

Planning & Zoning Commission



May 22, 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. June 12, 2023 Regular Meeting
2. June 26, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Legislative Update
2. Development 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. Minutes of May 8, 2023 - Consider approval of the minutes from the May 8, 2023, Planning & Zoning Commission Regular Meeting.
2. MR23-0005 - Thacker Red Rock Addition Lot 1, Block A - Consider a request for a Minor Record Plat (MR23-0005 – Thacker Red Rock Addition Lot 1, Block A) to create one residential lot. The property is generally located west of Red Rock Lane and north of Ranch Road.

I. NON-DISCRETIONARY ITEM(S)

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

1. SP23-0002 - Long Prairie Plaza Daycare - Consider a request for a Site Plan (SP23-0002 – Long Prairie Plaza Daycare) to develop a day care center. The property is generally located south of Sherri Lane and east of Long Prairie Road.

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: May 18, 2023, at 4:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



May 8, 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 6:32 p.m. with the following members present:

Brad Ruthrauff, Chair, Place 1
Kathryn Wells, Vice-Chair, Place 7
Janvier Werner, Place 3
Greg Wilson, Place 5
Donald Gilmore, Place 6
Chris Drew, Place 8
Scott Jostes, Place 9

with the following member(s) absent:

Jason Hobbs, Place 2
Brady Kilpper, Place 4

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Principal Planner
Claire Barnes, Planner
LauriAnn Cash, Executive Assistant

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.

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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.	Jeffrey Bennett; 200 Cherokee Path	112 Cherokee Path
2.	Clare Harris, 416 Northwood Drive; (with time donated by Mary Jo Lengnick, 1701 Marble Pass)	Opposition to ZPD22-0001 & ZPD22-0003
3.	Kevin Hutchens, 370 Northwood Drive	Opposition to ZPD22-0001 & ZPD22-0003
4.	Tom Lengnick, 1701 Marble Pass*	Opposition to ZPD22-0001 & ZPD22-0003
5.	Scott Langley, 800 Carter Court*	Support of SP23-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. May 22, 2023 Regular Meeting
2. June 12, 2023 Regular Meeting

F. FUTURE AGENDA ITEM(S)

1. Commissioner Gilmore requested the Commission be kept informed of the Texas Legislative Session bills the Town is tracking in Austin.

G. STAFF/DIRECTOR REPORT

1. Board Portal
2. Legislative 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. Minutes of April 10, 2023 - Consider approval of the minutes from the April 10, 2023, Planning & Zoning Commission Regular Meeting.

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

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

2. RP22-0003 – Dixon Estates - Consider a request for a Replat (RP22-0003 – Dixon Estates) to create a residential subdivision. The property is generally located south of Dixon Lane and east of Windridge Lane.

ACTION: Commissioner Gilmore moved to approve item H.2. as presented in the agenda caption. Vice-Chair Wells seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

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

1. SP23-0003 - Lifetime Fitness Pickleball Courts - Consider a request for a Site Plan (SP23-0003 – Lifetime Fitness Pickleball Courts) to develop outdoor pickleball courts for Lifetime Fitness center. The property is generally located east of Churchill Drive and south of Cross Timbers Road.

STAFF PRESENTATION:

Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:

Dave Modrow, Lifetime Fitness

Neda Hosseiny, Kimley-Horn

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

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

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

1. SUP22-0006– 6201 Shoreview Accessory Dwelling - Public Hearing to consider an ordinance granting Specific Use Permit No. 483 (SUP22-0006– 6201 Shoreview Accessory Dwelling) to permit an accessory dwelling. The property is generally located south of Shoreview Court and west of Bayshore Drive.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Curt Dubose, PentaVia Custom Homes; present for questions, no presentation

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION: Vice-Chair Wells moved to recommend approval of Item J.1. as presented in the agenda caption. Commissioner Werner seconded the motion.

AYES: Jostes, Drew, Gilmore, Wilson, Werner, Wells

NAYS: None

RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:20 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



PLANNING & ZONING COMMISSION AGENDA H.2. CONSENT ITEM(S)

DATE: May 22, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Minor Record Plat (MR23-0005 – Thacker Red Rock Addition Lot 1, Block A) to create one residential lot. The property is generally located west of Red Rock Lane and north of Ranch 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.

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

II. APPLICATION ANALYSIS

The purpose of this request is to create one residential lot. The subject property contains a single-family dwelling and an accessory building. The proposed plat will include dedication of right-of-way for Red Rock Lane.

The applicant applied for a building permit to construct a second accessory building. Staff determined that since the property had been purchased by metes and bounds, had never been platted and was not a Lot of Record, a building permit could not be issued until the tract of land was platted. The Town Code defines a Lot of Record as an unplatted parcel of land, the deed for which is recorded in the office of the county clerk prior to the adoption of the Town's zoning ordinance on January 9, 1975. The metes and bounds sale separated the subject property from a larger tract of land after January 9, 1975.

As a result of the required right-of-way dedication, the final size of the subject lot will be 1.596 acres. The existing single-family dwelling, accessory building and proposed accessory building are all in compliance with the required building setbacks in the Agricultural (A) zoning district after accounting for the right-of-way dedication.

BOARD REVIEW/CITIZEN FEEDBACK: The subject property contained 1.751 acres of land and located within an Agricultural (A) zoning district. The minimum lot size for a residential lot within this zoning district is two acres. The subject property requested a variance from Section 98-276(a) "Minimum dimensions" of the Town Code to allow the property to be platted without meeting the minimum two-acre size requirement. The Board of Adjustment approved the variance by a vote of 5 to 0 at its March 8, 2023, meeting.

- [Board of Adjustment Report - March 8, 2023](#)

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

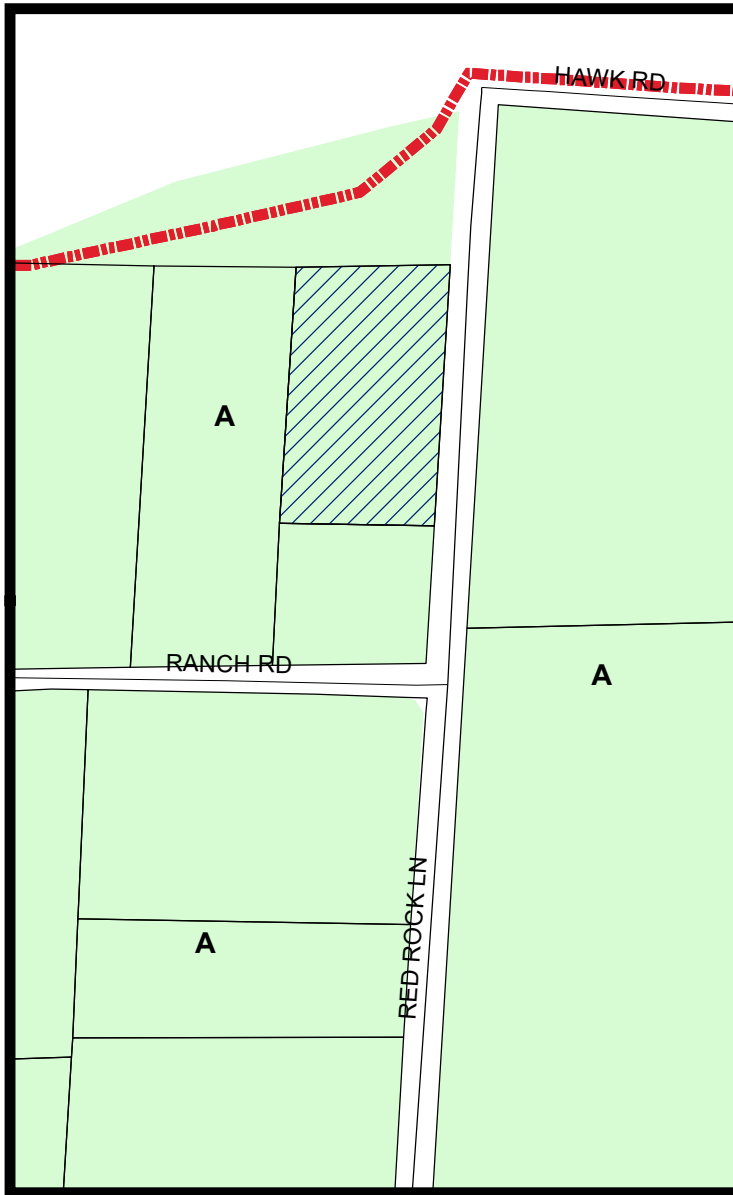
ATTACHMENTS:

1. Vicinity and Aerial Maps
2. Letter of Intent
3. Minor Record Plat Package

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

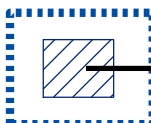
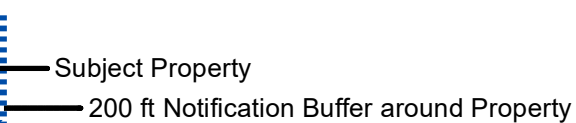
Vicinity Map

Reference Project: MR23-0005



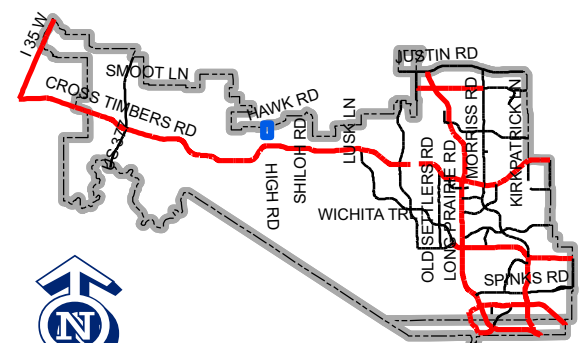
LEGEND

 Agriculture

 Subject Property
 200 ft Notification Buffer around Property

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

0 187.5 375 750 Feet

Monday, April 17, 2023
4971 Red Rock Lane
Town of Flower Mound, Denton County, Texas
Page 1 of 1



Letter of Intent:

To Whom It May Concern:

The approximate location of 4971 Red Rock Lane is located within the Town limits of Flower Mound. Being approximately 1.73 acres, situated in the Memphis El Paso and Pacific Railroad Company Survey Abstract No. 928. Town of Flower Mound, Denton County, Texas.

The property is currently zoned A and a zoning change is not needed or requested.

The purpose of this plat is to create one recorded lot from a tract of land.

Please accept this formal request to take this plat submission.

Please feel free to reach out to me, Grayson CeBallos, with any further questions, comments or concerns.

Thank you,

A handwritten signature in blue ink, appearing to read "Grayson CeBallos".

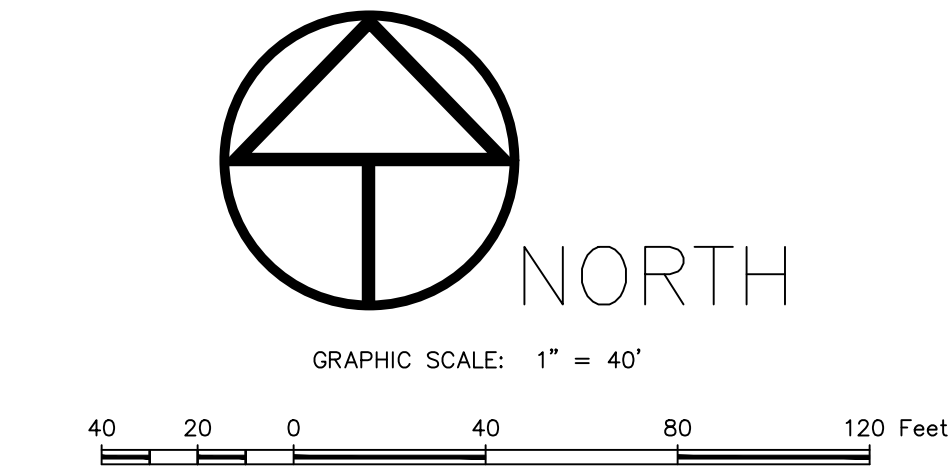
Grayson CeBallos

Project Manager, SIT

Grayson.ceballos@windroseservices.com

Direct - 972-370-5871

Main - 214-217-2544



SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202 NORTH AMERICAN DATUM OF 1983 (NAD 83) (U.S. FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063.
- THIS PROPERTY LIES WITHIN ZONE "X" UNSHADED OF THE FLOOD INSURANCE RATE MAP FOR DENTON COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48121C0520G, DATED APRIL 18, 2011, VIA SCALED MAP LOCATION AND GRAPHIC PLOTTING.
- NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.
- THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT.

- LEGEND OF ABBREVIATIONS
- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
 - P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
 - IRS 1/2 INCH CAPPED REBAR STAMPED "WINDROSE" SET
 - C.M. CONTROLLING MONUMENT
 - DOC. NO. DOCUMENT NUMBER

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

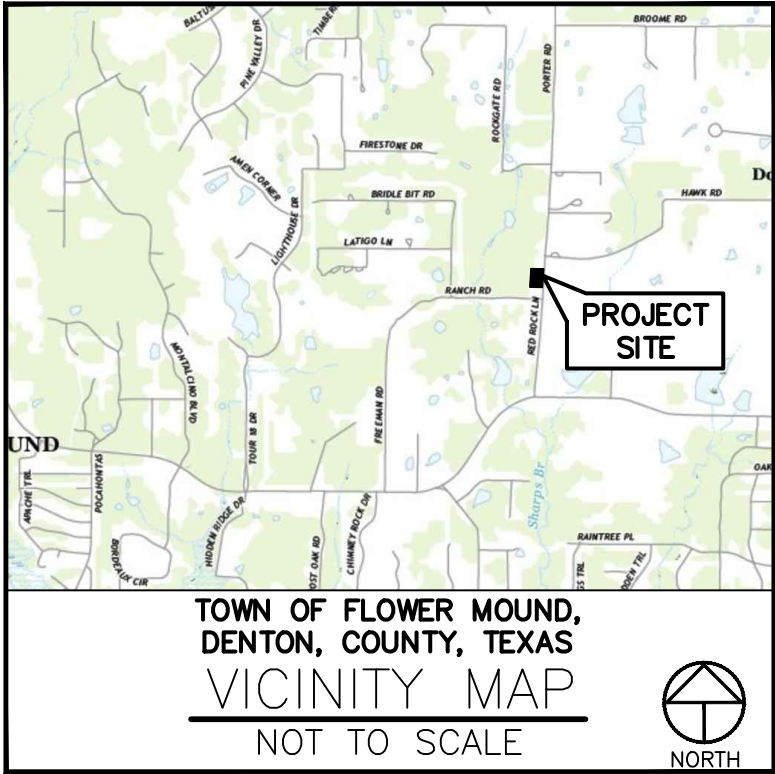
BRAD RUTHRAUFF, CHAIRMAN
PLANNING AND ZONING COMMISSION

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

THERESA SCOTT, TOWN SECRETARY
TOWN OF FLOWER MOUND

LEXIN MURPHY, DIRECTOR OF PLANNING SERVICES
TOWN OF FLOWER MOUND



STATE OF TEXAS §
COUNTY OF DENTON §

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

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR REUED UPON AS A FINAL SURVEY DOCUMENT
DATED 8/9/2023

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

STATE OF TEXAS §
COUNTY OF DENTON §

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

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

Notary Public in and for the State of Texas

OWNER'S CERTIFICATION:

STATE OF TEXAS §
COUNTY OF DENTON §

WHEREAS, MICHAEL DEAN THACKER & ANTJE THACKER ARE THE SOLE OWNERS OF A TRACT OF LAND LOCATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NUMBER 928, IN THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS, ACCORDING TO THE GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2021-119643, DEED RECORDS, DENTON COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING A 1.751 ACRE TRACT OF LAND SITUATED IN THE M.E.P. & P.R.R. SURVEY, ABSTRACT NUMBER (NO.) 928, DENTON COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND DESCRIBED TO MICHAEL DEAN THACKER & ANTJE THACKER IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT (DOC.) NO. 2021-119643, DEED RECORDS, DENTON COUNTY, TEXAS (D.R.D.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM 83 (NAD83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.00015063):

BEGINNING AT A 1-INCH REBAR FOUND FOR THE NORTHWEST CORNER OF SAID THACKER TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO NORMA Z. GARCIA-PEREZ IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2006-136559, D.R.D.C.T., SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED TO JUANITA KAY CARLTON IN WARRANTY DEED RECORDED IN VOLUME (VOL.) 1401, PAGE (PG.) 438, D.R.D.C.T.;

THENCE, SOUTH 88 DEGREES 50 MINUTES 58 SECONDS EAST, WITH THE NORTH LINE OF SAID THACKER TRACT AND THE SOUTH LINE OF SAID CARLTON TRACT, A DISTANCE OF 226.26 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID THACKER TRACT AND THE SOUTHEAST CORNER OF SAID CARLTON TRACT, SAID POINT LYING IN THE RIGHT-OF-WAY OF RED ROCK LANE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, SOUTH 03 DEGREES 20 MINUTES 38 SECONDS WEST, WITH THE EAST LINE OF SAID THACKER TRACT AND WITHIN THE RIGHT-OF-WAY OF SAID RED ROCK LANE, A DISTANCE OF 337.28 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID THACKER TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED TO EKY REAL ESTATE HOLDINGS, LLC IN GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2021-98629, D.R.D.C.T.;

THENCE, NORTH 88 DEGREES 50 MINUTES 58 SECONDS WEST, WITH THE SOUTH LINE OF SAID THACKER TRACT AND THE NORTH LINE OF SAID EKY TRACT, A DISTANCE OF 226.26 FEET TO A 1/2-INCH REBAR FOUND FOR THE SOUTHWEST CORNER OF SAID THACKER TRACT AND THE NORTHWEST CORNER OF SAID EKY TRACT, SAID POINT LYING ON THE EAST LINE OF SAID GARCIA-PEREZ TRACT;

THENCE, NORTH 03 DEGREES 20 MINUTES 38 SECONDS EAST, WITH THE WEST LINE OF SAID THACKER TRACT AND THE EAST LINE OF SAID GARCIA-PEREZ TRACT, A DISTANCE OF 337.28 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.751 ACRES, OR 76,260 SQUARE FEET OF LAND, MORE OR LESS.

OWNER'S DEDICATION:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MICHAEL DEAN THACKER & ANTJE THACKER DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS THACKER RED ROCK ADDITION, AN ADDITION TO THE TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS.

THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. ALL STREETS, ALLEYS, RIGHTS-OF-WAY, LOT 1, BLOCK A, THACKER RED ROCK ADDITION, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF FLOWER MOUND FOR MUNICIPAL PURPOSES. THE UTILITY AND FIRE LANE EASEMENTS (STREETS, ALLEYS, AND COMMON AREAS) SHALL BE OPEN TO THE PUBLIC, FIRE AND POLICE UNITS, GARBAGE AND RUBBISH COLLECTION AGENCIES AND ALL PUBLIC AND PRIVATE UTILITIES FOR EACH PARTICULAR USE. NO BUILDINGS, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED, RECONSTRUCTED OR PLACED UPON, OVER, OR ACROSS THE UTILITY EASEMENTS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES USING OR DESIRING TO USE SAME.

ALL AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENTS AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON THE SAID UTILITY EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTING, PATROLLING, MAINTAINING, AND ADDING TO OR REMOVING ALL OR PARTS OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. ANY PUBLIC UTILITY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO PRIVATE PROPERTY FOR THE PURPOSES OF READING METERS AND ANY MAINTENANCE AND SERVICE REQUIRED OR ORDINARILY PERFORMED BY THAT UTILITY.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES REGULATIONS AND RESOLUTION OF THE TOWN OF FLOWER MOUND.

WITNESS OUR HANDS THIS, THE ____ DAY OF _____, 2023.

BY: _____
MICHAEL DEAN THACKER TITLE

BY: _____
ANTJE THACKER TITLE

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL DEAN THACKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED ANTJE THACKER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNER/DEVELOPER
MICHAEL DEAN THACKER &
ANTJE THACKER
4971 RED ROCK LN.
FLOWER MOUND, TX 75022
DENTON COUNTY

WINDROSE
LAND SURVEYING | PLATTING
1955 LAKEWAY DRIVE, SUITE 220 | LEWISVILLE, TX 75057 | 214.217.2544
FIRM REGISTRATION NO. 10194331 | WINDROSESERVICES.COM

DRAWN BY: BJ DATE: 05/01/2023 CHECKED BY: MNP JOB NO.: 058637



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

DATE: May 22, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Consider a request for a Site Plan (SP23-0002 – Long Prairie Plaza Daycare) to develop a day care center. The property is generally located south of Sherri Lane and east 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.

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

II. APPLICATION ANALYSIS

The purpose of the application is to obtain site plan approval to construct a one-story building containing approximately 13,062 square feet that will be occupied by a day care center. The property is located within Planned Development No. 157 (PD-157) with Retail District-2 (R-2) uses. The subject site contains approximately 2.008 acres and is primarily undeveloped. Two retail buildings are located to the west and future development to the north and south of the site is planned to contain retail, restaurant and office uses in accordance with PD-157.

A day care center use has a required parking ratio of one space for each four persons accommodated. The applicant is estimating a maximum capacity of 220 children and 28 staff for a total of 248 people accommodated. The required number of parking spaces is 62 with 63 being provided, which is within the 20% allowable parking deviation. According to the applicant, parents will be parking and walking the children into the building.

The site contains an access road on its north side for the gas well operation east of the site, as well as five parking spaces that were constructed with the two retail buildings immediately west of the site. As a part of the day care center development, a portion of the gas well pad access road will be improved adjacent to the subject property and access to the gas well pad will remain. The proposed development is outside the required 500-foot setback from the gas well equipment.

The proposed development includes an outdoor play area that will be enclosed with an eight-foot-tall wrought iron fence. Access to the property will be provided through two mutual access easements to a driveway entrance on Long Prairie Road. The proposed site plan, landscape plan and elevations are in compliance with the Town Council approved Specific Use Permit (SUP-482) for the proposed day care center.

BOARD REVIEW/CITIZEN FEEDBACK: The Town Council approved Specific Use Permit No. 482 (SUP22-0005 - Long Prairie Plaza Daycare) by a vote of 5 to 0 at its December 19, 2022, meeting.

- [Town Council Report - December 19, 2022](#)

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

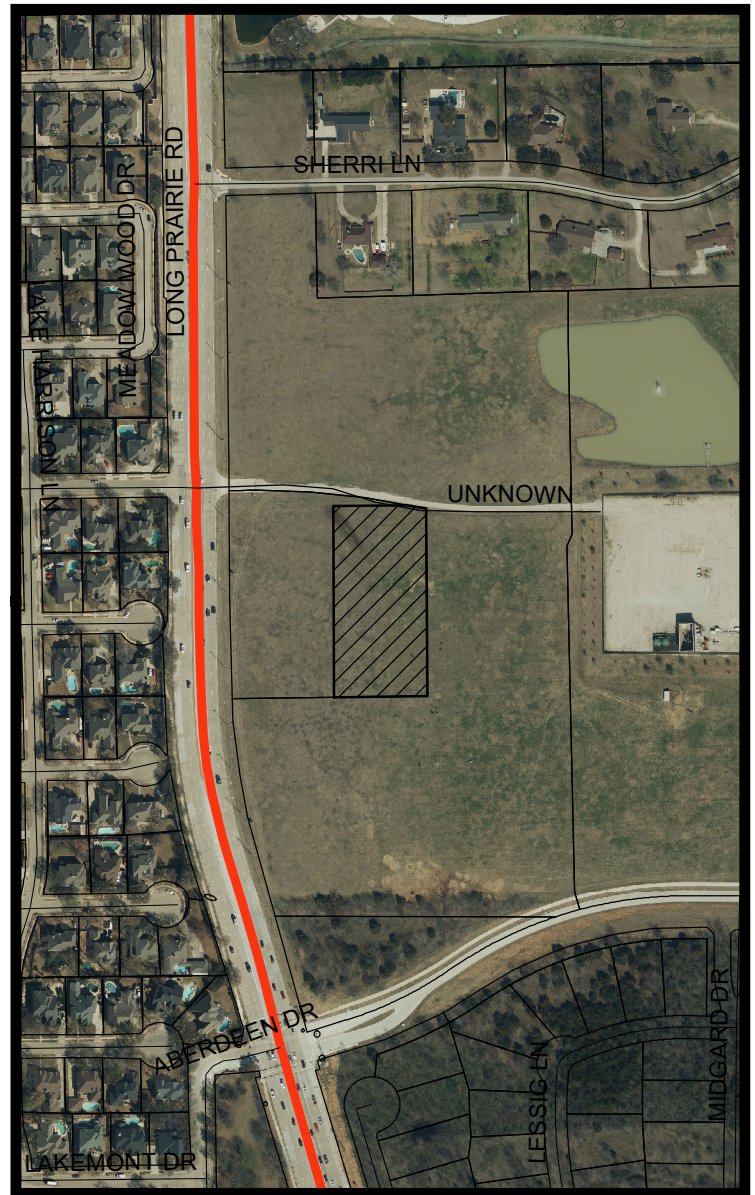
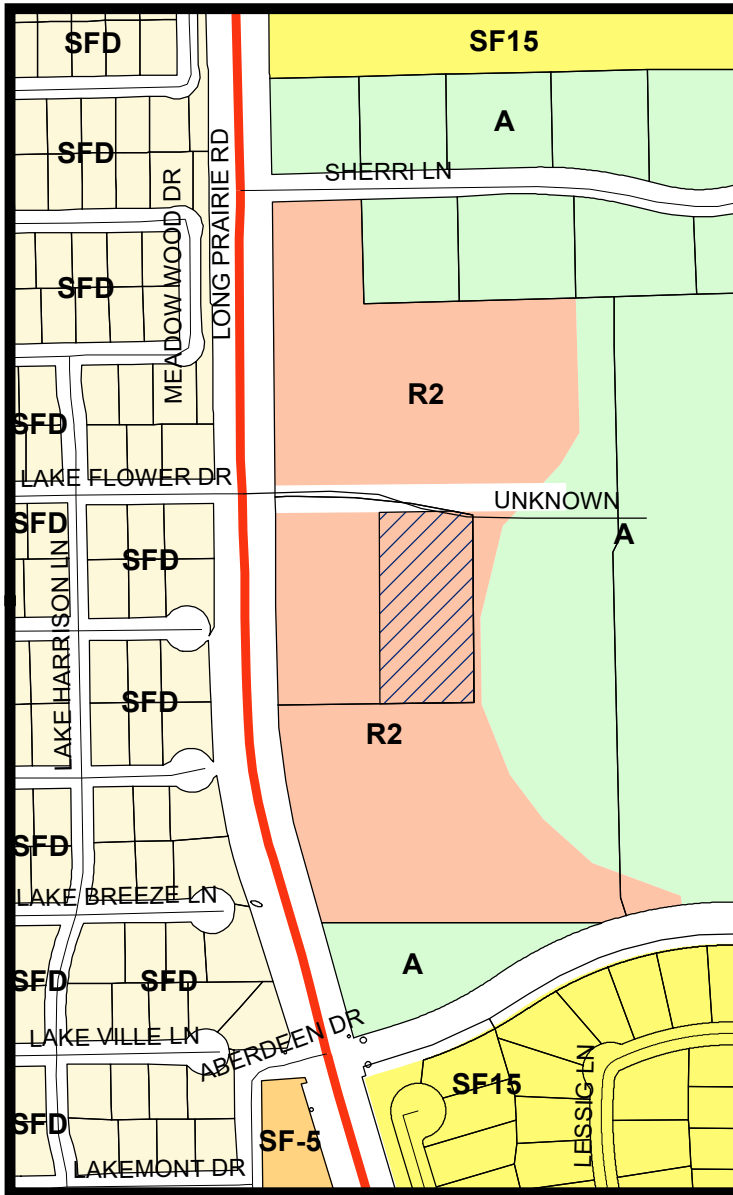
ATTACHMENTS:

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

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

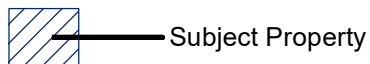
Vicinity Map

Reference Project: SP23-0002



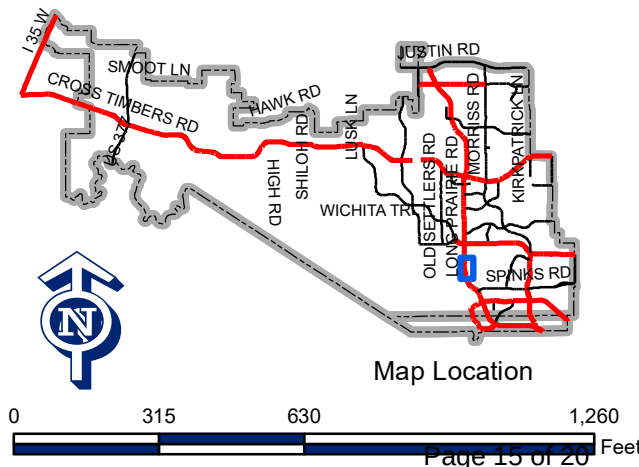
LEGEND

- Agriculture
- Retail 2
- Single Family 5
- Single Family 15
- Single Family Detached



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

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





February 15, 2023

Mr. Chuck Russell, Town Planner
Planning Department
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: *Long Prairie Plaza Daycare Site Plan*
 1500 Long Prairie Rd

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to develop and build a 13,062 square foot daycare, on the 2.008 acre Lot 4, Block A of the Long Prairie Plaza Addition on the east side of Long Prairie Rd between Aberdeen and Sherri Ln.

The zoning for this property is PD-157, with an SUP for daycare use that was approved by Town Council at the December 19, 2022 meeting. All plans submitted are intended to comply with PD-157. An exception for the slope of the roof pitch was also considered at this meeting. Our intent is for the Site Plan application to match closely with what the Town has reviewed with the SUP application with slight changes for best engineering design.

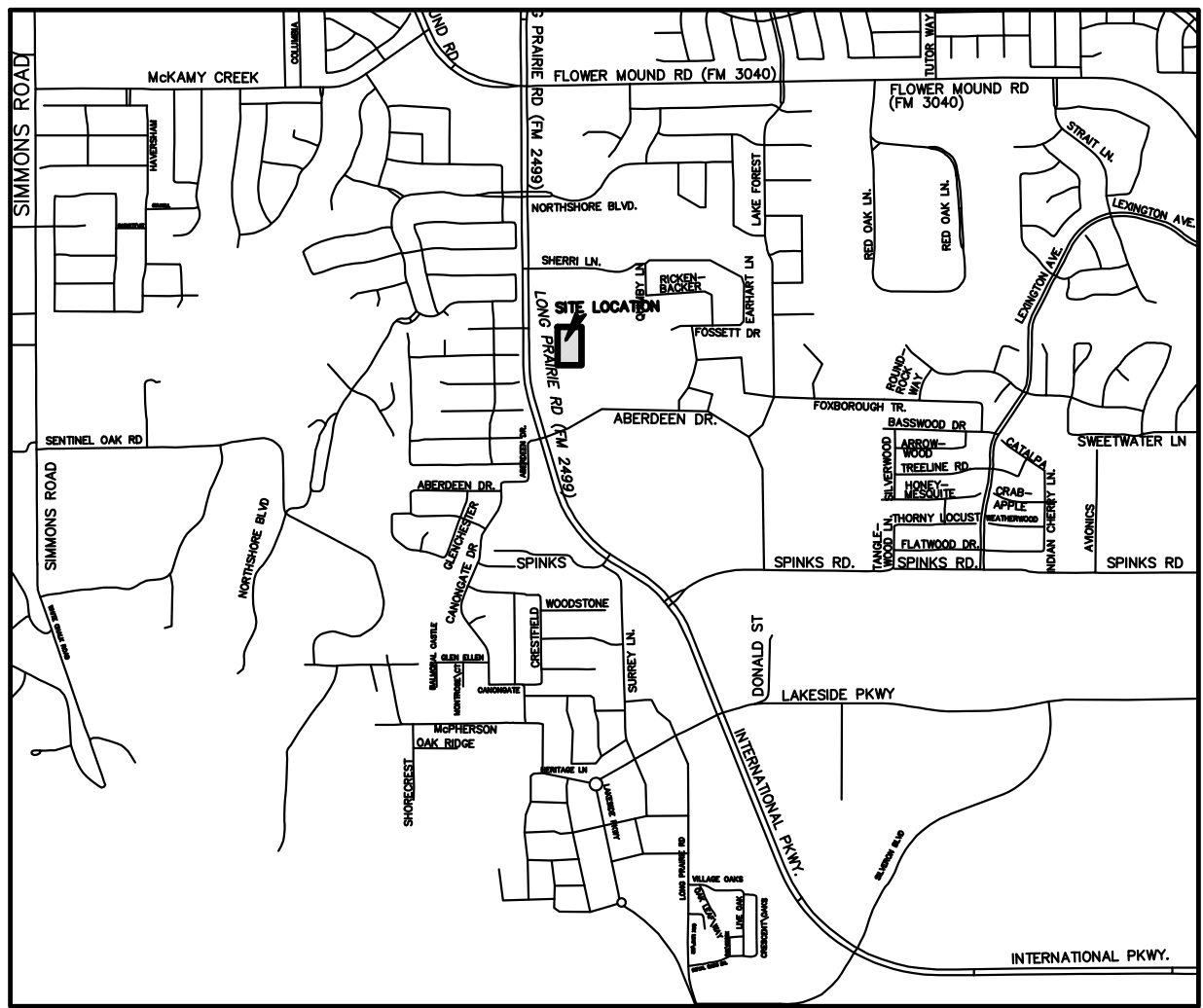
We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

Mr. Jason R. Kilpatrick, P.E.
Engineer

Cc: file

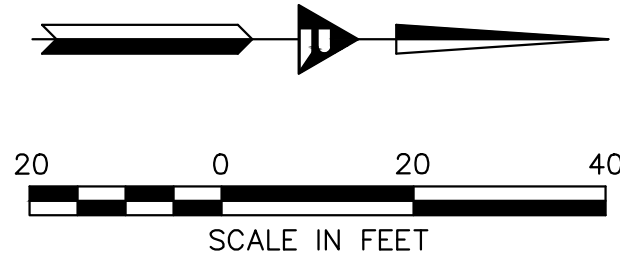


VICINITY MAP NOT TO SCALE

NOTES:

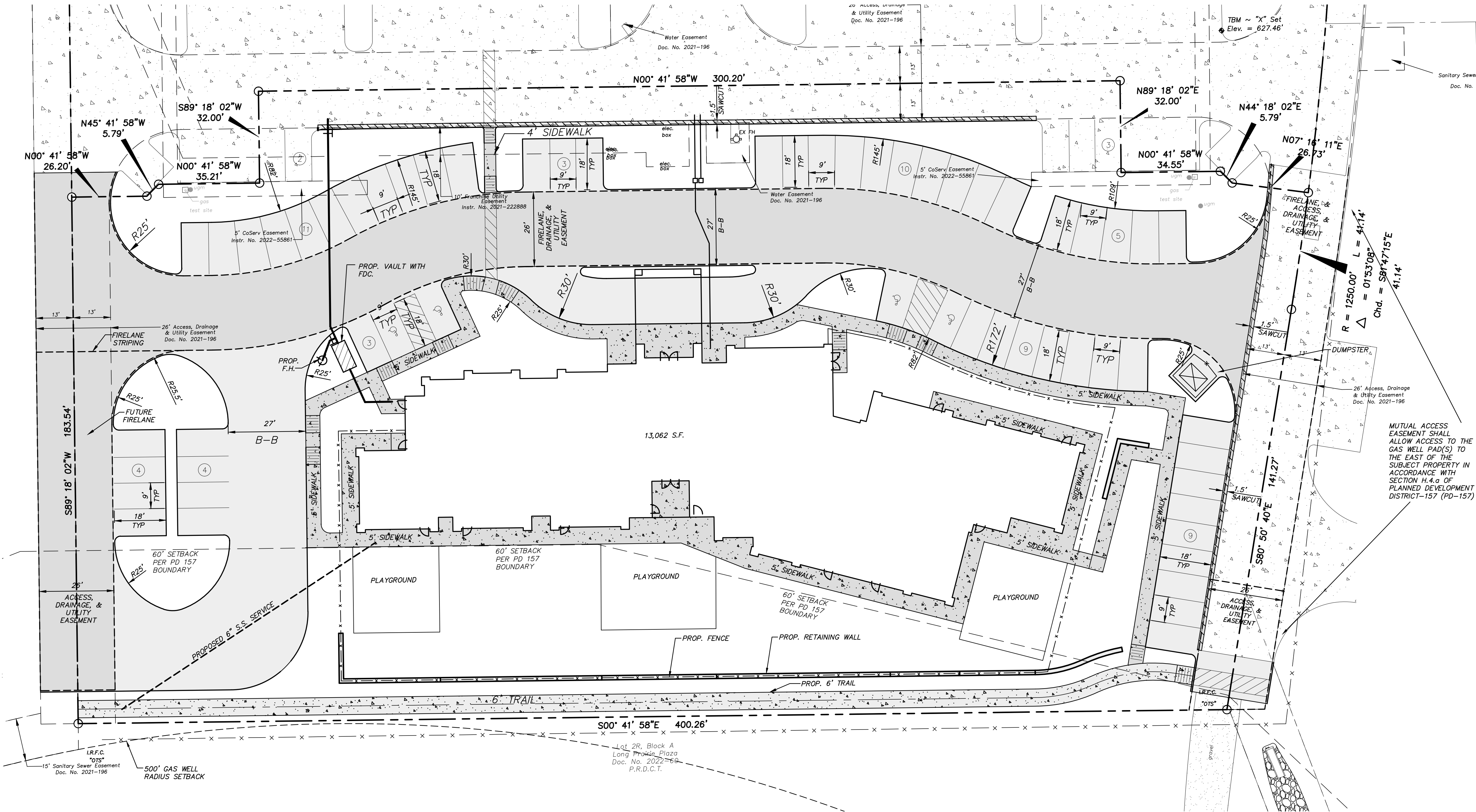
1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
10. ADA RAMPS ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
14. 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.
15. RETAINING WALLS 4 FOOT AND GREATER IN HEIGHT, INCLUDING DEPTH OF FOUNDATION, MUST BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS AND WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

SITE DATA TABLE		
PHYSICAL ADDRESS	1500 LONG PRAIRIE RD	
SITE AREA	2.008 acres / 87,464 s.f.	
ZONING	PD-157. R2 OFFICE/RETAIL	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	15.0% / 13,144 s.f.	
IMPERVIOUS AREA	65.1% / 56,948 s.f.	
PERVIOUS AREA	34.9% / 30,516 s.f.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
DAYCARE 1:4 PERSONS ACCOMMODATED	62	63
HANDICAP PARKING		
	4	4
TOTAL PARKING	62	63
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	27'-2"	
MEAN HEIGHT	20'-7"	
TOTAL SQUARE FOOTAGE	13,062 s.f.	



PAVING LEGEND

	PAVING
	FIRELANE PAVING
	SIDEWALK
	6 FT. TRAIL
	EXISTING CONCRETE



ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TEXAS 75067
TEL. (972) 353-8000

OWNER:
SB EDUCATION SERVICES LLC
1305 OTTER WAY
COPPELL, TX 75019
TEL: 214-770-6521

F.M. MONTESSORI
LONG PRAIRIE PLAZA
LOT 4, BLOCK A
2.008 acres
John White Survey Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas



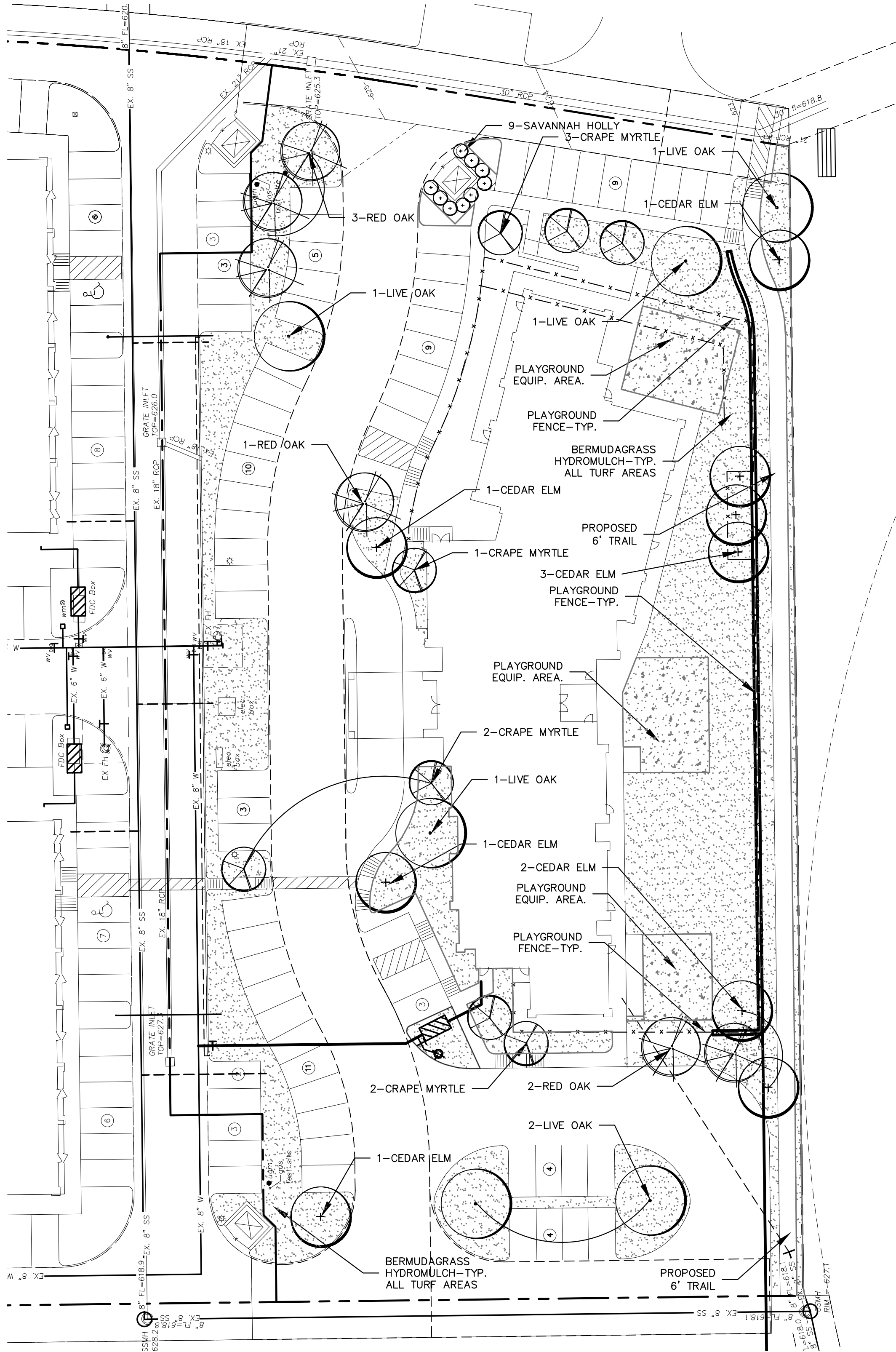
F.M. MONTESSORI

FLOWER MOUND, TEXAS

SITE PLAN

Scale: 1" = 20'
Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: MAY 15, 2023
Project No. 191-001

SHEET
1 OF 1



IRRIGATION NOTES:

1. All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
2. Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
3. Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

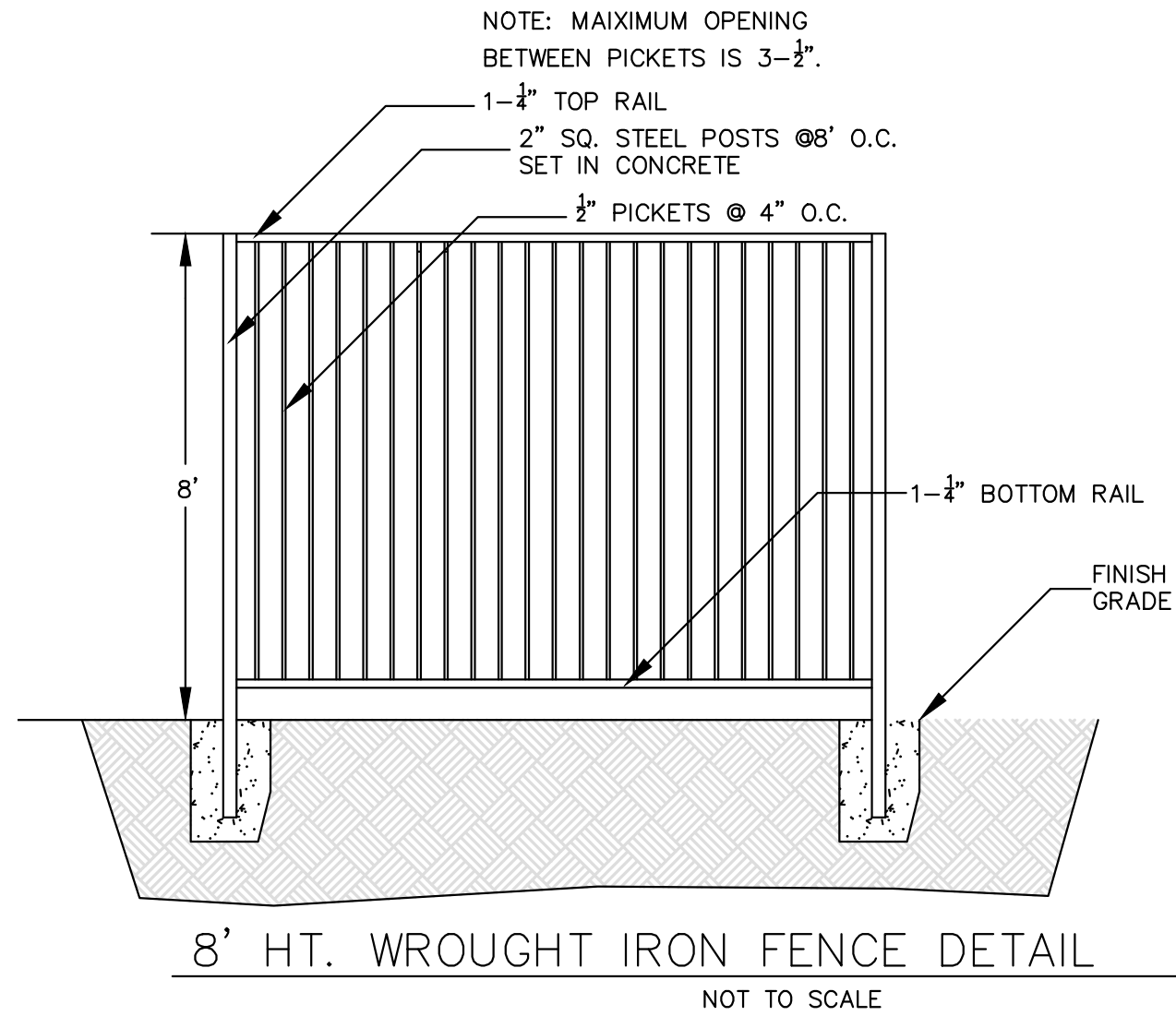
MAINTENANCE NOTES:

1. All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed or removed.
2. Landscaped areas shall be kept free of trash, litter, weeds and other such materials or plants not part of the landscaping.
3. The property owner is responsible for regular weeding, mowing of grass, irrigating, fertilizing, pruning and other maintenance of all plantings, including parkways, as needed.
4. Undisturbed, naturalized areas, if shown on this plan, are to be maintained by periodic field mowing as required by Town of Flower Mound standards.

GENERAL LANDSCAPE NOTES

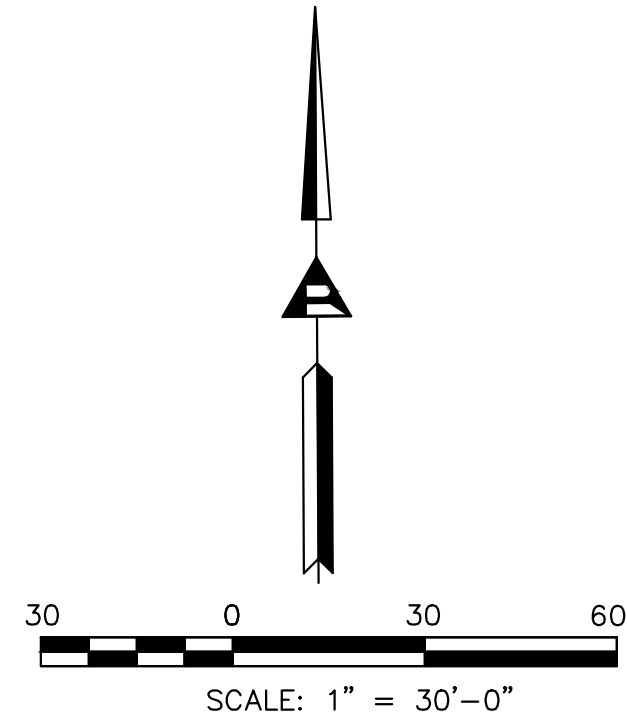
1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
7. Any sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

TREE MITIGATION NOTE;
THERE ARE NO EXISTING TREES ON THIS SITE.



PLANT LIST

6-LIVE OAK / QUERCUS VIRGINIANA / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
6-RED OAK / QUERCUS SHUMARDII / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
6-CEDAR ELM / ULMUS CRASSIFOLIA / 3" CAL. / 8' HT. / 6' SP. / CONTAINER GROWN
9-SAVANNAH HOLLY / ILEX SPP. 'SAVANNAH' / 15 GAL. / 6' HT. / FULL TO GROUND
8-CRAPE MYRTLE / LAGERSTROEMIA INDICA 'NATCHEZ' / 3 TRUNKS MIN. / 8' HT. / MATCHED / IN BLOOM
BERMUDAGRASS / CYNODON DACTYLON / HYDROMULCH



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	0 SQ. FT.	0 SQ. FT.	0 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	0 SQ. FT.	0 TREES	0 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRARIE ROAD = 1 PER 2,500 SF PLUS 10 TREES	NONE	NONE	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRARIE ROAD NONE	NONE	NONE
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	63	473 S.F.	9,120 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	63	7 TREES	8 TREES 1 SMALL TREE
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A LARGE TREE.			

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

P. O. Box 12519
Dallas, Texas 75225
T. 214-454-9934

REGISTERED LANDSCAPE ARCHITECT
JOHN B. ST. CLAIR
2210
STATE OF TEXAS

DATE SEALED: 5-02-20

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDG
DATE: AUGUST 17, 2022

F.M. MONTESSORI
LONG PRAIRIE PLAZA
LOT 4, BLOCK A
2.008 acres
John White Survey Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

F.M. MONTESSORI
FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale: 1" = 30'-0"

Designed by: JBS

Drawn by: JBS

Checked by: SCDG

Date: AUGUST 17, 2022

Project No. 191-001

SHEET
LP-1

Ridinger
Associates, Inc.

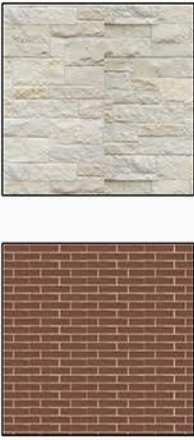
Civil Engineers - Planners

Form No. 1989
5500 S. Co. Rd. 101
Lewisville, Texas 75067

Tel. No. (972) 353-8000
Fax No. (972) 353-8011

MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
1. Total Facade S.F.	2511 s.f.	1721 s.f.	1068 s.f.	1414 s.f.	1714 s.f.	996 s.f.
2. Facade S.F. (exclusive of doors and windows)	2007 s.f.	1512 s.f.	957 s.f.	1172 s.f.	1414 s.f.	909 s.f.
3. Doors and Windows S.F.	504 s.f.	209 s.f.	111 s.f.	242 s.f.	300 s.f.	87 s.f.
4. Primary Masonry Totals	2007 s.f. and 100% of 2	1512 s.f. and 100% of 2	957 s.f. and 100% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	909 s.f. and 100% of 2
- Brick s.f. (as applicable)	1573 s.f. and 78% of 2	1343 s.f. and 89% of 2	696 s.f. and 73% of 2	1172 s.f. and 100% of 2	1414 s.f. and 100% of 2	621 s.f. and 68% of 2
- Stone s.f. (as applicable)	434 s.f. and 22% of 2	169 s.f. and 11% of 2	261 s.f. and 27% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	288 s.f. and 32% of 2



STONE
GRANBURY STONE



BRICK
ACME BRICK - DOVE GRAY



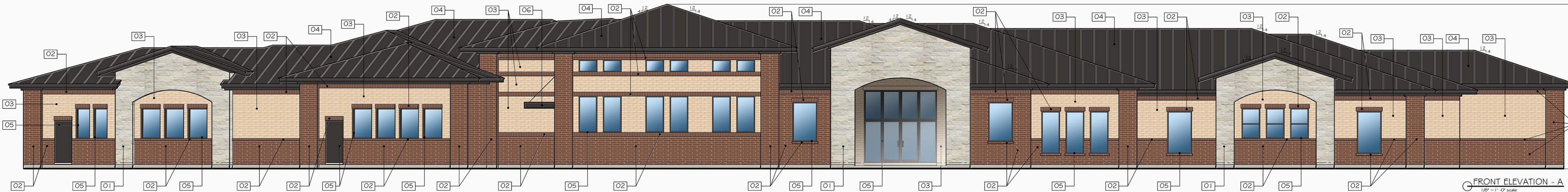
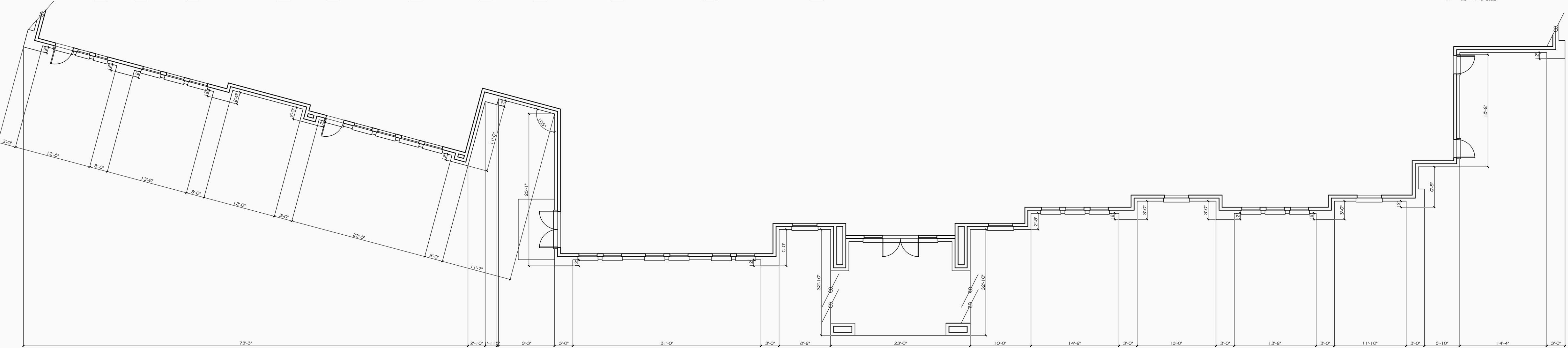
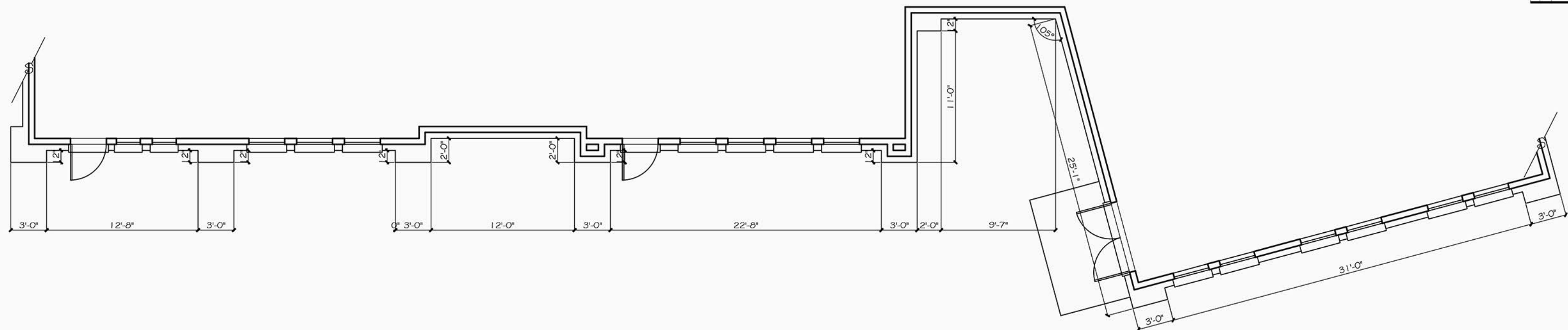
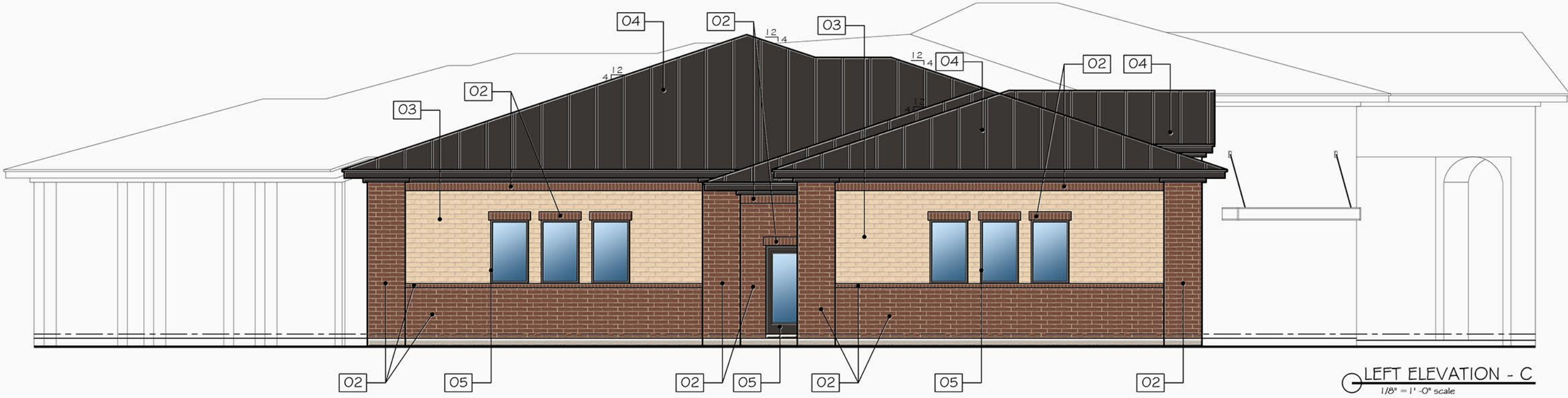
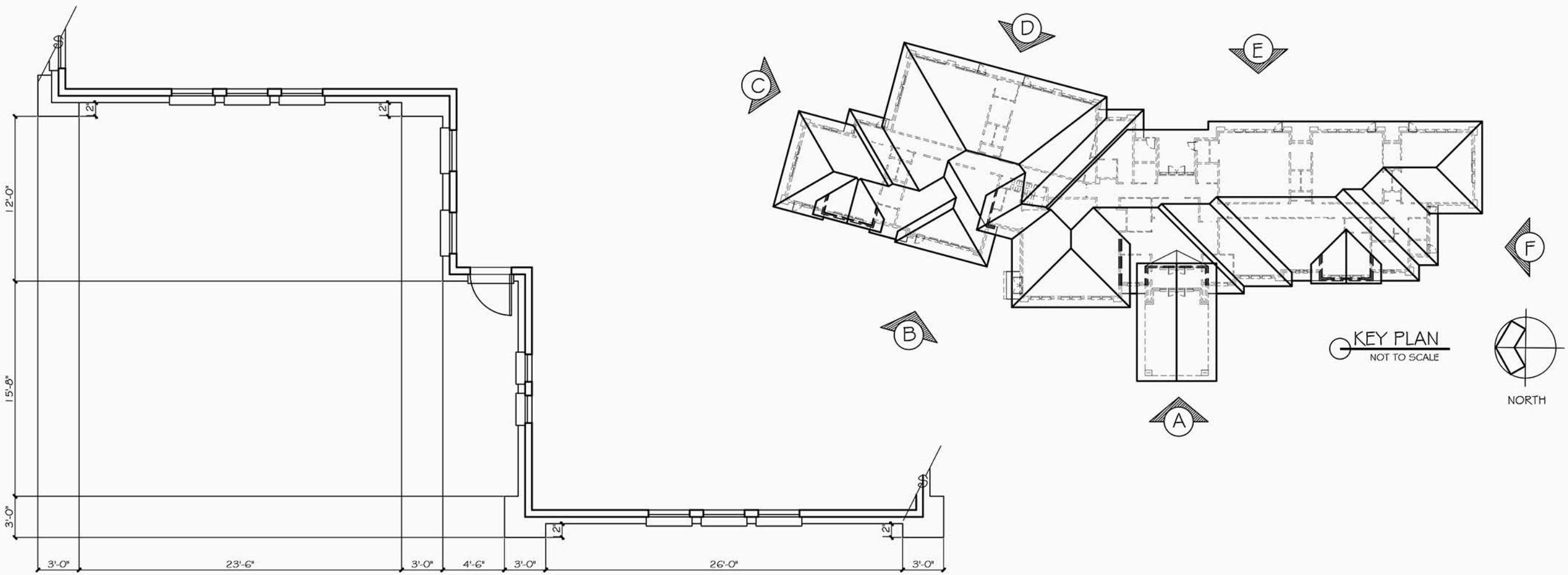
BRICK
ACME BRICK - AMARETTO

MATERIAL LEGEND	
01	STONE - GRANBURY STONE
02	BRICK - ACME - AMARETTO
03	BRICK - ACME - DOVE GRAY
04	STANDING SEAM METAL ROOF - BRONZE
05	WINDOW/DOOR FRAME - BRONZE
06	METAL AWNING - BRONZE

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

**NOTE: "THE TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT."

**NOTE: ALL ROOF SLOPES TO HAVE A 4:12 PITCH



CLAUSE

DATE: AUGUST 19, 2022

DRAWN BY: J.A. HZ

REVISIONS:

Δ Δ Δ

**CROSS
TIMBERS
ARCHITECTS**
4315 WINDSOR CENTRE TRAIL STE # 400
FLOWER MOUND, TEXAS 75028
PHONE: (972) 355-7754

PLANNING & ZONING
ONLY

NOT FOR
CONSTRUCTION

A CUSTOM PROJECT FOR:
FLOWER MOUND MONTESSORI

1500 LONG PRAIRIE ROAD

FLOWER MOUND, TEXAS

JOB #

22-065

SHEET

P&Z

1 OF 2

REVISED 9-21-2022

MATERIAL TABULATION CHART

	FRONT - ELEVATION A	FRONT - ELEVATION B	LEFT - ELEVATION C	REAR - ELEVATION D	REAR - ELEVATION E	RIGHT - ELEVATION F
1. Total Facade S.F.	2511 s.f.	1721 s.f.	1065 s.f.	1414 s.f.	1714 s.f.	996 s.f.
2. Facade S.F. (exclusive of doors and windows)	2007 s.f.	1512 s.f.	957 s.f.	1172 s.f.	1414 s.f.	909 s.f.
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- Stone s.f. (as applicable)	434 s.f. and 22% of 2	169 s.f. and 11% of 2	261 s.f. and 27% of 2	0 s.f. and 0% of 2	0 s.f. and 0% of 2	288 s.f. and 32% of 2

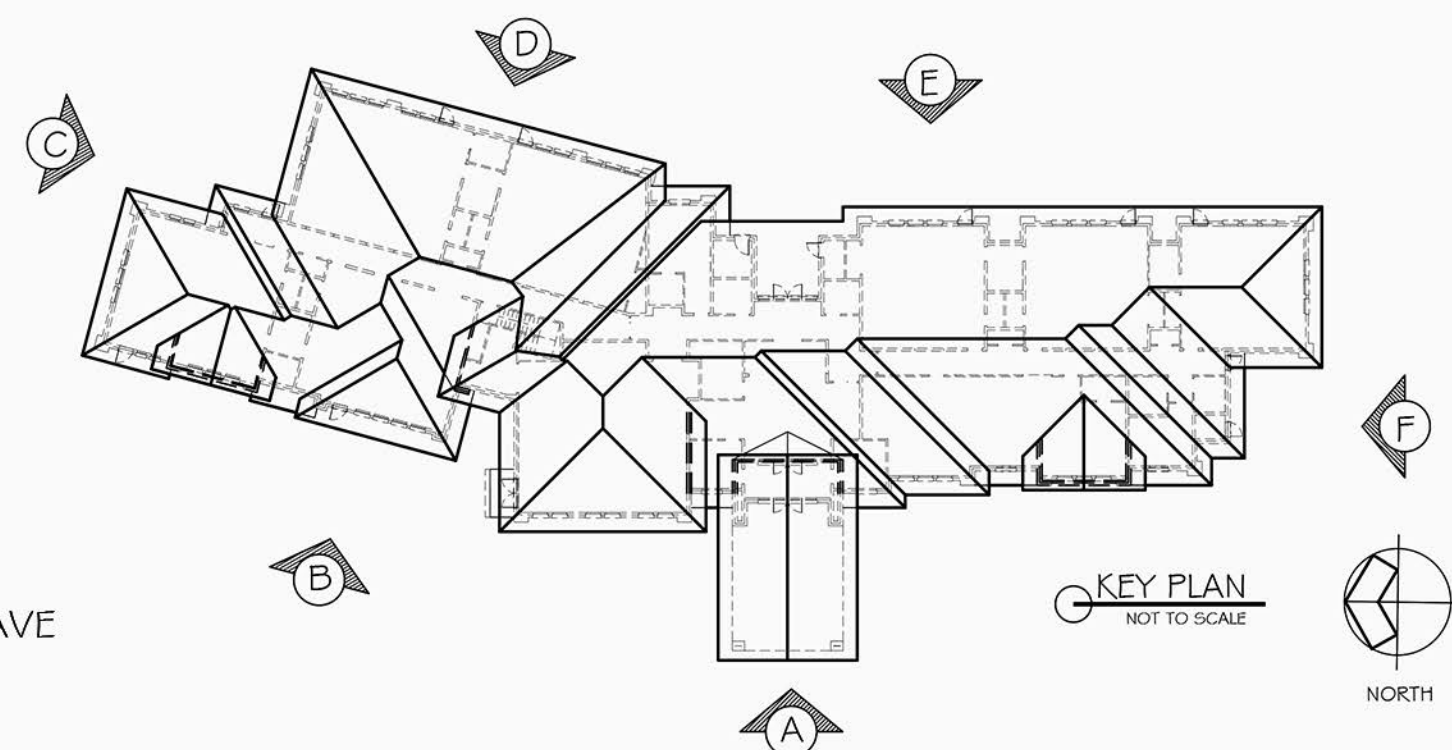
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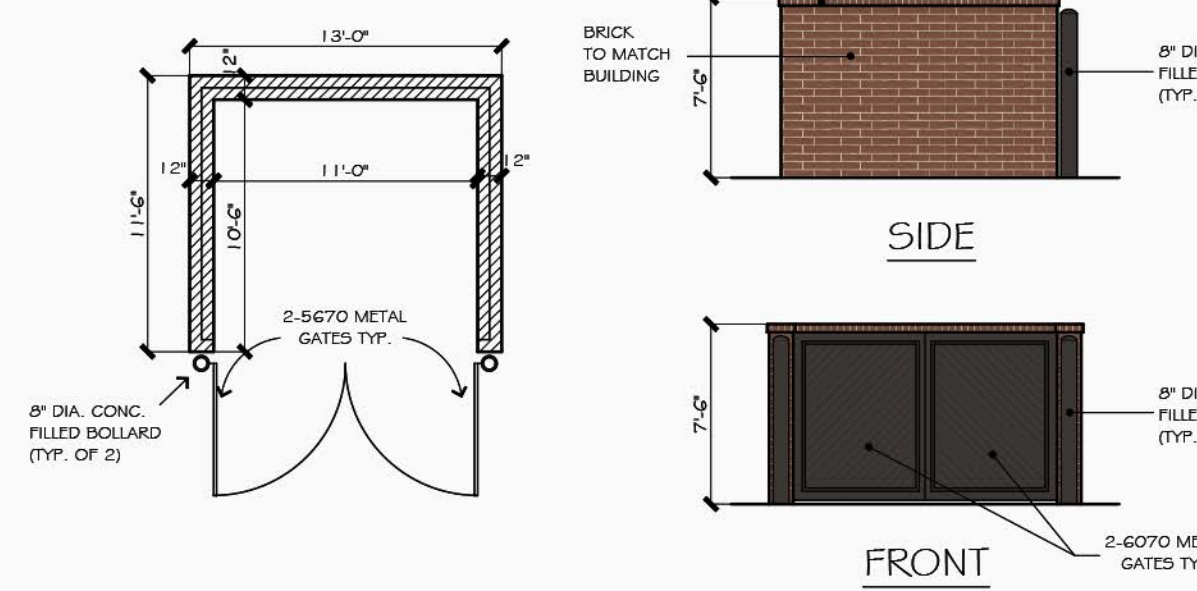
**NOTE: ALL ROOF SLOPES TO HAVE A 4:12 PITCH



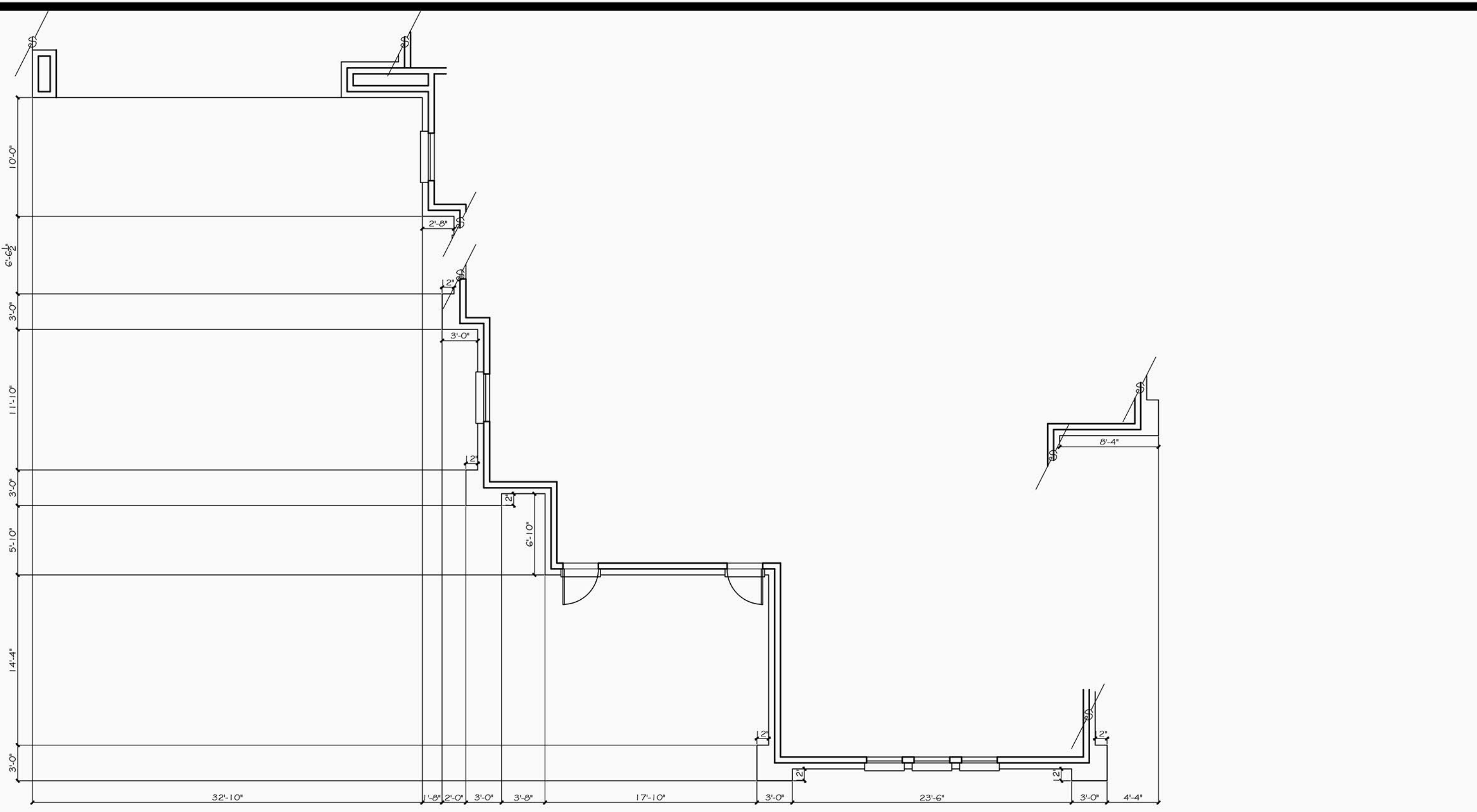
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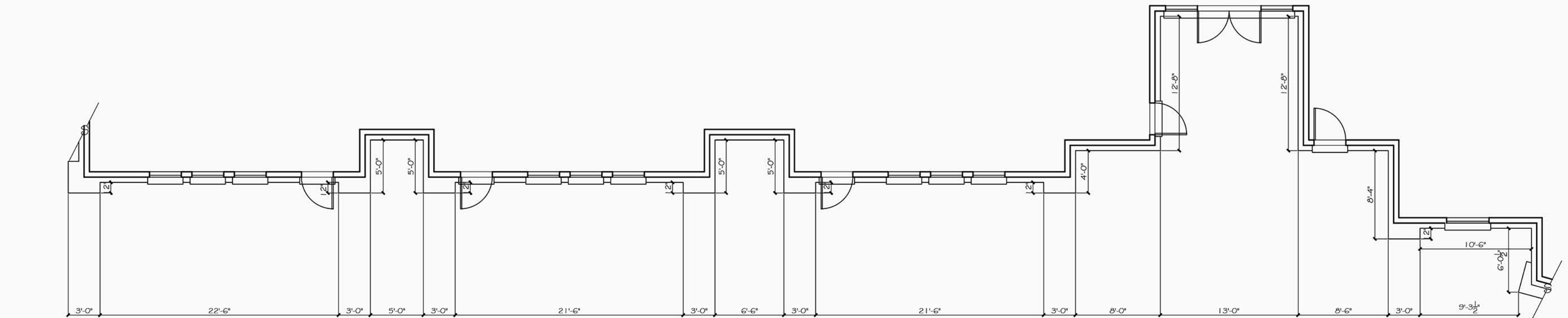
**NOTE: MATERIALS AND CONSTRUCTION TO MATCH MAIN BUILDING



DUMPSTER ENCLOSURE
1/8" = 1'-0" scale



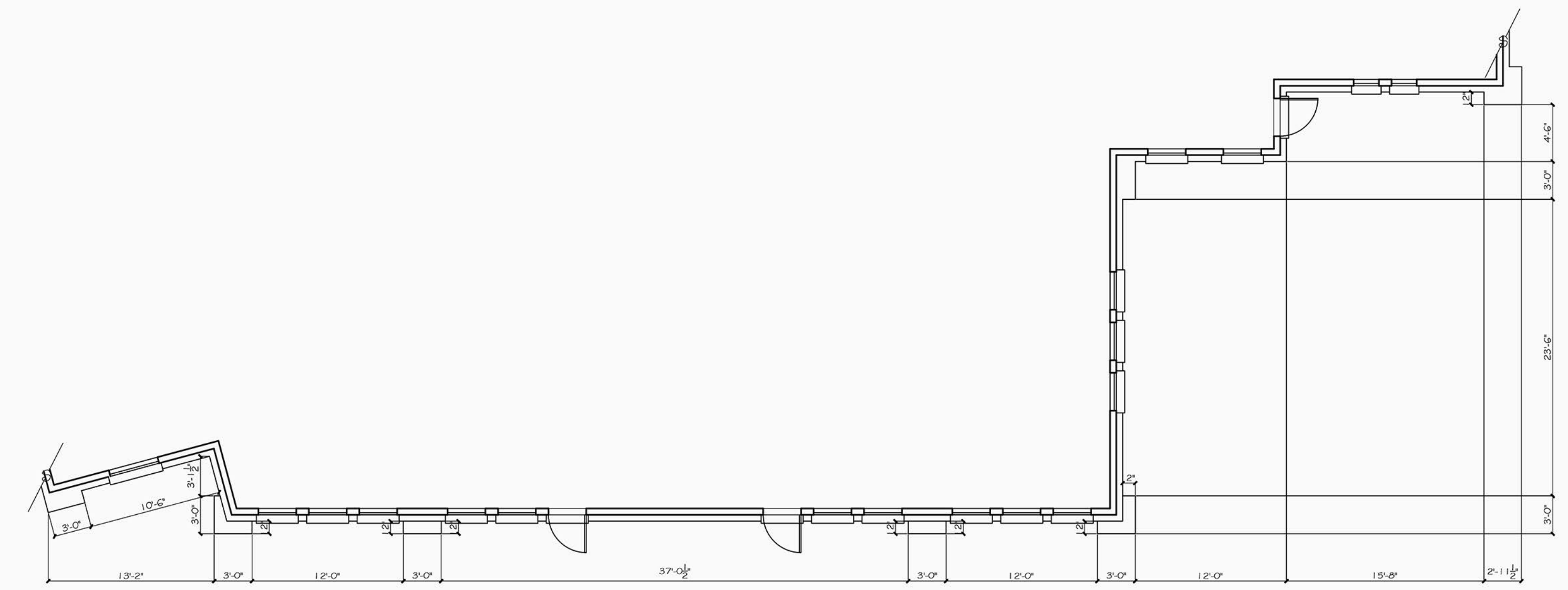
RIGHT ELEVATION - F
1/8" = 1'-0" scale



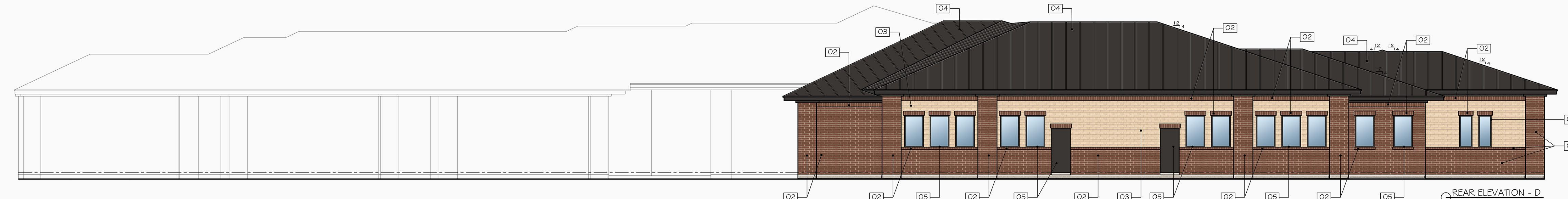
FRONT ELEVATION - A
1/8" = 1'-0" scale



REAR ELEVATION - E
1/8" = 1'-0" scale



LEFT ELEVATION - C
1/8" = 1'-0" scale



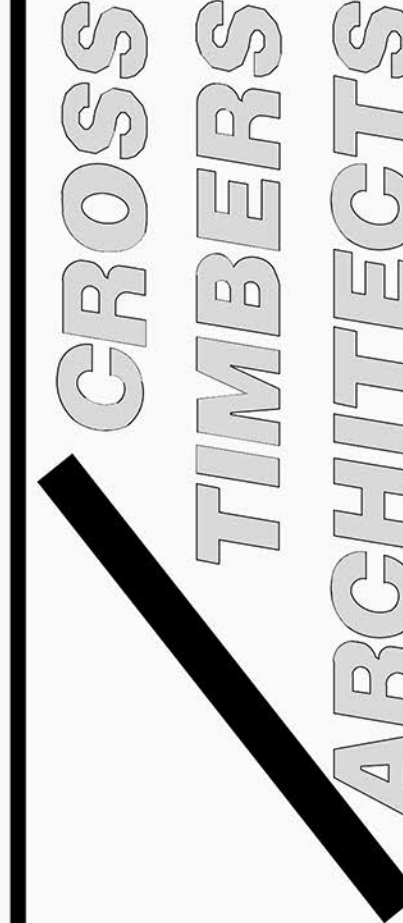
REAR ELEVATION - D
1/8" = 1'-0" scale

CLAUSE

DATE: AUGUST 19, 2022

DRAWN BY: J.A. HZ

REVISIONS:



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A CUSTOM PROJECT FOR:

FLOWER MOUND MONTESSORI

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REVISED 9-21-2022