

Planning & Zoning Commission



March 27, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

Comments regarding any agenda item can be sent to the Planning Department at planning@flower-mound.com or by calling 972.874.6350 and leaving a message.

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 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

1. April 10, 2023 Regular Meeting
2. April 24, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. P&Z Training Update

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. Consider approval of the minutes from February 27, 2023 - Consider approval of the minutes from February 27, 2023, Planning & Zoning Commission Regular Meeting.

I. 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. MU23-0002 - Lakeside DFW MU-TEN Balcony Railing Amendment - Public Hearing to consider an ordinance for rezoning (MU23-0002 – Lakeside DFW MU-TEN Balcony Railing Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.4 Upper Stories, to change balcony railing standards for the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Edgemere Rd and west of Lakeside Parkway.
2. ZPD22-0004 - Embree 2499 - Public Hearing to consider an ordinance for rezoning (ZPD22-0004 – Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, to modify the conceptual plans and elevations, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.
3. ZPD22-0006 - Oncor Dunham Substation - Public Hearing to consider an ordinance amending the zoning (ZPD22-0006 – Oncor Dunham Substation) from Interim Holding (IH) uses to Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Dunham Road and east of Haynes Road.
4. MPA23-0001 - Western Flower Mound Thoroughfare Plan - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0001 – Western Flower Mound Thoroughfare Plan) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Various Roadways bounded by Denton Creek Boulevard on the west to the unnamed Greenway Rural Arterial on the east. (Transportation Commission recommended approval by a vote of 6 to 0 at its December 13, 2022, meeting).

J. ADJOURN

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: March 23, 2023, at 6:00 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



February 27, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Ruthrauff called the regular meeting to order at 8:02 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Jason Hobbs, Place 2
Janvier Werner, Place 3
Brady Kilpper, Place 4
Donald Gilmore, Place 6
Chris Drew, Place 8
Scott Jostes, Place 9

with the following member(s) absent:

Greg Wilson, Place 5

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

Lexin Murphy, Director of Planning Services
Matt Hotelling, Senior Engineering Transportation Manager
John Chapman, Planner
LauriAnn Cash, Executive Assistant

B. PUBLIC COMMENT

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- 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.

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 name and address	Subject (as written on the form)
1.	Fred Vincent; 3933 Bordeaux Circle	Environment, Air, Water, Wildlife

** Indicates person did not wish to speak*

C. COORDINATION OF CALENDARS

1. March 27, 2023 Regular Meeting
2. April 10, 2023 Regular Meeting

D. FUTURE AGENDA ITEM(S)

None

E. STAFF/DIRECTOR REPORT

1. 2023 Bronze Leaf Award

F. 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 February 13, 2023 - Consider approval of the minutes from the February 13, 2023, Planning & Zoning Commission Regular Meeting.

ACTION: Commissioner Hobbs moved to approve item F.1. as presented in the agenda caption. Vice-Chair Wells seconded the motion.

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

NAYS: None

RESULT: 6 : 0

G. REGULAR ITEM(S)

1. Planning & Zoning Commission Training - Autonomous Vehicles

STAFF PRESENTATION:

John Chapman, Planner

Matt Hotelling, Senior Engineering Transportation Manager

H. ADJOURN

Chair Ruthrauff adjourned the meeting at 8:56 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA I.1. REGULAR ITEM(S)

DATE: March 27, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (MU23-0002 – Lakeside DFW MU-TEN Balcony Railing Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.4 Upper Stories, to change balcony railing standards for the MU-TEN subzone in the Lakeside Village Development Code. The property is generally located south of Edgemere Rd and west of Lakeside Parkway.**

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 zoning amendment request is to modify certain development standards within the Lakeside DFW/Village Code related to the MU-TEN (Mixed Use-Transition to Environmental Area) subzone.

The Mixed Use zoning for Lakeside DFW was originally approved by the Town Council on November 19, 2012, for approximately 155 acres. Since the approval of this ordinance, the Town Council has approved several zoning amendments to modify certain sections of the development standards with a major amendment being approved on April 16, 2018, which added acreage to this development and replaced the original Lakeside DFW Code with a new Code.

The following change is being requested to the MU-TEN subzone:

1. Section 7 – Architecture and Building Standards

The applicant is requesting a modification to the architectural standards.

a. 7.4 B (4) Upper Floors

Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide. **Exception: within MU-TEN microzones MZ1, MZ4, and MZ5, top of railing shall be a maximum of 6 inches wide.**

BOARD REVIEW/CITIZEN FEEDBACK:

I. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. MU23-0002 had a total of 32 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

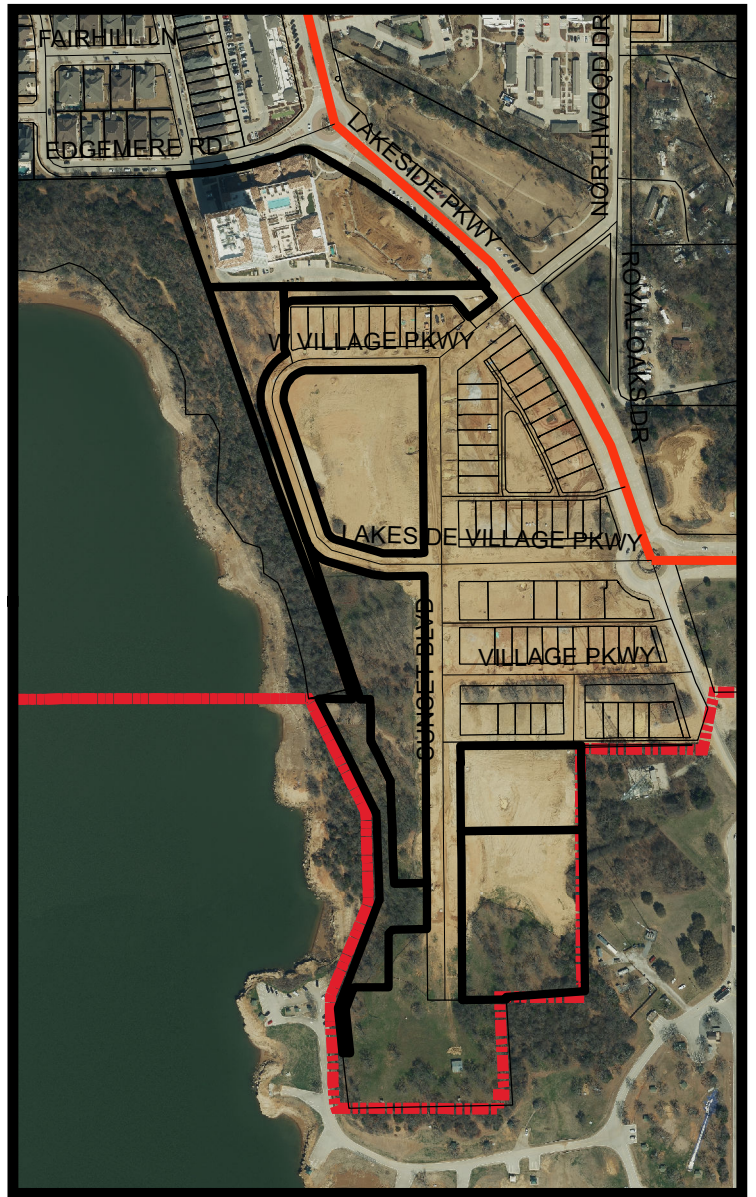
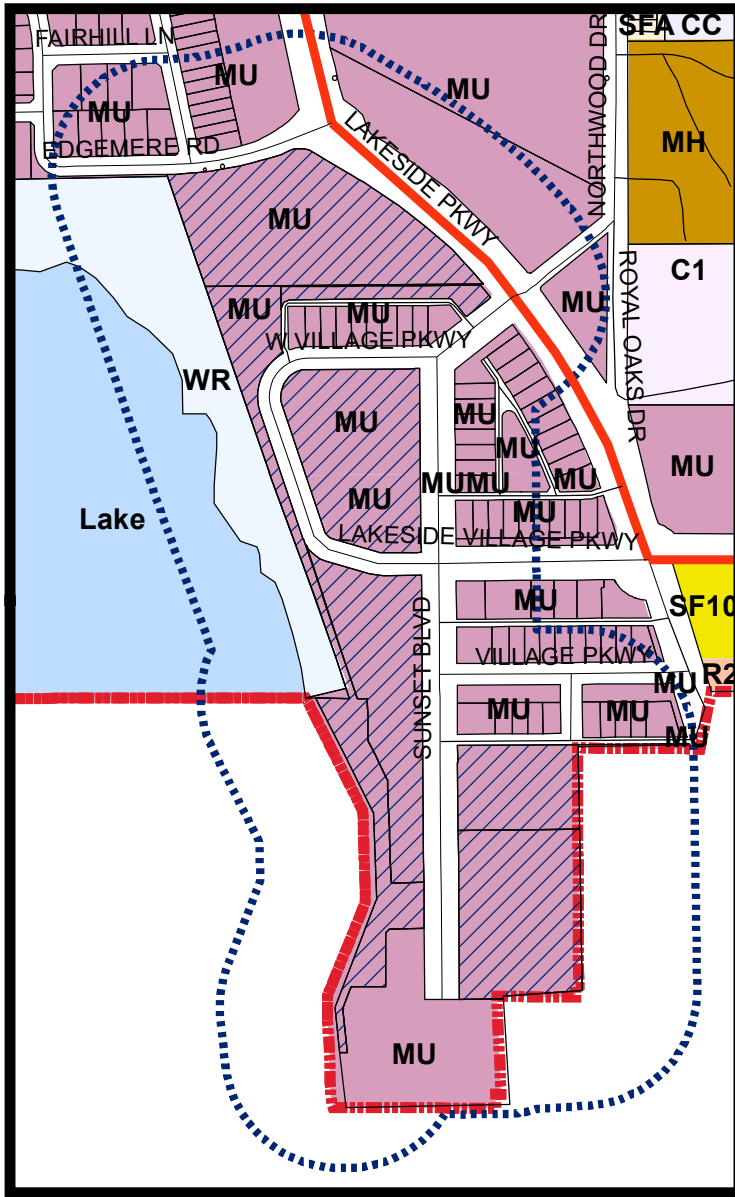
ATTACHMENTS:

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Draft Text Amendment

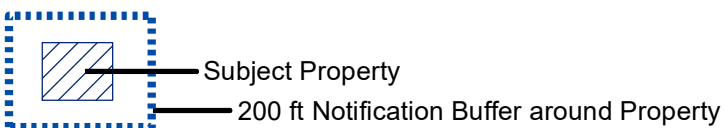
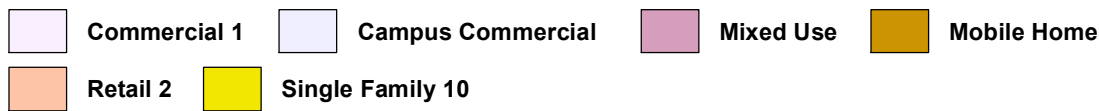
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: MU23-0002

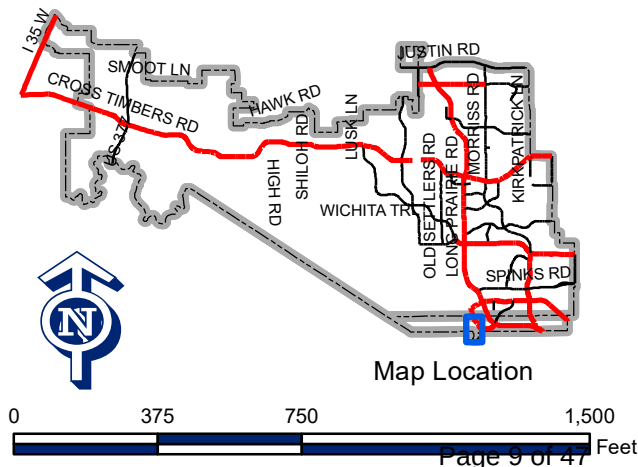


LEGEND



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

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





LETTER OF INTENT

March 20, 2023

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

To Whom It May Concern:

This letter shall state the purpose of application for a zoning amendment for microzones MZ-1, MZ-4, and MZ-5 within subzone MU-TEN of the Lakeside DFW Development Code. The amendment proposes to revise the upper story balcony railing requirement which states the top rail shall be 3 inches wide maximum per the Code – Section 7, 7.4, B, 4. The development team proposes this dimension to be 6 inches wide maximum in the microzones stated above. The reason for this request is the Sterling Dula Offset Chesterfield Railing, as shown in the application documents of approved site plan #SP21-0013, is consistent with the required architectural character of the Code. This railing system has a refined curved top rail with a width of 4.5 inches. The offset composition of this system allows the glass panels of the railing to run continuously in front of metal supports, creating an unobstructed glass view from the exterior. This type of railing composition is not feasible with a 3-inch top rail width. It is the development team's opinion that the elegance of the selected railing system contributes greatly to the #SP21-0013 project and will benefit future projects in these microzones. We appreciate your consideration of this amendment.

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

Sincerely,

Kyle Cooper
Development Manager
314.574.0192



LAKE SIDE DFW
DEVELOPMENT CODE
AMENDED

ORDINANCE 09-18
MU17-0002

SUBZONE MU-TEN
LAKE SIDE VILLAGE:
REVISING MU-TEN(1) AND MU-TEN(2)
AND ADDING APPROXIMATELY 9 ACRES

Flower Mound, TX

April 3, 2023

AMENDED PAGES

P95

A DEVELOPMENT BY
Realty Capital Management, LLC
909 Lake Carolyn Parkway Suite 150
Irving, TX 75039
James W. Archie, Managing Director
469.533.4131

PLANNING BY
Roaring Brook Development Co.
3058 Lakeside Parkway
Flower Mound, TX 75022
Dan Quinto
817.706.8353

-style blinds either horizontal or vertical; or finished fabric drapery. Metal blinds and cellulose blinds are prohibited. Artwork located on the glass or inside the glass is permitted provided it is not serving as advertising.

D. PRIVATE OUTDOOR SPACES

1. Outdoor private space, design - if outdoor private space is provided for residential units on the ground floor, these areas may be separated from the public ROW by fencing or with ornamental railings or masonry walls and should be consistent with architectural character of the façade. Railings or walls must be at a height no greater than 48". The areas must be provided a mixture of hardscape to landscape including turf, ground cover, shrubs, plant boxes or planters.
2. Outdoor private space, storage of materials - outdoor private space may not be used for storage or parking. No bicycles, motorcycles, or toys may be stored within. Seasonal items such as chairs, tables, planters or grills may be included.

E. OTHER ITEMS

1. Signage - Signage for non-commercial ground floors shall generally be consistent with the Mixed Use Zoning District. Address numerals, unit numerals, unit nameplates may be placed on the facade wall immediately adjacent to the entry door. Wall signs announcing the name of the residential unit development may be placed at visible corners of the building in either a sign band from the top of the head of the primary floor windows to the bottom of the second floor window sills or as a blade sign.
2. Utilities - no utility service connections, meters or other appurtenances will be allowed on the building facades facing the public realm. Utility connections, meters or other appurtenances shall be located on rear facades or on "B" facades which have intervening masonry walls or on the sides or backs of the buildings.
3. Stairways - stairways shall be concealed from the street and placed within the building footprint. Entry doors shall be accessible from the public realm.

7.4 UPPER STORIES -

The regulation of the façade design for the building above the first floor allows for wide latitude to encourage dignified, beautiful, creative, and gracious design.

A. WINDOWS

1. Windows, Jambs: Trim or panning recommended. Jamb must be recessed from the primary wall plane a minimum of one inch unless trim or panning is used.
2. Windows, Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.

B. BALCONIES

1. Balconies, Doors: Swinging doors required, sliding doors prohibited. Exception: within MUTEN, swinging doors and sliding glass doors shall be permitted.
2. Balconies, Door Heads: In unit masonry construction, a visible masonry header is required. Stucco does not require a masonry header.
3. Balconies, Floors: Floors must be a solid, concrete surface (lightweight concrete is acceptable provided it is structurally sound); metal grates are prohibited. Floors may project into the public ROW.



4. Balconies, Railings: Ornamental railings are required and should be consistent with architectural character of the façade. Top of railing shall be a maximum of 3 inches wide. **Exception: within MUTEN microzones MZ1, MZ4, and MZ5, top of railing shall be a maximum of 6 inches wide.**

C. CORNICE

1. Cornice/Eave/Parapet: The design of the top of the building should be consistent with the architectural style of the façade. If the parapet is not tall enough to conceal the rooftop equipment, an added screen will be required behind the parapet to do so.

D. ROOF



PLANNING & ZONING COMMISSION AGENDA I.2. REGULAR ITEM(S)

DATE: March 27, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider an ordinance for rezoning (ZPD22-0004 – Embree 2499) to amend Planned Development District No. 186 (PD-186) with Retail-2 District (R-2) and Office District (O) uses, to modify the conceptual plans and elevations, and with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Sagebrush Drive and west of Long Prairie Road.**

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 exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

On June 20, 2022, the Town Council approved the ordinance establishing Planned Development District-186 (PD-186) for Embree 2499 with Retail-2 District (R-2) and Office District (O) uses. The approved concept plan consisted of three drive-thru restaurants of varying sizes: 3,744 square feet, 3,180 square feet and 974 square feet within the Retail zoned area, and two office buildings totaling 24,800 square feet within the Office zoned area.

The purpose of this amendment is to add conceptual elevations and written standards for the three fast food restaurants located within the R-2 District and to request certain waivers and exceptions. The applicant had indicated in the original development standards that each of these buildings would come forward with a PD amendment to have their specific elevations considered prior to site plan application.

The size of Building 1-Whataburger has been reduced from 3,744 square feet to 3,317 square feet. The applicant has provided an updated concept plan and landscape plan indicating the revised building footprint that matches the elevations.

As a part of this request, the applicant is requesting certain waivers and exceptions.

III. WAIVERS AND EXCEPTIONS:

A. Dry Detention Pond

Section IV.C.5. of the Town's Engineering Design Criteria requires the construction of a wet retention

pond for the proposed development. There are two ponds provided for detention purposes within this development. The north pond will be a wet retention pond and will meet the Town's engineering design standards. Due to the size and depth of the pond, the applicant has expressed concerns in maintaining water at all times in the second pond located south of Building 3, and hence is requesting for the second pond to be a dry pond.

B. Urban Design Plan

The applicant is requesting certain exceptions and waivers to the Town's Urban Design Plan in order to provide each of the three fast food restaurants its own character while still maintaining a unified design theme within the development.

Roofs and Parapet

- Roofs of non-residential buildings 15,000 square feet or less are to reflect hip and/or gable styles that replicate residential scale and pitch. In designing a residential scaled roof for non-residential buildings 15,000 square feet or less, the goal shall be a roof that provides for characteristic roof pitches/slopes of residential homes in the Town of Flower Mound (6/12 to 9/12 slope) and high steeply-pitched and/or expansive roof pitches/slopes shall be avoided. The Town Council may approve, upon recommendation from the Planning and Zoning Commission, a waiver to this request for individual projects. Such request should only be contemplated in the areas that are not adjacent to residences, are part of large-scale developments, and provide architectural detail to soften the appearance of large, tall vertical walls. Each of the fast food restaurants is requesting a waiver of this requirement to some degree.

Façade colors

- Colors comprising at least 80% of each elevation of the building should be primarily natural and earth tone colors. The range of tones include, but are not limited to: ochre, brown, umber, rust, olive, beige, taupe, sepia, white, off-white and slight variations. As this list does not include the color grey, an exception is required for Building 1-Whataburger and Building 2-Slim Chicken to use grey on the façade.
- Accent colors may comprise the remaining 20% of each building elevation and should relate to the base tones. Building 1-Whataburger and Building 3-Dutch Bros are requesting that their corporate color banding, which does not relate to the base tone, be allowed.

The exception requests for the three fast food restaurants are further explained below.

Building 1 – Whataburger

1. An exception to the roof pitch requirement.
2. An exception to allow the use of the color grey, not to exceed 40 percent (40%) on each façade.
3. An exception to allow the Whataburger orange banding, only as shown on the concept elevations.

Building 2 - Slim Chickens

1. A partial exception to the roof pitch requirement. Roof pitch shall be required on tower elements and the outdoor patio on the east façade, as shown on the concept elevations.
2. An exception to allow the use of the color grey, not to exceed 20 percent (20%) on each façade.

Building 3 - Dutch Bros Coffee

1. A partial exception to the roof pitch requirement. Roof pitch shall be required on the tower element, as shown on the concept elevations.
2. An exception to allow the Dutch Bros blue banding, only as shown on the concept elevations.

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 application requests. ZPD22-0004 had a total of 42 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

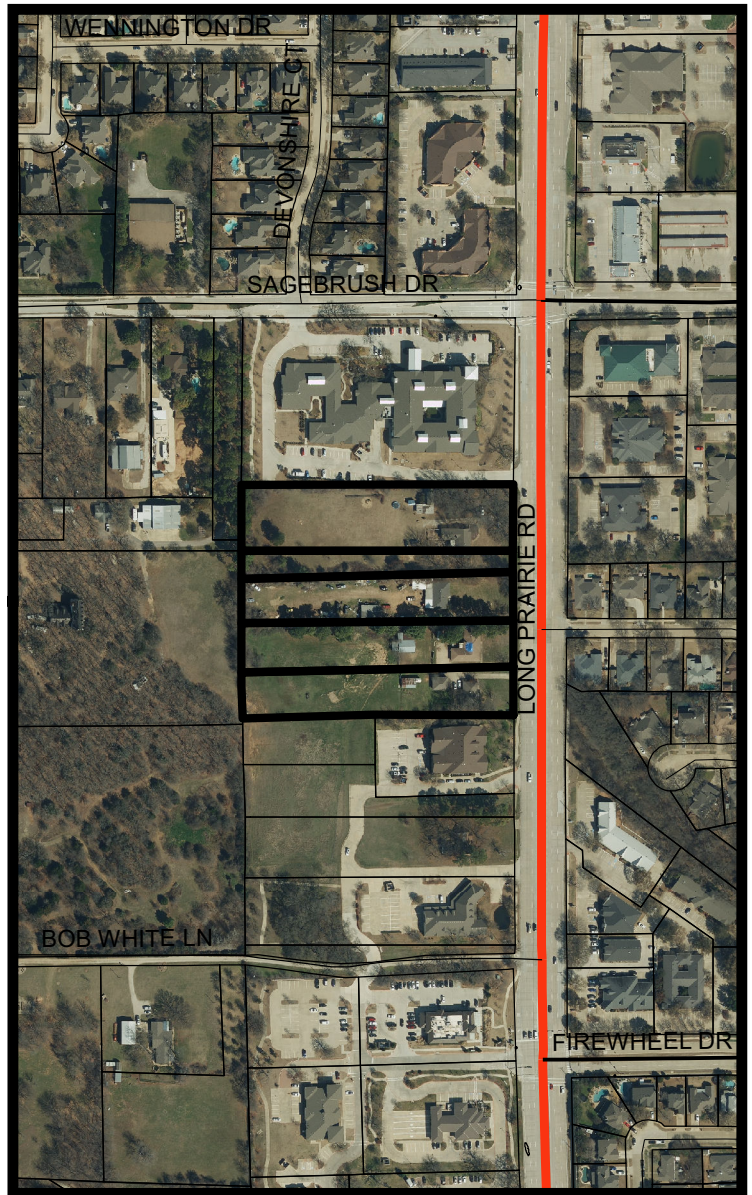
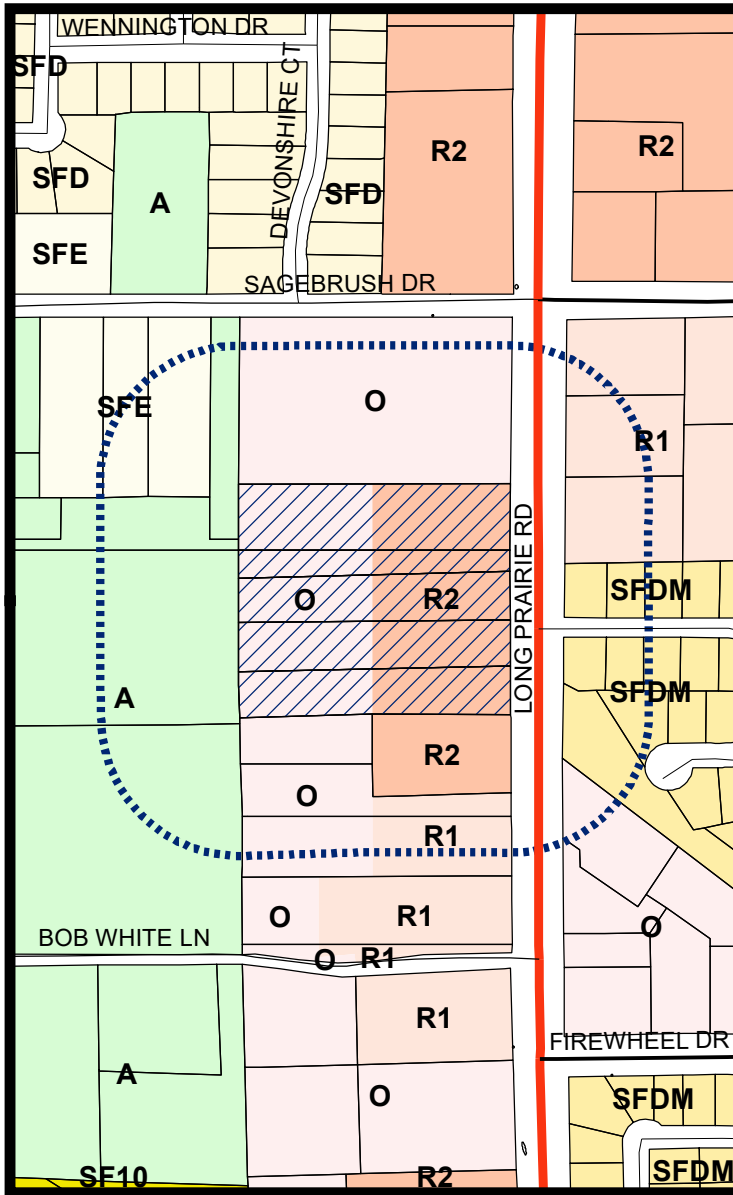
ATTACHMENTS:

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Planned Development (PD) Standards

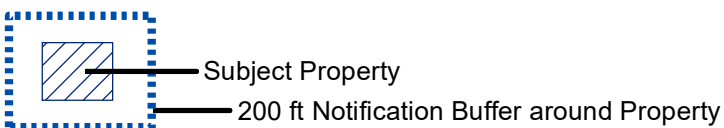
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD22-0004

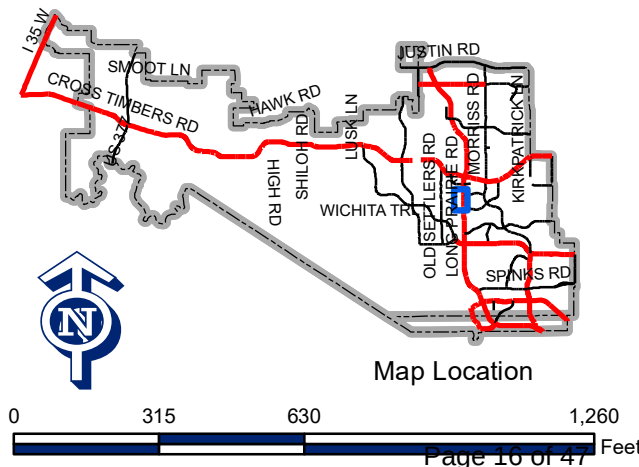


LEGEND



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Map Location

March 22, 2023

Lexin Murphey
Town Planner
Town of Flower Mound
2121 Cross Timbers
Flower Mound, TX 75028

RE: Zoning Change Request (ZPD22-004) – Embree 2499

Ms. Murphy:

Please accept this letter, on behalf of Mr. Gene Colley, as an explanation of the proposed Amendment to Planned Development-186 (PD-186) consisting of approximately 6.81 acres of land located within the Town of Flower Mound, more specifically located west of Long Prairie Road and approximately 400 feet south of Sagebrush Drive. The current zoning on the property is Planned Development-186. The initial Planned Development was recently approved by the Town of Flower Mound Council on June 20th, 2022.

The purpose of this application is to request to amend Planned Development-186 (PD-186) to include elevations of three Restaurants with Drive-Through's, which have been called out on the Concept Plan. The requirement to amend the Planned Development to include the Restaurant's with Drive-Through is required within Exhibit B, Section C (3.) of the approved development standards, and is stated as follows:

Exhibit B, Section C (3)

3. The Town's Urban Design Plan shall apply to this Planned Development.

Elevations of each restaurant, fast food building shall not be required at the time of initial adoption of Planned Development-186. Instead, each restaurant, fast food building must submit an application for amendment to Planned Development-186 prior to Site Plan application for the approval of Conceptual Elevations, as well as substantial changes to the Conceptual Plan or exception requests to the Urban Design Plan ("UPD") requirements.

The three restaurants attached to this application have been designed to match materials, color, and overall design. This has been done to remain united in characteristic for the development, while also giving each of the respective restaurants their own character. The following are the list of exceptions being requested for each of the three restaurants with drive-throughs as shown on the concept plan.

Building 1 – Whataburger

- Exception to the pitched roof requirement.
- Whataburger orange band is permitted on the building only as shown on the concept elevations.
- Grey may be used as a secondary color not to exceed 40 percent (40%) on each façade.

Building 2 – Slim Chickens

- Exception to the roof pitch requirement. Roof pitch shall be provided on tower elements as shown on the concept plan. The outdoor patio on the east elevation shall also have a pitch roof having a slope between 6/12-9/12.
- Grey may be used as a secondary color not to exceed 20 percent (20%) on each façade.

Building 3 – Dutch Bros Coffee

- Partial waiver to the pitch roof requirement for buildings less than 15,000 square feet. Roof pitch having a slope between 6/12-9/12 shall be provided on the tower element as shown on the concept elevations.
- Dutch Bros blue (MP-2) banding is permitted on the building only as shown on the concept elevation.

Lastly, with this application we are requesting to amend the requirement for all drainage storage facilities be retention ponds. We respectfully request that the drainage storage facility located along the southern property line between Dutch Bros and Angel Vet Clinic be a detention pond. This request is due the size and depth of the drainage storage facility make it difficult for water to remain in the pond 100% of the time.

We are very excited to have the opportunity to bring this project forward to appropriately develop this infill site. This location is the ideal spot for this use and the project will be beneficial to the Town and its residents. Thank you in advance for your consideration. Please do not hesitate to contact me with any questions or comments regarding this application.

Sincerely,

MCADAMS



Doug Powell, AICP

Cc: Embree Development Group, LLC

File: \\K:\Projects\2020\202010385\Site Production\Planets and VCA\Planets\Planets.dwg, 2/20/2023 1:11 PM, by: kmc
Plotted: 2/22/2023 1:11 PM, by: kmc

MANS, NICK
TEWART, TR 59, 1.03
OLD DCAD TR# 24
GLE FAMILY ESTATE
USE: ESTATE

ARKO, TAD A
TEWART, TR 60, 1.0615
OLD DCAD TR# 20
USE: AGRICULTURAL
USE: ESTATE

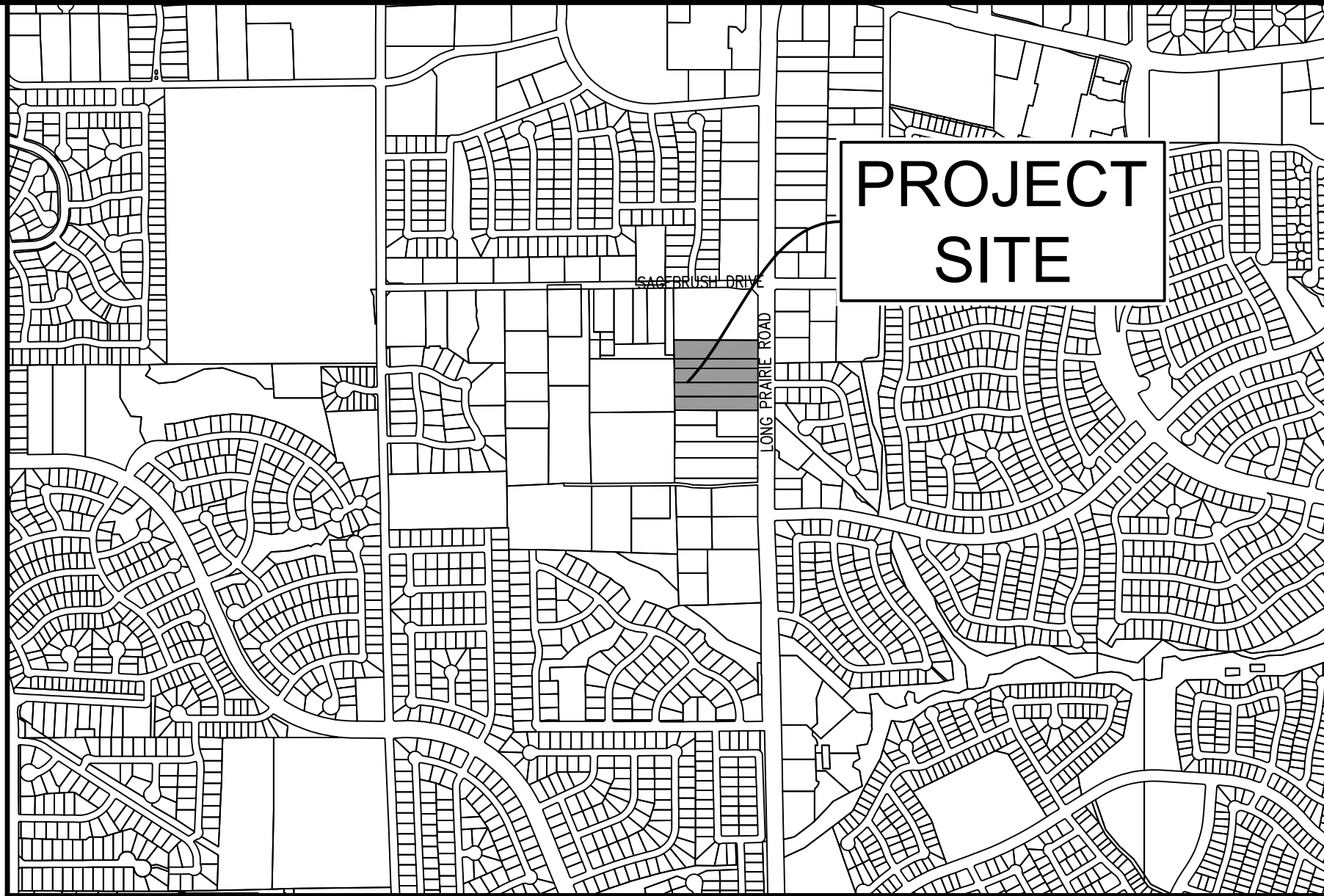
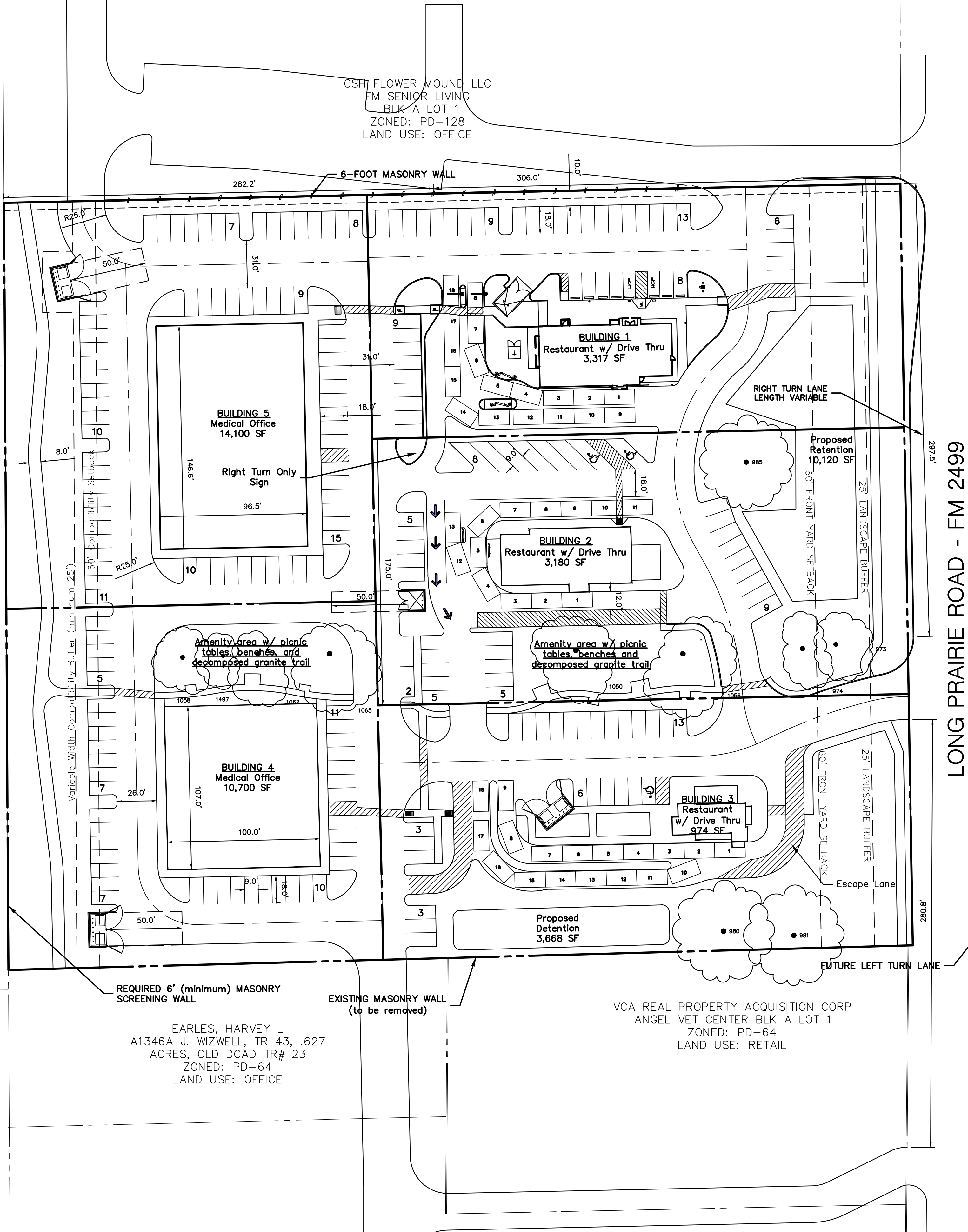
LINVILLE, STEPHEN L
A1346A J. WIZWELL, TR 38, 4.9
ACRES, OLD DCAD TR #4,5
ZONED: AGRICULTURAL
LAND USE: ESTATE

WEDGE, WILLIAM PATRICK
A1346A J. WIZWELL, TR 37, 7.06
ACRES, OLD DCAD TR# 3
ZONED: AGRICULTURAL
LAND USE: ESTATE

EARLES, HARVEY L
A1346A J. WIZWELL, TR 43, .627
ACRES, OLD DCAD TR# 23
ZONED: PD-64
LAND USE: OFFICE

VCA REAL PROPERTY ACQUISITION CORP
ANGEL VET CENTER BLK A LOT 1
ZONED: PD-64
LAND USE: RETAIL

MARKO, TAD A
A1161A J. STEWART, TR 60C, .8867 ACRES ZONED: AGRICULTURAL
LAND USE: ESTATE



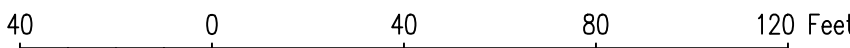
Vicinity Map 1"=1000'

SITE DATA TABLE		
Physical Address:	3025, 3101, 3125, 3175, 3201 Long Prairie Rd	
Gross Site Area:	6.81 A; 296,643 SF	
Current Zoning:	Planned Development-186	
Current Use:	Residential	
Lot Coverage Data:		
Building Coverage:	11%	
Impervious Area:	46%	
Pervious Area:	43%	
Parking Summary:		
	Required	Provided
	230	214

Zoning Standard	PD-186	
	R-2	O
Minimum Lot Area	None	None
Minimum Lot Width	None	None
Minimum Floor Area	None	None
Minimum Front Yard	60 ft.	None
Minimum Side Yard	None	None
Minimum Rear Yard	15 ft.	15 ft.
Maximum Lot Coverage	50 %	50 %
Max Height (stories/ft.)	3/35 ft.	1/35 ft.
Maximum Floor:Area Ratio	1:1	1:1

Embree Site Data Summary Table						
Site	Building 1 Restaurant w/ Drive Thru	Building 2 Restaurant w/ Drive Thru	Building 3 Restaurant w/ Drive Thru	Building 4 Medical Office	Building 5 Medical Office	Totals
Building Square Footage	3,317	3,180	974	10,700	14,100	32,271
Patio Square Footage	N/A	435	N/A	N/A	N/A	435
Total Building SF	3317	3615	974	10,700	14,100	
Building Height	Max 35'					
Parking Ratio	1/75 SF		1/200 SF			
Parking Required	45	48	13	54	71	230
Parking Provided	45	34	25	40	70	214
ToFM 20% Rule	± 10 Stalls	± 8 Stalls	± 2 Stalls	± 10 stalls	± 14 stalls	± 44 stalls

- NOTE:
- RETENTION PONDS WILL BE WET PONDS.
 - A REDUCED RIGHT TURN LANE LENGTH SHALL BE PROVIDED IF IT IS DETERMINED THAT A SPECIMEN TREE CAN BE SAVED.



The John B. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.240.1012
TPE: 19762 TPE/LS: 10194440
www.mcadamsco.com

MCADAMS

EMBREE 2499
TRACTS 18, 19, 21, 24
6.81 Acres
in the
J. STEWART & J. WIZWELL SURVEY, ABSTRACT NO. A1161A
A1346A
DENTON COUNTY, TEXAS

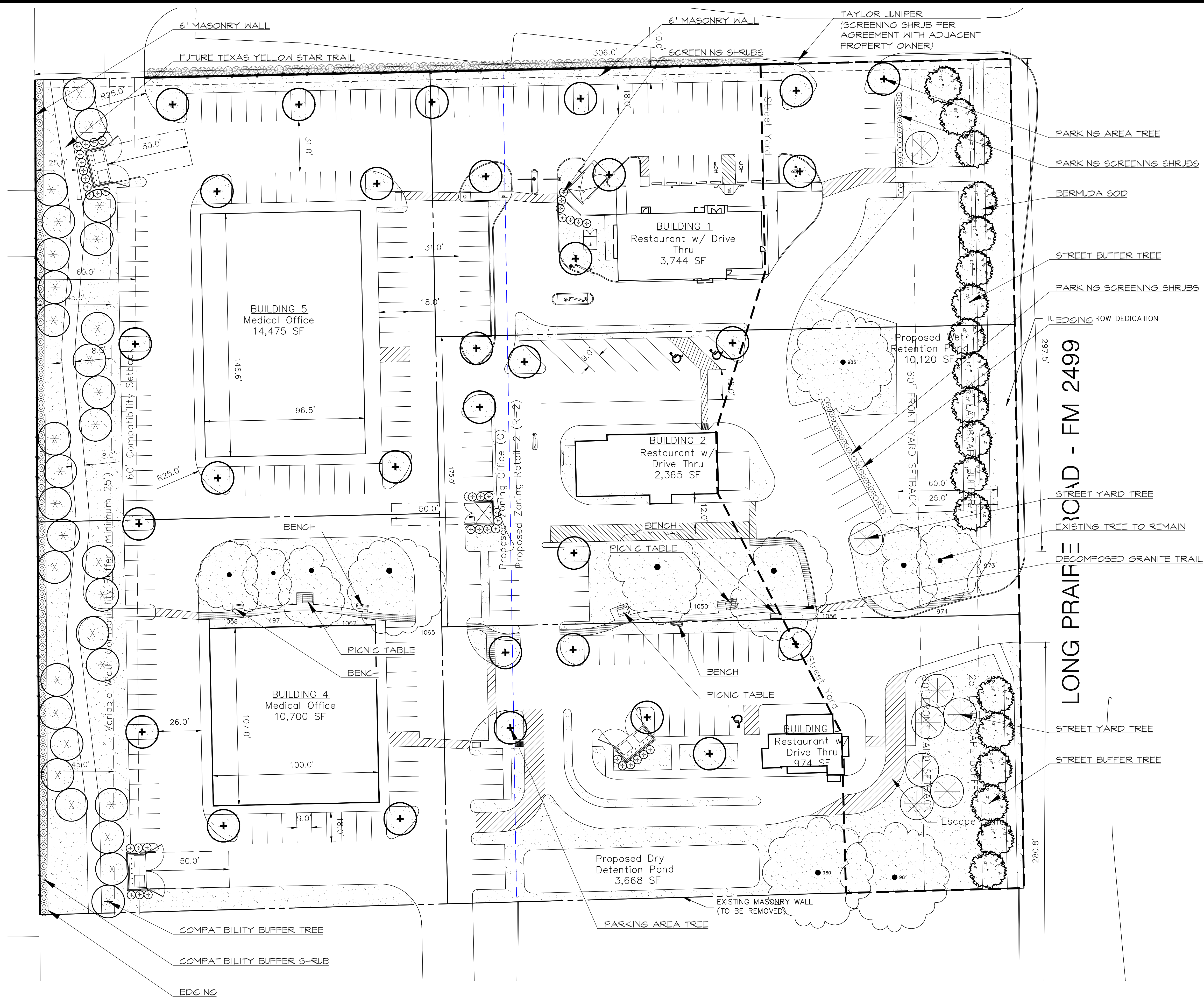
Conceptual Site Plan

Drawn By: AM
Date: 01/26/2023
Scale: 1"=40'
Revisions: 07/06/2021
Revisions: 01/11/2022
Revisions: 03/11/2022
Revisions: 04/06/2022
Revisions: 04/27/2022
Revisions: 05/18/2022
Revisions: 06/20/2022
Revisions: 12/20/2022
Revisions: 1/26/2023
Revisions: 3/23/2023

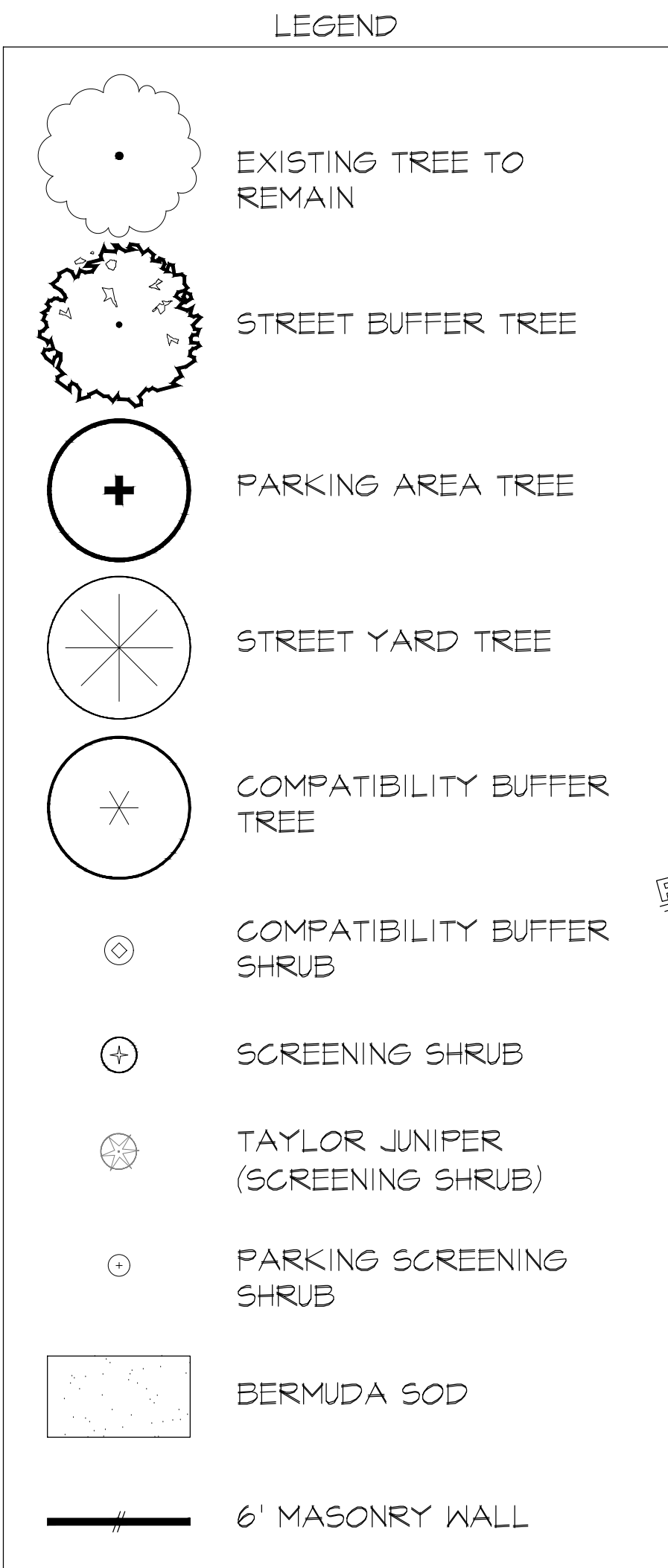
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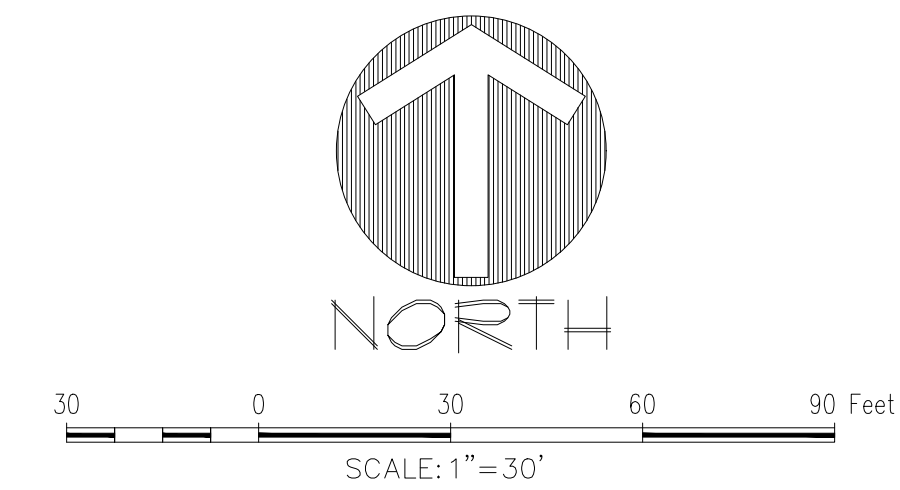
EMBREE 2499



STREET BUFFER WIDTH			
STANDARD		REQUIRED	PROVIDED
Long Prairie Rd.		25 ft.	25 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 30 Lf.	499.94 Lf.	17 trees (3" cal.)	19 trees (3" cal.)
STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Min. 20% of street yard	71,783 s.f. of street yard	14,357 s.f. of street yard	39,240 s.f. of street yard
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
Between 10,000 and 110,000 s.f. = 10 + 1 tree for every 2,500 s.f. after 10,000 s.f.	71,783 s.f. of street yard	35 Trees (3" cal.)	8 street yard trees + 19 buffer trees + 4 parking tree + 5 existing trees
COMPATIBILITY BUFFER REQUIREMENTS			
STANDARD (WEST PROPERTY)	TOTAL AREA	REQUIRED	PROVIDED
25' compatibility buffer along west property		25 ft.	Variable width- Avg. 45 ft.
1 shade tree per 400 s.f.	12,575 s.f.	31 trees (3" cal.)	31 trees (3" cal.)
Understory Screening Plants		6' screening shrubs	6' screening shrubs
Min. 6' Masonry Wall		6' masonry wall	6' masonry wall
60' compatibility buffer setback		60 ft.	60 ft.
PARKING AREA LANDSCAPING			
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED
90 s.f. per 12 spaces	214 Parking Spaces	1,605 s.f.	32,650 s.f.
1 tree per 10 parking spaces	214 Parking Spaces	21 trees (3" cal.)	30 canopy trees + 6 existing trees
**All parking spaces to be located within 50 ft. of Parking lot tree.			



OWNER/DEVELOPER
JERRY FRAZIER
EMBREE ASSET GROUP, INC.
124 McMakin Rd.
BARTONVILLE, TX 76226



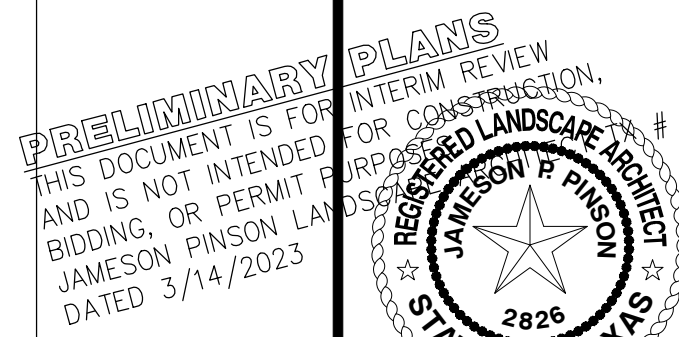
LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Embree 2499

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.435.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TPE: 19762 TPLS: 1018440
www.mcadamsco.com



EMBREE 2499
Lot VALUE, Block VALUE
EMBREE 2499
Value Acres
in the
J. WIZWELL SURVEY, ABSTRACT NO. 1346, TR. 45
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

CONCEPTUAL LANDSCAPE PLAN



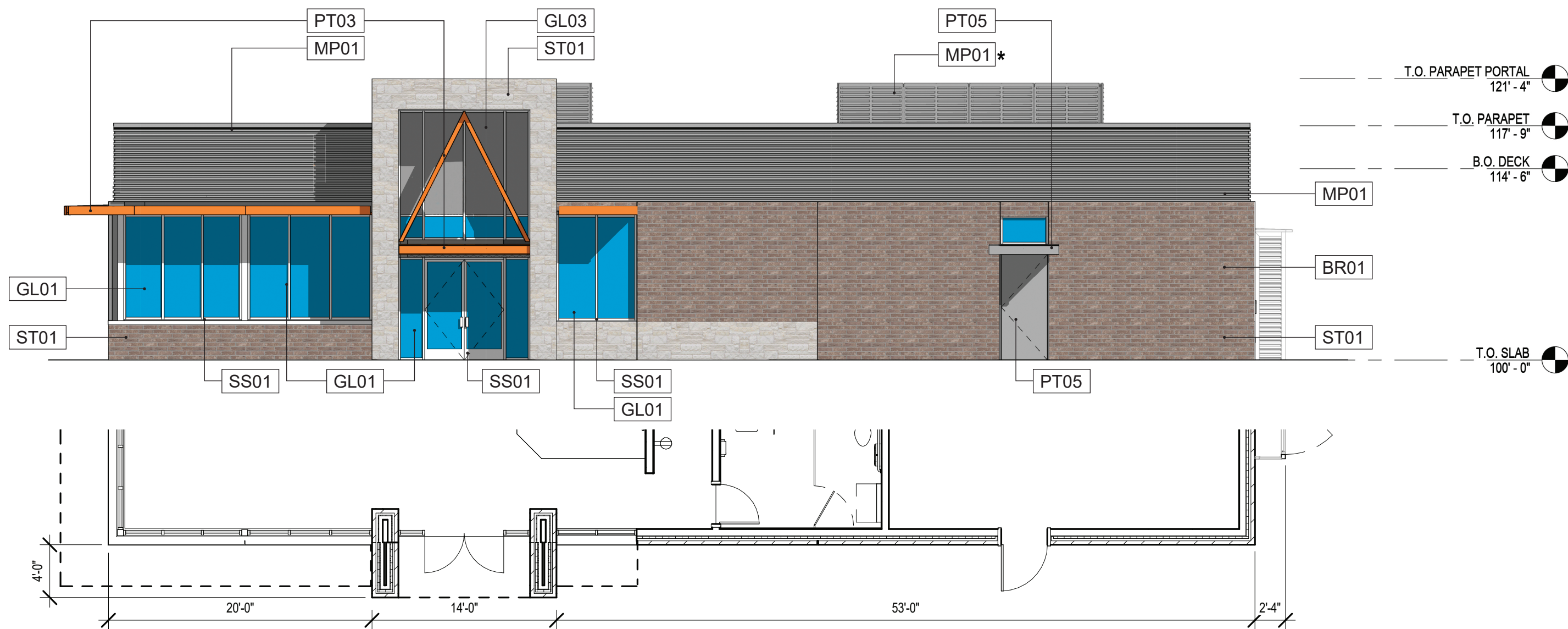
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Date: 06/21/2021
Scale: 1" = 30'
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04/29/2022
05/14/2023

2020310385

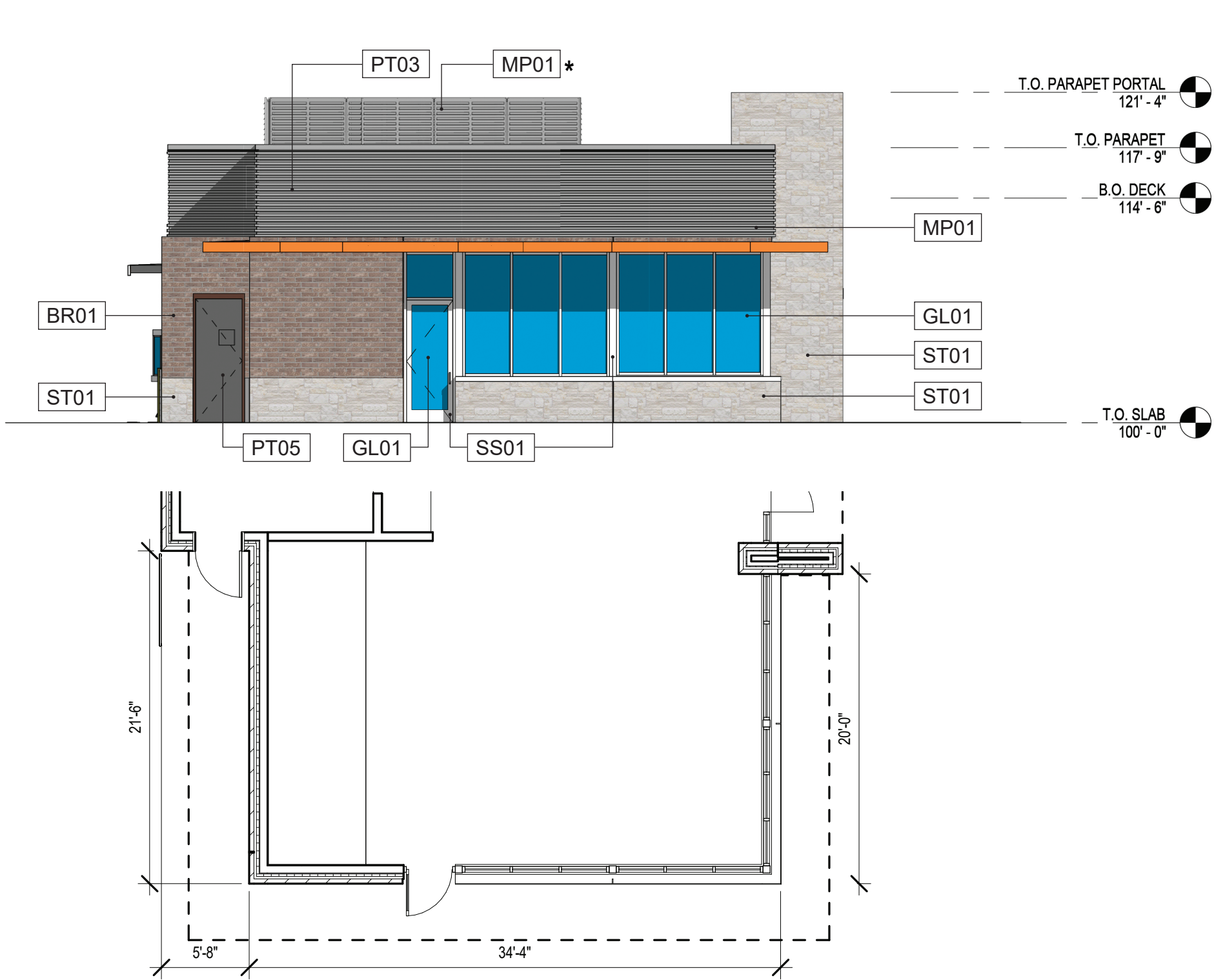
L2.0

EMBREE 2499

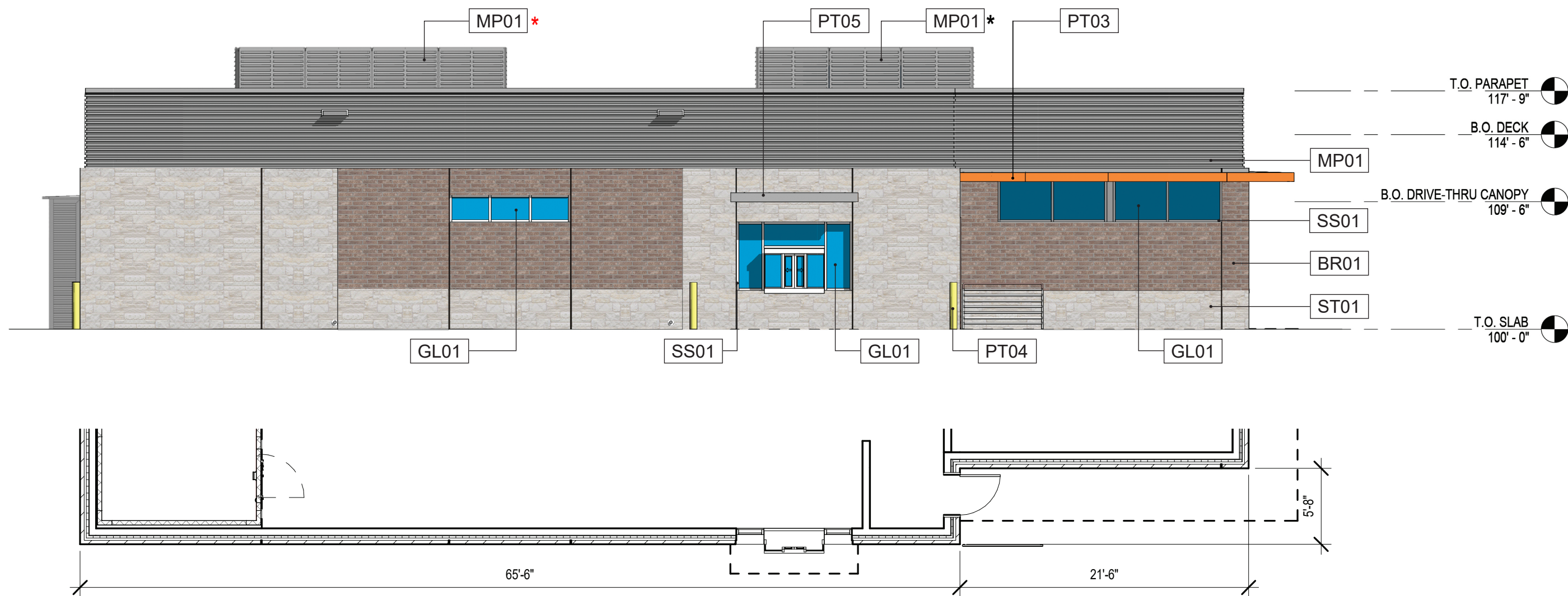
BUILDING MATERIALS



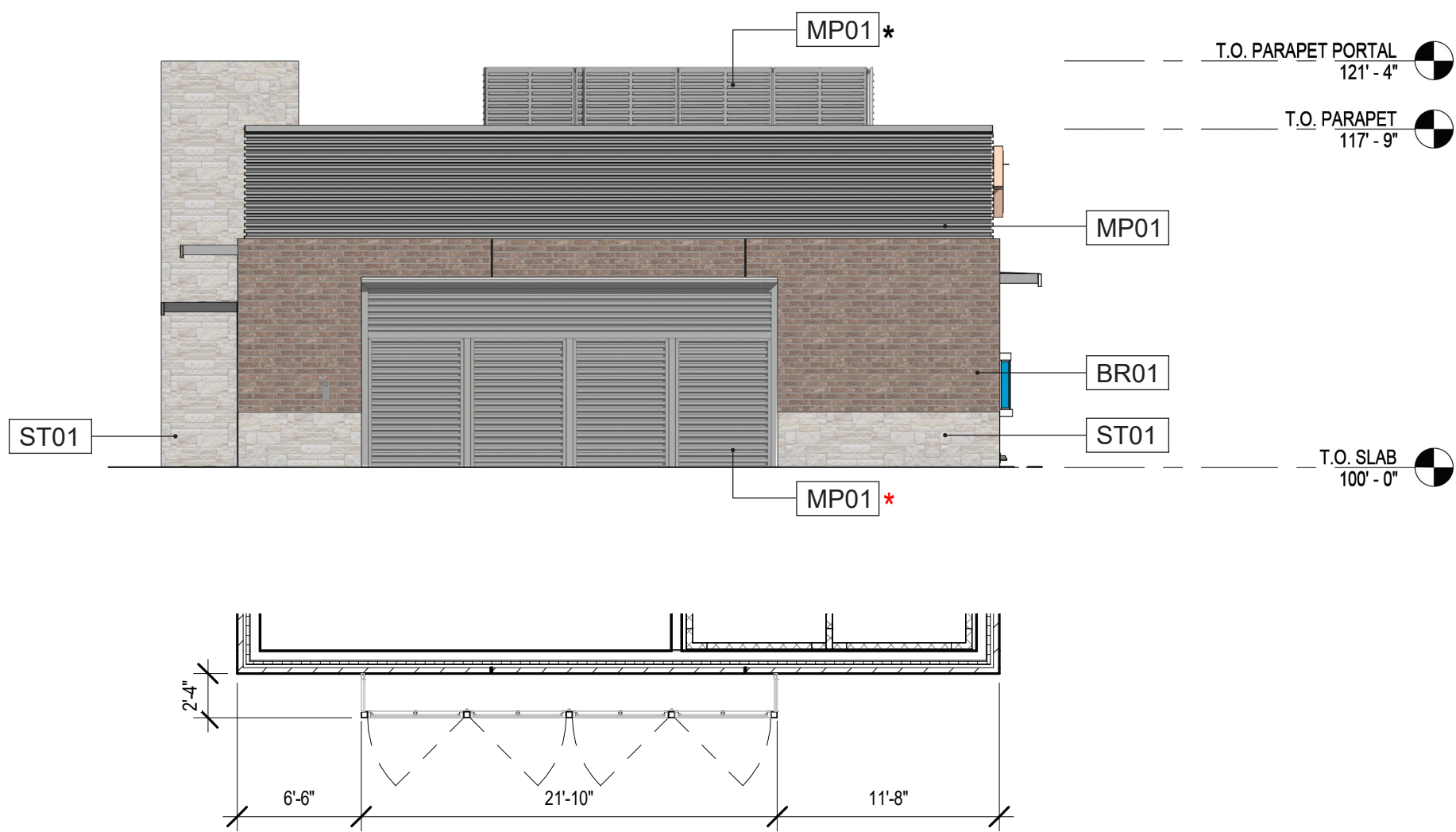
1 PLAN SOUTH ELEVATION
1/8" = 1'-0"



3 PLAN EAST ELEVATION
1/8" = 1'-0"



2 PLAN NORTH ELEVATION
1/8" = 1'-0"



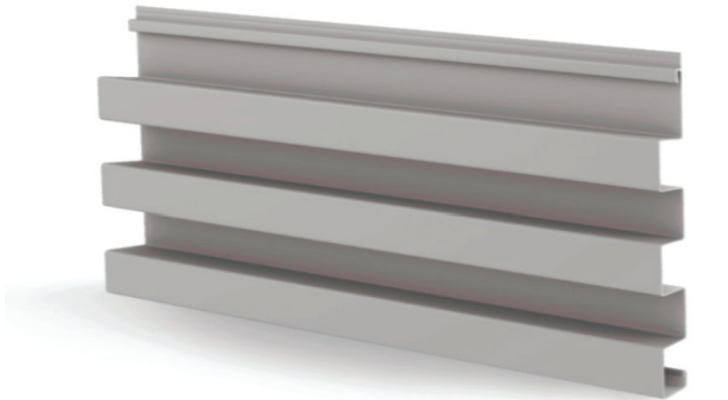
4 PLAN WEST ELEVATION
1/8" = 1'-0"



BR01 BRICK
ACME BRICK: RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



ST01 STONE VENEER
COLOR: AUSTIN WHITE



MP01 METAL PANEL
COLOR: SW7655
STAMPED CONCRETE



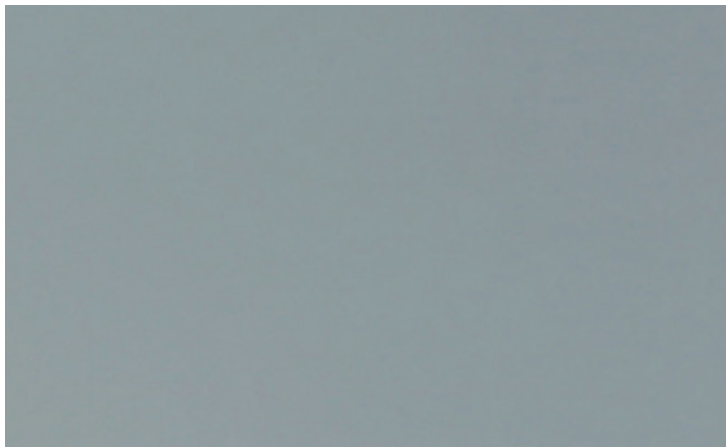
PT03 WHATABURGER ORANGE
COLOR: PPG - YBX18, RCX:4Y36,
GPX:2, OOX:24, NYX:36



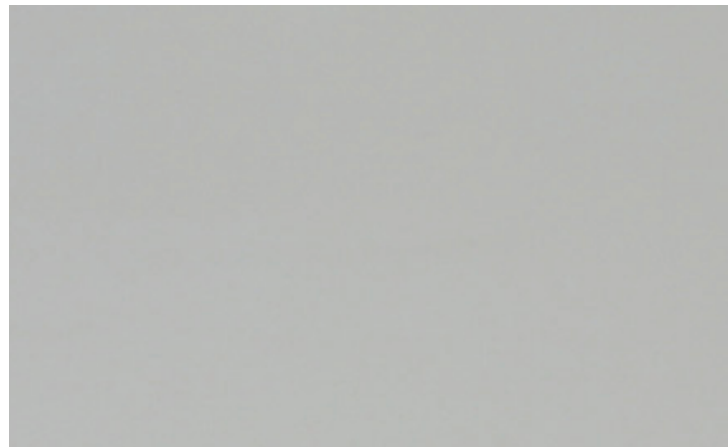
PT04 EXTERIOR PAINT
BOLLARDS
COLOR: PANTONE 402C



PT05 EXTERIOR PAINT
COLOR: SW7655
STAMPED CONCRETE



GL01 GLAZING
IGU VISION GLASS
SOLARBAN Z75/70 (2)
OPTIBLUE + CLEAR IGU



GL03 GLAZING
IGU OPAQUE SPANDREL GLASS
#3-5323 OPTI COAT 300



SS01 STOREFRONT
OLD CASTLE
CLEAR ANODIZED

MATERIAL TABULATION:					
(SQUARE FOOTAGE PER FAÇADE)					
	NORTH:	SOUTH:	EAST:	WEST:	
LINE 1	TOTAL FAÇADE (SF):	1581	1628	812	594
LINE 2	DOORS AND WINDOWS (SF):	119	422	227	0
LINE 3	FAÇADE (SF) : (LINE 1 - LINE 2):	1462	1206	585	594
(EXCLUSIVE OF DOORS AND WINDOWS)					
LINE 4	PRIMARY MASONRY (TOTAL %):	63.27%	62.35%	60.00%	60.61%
LINE 5	STONE (SF):	527	410	237	152
LINE 6	(% OF LINE 3):	36.05%	34.00%	40.51%	25.59%
LINE 7	BRICK (SF):	398	342	114	208
LINE 8	(% OF LINE 3):	27.22%	28.36%	19.49%	35.02%
LINE 9	SECONDARY MATERIAL (TOTAL %):	36.73%	37.65%	40.00%	39.39%
LINE 10	METAL PARAPET (SF):	537	454	234	234
LINE 11	(% OF LINE 3):	36.73%	37.65%	40.00%	39.39%

* NOT INCLUDED IN FAÇADE MATERIAL TABULATIONS

COLOR TABULATION:						
(SQUARE FOOTAGE PER FAÇADE)						
	NORTH:	SOUTH:	EAST:	WEST:		
LINE 1	TOTAL FAÇADE (SF):		1581	1628	812	594
LINE 2	DOORS AND WINDOWS (SF):		119	422	227	0
LINE 3	FAÇADE (SF) : (LINE 1 - LINE 2):		1462	1206	585	594
(EXCLUSIVE OF DOORS AND WINDOWS)						
LINE 4	EARTH TONE COLORS (TOTAL %):		63.27%	62.35%	60.00%	60.61%
LINE 5	STONE (AUSTIN WHITE)(SF):		527	410	237	152
LINE 6	(% OF LINE 3):		36.05%	34.00%	40.51%	25.59%
LINE 7	BRICK (MOCHA BROWN) (SF):		398	342	114	208
LINE 8	(% OF LINE 3):		27.22%	28.36%	19.49%	35.02%
LINE 9	ACCENT - STAMPED CONCRETE (TOTAL %):		36.73%	37.65%	40.00%	39.39%
LINE 10	METAL PARAPET (STAMPED CONCRETE) (SF):		537	454	234	234
LINE 11	(% OF LINE 3):		36.73%	37.65%	40.00%	39.39%

* NOT INCLUDED IN FAÇADE COLOR TABULATIONS

GENERAL NOTES:

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/ TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDINGS.
- 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.

BUILDING MATERIALS

ST-1

STONE VENEER
COLOR: AUSTIN WHITE



BR-1

BRICK
ACME BRICK : RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



P-1

PAINT
SHERWIN WILLIAMS
COLOR: PURE WHITE SW7005



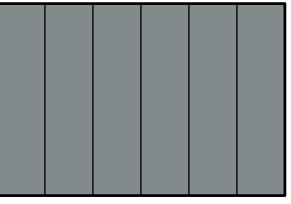
P-4

STUCCO - PAINT
SHERWIN WILLIAMS
COLOR: UNIVERSAL KHAKI SW6150



MT-1

METAL ROOFING AND AWNINGS
MANUFACTURER: BERRIDGE
PROFILE: STANDING SEAM - 26 GAUGE
COLOR ZINC GRAY



MT-2

METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB GRAY



CD-1

COMPOSITE DECKING BOARDS
LOCAL SUPPLIER
COLOR: CAPE COD GREY EVERGRAIN



SF

STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
GLAZING: 1" TEMPERED LOW-E
COLOR: CLEAR ANODIZED ALUMINUM

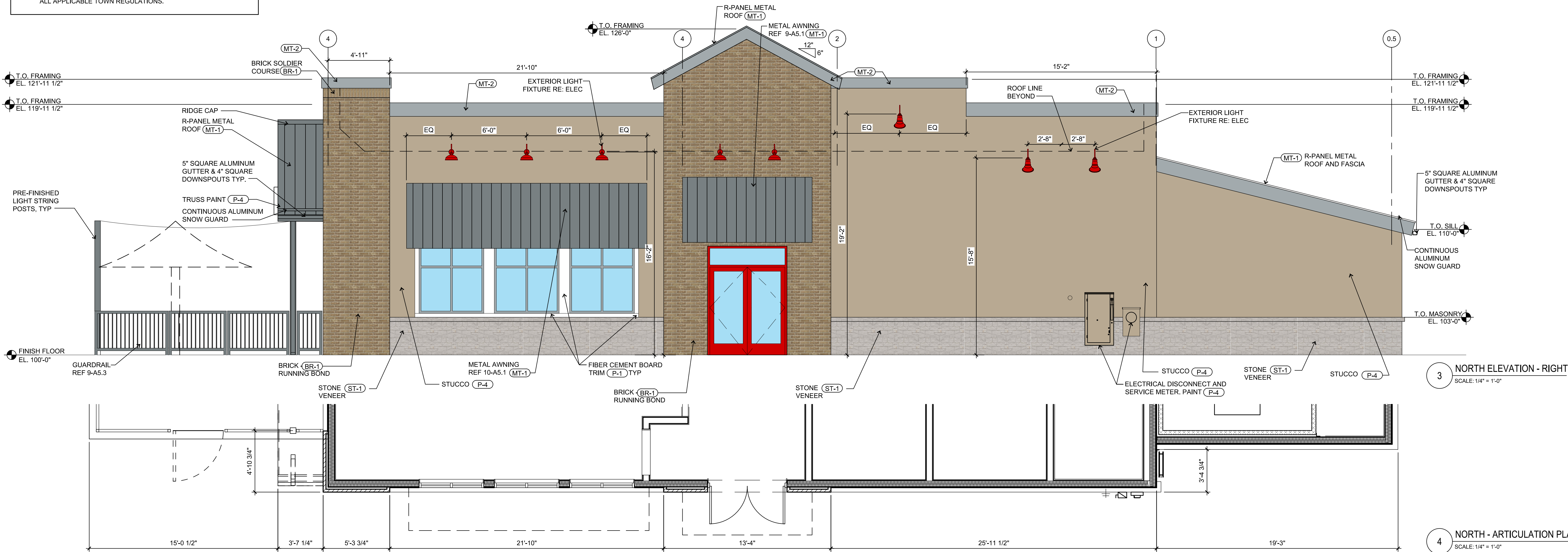
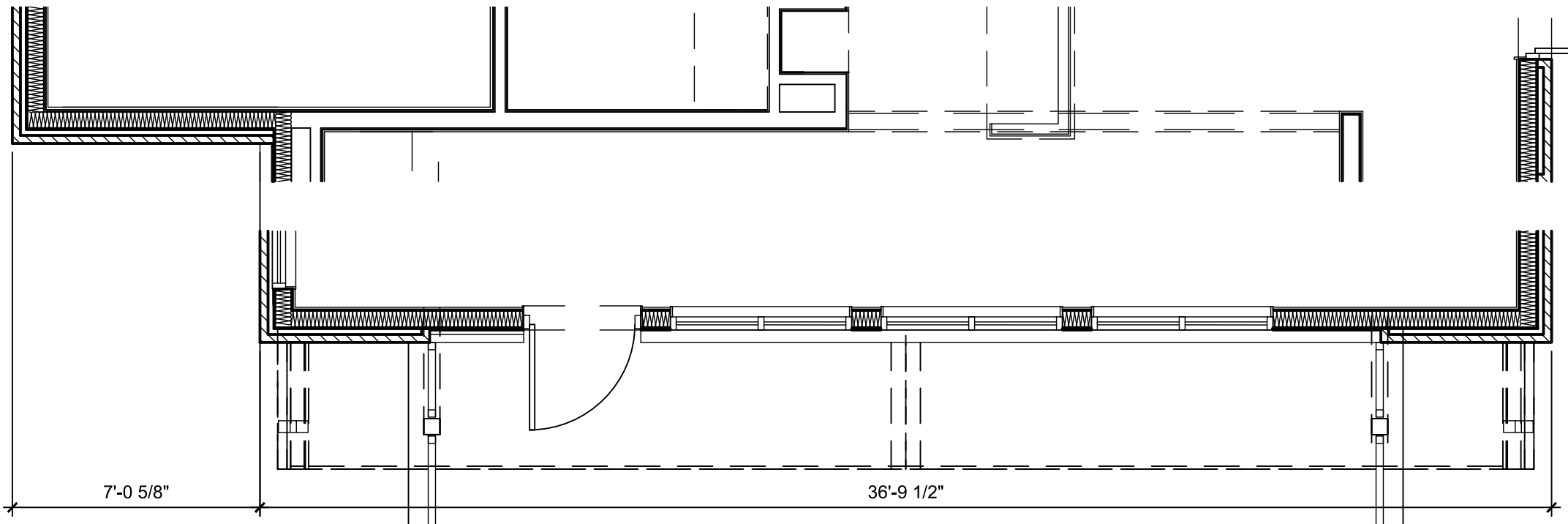
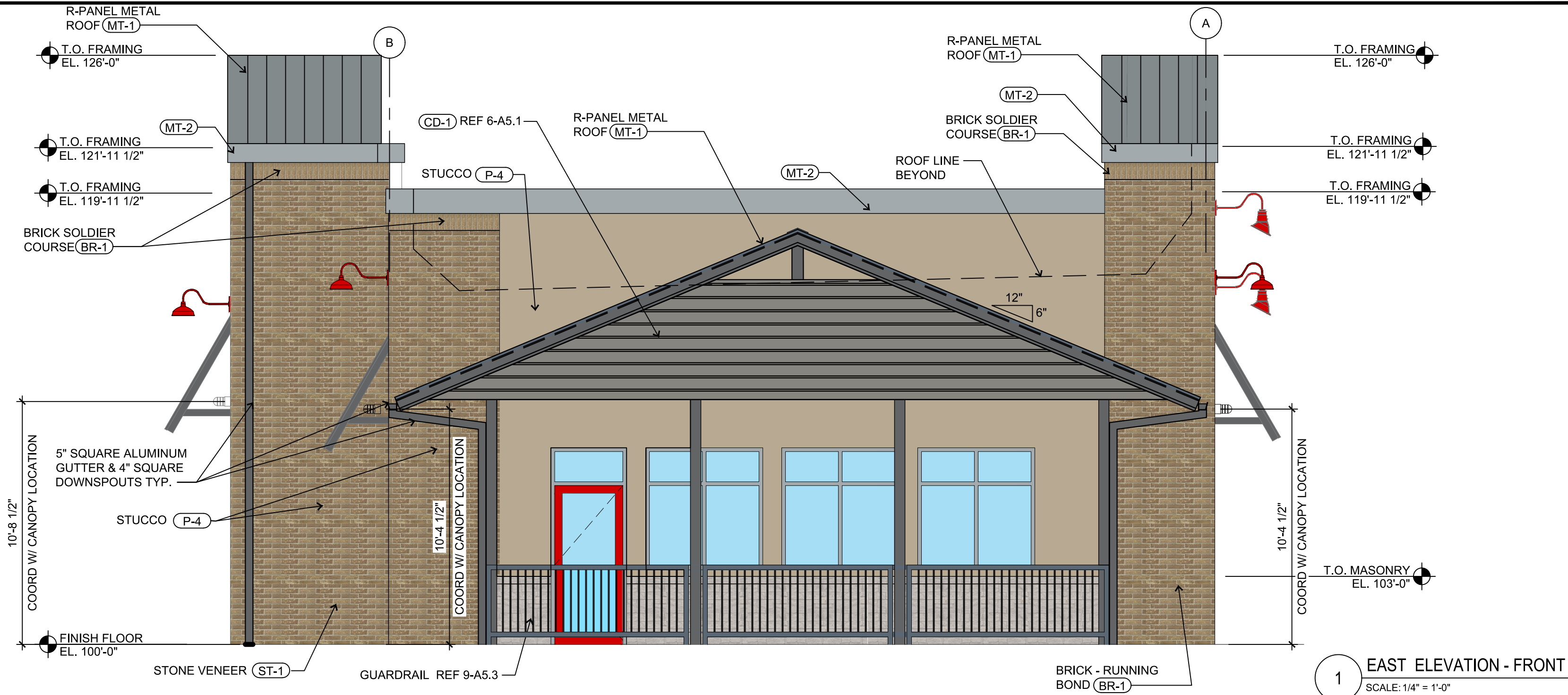


ELEVATION MATERIALS CALCULATION TABLE

		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,716 S.F.	1,720 S.F.	903 S.F.	722 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,576S.F.	1,646 S.F.	781 S.F.	668 S.F.
3.	DOORS AND WINDOWS S.F.	140 S.F.	74 S.F.	122 S.F.	54 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	1,434 S.F.AND 91%	1,497 S.F.AND 91%	624 S.F.AND 80%	572 S.F.AND 86%
	STONE S.F. (AS APPLICABLE)	202 S.F.AND 13%	179 S.F.AND 11%	72 S.F.AND 9%	85 S.F.AND 13%
	BRICK S.F. (AS APPLICABLE)	372 S.F.AND 24%	465 S.F.AND 28%	344 S.F.AND 44%	133 S.F.AND 20%
	STUCCO S.F. (AS APPLICABLE)	860 S.F.AND 55%	853 S.F.AND 52%	208 S.F.AND 27%	354 S.F.AND 53%
	TILT WALL S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	142 S.F.AND 9%	149 S.F.AND 9%	157 S.F.AND 20%	95 S.F.AND 14%
	EIFS S.F. (AS APPLICABLE)	N/A	N/A	N/A	N/A
	HARDIPLANK S.F. (AS APPLICABLE)	20 S.F.AND 1%	14 S.F.AND 1%	N/A	N/A
	WOOD/METAL (AS APPLICABLE)	122 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	135 S.F.AND 8% - METAL (EXCLUDING AWNINGS)	52 S.F.AND 7% - METAL 105 S.F.AND 13% - WOOD (EXCLUDING ROOF METAL)	95 S.F.AND 14% - METAL (EXCLUDING ROOF METAL)

SHEET NOTES

1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING
2. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.



HFA

HARRISON FRENCH
& ASSOCIATES, LTD

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www.hfa-ac.com

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Life Changing Chickens
SLIM CHICKENS®
Healthy Protein • Better Tastes • Better Value • Better Value

3201 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
JOB NUMBER: 28-22-20005
DATE: 03/21/23

ISSUE BLOCK	

CHECKED BY: KCK
DRAWN BY: KTE
P SIZE: B1-NP-L
P CYCLE: Q2 2022
DOCUMENT DATE: 03/21/23

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

LAWRENCE LOTT
ARCHITECT

EXTERIOR
ELEVATIONS

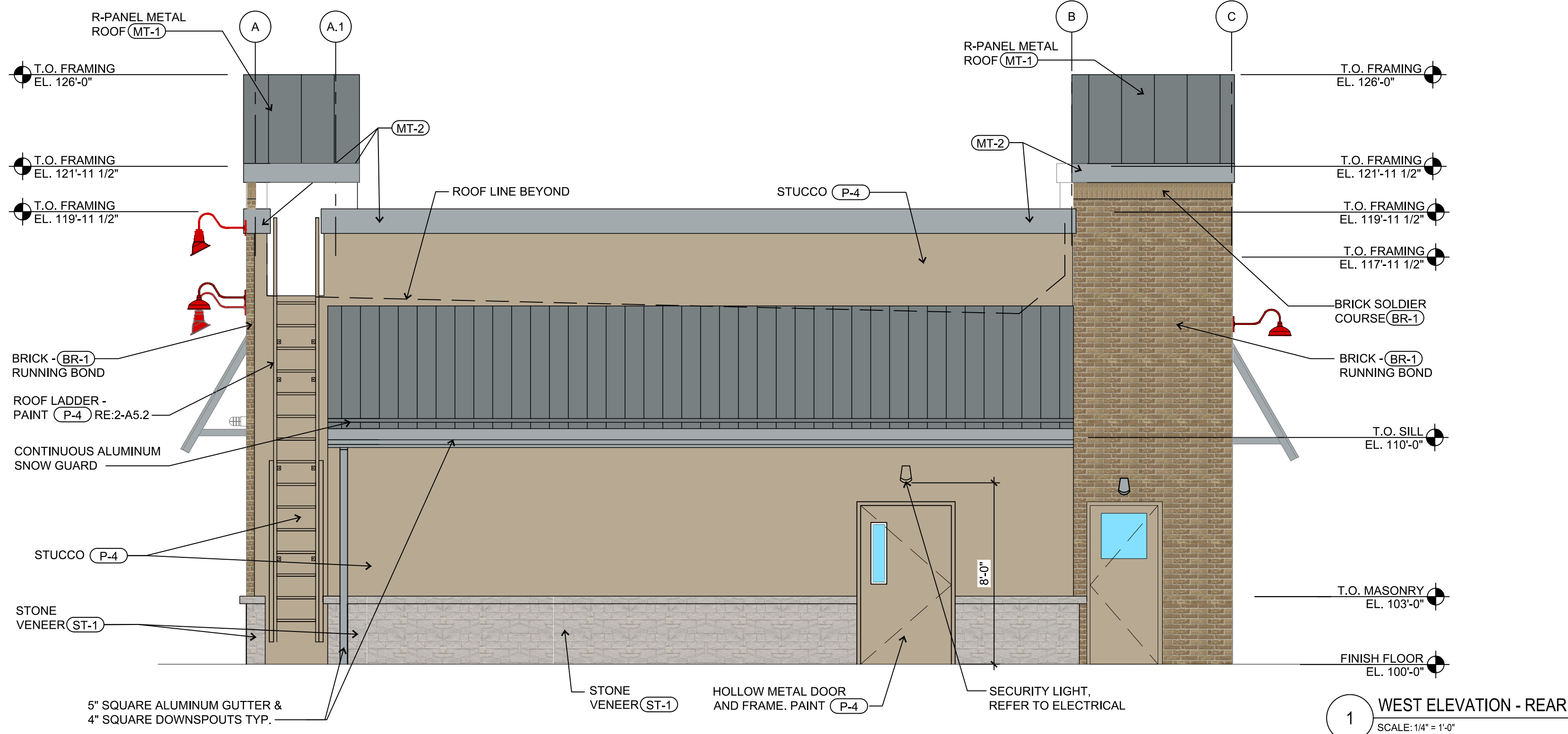
SHEET:
A2.1

BUILDING MATERIALS

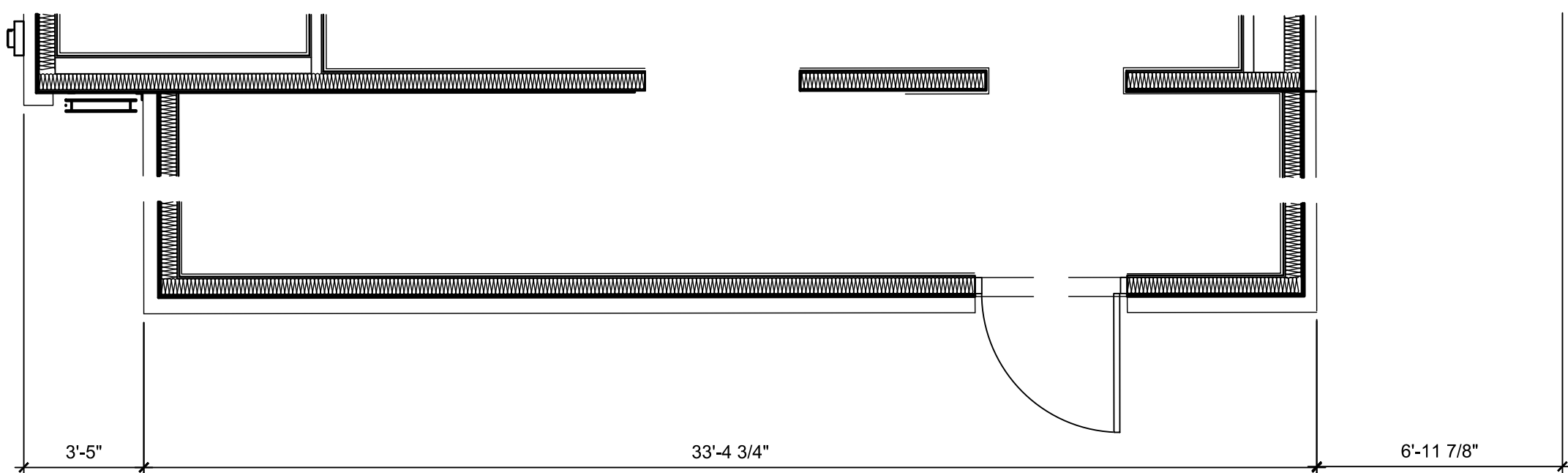
ST-1	STONE VENEER COLOR: AUSTIN WHITE	BR-1	BRICK ACME BRICK : RUNNING BOND (KING) COLOR: MOCHA BROWN ANTIQUE	P-1	PAINT SHERWIN WILLIAMS COLOR: PURE WHITE SW7005	P-4	STUCCO - PAINT SHERWIN WILLIAMS COLOR: UNIVERSAL KHAKE SW6150
MT-1	METAL ROOFING AND AWNINGS MANUFACTURER: BERRIDGE PROFILE: STANDING SEAM - 26 GAUGE COLOR: ZINC GRAY	MT-2	METAL PARAPET CAP WESTERN STATES METAL: BOX RIB COLOR: DB GRAY	CD-1	COMPOSITE DECKING BOARDS LOCAL SUPPLIER COLOR: CAPE COD GREY EVERGRAIN	SF	STOREFRONT SYSTEM MANUFACTURER: KAWNEER GLAZING: 1" TEMPERED LOW-E COLOR: CLEAR ANODIZED ALUMINUM

SHEET NOTES

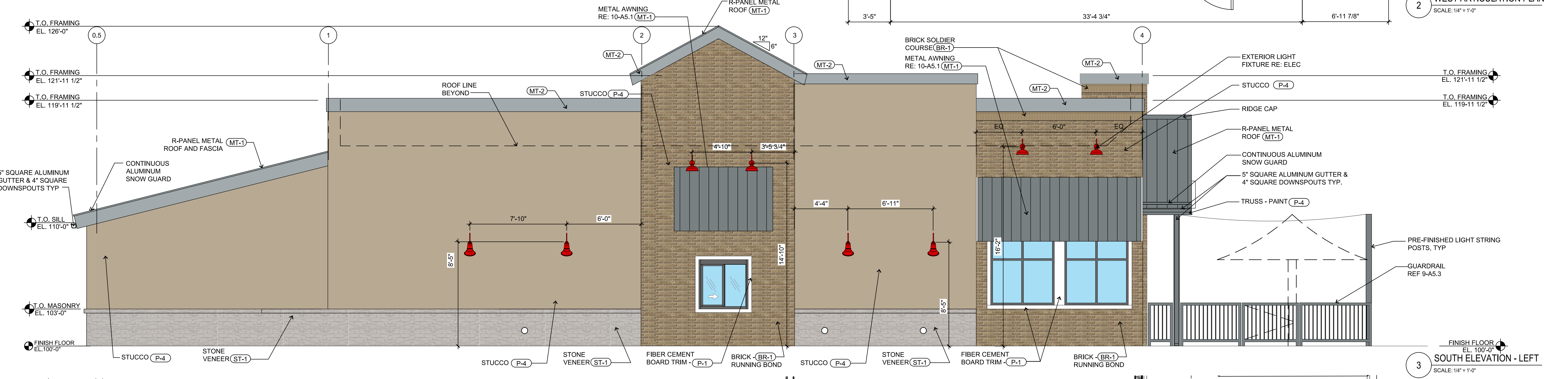
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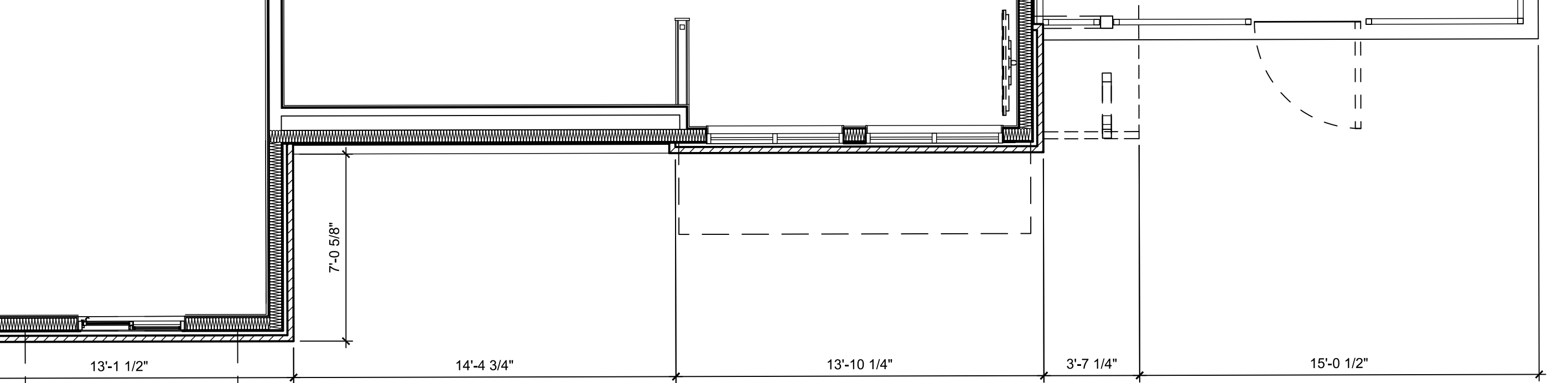
1 WEST ELEVATION - REAR
SCALE: 1/4" = 1'-0"



2 WEST ARTICULATION PLAN
SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION - LEFT
SCALE: 1/4" = 1'-0"



4 SOUTH ARTICULATION PLAN
SCALE: 1/4" = 1'-0"

HFA
HARRISON FRENCH
& ASSOCIATES, LTD

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SLIM CHICKENS
Lift-Changing Chicken
3201 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
JOB NUMBER: 28-22-20005
DATE: 03/21/23

ISSUE BLOCK			

CHECKED BY:	KCK
DRAWN BY:	MBM
P SIZE:	B1-NP-L
P CYCLE:	Q2 2022
DOCUMENT DATE:	03/21/23

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

LAWRENCE LOTT
ARCHITECT

EXTERIOR
ELEVATIONS

SHEET:
A2.2



■ Castles Design Group ■

DUTCH BROS COFFEE
NEW FREESTANDING BUILDING
3101 LONG PRAIRIE ROAD
FLOWER MOUND, TX 75022

ARCHITECT:
CASTLES DESIGN GROUP
3801 KIRBY DR. STE. 600
HOUSTON, TEXAS 77098
TEL: (713) 664-7974
ARCHITECT OF RECORD: STEVEN PRATT, AIA, NCARB

CLIENT:
EMBREE DEVELOPMENT GROUP, INC.
BRYAN BRADY / SENIOR PROJECT MANAGER
4747 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78633
TEL: (882) 605-8079
CEL: (214) 724-9011
E-MAIL: BBRADY@EMBREEGROUP.COM

SUBMITTAL DATE:
FEBRUARY 28, 2023

GENERAL NOTES:

- ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE COMPREHENSIVE ZONING ORDINANCE.
- WHEN PERMITTED, EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE BUILDING.
- SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECTS SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.

MATERIAL TABULATIONS:

(SQUARE FOOTAGE PER FAÇADE)

	NORTH:	SOUTH:	EAST:	WEST:
TOTAL FAÇADE (SF):	1030	1030	550	550
DOORS & WINDOWS (SF):	70	24	57	72
FAÇADE (SF): (LINE 1 - LINE 2)				
(EXCLUSIVE OF DOORS & WINDOWS)	960	1006	493	478
PRIMARY MASONRY (TOTAL %):	93.02%	94.53%	94.93%	92.68%
STONE (SF):	153	124	50	38
(% OF LINE 3)	15.94%	12.33%	10.14%	7.95%
BRICK (SF):	50	220	220	105
(% OF LINE 3)	5.21%	21.87%	44.62%	21.97%
STUCCO (SF):	690	607	198	300
(% OF LINE 3)	71.88%	60.34%	40.16%	62.76%
SECONDARY MATERIAL (TOTAL %):	6.98%	5.47%	5.07%	7.32%
METAL PARAPET CAP (SF):	67	55	25	35
(% OF LINE 3):	6.98%	5.47%	5.07%	7.32%

COLOR TABULATIONS:

(SQUARE FOOTAGE PER FAÇADE)

	NORTH:	SOUTH:	EAST:	WEST:
EARTH TONE COLORS (TOTAL %):	87.81%	72.66%	50.30%	70.71%
STONE (EARTH TONE COLOR):	153	124	50	38
(% OF TOTAL FAÇADE)	15.94%	12.33%	10.14%	7.95%
BRICK (EARTH TONE COLOR):	50	220	220	105
(% OF TOTAL FAÇADE)	5.21%	21.87%	44.62%	21.97%
STUCCO (EARTH TONE COLOR):	690	607	198	300
(% OF TOTAL FAÇADE)	71.88%	60.34%	40.16%	62.76%
ACCENT - DBC BLUE (TOTAL %):	6.98%	5.47%	5.07%	7.32%
METAL CAP (BLUE ACCENT COLOR):	67	55	25	35
(% OF TOTAL FAÇADE)	6.98%	5.47%	5.07%	7.32%

BUILDING LIGHTING

L4 WALL SCONCE
MANUFACTURER: TECH LIGHTING
COLOR: CHARCOAL

L6 WALL PACK
MANUFACTURER: RAB
COLOR: CHARCOAL

SF STOREFRONT SYSTEM
MANUFACTURER: KAWNEER
GLAZING: 1" TEMPERED LOW-E
COLOR: CLEAR ANODIZED ALUMINUM

SS METAL ROOF
MANUFACTURER: BERRIDGE (OR SIMILAR)
PROFILE: STANDING SEAM
COLOR: ZINC GRAY

BUILDING MATERIALS



S STONE VENEER
COLOR: AUSTIN WHITE



S-1 STUCCO
PAINT: SHERWIN-WILLIAMS
COLOR: UNIVERSAL KHAKI (SW6150)



B-1 BRICK
ACME BRICK: RUNNING BOND (KING)
COLOR: MOCHA BROWN ANTIQUE



B-2 BRICK
ACME BRICK: SOLDIER COURSE
COLOR: ASHWOOD



MP-1 METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB GRAY



MP-2 METAL PARAPET CAP
WESTERN STATES METAL: BOX RIB
COLOR: DB BLUE



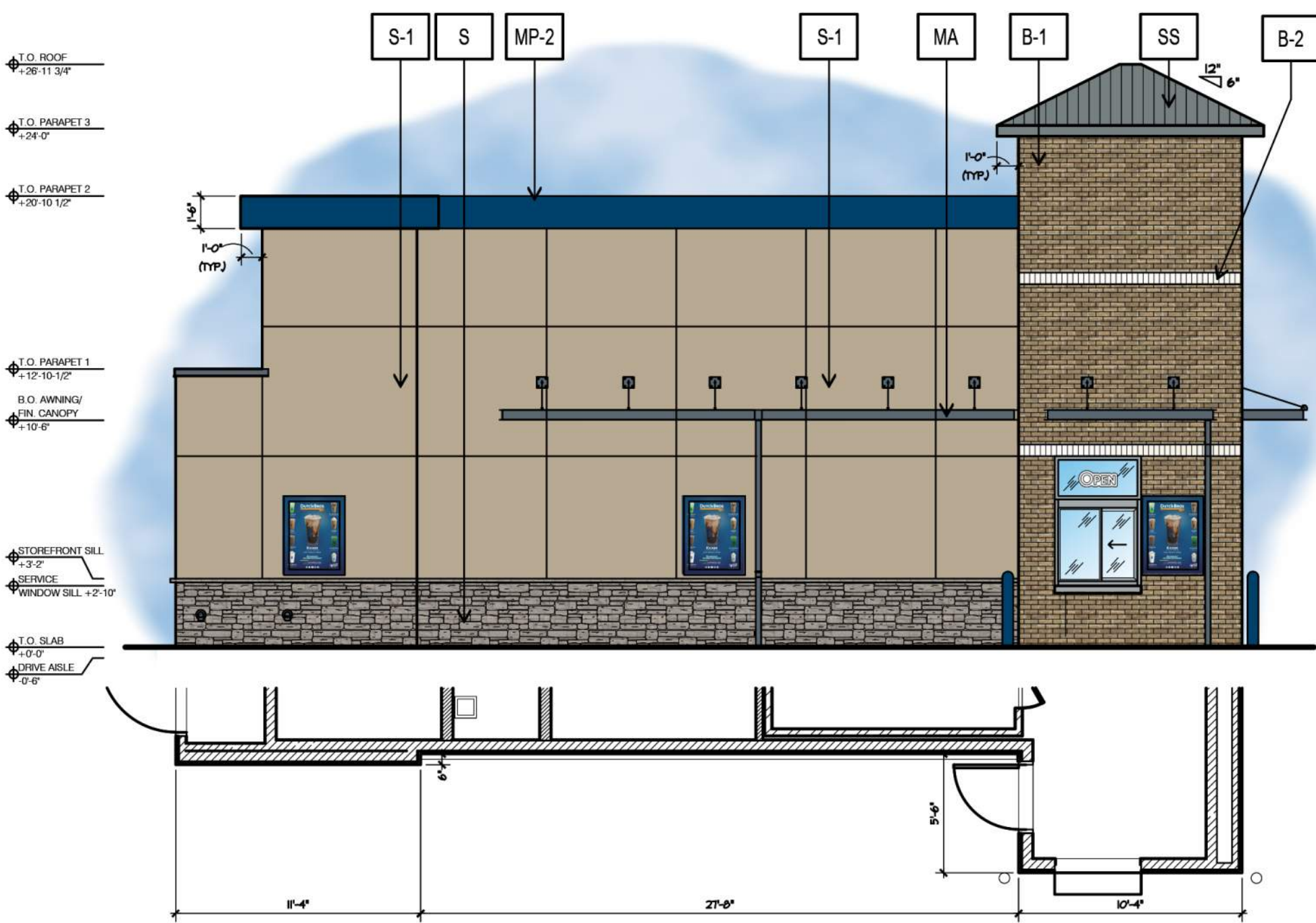
CF CANOPY FASCIA
COLOR: DB DARK GRAY



MA METAL AWNING
COLOR: POWDERCOATED DB DARK GRAY

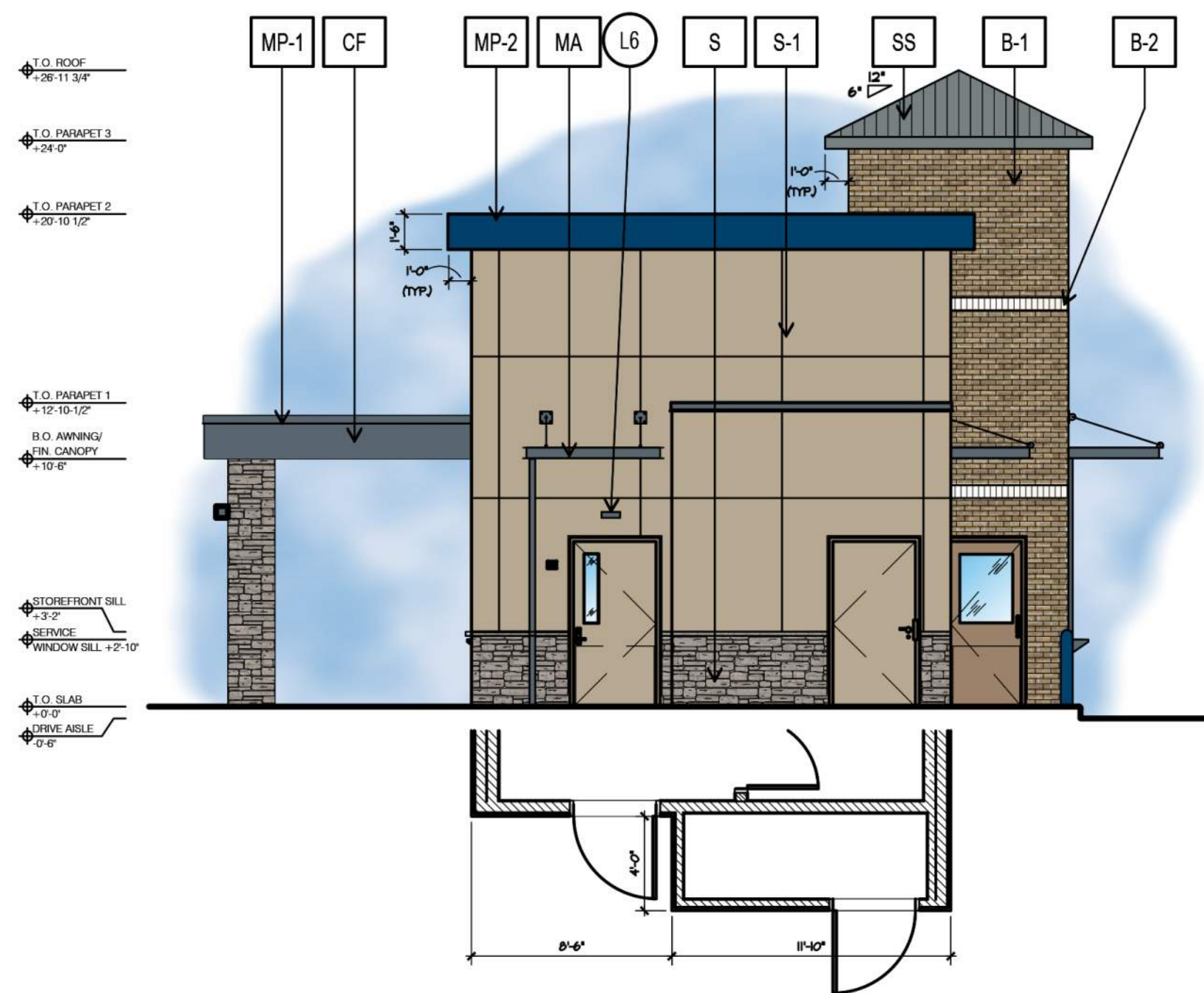
GENERAL NOTES:

- ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED/TEXTURED TO MATCH MATERIAL AND COLOR OF THE BUILDING
- SIGNS REQUIRE A SEPARATE PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS PART OF THIS REVIEW AND MUST COMPLY WITH APPLICABLE TOWN REGULATIONS



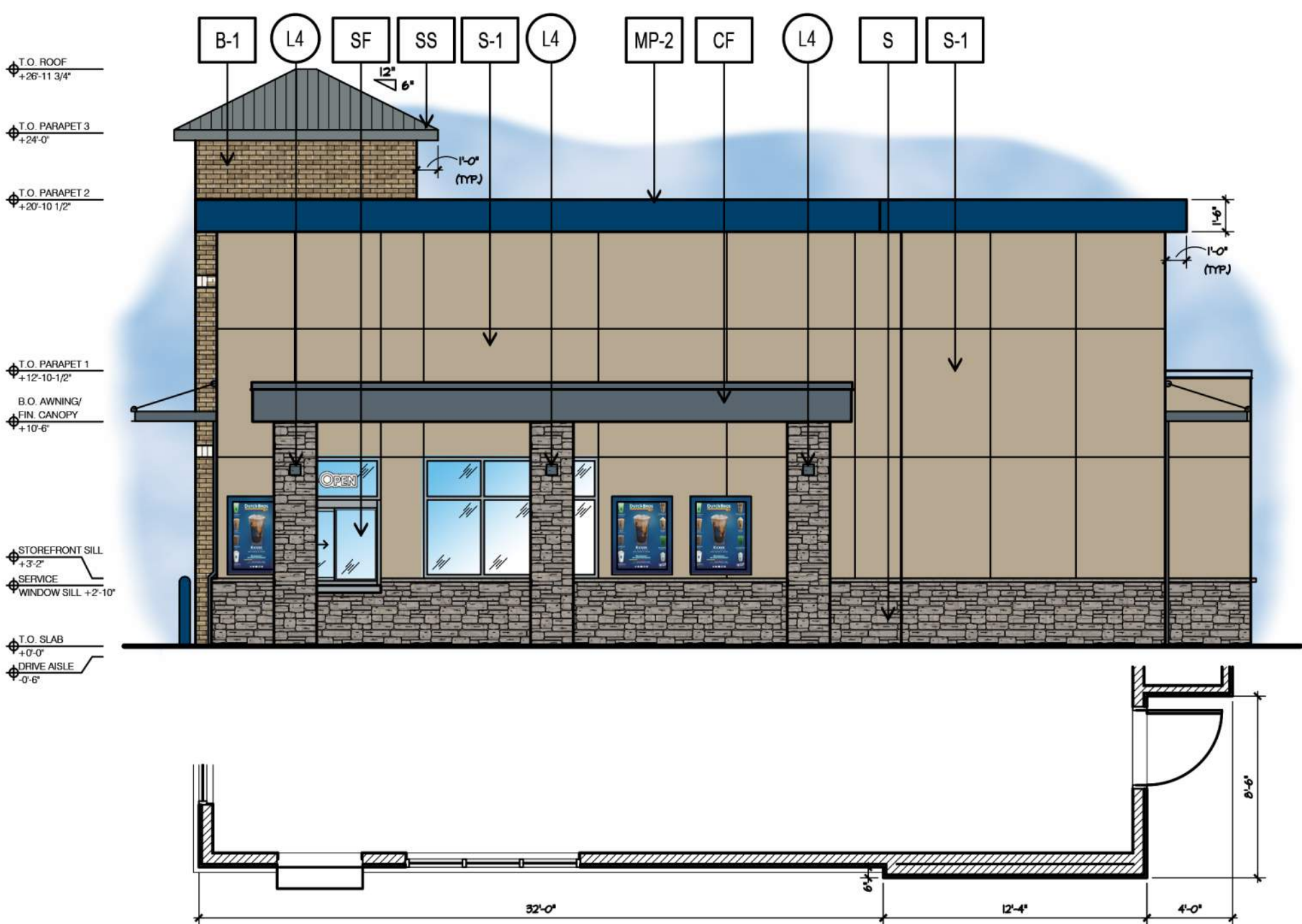
DRIVE-THRU ELEVATION - SOUTH FAÇADE

3/8" = 1'-0"



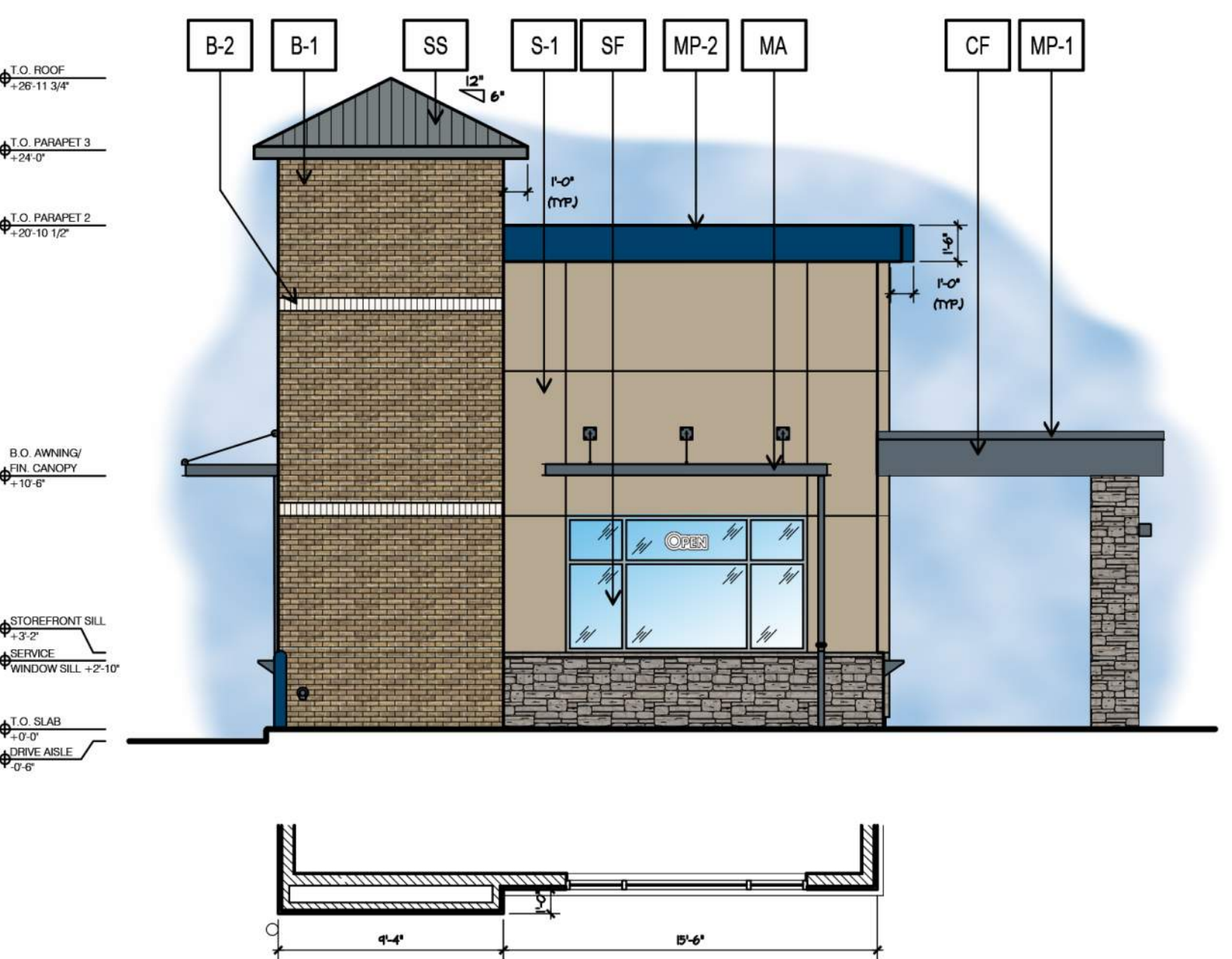
REAR ELEVATION - WEST FAÇADE

3/8" = 1'-0"



NON DRIVE-THRU ELEVATION - NORTH FAÇADE

3/8" = 1'-0"



FRONT ELEVATION - EAST FAÇADE

3/8" = 1'-0"

EXHIBIT B
DEVELOPMENT STANDARDS – **PROPOSED AMENDMENTS**
PLANNED DEVELOPMENT DISTRICT – (PD-186)
EMBREE 2499

IV. Development Regulations - (R-2 Retail District-2 & O Office District)

C. ARCHITECTURAL STANDARDS.

1. Elevations shall comply with the approved Conceptual Elevations, Exhibit “E.”
2. Buildings shall use a combination of brick, stone, and stucco as a primary masonry material. **Any reduction in the percentage of primary masonry materials greater than five percent (5%) per façade shall require approval of a Site Plan application from the Planning and Zoning Commission.**
3. **The Town’s Urban Design Plan shall apply to this Planned Development except as indicated under Section IV (F) – EXCEPTIONS.**

E. PHASING & MAINTENANCE. The development of the site will proceed as indicated below.

1. The first phase of Planned Development shall include the following:
 - a. Landscaped areas along Long Prairie Road (FM 2499) and compatibility buffers along the western property line;
 - b. Six-foot (6’) masonry wall along the northern property line;
 - c. All perimeter sidewalks and Town trail connectivity;
 - d. Wet **and dry detention** ponds;
 - e. Fire lanes, median cuts, turn lanes, and curb cuts to the support the development; and
 - f. A thirty-one-foot (31’) Mutual Access Easement (Spine Road) connecting the northern and southern properties and parallel to Long Prairie Road (FM 2499). This 31-foot Mutual Access Easement shall connect into the constructed Mutual Access Easement to the northern property line of the Planned Development.

F. EXCEPTIONS AND WAIVERS. The following exceptions and waivers shall apply to this Planned Development.

1. Driveway Spacing Exception: An exception to the access management policy and criteria regarding driveway spacing contained in the Town’s Engineering Design Criteria and Construction Standards adopted through Chapter 32 of the Code of Ordinances to allow the proposed driveway to be located approximately 300.9-feet from an existing driveway to the north and approximately 280.8-feet from an existing driveway to the south. The second exception will no longer be necessary once the property to the immediate south develops, and the Angel Vet driveway is removed.
2. **Detention Pond: An exception to Section IV.C.5. of the Town’s Engineering Design Criteria to allow a dry detention pond to be located south of Building 3.**
3. **Waivers to Urban Design Plan**
 - a. **Building 1 – Whataburger**

1. A waiver to the roof pitch requirement for buildings less than 15,000 square feet.
 2. Whataburger Orange is permitted on the building only as shown on the concept elevations.
 3. Grey may be used as a secondary color not to exceed 40 percent (40%) on each façade.
- b. Building 2 – Slim Chickens
1. A partial waiver to the roof pitch requirement for buildings less than 15,000 square feet. Roof pitch having a slope between 6/12-9/12 shall be provided on the tower elements on the north and south facades as shown on the concept elevations. The outdoor patio on the east elevation shall also have a pitched roof having a slope between 6/12-9/12.
 2. Grey may be used as a secondary color not to exceed 20 percent (20%) on each façade.
- c. Building 3 – Dutch Bros
1. A partial waiver to the roof pitch requirement for buildings less than 15,000 square feet. Roof pitch having a slope between 6/12-9/12 shall be provided on the tower elements on the north and south facades as shown on the concept elevations.
 2. Dutch Bros Blue (DB-Blue) banding is permitted on the building only as shown on the concept elevations.



PLANNING & ZONING COMMISSION AGENDA I.3. REGULAR ITEM(S)

DATE: March 27, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD22-0006 – Oncor Dunham Substation) from Interim Holding (IH) uses to Planned Development District No. 195 (PD-195) with Single Family Estate (SF-E) uses, with certain modifications and exceptions to the Code of Ordinances. The property is generally located south of Dunham Road and east of Haynes Road.**

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 exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this application is to rezone approximately 158.8 acres of land from Interim Holding (IH) uses to Single Family-Estate (SF-E) uses to allow the development of property under the SF-E regulations with certain limited uses. The proposed SF-E zoning is consistent with the Town's Master Plan designation of Estate Residential for the property.

The conceptual site plan provides for two tracts. Tract 1 consists of 97.19 acres, and the development standards propose to limit the development of this Tract for Town Facilities, including parkland and other accessory uses. Tract 2 consists of 61.61. The applicant is requesting that electric line/substation, high voltage use be permitted by right, while limiting certain other uses on this Tract.

With respect to Tract 2, concept plan components include Oncor substation and Oncor switch station. Within the SF-E zoning district, a substation use normally requires approval of a Specific Use Permit (SUP) from the Town Council. The request is to allow the use by right with this Planned Development zoning application. Access to Tract 2 will be provided from Haynes Road. The applicant is requesting certain modifications and exceptions as a part of this zoning request.

III. MODIFICATIONS AND EXCEPTIONS:

Modifications:

1. Lot coverage: The lot coverage allowed for a property within the SF-E zoning district is 25 percent. The applicant is requesting a modification to increase the lot coverage to 35 percent

to allow flexibility in providing a larger footprint to accommodate installation of the substation and switch station equipment.

Exceptions:

1. Landscape Buffer: A 15-foot landscape buffer with plantings is required along Haynes Road. The applicant is requesting to not plant the required plantings within the landscape buffer. There is no water or sewer service readily available in the vicinity. The applicant has indicated that the project does not require extension of utilities, as the stations will be unmanned, and so providing irrigation would not be possible to keep the plantings alive.
2. Compatibility buffer: Due to the adjacency to residential zoning along the north property boundary, Tract 2 would be subject to the Town's compatibility buffer requirements that consist of a six-foot masonry wall along the property line and planting requirements within the 25-foot compatibility buffer. The applicant is proposing a combination of an eight-foot masonry wall and an eight-foot chain-link fence along the northern property boundary. Due to the topography of the site that slopes to the east, the eight-foot masonry wall transitions to a chain link fence. The applicant is also requesting to not plant the required plantings within the buffer area for the same reason as noted above.
3. Water impoundment protection: Two existing stock ponds met the minimum threshold for water impoundment protection. Both ponds have a surface area capacity of one-half acre or more. They were identified and inspected as part of the environmental site assessment. All such impoundments are required to be integrated into the proposed development and addressed in the development's environmental protection plan (EPP). The applicant is requesting an exception to the water impoundment protection requirements, which is permitted under Section 94-148 of the Town's Code of Ordinances.

There are elevations for the switch station and substation towers and an equipment storage facility included in the packet. The applicant has indicated that the dead-end towers that provide support to electric cables shall not exceed 85 feet in height. The stations will be unmanned except for occasional maintenance, and hence there is no parking requirement for this use. The entire footprint of the stations will be enclosed by vinyl coated chain link fence for security reasons.

BOARD REVIEW/CITIZEN FEEDBACK:

I. CORRESPONDENCE

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. ZPD22-0006 had a total of 20 Property Owner Notifications mailed. At the time this report was written, staff had received one walk-in requesting additional information regarding this application.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

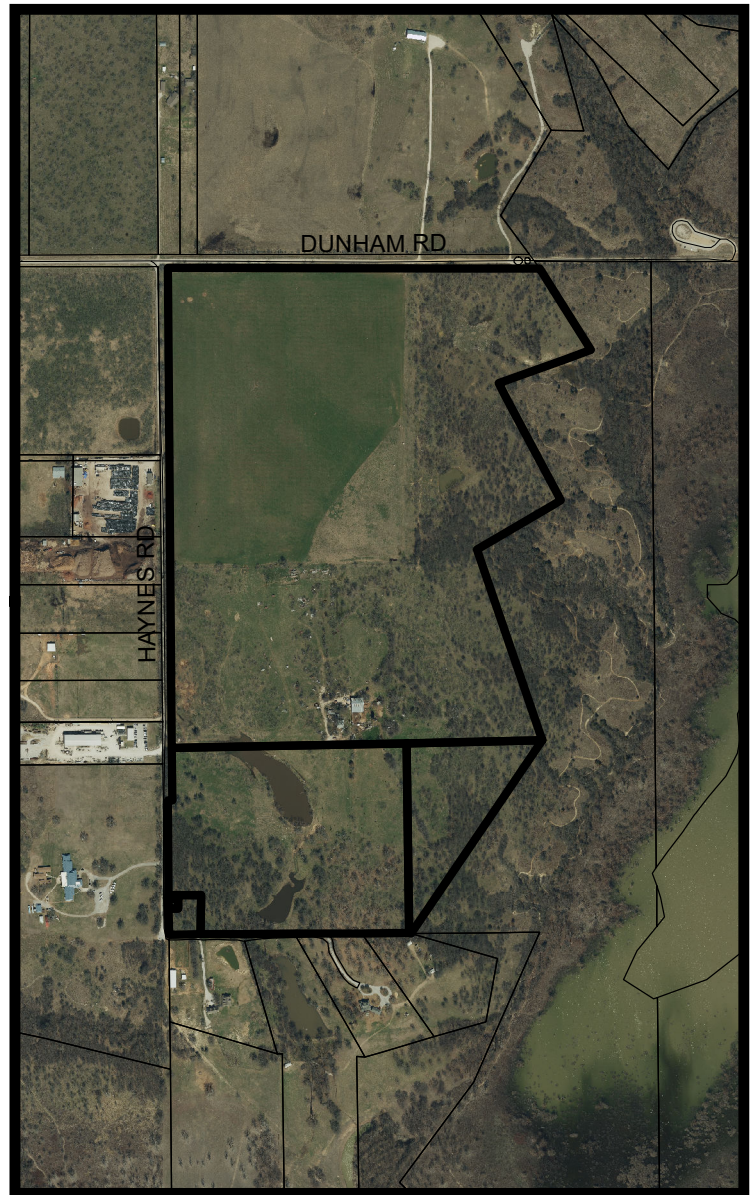
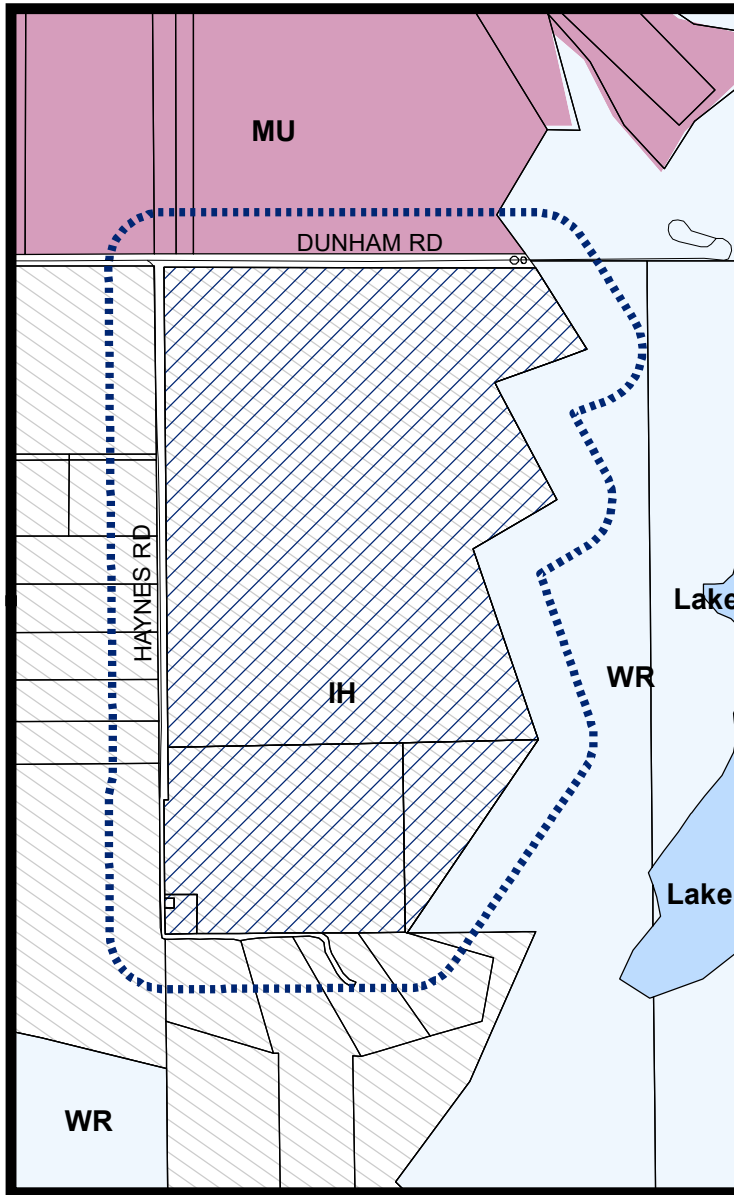
1. Vicinity and Aerial Maps

2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Development Standards

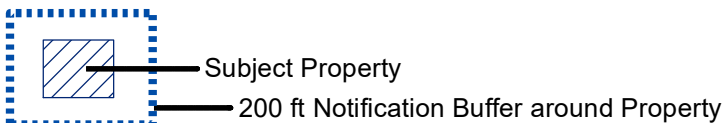
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: ZPD22-0006

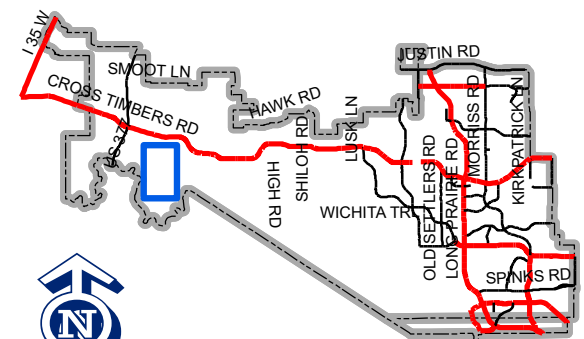


LEGEND

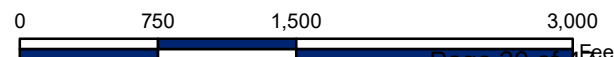


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



LETTER OF INTENT
Oncor Dunham Substation ZPD
Rhody King Survey, Abstract No. 700, Flower Mound, Denton County, Texas

Location:

The site is located near the southeast corner of the intersection of Dunham Road and Haynes Road in Flower Mound. The proposed development would consist of one Oncor substation and one Oncor switch station on 61.6 acres.

Purpose of Planned Development (ZPD) Submittal:

The purpose of this ZPD is to revise the existing Interim Holding zoning and develop an electrical substation system that will improve the reliability and service for the current and future customers in the Town of Flower Mound and meet the growing demand in the area.

Existing and Proposed Land Use:

Existing Zoning: IH – Interim Holding

Proposed Base Zoning: SF-E – Single Family Estate for Tract 1 and Tract 2

Acreage: Total Acreage is 158.80 acres. Tract 1 is 97.19 acres. Tract 2 is 61.61 acres.

Existing Uses: Site is currently vacant.

Proposed Uses: The proposed development would consist of one Oncor substation and one Oncor switch station.

Phasing: The proposed project will be constructed in a single phase.

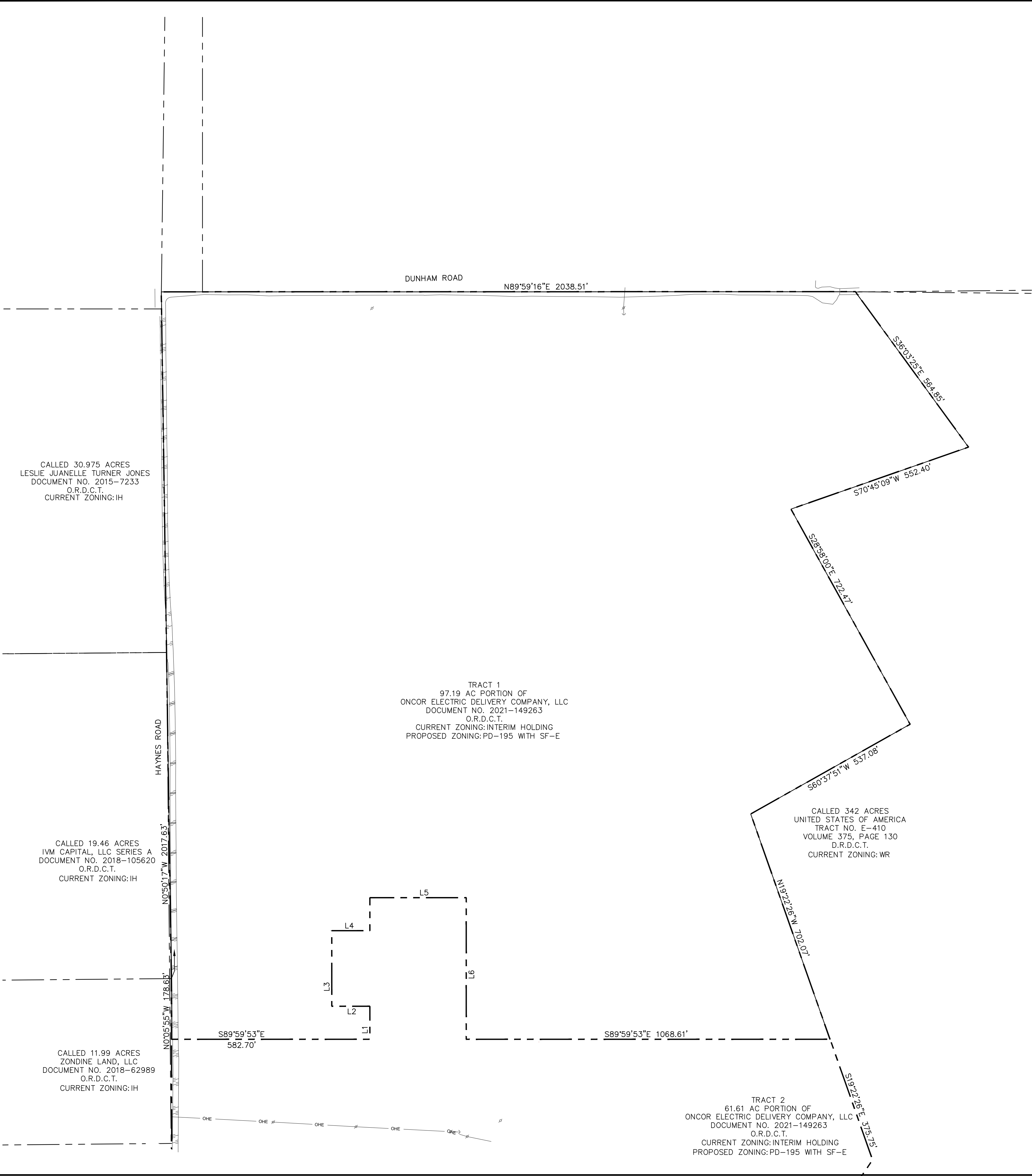
Special Considerations: The standards for the SF-E zoning district will be used as the basis for this ZPD; however, a few modifications are required for the proposed development. This ZPD will allow the use of an electrical substation and switch station without the need for a Specific Use Permit. The maximum height dimension for this ZPD will be 85 feet to account for the proposed 345kV A-Frame steel structure. The maximum allowable lot coverage will be 35% for this ZPD. The 15' landscape buffer along Haynes Road does not require plantings. The 25' compatibility buffer for Tract 2 does not require plantings and screening walls shall match the Conceptual Site Plan included with this ZPD. All other maximum dimensions and minimum setbacks will conform to the SF-E zoning ordinance.

An exception is requested to the Water Impoundment Protection ESA requirements as noted in the ESA Survey conducted by the Town of Flower Mound.

Existing Topography and Drainage: The site slopes from west to east across the property and drains into Denton Creek and Grapevine Lake.

Proposed Topography (Grading) and Drainage: Onsite cut-fill is proposed in order to grade the site for the proposed use. The proposed grades will allow site drainage to sheet flow across the site and conform generally to existing patterns in order to have a negligible impact to the downstream system.

PREPARED BY: JANA SWAN / 12/26/2022 2:28 PM
 DRAWING NAME: K:\PROJECTS\2021\20210104- ONCOR FLOWER MOUND WEST\CAD\PLANS\HETSCL_ZONING\EXHIBIT.DWG [Plot1]
 LAST SAVED: 12/26/2022 5:46 PM
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



METES AND BOUNDS

BEING a 97.197 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being a portion of the tract of land described in deed to Oncor Electric Delivery Co, LLC recorded in Document Number 2021-149263, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 97.197 acre tract of land being more particularly described as follows;

BEGINNING at a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY", on the west line of said Oncor tract, within asphalt pavement known as Haynes Road, from which a found 1/2-inch iron rod for the southwest corner of said Oncor tract, bears South 00 degrees 05 minutes 55 seconds East, a distance of 1,450.37 feet and from which a found 3-1/4 inch aluminum cap in concrete stamped "TOWN OF FLOWER MOUND" for Town of Flower Mound Benchmark #41 bears South 05 degrees 43 minutes 23 seconds, a distance of 1,070.44 feet, said POINT OF BEGINNING being locatable by NAD83 grid coordinates N: 7,063,278.06'; E: 2,368,943.91';

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Oncor tract, a distance of 178.63 feet to a found 1/2-inch iron rod for the northeast corner of a tract of land described in deed to Zondine Land, LLC, as recorded in Document No. 2018-62989, O.P.R.D.C.T., and the southeast corner of a tract of land described in deed to IVM Capital, LLC - Series A, as recorded in Document No. 2018-105620, O.P.R.D.C.T.;

THENCE North 00 degrees 50 minutes 17 seconds West, continuing along the west line of said Oncor tract and along the east line of said IVM Capital tract and the east line of a tract of land described in deed to Leslie Juanelle Turner Jones as recorded in Document No. 2015-7233, O.P.R.D.C.T., passing at a distance of 1,967.61 feet a found 5/8-inch iron rod for the northeast corner of said Jones tract, continuing in all a distance of 2,017.63 feet to the northwest corner of said Oncor tract within a gravel road known as Dunham Road, said point being locatable by NAD83 grid coordinates N: 7,065,473.78'; E: 2,368,914.09', from which said Town of Flower Mound Benchmark #41 bears South 01 degrees 21 minutes 05 seconds West, a distance of 3,262.05 feet;

THENCE North 89 degrees 59 minutes 16 seconds East, along the north line of said Oncor tract and said Dunham Road, a distance of 2,038.51 feet to the northeast corner of said Oncor tract and the northwest corner of a tract of land described as Tract No. E-410 in deed to United States of America as recorded in Volume 375, Page 130, Deed Records of Denton County Texas (D.R.D.C.T.);

THENCE along the common line of said Oncor tract and said United States of America tract the following courses and distances:

South 36 degrees 03 minutes 25 seconds East, passing at a distance of 60.15 feet a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964", continuing in all a distance of 564.85 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 2009"

South 70 degrees 45 minutes 09 seconds West, a distance of 552.40 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 28 degrees 58 minutes 00 seconds East, a distance of 722.47 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 60 degrees 37 minutes 51 seconds West, a distance of 537.08 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 19 degrees 22 minutes 26 seconds East, a distance of 702.07 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, departing said common line, over and across said Oncor tract, a distance of 1,068.61 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 00 degrees 00 minutes 07 seconds East, continuing over and across said Oncor tract, a distance of 416.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 283.06 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 222.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 89 degrees 59 minutes 53 seconds East, continuing over and across said Oncor tract, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE South 00 degrees 00 minutes 07 seconds West, continuing over and across said Oncor tract, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

THENCE North 89 degrees 59 minutes 53 seconds West, continuing over and across said Oncor tract, a distance of 582.70 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 97.197 acres or 4,233,888 square feet of land, more or less.

VICINITY MAP

LEGEND

— — — — — PROPERTY LINE

— — — — — ADJACENT PROPERTY LINE

LINE TABLE		
LINE	LENGTH	BEARING
L1	97.00	N0°00'07.00"E
L2	112.00	N89°59'53.00"W
L3	222.00	N0°00'07.00"E
L4	112.00	S89°59'53.00"E
L5	283.06	S89°59'53.00"E
L6	416.00	S0°00'07.00"W
L7	74.52	N87°13'02.00"E
L8	47.73	N2°34'39.00"W
L9	88.53	S89°45'23.00"W

BENCHMARKS

CP-150:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

CP-151:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 615.94'

ZONING EXHIBIT
FOR
ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
PROPOSED ZONING: ZPD
BEING 158.80 ACRES

OUT OF
THE RHODY KING SURVEY, ABSTRACT NO. 700

IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

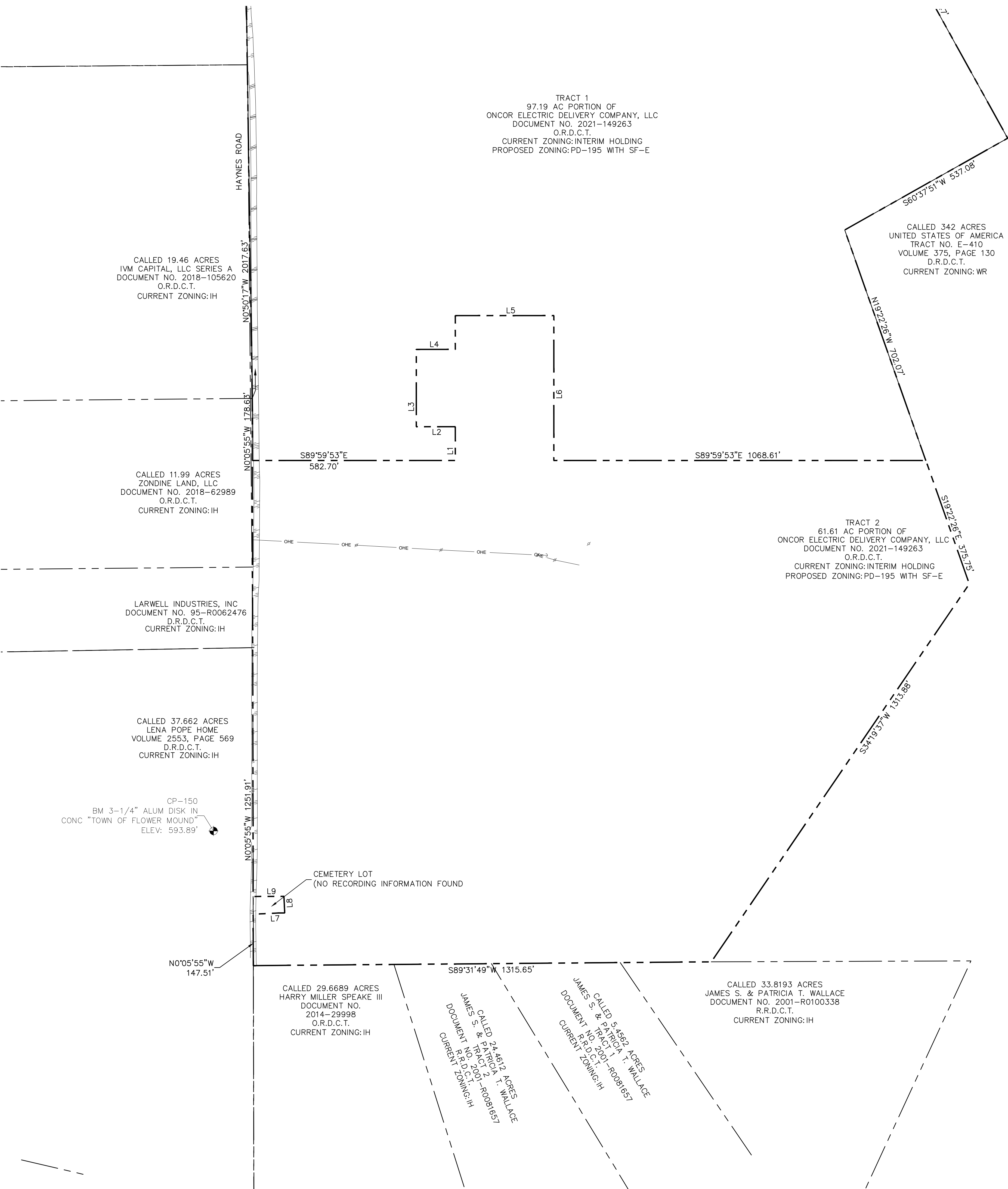
OWNER/DEVELOPER:
Oncor
777 Main St, Suite 707
Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	10/27/2022	

PRINTED BY: JANA, ENVIRONMENTAL AM, 12/20/2024 12:54:02 PM
DRAWN NAME: KJRI, CIVIL/FRISCO SINGLE FAMILY PURSUITS_20120104-ONCOR FLOWER MOUND WEST/CAD/PLANS/HETS/C/_ZONING/EXHIBIT/DWG [Plot 2]
LAST SAVED: 12/20/2024 5:46 PM

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METES AND BOUNDS

BEING a 61.605 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being a portion of the tract of land described in deed to Oncor Electric Delivery Co, LLC recorded in Document Number 2021-149263, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 61.605 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2-inch iron rod within asphalt pavement known as Haynes Road, for the southwest corner of said Oncor tract, from which a found 3-1/4 inch aluminum cap in concrete stamped "TOWN OF FLOWER MOUND" for Town of Flower Mound Benchmark #41 bears North 15 degrees 49 minutes 47 seconds, a distance of 400.46 feet, said POINT OF BEGINNING being locatable by NAD83 grid coordinates N: 7,061,827.91', E: 2,368,946.40';

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Oncor tract, a distance of 147.51 feet;

THENCE North 87 degrees 13 minutes 02 seconds East, departing said west line, passing at 13.09 feet a metal fence post for the southwest corner of a cemetery, continuing generally along a fence for the south line of said cemetery, in all a distance of 74.52 feet to a fence corner;

THENCE North 89 degrees 54 minutes 03 seconds East, continuing generally along said fence, a distance of 16.16 feet to a metal fence post for the southeast corner of said cemetery;

THENCE North 02 degrees 34 minutes 39 seconds West, generally along a fence for the east line of said cemetery, a distance of 47.73 feet to a metal fence post for the northeast corner of said cemetery;

THENCE South 89 degrees 45 minutes 23 seconds West, generally along a fence for the north line of said cemetery, passing at a distance of 75.53 feet a metal fence post for the northwest corner of said cemetery, in all a distance of 88.53 feet, to a point on the west line of said Oncor tract;

THENCE North 00 degrees 05 minutes 55 seconds West, along said west line, a distance of 1,251.91 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY", being locatable by NAD83 grid coordinates N: 7,063,278.06', E: 2,368,943.91' from which said Town of Flower Mound Benchmark #41 bears South 05 degrees 43 minutes 23 seconds, a distance of 1,070.44 feet;

THENCE departing said west line, over and across said Oncor tract the following courses and distances:

South 89 degrees 59 minutes 53 seconds East, a distance of 582.70 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 89 degrees 59 minutes 53 seconds West, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 222.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 112.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

North 00 degrees 00 minutes 07 seconds East, a distance of 97.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 283.06 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 00 degrees 00 minutes 07 seconds West, a distance of 416.00 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY";

South 89 degrees 59 minutes 53 seconds East, a distance of 1,068.61 feet to a set 5/8-inch iron rod with yellow cap stamped "DUNAWAY" on the common line of said Oncor tract and a tract of land described as Tract No. E-410 in deed to United States of America as recorded in Volume 375, Page 130, Deed Records of Denton County Texas (D.R.D.C.T.);

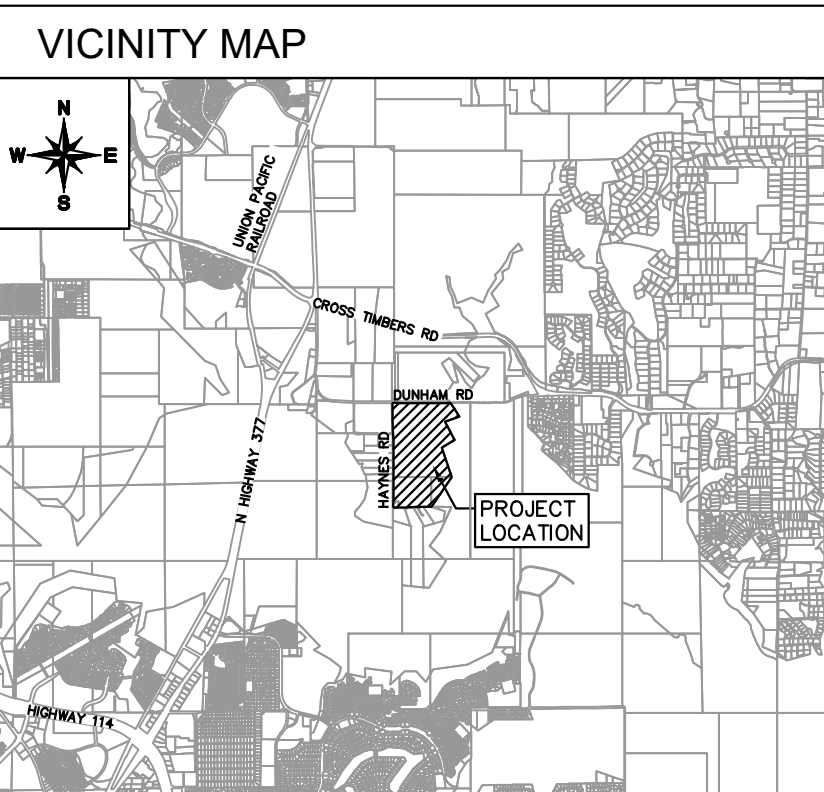
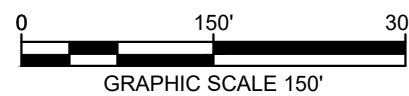
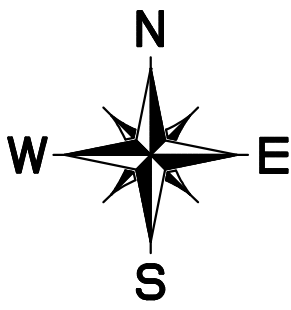
THENCE along the common line of said Oncor tract and said United States of America tract the following courses and distances:

South 19 degrees 22 minutes 26 seconds East, a distance of 375.75 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 34 degrees 19 minutes 37 seconds West, a distance of 1,313.88 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964" for the southwest corner of said United States of America tract, and the southeast corner of said Oncor tract

THENCE departing said common line, South 89 degrees 31 minutes 49 seconds, along the south line of said Oncor tract, a distance of 1,315.65 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 61.605 acres or 2,683,529 square feet of land, more or less.



LEGEND

---	PROPERTY LINE
---	ADJACENT PROPERTY LINE

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING EXHIBIT FOR ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
PROPOSED ZONING: ZPD
BEING 158.80 ACRES
OUT OF
THE RHODY KING SURVEY, ABSTRACT NO. 700
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER:
Oncor
777 Main St, Suite 707
Fort Worth, TX 76102
Tel: (817) 215-6807
Contact: Seth Sampson

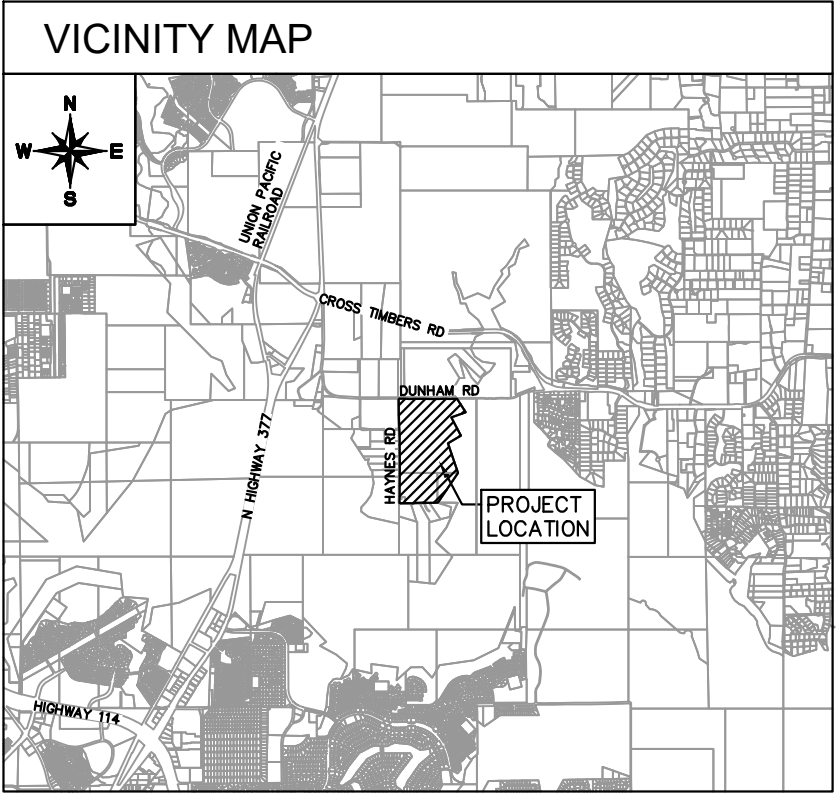
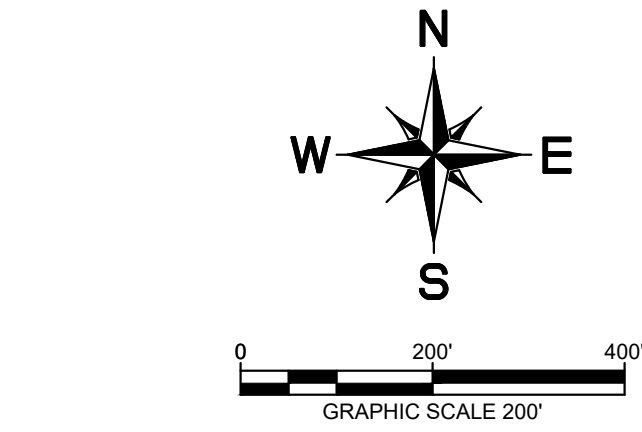
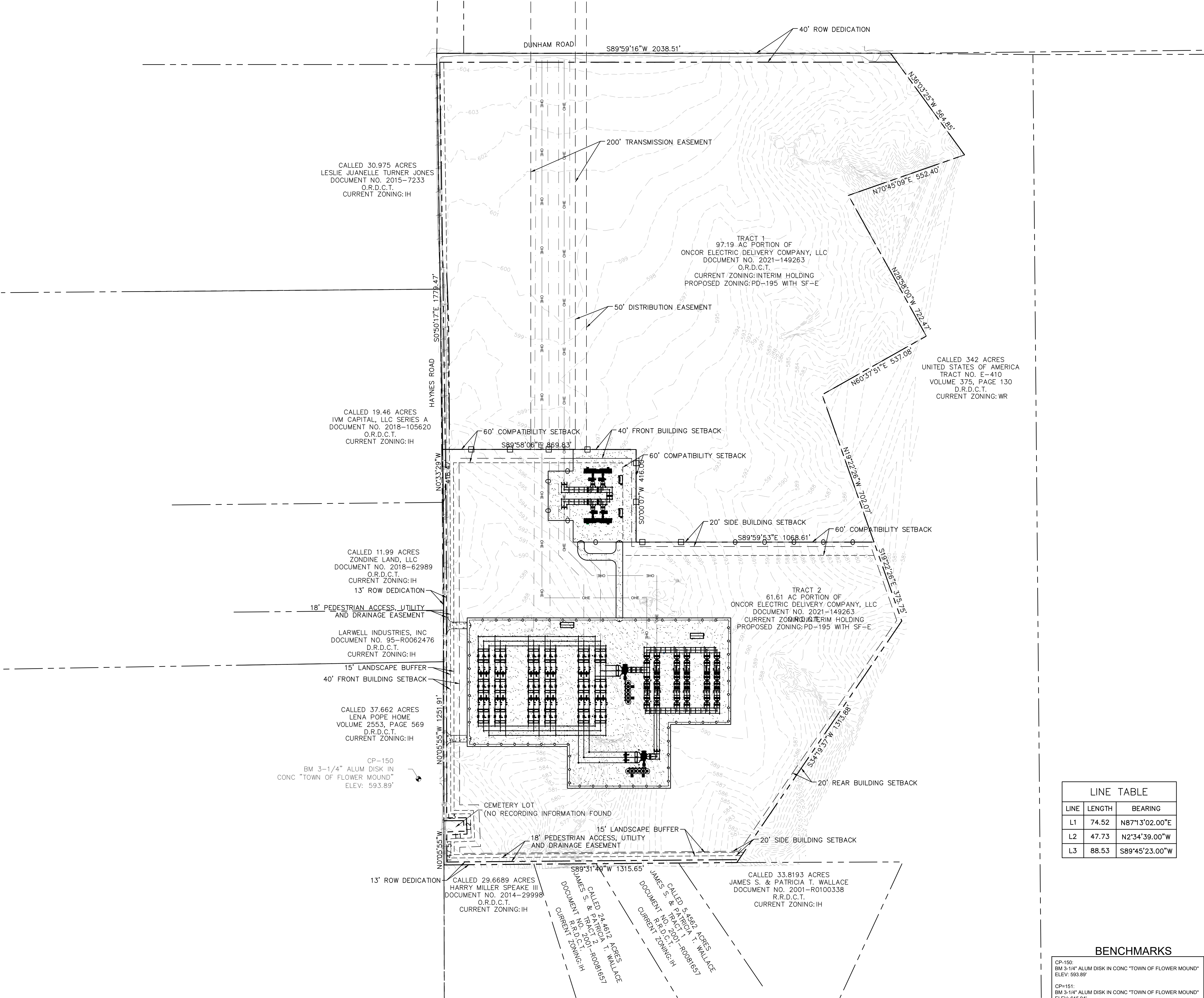
ENGINEER/SURVEYOR:
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, TX 75034
Tel: (972) 335-3580
Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	10/27/2022	

BENCHMARKS

CP-150:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

CP-151:
BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 615.94'



LEGEND

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	SUBSTATION PAD PAVEMENT: CRUSHED ROCK FLEX BASE PAVEMENT. REFER TO PAVEMENT SECTIONS.
	MEDIUM DUTY CONCRETE PAVEMENT: 6" MEDIUM DUTY CONCRETE PAVEMENT. REFER TO PAVEMENT SECTIONS.

MASTER PLAN FEATURES	
LAND USE PLAN	PRAIRIE VISTA DISTRICT
URBAN DESIGN PLAN	PRAIRIE VISTA DISTRICT
PARKS AND TRAILS	PLANNED EXTENSION OF INDIAN BLANKET TRAIL ALONG DUNHAM RD
OPEN SPACE PLAN	N/A
THOROUGHFARE PLAN	RURAL COLLECTOR PLANNED AT NORTHWEST CORNER OF TRACT
WATER PLAN	12" WATERLINE PLANNED ALONG FUTURE RURAL COLLECTOR
WASTEWATER PLAN	N/A
ECONOMIC IMPACT	N/A

ZONING DATA TABLE: SF-E		
	TRACT 1	TRACT 2
MIN. LOT SIZE	43,560 SQ. FT.	43,560 SQ. FT.
MIN. LOT WIDTH	150 FT.	150 FT.
MIN. AREA/UNIT	2,400 SQ. FT.	2,400 SQ. FT.
MIN. FRONT YARD	40 FT.	40 FT.
MIN. SIDE YARD	20 FT.	20 FT.
MIN. REAR YARD	20 FT.	20 FT.
MAX. LOT COVERAGE	25%	35%
MAX. HEIGHT (STORIES/FT)	3 STORIES OR 35 FT.	85 FT FOR STATION EQUIPMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	74.52	N87°13'02.00"E
L2	47.73	N2°34'39.00"W
L3	88.53	S89°45'23.00"W

BENCHMARKS

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CONCEPTUAL SITE PLAN
FOR
ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
PROPOSED ZONING: ZPD
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Contact: Rob Myers, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/7/2023	

PLOTTED BY: KIMLEY-HORN, INC. DATE: 02/20/2025 2:25 PM
DRAWN BY: KIMLEY-HORN, INC. DATE: 02/20/2025 2:25 PM
LAST NAME: KIMLEY-HORN, INC. DATE: 02/20/2025 2:25 PM
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CALLLED 19.46 ACRES
IVM CAPITAL, LLC SERIES A
DOCUMENT NO. 2018-105620
O.R.D.C.T.
CURRENT ZONING: IH

CALLLED 11.99 ACRES
ZONDINE LAND, LLC
DOCUMENT NO. 2018-62989
O.R.D.C.T.
CURRENT ZONING: IH

LARWELL INDUSTRIES, INC
DOCUMENT NO. 95-R0062476
D.R.D.C.T.
CURRENT ZONING: IH

CALLLED 37.662 ACRES
LENA POPE HOME
VOLUME 2553, PAGE 569
D.R.D.C.T.
CURRENT ZONING: IH

CALLLED 29.6689 ACRES
HARRY MILLER SPEAKE III
DOCUMENT NO. 2014-29998
O.R.D.C.T.
CURRENT ZONING: IH

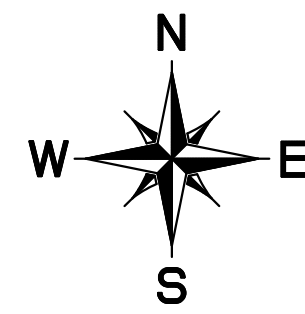
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JAMES S. & PATRICIA T. WALLACE
DOCUMENT NO. 2001-R0100338
R.R.D.C.T.
CURRENT ZONING: IH

CALLLED 5.4582 ACRES
JAMES S. & PATRICIA T. WALLACE
DOCUMENT NO. 2001-R0100338
R.R.D.C.T.
CURRENT ZONING: IH

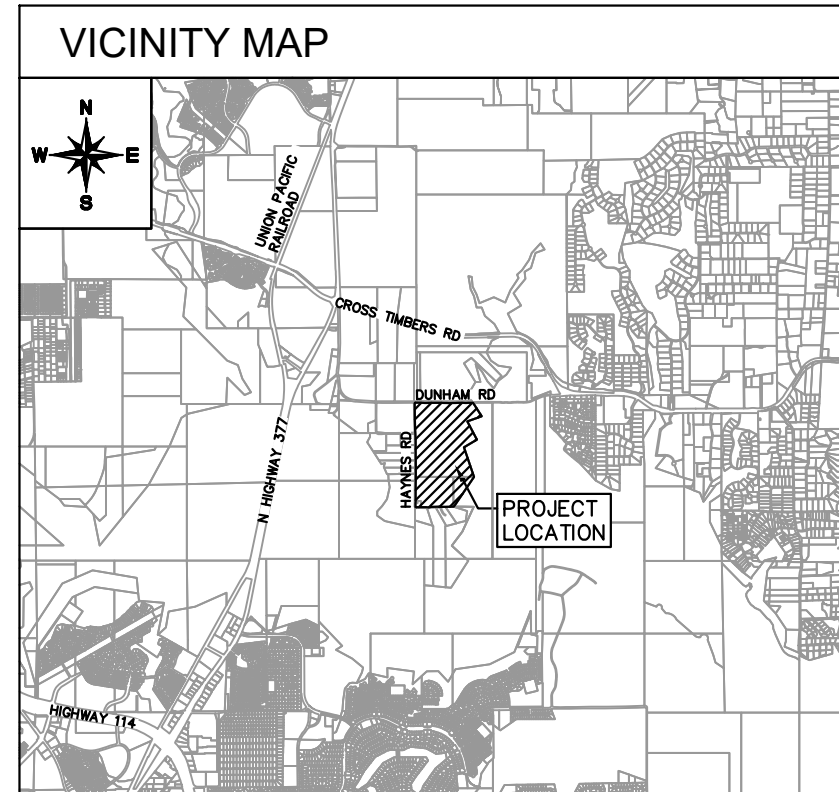
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JAMES S. & PATRICIA T. WALLACE
DOCUMENT NO. 2001-R0100338
R.R.D.C.T.
CURRENT ZONING: IH

TRACT 1
97.19 AC PORTION OF
ONCOR ELECTRIC DELIVERY COMPANY, LLC
DOCUMENT NO. 2021-149263
O.R.D.C.T.
CURRENT ZONING: INTERIM HOLDING
PROPOSED ZONING: PD-195 WITH SF-E

TRACT 2
61.61 AC PORTION OF
ONCOR ELECTRIC DELIVERY COMPANY, LLC
DOCUMENT NO. 2021-149263
O.R.D.C.T.
CURRENT ZONING: INTERIM HOLDING
PROPOSED ZONING: PD-195 WITH SF-E



0 100' 200'
GRAPHIC SCALE 100'



LEGEND

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	ADJACENT PROPERTY LINE
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CONCEPTUAL SITE PLAN

FOR

ONCOR DUNHAM SUBSTATION

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FLOWER MOUND, TX 76262
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
RJM	KPH	RJM	AS SHOWN	3/7/2023	

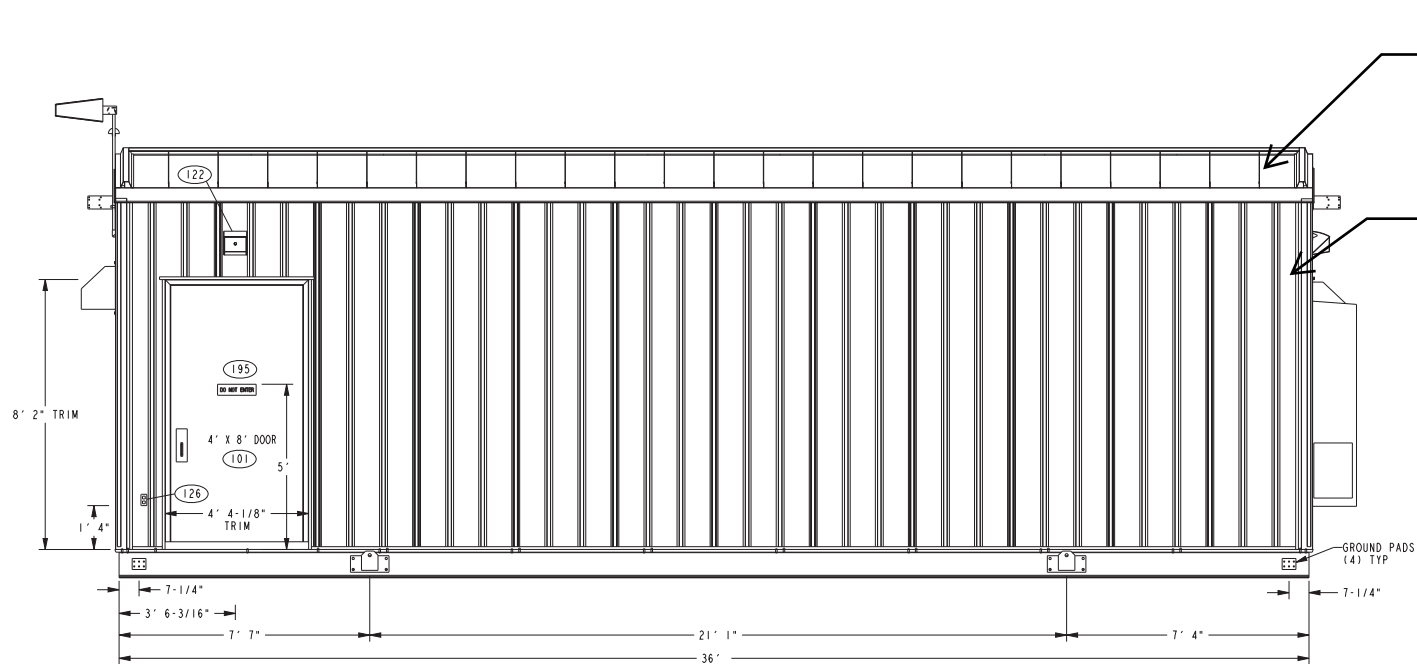
LINE TABLE

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L2	47.73	N2°34'39.00"W
L3	88.53	S89°45'23.00"W

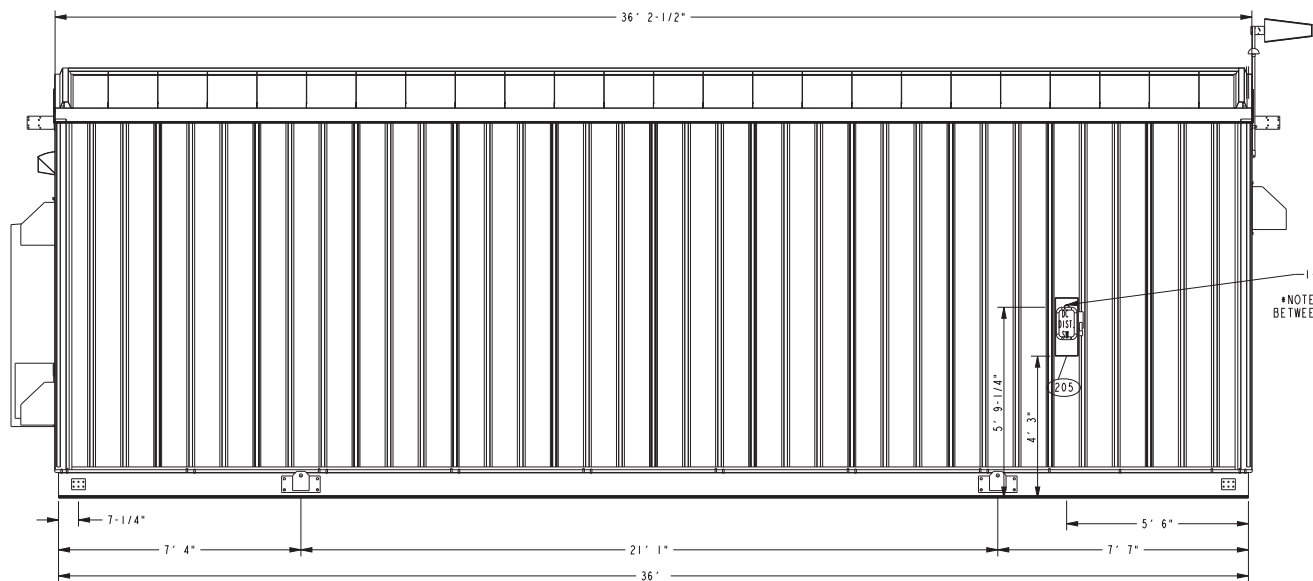
BENCHMARKS

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BM 3-1/4" ALUM DISK IN CONC "TOWN OF FLOWER MOUND"
ELEV: 593.89'

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WALL A



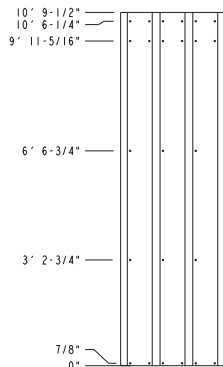
WALL C

EXTERIOR LIGHTING SCHEDULE

- (122) RAB, OUTDOOR LED LIGHT, 30 WATT, 120V BUTTON PHOTOCELL (2) REQ'D CAT #WPIED30/PC

DOOR SCHEDULE

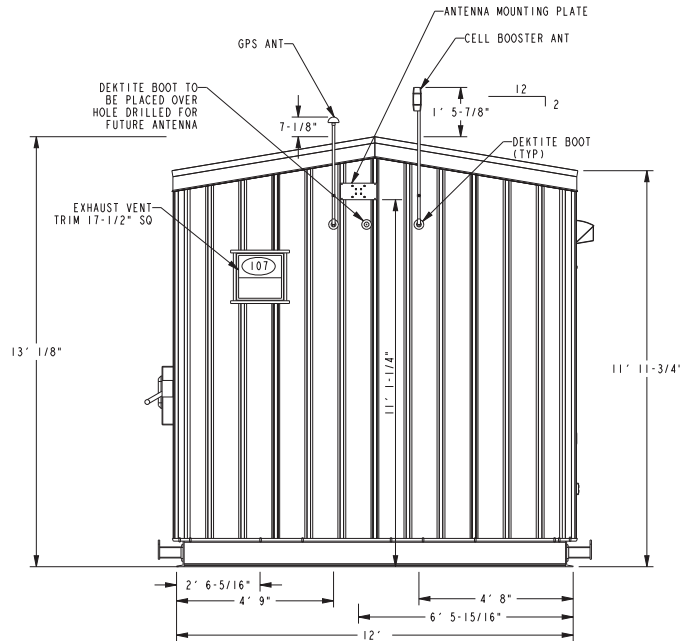
- (101) LAFORCE DOOR ASSEMBLY, 4'x8'x2", 16GA. FRAME, 18GA. DOOR, W/O WINDOW, R-VALUE=6.4, (2) REQ'D



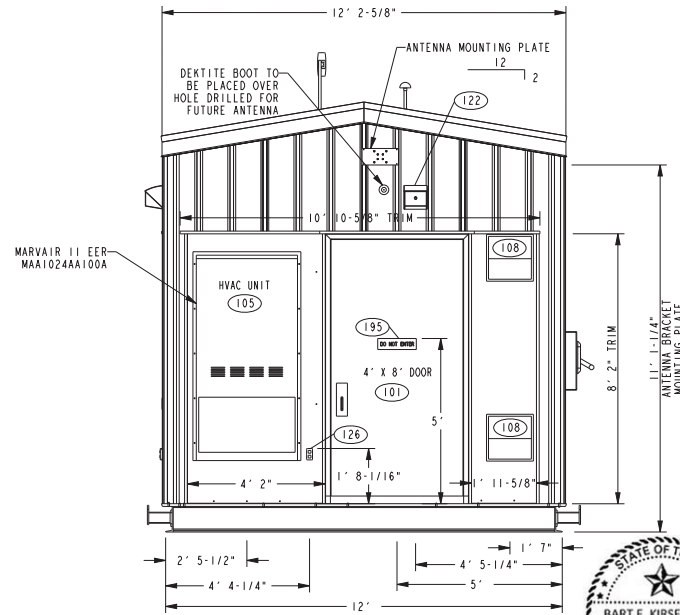
SHEETING SCREW LOCATION
MULTI-RIB - 10' WALL HEIGHT

ROOF OF PREFABRICATED METAL BUILDING TO BE STANDARD WHITE RESIN-BASED COATING

SHELL OF PREFABRICATED METAL BUILDING TO BE NON-SKID ANSI-70 GRAY EPOXY



WALL B



WALL D



Systems Control
P.O. Box 788
Iron Mountain, MI 49801

REVISION	
DFTM. CHK'D. APP'D.	DATE: DATE: DATE:
REVISION	
DFTM. CHK'D. APP'D.	DATE: DATE: DATE:
REVISION	
DFTM. CHK'D. APP'D.	DATE: DATE: DATE:
REVISION	
DFTM. CHK'D. APP'D.	DATE: DATE: DATE:
REVISION	
DFTM. CHK'D. APP'D.	DATE: DATE: DATE:

REVISION	
TOLERANCE NOTE C	
UNLESS SPECIFIED OTHERWISE	
WHOLE NUMBERS +/- 1/16"	
FRACTIONS +/- 1/32"	
HOLE DIAMETERS +/- 1/64"	
ANGLES +/- 1"	
WELD LENGTH +/- 1/4"	
WELD SPACING +/- 1"	

 **SYSTEMS CONTROL**
A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
LICENSE # F-18484

THE SEAL DATED 01/28/2020 CERTIFIES THAT THE LICENSED ENGINEER ASSUMES RESPONSIBILITY FOR CHANGES AS INDICATED UNDER REVISION 0 OF THIS DOCUMENT.

 **SYSTEMS CONTROL**
A DIVISION OF NORTHERN STAR INDUSTRIES, INC.
IRON MOUNTAIN, MICHIGAN

DFTM. EG	DATE: 1/22/20	ONCOR LAKE CREST SUBSTATION
CHK'D. JC	DATE: 1/22/20	
APPD. BB	DATE: 1/22/20	
DIMENSIONS IN INCHES ARCH D SCALE: 3/8"=1'-0" 24X36		EXTERIOR ELEVATIONS
SCC PROJECT NUMBER		
48181-001		DRAWING NO. 48181-L3

Texas Industrialized
Building Code Council

IBC ☒ IRC ☐

Approval Date:
1/29/20

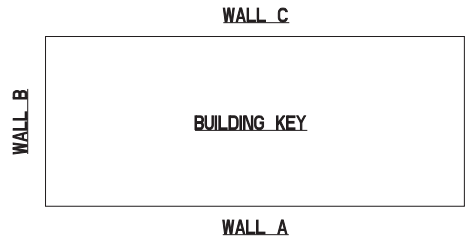
APPROVED
PFS CORPORATION

IHDRA- 7



FASTENING SPEC

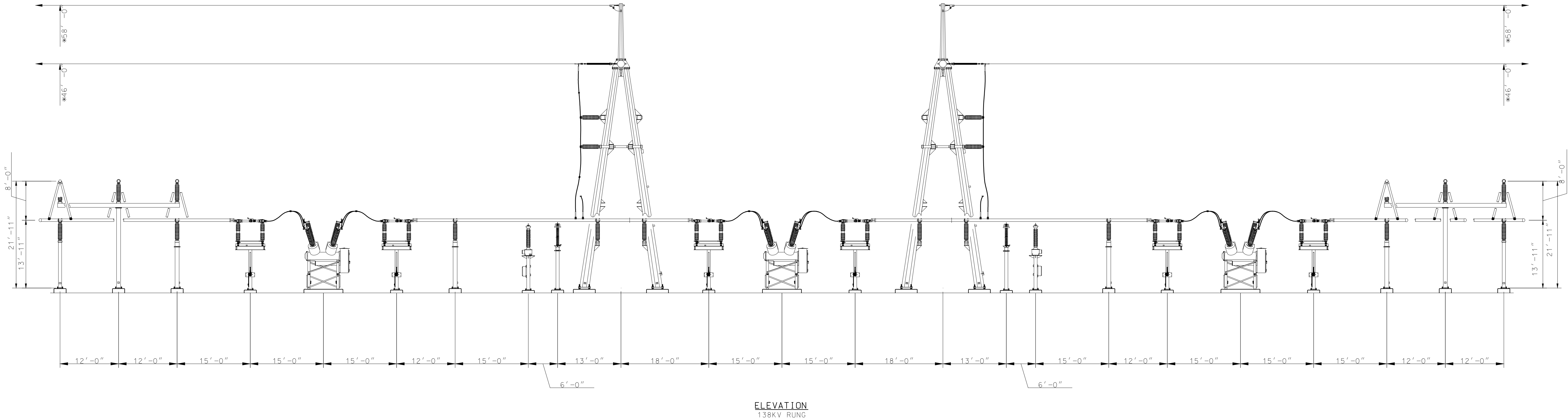
ATTACH EXTERIOR WALL PANELS
WITH #12-14x1" TEK2 SCREWS
PER DETAIL



THIS DOCUMENT IS THE PROPERTY OF NORTHERN STAR INDUSTRIES, INC. OF IRON MOUNTAIN, MI AND CONTAINS CONFIDENTIAL INFORMATION. IT IS NOT TO BE SHARED WITH THIRD PARTIES OR USED IN ANY WAY, DIRECTLY OR INDIRECTLY, THAT IS DETRIMENTAL TO OUR INTERESTS.

PLOTTED BY: JANA, DATE: 12/26/22, 2:41 PM
 DRAWING NAME: KJRI_CIVIL\FRSCO_SINGLE_FAMILY_PU\SUITS_201\20104- ONCOR FLOWER MOUND WEST\CAD\PLANS\STRUCTURE ELEVATIONS.DWG[[186]]
 LAST SAVED: 11/6/2022 12:37 PM

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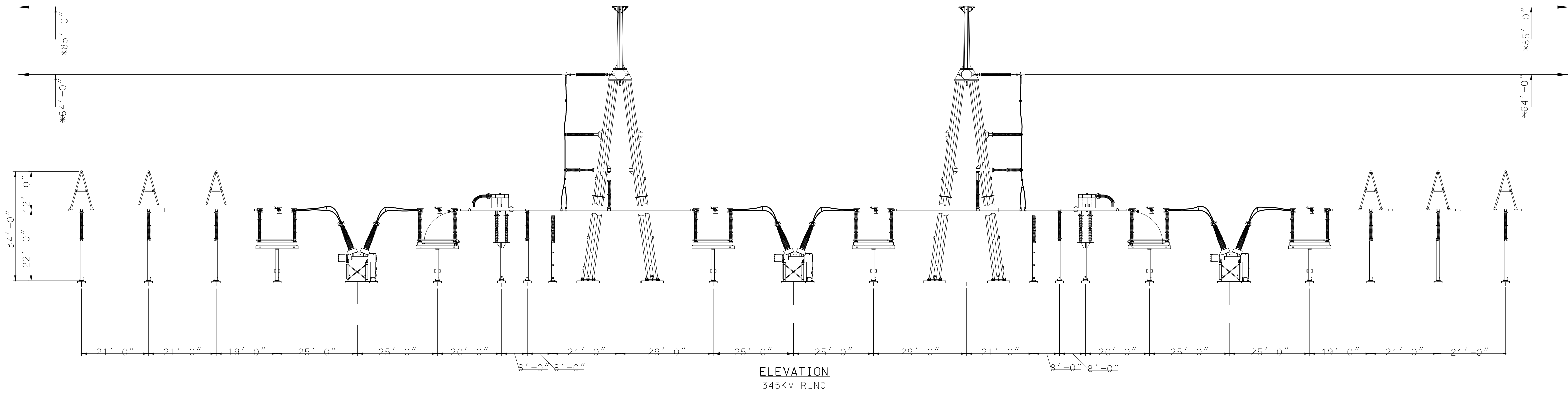
STATION ELEVATIONS
FOR
ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD
FLOWER MOUND, TX 76262
PROPOSED ZONING: ZPD
BEING 158.80 ACRES
OUT OF
THE RHODY KING SURVEY, ABSTRACT NO. 700
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER/DEVELOPER: Oncor 777 Main St, Suite 707 Fort Worth, TX 76102 Tel: (817) 215-6807 Contact: Seth Sampson					ENGINEER/SURVEYOR: » KimleyHorn 6160 Warren Parkway, Suite 210 Frisco, TX 75034 Tel: (972) 335-3580 Contact: Rob Myers, P.E.				
DESIGNED: RJM	DRAWN: KPH	CHECKED: RJM	SCALE: AS SHOWN	DATE: 10/27/2022	KH PROJECT NO.:				

PLOTTED BY: JANA DAVIS 12/26/2022 4:01 PM
 DRAWNAME: K:\PROJECTS\2021\202104- ONCOR FLOWER MOUND WEST\CAD\PLANS\STRUCTURE ELEVATIONS.DWG [1458]
 LAST SAVED: 11/6/2022 12:37 PM

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STATION ELEVATIONS

FOR

ONCOR DUNHAM SUBSTATION

DUNHAM ROAD & HAYNES ROAD

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PROPOSED ZONING: ZPD

BEING 158.80 ACRES

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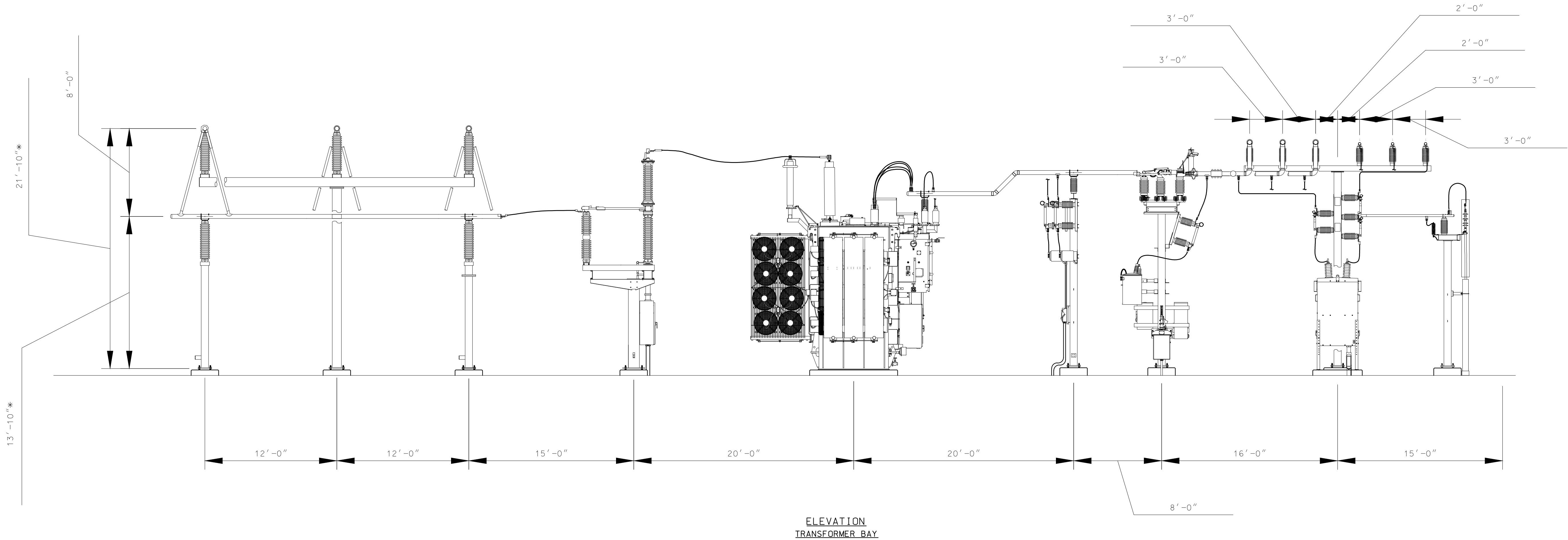
6160 Warren Parkway, Suite 210

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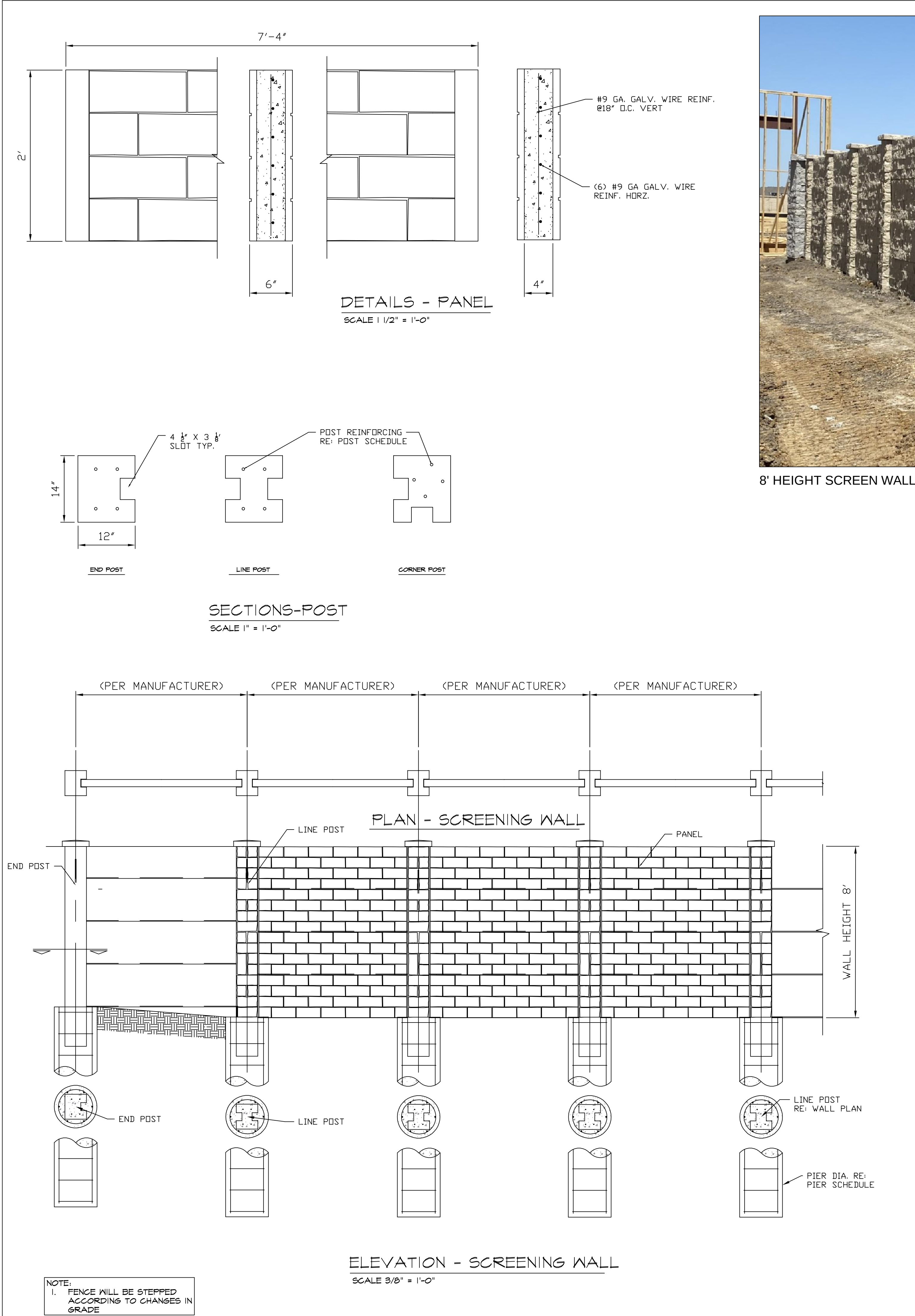


STATION ELEVATIONS
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DESIGNED: RJM	DRAWN: KPH	CHECKED: RJM	SCALE: AS SHOWN	DATE: 10/27/2022	KH PROJECT NO. -----
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8' HEIGHT SCREEN WALL

SPECIFICATIONS AND NOTES:

GENERAL:

- THIS DRAWING IS A GENERIC DRAWING AND IS NOT TO BE USED FOR ESTIMATING OR BUILDING PURPOSES.
- DESIGN LOADS WILL BE DETERMINED BY THE APPROPRIATE CODES AS DETERMINED BY THE LOCAL REGULATIONS.
- PRODUCT TO BE MANUFACTURED BY A NPCA CERTIFIED PLANT. STRUCTURAL PROPERTIES TO COMPLY WITH THE EVALUATION REPORT ESR-4772 BY THE ICC-ES.

MANUFACTURER:
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE
EULESS, TX 76040
PHONE No.: (817) 277-9255
FAX No.: (817) 261-0194

- SCREENING WALL IS TO BE CONSTRUCTED ENTIRELY IN THE PROJECT PROPERTY.
- SHOULD DRAINAGE BE REQUIRED, THE BOTTOM PANEL SHALL BE RAISED 2'-4" ABOVE THE GRADE BY MEANS OF A CONCRETE FILLED "SCHEDULE 80 PVC PIPE" PLACED IN THE GROOVE OF THE RESPECTIVE POSTS
- WALL TO BE "TBD" INTEGRAL COLOR.

CONCRETE:

- CONCRETE MATERIALS:
 - CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING SAND AND GRAVEL OR CRUSHED STONE AGGREGATES, MIXED WITH ASTM-C150, TYPE I OR TYPE III PORTLAND CEMENT TO MEET MINIMUM COMPRESSIVE STRENGTH AS FOLLOWS.
 - PANELS & POSTS: 5000 PSI @ 28 DAYS
 - FOOTINGS & PIERS: 3500 PSI @ 28 DAYS
 - SIDEWALKS & NON-STRUCTURAL: 2500 PSI @ 28 DAYS
 - WATER USED FOR CONCRETE SHALL BE CLEAN WATER AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, ORGANIC OR OTHER DELETERIOUS SUBSTANCES.
- CONCRETE WORKMANSHIP:
 - FRESH POURED CONCRETE SHALL BE TAMPED INTO PLACE BY A STEEL RAMMER, SLICING TOOLS OR MECHANICAL VIBRATOR, UNTIL CONCRETE IS THOROUGHLY COMPACT AND WITHOUT VOID.
 - MAKE EXCAVATIONS FOR FOOTINGS TO UNDISTURBED SOIL OR TO THE DEPTH NOTED ON THE DRAWINGS. LEAVE THE BOTTOM BEARING SURFACE CLEAN AND SMOOTH. IF FOOTING EXCAVATIONS ARE MADE DEEPER THAN INTENDED, ONLY CONCRETE SHALL BE USED FOR FILL. REMOVE ALL LOOSE MATERIAL FROM EXCAVATIONS PRIOR TO CONCRETE POUR.

REINFORCEMENT:

- REINFORCING MATERIAL:
 - DEFORMED TYPE BARS SHALL CONFORM TO ASTM-A615, GRADE 60, PLACED AS SHOWN ON THE DRAWINGS.
 - ALL TIES AND STIRRUPS SHALL CONFORM TO THE REQUIREMENTS OF ASTM-A615 GRADE 40.
 - PANEL REINFORCEMENT SHALL BE STEEL REINFORCING WIRE AND SHALL MEET U.S. STEEL WIRE GAGE, ASTM-A641/A641M-98, $F_y = 10,000$ PSI MIN. GALVANIZED.
- REINFORCING WORKMANSHIP:
 - REINFORCEMENT STEEL SHALL BE FABRICATED IN ACCORDANCE WITH CRSI STANDARD DETAILS. REINFORCING BARS SHALL BE COLD-BENT ONLY. USE OF HEAT TO BEND REINFORCEMENT STEEL SHALL BE CAUSE FOR REJECTION.
 - REINFORCEMENT STEEL, BARS AND WIRE FABRIC, SHALL BE THOROUGHLY CLEANED BEFORE PLACING AND AGAIN BEFORE CONCRETE IS PLACED, AND SHALL BE ACCURATELY POSITIONED AND SECURED IN PLACE. PROVIDE STANDARD BAR CHAIRS FOR ALL BEAM STEEL. NO BRICK OR POROUS MATERIALS MAY BE USED TO SUPPORT THE STEEL OFF THE GROUND.
 - INSTALL ALL REINFORCEMENT WITH THE FOLLOWING CLEARANCES BETWEEN REINFORCING STEEL AND FACE OF CONCRETE:
 - FOOTING, PIER, OR BEAM BOTTOMS: 3"
 - EARTH-FORMED, PIER OR BEAM SIDES: 2"
 - FORMED FOOTING, PIER OR BEAM SIDES, EXPOSED 1"
 - PRECAST EXPOSED TO WEATHER, PANELS: 3/4"
 - PRECAST EXPOSED TO WEATHER, POSTS: 1 1/4"
 - SPLICES WITHIN CONTINUOUS UNSCHEDULED REINFORCING STEEL SHALL HAVE A MINIMUM LAP OF 30 BAR DIAMETERS.

SOILS:

- FOOTING SIZE IS BASED ON THE FOLLOWING MINIMUM SOIL PROPERTIES:
 - SOIL COMPACTION: 90% STD. PROCTOR
 - BEARING CAPACITY: 1500 PSF

NOTE:
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
NOT FOR ESTIMATING

REVISIONS

**6' SUPERIOR CUTSTONE
GENERIC DRAWING**

SUPERIOR-CUTSTONE™
Manufactured By
SUPERIOR CONCRETE PRODUCTS
1203 RAIDER DRIVE EULESS TX 76040
1 (800) 942-9255 (817) 277-9255

DATE: 7/27/22
DRAWN: J.C.
JOB# _N/A_
GENERIC DRAWING
SHEET 1
OF 1 SHEET(S)

Exhibit “B”

DEVELOPMENT STANDARDS Planned Development District No. 195 (PD-195)

Oncor Substation

The development on the property comprising approximately 158.80 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. Single Family-Estate (SF-E) uses:

TRACT 1

Development of PD-195 designated on Exhibit “C,” the Concept Plan comprising approximately 97.19 acres, shall be in compliance with all regulations applicable to Single-Family Estate District (SF-E) uses contained in the Town’s Land Development Regulations as amended, except as otherwise provided in this Ordinance

1. **PERMITTED USES:** Any uses associated with Town Facilities and the following uses shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972
 - b. Local Utility Line
 - c. Public building, shop or yard
 - d. Solar panel systems, subject to section 98-1002
 - e. Telephone equipment station.
2. **SPECIFIC USES:** Any uses associated with Town Facilities and the following uses requiring a Specific Use Permit listed for Single-Family Estate shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended.
 - a. Communication tower, commercial, subject to section 98-977
 - b. Electrical line/substation, high voltage, subject to section 98-979
 - c. Private franchise utility (not listed)
 - d. Transmission pipeline, subject to section 98-997
3. **TEMPORARY USES:** The temporary uses listed for Single-Family Estate shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town’s Land Development Regulations, as amended
4. **DIMENSIONAL REGULATIONS:** The dimensional regulations listed for Single-Family Estate District (SF-E) in the Town’s Zoning Ordinance shall be required for this Planned Development.

TRACT 2

Development of PD-195 designated on Exhibit "C," the Concept Plan for the Oncor Substation, comprising approximately 61.61 acres, shall be in compliance with all regulations applicable to Single-Family Estate District (SF-E) uses contained in the Town's Land Development Regulations as amended, except as otherwise provided in this Ordinance.

1. **PERMITTED USES:** The following uses shall be permitted within PD-195, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended.
 - a. Accessory use, general, subject to section 98-972;
 - b. Local utility line
 - c. Electrical line/substation, high voltage, subject to [section 98-979](#);
2. **SPECIFIC USES:** No uses requiring a Specific Use Permit shall be permitted within PD-195.
3. **TEMPORARY USES:** Only the following temporary uses may be permitted within PD-195 subject to approval of a Temporary Use Permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974; and
 - b. Field office, temporary.
4. **DIMENSIONAL REGULATIONS:** The dimensional regulations listed for Single-Family Estate District (SF-E) in the Town's Zoning Ordinance shall be required for this Planned Development, except as listed below.
 - a. *Maximum lot coverage.* The maximum lot coverage in the SF-E, single-family estate district shall be 35 percent for all uses, subject to section 98-129.

B. Supplementary Standards

1. To develop Tract 1 with a use other than Town Facilities, an amendment to PD-195 shall be required in order to provide updated conceptual plans and development standards.
2. Vinyl coated chain link fence in either black or green color shall be installed where indicated on the concept plan.
3. The height of the dead-end towers shall not exceed 85 feet (85').

C. Exceptions for Tract 2

The following exceptions and waivers shall apply to this Planned Development.

1. There shall be no requirement for required planting within the 15-foot landscape buffer along Haynes Road.

2. Compatibility Buffer-Section 82-302.
 - a. The planting requirements of the compatibility buffer shall not apply along the northern boundary of Tract 2.
 - b. An eight-foot (8') masonry wall along the northern property boundary shall be provided as indicated on the Concept Plan. Approximately 720 linear feet of minimum six-foot (6') tall vinyl coated chain link fence with one-foot (1') three strand barbed wire fence on top shall be permitted in the location as indicated on the Concept Plan.
3. Tract 2 shall not be subject to the water impoundment protection requirement of the Environmental Survey Analysis.



PLANNING & ZONING COMMISSION AGENDA I.4. REGULAR ITEM(S)

DATE: March 27, 2023
FROM: Matthew Hotelling, Senior Engineering Transportation Manager
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA23-0001 – Western Flower Mound Thoroughfare Plan) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Various Roadways bounded by Denton Creek Boulevard on the west to the unnamed Greenway Rural Arterial on the east. (Transportation Commission recommended approval by a vote of 6 to 0 at its December 13, 2022, meeting).**

BACKGROUND:

This application was presented to the Transportation Commission (TRC) on December 13, 2022. The details of the request and staff report are contained in Attachment A.1. The TRC meeting can be viewed at: <https://flowermoundtx.swagit.com/play/12142022-859> Item F2. The TRC agenda packet can be viewed at: <https://flowermoundtx.portal.civicclerk.com/event/2212/files>

During the December 13, TRC meeting, staff presented a proposed Thoroughfare Plan Amendment to the TRC. The plan presented to the Planning and Zoning Commission incorporates the TRC recommendation and the approved zoning case, MU21-0002, which was approved on October 3, 2022. The general layout of streets shown to the TRC included streets that are shown as MU-Local streets. Those streets were verified by Staff to operate at acceptable levels of service and will adequately serve the development. Therefore, the proposed Thoroughfare Plan amendment for this item has removed those items that were previously shown as Urban Collectors, as local streets are not shown on the Thoroughfare Plan. This Thoroughfare Plan Amendment amends the Thoroughfare Master plan to align with the approved zoning.

This application will require final action by the Town Council.

BOARD REVIEW/CITIZEN FEEDBACK: No correspondence from the public to date. The Transportation Commission reviewed the Thoroughfare Plan Amendment in December 2022 and recommended 6 to 0 in favor of changing the Thoroughfare Plan.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

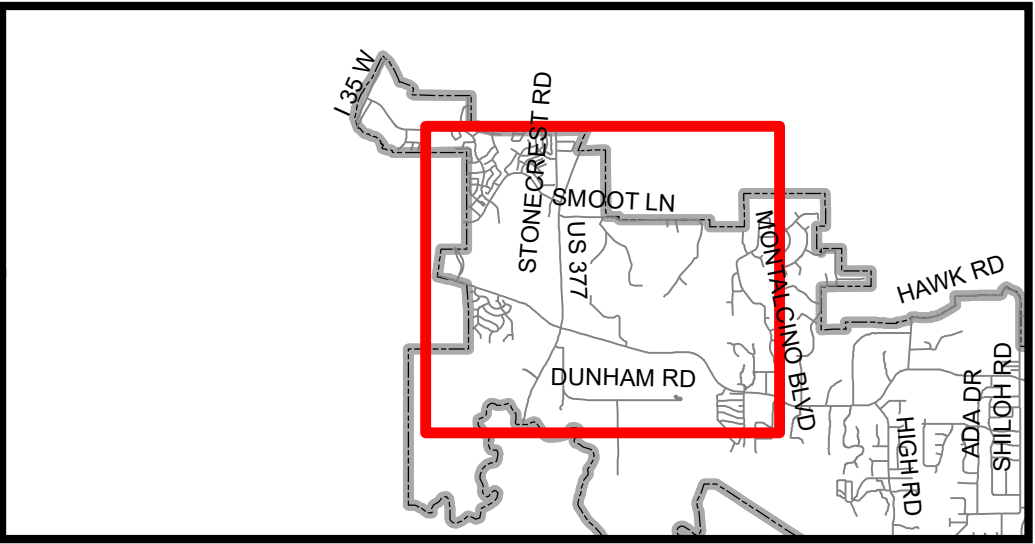
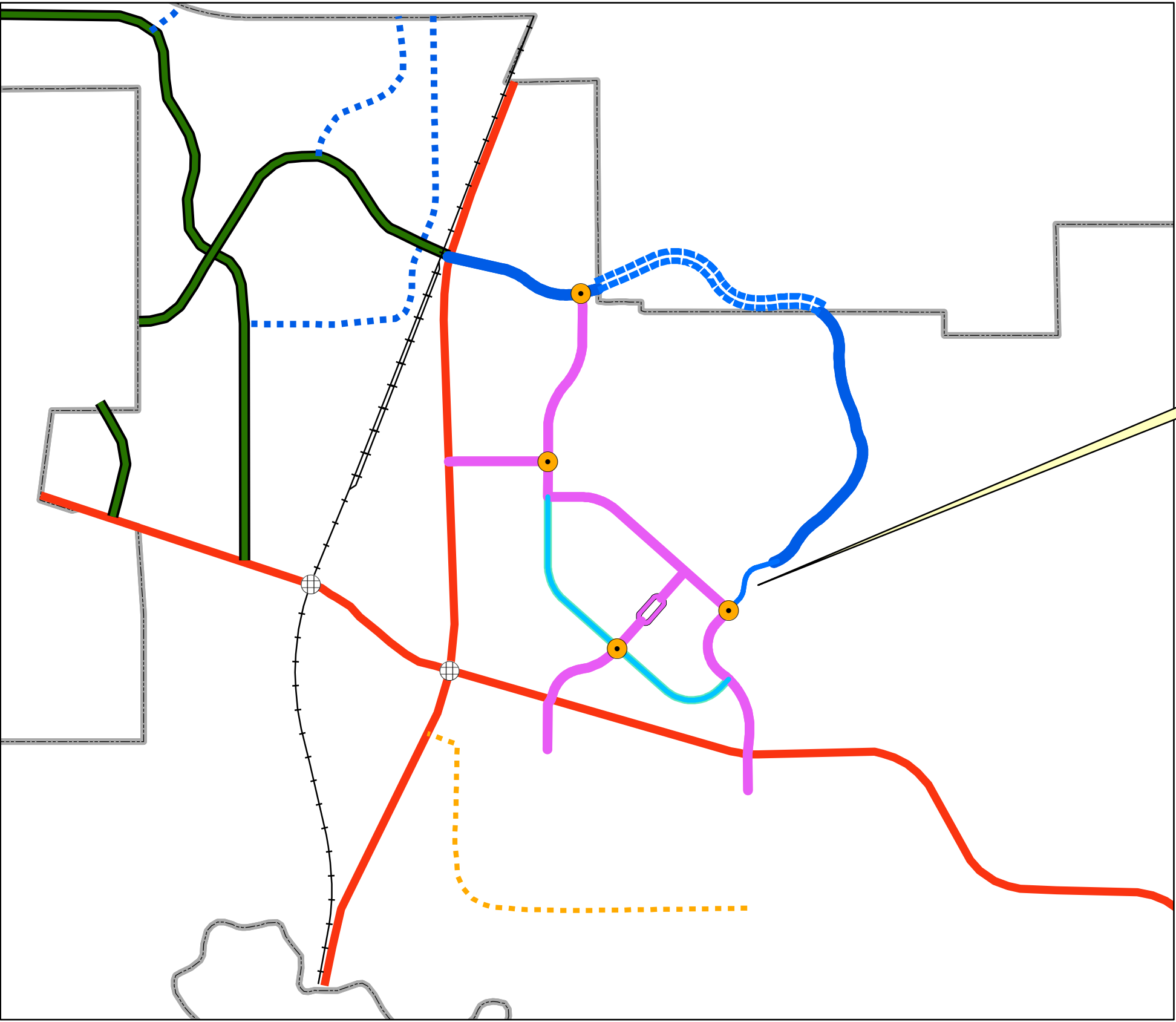
ATTACHMENTS:

1. Proposed Thoroughfare Plan Change Update

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



Exhibit A. Proposed 2023 Thoroughfare Plan Map Changes



Project Location(s)

Legend
Flower Mound Ranch Roads

- Greenway Rural Arterial
- Greenway Rural Arterial-Outside Town Limts
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road

Current Thoroughfare Plan

- Major Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Collector
- Rural Collector
- Service Road
- Diamond Interchange
- Grade Separation
- Roundabout