | container grown, 48" ht., 30" spread                           |
|  | PMG                                                                      | 11   | Pink Gulf Muhly Grass   | <i>Muhlenbergia capillaris</i>                 | 5 gal.    | container grown, 30" ht., 20" spread, well rooted              |
| GROUNDCOVERS                                                                          |                                                                          |      |                         |                                                |           |                                                                |
| SYMBOL                                                                                | TYPE                                                                     | QTY  | COMMON NAME             | BOTANICAL NAME                                 | SIZE      | REMARKS                                                        |
|  | DMP                                                                      | 355  | Dwarf Mexican Petunia   | <i>Ruellia brittonia</i> 'Nolan's Dwarf'       | 1 gal.    | container grown, 12" ht., 18" o.c.                             |
|  | MFG                                                                      | 310  | Mexican Feather Grass   | <i>Nassella tenuissima</i>                     | 1 gal.    | container grown, 12" ht., 18" o.c.                             |
|  | WC                                                                       | 1060 | Purple Wintercreeper    | <i>Euonymus fortunei</i> 'Coloratus'           | 4" pots   | container, 3-12" runners min., 12" o.c.                        |
|  |                                                                          |      | '419' Bermudagrass      | <i>Cynodon dactylon</i> '419'                  | solid sod | refer to solid sod notes                                       |

NOTE: 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. All trees to have straight trunks and be matching within varieties.

OPEN SPACE LANDSCAPE BUFFERS, AND TRAIL SHALL BE OPEN TO THE PUBLIC AND MAINTAINED BY THE PROPERTY OWNER / BOA. IF TRAIL EVER HAS TO BE REPLACED THE OWNER / BOA WILL BE REQUIRED TO REPLACE IT PER THE CURRENT TOWN STANDARDS.

\*\*LIL GEM MAGNOLIAS ADD NEEDLEPOINT HOLLY MUST SCREEN ELECTRICAL AND HVAC EQUIPMENT FROM DAY ONE. IF IT APPEARS THE SHRUBS WILL NOT SCREEN FROM DAY ONE THE LANDSCAPE CONTRACTOR SHALL MAKE TO OWNER AWARE OF THE ISSUE PRIOR TO INSTALLING THE SHRUBS.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



## MEDICAL OFFICE DEVELOPMENT

250 GERAULT ROAD  
FLOWER MOUND, TEXAS

#### ISSUE:

CITY COMMENTS 10.04.2022  
CITY COMMENTS 11.07.2022  
CITY COMMENTS 11.28.2022  
CITY COMMENTS 01.05.2023

#### DATE:

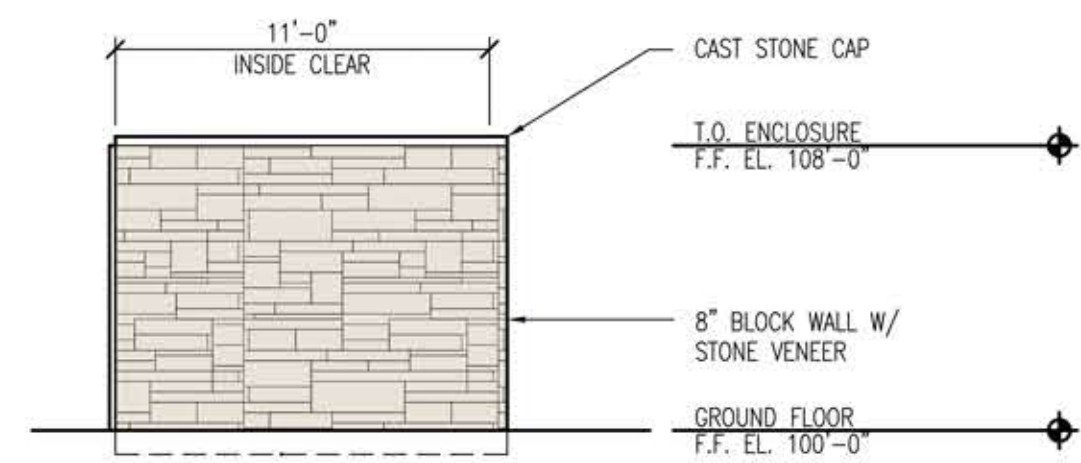
01.05.2023

#### SHEET NAME:

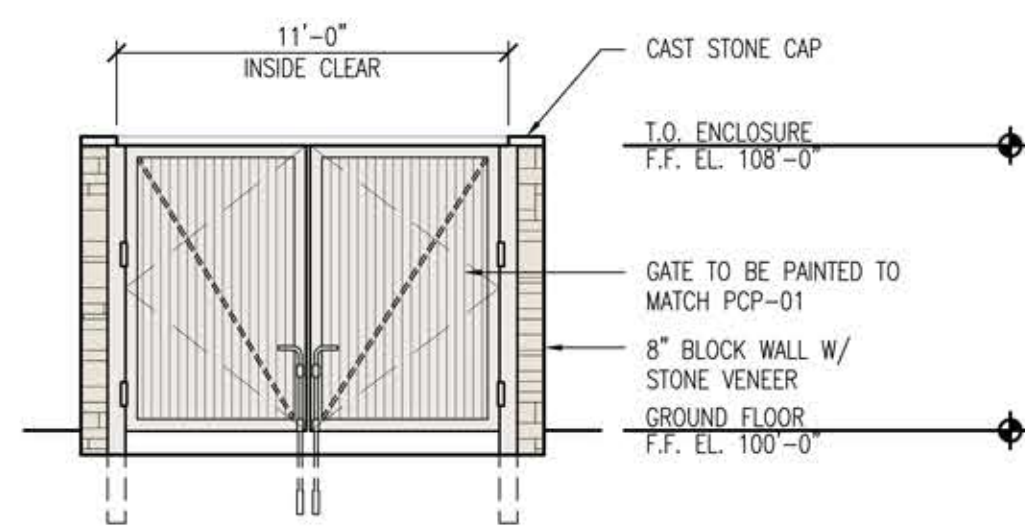
LANDSCAPE PLAN

#### SHEET NUMBER:

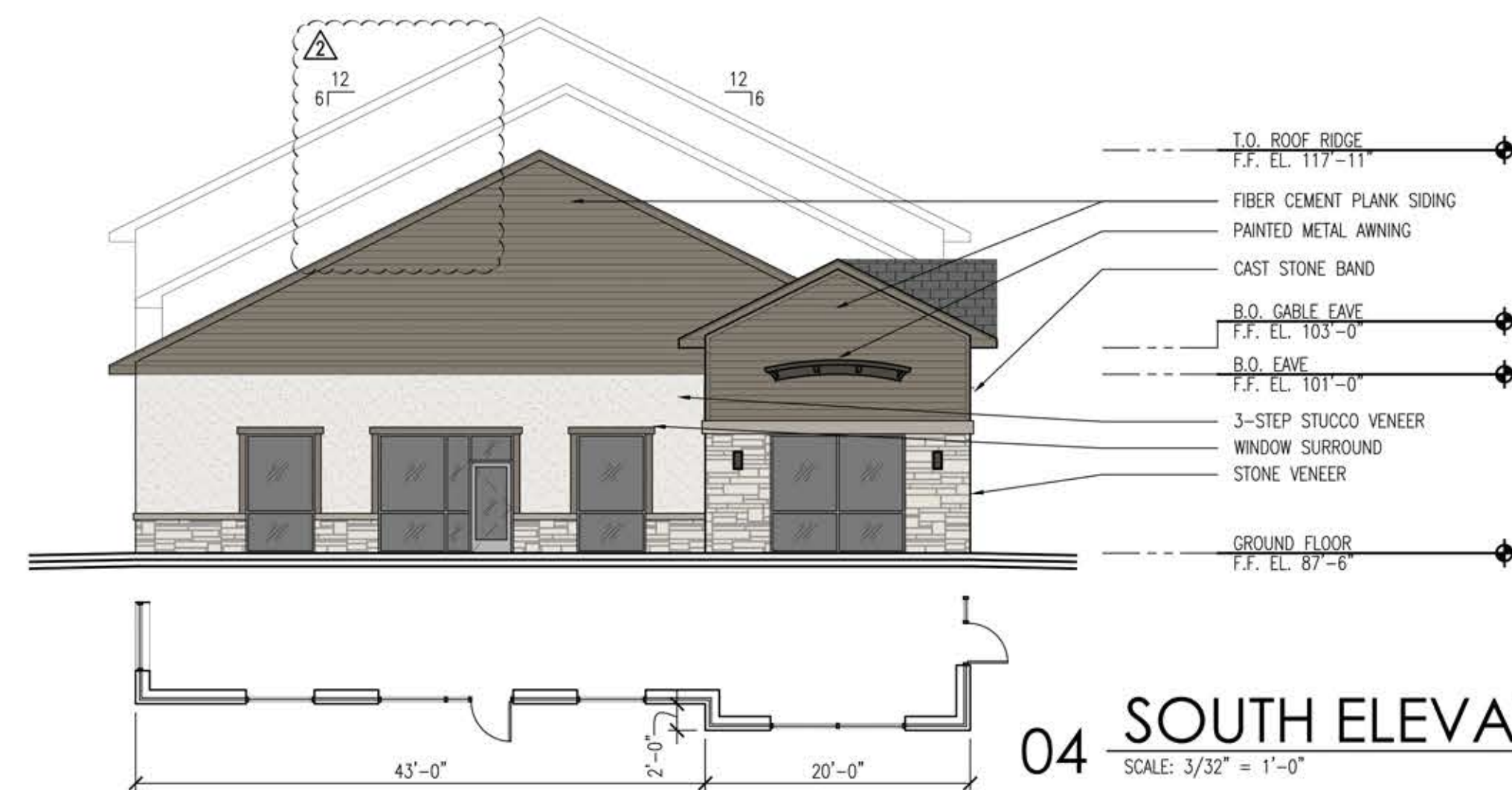
L.1



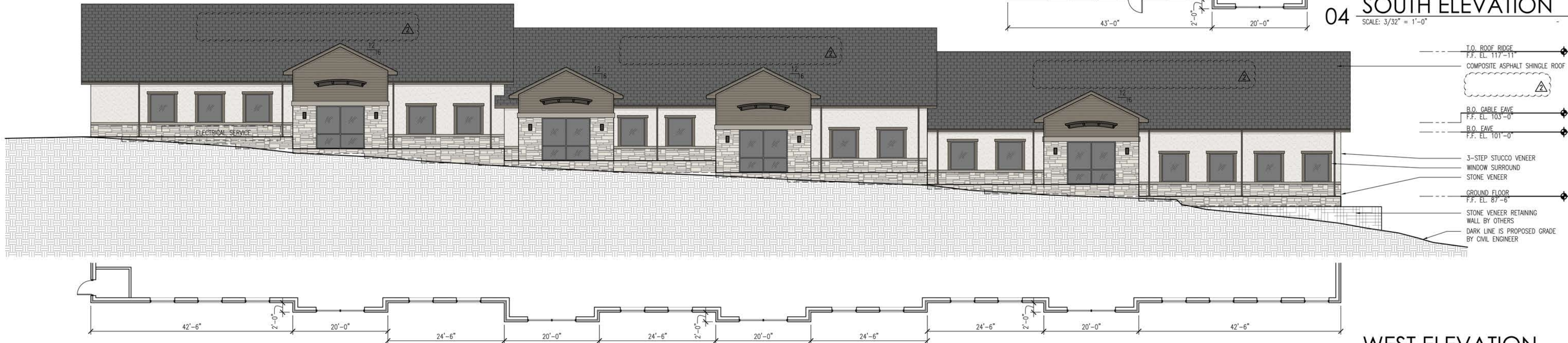
07 DUMPSTER ENCLOSURE  
SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



06 DUMPSTER ENCLOSURE  
FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



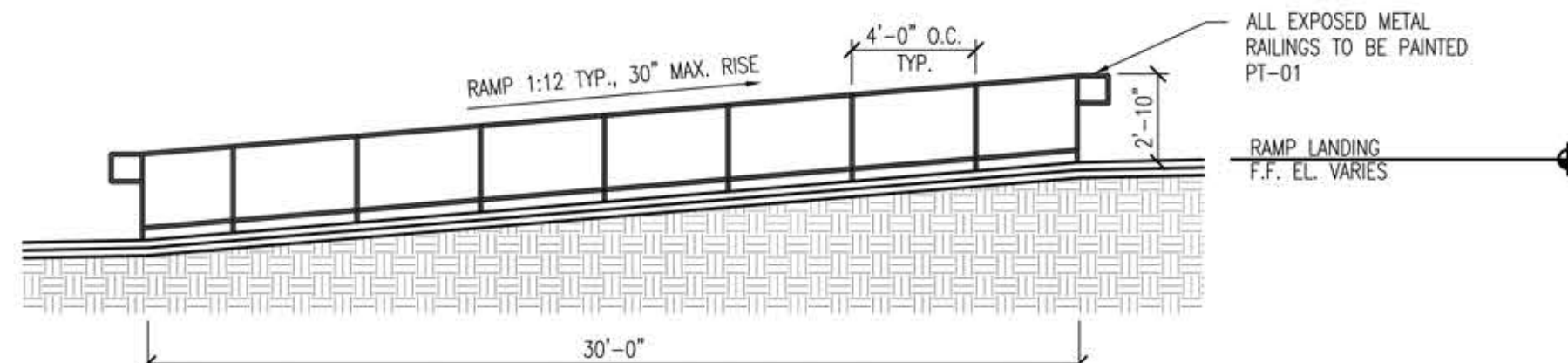
04 SOUTH ELEVATION  
SCALE: 3/32" = 1'-0"



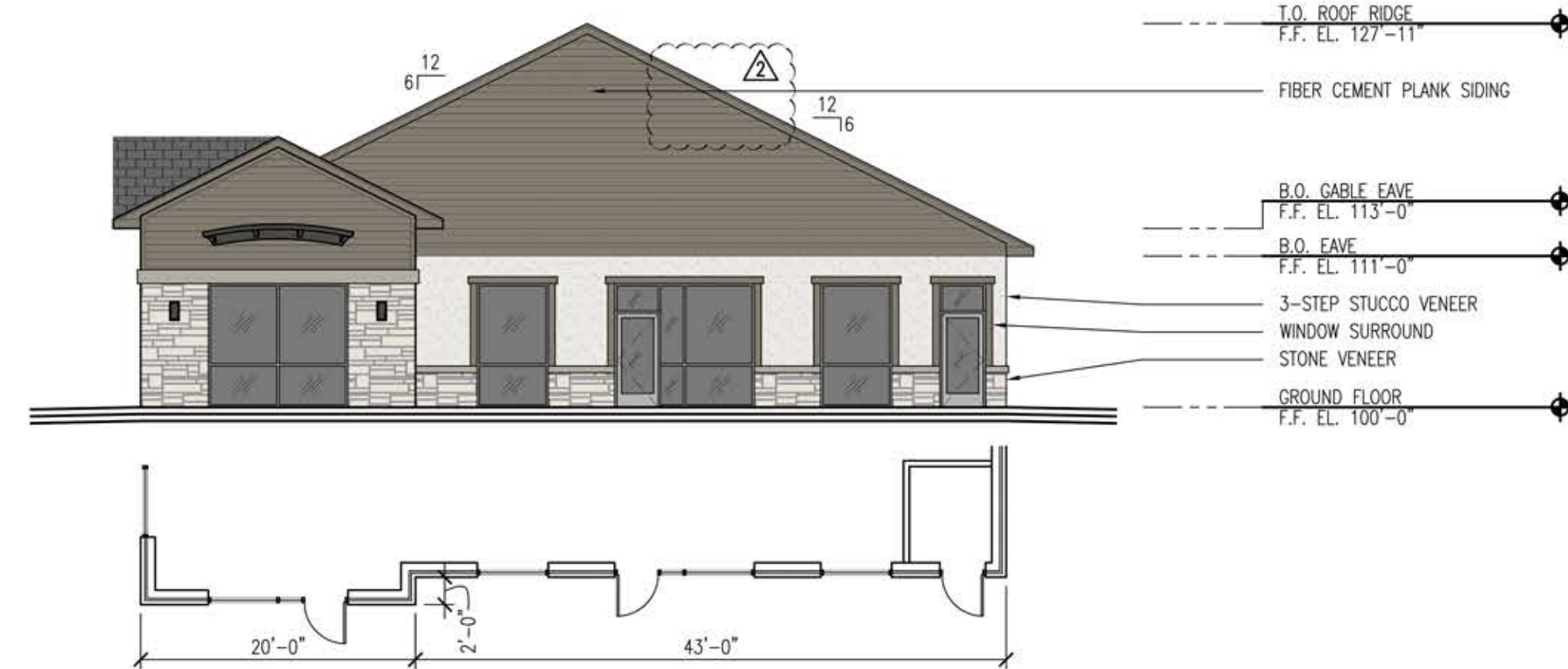
03 WEST ELEVATION  
SCALE: 3/32" = 1'-0"

| FINISH KEY                                                                      |                                                                                                                 |
|---------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|
| MASONRY -                                                                       | ROOFING -                                                                                                       |
| FCB-01 - HORIZONTAL CEMENTITIOUS SIDING<br>JAMES HARDIE - TIMBER BARK           | CAS-01 - COMPOSITE ASPHALT SHINGLE ROOF<br>GAF TIMBERLINE HD - PEWTER GRAY                                      |
| ST-01 - NATURAL STONE VENEER<br>STONEBROOK WHITE LIMESTONE LEUDERS              | PAINT- AWNINGS & HANDRAIL<br>PT-01 - SHERWIN WILLIAMS - URBANE BRONZE                                           |
| PCP-01 - 3 STEP STUCCO VENEER (FIELD)<br>SHERWIN WILLIAMS - ALABASTER           | ALUMINUM STOREFRONT SYSTEM-<br>AMF-01 - CLEAR ANODIZED ALUMINUM                                                 |
| PCP-02 - 3 STEP STUCCO VENEER (WINDOW SURROUND)<br>SHERWIN WILLIAMS - ANONYMOUS | INSULATED GLAZING SYSTEM-<br>QL-01 - 1" SYSTEM - PPG SOLARGRAY SOLARBAN                                         |
| CS-01 - ARCHITECTURAL CAST STONE<br>READING ROCK - CHARLOTTE TAN                | *ANY EXTERNAL ELECTRICAL PANELS WILL BE<br>PAINTED/TEXTURED TO MATCH THE MATERIAL<br>AND COLOR OF THE BUILDING. |

FUTURE TENANT MECHANICAL UNITS TO BE  
PLACED ON GROUND MOUNTED PADS ON  
WEST ELEVATION AND SCREENED VIA  
LANDSCAPING HEDGE TO BE INSTALLED AT  
TIME OF TENANT IMPROVEMENT AND SUBJECT  
TO TENANT CERTIFICATE OF OCCUPANCY.



05 RAMP RAILING ELEVATION  
SCALE: 3/32" = 1'-0"



02 NORTH ELEVATION  
SCALE: 3/32" = 1'-0"

| ELEVATION MATERIAL CALCULATION          |                                  |                   |                   |                   |  |
|-----------------------------------------|----------------------------------|-------------------|-------------------|-------------------|--|
| 1. TOTAL FACADE S.F.:                   | NORTH                            | SOUTH             | EAST              | WEST              |  |
|                                         | 1,302 S.F.                       | 1,458 S.F.        | 4,135 S.F.        | 4,345 S.F.        |  |
| 2. FACADE S.F. (EXCLUDE DOORS/WINDOWS): | 994 S.F.                         | 1,180 S.F.        | 2,761 S.F.        | 3,512 S.F.        |  |
| 3. DOORS AND WINDOWS S.F.:              | 308 S.F. = 24%                   | 278 S.F. = 19%    | 1,374 S.F. = 33%  | 833 S.F. = 19%    |  |
| 4. PRIMARY MASONRY TOTALS:              | 994 S.F. @ 100%                  | 1,180 S.F. @ 100% | 2,761 S.F. @ 100% | 3,512 S.F. @ 100% |  |
|                                         | FIBER CEMENT S.F. 622 S.F. @ 63% | 670 S.F. @ 56%    | 1,228 S.F. @ 45%  | 813 S.F. @ 23%    |  |
|                                         | STONE S.F. 171 S.F. @ 17%        | 329 S.F. @ 29%    | 720 S.F. @ 26%    | 1,225 S.F. @ 35%  |  |
|                                         | STUCCO S.F. 201 S.F. @ 20%       | 181 S.F. @ 15%    | 813 S.F. @ 29%    | 1,474 S.F. @ 42%  |  |



01 EAST ELEVATION  
SCALE: 3/32" = 1'-0"



## **PLANNING & ZONING COMMISSION AGENDA J.1. REGULAR ITEM(S)**

---

**DATE:** January 9, 2023  
**FROM:** Chuck Russell, Principal Planner  
**ITEM:** Public Hearing to consider an ordinance amending the zoning (Z22-0006- Oakridge Lane) from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses. The property is generally located southwest of the intersection of Oakridge Lane and Ridgecrest Drive.

---

### **BACKGROUND:**

#### **I. ITEM SUMMARY**

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

#### **II. APPLICATION ANALYSIS**

The purpose of this application is to zone approximately 0.60 acres of land, going from Interim Holding (IH) uses to Single Family District-10 (SF-10) uses to allow for the development of two detached single-family residences. The subject property is currently undeveloped and platted into four lots under common ownership (Lots 51 through 54 of the Stonecrest South Addition). The applicant plans to replat Lots 51 and 52 into one lot containing 0.3061 acres (13,334 square feet) and replat Lots 53 and 54 into one lot containing 0.2939 acres (12,802 square feet).

The subject property is currently designated Interim Holding (IH). This is the default zoning automatically attributed to property at the time that property had been annexed into the Town. Pursuant to state law, this property is not considered to be “zoned” in accordance with state law. As a result, strictly speaking, this is not an application for “rezoning” but instead an application for original zoning. The references to “rezoning” in the legal notices and caption are for convenience purposes only and are not intended to serve as a legal characterization of the application. However, this fact alone does not change the Planning and Zoning Commission’s purview over this application and the Commission’s procedural consideration of this application is identical to an application for rezoning.

The Town’s Master Plan designation for the subject property is Office or Medium Density Residential Uses. The applicant’s request is in compliance with the Medium Density Residential land use designation, which is defined as “residential development, typically being single family detached residential development with minimum 10,000 square foot lots (nominally 1/4 acre) or greater”.

#### **BOARD REVIEW/CITIZEN FEEDBACK:**

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all Zoning Amendment requests. Z22-0006 had a total of 20 Property Owner Notifications mailed. At

the time this report was written, staff had received no items of correspondence in support, 1 item of correspondence and 1 phone call in opposition to the project. All written correspondence was sent directly to the Planning and Zoning Commission according to the public communication process.

**ALTERNATIVES:** N/A

**FISCAL IMPACT:** N/A

**LEGAL REVIEW:** N/A

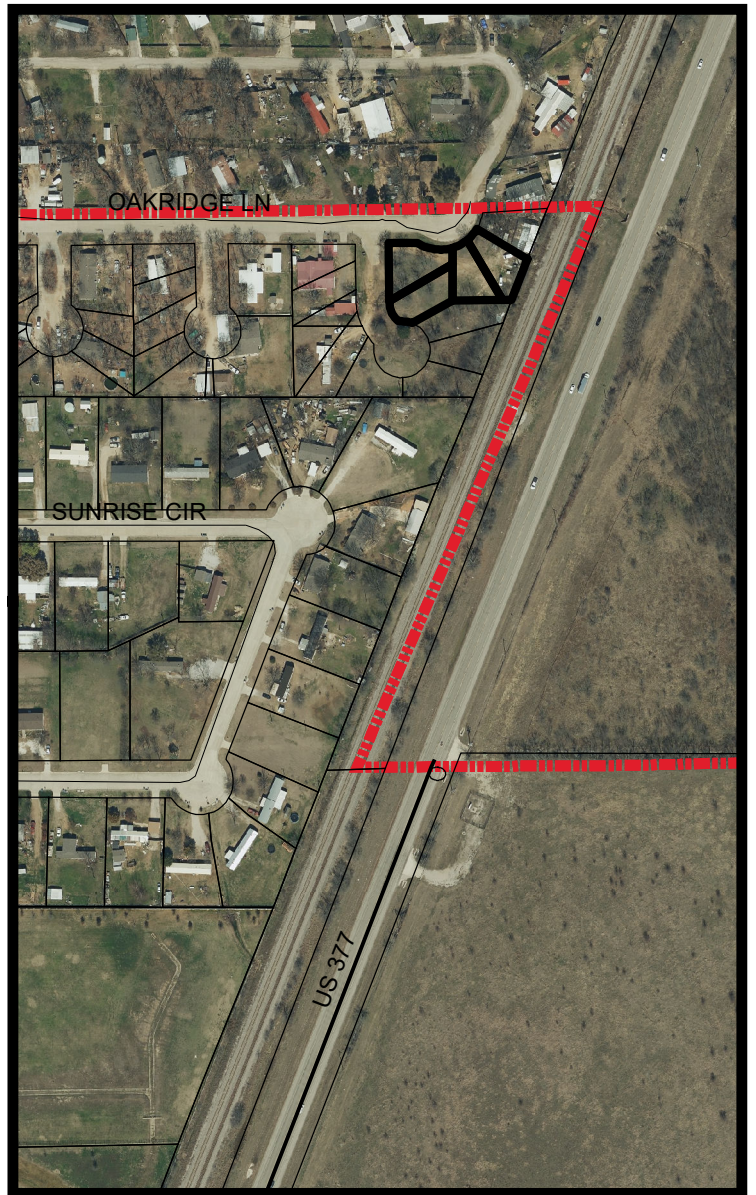
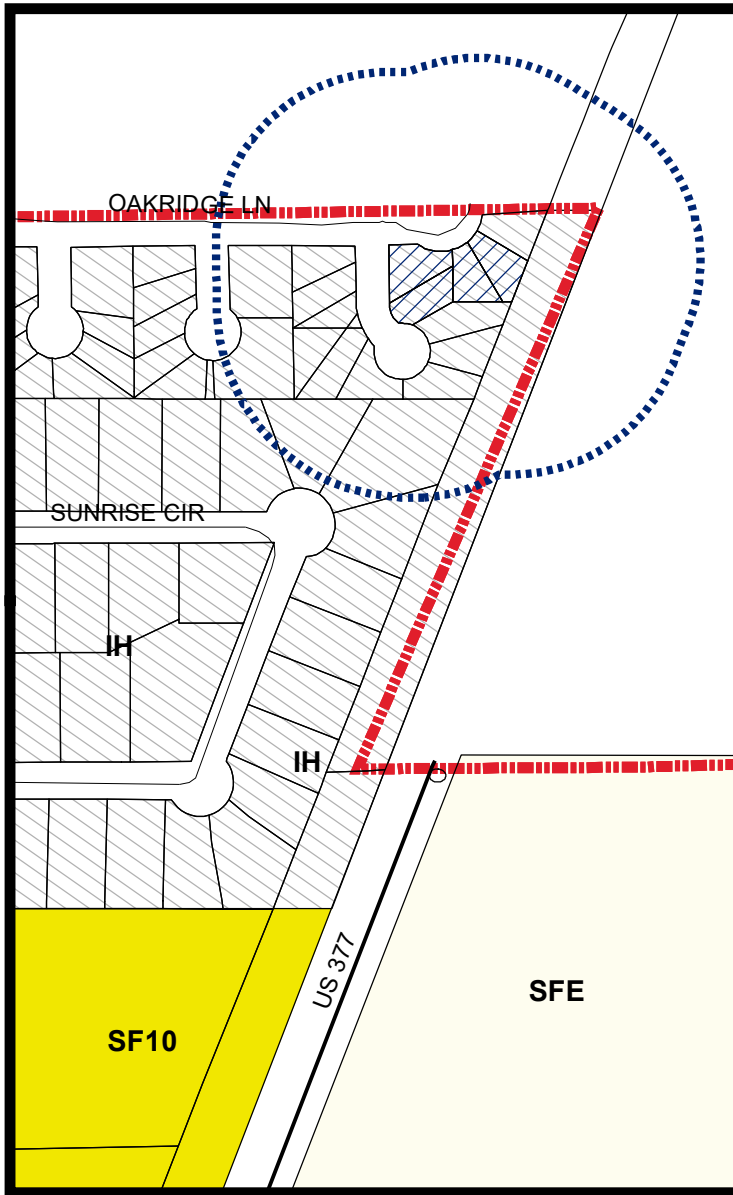
**ATTACHMENTS:**

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Zoning Exhibit Package

**DRAFT MOTION:** Move to recommend approval as presented in the agenda caption.

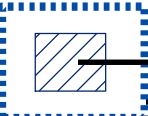
# Vicinity Map

Reference Project: Z22-0006



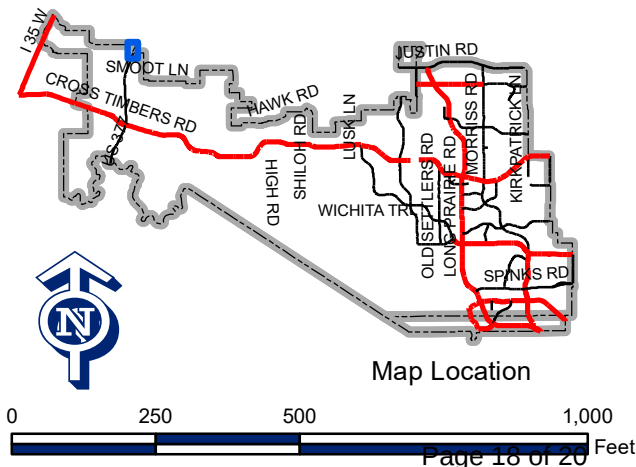
## LEGEND

 Interim Holding     Single Family 10     Single Family Estate

  Subject Property  
 200 ft Notification Buffer around Property

Visit [www.fmdevmap.com](http://www.fmdevmap.com) to learn more about this project.

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



**CRISTINA MORENO AVILA & GUSTAVO MAZARIEGOS  
ORTIZ**

6692 Oakridge Ln, Argyle TX 76226

12/06/2022

**Letter Of Intent**

Planning Department for The City of Flower Mound

**Dear Planning Department:**

We the homeowners of lots belonging to Property Ids: 65534, 65536, 172542, 17298 intend to rezone and replat these lots to move from interim holding to Sf10 to comply with the master plan. These lots are currently in a temporary holding district and our plan is to comply with the master plan by rezoning.

We propose rezoning and replotting lots 51 and 52 in order to have a buildable site to build a home.

Our intention is to combine lots 51 and 52 for the purpose of building a home, to leave this as one single lot.

We propose rezoning and replotting lots 53 and 54 in order to have a buildable site to build a home.

Our intention is to combine lots 53 and 54 for the purpose of building a home, to leave this as one single lot.

Please feel free to contact our builder Febe Denisse Carrera with Denstone's Affiliated Construction Group LLC if you have any questions or concerns.

P: 940-273-2489

E: denstoneremodeling@gmail.com

Sincerely,



**Cristina Moreno Avila**

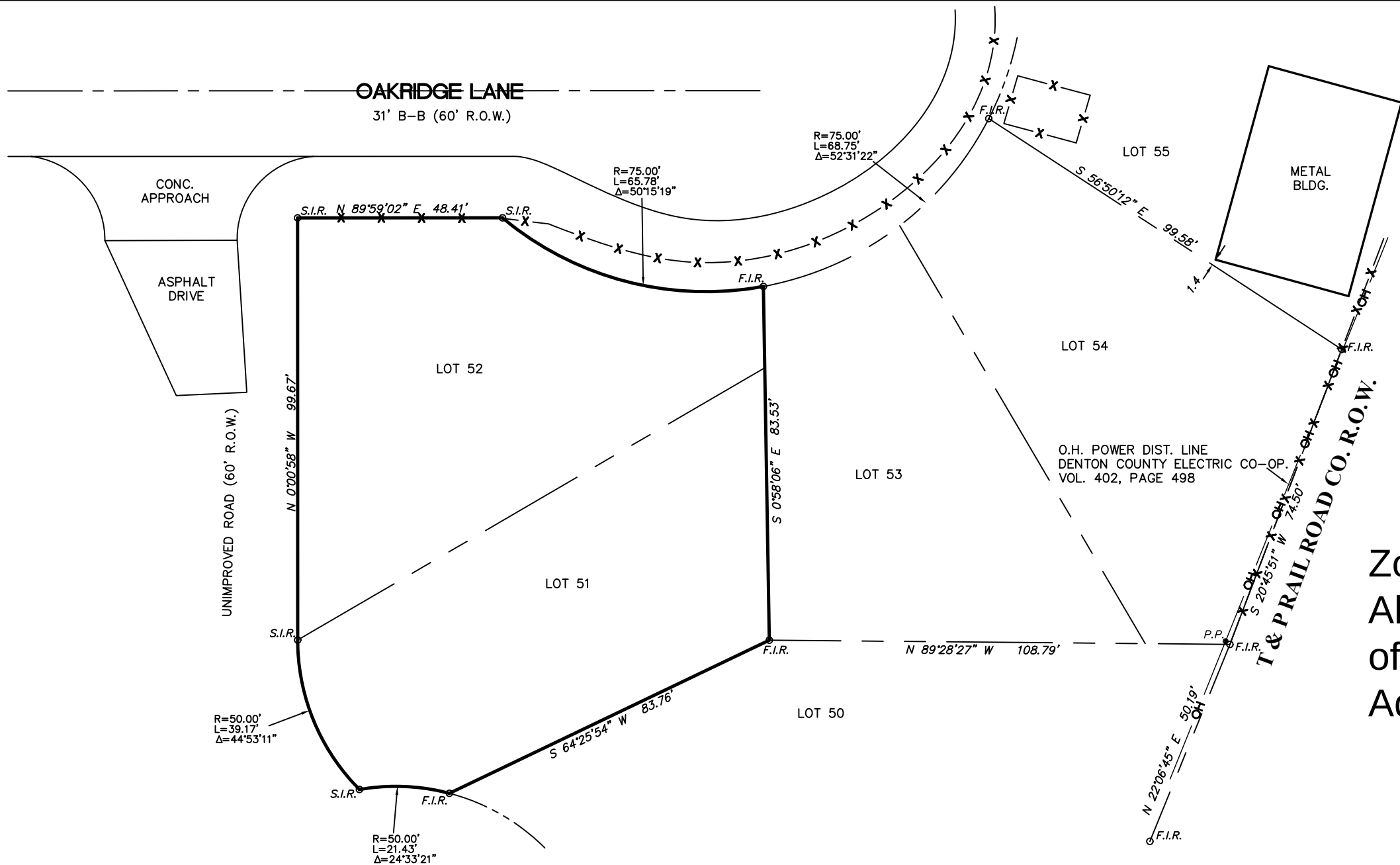
12/06/2022

&



**Gustavo Moreno Mazariegos**

12/06/2022



Zoning Exhibit for Z22-0006  
All of Lot's 51, 52, 53 and 54  
of the Stonecrest South  
Addition

Lots 51 and 52, of STONECREST SOUTH SUBDIVISION, an Subdivision in Denton County, Texas, according to the Map or Plat thereof recorded in Volume 5, Page 37, Plat Records, Denton County, Texas.  
(Commonly known as OAKRIDGE LANE)

The plat hereon is a true and accurate representation of the property as determined by survey made on the ground, the lines and dimensions of said property as being indicated on the Plat. The size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of property except as shown, set back from the property lines is as shown, and the nearest street or road is shown. There are no visible encroachments, visible protrusions or apparent easements, except as shown on the Plat. I further certify that no portion of subject property lies within a special flood hazard area according to The FLOOD INSURANCE RATE MAP for Denton County and Incorporated Areas, Map Number 48121CO505G, Dated April 18, 2011. (Subject property lies in Zone X)

THE FOLLOWING EASEMENTS DO NOT  
AFFECT SUBJECT PROPERTY:  
LONE STAR GAS CO. VOL. 472, PAGE 84  
LONE STAR GAS CO. VOL. 472, PAGE 108

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone  
(4202), North American Datum of 1983, as determined from GPS observations.

  
Jerald D. Yensan, Professional Land Surveyor  
Texas R.P.L.S. No. 4561

 **ANDMARK  
SURVEYORS, LLC.**  
TX FIRM REGISTRATION NO. 10098600  
PURCHASER: GUSTAVO MAZARIEGOS  
CRISTINA MORENO  
4238 I-35 NORTH  
DENTON, TEXAS 76207  
(940) 382-4016  
FAX (940) 387-9784

- |                               |                                             |
|-------------------------------|---------------------------------------------|
| B.L. = BUILDING LINE          | CATV = CABLE TV BOX                         |
| CC/P = COVERED PATIO/PORCH    | C/D = CONCRETE DRIVE                        |
| C/O = SANITARY SEWER CLEANOUT | C/P = CONCRETE PATIO/PORCH                  |
| C/W = CONCRETE SIDEWALK       | D.E. = DRAINAGE EASEMENT                    |
| E.B. = ELECTRIC BOX           | F.H. = FIRE HYDRANT                         |
| F.I.R. = FOUND IRON ROD       | FOC = FIBER OPTIC CABLE                     |
| GLM = GAS LINE MARKER         | L.P. = LIGHT POLE                           |
| P.P. = POWER POLE             | S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD |
| S.P. = SERVICE POLE           | SSMH = SANITARY SEWER MANHOLE               |
| STM MH=STORM SEWER MANHOLE    | TEL. PED. = TELEPHONE BOX                   |
| W/D = WOOD DECK               | W/M = WATER METER                           |
| W/V = WATER VALVE             | U.E. = UTILITY EASEMENT                     |
| FENCE — X —                   | OVERHEAD POWER LINE — OH —                  |

|               |                                         |
|---------------|-----------------------------------------|
| DRAWN BY: SLB | CAPITAL TITLE G.F. 21-645869-DU         |
| SCALE: 1"=30' | DATE: 01 FEBRUARY, 2022 JOB NO: 226241A |