

Planning & Zoning Commission

July 10, 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. July 24, 2023 Meeting
2. August 14, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Upcoming Boards & Commissions Open House

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 June 26, 2023 - Consider approval of the minutes from the June 26, 2023, Planning & Zoning Commission Meeting.

I. NON-DISCRETIONARY ITEM(S)

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

1. SP22-0016 - North Hilliard Commercial - Consider a request for a Site Plan (SP22-0016 – North Hillard Commercial) to develop seven retail and office buildings. The property is generally located south of Sherri Lane and east of Long Prairie Road.

J. REGULAR ITEM(S)

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

1. SP22-0009 - Flower Mound Medical Office Building - Public Hearing to consider a request for a Site Plan (SP22-0009 – Flower Mound Medical Office Building) to develop a medical office building with an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Churchill Drive.
2. SUP23-0002 - Veterinary Emergency Group (VEG) - Public Hearing to consider an ordinance granting Specific Use Permit No. 485 (SUP23-0002– Veterinary Emergency Group (VEG)) to permit a veterinary hospital (inside pens) use. The property is generally located north of Churchill Drive and east of Long Prairie Road.

K. ADJOURN

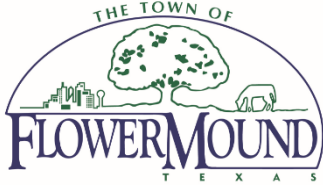
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: July 6, 2023, at 5:30 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



June 26, 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 meeting to order at 6:32 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
Greg Wilson, Place 5
Donald Gilmore, Place 6
Scott Langley, Place 8
Scott Jostes, Place 9

with the following member(s) absent:
None

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
Chuck Russell, Principal Planner
Poornima Kashyap, Principal Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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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.	Kevin Hutchens, 370 Northwood Drive	ZPD22-0001 & ZPD22-0003
2.	Julie Hutchens, 370 Northwood Drive*	ZPD22-0001 & ZPD22-0003

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

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

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Potential Work Sessions

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 June 12, 2023 - Consider approval of the minutes from the June 12, 2023, Planning & Zoning Commission Meeting.

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

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

NAYS: None

RESULT: 6 : 0

2. RC22-0009 - Roach Addition - Consider a request for a Record Plat (RC22-0009 – Roach Addition) to create a residential subdivision. The property is generally located north of Cross Timbers Road and west of Lusk Lane.

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

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

NAYS: None

RESULT: 6 : 0

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. RP23-0001 - CNIK Addition Lots 1R & 2, Block A - Public Hearing to consider a request for a Replat (RP23-0001 - CNIK Addition Lots 1R & 2, Block A) to create two residential lots with 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. The property is generally located northeast of the intersection of Scenic Drive and Wichita Trail.

STAFF PRESENTATION:

Poornima Kashyap, Prinipal Planner

APPLICANT PRESENTATION:

Bobby Dollak, McAdams; 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 I.1. with a condition that the driveway for Lot 2 be at least 250 feet away from the exiting driveway for Lot 1R. Commissioner Hobbs seconded the motion.

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

NAYS: None

RESULT: 6 : 0

2. SUP23-0001 - Super Star Car Wash - Public Hearing to consider a request for a Specific Use Permit No. 484 (SUP23-0001 – Super Star Car Wash) to permit an automatic car wash. The property is generally located northeast of Flower Mound Road and west of Long Prairie Road.

STAFF PRESENTATION:
Chuck Russell, Principal Planner

APPLICANT PRESENTATION:
Don Craig, Super Star Car Wash; present for questions, no presentation
Luke Eid, Super Star Car Wash; present for questions, no presentation
Tim Varley, Super Star Car Wash; 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
1.		Joseph Halboth; 590 Talia Circle, Fairview	
2.		Todd Bayuk; 10845 Pedernales Falls	
3.		Trent Clark; 3208 Miracle Lane	

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend denial of Item I.2. as presented in the agenda caption. Commissioner Kilpper seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:31 p.m.

TOWN OF FLOWER MOUND, TEXAS

BRAD RUTHRAUFF, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: July 10, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Site Plan (SP22-0016 – North Hillard Commercial) to develop seven retail and office buildings. 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. There are no outstanding issues.

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

II. APPLICATION ANALYSIS

The purpose of this site plan application is to develop three, one-story retail and restaurant buildings and four, one-story office buildings. The subject site is approximately 6.827 acres located within a larger 23.521-acre tract of land. The property is zoned Planned Development District-157 (PD-157) with Retail District-2 (R-2) uses and master-planned for Retail uses. On April 17, 2018, Town Council approved Ordinance No. 15-18 establishing PD-157. The ordinance included a concept site plan, concept landscape plan, and concept elevations.

On June 12, 2023, the Planning and Zoning Commission approved a replat of Lot 3, Block A of the Long Prairie Plaza Addition into two lots, Lot 3R and 5, to allow for future development on both lots. The site plan depicts three buildings on Lot 3R and four buildings on Lot 5.

The total square footage of all seven buildings within the proposed development is 61,700 square feet. The subject development requires 364 parking spaces, and the proposed site plan provides 296 spaces, which is within the Town's allowable 20 percent deviation. The applicant has provided an executed copy of the off-site shared parking irrevocable consent form that allows shared parking between both lots. Access to the site is provided via an existing driveway on Long Prairie Road.

The building materials presented in the proposed elevations predominantly consist of brick, stone, and stucco, all of which are considered primary masonry materials. The architecture and colors comply with the Town's Urban Design Plan and complement the existing retail buildings within the overall development. The landscape plan depicts the required compatibility buffer, street buffer, street yard, and parking lot trees that are in conformance with the Town's landscaping requirements. The proposed site plan, landscape plan, and elevations comply with PD-157 standards.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

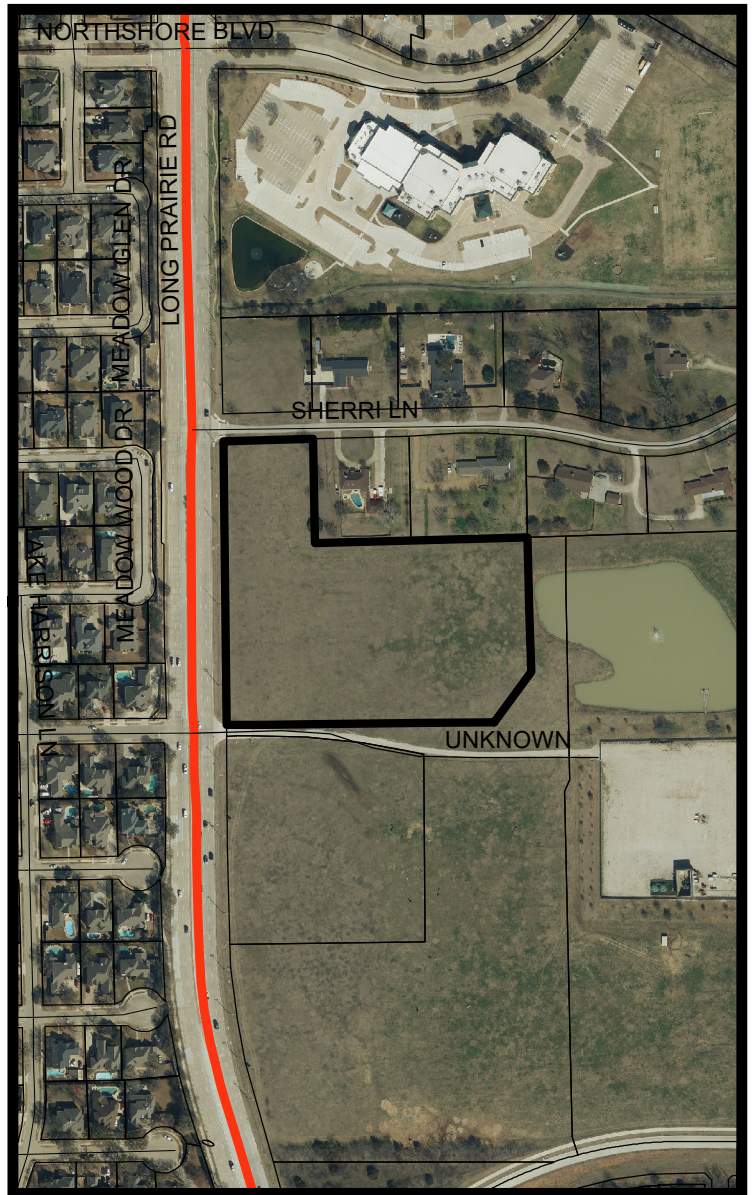
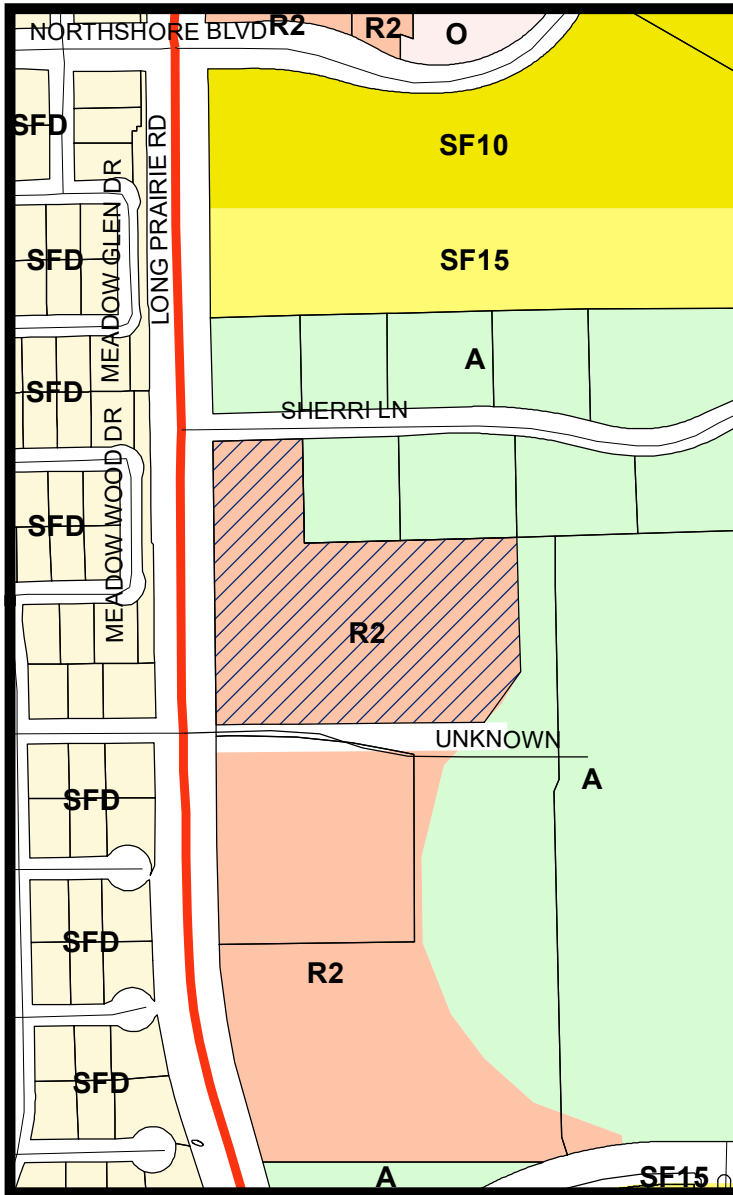
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter Of Intent
3. Site Plan Package
4. Off-site Shared Parking Irrevocable Agreement

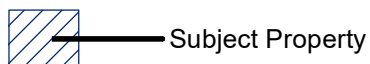
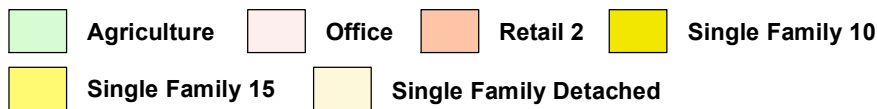
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SP22-0016

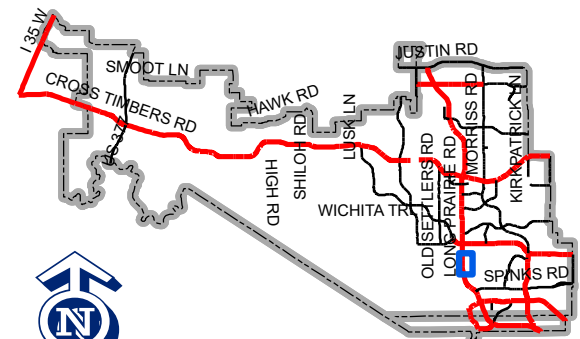


LEGEND

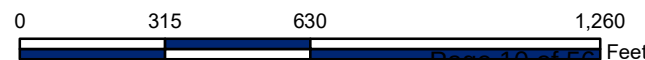


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





October 10, 2022

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

**Re: Long Prairie Plaza Site Plan and Replat
Long Prairie Plaza Lot 3R, Block A**

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to develop and build, seven (7) single story, which includes three retail and four office buildings, on the east side of Long Prairie Rd between Sherri Ln and Aberdeen Dr, on a 6.827 acre lot located in the Town of Flower Mound. The infrastructure being proposed with this application will be built as one phase. This project will remain consistent with the architectural elements proposed within PD-157.

The zoning for this property is PD-157, which allows this type of use within its definition and this plan is in compliance with the conceptual site plan adopted with PD-157. We do not anticipate any request for exceptions to be needed for this project. The buildings are anticipated to be multi-tenant buildings.

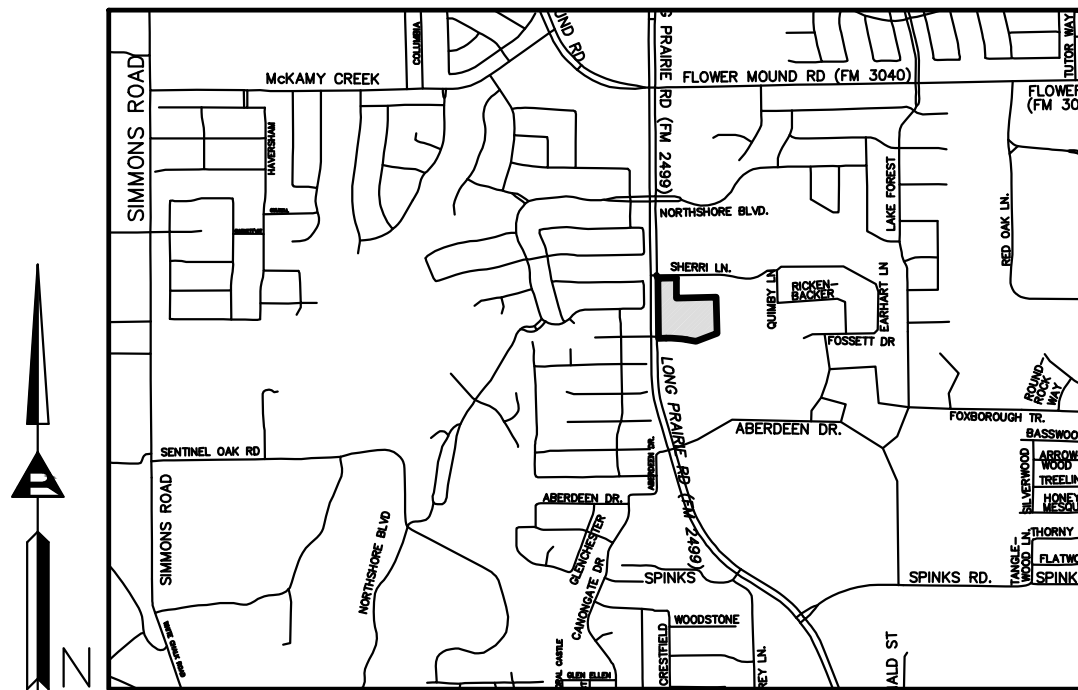
A Replat application is also being submitted to create Lot 3R, Block A and Lot 5, Block A to separate the retail and office buildings on separate lots. All lots will contain necessary parking and easements for access and town infrastructure. A separate parking agreement will be filled to allow for cross parking between the lots.

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



VICINITY MAP NOT TO SCALE

MASTER PLAN FEATURES	
Land Use Plan	Retail
Urban Design Plan	None
Parks and Trails	Per Master Plan
Open Space Plan	N/A
Thoroughfare Plan	Long Prairie Road (F.M. 2499) – Major Arterial, OW Width Varies Sherri Lane – Rural Collector, 60' ROW.
Water Plan	Long Prairie District, Existing 12" WM, W Side of Long Prairie Road,
Wastewater Plan	Long Prairie Service Area – Proposed 4" Std. dia. SSMH over existing 8" line located on the east side of Quimby Lane just north of Rickenbacker Drive in the Oakridge at Flower Mound Phase 2 Subdivision.

NOTES:

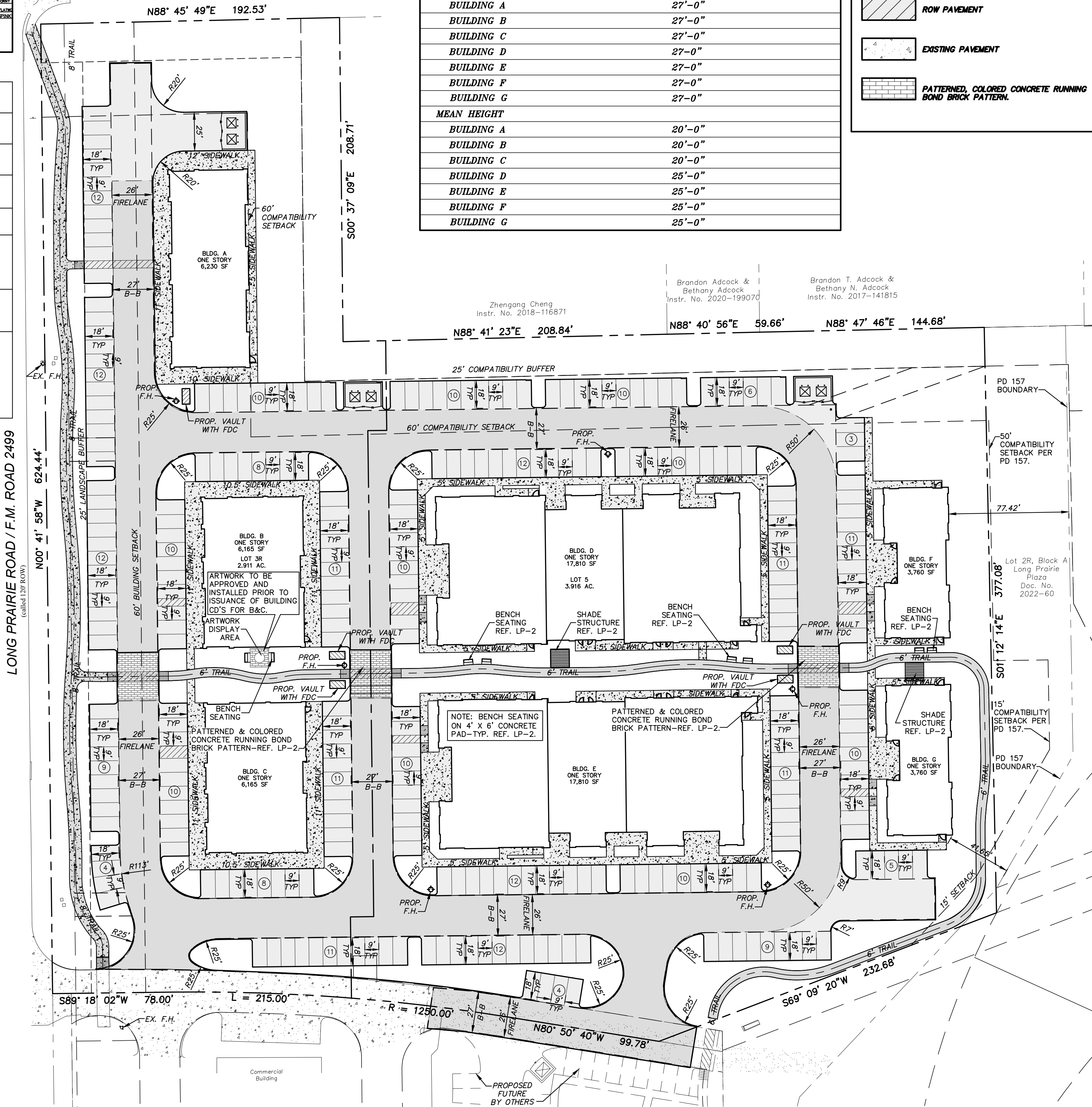
- TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
- ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
- ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
- 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.
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ADA RAMPS ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
- ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TC&O 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.
- METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
- 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.
- RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. –PROHIBITED SIGNS.
- OPEN SPACES AND AMENITIES SHALL BE MAINTAINED BY APPLICABLE PROPERTY OWNERS.

ENGINEER/APPLICANT:
RIDINGER ASSOCIATES, INC.
550 S. EDMONDS LANE, SUITE 101
LEWISVILLE, TX 75067
ATTN: JASON R. KILPATRICK
(972)353-8000

OWNER
NORTH AMERICAN LAND COMPANY
2681 MACARTHUR BLVD., SUITE 301
LEWISVILLE, TX 75067

CONTACT: DOUG TATUM
TEL: 214-2896769

SHERRI LANE
(called 60' ROW)



SITE DATA TABLE(CONT'D)

BUILDING DATA	
TOTAL SQUARE FOOTAGE	61,700 s.f.
BUILDINGS	ALL 1 STORY
PEAK HEIGHT	
BUILDING A	27'-0"
BUILDING B	27'-0"
BUILDING C	27'-0"
BUILDING D	27'-0"
BUILDING E	27'-0"
BUILDING F	27'-0"
BUILDING G	27'-0"
MEAN HEIGHT	
BUILDING A	20'-0"
BUILDING B	20'-0"
BUILDING C	20'-0"
BUILDING D	25'-0"
BUILDING E	25'-0"
BUILDING F	25'-0"
BUILDING G	25'-0"

PAVING LEGEND

	PAVING
	FIRELANE PAVING
	SIDEWALK
	ROW PAVEMENT
	EXISTING PAVEMENT
	PATTERNED, COLORED CONCRETE RUNNING BOND BRICK PATTERN.

SITE DATA TABLE

PHYSICAL ADDRESS	LONG PRAIRIE RD	
GROSS SITE AREA	6.827 ACRES	
NET SITE AREA	6.827 acres / 297,382 s.f.	
ZONING	PD 157	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	RETAIL/OFFICE/MEDICAL	
LOT COVERAGE DATA		
BUILDING COVERAGE	20.75% / 61,700 s.f.	
IMPERVIOUS AREA	72.79% / 216,479 s.f.	
PERVIOUS AREA	27.21% / 80,903 s.f.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
OFFICE (1 SP/250 SF) 12,032 SF	48	40
MEDICAL (1 SP/200 SF) 31,108 SF	156	125
RESTAURANT (1 SP/75 SF) 9,180 SF	122	98
RETAIL (1 SP/250 SF) 9,380 SF	38	31
HANDICAP PARKING	8	8
TOTAL PARKING	364	294
% DEVIATION	19%	
BUILDING A	REQUIRED	PROVIDED
RETAIL (1 SP/250 SF) 6,230 SF	25	20
TOTAL PARKING BUILDING A	25	20
BUILDING B	REQUIRED	PROVIDED
RETAIL (1 SP/250 SF) 1,665 SF	7	6
RESTAURANT (1 SP/75 SF) 4,500 SF	60	48
TOTAL PARKING BUILDING B	67	54
BUILDING C	REQUIRED	PROVIDED
RETAIL (1 SP/250 SF) 1,485 SF	6	5
RESTAURANT (1 SP/75 SF) 4,680 SF	62	50
TOTAL PARKING BUILDING C	68	55
BUILDING D	REQUIRED	PROVIDED
MEDICAL OFFICE (1 SP/200 SF) 11,400 SF	57	46
OFFICE (1 SP/250 SF) 6,410 SF	26	21
TOTAL PARKING BUILDING D	83	67
BUILDING E	REQUIRED	PROVIDED
MEDICAL OFFICE (1 SP/200 SF) 12,188 SF	61	49
OFFICE (1 SP/250 SF) 5,622 SF	23	18
TOTAL PARKING BUILDING E	84	67
BUILDING F	REQUIRED	PROVIDED
MEDICAL OFFICE (1 SP/200 SF) 3,760 SF	18	15
TOTAL PARKING BUILDING F	18	15
BUILDING G	REQUIRED	PROVIDED
MEDICAL OFFICE (1 SP/200 SF) 3,760 SF	18	15
TOTAL PARKING BUILDING G	18	15

NORTH HILLIARD COMMERCIAL

LONG PRAIRIE PLAZA
LOTS 3R & 5, BLOCK A

Being 6.827 acres Situated in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas



NORTH HILLIARD COMMERCIAL

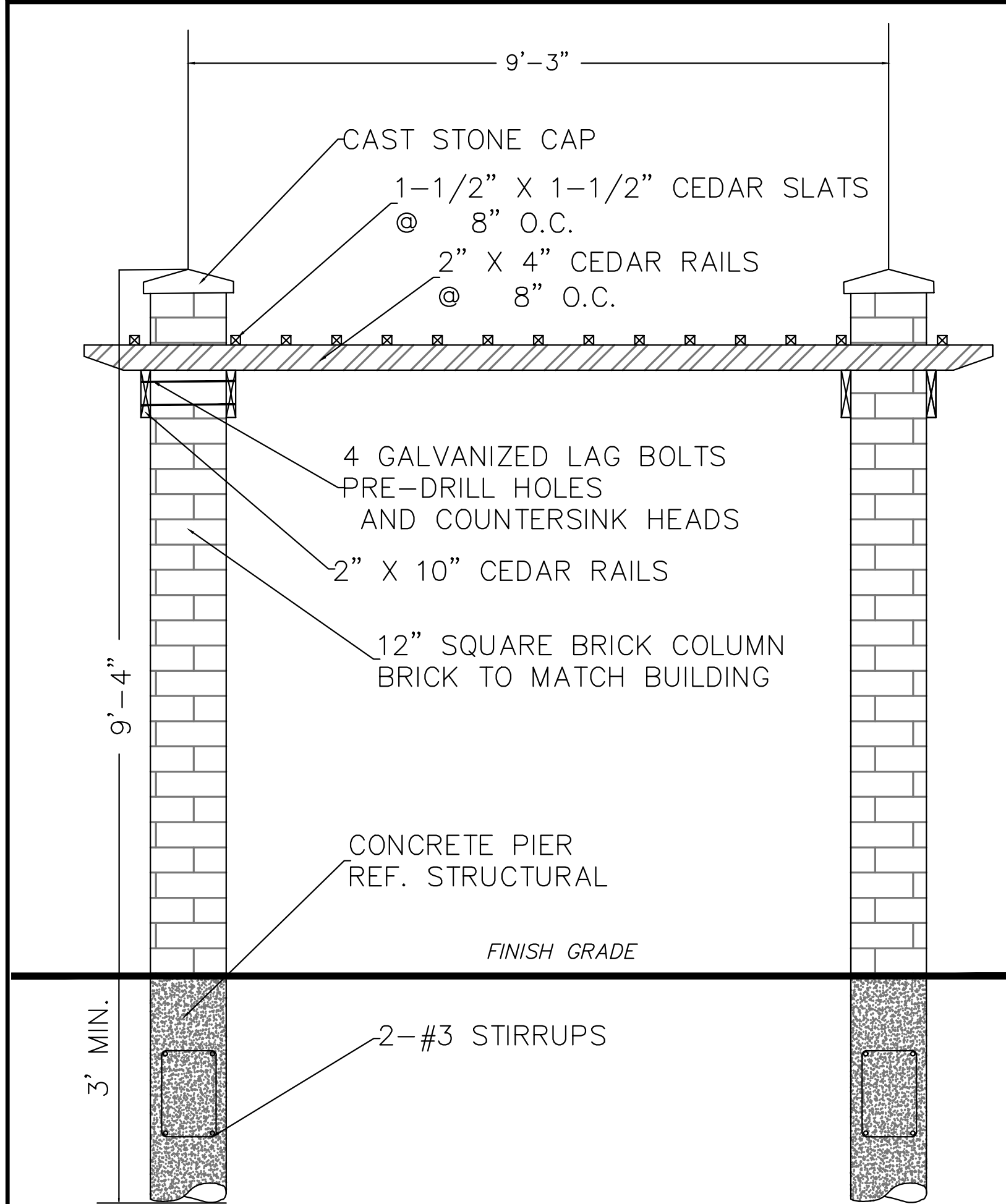
SITE PLAN

Scale:	1" = 40'
Designed by:	LDR
Drawn by:	MAB
Checked by:	JRK
Date:	JUNE 02, 2023
Project No.	188-001

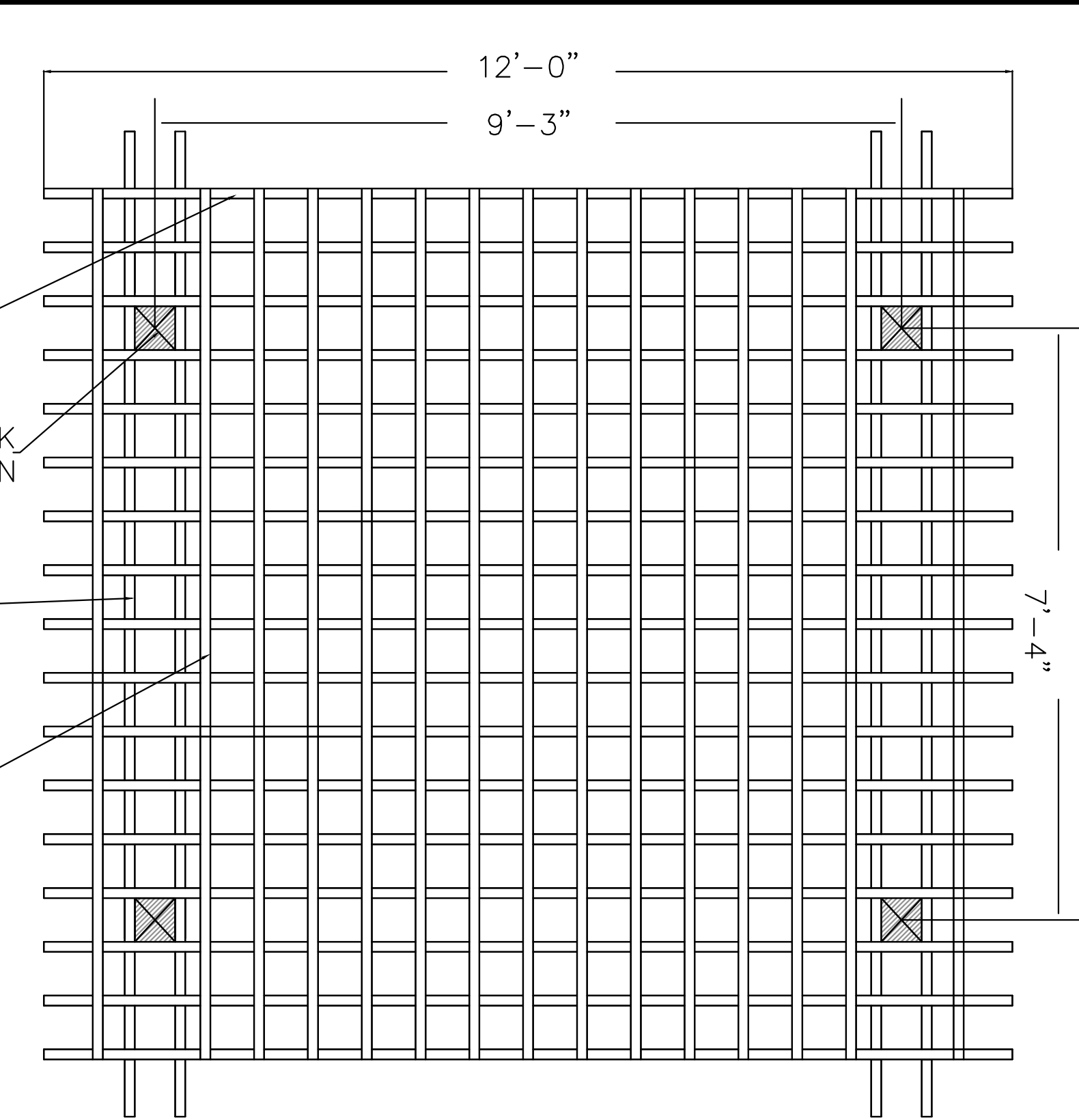
SHEET

1 OF 1

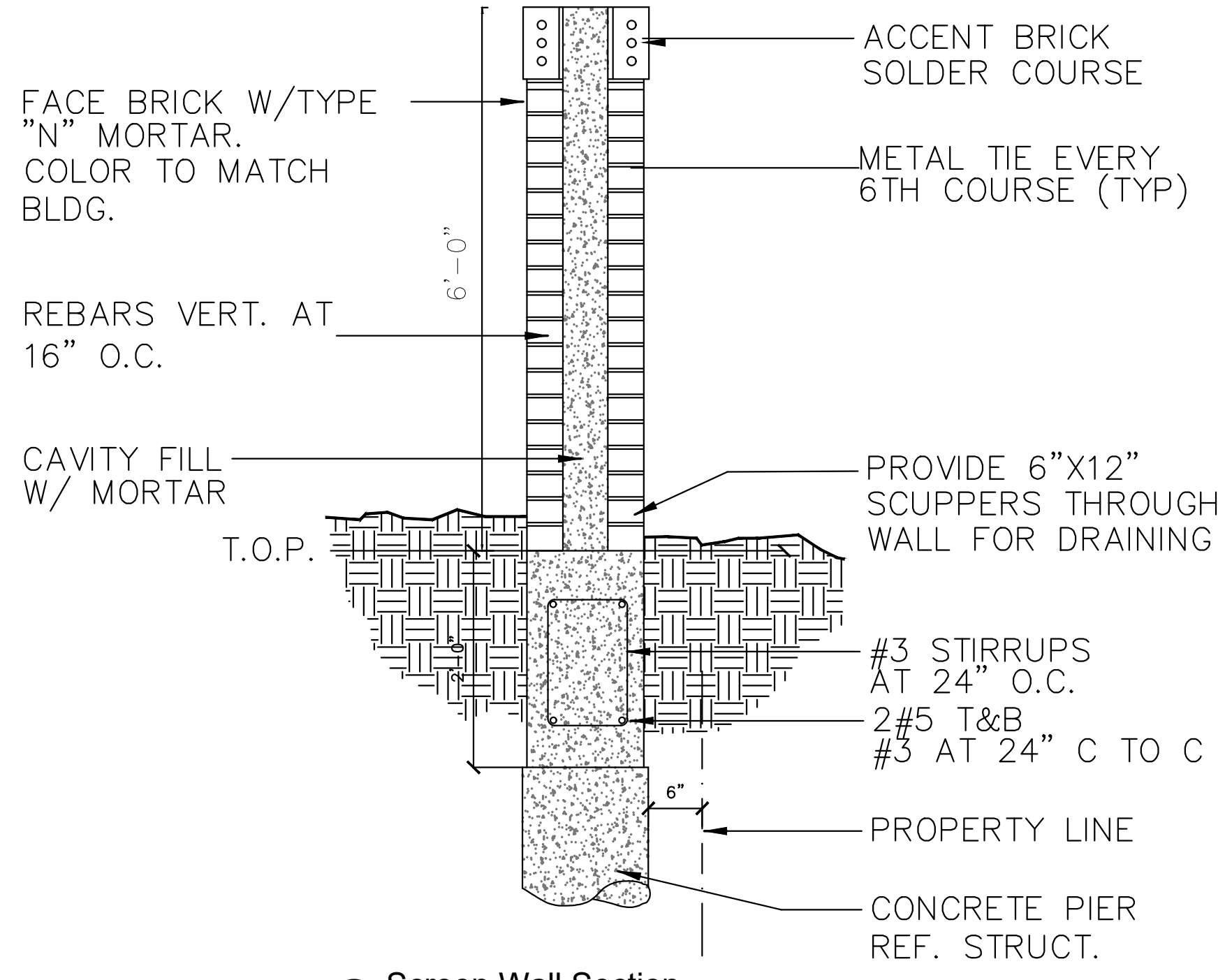




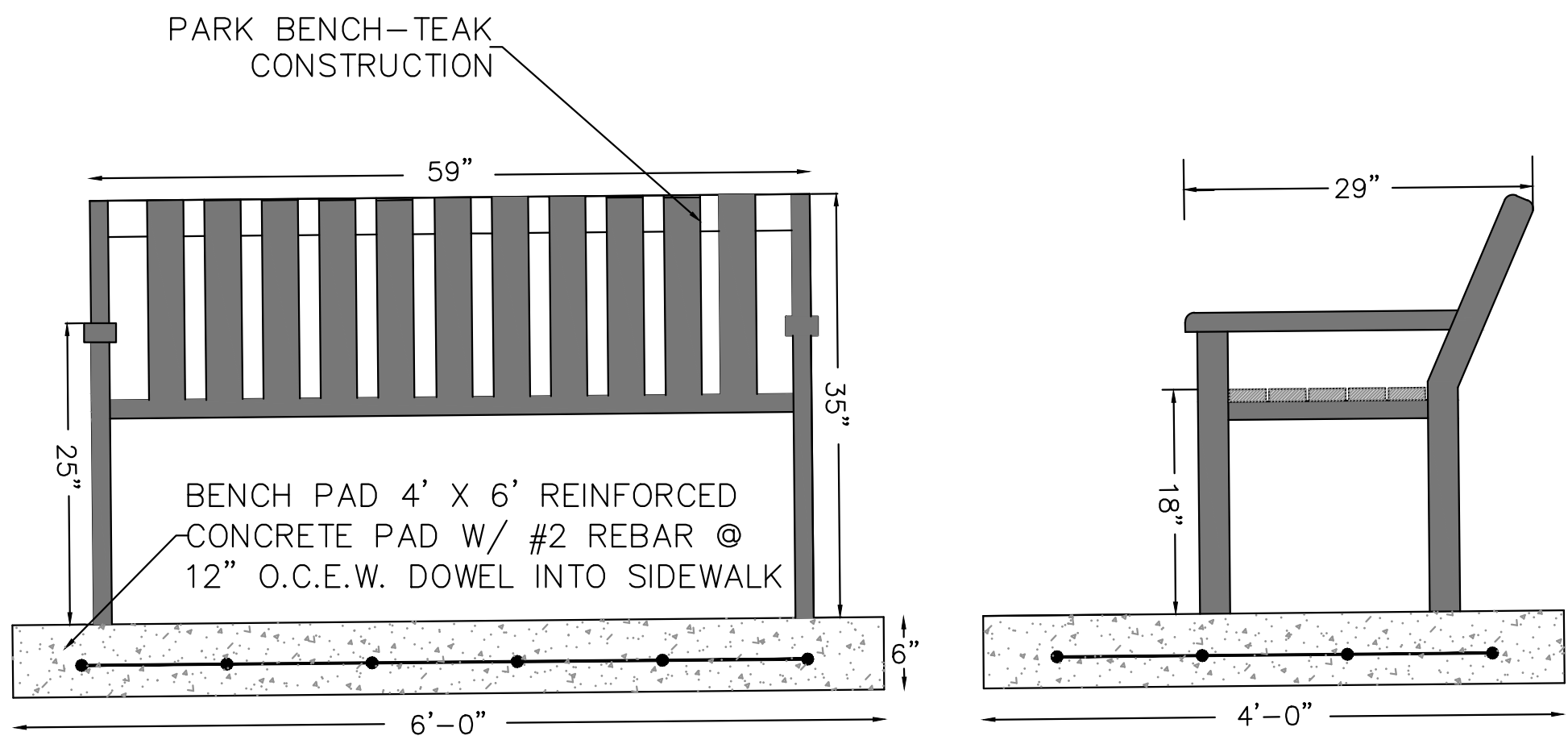
1 Shade Structure Elevation
Not to Scale



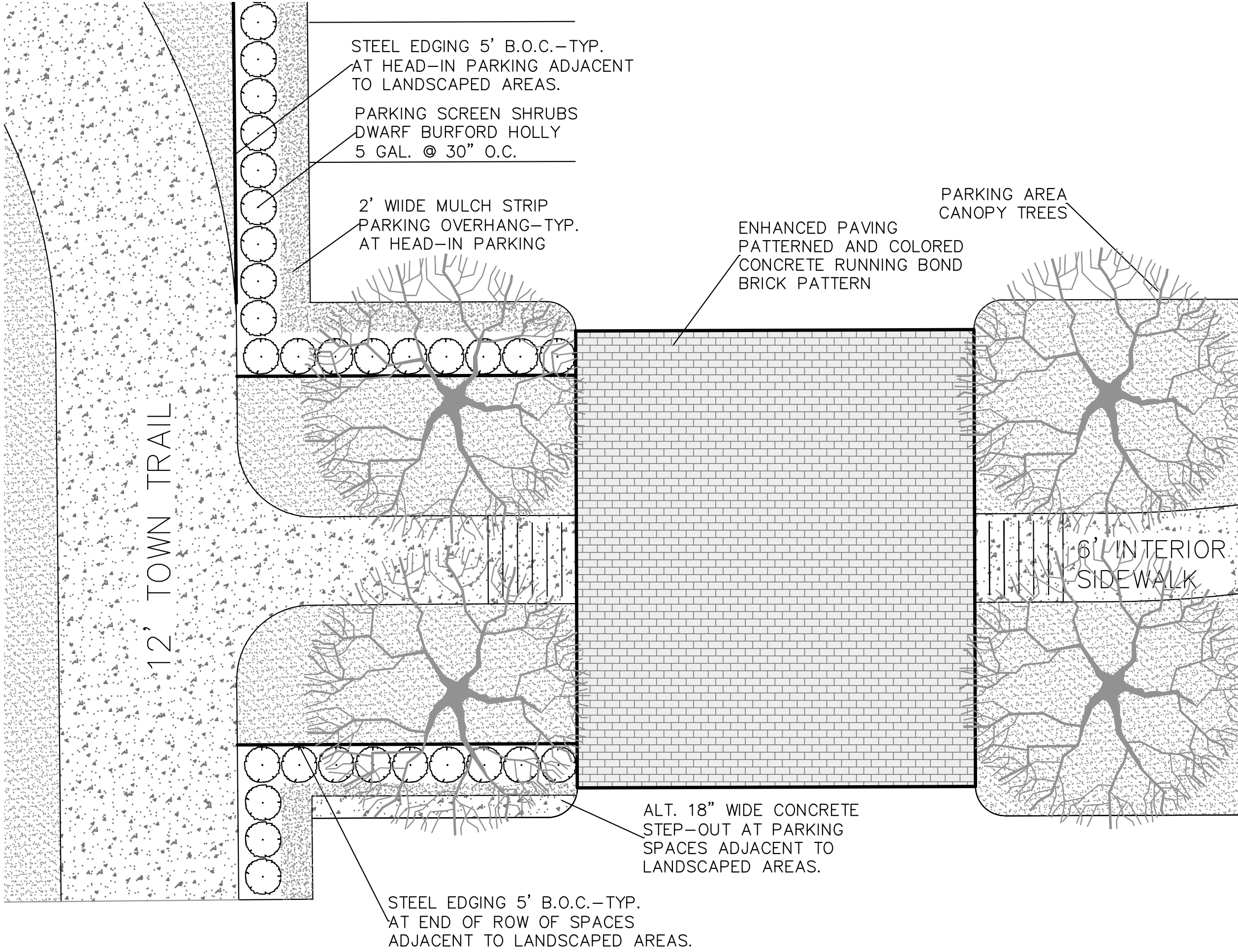
2 Shade Structure Plan
Not to Scale



3 Screen Wall Section
Not to Scale



4 Bench Detail
Not to Scale



5 Enhanced Paving and Parking Area Detail
Not to Scale

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

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

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

DATE SEALED: MAY 30, 2022

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDD
DATE: NOVEMBER 18, 2022

LANDSCAPE DETAILS
NORTH HILLIARD COMMERCIAL

LONG PRAIRIE PLAZA
LOT 3R & 5, BLOCK A

Being 6.827 acres Situated in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

No.	Date	Revisions	App.
No.1	05/02/23	PER CITY COMMENTS	

Ridinger
Associates, Inc.

Civil Engineers - Planners

Firm No. 1969
550 S. Edwards Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 553-8000
Fax No. (972) 553-8011

NORTH HILLIARD COMMERCIAL

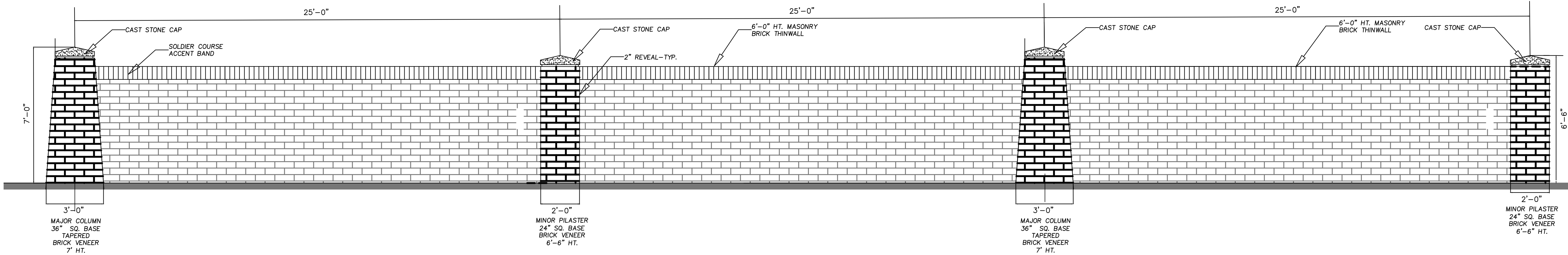
FLOWER MOUND, TEXAS

LANDSCAPE
DETAILS

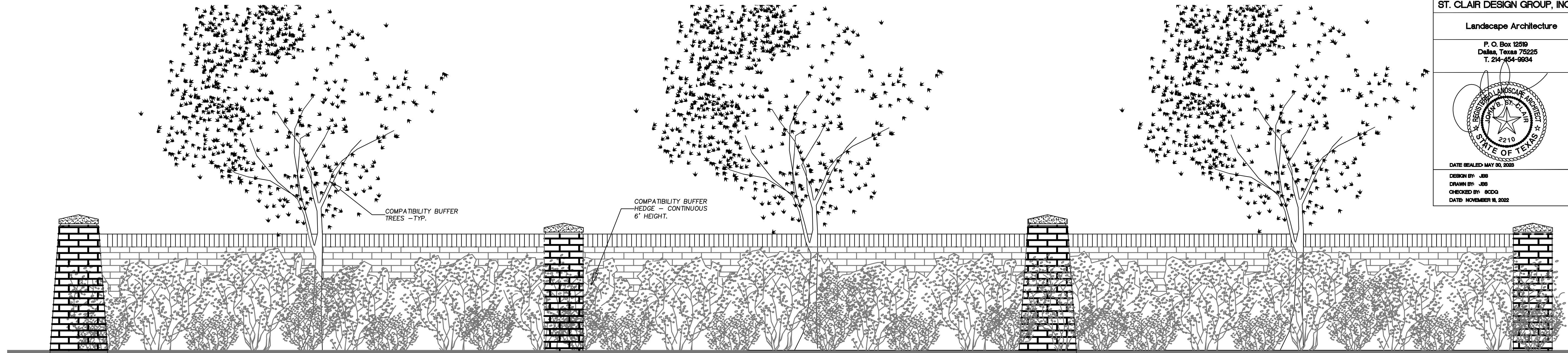
Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCDD
Date: NOVEMBER 18, 2022
Project No. 188-001

SHEET

LP-2



6 Partial Screen Wall Elevation
Not to Scale



7 Partial Screen Wall Elevation Plantings
Not to Scale

ST. CLAIR DESIGN GROUP, INC.

Landscape Architecture

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

RECEIVED LANDSCAPE ARCHITECT
ST. CLAIR
2210
STATE OF TEXAS

DATE SEALED MAY 30, 2022

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCOG
DATE: NOVEMBER 18, 2022

LANDSCAPE DETAILS
NORTH HILLIARD COMMERCIAL
LONG PRAIRIE PLAZA
LOT 3R & 5, BLOCK A
Being 6.827 acres Situated in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

Scale: NOT TO SCALE
Designed by: JBS
Drawn by: JBS
Checked by: SCOG
Date: NOVEMBER 18, 2022
Project No. 188-001

SHEET

LP-3

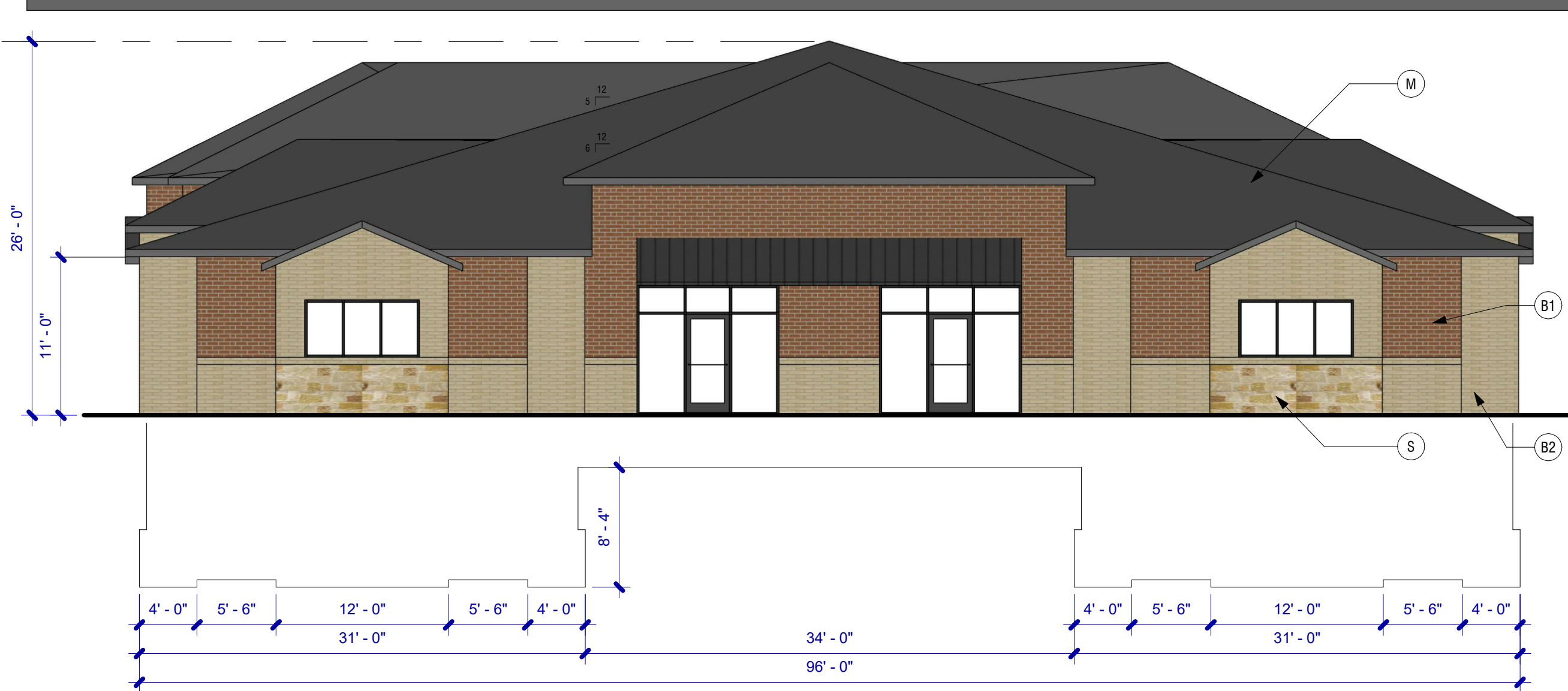
Ridinger
Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edwards
Lewisville, Texas 75067

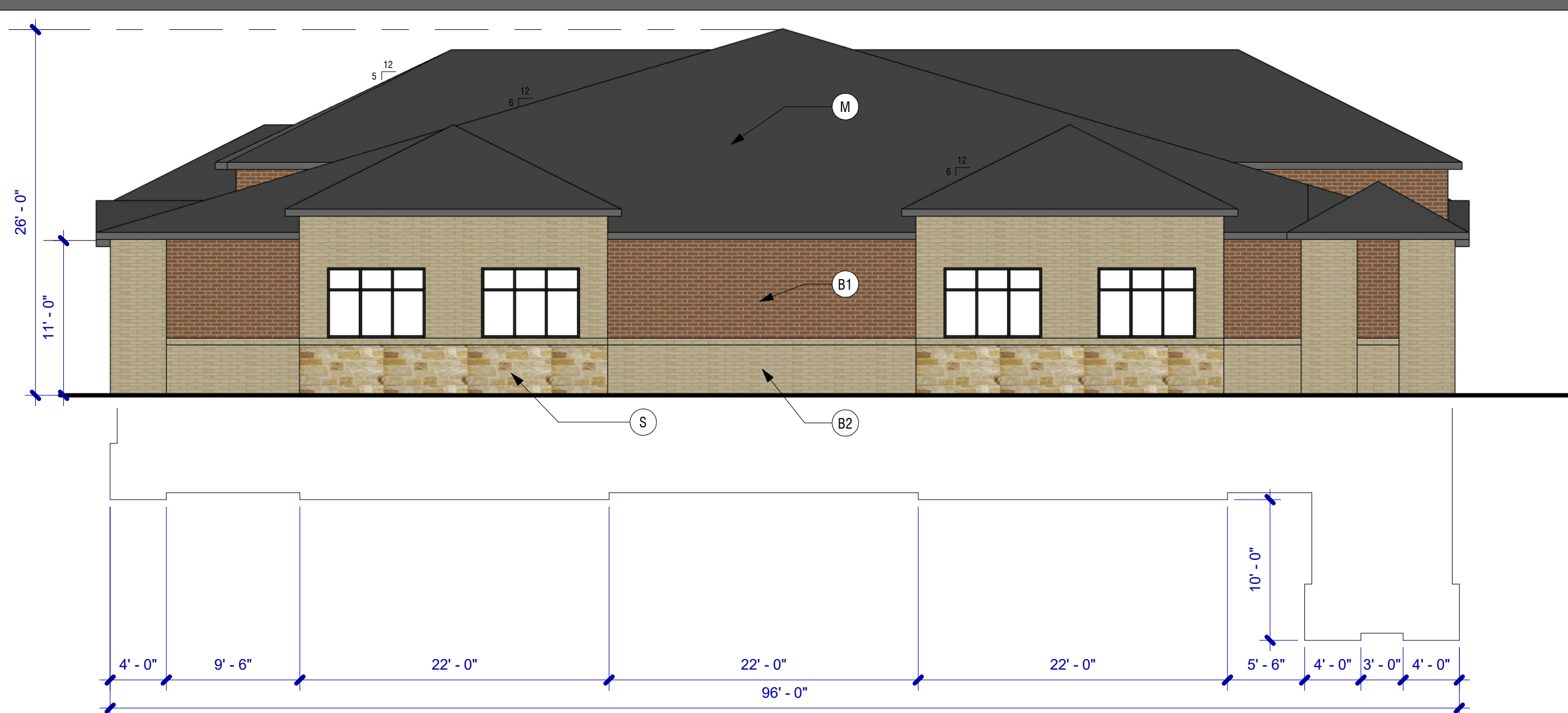
No. 18/23/23 PPER CITY COMMENTS App.

NORTH HILLIARD COMMERCIAL
FLOWER MOUND, TEXAS

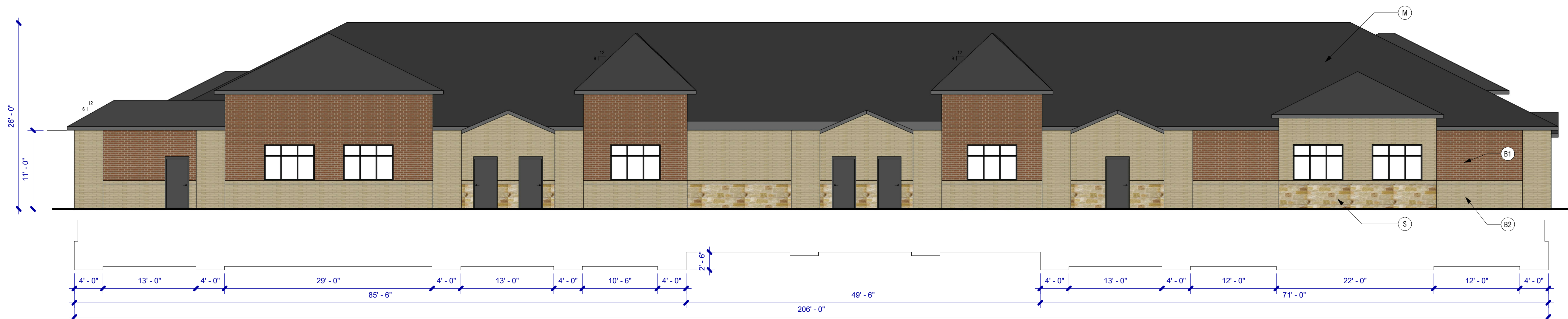
LANDSCAPE
DETAILS



4 WEST ELEVATION BUILDING - E / WEST ELEVATION BUILDING - D
1/8" = 1'-0"



3 EAST ELEVATION BUILDING - E / EAST ELEVATION BUILDING - D (OPP HAND)
1/8" = 1'-0"

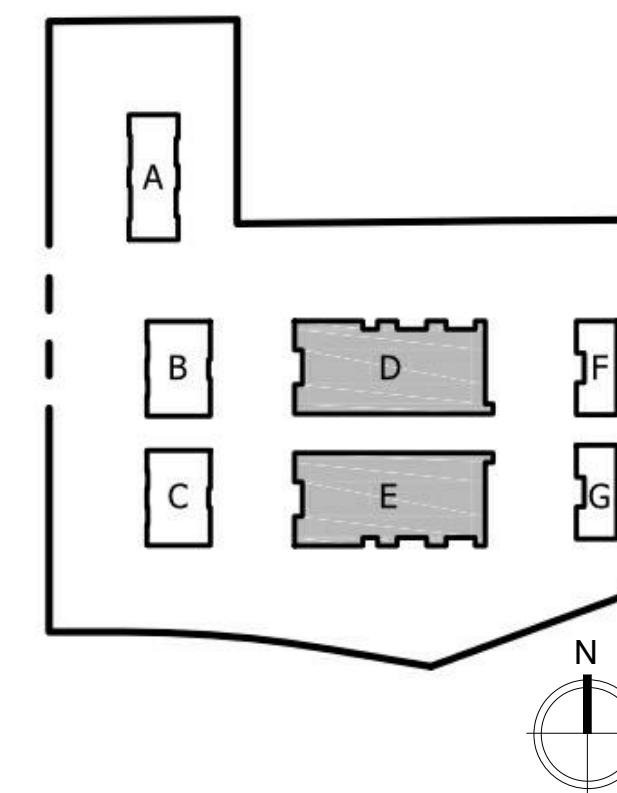


2 NORTH ELEVATION BUILDING - E / SOUTH ELEVATION BUILDING - D (OPPOSITE HAND)
1/8" = 1'-0"

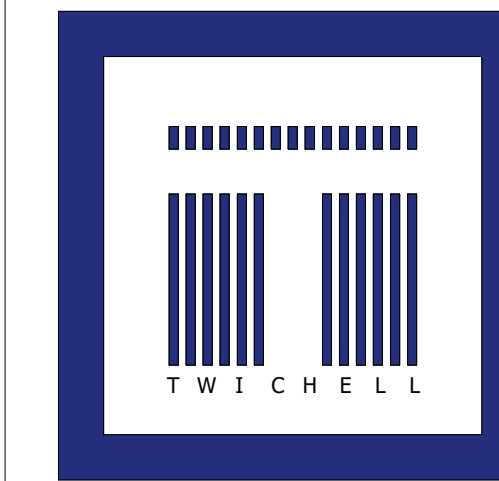


1 SOUTH ELEVATION BUILDING - E / NORTH ELEVATION BUILDING - D (OPPOSITE HAND)
1/8" = 1'-0"

MATERIALS	
NO.	DESCRIPTION
B1	ACCENT BRICK : ACME "RED SUNSET"
B2	FIELD BRICK : ACME "DOVE GRAY"
M	ALL METALS : STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS AND STANDING SEAM METAL : TO MATCH SHERWIN WILLIAMS "ROYCROFT PEWTER"
S	ACCENT STONE : "GRANBURY" PRO-LEDGE



MATERIAL TABULATION CHART									
	NORTH		SOUTH		EAST	WEST			
TOTAL FACADE SF.	2,638 SF		2,534 SF		1,118 SF	1,237 SF			
FACADE SF. (EXCLUSIVE OF DOORS AND WINDOWS)	2,270 SF		1,934 SF		979 SF	1,000 SF			
DOORS AND WINDOWS SF.	365 SF		600 SF		139 SF	237 SF			
PRIMARY MASONRY TOTALS (MIN 80%)									
BRICK SF.	2,005 SF		91%	1,712 SF	89%	824 SF	84%	915 SF	92%
STONE SF.	205 SF		9%	221 SF	11%	155 SF	16%	85 SF	8.5%
STUCCO SF.	N/A		N/A		N/A	N/A	N/A	N/A	N/A



MICHAEL F. TWICHELL, L.P.
ARCHITECTS + PLANNING
INTERIORS

3624 OAK LAWN AVENUE,
SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066

MANORS AT VALLEY RANCH LTD

2681 MACARTHUR BLVD
SUITE 301
LEWISVILLE, TX 75067

FOUNDER'S LANDING

XXXX LONG PRAIRIE RD
FLOWER MOUND, TX 75028
DENTON COUNTY

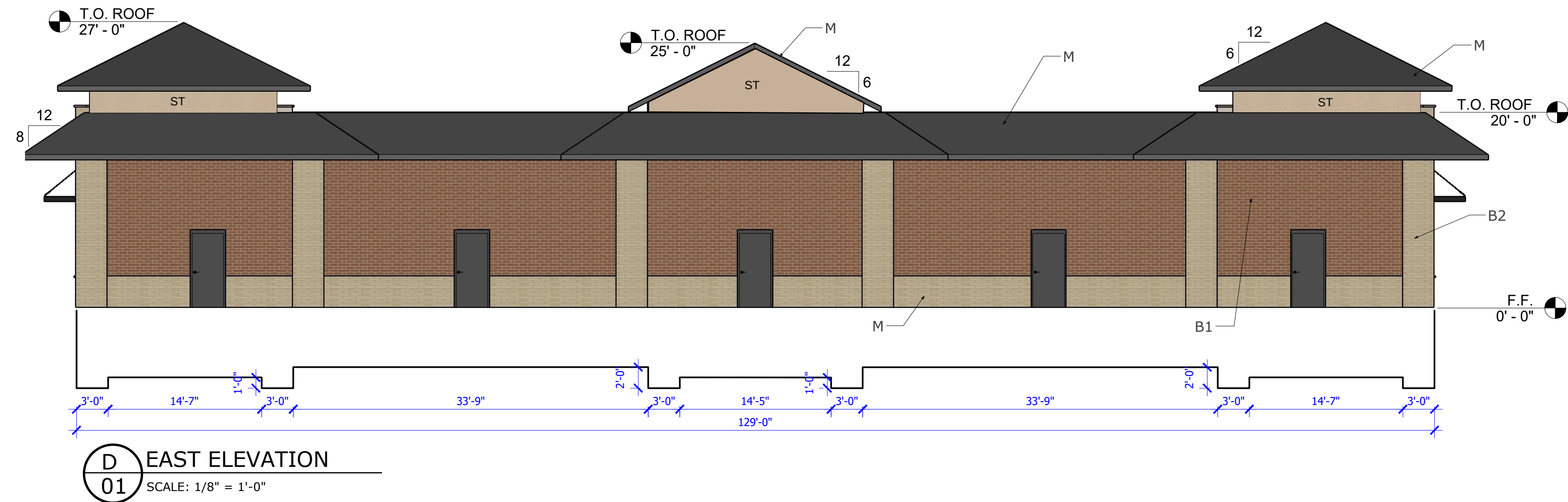
ELEVATIONS

SCALE: 1/8" = 1'-0"

No.	Date	Description
	05/04/23	REVISED PER CITY CMTS.

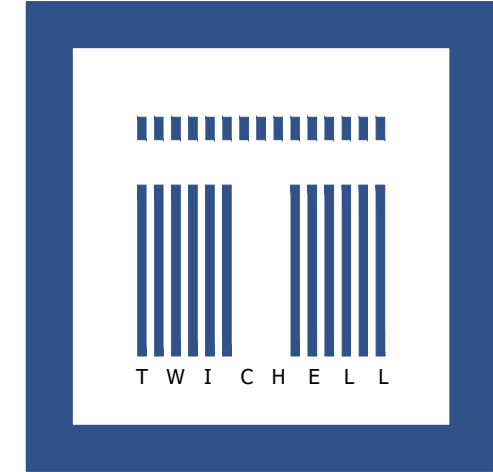
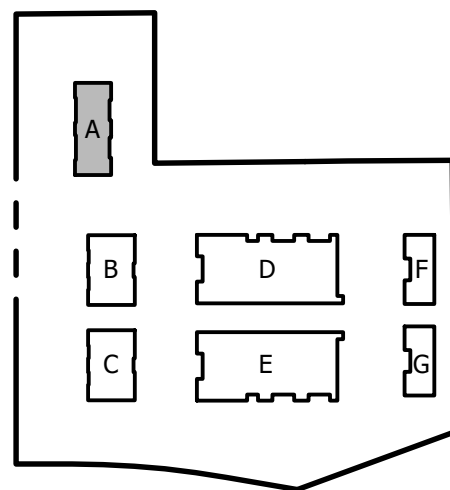
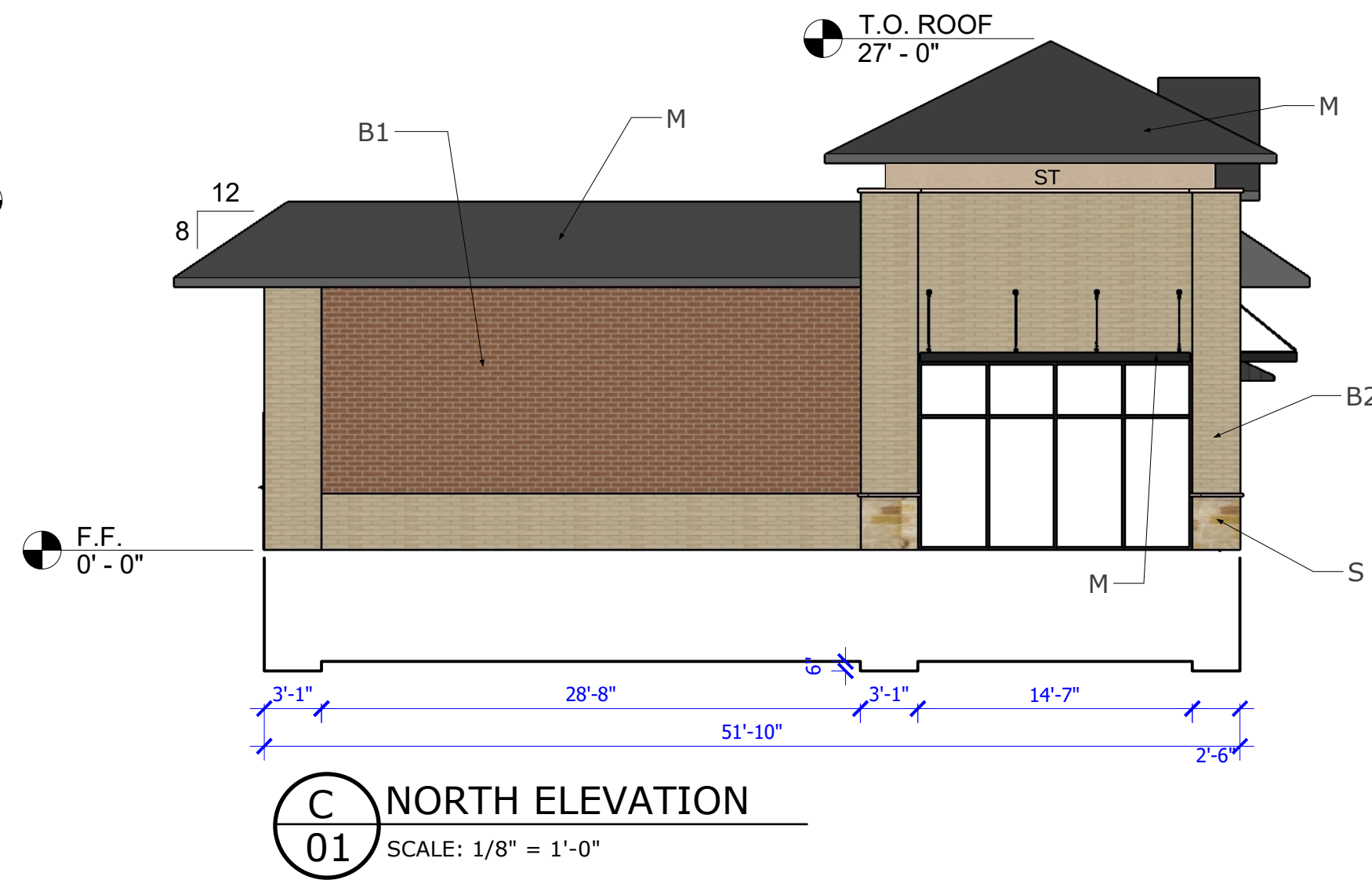
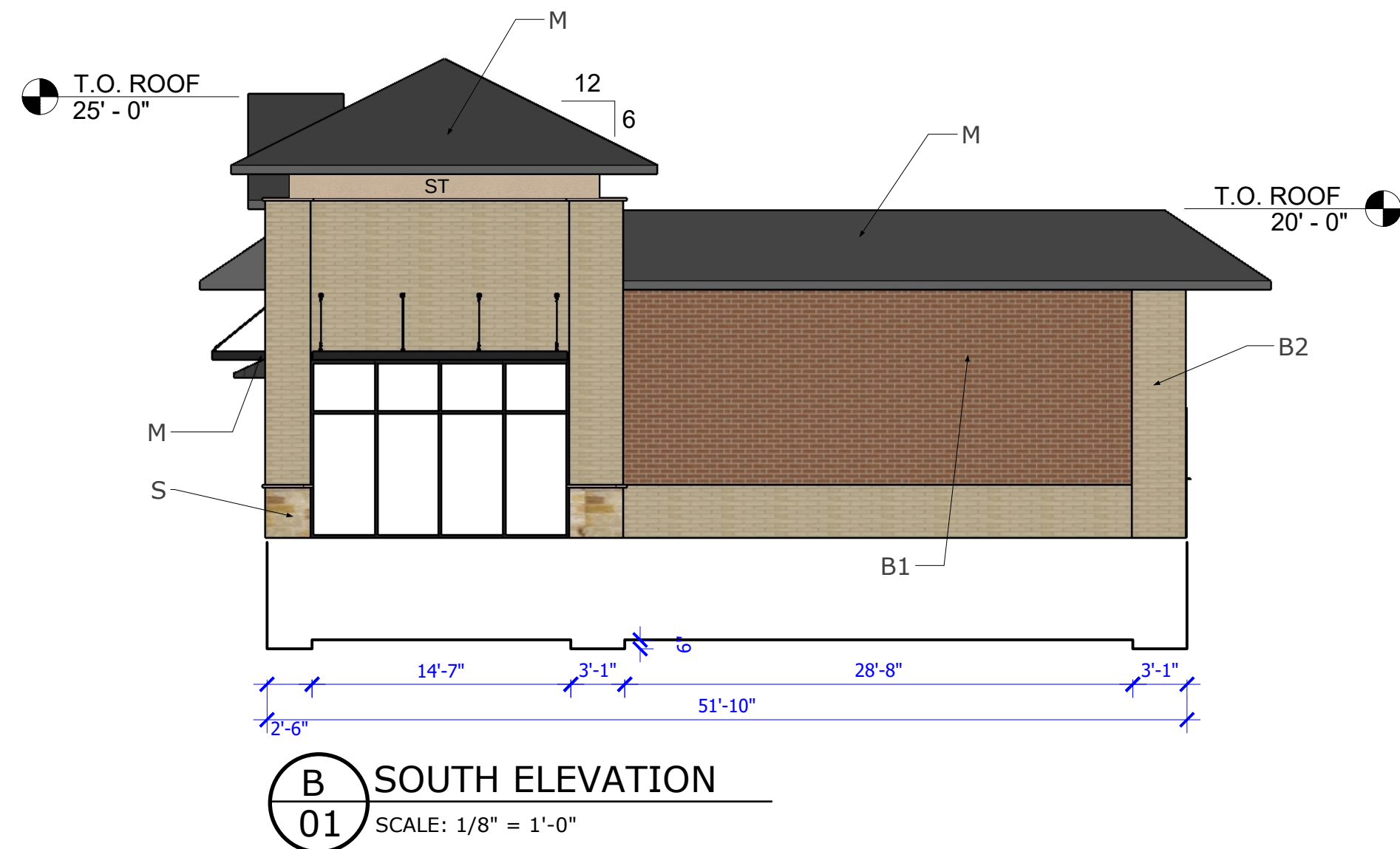
PROJECT NO: 22060
SHEET

BUILDING D & E



MATERIAL TABULATION CHART							
	NORTH		SOUTH		EAST		WEST
TOTAL FACADE S.F.	880 SF		880 SF		1,935 SF		2,176 SF
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	730 SF		730 SF		1,830 SF		1,126 SF
DOORS AND WINDOWS S.F.	150 SF		150 SF		105 SF		1,050 SF
PRIMARY MASONRY TOTALS (MIN. 80%)							
-BRICK S.F.	712 SF	98 %	712 SF	98 %	1,830 SF	100 %	1,072 SF 95 %
-STONE S.F.	18 SF	2 %	18 SF	2 %	0 SF	0 %	54 SF 5 %
-STUCCO S.F.	25 SF		25 SF		164 SF		50 SF

MATERIALS AND COLORS		
S	ACCENT STONE	"GRANBURY" BY ACME
B1	ACCENT BRICK	"RED SUNSET" BY ACME
B2	FIELD BRICK	"DOVE GRAY" BY ACME
M	ALL METALS - STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS, AND STANDING SEAM ROOFING	"ROYCROFT PEWTER" BY SHERWIN WILLIAMS
ST	STUCCO	COLOR: SW-7004 "SNOWBOUND"



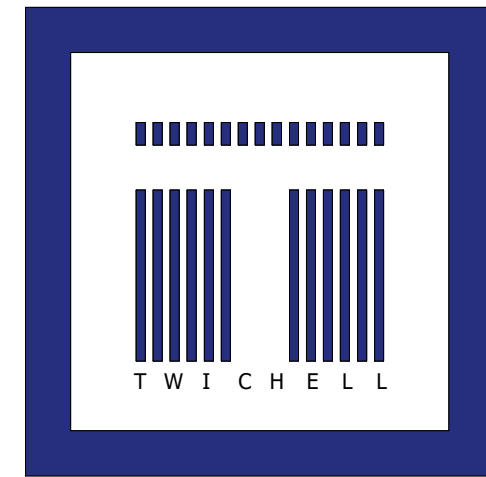
MICHAEL F. TWICHELL, L.P.
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INTERIORS
3624 OAK LAWN AVENUE, SUITE 320
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OFFICE: 214-521-3066

MANORS AT
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RANCH LTD
2681 MACARTHUR BLVD
SUITE 301
LEWISVILLE, TX 75067

FOUNDER'S
LANDING
XXXX LONG PRAIRIE RD
FLOWER MOUND, TX 75028
DENTON COUNTY

ELEVATIONS		
SCALE: 1/8" = 1'-0"		
REV	DATE	DESCRIPTION
05/04/23		REVISED PER CITY CMTS.

PROJECT NO: 22060
BUILDING
A



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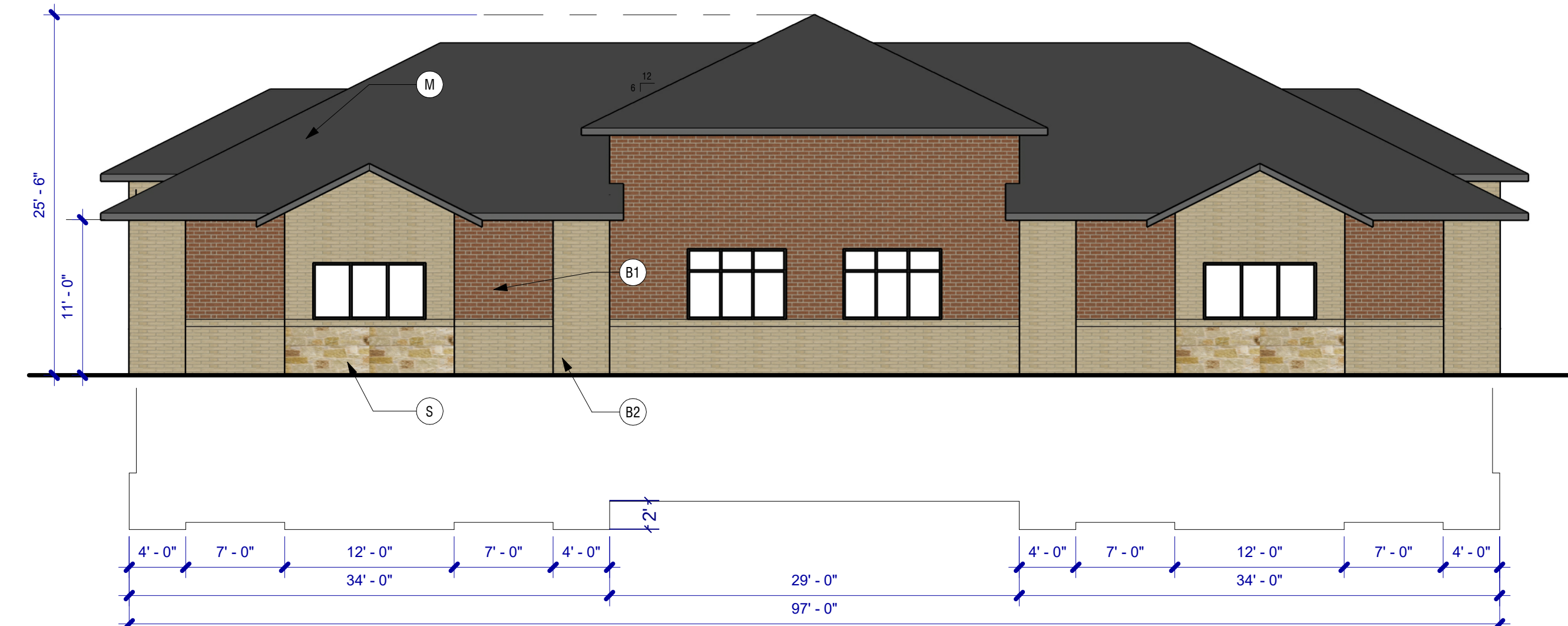
FOUNDER'S
LANDING
XXXX LONG PRAIRIE RD
FLOWER MOUND, TX 75028
DENTON COUNTY

ELEVATIONS

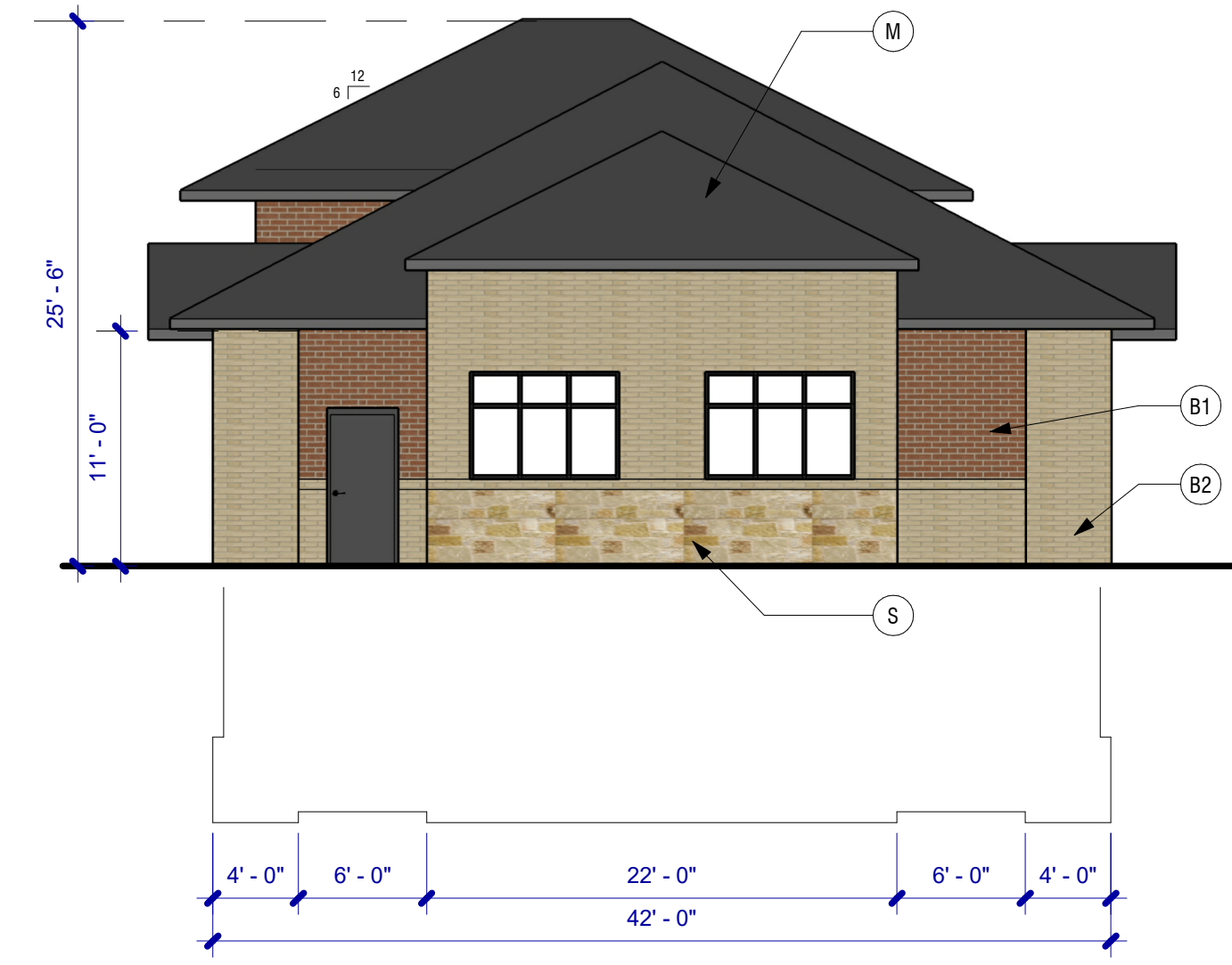
SCALE: 1/8" = 1'-0"

No.	Date	Description
	05/04/23	REVISED PER CITY CMTS.

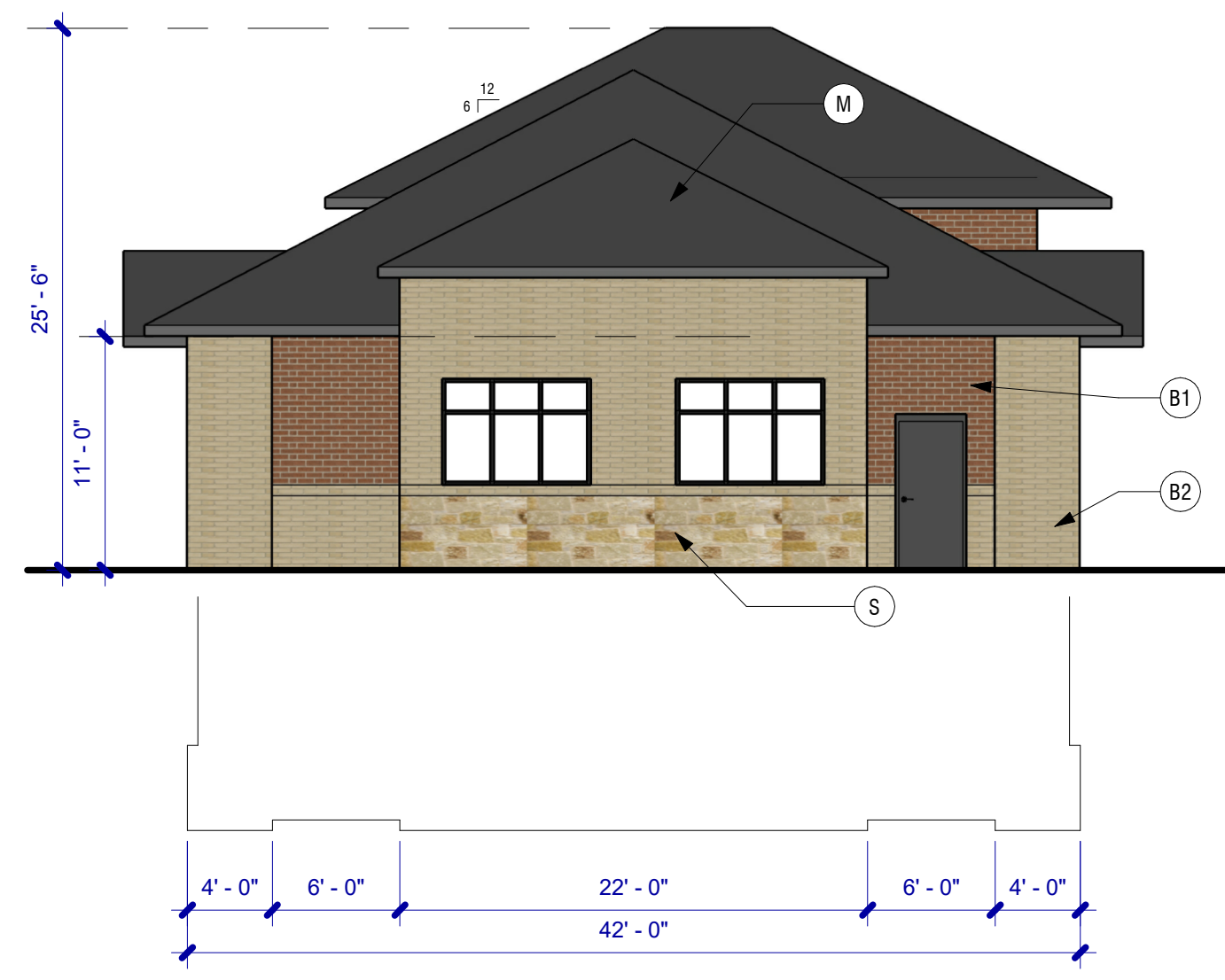
PROJECT NO: 22060
SHEET
BUILDING
F & G



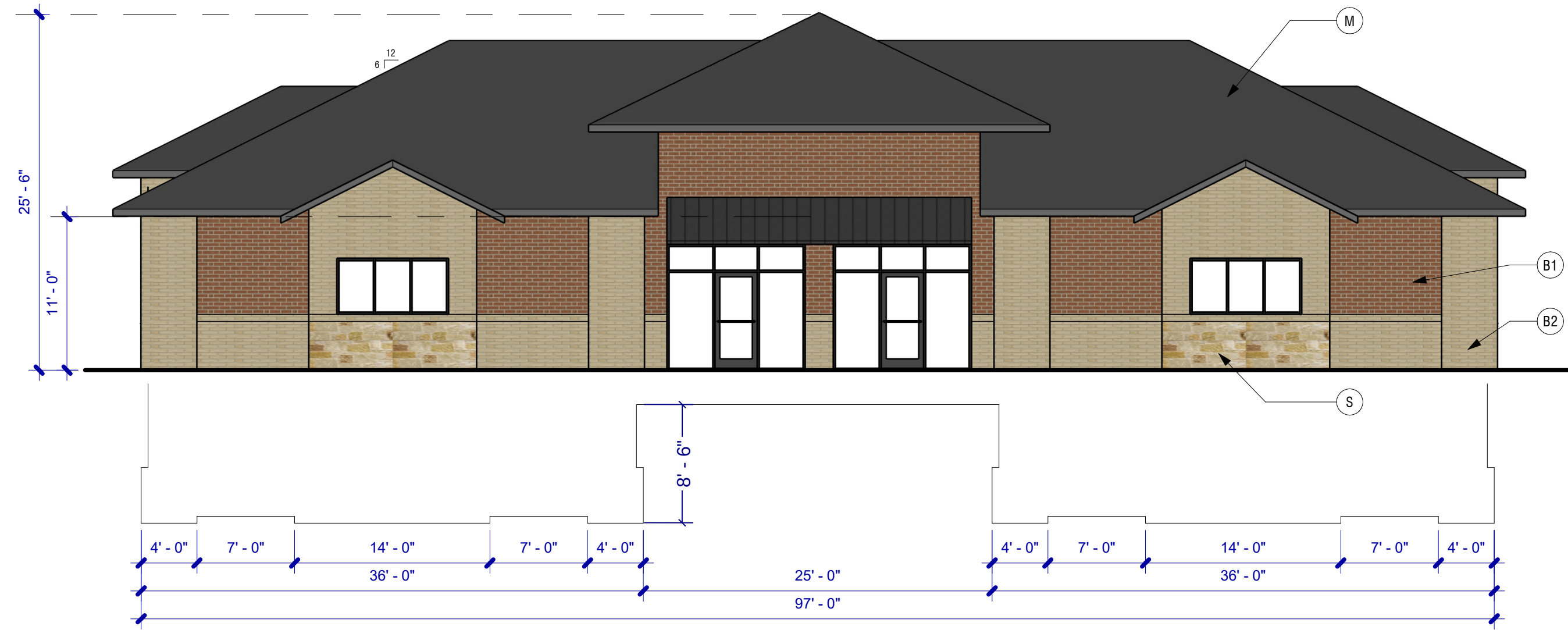
4 EAST ELEVATION BUILDINGS - F and G
1/8" = 1'-0"



3 NORTH ELEVATION BUILDINGS - F and G
1/8" = 1'-0"



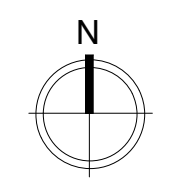
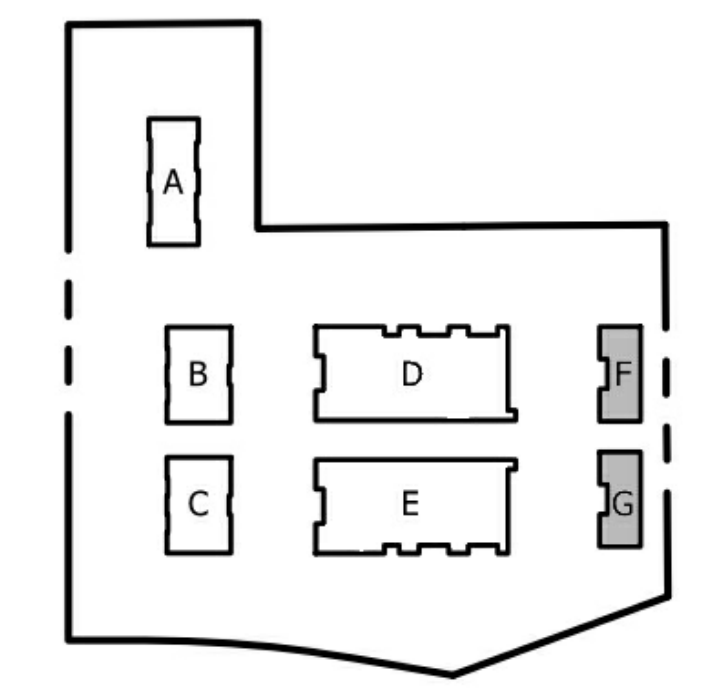
2 SOUTH ELEVATION BUILDINGS - F and G
1/8" = 1'-0"

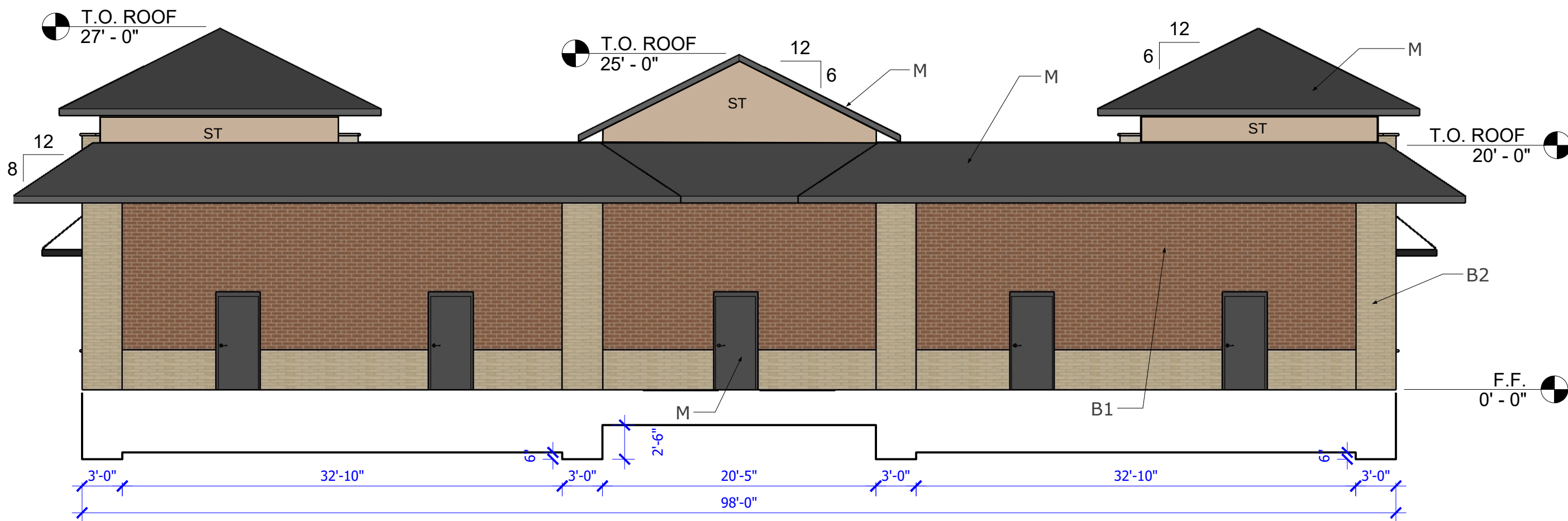


1 WEST ELEVATION BUILDINGS - F and G
1/8" = 1'-0"

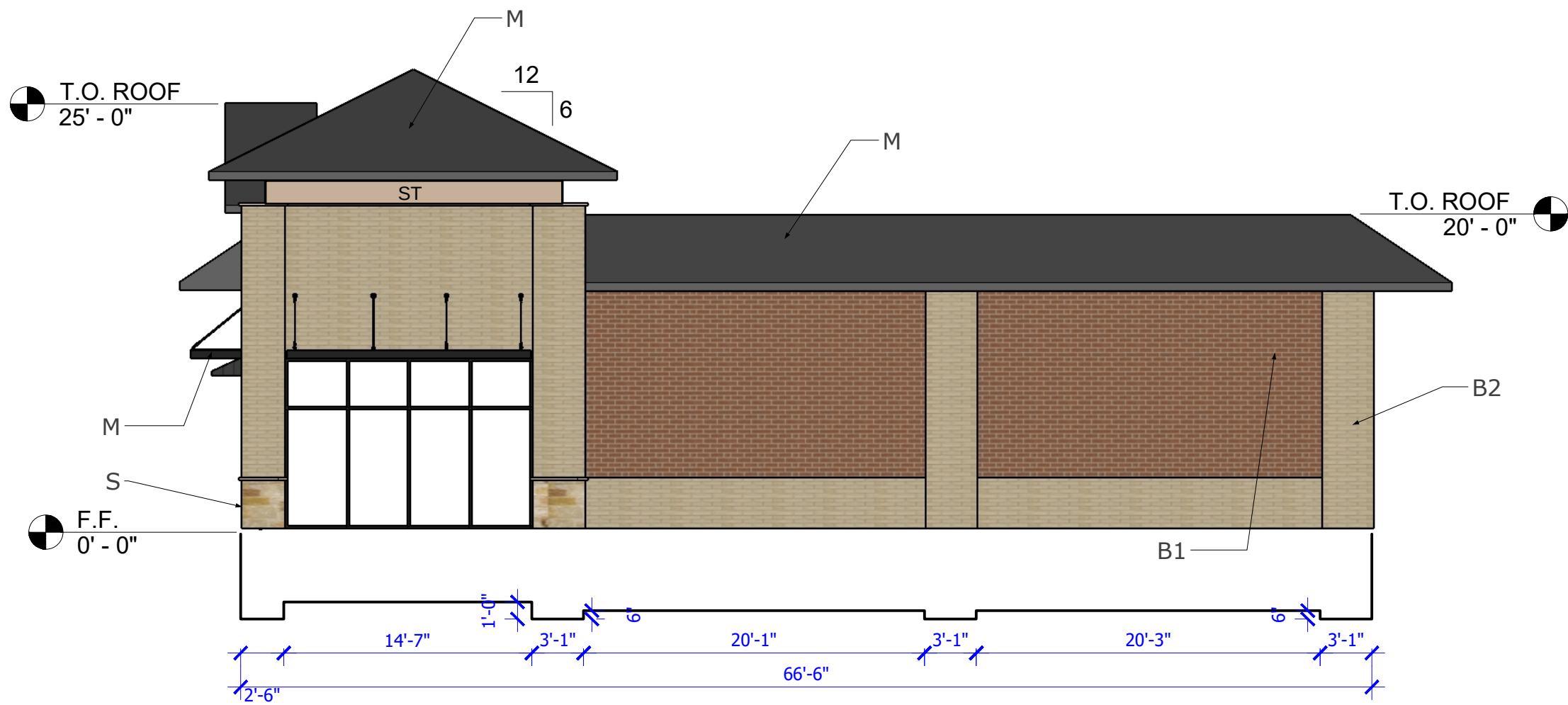
MATERIAL TABULATION CHART					
	NORTH	SOUTH	EAST	WEST	
TOTAL FACADE SF.	524 SF	524 SF	1,287 SF	1,296 SF	
FACADE SF. (EXCLUSIVE OF DOORS AND WINDOWS)	454 SF	454 SF	1,154 SF	1,012 SF	
DOORS AND WINDOWS SF.	70 SF	70 SF	133 SF	244 SF	
PRIMARY MASONRY TOTALS (MIN 80%)					
-BRICK SF.	376 SF	83%	376 SF	83%	1,073 SF 93%
-STONE SF.	78 SF	17%	78 SF	17%	83 SF 7%
	N.A.		N.A.		85 SF 8%

MATERIALS	
NO.	DESCRIPTION
B1	ACCENT BRICK : ACME "RED SUNSET"
B2	FIELD BRICK : ACME "DOVE GRAY"
M	ALL METALS: STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS AND STANDING SEAM METAL - TO MATCH SHERWIN WILLIAMS "ROYCROFT PEWTER"
S	ACCENT STONE : "GRANBURY" PRO-LEDGE

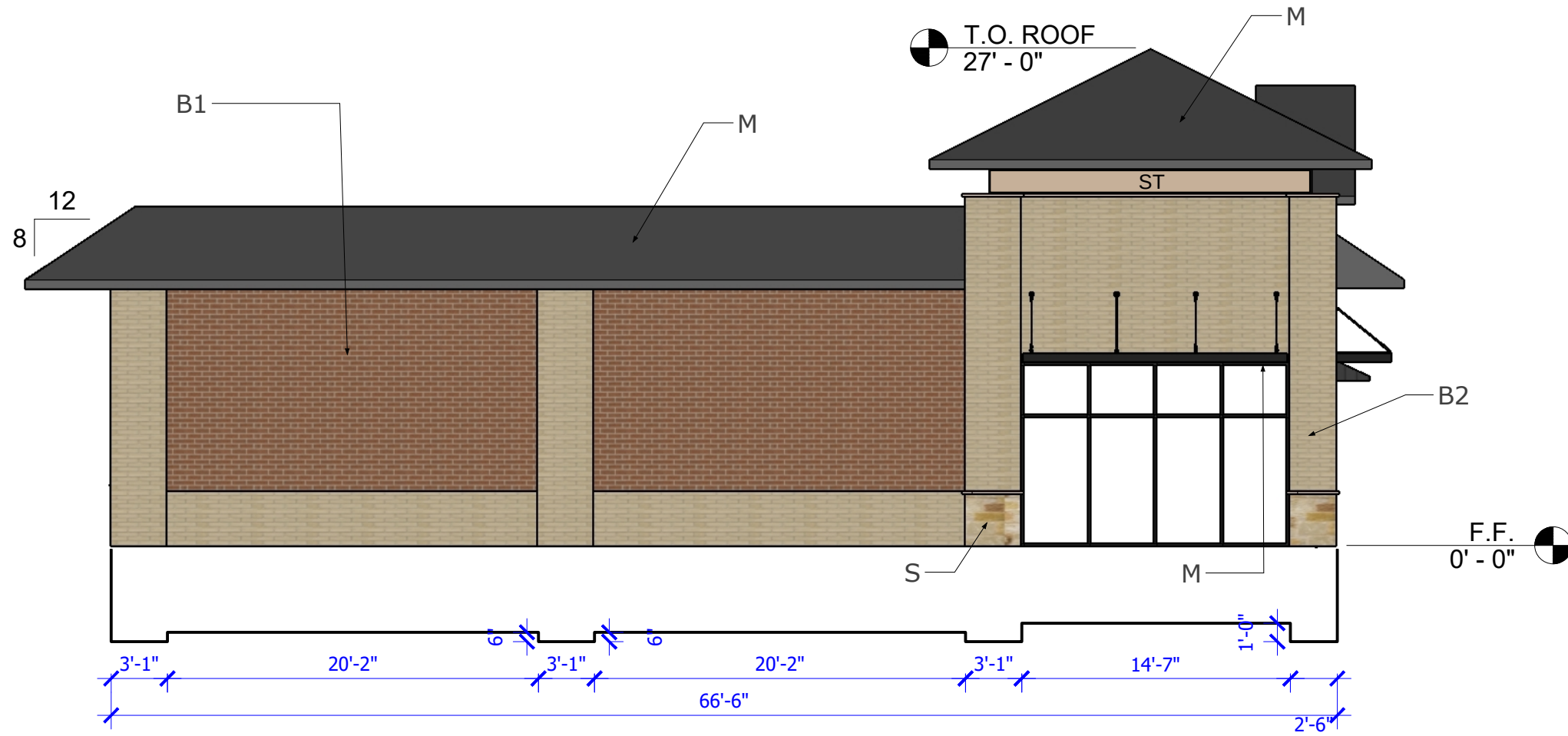




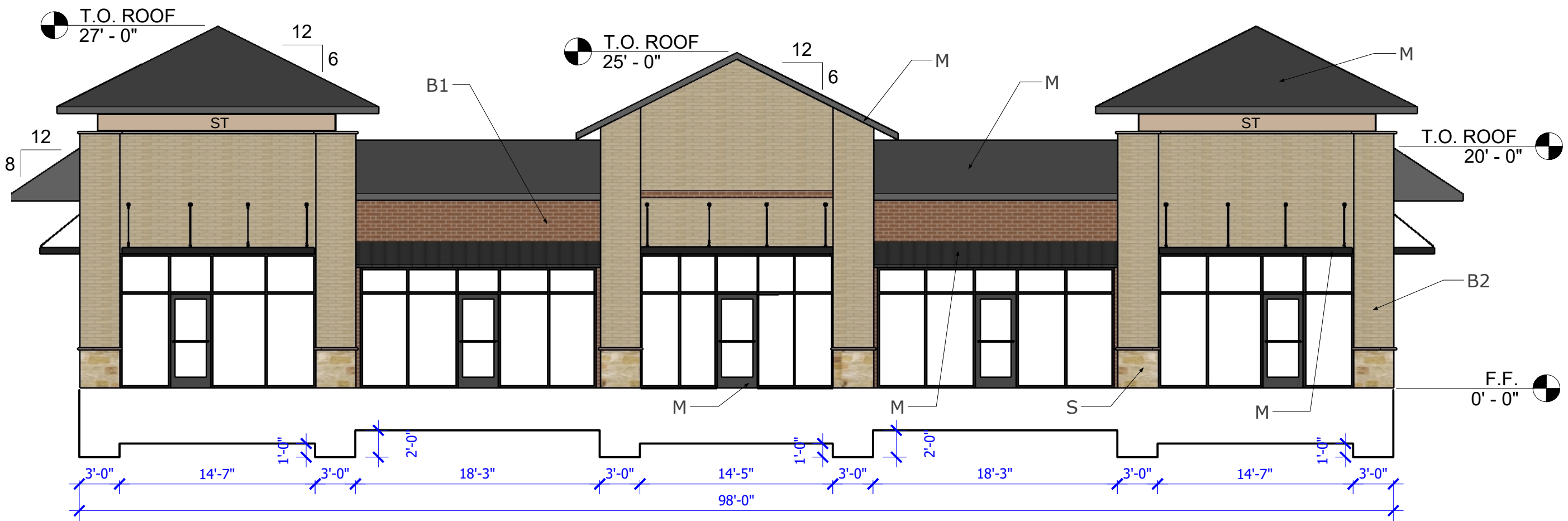
D 01 EAST ELEVATION
SCALE: 1/8" = 1'-0"



B 01 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



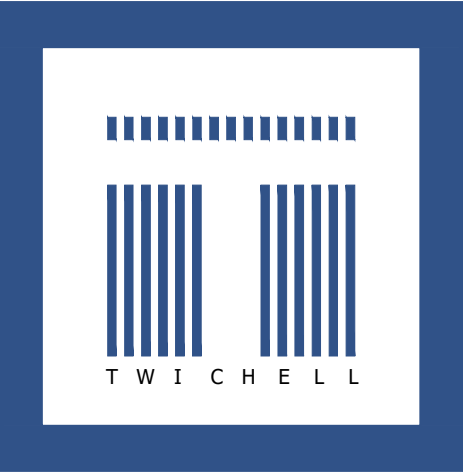
C 01 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A 01 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL TABULATION CHART							
	NORTH		SOUTH		EAST		WEST
TOTAL FACADE S.F.	1,090 SF		1,090 SF		1,470 SF		1,742 SF
FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	940 SF		940 SF		1,365 SF		932 SF
DOORS AND WINDOWS S.F.	150 SF		150 SF		105 SF		810 SF
PRIMARY MASONRY TOTALS (MIN. 80%)							
-BRICK S.F.	922 SF	98 %	922 SF	98 %	1,365 SF	100 %	878 SF 94 %
-STONE S.F.	18 SF	2 %	18 SF	2 %	0 SF	0 %	54 SF 6 %
-STUCCO S.F.	25 SF		25 SF		164 SF		50 SF

MATERIALS AND COLORS		
S	ACCENT STONE	"GRANBURY" BY PRO-LEDGE
B1	ACCENT BRICK	"RED SUNSET" BY ACME
B2	FIELD BRICK	"DOVE GRAY" BY ACME
M	ALL METALS - STOREFRONTS, DOORS, AWNINGS, CANOPIES, PARAPET CAPS, AND STANDING SEAM ROOFING	"ROYCROFT PEWTER" BY SHERWIN WILLIAMS
ST	STUCCO	COLOR: SW-7004 "SNOWBOUND"



MICHAEL F. TWICHELL, L.P.
ARCHITECTS + PLANNING
INTERIORS

3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219
OFFICE: 214-521-3066

MANORS AT VALLEY RANCH LTD

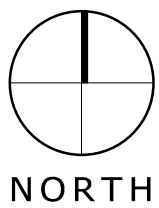
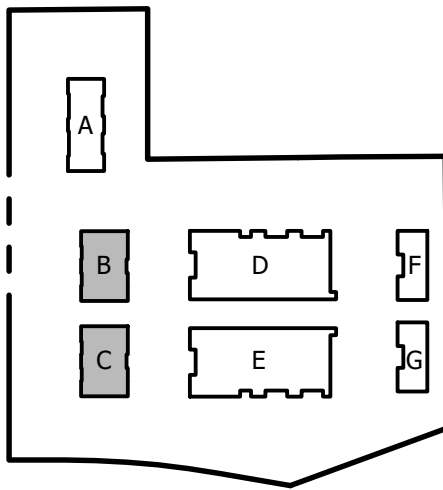
2681 MACARTHUR BLVD
SUITE 301
LEWISVILLE, TX 75067

FOUNDER'S LANDING

XXXX LONG PRAIRIE RD
FLOWER MOUND, TX 75028
DENTON COUNTY

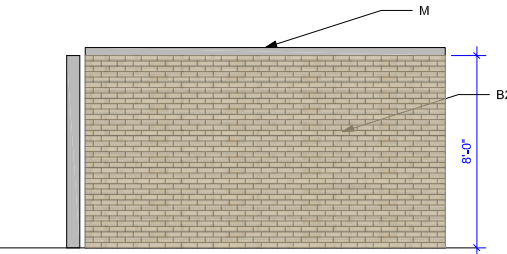
ELEVATIONS

REV	DATE	DESCRIPTION
05/04/23		REVISED PER CITY CMTS.

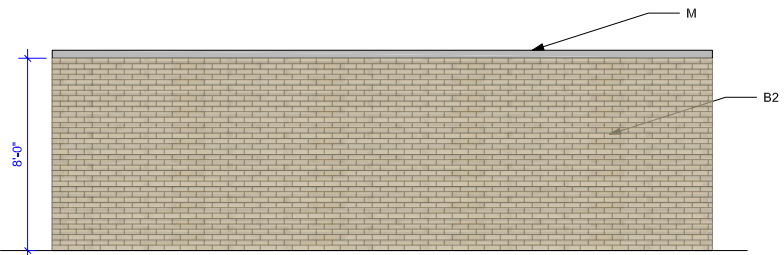


PROJECT NO: 22060

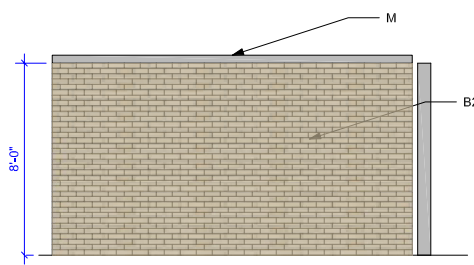
BUILDING B & C



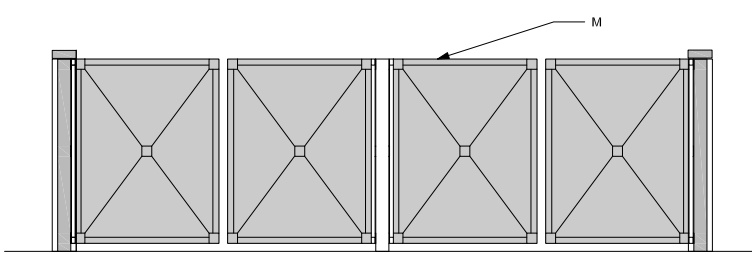
5 ELEVATION
1/8" = 1'-0"



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

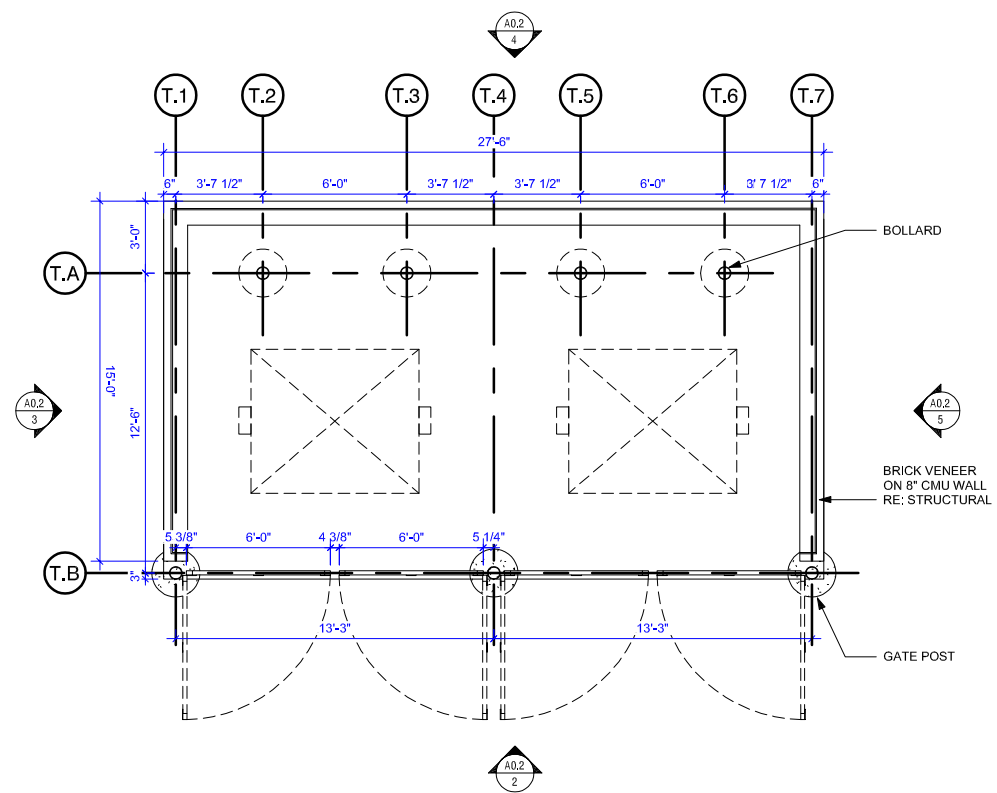


3 ELEVATION
1/8" = 1'-0"

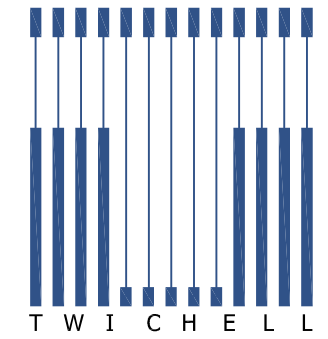


2 ELEVATION
1/8" = 1'-0"

MATERIAL NOTES	
NO.	DESCRIPTION
B2	"DOVE GRAY" BRICK BY ACME
M	ALL METALS "ROYCROFT PEWTER" BY SHERWIN-WILLIAMS



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



MICHAEL F. TWICHELL, L.P.

3624 OAK LAWN AVENUE, SUITE 320
DALLAS, TEXAS 75219

OFFICE: 214-521-3066
FAX: 214-599-0583

FOUNDER'S LANDING

XXXX LONG PRAIRIE
RD FLOWER MOUND,
TEXAS 75028

DUMPSTER ELEVATIONS

SCALE: 1/8" = 1'-0"

REV.	DATE	DESCRIPTION

PROJECT : 22060

SHEET

STATE OF TEXAS §
 §
COUNTY OF DENTON §

CROSS-PARKING AGREEMENT

This Cross-Parking Agreement ("Agreement") is made and entered into as of June 27, 2023 ("Effective Date"), by THE MANORS AT VALLEY RANCH, LTD., a Texas limited partnership ("Owner").

WHEREAS, Owner is the owner of that certain real property described as Lot 3R of Block A of the LONG PRAIRIE PLAZA Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the replat recorded under Document Number _____, Plat Records of Denton County, Texas ("Lot 3R");

WHEREAS, Owner is also the owner of that certain real property described as Lot 5 of Block A of the LONG PRAIRIE PLAZA Addition, an addition to the Town of Flower Mound, Denton County, Texas, according to the replat recorded under Document Number _____, Plat Records of Denton County, Texas ("Lot 5");

WHEREAS, Lot 3R and Lot 5 shall collectively be referred to herein as the "Project";

WHEREAS, Owner desires to provide parking access to Lot 3R to and for the benefit of the current and future fee owners of Lot 5 (the "Lot 5 Owners"), and Owner desires to provide parking access to Lot 5 to and for the benefit of the current and future fee owners of Lot 3R (the "Lot 3R Owners");

WHEREAS, pursuant to Section 82-75(2) of the Code of Ordinances, the Town of Flower Mound ("Code") specifies that an Agreement be filed with the Town of Flower Mound ("Town") for off-site parking.

NOW, THEREFORE, in consideration of satisfying the recitals and mutual obligations of the parties herein expressed, Owner hereby encumbers Lot 3R and Lot 5 with the following easements and subject to the terms and conditions as follows:

1. Owner hereby grants and conveys to Lot 5 Owners, subject to any other easements and rights of way of record and in effect with respect to Lot 3R, a perpetual, non-exclusive parking easement on such parking areas as may from time to time exist on Lot 3R and be designed and intended for vehicular parking, for use by the present and future owners, tenants, subtenants, employees, customers and invitees of the Project for parking of automobiles, vans and light trucks while patronizing, conducting business at, working at, or otherwise visiting the Project or improvements now or hereafter constructed thereon (such use to be in common with the present and future owners, tenants, subtenants, employees, customers and invitees of the project and others entitled to use such parking areas); however, this sentence shall not be construed to authorize overnight parking on Lot 3R. In addition, and notwithstanding anything herein to the contrary, Owner hereby grants and conveys to Lot 3R Owners, subject to any other easements and rights of way of record and in effect with respect to Lot 5, a

perpetual, non-exclusive parking easement on such parking areas as may from time to time exist on Lot 5 and be designed and intended for vehicular parking, for use by the present and future owners, tenants, subtenants, employees, customers and invitees of the Project for parking of automobiles, vans and light trucks while patronizing, conducting business at, working at, or otherwise visiting the Project or improvements now or hereafter constructed thereon (such use to be in common with the present and future owners, tenants, subtenants, employees, customers and invitees of Lot 5 and others entitled to use such parking areas); however, this sentence shall not be construed to authorize overnight parking on Lot 5.

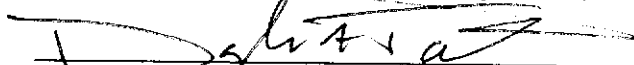
2. The provisions and conditions of this Agreement shall be effective as of the Effective Date hereof, shall continue for an indefinite term, and shall be enforceable against successors in interest and future owners and assigns of the subject properties.
3. The Owners agree not to impose, by agreement or otherwise, any covenant or restriction on the subject property that would interfere with the parking use contemplated herein, without prior written consent of the Town.
4. This Agreement may only be terminated with the written approval of the Town. Approval shall be conditioned upon the Owners developing sufficient on-site parking to comply with the Code or replacing this Agreement with another parking agreement acceptable to the Town.
5. The parties hereto acknowledge that a violation of any term or condition of this Agreement constitutes a violation of Chapter 82 of the Code, and that the Certificate of Occupancy of the offending party may be voided by the Town.
6. The Town shall be a third-party beneficiary to this Agreement and may enforce the terms of this Agreement against the parties hereto.
7. This Agreement shall be kept on file with the Town and shall also be recorded in the real property records of Denton County, Texas.

[Remainder of Page Left Intentionally Blank]

OWNER

THE MANORS AT VALLEY RANCH, LTD.

By: Allegheny Land Company, its general partner

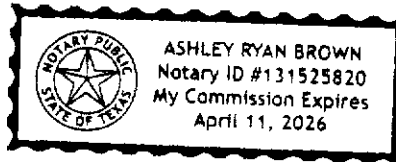

Douglas A. Tatum, President

June 27, 2023
Date

STATE OF TEXAS

§
§
§

COUNTY OF DENTON



This instrument was acknowledged before me on this the 27th day of
June, 2023, by Douglas A. Tatum, President of Allegheny Land Company,
general partner of The Manors at Valley Ranch, Ltd., on behalf of said limited partnership.

My Commission Expires:

April 11, 2026

Ashley Brown
Notary Public in and for the State of Texas

Ashley R. Brown
Type or Print Name



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

DATE: July 10, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider a request for a Site Plan (SP22-0009 – Flower Mound Medical Office Building) to develop a medical office building with an exception to ‘Underground Utilities’ pursuant to Section 82-377, Exceptions, of the Code of Ordinances. The property is generally located south of Cross Timbers Road and west of Churchill Drive.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There is an exception request to the Town’s regulations, which necessitates 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 request is to obtain site plan approval to develop an approximately 12,500 square foot medical office building to be located on Lot 2R1, Block A of the Town Center West Addition. The property is zoned for Office District uses. The existing zoning allows a medical office use by right. The applicant indicated that two additional buildings are planned as part of future site development. Any future buildings will require site plan applications. A sheet showing a potential three-building layout has been provided for illustrative purposes only; any future buildings will be reviewed for compliance with current Town ordinances at the time of their submittal. The lot is 4.19 acres and was previously granted an SUP and site plan for a daycare use that was never completed.

The parking for this use is calculated at the medical office use ratio of one space for every 200 square feet of the facility. Based on this requirement, the proposed use would require 63 parking spaces. The site plan depicts 67 on-site parking spaces which is within the Town’s allowable parking deviation. Access to the site is from Churchill Drive and Karnes Road via mutual access easements.

The landscape plan depicts required street buffer, street yard, and parking lot trees that are in conformance with the Town’s landscaping requirements. The proposed elevation utilizes a combination of brick, stone, steel siding, and stucco in colors complying with the Town’s Urban Design Plan.

III. EXCEPTIONS:

A. Exception to Section 82-377, Underground Utilities

Section 82-376 states that all existing overhead utilities, save and except transmission facilities identified in the Town Code, shall be placed underground in conjunction with the development of property, and prior to the Town's acceptance of the subdivision, subject to certain provisions. The applicant is requesting an exception to burying approximately 550' linear feet of overhead utility lines located along the Cross Timbers Road and Karnes Drive frontage.

As required by Section 83-377, the applicant has provided plans and perspectives of the development along Cross Timbers Road to illustrate how the development would appear with and without the overhead lines. The applicant has also provided correspondence from Oncor detailing what would be required if the lines were buried and a quote stating the relocation costs.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

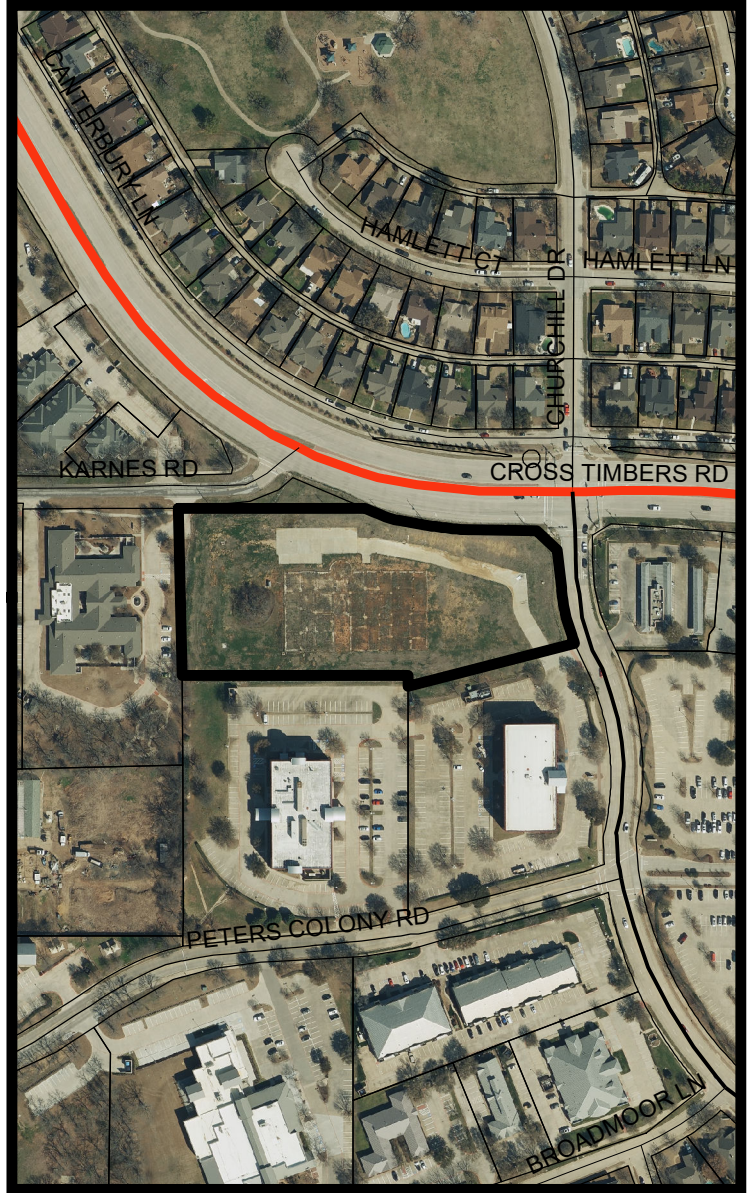
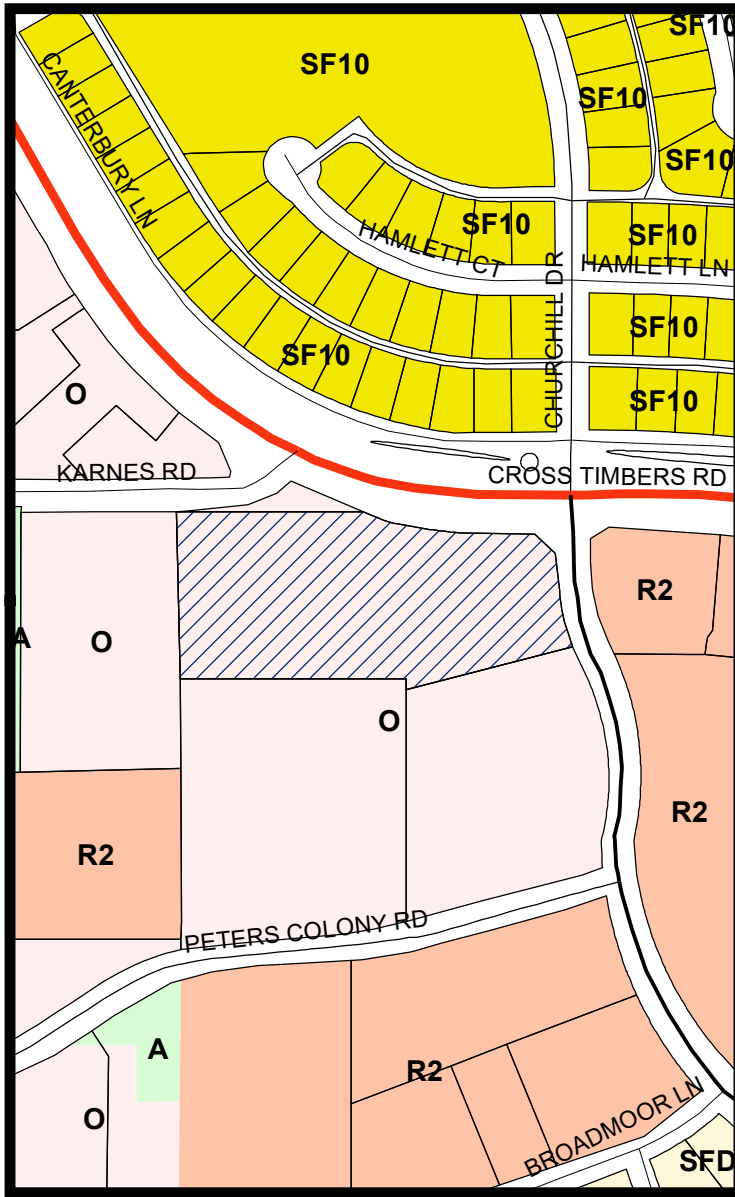
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Site Plan Package
4. Phasing Plan Example

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

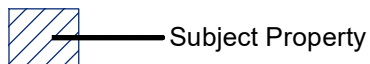
Vicinity Map

Reference Project: SP22-0009



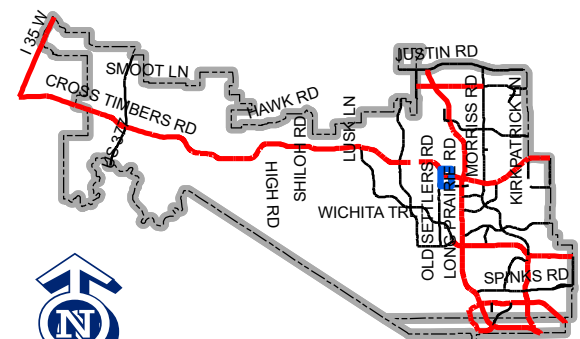
LEGEND

- Agriculture
- Office
- Retail 2
- Single Family 10
- Single Family Detached

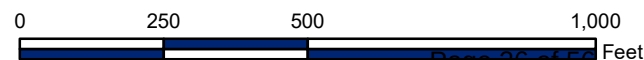


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



January 3, 2023

Town of Flower Mound
Planning Services
2121 Cross Timbers Road
Flower Mound, Texas 75028

Attn: Planning Services

Letter of Intent for Flower Mound MOB

This is a letter of intent for Flower Mound MOB, a proposed 4.2-acre, 3-building site located at the southwest corner of Cross Timber Road & Churchill Road. The site is currently zoned as Office District (O) and will remain as zoning Office District (O).

The site has 1 proposed building, with the proposed use of Medical. The building is 12,500 square feet. There will be two additional future buildings for the development. A separate site plan and development permit will be submitted for the additional buildings later. The buildings will be operated and maintained by separate owners.

Included in this submittal is a utility exception easement request. This exception is being requested because TxDOT will not allow overhead utilities to be moved underground in FM 1171 due to future improvements along the road. We ask that the overhead utilities remain as-is, that is above ground like the adjacent properties along FM 1171. Please see the exhibit included in this submittal showing the location of the existing overhead utilities on the proposed property and its surroundings.

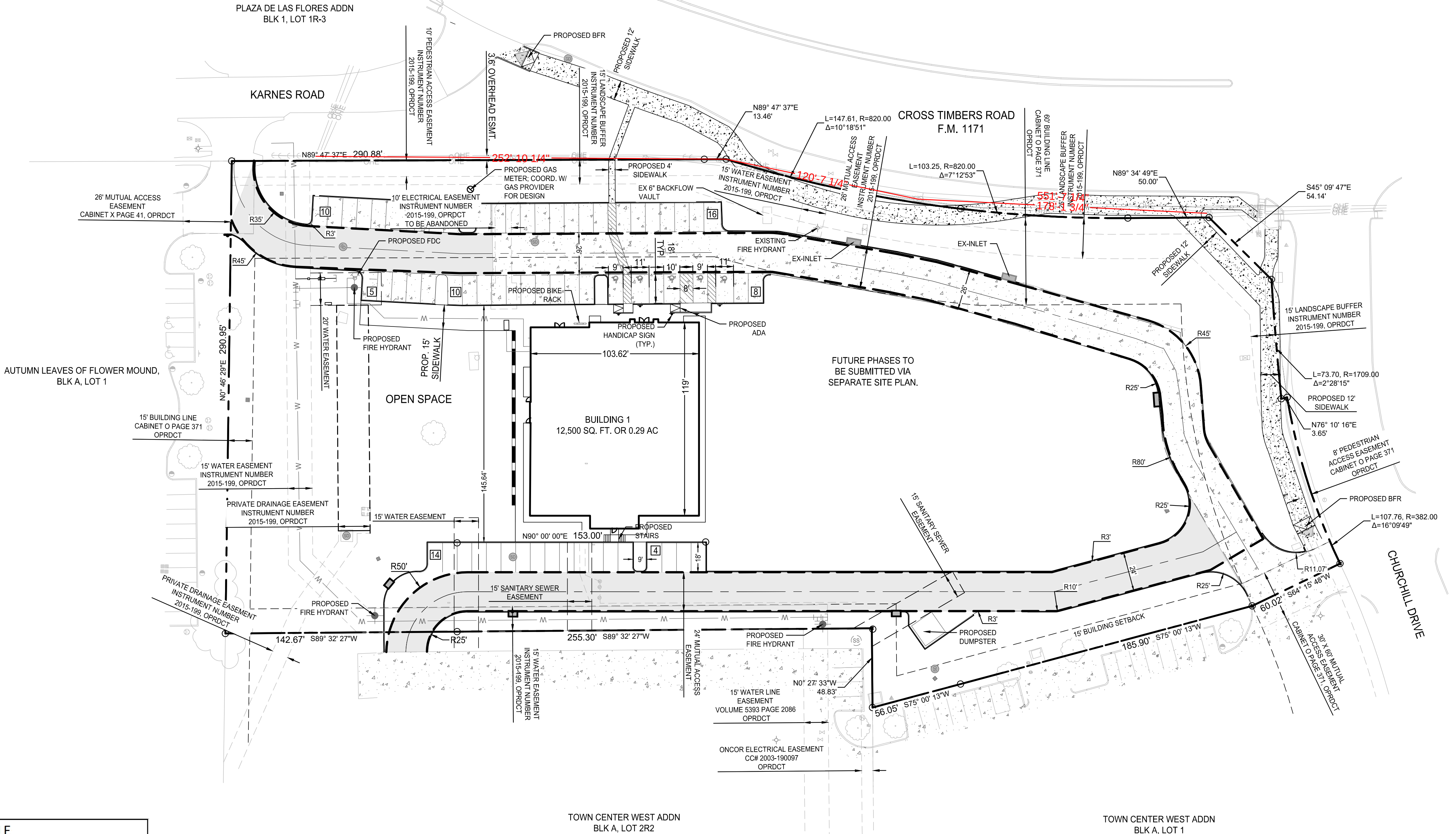
Should you have any questions or need additional information, please feel free to contact me.
Sincerely,

Sachi Burlingame, PE
Project Manager

Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
469-213-1800
sachi.burlingame@pelotonland.com

Drawing: G:\P\CD\CD2003_P\A\A_002\Main\DWG\CD2003-SITE
Last Saved by: Aileen
File Name: CD2003-SITE.dwg
Plot Date/Time: 7/20/23 10:08 AM

SITE DATA TABLE		
Physical Address	SW Corner of Cross Timber Rd & Churchill Rd	
Gross Site Area	± 182793 sq. ft. (±4.19 ac)	
Zoning	O - Office District	
Current Use	O - Office District	
Lot Coverage Data		
Building Coverage	6.84% / 12500 sq. ft.	
Impervious Area	29.71% / 54307 sq. ft.	
Pervious Area	63.45% / 115986 sq. ft.	
Parking Summary	Required	Provided
Office - Medical/Dental	63	67
Accessible	3	5
Total Parking (1 space per 200 sqft)	63	67
Building Data		
Peak Height	23'	
Mean Height	15'	
Total Square Footage	12,500	



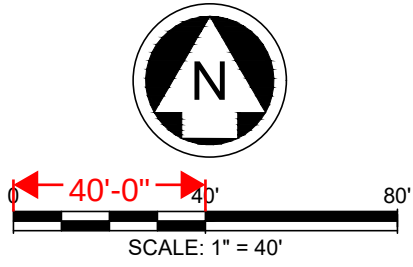
- i. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ii. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- iii. 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.
- iv. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- v. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- vi. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- vii. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANE/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS

OWNER/DEVELOPER
CASTLE DEVELOPMENT GROUP -
JESSE GOBER
251 E. SOUTHLAKE BLVD, STE 100
SOUTHLAKE, TX 76092
PHONE: 817-337-3433

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FLOWER MOUND	972-874-6000
CITY OF FLOWER MOUND WATER DEPT.	972-874-6010

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



LEGEND

- | | |
|--|------------------------------|
| | PROPERTY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | PROPOSED FIRELANE |
| | ACCESSIBLE CROSSWALK |
| | PROP. ACCESSIBLE ROUTE |
| | EXISTING PAVEMENT |
| | PROPOSED SANITARY SEWER |
| | PROPOSED WATER LINE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING WATER LINE |
| | PROPOSED STORM DRAIN LINE |
| | EXISTING STORM DRAIN LINE |

- NOTES:
- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN. REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ALL STRIPING TO BE PAINTED 4" WHITE STRIPE.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
 - ALL RADII ARE 5' OR 20' UNLESS NOTED OTHERWISE.
 - THE MINIMUM NUMBER OF PARKING SPACES ALLOWED IS 135. THIS INCLUDES THE 14 REQUIRED HANDICAP PARKING SPACES.
 - THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN PER FIRM PANEL # 48121C0540 G, DATED APRIL 18, 2011.

BENCHMARKS

BM #1 - "X" CUT WITH BOX
Y: 7063805.93
X: 2404779.33
Z: 645.05
GRID N: 7062742.08
GRID E: 2404417.15
ELEVATION = 645.05'

BM #2 - "X" CUT WITH BOX
Y: 7064087.72
X: 2405026.13
Z: 651.50
GRID N: 7063023.82
GRID E: 2404663.92
ELEVATION = 651.50'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR
DESIGN REVIEW ONLY AND ARE
NOT INTENDED FOR
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PERMIT PURPOSE. THEY ARE
PREPARED BY, OR UNDER THE
SUPERVISION OF:

GRETCHEN S. BURLINGAME 141075 07/05/2023
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

FLOWER MOUND MOB

SITE PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MLJ/CLS	DATE: July 2023	PROJECT #: CDG21003	SHEET: C005
DESIGNED: MLJ			
REVIEWER: GSB			

Drawing: G:\DWG\CDG21003_Plan_Mob_Landscape.dwg\\A:\CHT_CAD\PL\Plan\CDG21003_Plan_Mob_Landscape.dwg
Last Saved by: Chayakendall
Print Date/Time: 7/20/2023 2:21 PM

GENERAL NOTES

1. Contractor shall provide all materials and labor to complete scope of work as indicated in documents.
2. All work shall be executed in accordance with all federal, state and local regulations, and shall comply with prevailing accessibility requirements. Contractor shall notify owner's representative of any portion of documents which conflict with regulations prior to construction.
3. Contractor is responsible for securing all required permits, approvals and inspections related to scope of work.
4. Reference to "owner's representative" are made in these documents, and refers to the project owner or designated representative, in addition to the owner's representative the contractor shall contact the landscape architect for design clarifications or additional information related to scope of work.
5. Notify owner's representative 48 hours in advance of commencing work to coordinate project inspection schedule.
6. Drawings are based on survey data and design drawings provided by others. It is the contractors responsibility to verify existing conditions and shall notify owner's representative of any discrepancies between documents and actual site conditions prior to construction. Failure to make such conflicts known to the owner's representative will result in the contractor's liability to relocate materials as directed.
7. Do not proceed with any portion of work as indicated in documents if obstructions, discrepancies or unknown conditions are encountered. Notify the owner's representative immediately for direction on how to proceed.
8. Contractor shall coordinate all work with other disciplines.
9. Limits of work indicated on drawings, if any, are general in nature and are intended to define the general vicinity in with the scope of work exists. Actual limits of work shall include all areas necessary to complete scope of design intent.
10. Unless otherwise noted, all existing trees shall be protected. Do not park, drive, operate machinery or store materials within the dripline of existing trees.
11. The contractor shall locate and verify all existing utility lines prior to planting or construction and shall report any conflicts to the owner's representative. Verify with owner pipe line locations prior to digging. Contractor shall exercise caution when working in the vicinity of underground utilities.
12. Contractor shall provide bid proposal listing unit prices for all material provided.
13. Quantities shown on the plan are for the contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the list, the quantities shown on the plan shall apply.

LANDSCAPE NOTES

1. All non-dimensioned plants symbols, edging and bed lines are diagrammatic and shall be scaled from drawings.
2. Stake the location of all proposed trees for approval by the owner's representative prior to commencement of planting. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
3. Paint or string all edging and bed line locations on finish grade for approval by the owner's representative prior to installation. The owner's representative reserves the right to make minor adjustments to locations prior to planting.
4. Refer to details and specifications for plant pit dimensions and backfill requirements.
5. All plant material shall be maintained in a healthy growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days. Unless otherwise approved in writing by the owner or owner's representative.
6. All new plant material shall conform to the minimum guidelines established for nursery stock published by the American association of nurseryman, Inc. in addition, all new plant material for the project shall be of specimen quality.
7. All new plants shall be container- grown, unless otherwise noted on the plant list.
8. The general contractor shall supply all new plant material in quantities sufficient to complete the plantings shown on the drawings.
9. No trees shall be planted before acceptance of rough grading. Tree shall bear same relationship to finish grade as they bore to previous grade.
10. Contractor shall fine grade areas to achieve final contours as indicated. Planting bed areas to be excavated or left below final finished grade to accommodate for soil amendment / mulch.
11. All planting beds to be tilled to depth of 6" and, backfilled with 4" of organic mulch.
12. All planted areas to be mulched as specified in plan / details.
13. All landscaped areas are to be maintained in accordance with city regulations.
14. All plant varieties must come from a same source supplier in order to maintain a consistent appearance.
15. All container grown material must be of nursery stock conditions, with a well-established root system reaching the sides of the container, to maintain a firm ball when the container is removed, but shall not have excessive root growth encircling the inside of the container.
16. All shrub planting beds and lawn areas to be separated by steel edging unless otherwise noted. No steel to be installed adjacent to sidewalks, curbs or fences.
17. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (et) weather-based controllers and said irrigation system shall be designed by a licensed irrigator.

MAINTENANCE NOTES

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping and irrigation. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant materials shall be maintained in a health and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken shall be replaced or repaired to prevent the waste of water.
2. The owner shall be responsible for replacing all plant material, which shows dead branching over 75 percent or more of the normal branching pattern and repair of irrigation systems. Plant materials, which die, shall be replaced with plant material of similar variety and similar initial size.
3. Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Contractor shall coordinate operations and availability of existing topsoil with on-site construction manager.
2. Contractor shall leave lawn areas 1" below final finished grade.
3. Contractors shall fine grade areas to achieve final contours as indicated on the civil plans. Provide uniform rounding at the top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
4. All lawn areas shall be fine graded, irrigation trenches completely settled and finish grade approved by the owner's construction manager or landscape architect prior to lawn installation.
5. Contractor shall remove all rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. prior to placing topsoil and lawn installation.
6. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
7. Contractor shall guarantee establishment of acceptable turf area and shall provide replacement from local supply if necessary.

SOLID SOD NOTES

1. Plant sod by hand to cover indicated areas completely. Ensure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
2. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
3. Water sod thoroughly as sod operation progresses.
4. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with winter ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet.
5. Sod shall be clean and reasonably free of weeds and noxious pest and insects.

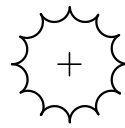
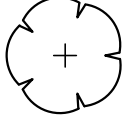
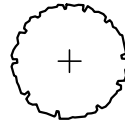
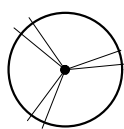
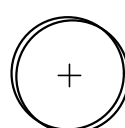
HYDROMULCH & SEED NOTES

1. Contractor shall scarify, rip and loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
2. Bermuda grass seed shall be extra-hulled and treated lawn type. Seeds shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
3. Fiber shall be one hundred (100) percent Wood Cellulose Fiber, delivered to the site in its original unopened container, "Conwed" or equal.
4. Fiber Tack shall be delivered to site in its original unopened container and shall be "Terro-Tack one", as manufactured by Growers, Inc. or equal.
5. Hydromulch with Bermuda grass seed at a rate of two (2) pounds per one thousand (1000) square feet.
6. If installation occurs between September 1 and April 1, all Hydromulch areas to be winter Ryegrass at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermuda grass the following growing season.
7. In the event that Ryegrass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
8. All lawn areas to be hydromulched shall have one hundred (100) percent coverage prior to final acceptance.
9. Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
10. Contractor shall guarantee establishment of acceptable turf areas and shall provide replacement from local supply as necessary.
11. Contractor to follow manufacturer's recommended seeding and irrigation rates for drill seed applications.

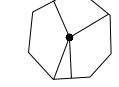
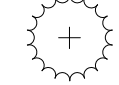
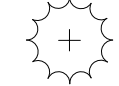
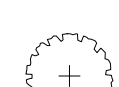
IRRIGATION NOTES

1. All areas containing turf, ground cover, shrubs, trees, or other planted material shall be irrigated with a permanent below-ground, automatic irrigation system, designed by a licensed irrigator. Temporary irrigation to establishment is acceptable as approved by the owner's representative and Landscape Architect and shall be designed and installed by a licensed irrigator.
2. All irrigation systems shall be installed with rain and frost sensors, and shall meet all applicable state and local regulations.
3. All areas other than turf shall be irrigated using Netafim™ or approved equal subterranean drip.
4. Hydromulched turf areas are to be irrigated with temporary above-ground irrigation for a minimum of 90 days and until achieving 100% germination.

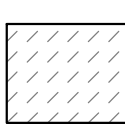
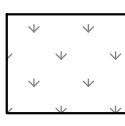
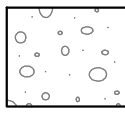
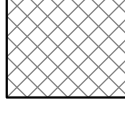
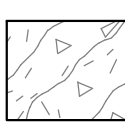
PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	JE	Juniperus virginiana	Eastern Red Cedar	3" Cal.	9	Container grown, 8' height, 5' spread, 4' branching height, upright growth
	LS	Liquidambar styraciflua	Sweet Gum	3" Cal.	8	Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
	QS	Quercus shumardii	Shumard Red Oak	3" Cal.	7	Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
	QV	Quercus virginiana	Live Oak	3" Cal.	10	Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader
	UC	Ulmus crassifolia	Cedar Elm	3" Cal.	8	Container grown, 12' height, 5' spread, 4' branching height, upright growth, full rounded canopy, strong central leader

SHRUBS

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	AE	Abelia x 'Edward Goucher'	Edward Goucher Abelia	5 gal.	36" o.c.	60	Container full, 24" spread, spaced at 36" on-center typical.
	IS	Ilex vomitoria 'Stokes Dwarf'	Stokes Dwarf Yaupon Holly	3 gal.	24" o.c.	12	Container full, 24" spread, spaced at 24" on-center typical.
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	10 gal.	60" o.c.	14	Container full, 36" spread, 72" height, spaced at 60" on-center typical.
	LM	Liriope muscari	Lilyturf	3 gal.	24" o.c.	91	Container full, 18" spread, spaced at 24" on-center typical
	LG	Loropetalum chinense	Chinese Fringe Flower	5 gal.	36" o.c.	107	Container full, 24" spread, spaced at 36" on-center typical.
	PM	Pennisetum alopecuroides 'Moudry'	Black Flowering Fountain Grass	3 gal.	36" o.c.	44	Container full, 24" spread, spaced at 36" on-center typical.
	PC	Prunus caroliniana 'Compacta'	Compact Carolina Cherry Laurel	10 gal.	60" o.c.	16	Container full, 36" spread, 60" height, spaced at 60" on-center typical.

GROUND COVERS

	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
	CDS	Cynodon dactylon	Bermuda Grass (Seed)	seed		44,402 sf	Hydromulch as designated on plans.
	CD	Cynodon dactylon	Bermuda Grass (Sod)	sod		78,851 sf	Lawn solid sod, regional, drought tolerant - refer to notes.
	DG	Decomposed Granite	Decomposed Granite	Less than 1/8" in Dia.		648 sf	Tan in color; 4" depth compacted in 1" lifts.
	EC	Euonymus fortunei 'Coloratus'	Purple-leaf Wintercreeper	4" Pots	12" o.c.	530	Container full, (5) runners minimum, 12" spread, spaced at 12" on-center typical.
	HM	Mulch Ring for Existing Trees	Hardwood Mulch	---		2,173 sf	Dark brown, double shredded hardwood mulch, 3" depth min.

NOTE:

1. All trees shall have straight trunks and be matching within varieties.
2. All trees shall have a full and uniform canopy.
3. Root balls should be well-formed, intact, with trunk firmly attached. Minimum root ball size for a 3" caliper tree is 32".
4. Plant list is an aid to bidders only. Contractor shall verify all quantities on plan.
5. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.
6. Do not install steel edging along sidewalks or curbs.

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FLOWER MOUND	972-874-6000
CITY OF FLOWER MOUND WATER DEPT.	972-874-6010

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.

Town of Flower Mound Landscape Requirements

Street Yard Requirements:

- All undeveloped areas of the street yard shall be landscaped. In addition, each lot or building tract shall be required to provide landscaped areas within the street yard equal to the following minimum amount:
- A minimum of 20 percent of the street yard of each lot or tract shall be landscaped.
- For street yards between 10,000 and 110,000 square feet in area, ten trees shall be required for the first 10,000 square feet plus one additional tree shall be required for each 2,500 square feet, or fraction of such amount, of street yard area in excess of 10,000 square feet.

Site Area: 182,793 SF
Street Yard Area: 79,620 SF

Required:	Provided:
15,924 SF (20% landscaped street yard)	39,878 SF (50% landscaped street yard)
38 Trees at 3" caliper	38 Trees at 3" caliper

Street Buffer Requirements:

- The minimum width of the landscaped street buffer from the street right-of-way line adjacent to a principal or country roadway shall be 25 feet. The minimum width of the landscaped street buffer from the street right-of-way line adjacent to all other streets shall be 15 feet.
- Street buffer trees shall be provided in a ratio of one tree for every 30 feet of lineal frontage.

Karnes Road: Local (175' LF)
Churchill Drive: Urban Minor Arterial Undivided (212' LF)
Cross Timbers Road: Major (Principal) Arterial (475' LF)

Required:	Provided:
15' Buffer along Karnes, (6) Trees	15' Buffer along Karnes, (6) Trees
25' Buffer along Cross Timber, (16) Trees	25' Buffer along Cross Timbers, (16) Trees
15' Buffer along Churchill, (7) Trees	15' Buffer along Churchill, (7) Trees
Total: 29 Trees at 3" caliper	Total: 29 Trees at 3" caliper

Parking Area Requirements:

- Landscaped areas shall be provided within off-street parking areas at a minimum ratio of 90 square feet per 12 parking spaces.
- One tree shall be provided for each ten parking spaces provided on the site.
- All parking spaces shall be located within 50 feet of a tree that is located within the same parking area.

Total Parking Spaces Provided: 67

Required:	Provided:
473 SF of landscaped areas	2,041 SF of landscaped areas
7 Trees at 3" caliper	8 Trees at 3" caliper

BENCHMARKS

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Z: 645.05
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GRID E: 2404417.15
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-FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

CHELSEA KUYKENDALL 3619 July 6, 2023
TYPE OR PRINT NAME PLA# DATE

REVISION		
NO.	DATE	

FLOWER MOUND MOB

PHASING PLAN
LANDSCAPE GENERAL NOTES
AND SCHEDULE

FLOWER MOUND, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD DRIVE, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: CMK	DATE	PROJECT #	SHEET
DESIGNED: CMK	June 2023	CDG21003	L001
REVIEWER: JAK			

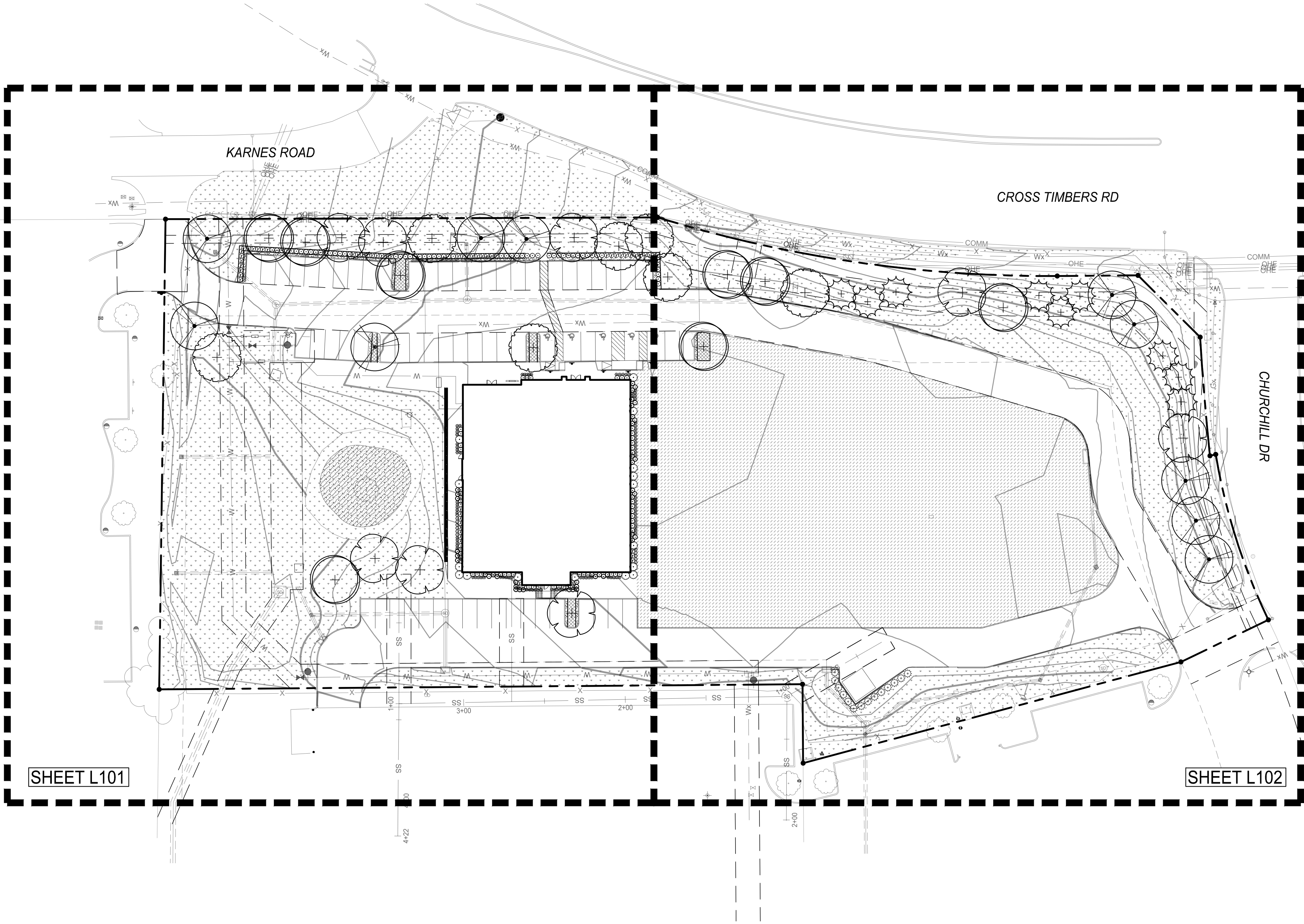
PLANT SCHEDULE

TREES	CODE	COMMON NAME
	JE	Eastern Red Cedar
	LS	Sweet Gum
	QS	Shumard Red Oak
	QV	Live Oak
	UC	Cedar Elm
SHRUBS	CODE	COMMON NAME
	AE	Edward Goucher Abelia
	IS	Stokes Dwarf Yaupon Holly
	IN	Nellie R. Stevens Holly
	LM	Lilyturf
	LG	Chinese Fringe Flower
	PM	Black Flowering Fountain Grass
	PC	Compact Carolina Cherry Laurel
GROUND COVERS	CODE	COMMON NAME
	CDS	Bermuda Grass (Seed)
	CD	Bermuda Grass (Sod)
	DG	Decomposed Granite
	EC	Purple-leaf Wintercreeper
	HM	Hardwood Mulch

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FLOWER MOUND	972-874-6000
CITY OF FLOWER MOUND WATER DEPT.	972-874-6010

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



BENCHMARKS

BM #1 - "X" CUT WITH BOX
Y: 7063805.93
X: 2404779.33
Z: 645.05
GRID N: 7062742.08
GRID E: 2404417.15
ELEVATION = 645.05'

BM #2 - "X" CUT WITH BOX
Y: 7064087.72
X: 2405026.13
Z: 651.50
GRID N: 7063023.82
GRID E: 2404663.92
ELEVATION = 651.50'

PRELIMINARY
-FOR REVIEW ONLY-

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CHELSEA KUYKENDALL 3619 July 6, 2023
TYPE OR PRINT NAME PLAT# DATE

NO.	DATE	REVISION

FLOWER MOUND MOB

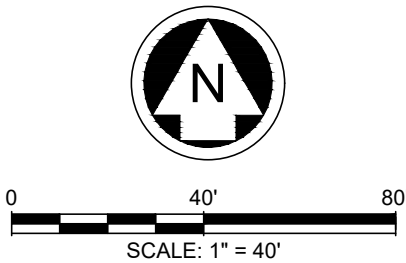
PHASING PLAN
OVERALL LANDSCAPE PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS

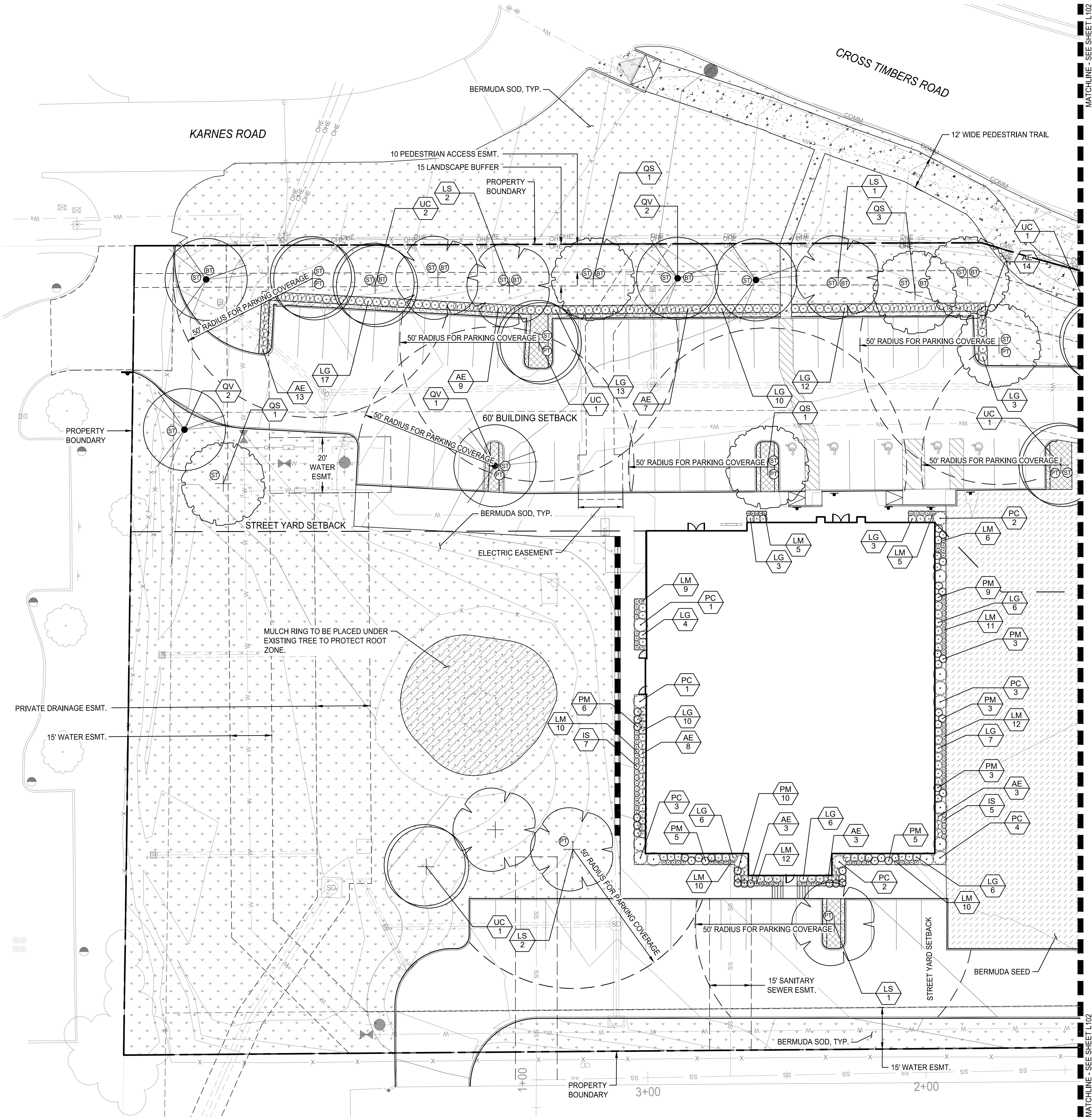


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: CMK	DATE	PROJECT #	SHEET
DESIGNED: CMK	June 2023	CDG21003	L100
REVIEWER: JAK			



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Print Date/Time: 7/2/2023 3:27 PM



PLANT SCHEDULE

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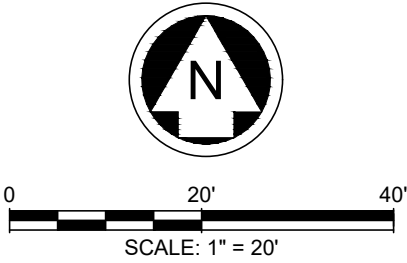
SITE TREE LEGEND

- STREET YARD TREE
- STREET BUFFER TREE
- PARKING TREE

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FLOWER MOUND MOB

PHASING PLAN
LANDSCAPE PLANTING PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: CMK	DATE: June 2023	PROJECT #: CDG21003	SHEET: L101
DESIGNED: CMK			
REVIEWER: JAK			

FLOWER MOUND MOB



SITE TREE LEGEND

- (ST) STREET YARD TREE
- (BT) STREET BUFFER TREE
- (PT) PARKING TREE

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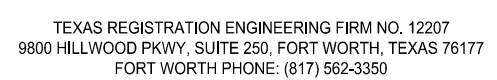
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		REVISION
NO.	DATE	

FLOWER MOUND, DENTON COUNTY, TEXAS



FLOWER MOUND MOB

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SECTION 32 9300 - LANDSCAPE PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (4.5") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

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

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.
- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions, do not measure from branch or root tip-to-tip.
 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar, variety size and quality.
 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

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

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

B. Delivery:

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

PART 2 - PRODUCTS

2.1 PLANTS

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

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- D. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown.

- E. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- F. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 6% sulfur and 4% iron, plus micronutrients.
- G. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: 1/8" x 4" x 16" - dark green, DURAEDGE® steel landscape edging manufactured by The J.D. Russell Company under its trade name DURAEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products or approved equal.
- E. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a four (4") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

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

- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.
- I. Backfill only with native soil. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3") feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1 " maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

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

END OF SECTION

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HELSEA KUYKENDALL	3619	July 6, 2023
TYPE OR PRINT NAME	PLA W	DATE

REVISION		
NO.	DATE	

FLOWER MOUND MOB

PHASING PLAN
LANDSCAPE SPECIFICATIONS

FLOWER MOUND, DENTON COUNTY, TEXAS

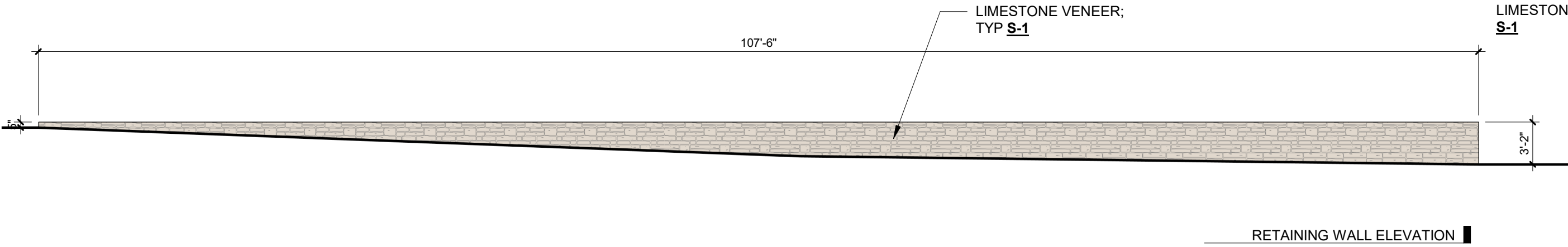
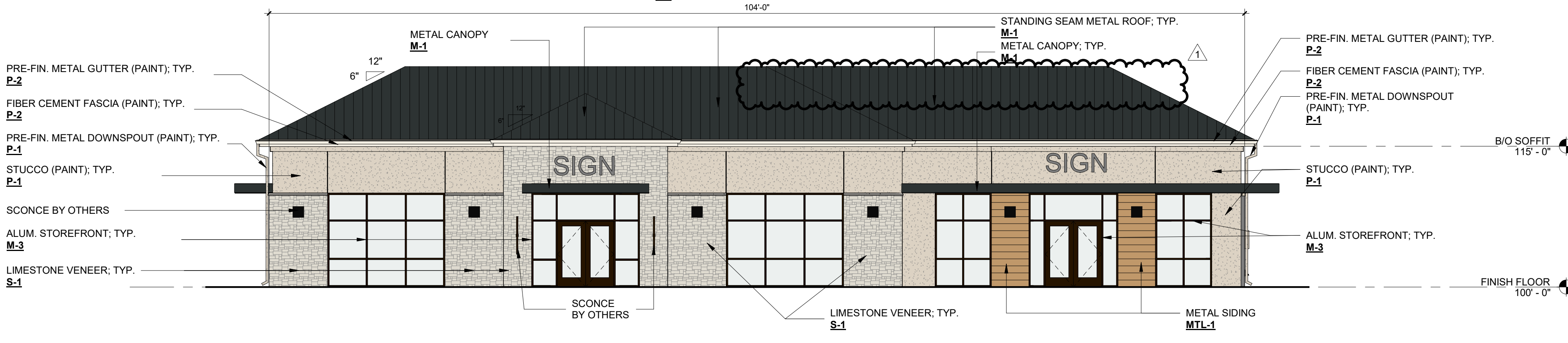
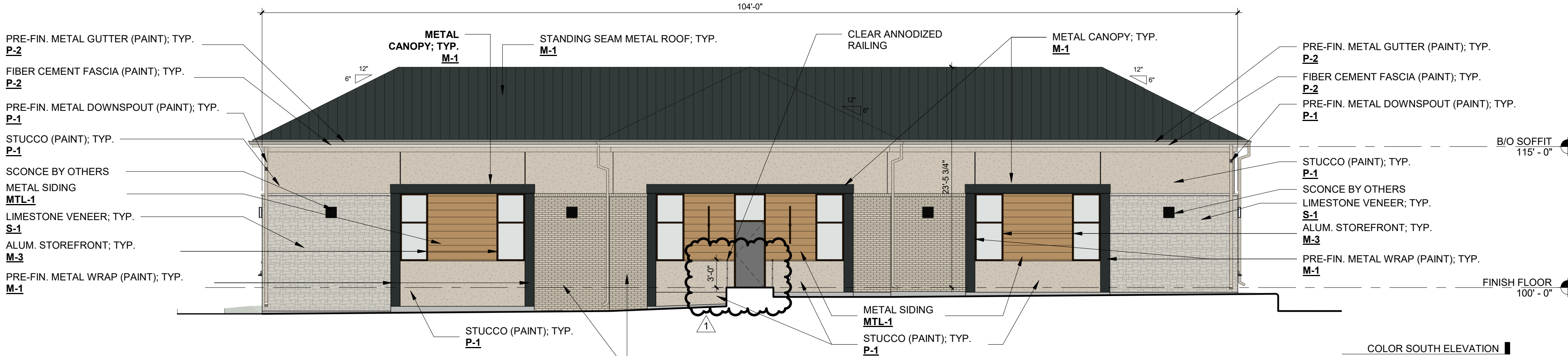
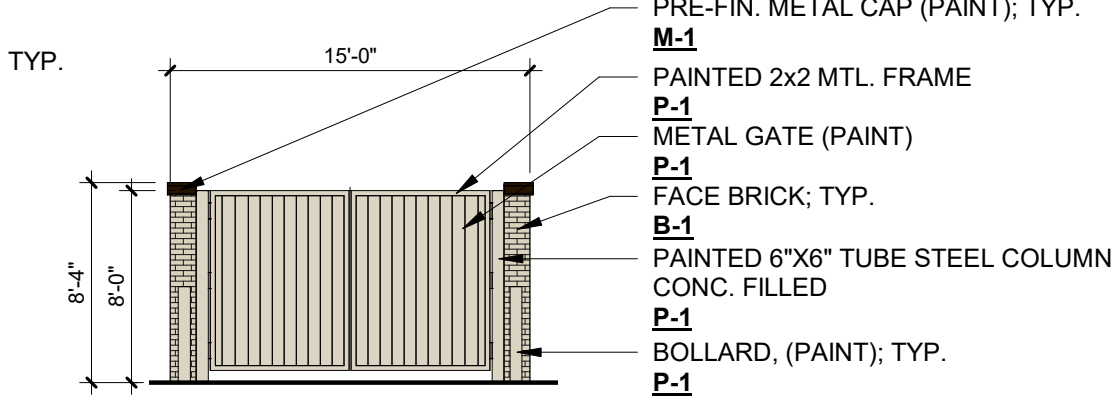
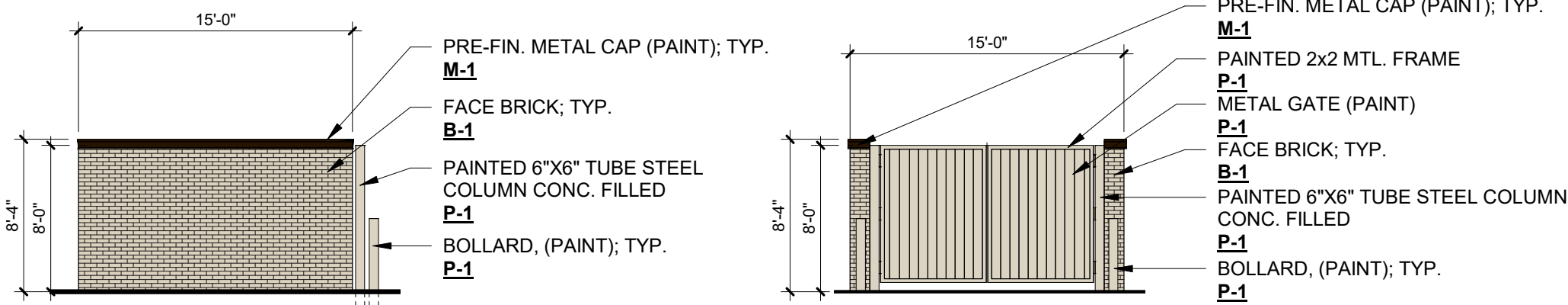
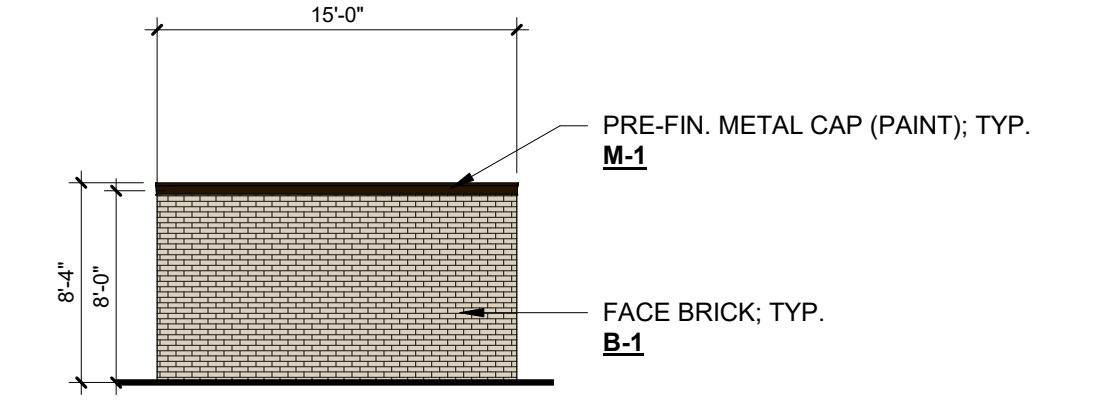
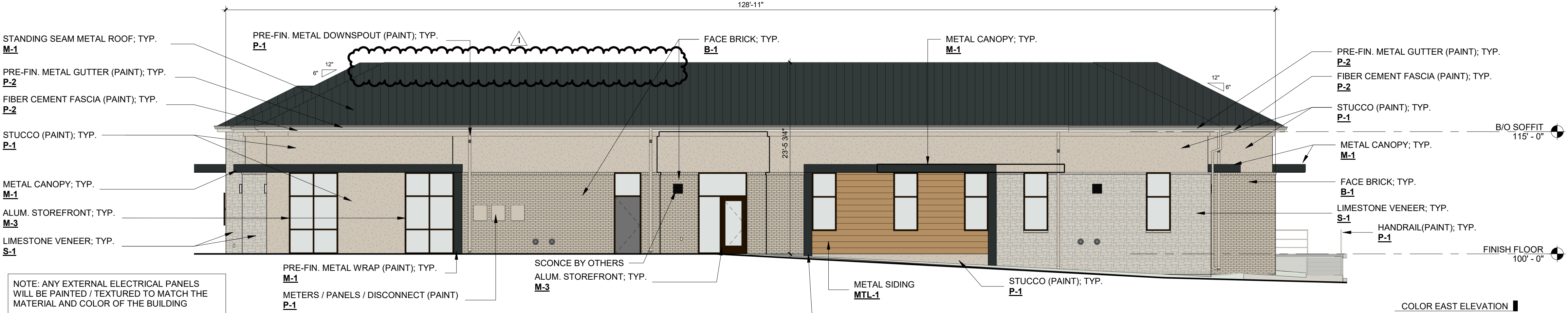
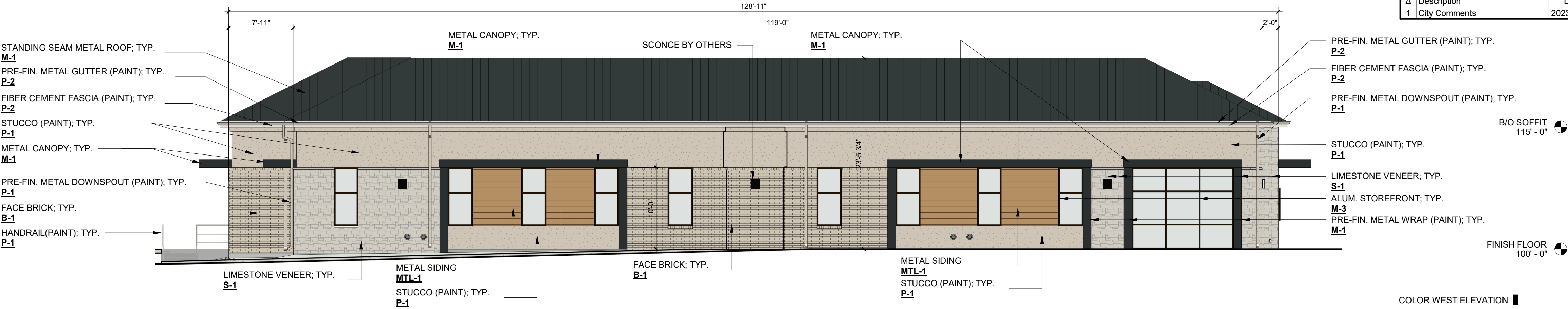


TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

DRAWN: CMK	DATE	PROJECT #	SHEET
DESIGNED: CMK	June 2023	CDG21003	L103
REVIEWER: JAK			

EXTERIOR FINISHES SCHEDULE

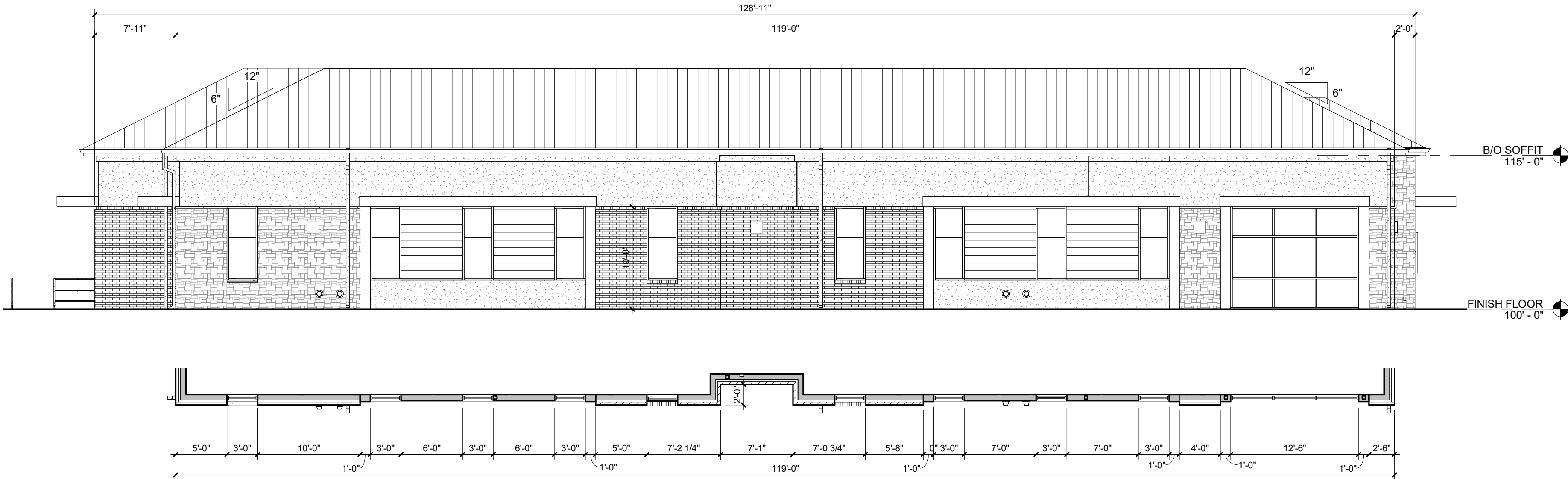
TAG	DESCRIPTION	MANUFACTURER	STYLE / FINISH	COLOR
P-1	PAINT	SHERWIN-WILLIAMS	NATURAL TAN - SW7567	BEIGE
P-2	PAINT	SHERWIN-WILLIAMS	WHITE TAIL - SW7103	WHITE
B-1	FACE BRICK	ACME BRICK	RIDGEMAR	LIGHT BEIGE
S-1	LIMESTONE VENEER	ALLIANCE MATERIALS	BUFF LUEDERS CHOPPED	LIGHT BEIGE
MTL-1	STEEL SIDING	QUALITY EDGE	482 GILDED GRAIN	CEDAR BROWN
M-1	ALUMINUM METAL PANEL	MBCI	MIDNIGHT BRONZE	BLACK
M-2	NOT USED	-	-	-
M-3	ALUMINUM STOREFRONT	KAWNEER	DARK BRONZE NO.40	BLACK
NOTE: ALL FINISHES SHALL BE APPLIED TO THE INDICATED SURFACES IN STRICT ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS AND THE REFERENCED SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SOURCING FINISHES AS SPECIFIED OR APPROVED FROM RELEVANT DISTRIBUTORS AS NEEDED.				



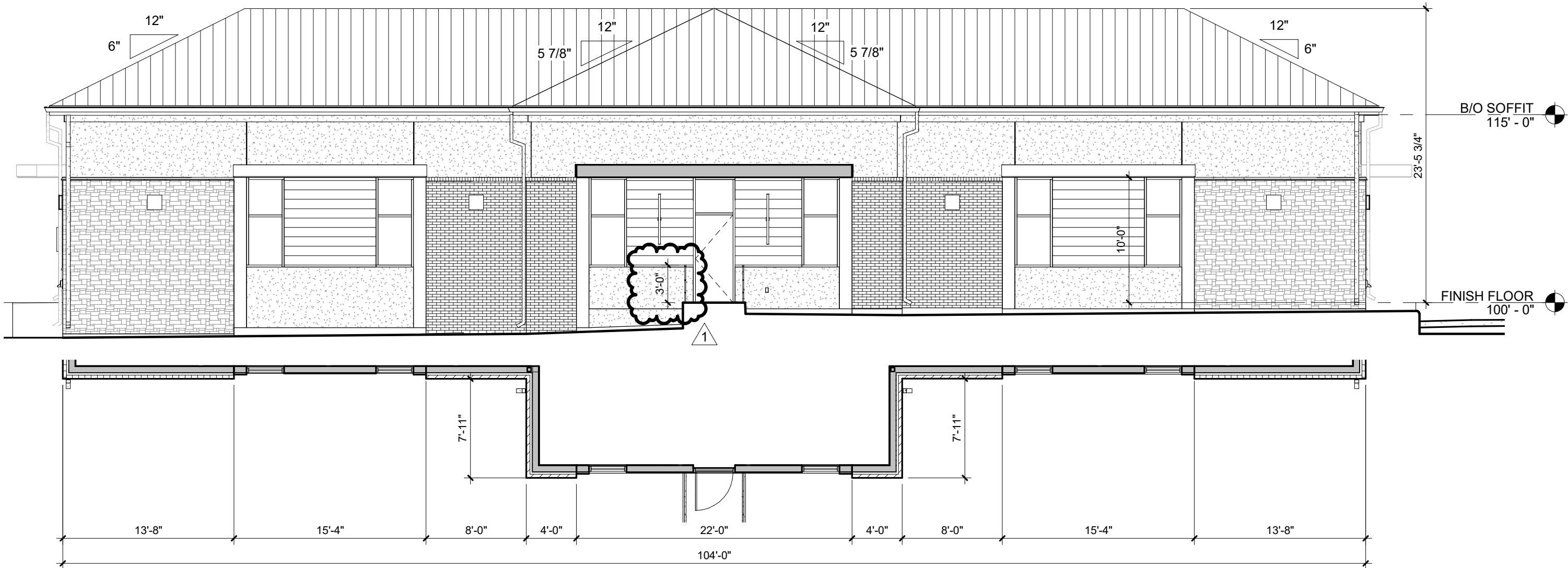
RETAINING WALL ELEVATION

REVISION SCHEDULE	
Δ Description	Date
1 City Comments	2023-05-24

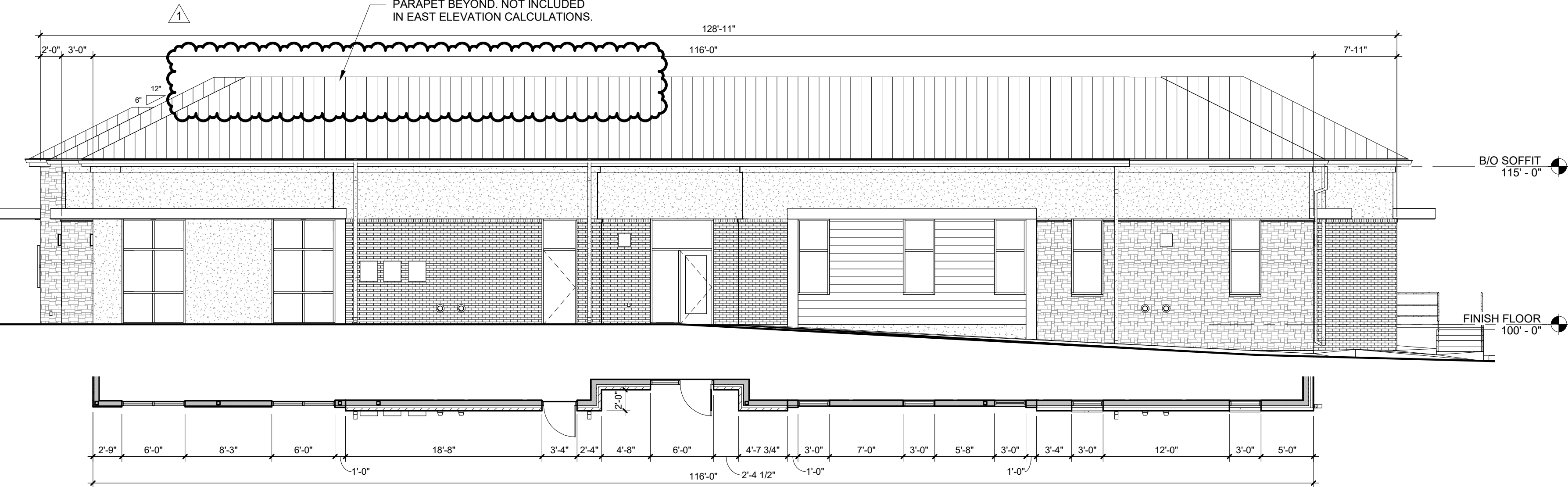
MATERIAL CALCULATION TABLE					
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,459 S.F.	1,575 S.F.	1,945 S.F.	1,825 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	918 S.F.	1,413 S.F.	1,625 S.F.	1,507 S.F.
3.	DOORS AND WINDOWS S.F.	541 S.F.	162 S.F.	320 S.F.	318 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)	838 S.F. (91%)	1,232 S.F. (87%)	1,473 S.F. (91%)	1,321 S.F. (88%)
	• BRICK S.F.	-	269 S.F. (19%)	426 S.F. (26%)	360 S.F. (24%)
	• STONE S.F.	385 S.F. (42%)	288 S.F. (20%)	337 S.F. (21%)	268 S.F. (18%)
	• STUCCO S.F.	453 S.F. (49%)	675 S.F. (48%)	710 S.F. (44%)	693 S.F. (46%)
5.	SECONDARY MASONRY TOTALS (MAX. 20%)	80 S.F. (9%)	181 S.F. (13%)	152 S.F. (9%)	186 S.F. (12%)
	• STEEL SIDING S.F.	80 S.F. (9%)	181 S.F. (13%)	152 S.F. (9%)	186 S.F. (12%)
6.	PRIMARY & SECONDARY MASONRY TOTALS (MAX. 100%)	91% + 9% = 100%	87% + 13 = 100%	91% + 9% = 100%	88% + 12% = 100%



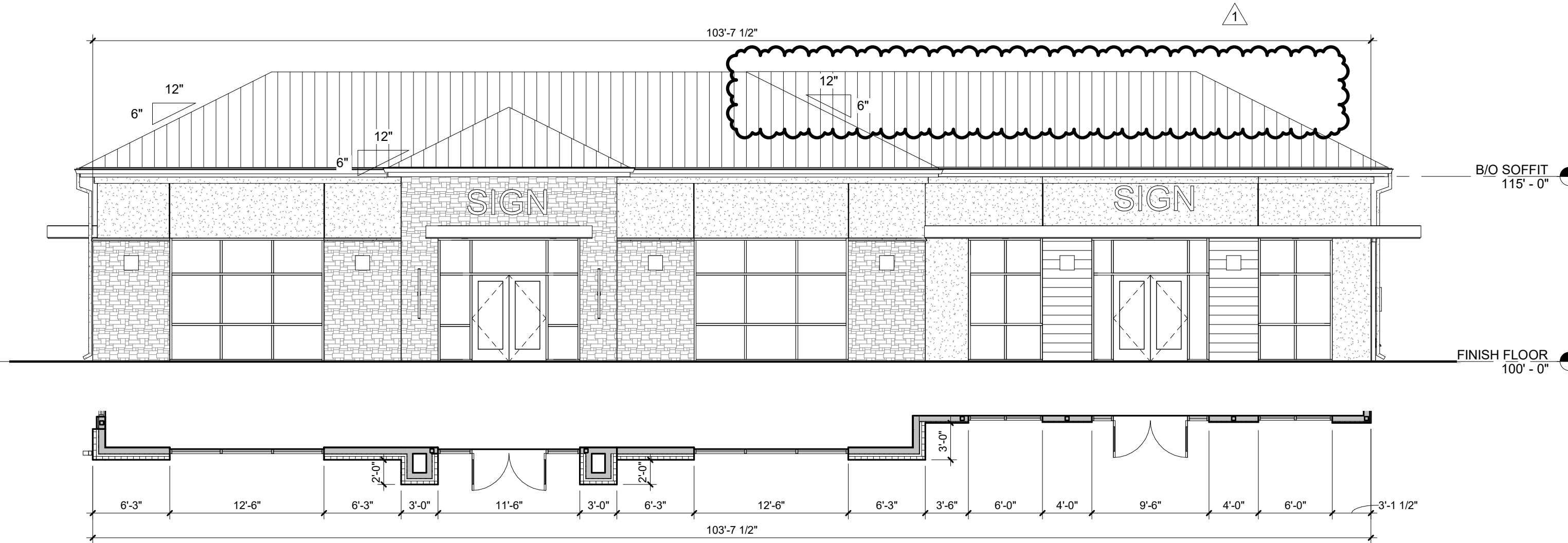
WEST ELEVATION - B&W 4
SCALE: 1/8" = 1'-0"



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



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



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

April 24, 2023

Town of Flower Mound
Planning Services
2121 Cross Timbers Road
Flower Mound, Texas 75028

Attn: Planning Services

Overhead Electric Exemption Request

This is an overhead electric exemption request for Flower Mound MOB, a proposed 4.2-acre, 3-building site located at the southwest corner of Cross Timber Road & Churchill Road. This is concerning the overhead power line along Cross Timbers Road (FM 1171) along the north side of the property within TxDOT's existing right-of-way. Castle Development Group respectfully requests an exception to the utility burial requirement for this overhead line because TxDOT will not allow overhead utilities to be moved underground in FM 1171 due to future improvements along the road. We ask that the overhead utilities remain as-is, that is above ground like the adjacent properties along FM 1171. We have received an estimate from Oncor in the amount of **\$226,670.13**. An additional **\$80,000** has been estimated for the three (3) communication lines currently attached to the power poles.

Exhibits have been provided to demonstrate the proposed landscaping and trail along Cross Timber Road that is both pedestrian friendly and aesthetically pleasing, while keeping the overhead electric above ground.

Should you have any questions or need additional information, please feel free to contact me.
Sincerely,

Ryan Sextro, PE
Project Manager



Peloton Land Solutions
11000 Frisco Street
Suite 400
Frisco, TX 75033
469-213-1800
ryan.sextro@pelotonland.com

From: Teeters, Kymberly <Kymberly.Teeters@oncor.com>

Sent: Thursday, April 6, 2023 1:43 PM

To: Jeff Edgar <jedgar@castledevgroup.com>; Jesse Gober <jgober@castledevgroup.com>

Subject: RE: WO 21167213 3101 Cross Timbers Rd

Good afternoon Gentlemen, as promised I am sending the cost for the underground dip on Cross timbers Rd and Churchill in Flower Mound. In order to bury the overhead lines and remove the poles, it will be necessary to install conduit, underground primary, and a switchgear. It will be necessary to leave the pole on the west end of the property to drop down with, removing the remaining poles in front of the property. Currently the plan is to come back up on an existing pole on the east side of Churchill but you had mentioned yesterday that you would like to keep the pole at Crosstimbers and Churchill to eliminate some of the cost. I can certainly make the change but will wait to hear from you after you meet with the Town. We will need an underground easement if we move forward with this project.

The block cost estimate is \$226,670.13.

Please advise how you would like to move forward. Have a great Easter weekend!

Kymberly Teeters

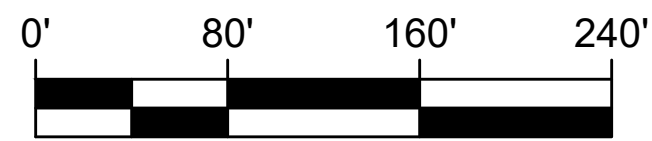
Sr Designer/PMDS

Kymberly.teeters@oncor.com



EXISTING OVERHEAD UTILITY LINES

PROPOSED SITE



3100 FM 1171 before and after images of power lines

Google Maps 3100 FM 1171

Flower Mound, Texas

Google Street View

Jul 2022

[See more dates](#)



3100 FM 1171 with power lines

Image capture: Jul 2022 © 2023 Google



3100 FM 1171 view without power lines

Flower Mound, Texas

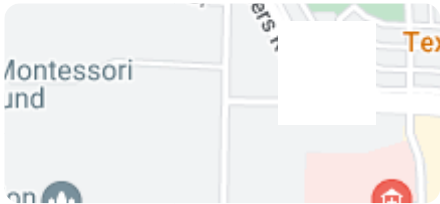
Google Street View

Jul 2022

[See more dates](#)



Image capture: Jul 2022 © 2023 Google



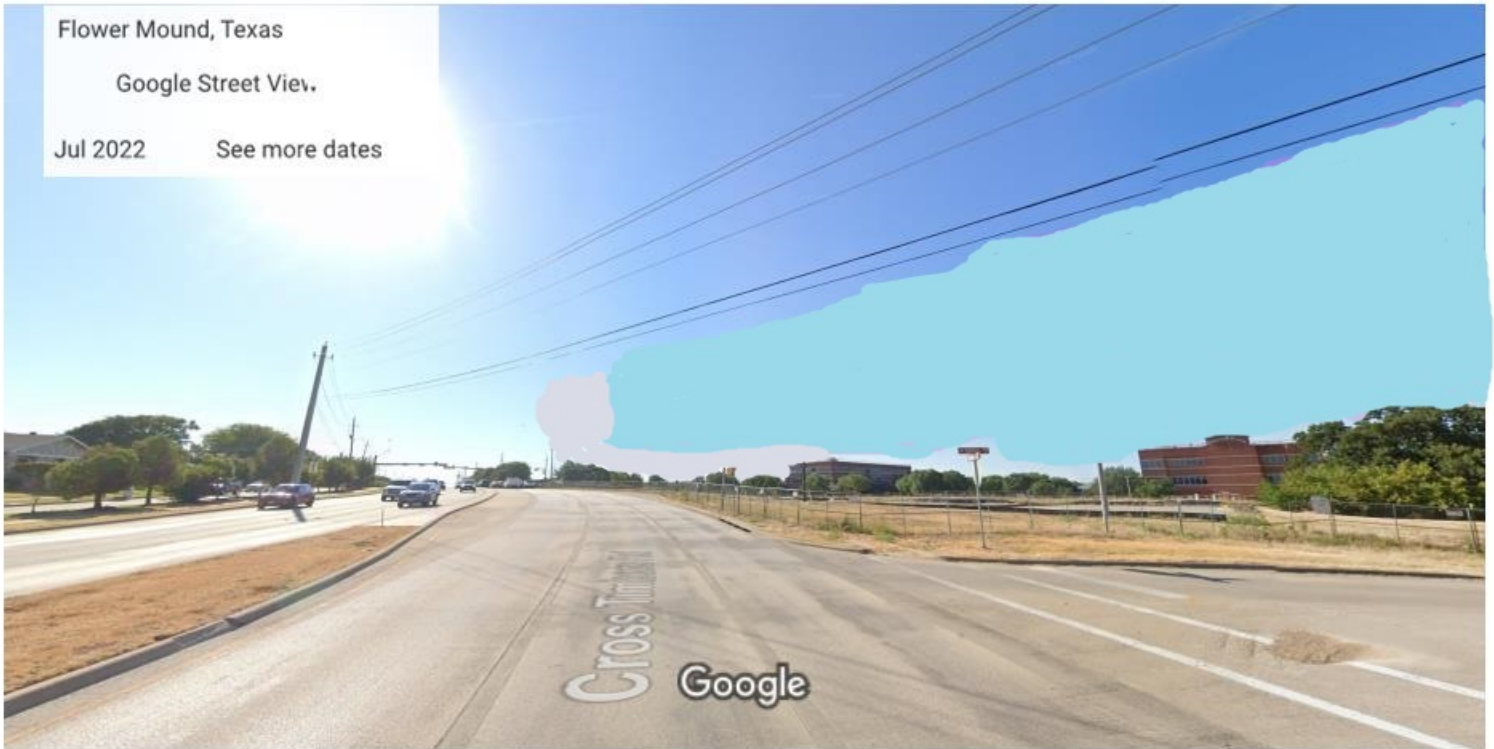
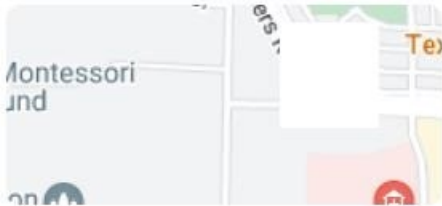
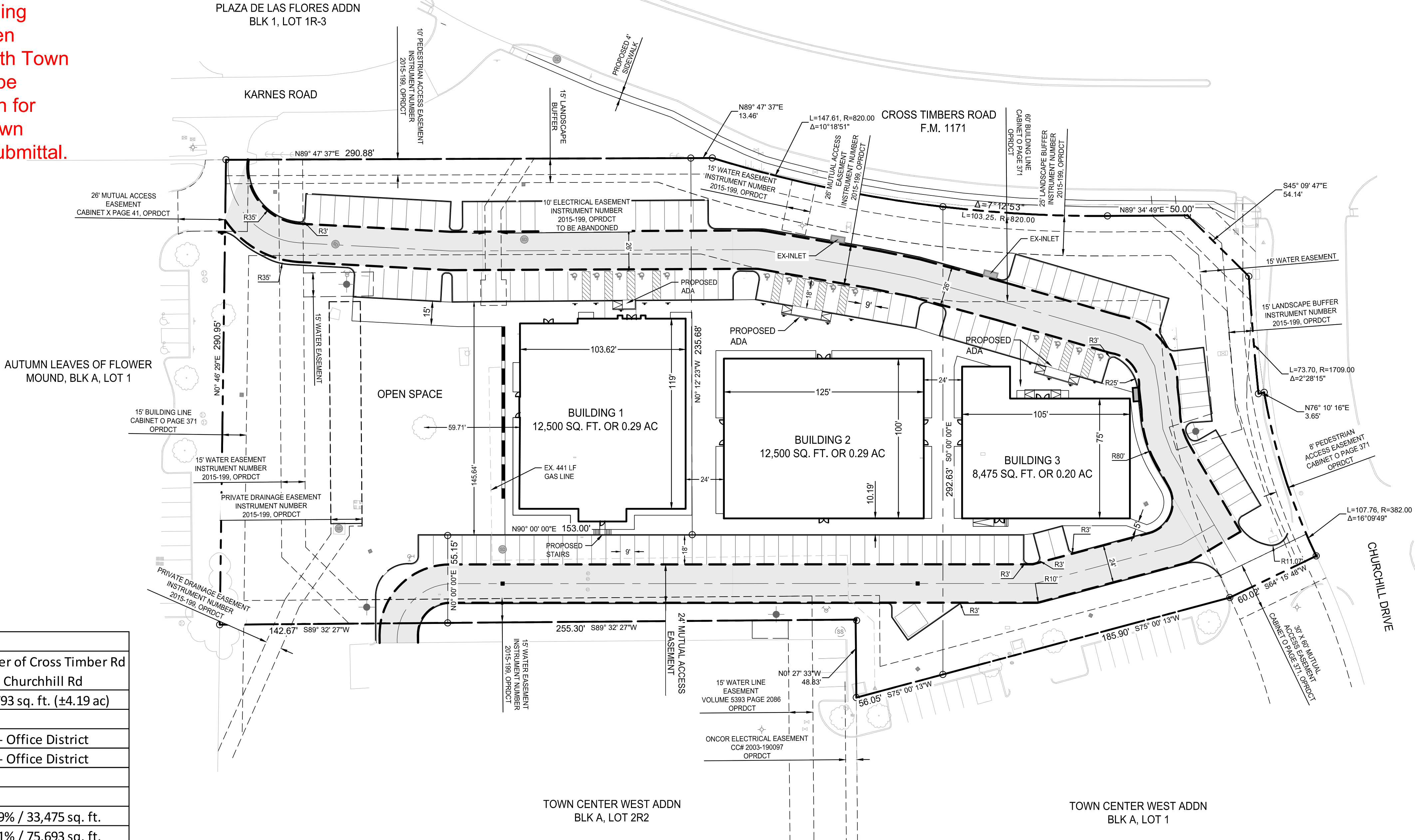


Image capture: Jul 2022 © 2023 Google



Example of 3-building phasing
Note: This plan has not been reviewed for compliance with Town code. Future buildings will be reviewed at time of site plan for compliance with current Town regulations at the time of submittal.



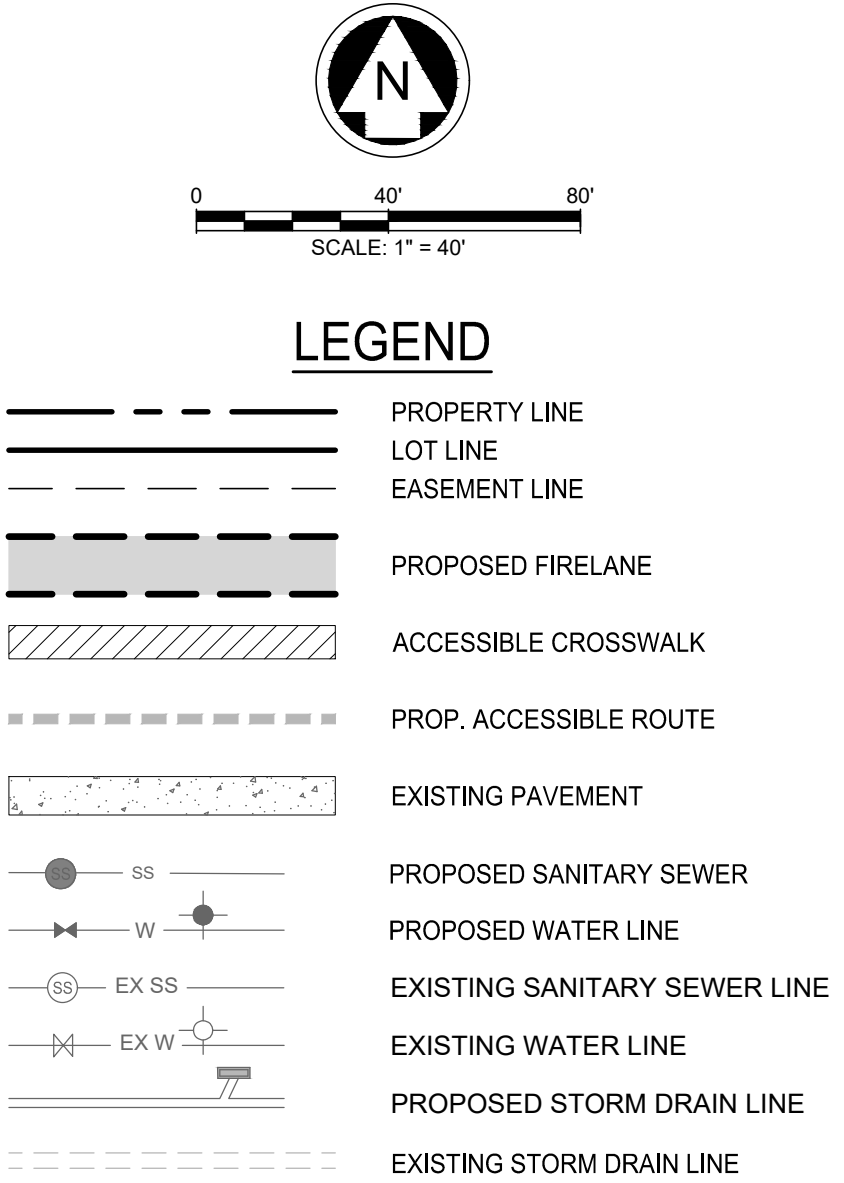
SITE DATA TABLE		
Physical Address	SW Corner of Cross Timber Rd & Churchill Rd	
Gross Site Area	± 182793 sq. ft. (±4.19 ac)	
Zoning	O - Office District	
Current Use	O - Office District	
Lot Coverage Data		
Building Coverage	18.59% / 33,475 sq. ft.	
Impervious Area	41.41% / 75,693 sq. ft.	
Pervious Area	40.28% / 73,625 sq. ft.	
Parking Summary	Required	Provided
Office	-	121
Accessible	-	14
Total Parking (1 space per 200 sqft w/ 20% deviation)	135	135
Building 1 Data		
Peak Height	23'	
Mean Height	15'	
Total Square Footage	12,500	
Building 2 Data		
Peak Height	TBD	
Mean Height	TBD	
Total Square Footage	12,500	
Building 3 Data		
Peak Height	TBD	
Mean Height	TBD	
Total Square Footage	8,475	

OWNER/DEVELOPER
CASTLE DEVELOPMENT GROUP -
JESSE GOBER
251 E. SOUTHLAKE BLVD, STE 100
SOUTHLAKE, TX 76092
PHONE: 817-337-3433

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

TEXAS 811	1-800-344-8377
ATMOS GAS	972-881-4161
TXU ELECTRIC DELIVERY	1-800-711-9112
CITY OF FLOWER MOUND	972-874-6000
CITY OF FLOWER MOUND WATER DEPT.	972-874-6010

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



BENCHMARKS

BM #1 - "X" CUT WITH BOX
Y: 7063805.93
X: 2404779.33
Z: 645.05
GRID N: 7062742.08
GRID E: 2404417.15
ELEVATION = 645.05'

BM #2 - "X" CUT WITH BOX
Y: 7064087.72
X: 2405026.13
Z: 651.50
GRID N: 7063023.82
GRID E: 2404663.92
ELEVATION = 651.50'

PRELIMINARY -FOR REVIEW ONLY-

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

JAMES YU 102486 05/13/2022
TYPE OR PRINT NAME PE # DATE

NO.	DATE	REVISION

FLOWER MOUND MOB

SITE PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS



TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
11000 FRISCO STREET, SUITE 400, FRISCO, TEXAS 75033
FRISCO OFFICE PHONE: (469) 213-1800

DRAWN: MLJ/CLS	DATE: May 2022	PROJECT #: CDG21003	SHEET: C005
DESIGNED: MLJ			
REVIEWER: JHY			



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

DATE: July 10, 2023
FROM: Claire Barnes, Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 485 (SUP23-0002– Veterinary Emergency Group (VEG)) to permit a veterinary hospital (inside pens) use. The property is generally located north of Churchill Drive 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. There are no outstanding issues.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 485) to permit a veterinary hospital (inside pens) use to occupy an existing 6,500 square-foot building located on Lot 14, Block 1, of the Allison 2 Addition.

The subject site is approximately 0.96 acres and is zoned for Retail District-1 (R-1) uses. A veterinary hospital (inside pens) use requires approval of a Specific Use Permit (SUP) in R-1 zoning.

On April 17, 2000, Town Council approved a site plan, SP27-99, Henry S. Miller, for the construction of the building and parking. The applicant is not proposing any changes to the current parking design of the site.

As part of this application, the applicant is proposing updates to the elevations as seen in the SUP package. All revisions comply with the Town's Urban Design Plan. The applicant is also proposing updates to the landscaping to bring the site into further compliance with Town code, including screening the existing dumpster and adding screening to the head-on parking spaces along Long Prairie Road.

Veterinary hospitals (inside pens) use the parking ratio of one (1) space per 250 square feet of floor area. With 6,500 square feet of floor area, the use requires 26 parking spots. The site features 48 existing parking spots, and, therefore, is adequately served for this use type. A parking deviation is not required in this situation, as the excess parking is existing parking installed as part of the original site development.

The applicant is also proposing the addition of a fenced pet yard at the rear (east) side of the

building. This modification would require an amended site plan. Any outdoor lighting associated with the pet yard would be required to meet Town standards.

Per Sec. 98-998, Town code requires that veterinary hospitals (inside pens) be wholly enclosed in a building that is treated acoustically to prevent noise from being perceptible at the property line. This requirement will be included as an SUP condition.

The proposed hours of operation are 24 hours a day, seven days a week.

The ordinance for the SUP will include the following conditions for the veterinary hospital (inside pens) use:

1. An amended site plan application is required to show the addition of the pet yard and fencing. Fence details must be submitted with the Amended Site Plan. The fence must be black aluminum, wrought-iron, tubular steel, or masonry. Wood fencing is prohibited.
2. A maximum of 100 square feet of fenced yard as shown on the Concept Plan, Exhibit "A" shall be permitted and subject to the following conditions.
 - a. Any use of the fenced yard would require a minimum of one employee be present to monitor the use of this area.
 - b. There shall be a limitation of at least 1 employee per 2 animals in the yard.
3. The building must be treated acoustically so that noise generated by the enterprise is not perceptible at the bounding property boundary line as required by Sec. 98-998 of the Code of Ordinances.

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. SUP23-0002 had a total of 29 Property Owner Notifications mailed. At the time this report was written, staff had received one item of correspondence in opposition to the request. All written correspondence was sent directly to the Planning and Zoning Commission according to the public communication process.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

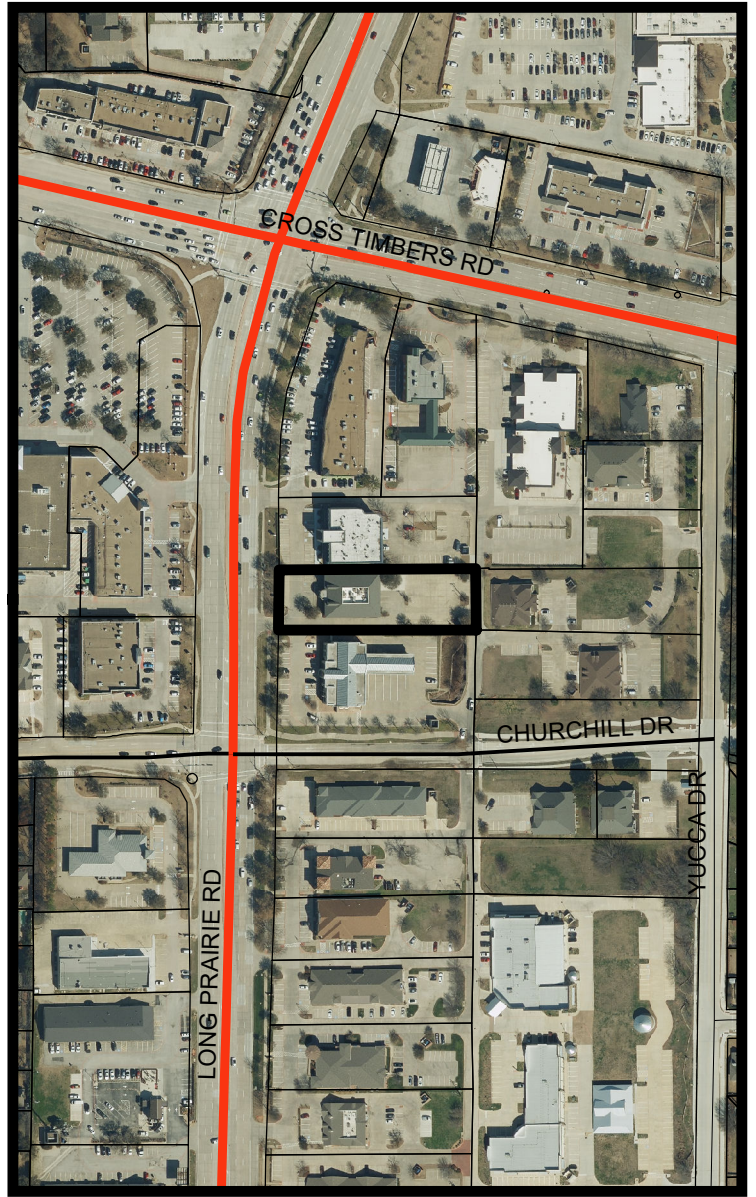
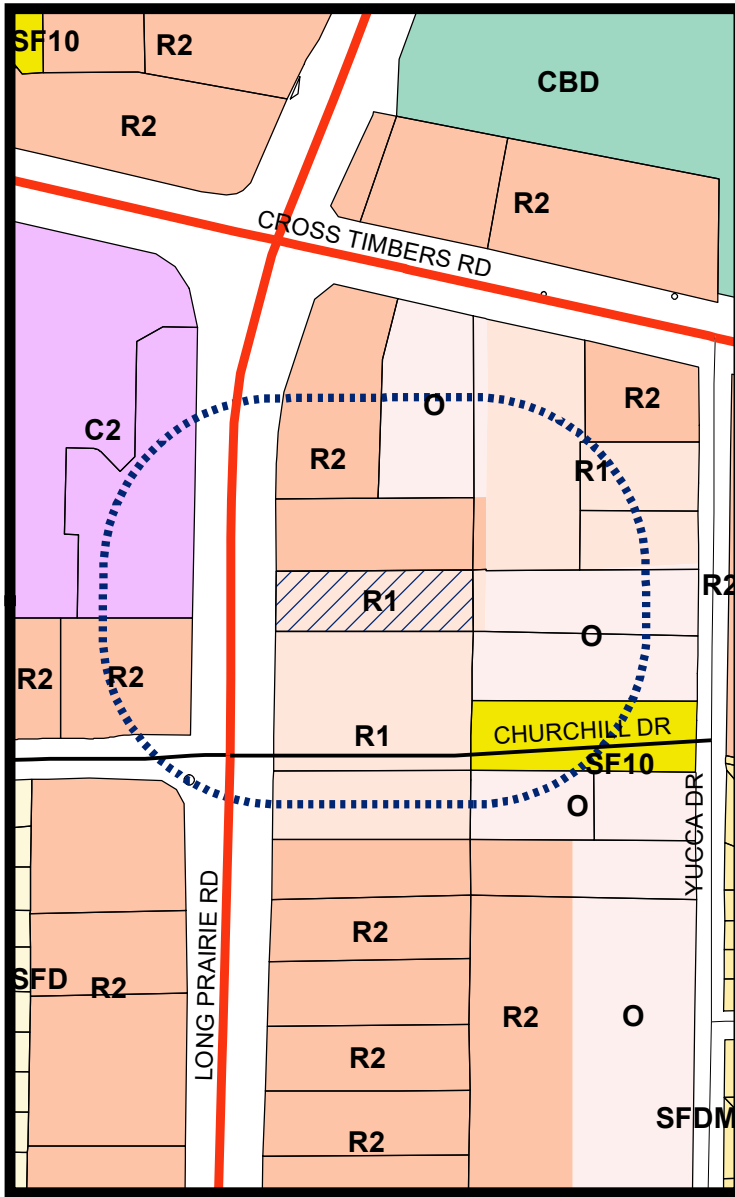
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Specific Use Permit Package

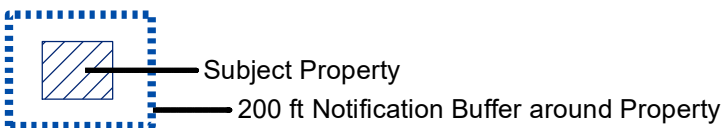
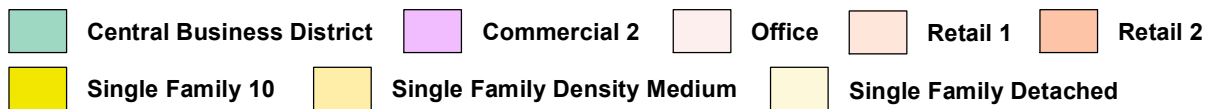
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SUP23-0002

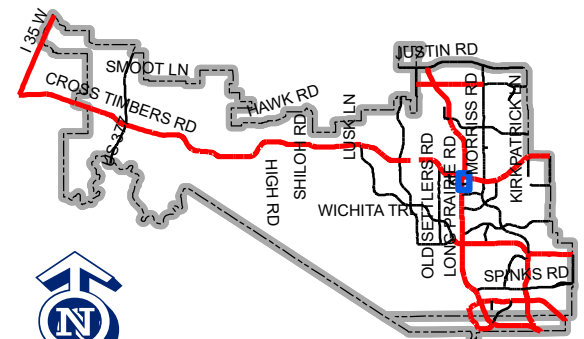


LEGEND

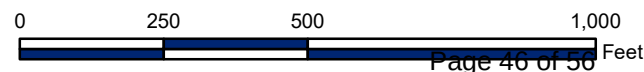


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





**Veterinary Emergency Group (VEG)
Specific Use Permit – Letter of Intent
Town of Flower Mound
May 30, 2023**

I. Introduction

Veterinary Emergency Group, VEG, is a 24-hour emergency veterinary hospital looking to open a location in the shopping center at the corner of Cross Timbers Road and Long Prairie Road in the Town of Flower Mound. 3614 Long Prairie Road is an existing outparcel building on a 0.96-acre parcel that was previously used as an office use.

Due to the site being zoned R-1 Retail, a Specific Use Permit is required to allow a 24-hour veterinary hospital.

II. Applicant's Proposal

This application seeks approval of a Specific Use Permit to allow the 24-hour veterinary hospital use with an outdoor, fenced pet relief area. Pursuant to Section 98-573 of the Town of Flower Mound Code of Ordinances, a veterinary hospital use requires approval of a Specific Use Permit. Additionally, pursuant to Section 98-998, applicant desires to discuss potential for a small fenced in outdoor pet relief/dog walk area behind the building, away from Long Prairie Road. Dogs are transported with double slip leads when handled outdoors. Cats and exotics are transported in a carrier when handled outdoors. The door between the vestibule and reception remains closed and locked unless it is being opened for a customer and pet to enter the hospital. This will prevent any animals, if they were to get loose in the hospital, from accidentally escaping through the front door if it is opened by an employee or customer. When taking dogs outside to relieve themselves, all dogs will be double leashed via slip leads. Employees put both leashes around one wrist and grip the leash, and slip leads are never removed. Dogs are taken directly to the outside pet relief area, given time to relieve themselves and taken directly back inside the building.

Site work proposed is minimal and is limited to the following: exterior elevation changes, small pet relief area on the East side of the building, parking restriping, and landscaping improvements. The front rotunda will be removed and replaced with an awning and one column on either side of the entryway (columns to be painted SW 7044). New brick will match existing brick and new stucco will match exiting stucco. An employee only door will be installed to the left of the main entry. A 10 foot by 10-foot pet relief area will be installed on the landscaped grass on the East side of the building. Fencing will be a 6-foot-high black aluminum decorative fence with puppy pickets.

Landscaping improvements are as follows: two trees that match existing tree type are proposed at the front of the site, per Sheet L-100. A tree is proposed at the back of the site, per Sheet L-100. Additionally, shrubs are proposed along the front of the site to meet site screening requirements, please see Sheet L-100.

A monument sign is proposed at the front of the site. Please see sign package from North American Signs.

The Applicant is excited to bring a 24-hour veterinary clinic operation to Flower Mound. The intensity of the use is appropriate to serve the residents of Flower Mound and their pets that may need emergency veterinary care. The impact to traffic will be minimal, if any, to the surrounding area.

III. Conclusion

The proposed Specific Use Permit will provide an allowance for necessary emergency veterinary care for Flower Mound residents that otherwise have limited options for 24-hour emergency care. Accordingly, the Applicant respectfully seeks approval of its proposed use and pet relief area.

Sincerely,



Mikayla J. Feil, Kimley-Horn

VICINITY MAP



SITE PLAN GENERAL NOTES

1. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
2. OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
3. 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.
4. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
5. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
6. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLANELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
7. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. - PROHIBITED SIGNS.

SYMBOL LEGEND

	ACCESSIBLE PARKING SPACE
	EXISTING TO BE REMOVED
	SITE SETBACKS
	SITE PROPERTY LINE
	NUMBER OF PARKING SPACES
	CONCRETE WALKWAY
	REFER TO LANDSCAPING PLAN
	PET RELIEF AREA

SITE DATA TABLE

3614 LONG PRAIRIE RD FLOWER MOUND, TX 75022		
GROSS SITE AREA	42,000 SQ FT (0.96 ACRE)	
NET SITE AREA	23,800 SQ FT (0.55 ACRE)	
ZONING		
CURRENT USE	VACANT - ZONED RETAIL R-1	
LOT COVERAGE DATA		
BUILDING COVERAGE	6,500 SQ FT	
IMPERVIOUS AREA	30,300 SQ FT	
PERVIOUS AREA	5,200 SQ FT	
PARKING SUMMARY		
SURFACE PARKING		
VET	1 PER 250 SQ FT = 26	48
RETAIL	N/A	0
OTHER	N/A	0
TOTAL PARKING	26 (2 ACCESSIBLE)	48 (2 ACCESSIBLE)
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	26'-8"	
MEAN HEIGHT	26'-8"	
TOTAL SQUARE FOOTAGE	6,500 SQ FT	

PROJECT TEAM

SITE OWNER
STREET LEVEL INVESTMENTS
5950 BERKSHIRE LANE, SUITE 700
DALLAS, TX 75225

CONTACT: JORDAN PRESCOTT
PHONE: 214.545.6974
E-MAIL: JPRESCOTT@STREETLEVELINVESTMENTS.COM

OWNER
VETERINARY EMERGENCY GROUP
44 S BROADWAY, LL3
WHITE PLAINS, NY 10601

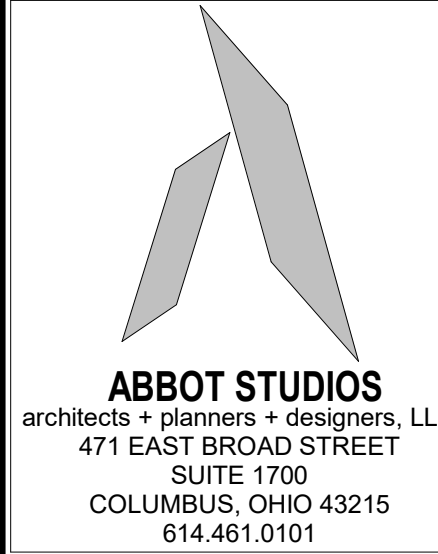
CONTACT: ASHLEY SHOULTS
PHONE: 303.819.9763
E-MAIL: ASHLEYSHOULTS@VEG.VET

ARCHITECT
ABBOT STUDIOS
architects + planners + designers, LLC
471 EAST BROAD STREET, SUITE 1700,
COLUMBUS, OHIO 43215

CONTACT: CHRISTINE CARLO
PHONE: 614.461.0101 x286
EMAIL: ADESUTTER@ABBOTSTUDIOS.COM



FLOWER MOUND



ABBOT STUDIOS
architects + planners + designers, LLC
471 EAST BROAD STREET
SUITE 1700
COLUMBUS, OHIO 43215
614.461.0101

ISSUANCE

ZONING SUBMITTAL

DATE

06/27/2023

SITE PLAN

VETERINARY EMERGENCY GROUP
3614 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
DENTON COUNTY

SCALE: As Indicated

DRAWN: Author

SEAL/STAMP:



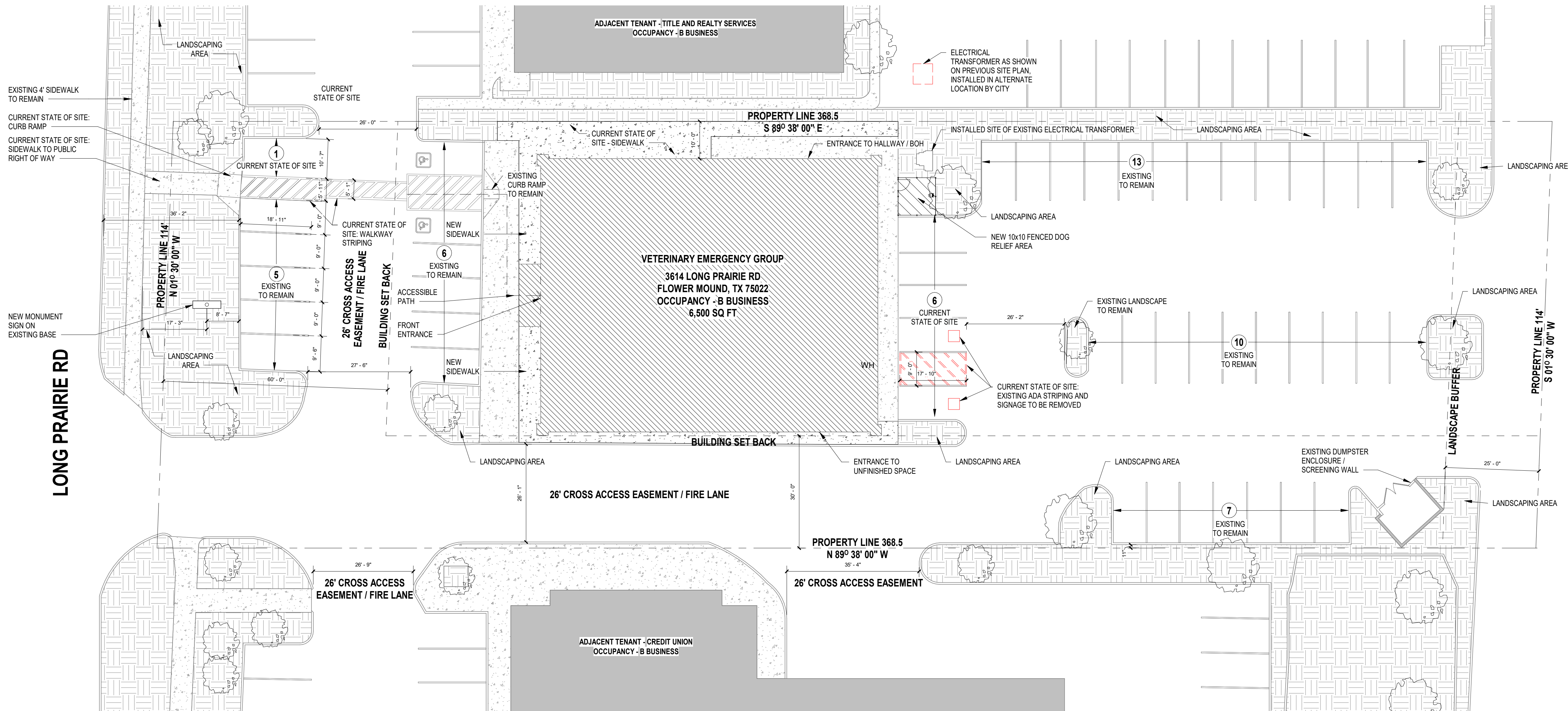
MICHAEL H. LUTSCH, JR.
LICENSE #28273
EXPIRATION 7/31/2023

THE ARCHITECT ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

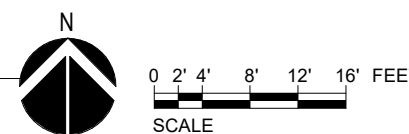
4049-23-004

SHEET

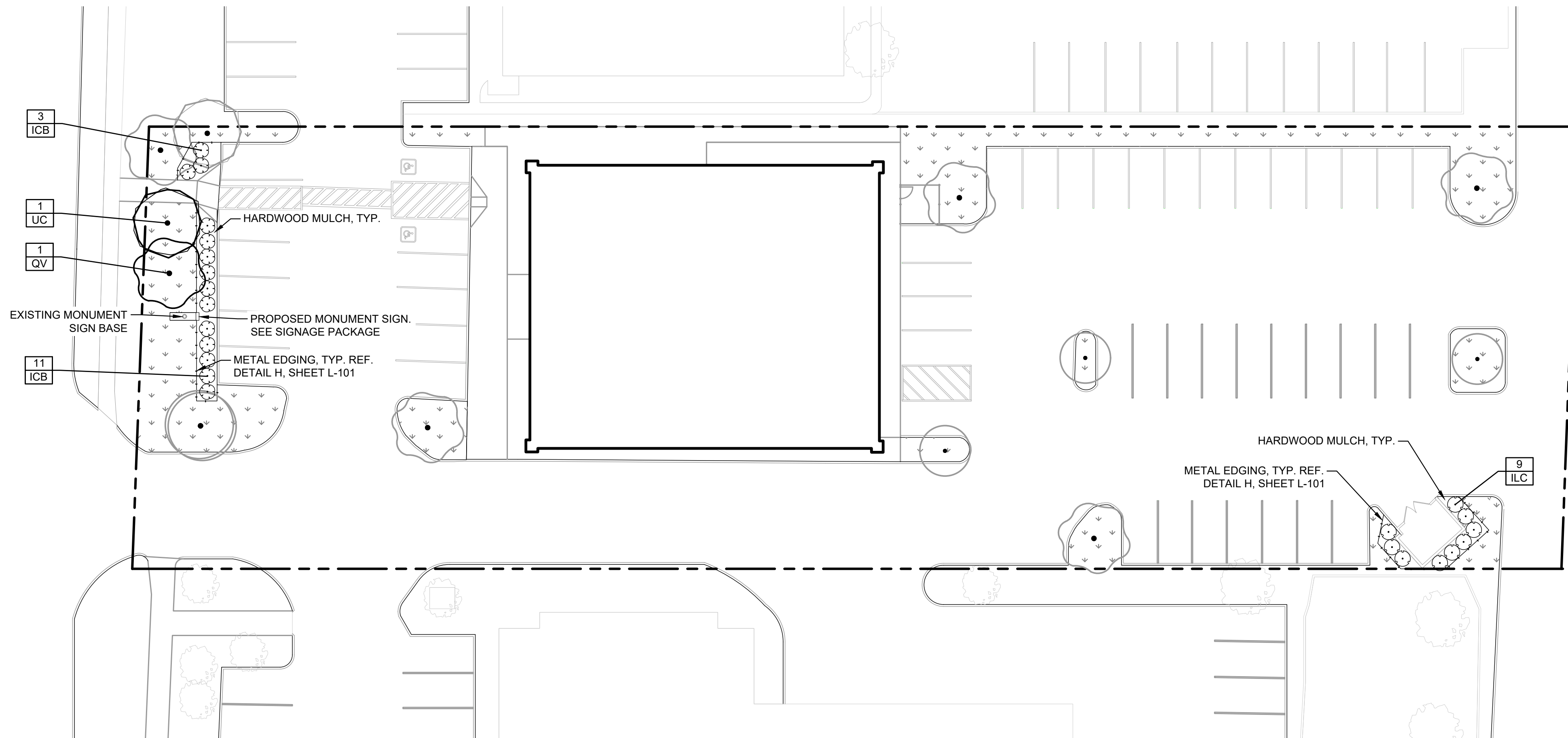
Z-1



1 SITE PLAN
1/16" = 1'-0"



- NOTE:
1. SEE PROPOSED LANDSCAPE PLAN FOR LANDSCAPING DETAILS
 2. DRAINAGE PATTERS ARE NOT TO BE ALTERED, SITE DISTURBANCE IS MINIMAL
 3. OIL/GAS COLLECTION LINES ARE NOT TO BE ALTERED, DISTURBANCE IS MINIMAL
 4. FIRE LANE STRIPING TO BE REPAINTED ON SITE



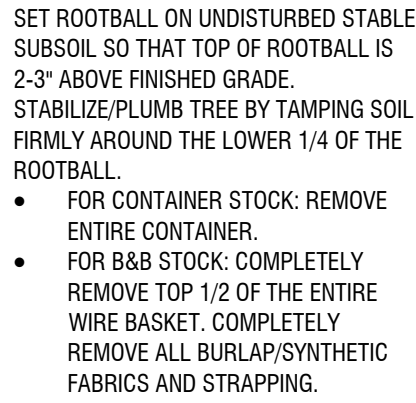
NOTES:

1. CONTRACTOR TO PROTECT EXISTING LANDSCAPE MATERIAL AND IRRIGATION EQUIPMENT IN PLACE FOR THE DURATION OF CONSTRUCTION. CONTRACTOR TO REPAIR OR REPLACE ANY DAMAGED OR BROKEN LANDSCAPE AND IRRIGATION MATERIAL/EQUIPMENT TO PRE-CONSTRUCTION CONDITION PRIOR TO FINAL COMPLETION
2. CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE (TYP.)

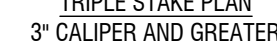


STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN 20% OF STREET YARD	11377	2275 S.F.	2208 S.F. OR 19.4%
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
PER PREVIOUSLY APPROVED LANDSCAPE PLAN LP27-99	11377	5	6
¹ TREES REQUIRED TO SATISFY OTHER PROVISIONS OF LANDSCAPING REQUIREMENTS AND LYING WITHIN THE STREET YARD MAY BE USED TO SATISFY THE REQUIREMENTS OF OTHER SECTIONS.			
STREET BUFFER LANDSCAPING			
	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRAIRIE ROAD	25	25	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRAIRIE ROAD: 114'	4	5
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	48	360 S.F.	4681 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 SPACES	48	5	7
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT OF A TREE.			

[illegible]



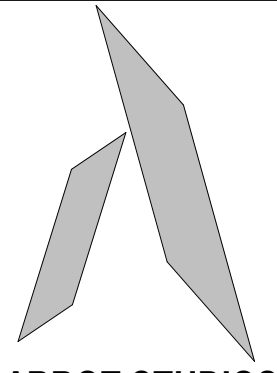
Scale: NTS



Scale: NTS

[illegible]





ABBOT STUDIOS
architects + planners + designers, LLC
471 EAST BROAD STREET
SUITE 1700
COLUMBUS, OHIO 43215
614.461.0101

DATE	ISSUANCE
06/27/2023	ZONING SUBMITTAL

DEMOLITION EXTERIOR ELEVATION

VETERINARY EMERGENCY GROUP
3614 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
DENTON COUNTY

SCALE: 1/8" = 1'-0"

DRAWN: Author

SEAL/STAMP:



MICHAEL H. LUTSCH, JR.
LICENSE #28273
EXPIRATION 7/31/2023

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4049-23-004

SHEET

Z-2



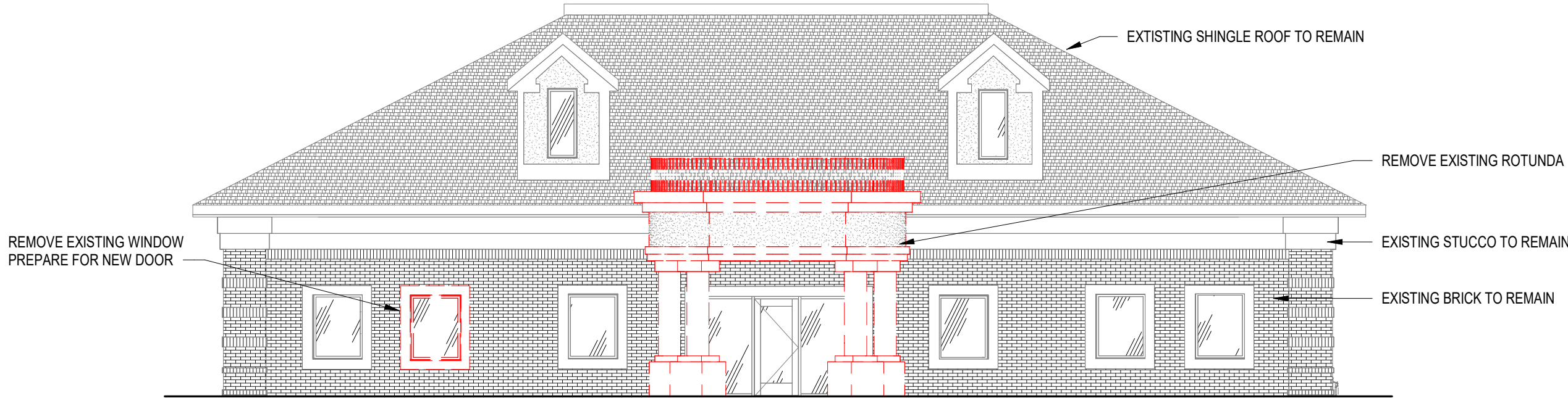
SOUTH EXISTING EXTERIOR



EAST EXISTING EXTERIOR



NORTH EXISTING EXTERIOR



1 DEMOLITION EXTERIOR ELEVATION
1/8" = 1'-0"



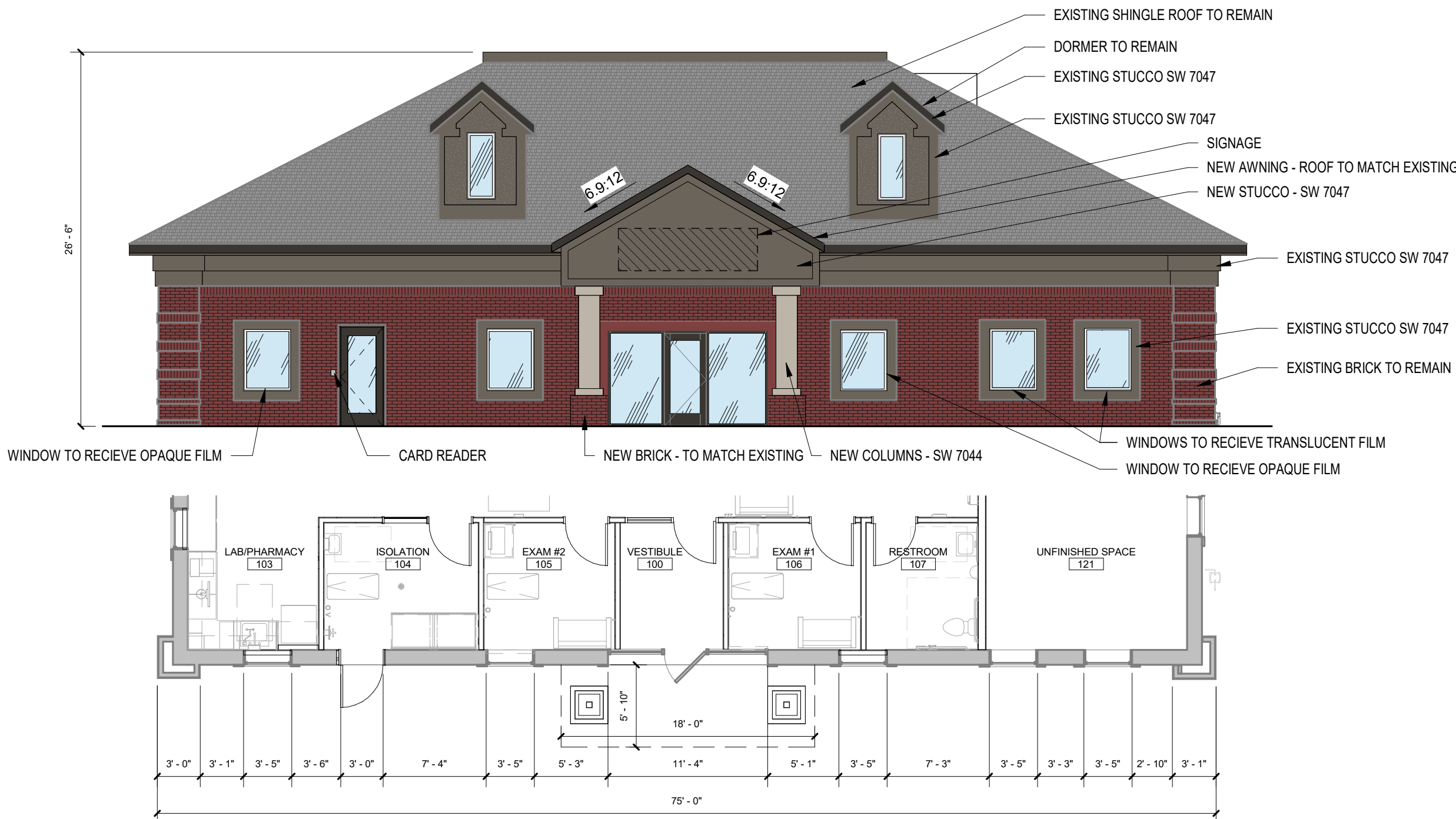
WEST EXISTING EXTERIOR

ELEVATION GENERAL NOTES

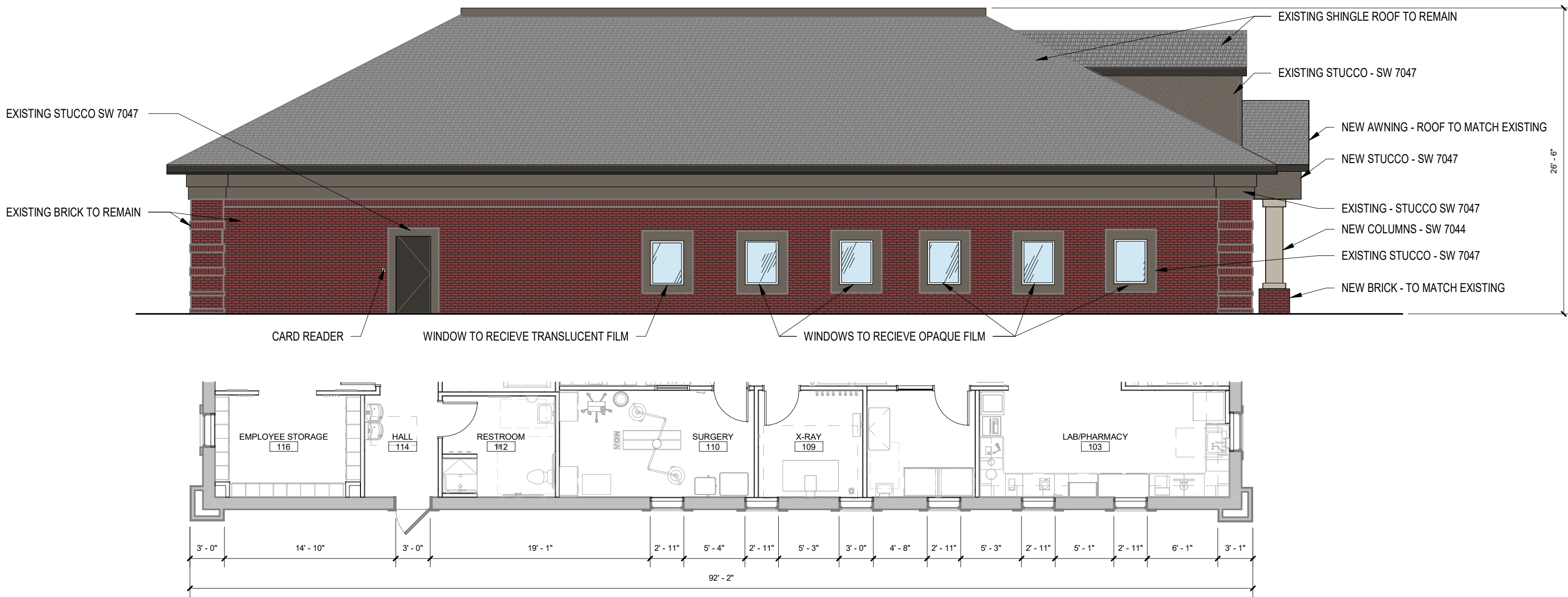
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDINGS.

MATERIAL CALCULATION TABLE

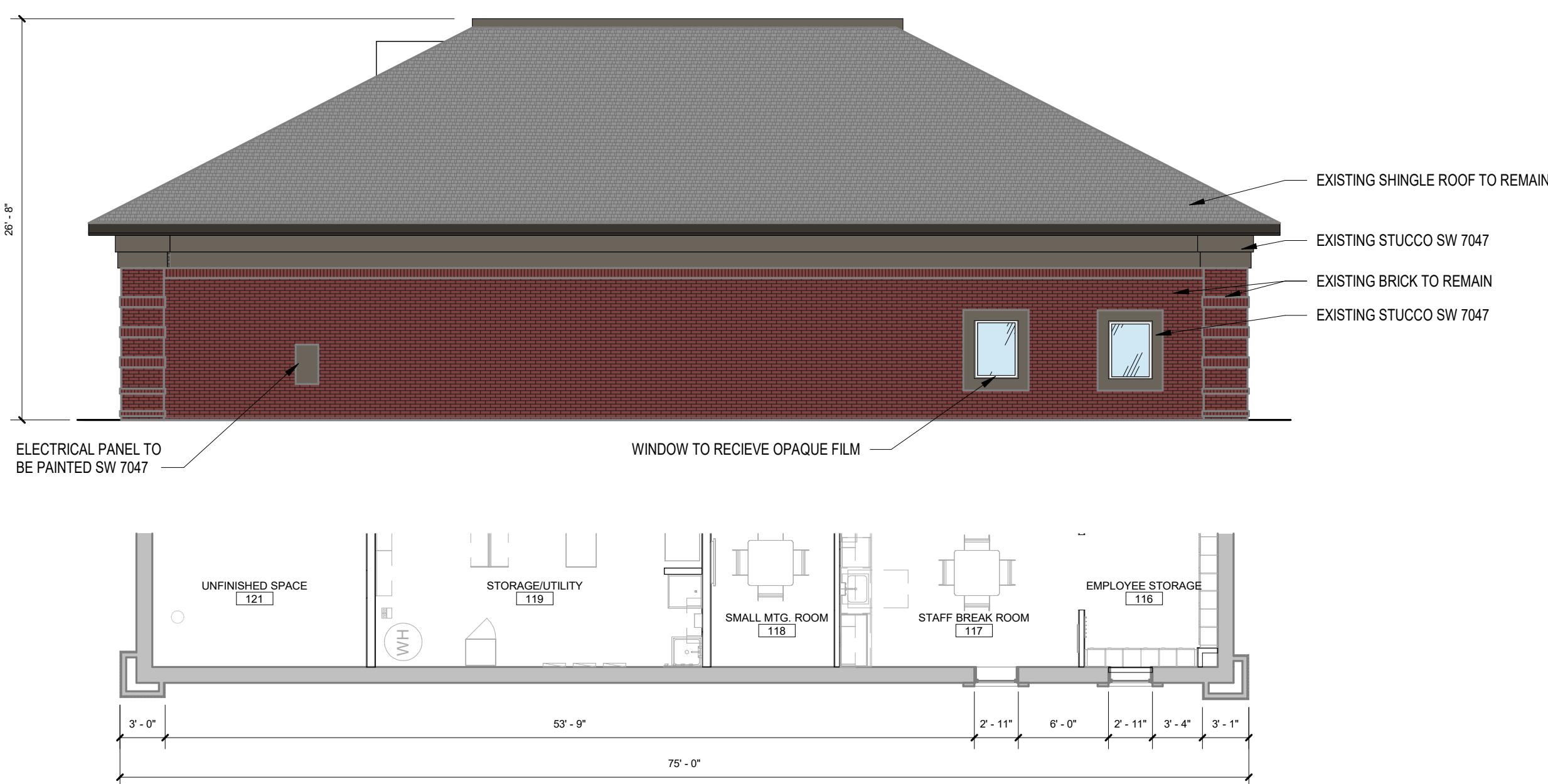
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,158 S.F.	1,290 S.F.	965 S.F.	965 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,072 S.F.	1,200 S.F.	943 S.F.	794 S.F.
3.	DOORS AND WINDOWS	86 S.F.	90 S.F.	22 S.F.	171 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)				
	BRICK S.F. AS APPLICABLE	740 S.F. and 69%	960 S.F. and 80%	709 S.F. and 75%	508 S.F. and 64%
	STONE S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
	STUCCO S.F. AS APPLICABLE	332 S.F. and 31%	240 S.F. and 20%	234 S.F. and 25%	286 S.F. and 36%
	TILT WALL S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
5.	SECONDARY MASONRY TOTALS (MAX. 20%)				
	EIFS S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
	HARDPLANK S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
	DETAIL ANY ADDITIONAL AS APPLICABLE	N/A	N/A	N/A	COLUMN ENCLOSURES



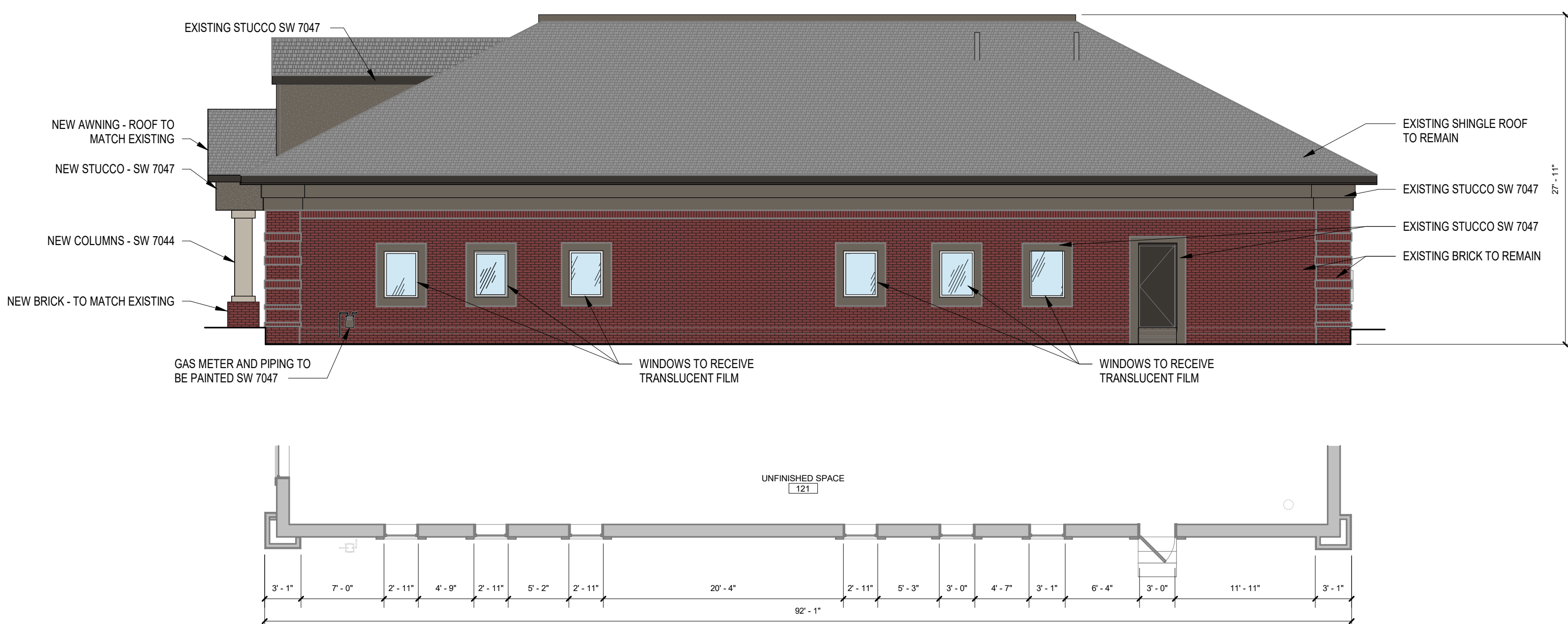
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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

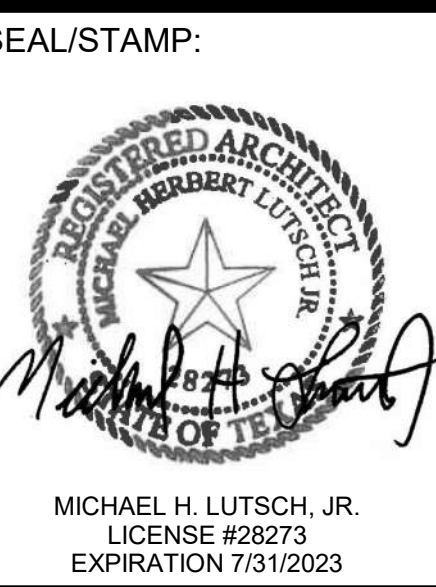


DATE	ISSUANCE
06/27/2023	ZONING SUBMITTAL

COLORED EXTERIOR ELEVATIONS

VETERINARY EMERGENCY GROUP
3614 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
DENTON COUNTY

SCALE: As Indicated
DRAWN: Author



4049-23-004

SHEET

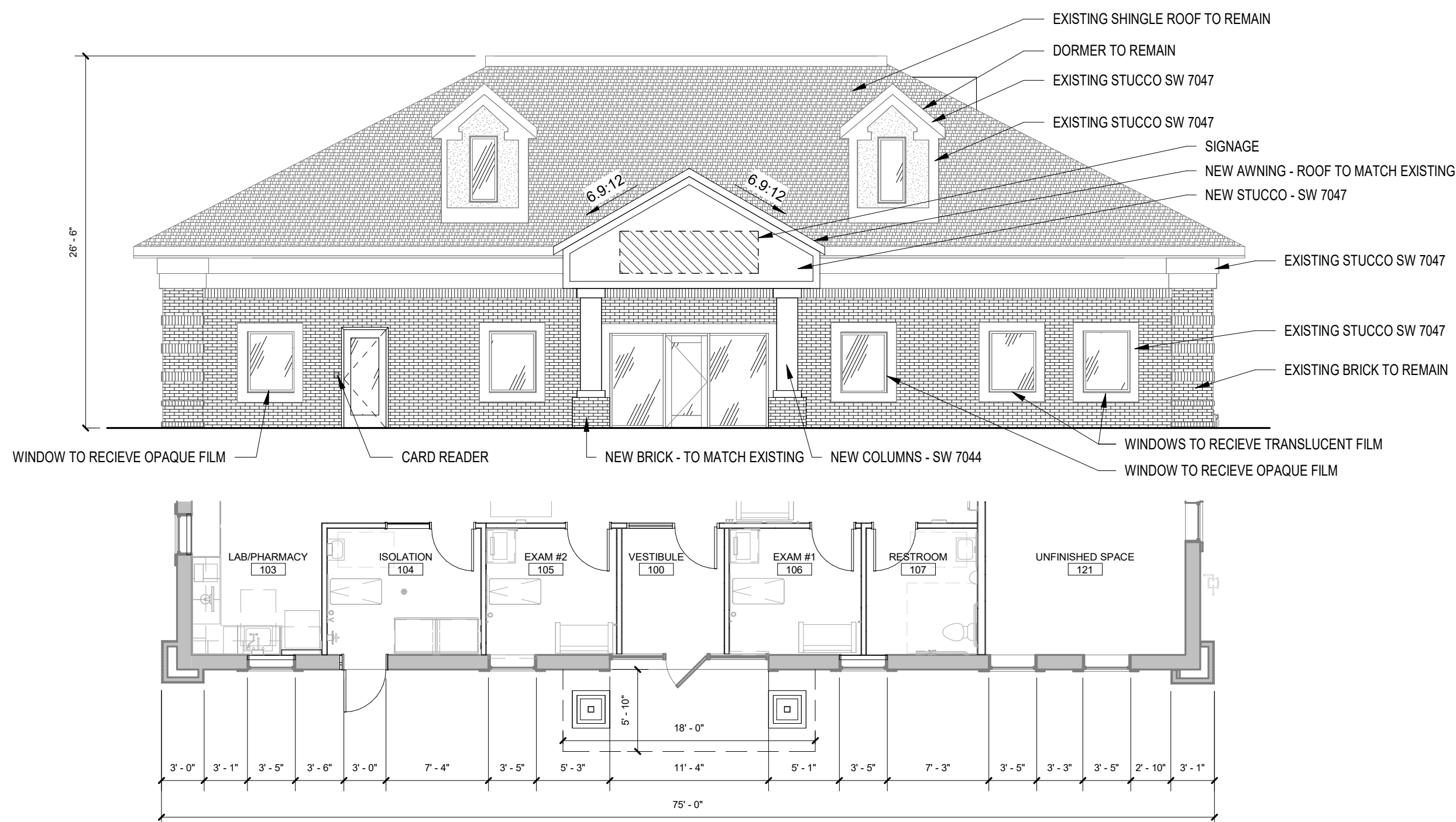
Z-4

ELEVATION GENERAL NOTES

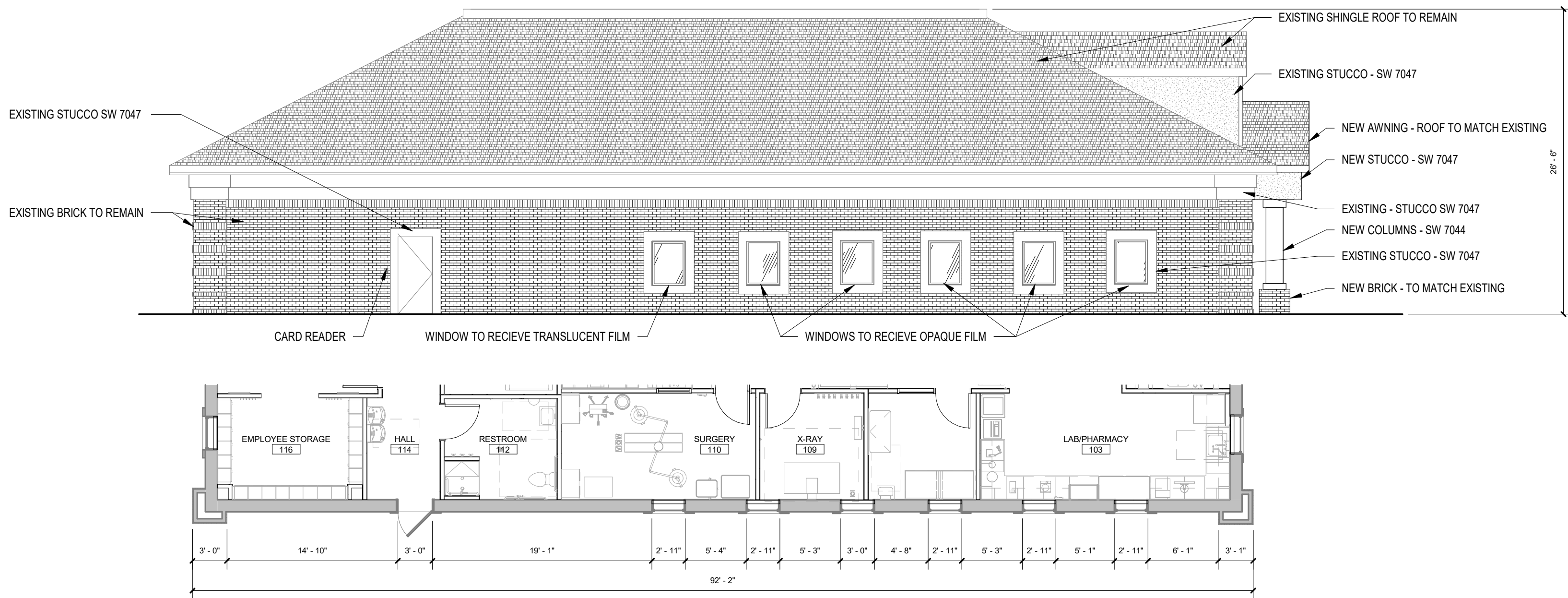
1. ANY EXTERNAL ELECTRICAL PANELS WILL BE PAINTED / TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDINGS.

MATERIAL CALCULATION TABLE

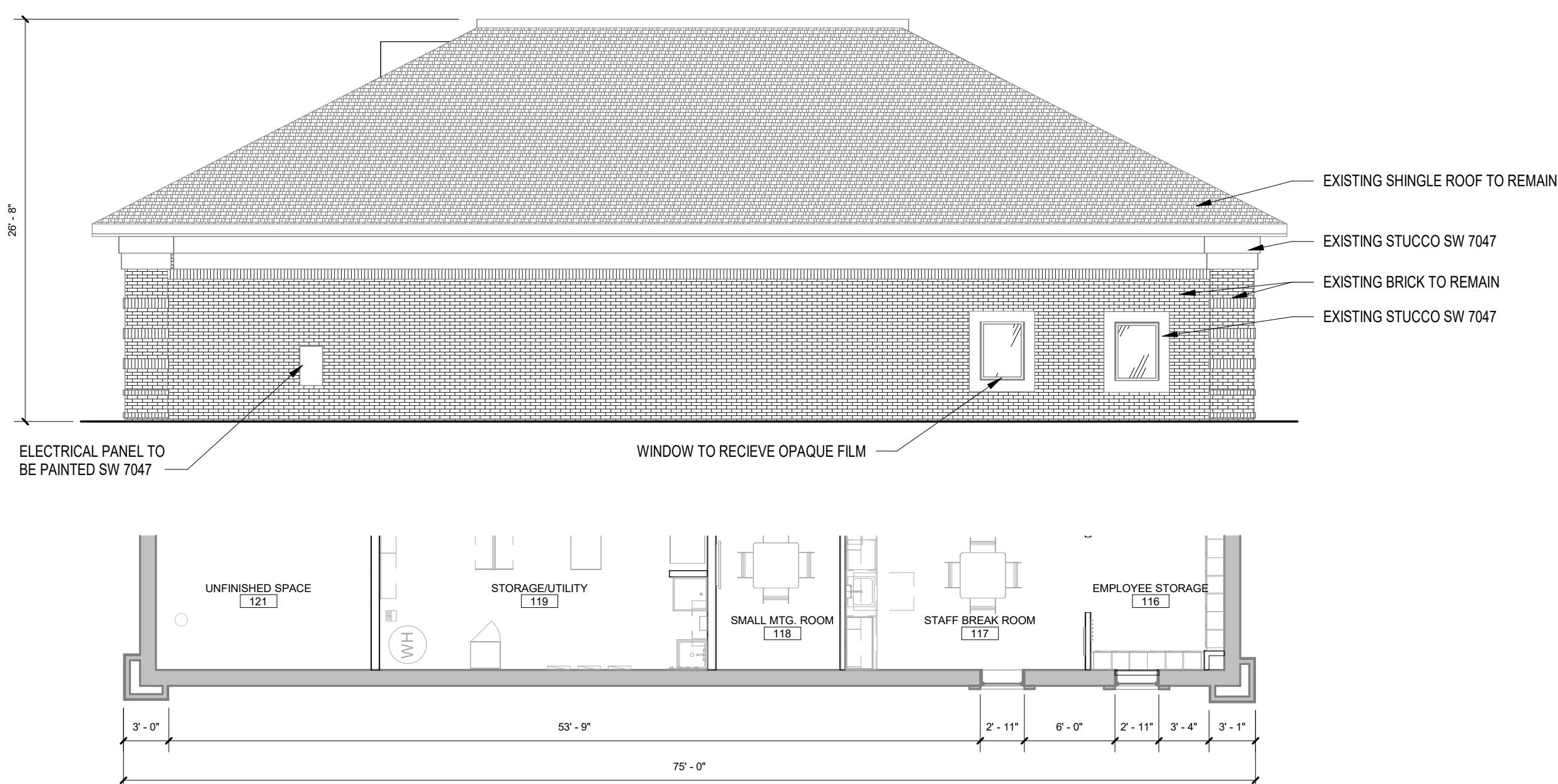
		NORTH	SOUTH	EAST	WEST
1.	TOTAL FACADE S.F.	1,158 S.F.	1,290 S.F.	965 S.F.	965 S.F.
2.	FACADE S.F. (EXCLUSIVE OF DOORS AND WINDOWS)	1,072 S.F.	1,200 S.F.	943 S.F.	794 S.F.
3.	DOORS AND WINDOWS	86 S.F.	90 S.F.	22 S.F.	171 S.F.
4.	PRIMARY MASONRY TOTALS (MIN. 80%)				
	BRICK S.F. AS APPLICABLE	740 S.F. and 69%	960 S.F. and 80%	709 S.F. and 75%	508 S.F. and 64%
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	STUCCO S.F. AS APPLICABLE	332 S.F. and 31%	240 S.F. and 20%	234 S.F. and 25%	286 S.F. and 36%
	TLT WALL S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
5.	SECONDARY MASONRY TOTALS (MAX. 20%)				
	EIFS S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
	HARDPLANK S.F. AS APPLICABLE	N/A	N/A	N/A	N/A
	DETAIL ANY ADDITIONAL AS APPLICABLE	N/A	N/A	N/A	COLUMN ENCLOSURES



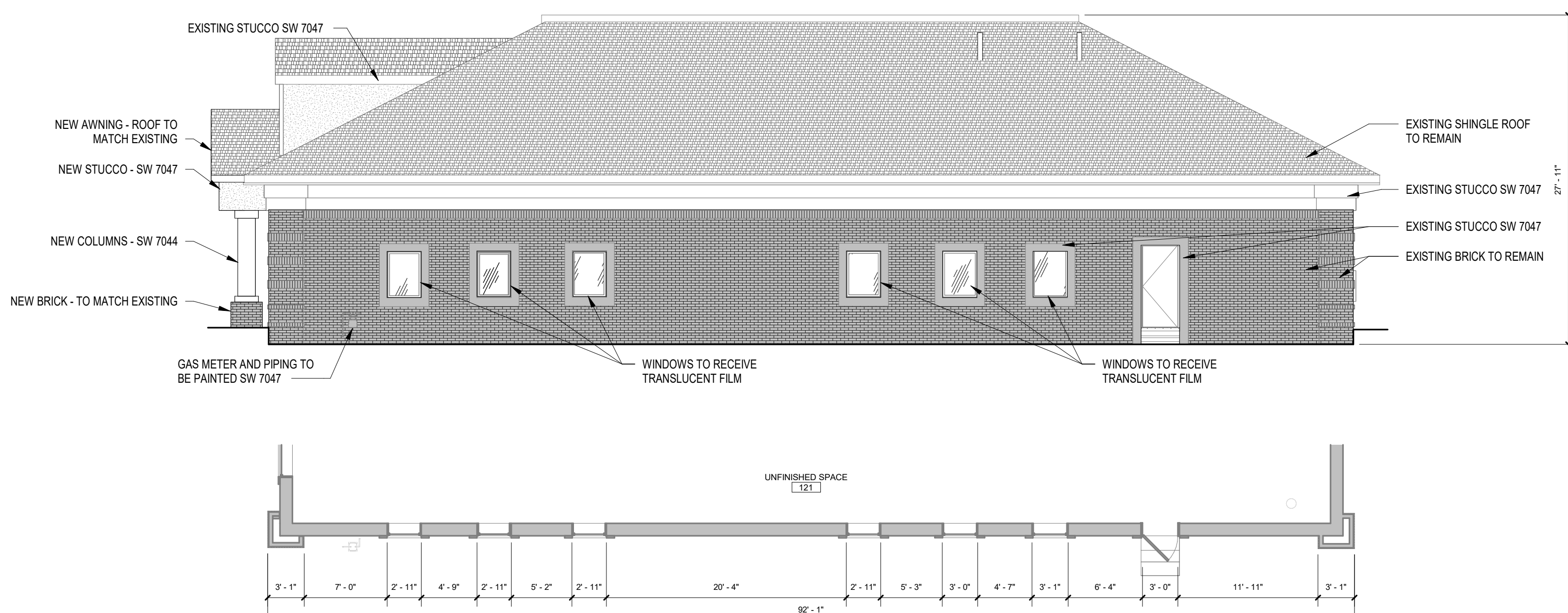
1 WEST ELEVATION
1/8" = 1'-0"



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



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



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



DATE	ISSUANCE
06/27/2023	ZONING SUBMITTAL

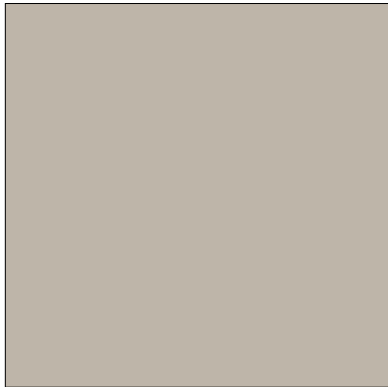
EXTERIOR ELEVATIONS
VETERINARY EMERGENCY GROUP
3614 LONG PRAIRIE RD
FLOWER MOUND, TX 75022
DENTON COUNTY



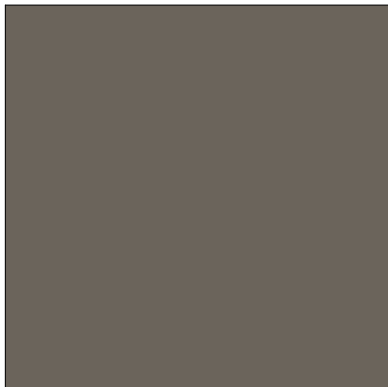
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4049-23-004
SHEET
Z-5

NEW PAINT OVER EXISTING TRIM AND STUCCO



SW 7044
SHERWIN WILLIAMS
AMAZING GRAY

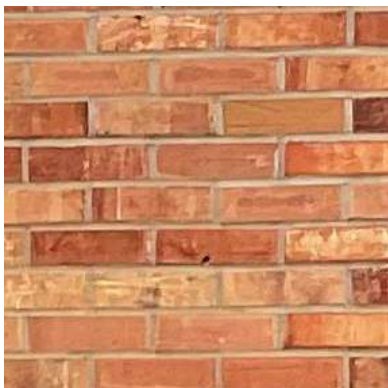


SW 7047
SHERWIN WILLIAMS
PORPOISE

EXISTING MATERIALS TO REMAIN



EXISTING GRAY SHINGLE ROOF



EXISTING RED BRICK



DATE	ISSUANCE
06/27/2023	ZONING SUBMITTAL

RENDERINGS AND MATERIALS	SCALE: 1/2" = 1'-0"	DRAWN: Author
VETERINARY EMERGENCY GROUP 3614 LONG PRAIRIE RD FLOWER MOUND, TX 75022 DENTON COUNTY		

SEAL/STAMP:

MICHAEL H. LUTSCH, JR.
LICENSE #28273
EXPIRATION 7/31/2023

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4049-23-004
SHEET
Z-6