

Planning & Zoning Commission



July 24, 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. August 14, 2023 Meeting
2. August 28, 2023 Meeting

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. Overhead Utilities

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 July 10, 2023 - Consider approval of the minutes from July 10, 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. RC23-0003 - Dunham Addition Lots 1 & 2, Block 1 - Consider a request for a Record Plat (RC23-0003 – Dunham Addition Lots 1 & 2, Block 1) to create a non-residential subdivision. The property is generally located south of Dunham Road and east of Haynes 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. SP23-0008 - Tesla SSD Flower Mound - Public Hearing to consider a request for a Site Plan (SP23-0008 – Tesla SSD Flower Mound) to develop car sales dealership and service center with an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances and an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.
3. SUP23-0004 - River Walk Pickle Ball Courts - Public Hearing to consider an ordinance granting Specific Use Permit No. 481 (SUP22-0004 – River Walk Pickle Ball Courts) to permit an amusement and recreation (outdoors) use. The property is generally located north of 1st Avenue and east of River Walk Drive.

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 20, 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



July 10, 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 6:30 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, Alternate
Scott Jostes, Place 9, Alternate

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
Poornima Kashyap, Principal Planner
Claire Barnes, 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.	Rebecca Karatzis, 408 Northwood Dr. (with time donated by Kevin Hutchens, 370 Northwood Dr.)	Opposition to ZPD22-0001 & ZPD22-0003
2.	Mary-Joe Lengnick; 1701 Marble Pass Dr. (with time donated by Clare Harris, 416 Northwood Dr.; and Julie Hutchens, 370 Northwood Dr.)	Opposition to ZPD22-0001 & ZPD22-0003

** Indicates person did not wish to speak*

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.

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

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.

STAFF PRESENTATION:
Poornima Kashyap, Principal Planner

APPLICANT PRESENTATION:
Jason Kilpatrick, Ridinger Associates; present for questions, no presentation

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

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

NAYS: None

RESULT: 6 : 0

J. REGULAR ITEM(S)

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

1. 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.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Jesse Gober, Castle Development; 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: Commissioner Hobbs moved to table Item J.1. to the July 24, 2023, Planning & Zoning meeting. Commissioner Werner seconded the motion.

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

NAYS: None

RESULT: 6 : 0

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.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Josh Shelley, Veterinary Emergency Group; 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: Commissioner Gilmore moved to recommend approval of
Item J.2. as presented in the agenda caption.
Commissioner Hobbs seconded the motion.
AYES: Kilpper, Gilmore, Wilson, Werner, Hobbs, Wells
NAYS: None
RESULT: 6 : 0

K. ADJOURN

Chair Ruthrauff adjourned the meeting at 7:38 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 24, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Consider a request for a Record Plat (RC23-0003 – Dunham Addition Lots 1 & 2, Block 1) to create a non-residential subdivision. The property is generally located south of Dunham Road and east of Haynes Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission.

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

II. APPLICATION ANALYSIS

The purpose of this application is to create a non-residential subdivision with two lots. On April 10, 2023, the Town Council approved a rezoning request to establish Planned Development District-195 (PD-195) for Oncor Dunham Substation with Single Family-Estate (SF-E) uses. The subject property is approximately 158.8 acres.

The proposed Lot 1 is 92.191 acres and Lot 2 is 66.61 acres approximately. Staff is currently reviewing a site plan (SP23-0012) application for Oncor Substation on Lot 2 that will be placed on a future Planning and Zoning Commission meeting agenda upon completion of staff review.

The plat depicts all required setbacks, easements, and right-of-way dedications along Haynes Road and Dunham Road. The proposed lots comply with applicable Town ordinances and PD-195 regulations.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

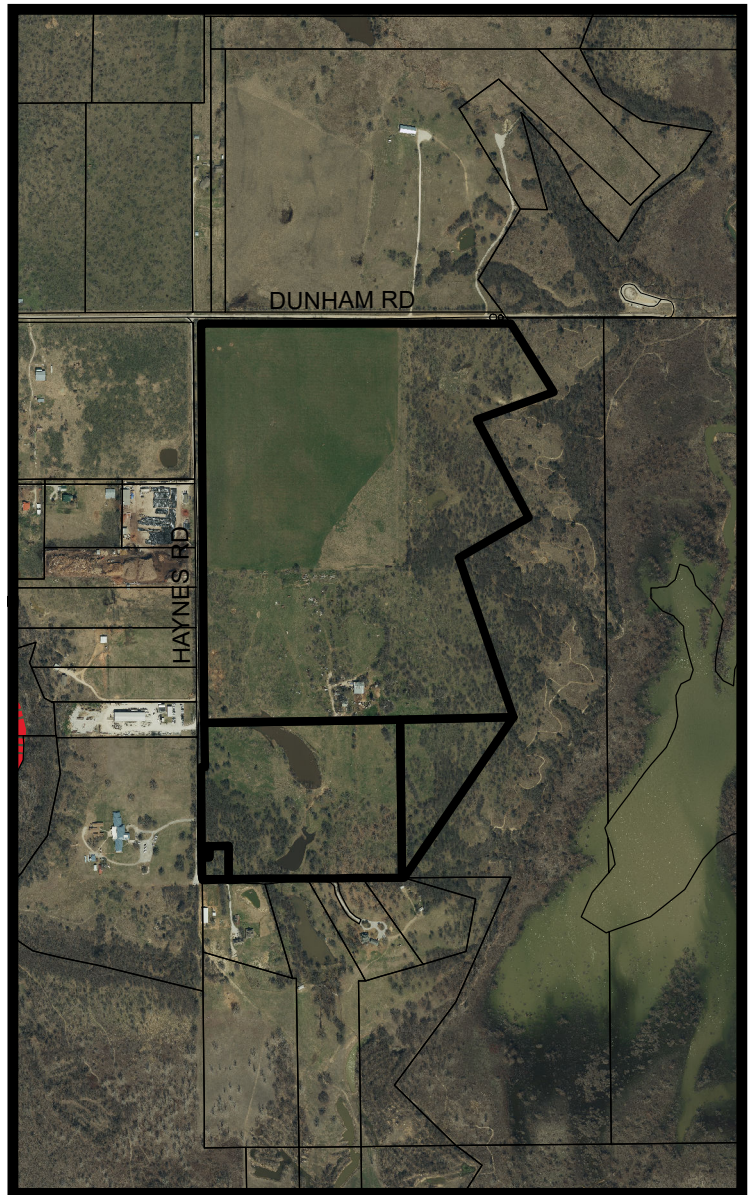
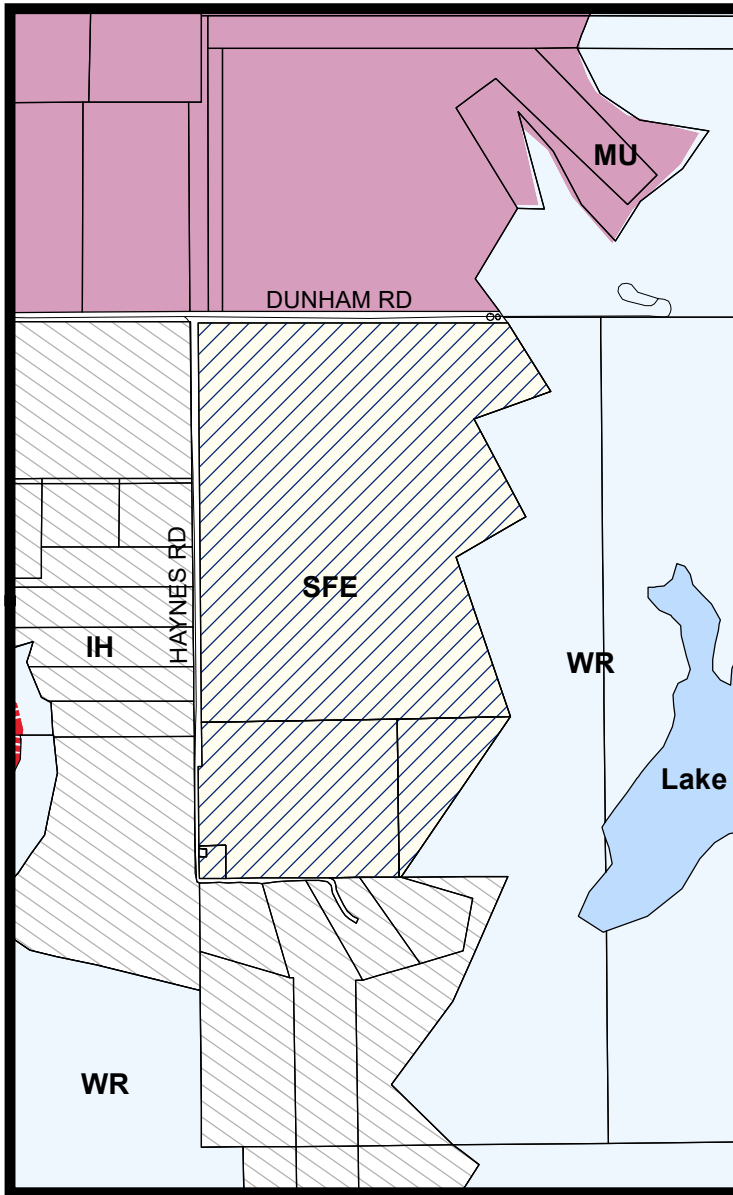
1. Map - Zoning & Aerial
2. Letter of Intent

3. Record Plat Package

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

Vicinity Map

Reference Project: RC23-0003

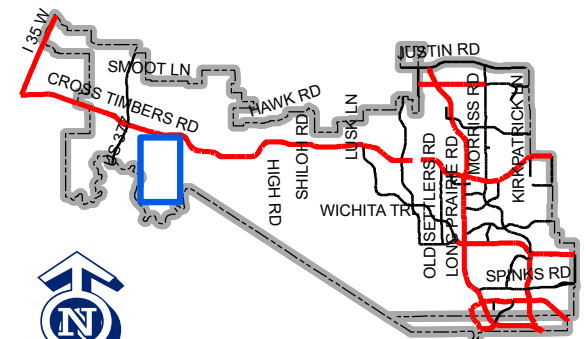


LEGEND

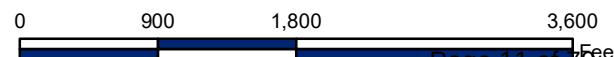


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



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

Location:

The site is located near the southeast corner of the intersection of Dunham Road and Haynes Road in Flower Mound. The proposed development would consist of one Oncor substation and one Oncor switch station on 66.61 acres.

Purpose of Record Plat Submittal:

The purpose of this Record Plat Submittal is to subdivide the existing property and develop an electrical substation system that will improve the reliability and service for the current and future customers in the Town of Flower Mound and meet the growing demand in the area.

Existing and Proposed Land Use:

Existing Zoning: ZPD

Acreage: Total Acreage is 158.80 acres. Tract 1 is 92.19 acres. Tract 2 is 66.61 acres.

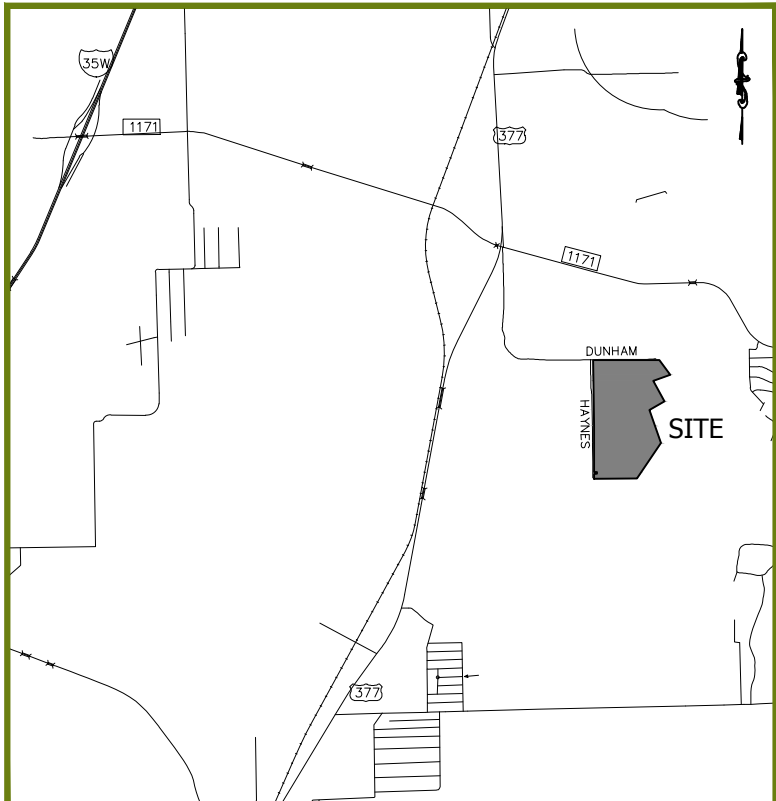
Existing Uses: Site is currently vacant.

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

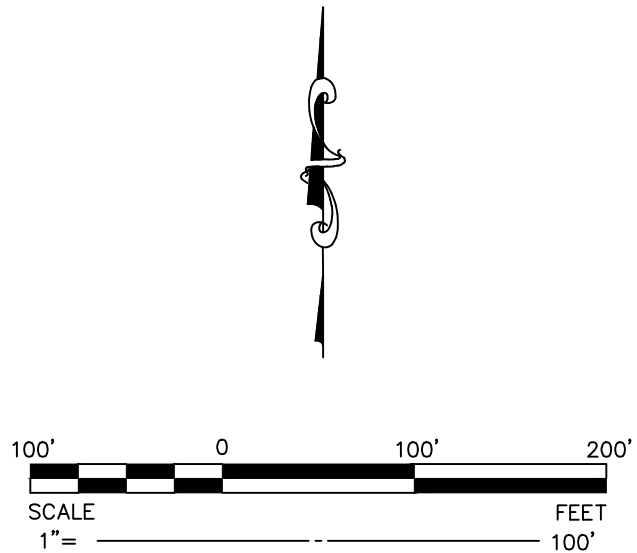
Phasing: The proposed substation and switch station project will be constructed in a single phase.

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

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



VICINITY MAP
NOT TO SCALE



IVM CAPITAL, LLC - SERIES A
DOCUMENT NO. 2018-105620
O.P.R.D.C.T.

FOUND 1/2" IRON ROD

ZONLINE LAND, LLC
DOCUMENT NO. 2018-62989
O.P.R.D.C.T.

LARWELL INDUSTRIES, INC.
DOCUMENT NO. 1995-62476
O.P.R.D.C.T.

LENA POPE HOME
VOLUME 2553, PAGE 569
O.P.R.D.C.T.

NOTES:

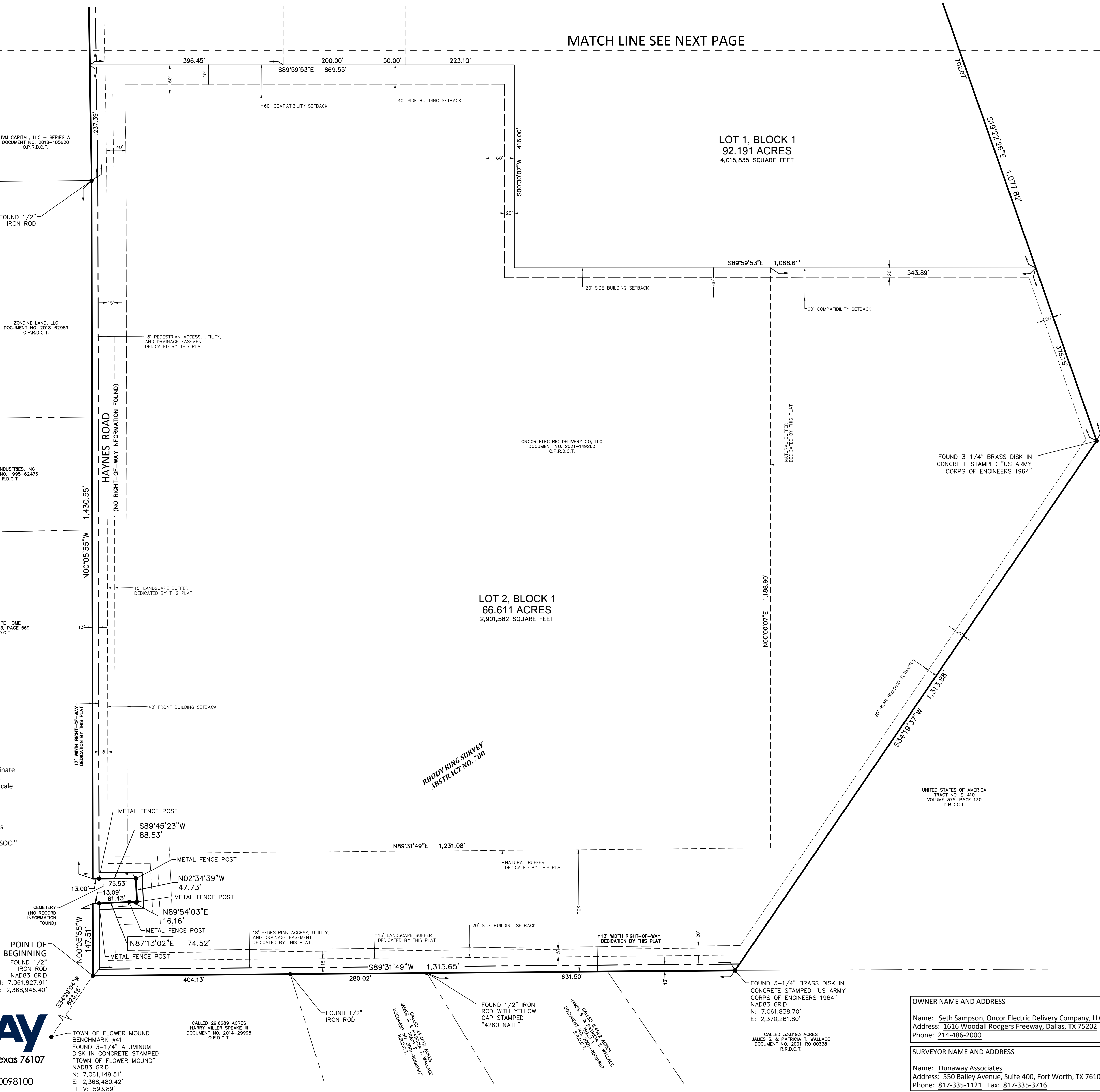
The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999849393 was used for this project.

D.R.D.C.T. = Deed Records of Denton County, Texas
R.R.D.C.T. = Real Records of Denton County, Texas
O.P.R.D.C.T. = Official Public Records of Denton County, Texas

- = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



STATE OF TEXAS §

COUNTY OF DENTON §

WHEREAS, Oncor Electric Delivery Co, LLC, acting by and through the undersigned, its duly authorized agent, is the sole owner of a tract of land located in the Rhody King Survey, Abstract No. 700, in the Town of Flower Mound, Denton County, Texas, according to the deed recorded in Document Number 2021-149263, of the Official Public Records of Denton County, Texas, and being more particularly described as follows:

METES AND BOUNDS

BEING a 158.802 acre tract of land situated in the Rhody King Survey, Abstract No. 700, Town of Flower Mound, Denton County, Texas, being all of the tract of land described in deed to Oncor Electric Delivery Co, LLC recorded in Document Number 2021-149263, Official Public Records of Denton County, Texas (O.P.R.D.C.T.), said 158.802 acre tract of land being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod within asphalt pavement known as Haynes Road, for the southwest corner of said Oncor Electric Delivery tract, and the northwest corner of a called 29.6689 acre tract of land described in deed to Harry Miller Speake III, as recorded in Document No. 2014-29998, O.R.D.C.T., and being on the east line of a called 37.662 acre tract of land described in deed to Lena Pope Home, as recorded in Volume 2553, Page 569, Deed Records of Denton County, Texas (D.R.D.C.T.);

THENCE North 00 degrees 05 minutes 55 seconds West, along the common line of said Oncor Electric Delivery tract and said Pope tract, a distance of 147.51 feet;

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

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

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

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

THENCE North 00 degrees 05 minutes 55 seconds West, along the west line of said Oncor Electric Delivery tract and the east line of said Pope tract, the east line of a tract of land described in deed to Larwell Industries, Inc recorded in Document No. 1995-62476, O.P.R.D.C.T., and the east line of a called 11.99 acres tract of land described in deed to Zondine Land, LLC, recorded in Document No. 2018-62989, O.P.R.D.C.T., a distance of 1,430.55 feet to a found 1/2-inch iron rod for the northeast corner of said Zondine tract and the southeast corner of a called 19.46 acres tract described in deed to IVM Capital, LLC - Series A recorded in Document No. 2018-105620, O.P.R.D.C.T.;

THENCE North 00 degrees 50 minutes 17 seconds West, continuing along the west line of said Oncor Electric Delivery tract and along the east line of said IVM Capital tract and the east line of a called 30.975 acre tract of land described in deed to Leslie Juanelle Turner Jones recorded in Document No. 2015-7233, O.P.R.D.C.T., passing at a distance of 1,967.61 feet a found 5/8-inch iron rod for the northeast corner of said Jones tract, continuing in all a distance of 2,017.63 feet to the northwest corner of said Oncor Electric Delivery tract within a gravel road known as Dunham Road;

THENCE North 89 degrees 59 minutes 16 seconds East, along the north line of said Oncor Electric Delivery tract and said Dunham Road, a distance of 2,038.51 feet to the northeast corner of said Oncor Electric Delivery tract and the northwest corner of a called 342 acre tract (Tract No. E-410) of land described in deed to United States of America recorded in Volume 375, Page 130, D.R.D.C.T.;

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

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

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

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

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

South 19 degrees 22 minutes 26 seconds East, a distance of 1,077.82 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964"

South 34 degrees 19 minutes 37 seconds West, a distance of 1,313.88 feet to a found 3-1/4-inch brass disk in concrete stamped "US ARMY CORPS OF ENGINEERS 1964" for the southwest corner of said United States of America tract, on the north line of a called 33.8193 acre tract of land described in deed to James S. & Patricia T. Wallace recorded in Document No. 2001-R0100338, Real Records of Denton County, Texas (R.R.D.C.T.)

THENCE departing said common line, South 89 degrees 31 minutes 49 seconds, along the north line of said Wallace tract, the north line of a called 5.4562 acre tract and a called 24.4612 acre tract described as Tracts 1 & 2 in deed to James S. & Patricia T. Wallace recorded in Document No. 2001-R0081657, R.R.D.C.T., and along the north line of said Speake tract, passing at a distance of 631.50 feet a found 1/2-inch iron rod with yellow cap stamped "4260 NATL" for the common north corner of said 5.4562 acre tract and said 24.4612 acre tract, passing at a distance of 911.52 feet a found 1/2-inch iron rod for the common north corner of said 24.4612 acre tract and said Speake tract, continuing in all a distance of 1,315.65 feet to the POINT OF BEGINNING.

CONTAINING a computed area of 158.802 acres or 6,917,417 square feet of land, more or less.

(Owner's Agent) _____ (Title) _____

STATE OF TEXAS §

COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared _____ [of Oncor Electric Delivery Company, LLC], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledges to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

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

Notary Public in and for the State of Texas

KNOW ALL MEN BY THESE PRESENTS:

That I, Kevin Junge, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

Kevin Junge _____ Date _____
Registered Professional Land Surveyor
State of Texas, No. 6765

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

OWNER NAME AND ADDRESS

Name: Seth Sampson, Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS

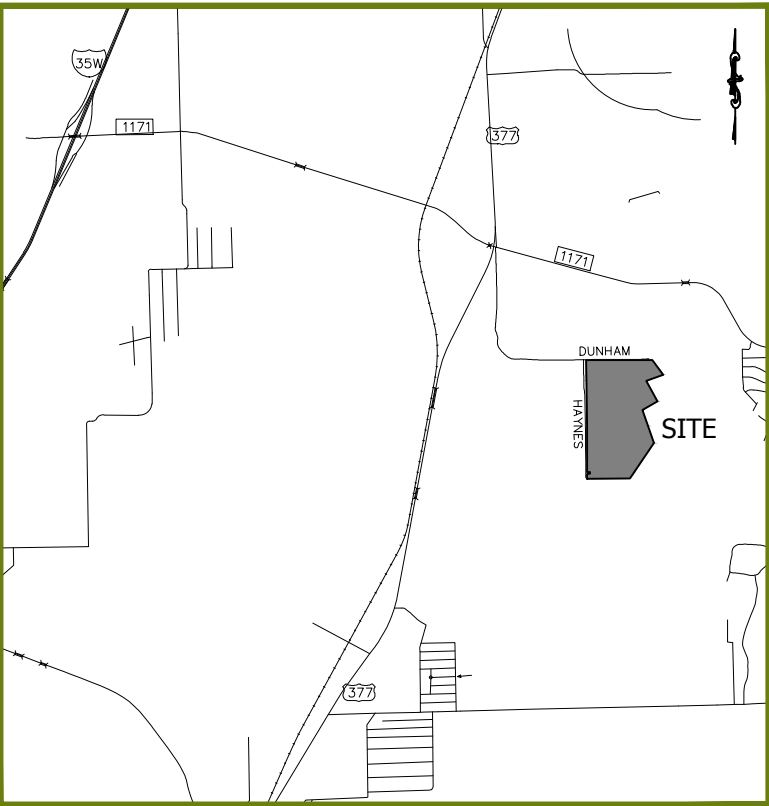
Name: Dunaway Associates
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

RECORD PLAT
DUNHAM ADDITION
158.802 ACRES
LOTS 1 AND 2, BLOCK 1

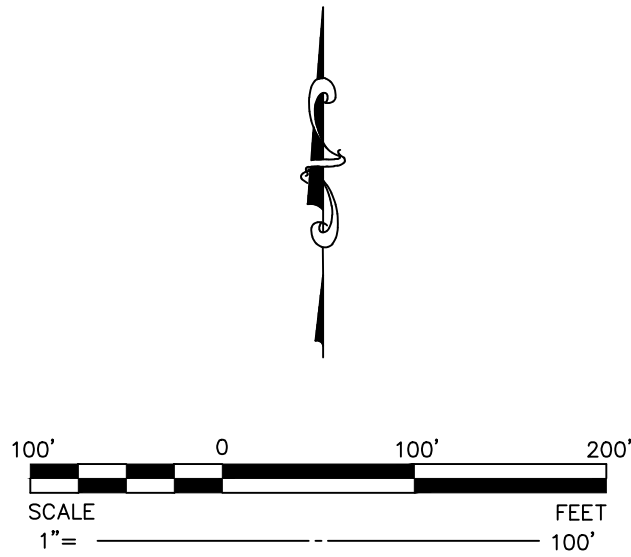
Situated in the Rhody King Survey, Abstract No. 700
Town of Flower Mound, Denton County, Texas

PAGE 1 OF 2

FILING INFORMATION:



VICINITY MAP
NOT TO SCALE



LESUE, JUANELLE TURNER JONES
DOCUMENT NO. 2015-7233
O.P.R.D.C.T.

IVM CAPITAL, LLC - SERIES A
DOCUMENT NO. 2018-105620
O.P.R.D.C.T.

NOTES:

The basis of bearings for this survey is the Texas State Coordinate System, North Central Zone, based upon GPS measurements. Distances and areas hereon are surface values. A combined scale factor of 0.999849393 was used for this project.

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R.R.D.C.T. = Real Records of Denton County, Texas
O.P.R.D.C.T. = Official Public Records of Denton County, Texas

- = Set 5/8" iron rod with cap stamped "DUNAWAY ASSOC." (unless otherwise noted)



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

OLD WR RANCH I LP
TRACT B
DOCUMENT NO. 2000-41222
O.P.R.D.C.T.

DUNHAM ROAD

(NO RIGHT-OF-WAY INFORMATION FOUND) N89°59'16"E 2,038.51'

50.02'

422.55'

200.00'

50.00'

40' WIDTH RIGHT-OF-WAY
DEDICATION BY THIS PLAT

FOUND 5/8" IRON ROD

13' WIDTH RIGHT-OF-WAY
DEDICATION BY THIS PLAT

HAYNES ROAD
(NO RIGHT-OF-WAY INFORMATION FOUND)

N00°50'17"W 2,017.63'

1,780.22'

1,780.22'

13'

18'

18" PEDESTRIAN ACCESS, UTILITY,
AND DRAINAGE EASEMENT
DEDICATED BY THIS PLAT

200' ELECTRIC
TRANSMISSION LINE
EASEMENT

50' ELECTRIC
DISTRIBUTION LINE
EASEMENT

S00°00'07"W 1,780.15'

S00°00'07"W 1,780.20'

S00°00'07"W 1,780.21'

200'

50'

LOT 1, BLOCK 1
92.191 ACRES
4,015,835 SQUARE FEET

ONCOR ELECTRIC DELIVERY CO, LLC
DOCUMENT NO. 2020-146263
O.P.R.D.C.T.

MATCH LINE SEE NEXT PAGE

FOUND 3-1/4" BRASS DISK IN
CONCRETE STAMPED "US ARMY
CORPS OF ENGINEERS 1964"
NAD83 GRID
N: 7,065,425.59'
E: 2,370,987.69'

FOUND 3-1/4" BRASS DISK IN
CONCRETE STAMPED "US ARMY
CORPS OF ENGINEERS 2009"

FOUND 3-1/4" BRASS DISK IN
CONCRETE STAMPED "US ARMY
CORPS OF ENGINEERS 1964"

UNITED STATES OF AMERICA
TRACT NO. E-410
VOLUME 373, PAGE 130
D.R.D.C.T.

FOUND 3-1/4" BRASS DISK IN
CONCRETE STAMPED "US ARMY
CORPS OF ENGINEERS 1964"

FOUND 3-1/4" BRASS DISK IN
CONCRETE STAMPED "US ARMY
CORPS OF ENGINEERS 1964"

OWNER NAME AND ADDRESS

Name: Oncor Electric Delivery Company, LLC
Address: 1616 Woodall Rodgers Freeway, Dallas, TX 75202
Phone: 214-486-2000

SURVEYOR NAME AND ADDRESS

Name: Dunaway Associates
Address: 550 Bailey Avenue, Suite 400, Fort Worth, TX 76107
Phone: 817-335-1121 Fax: 817-335-3716

RECORD PLAT

A Record Plat of Lot(s) 1 and 2, Block(s) 1, Dunham Addition, being 158.802 acres of land located in the Rhody King Survey, Abstract No. 700, an addition in the Town of Flower Mound, Denton County, Texas.

APPROVED:

TOWN OF FLOWER MOUND
PLANNING AND ZONING COMMISSION

Brad Ruthrauff, Chairman
Planning and Zoning Commission

Lexin Murphy, Director of Development Services
Town of Flower Mound

SIGNED AND SEALED:

TOWN OF FLOWER MOUND

Theresa Scott, Town Secretary
Town of Flower Mound

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Oncor Electric Delivery Company, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designated herein as **DUNHAM ADDITION** an addition to the Town of Flower, Denton County, Texas.

The easements shown hereon are hereby reserved for the purposes as indicated. All streets, alleys, rights-of-way, and Lot(s)/Block(s), are hereby dedicated in fee simple to the Town of Flower Mound for municipal purposes. The utility and fire lane easements (streets, alleys, and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities using or desiring to use same.

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, maintenance of efficiency of its respective system on the utility easements and all public utilities shall at all times have the full right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. Any public utility shall have the right of ingress and egress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Flower Mound.

FILING INFORMATION:

RECORD PLAT
DUNHAM ADDITION
158.802 ACRES
LOTS 1 AND 2, BLOCK 1

Situated in the Rhody King Survey, Abstract No. 700
Town of Flower Mound, Denton County, Texas



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

DATE: July 24, 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.

On July 10, 2023, P&Z tabled this item in order to give the applicant time to research any potential impacts burying the overhead lines would have on their site design. The applicant provided an additional exhibit illustrating the impact of burying the overhead lines as well as an exhibit showing the location of other overhead power lines in the area. These exhibits are included in the packet.

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

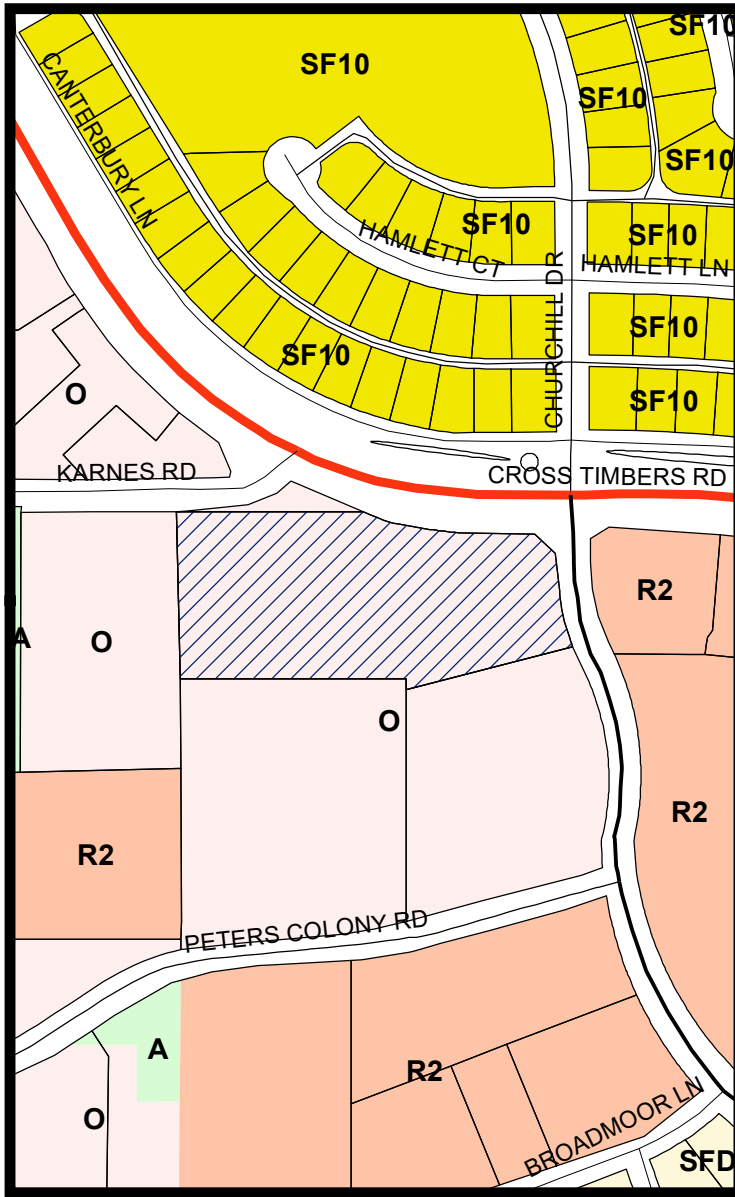
ATTACHMENTS:

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



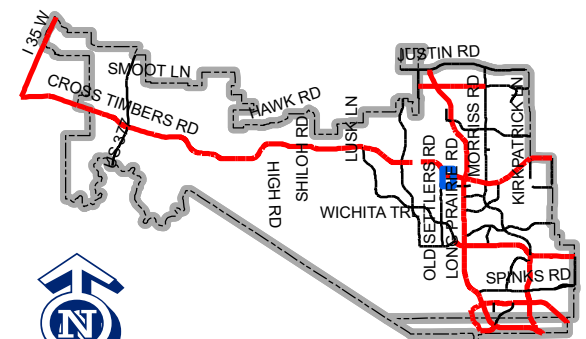
LEGEND

Agriculture
 Office
 Retail 2
 Single Family 10
 Single Family Detached

Subject Property

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

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



Map Location

0 250 500 1,000 Feet

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.

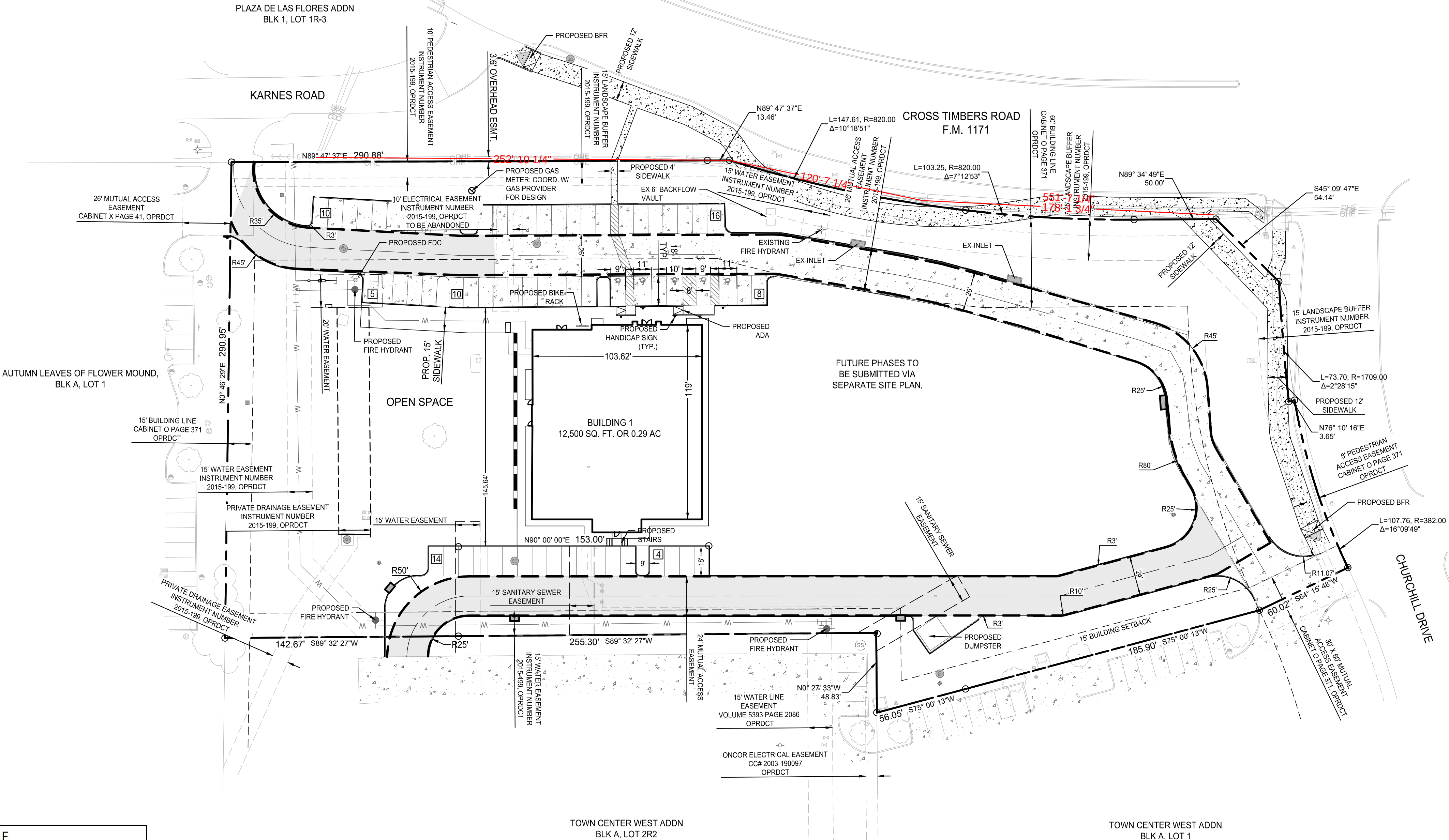
Should you have any questions or need additional information, please feel free to contact me.
Sincerely,

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:\PROJECTS\2023\ PLN_Mob_Mob\Main\DWG\CDG21003-SITE
Last Saved by: AutoCAD
PLN 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	



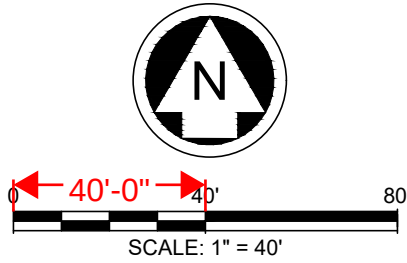
- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- OR ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.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

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
CONSTRUCTION, BIDDING, OR
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_LandscapeGeneralNotes.dwg User: C:\Users\jchill\OneDrive\Documents\CDG21003.dwg
Last Saved By: ChayenneM
Plot Date/Time: 7/20/2023 2:21 PM

GENERAL NOTES

- Contractor shall provide all materials and labor to complete scope of work as indicated in documents.
- 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.
- Contractor is responsible for securing all required permits, approvals and inspections related to scope of work.
- 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.
- Notify owner's representative 48 hours in advance of commencing work to coordinate project inspection schedule.
- 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.
- 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.
- Contractor shall coordinate all work with other disciplines.
- 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.
- Unless otherwise noted, all existing trees shall be protected. Do not park, drive, operate machinery or store materials within the dripline of existing trees.
- 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.
- Contractor shall provide bid proposal listing unit prices for all material provided.
- 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

- All non-dimensioned plants symbols, edging and bed lines are diagrammatic and shall be scaled from drawings.
- 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.
- 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.
- Refer to details and specifications for plant pit dimensions and backfill requirements.
- 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.
- 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.
- All new plants shall be container- grown, unless otherwise noted on the plant list.
- The general contractor shall supply all new plant material in quantities sufficient to complete the plantings shown on the drawings.
- No trees shall be planted before acceptance of rough grading. Tree shall bear same relationship to finish grade as they bore to previous grade.
- 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.
- All planting beds to be tilled to depth of 6" and, backfilled with 4" of organic mulch.
- All planted areas to be mulched as specified in plan / details.
- All landscaped areas are to be maintained in accordance with city regulations.
- All plant varieties must come from a same source supplier in order to maintain a consistent appearance.
- 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.
- 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.
- 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

- 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.
- 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.
- Contractor shall provide a separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

- Contractor shall coordinate operations and availability of existing topsoil with on-site construction manager.
- Contractor shall leave lawn areas 1" below final finished grade.
- 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.
- All lawn areas shall be fine graded, irrigation trenches completely settled and finish grade approved by the owner's construction manager or landscape architect prior to lawn installation.
- Contractor shall remove all rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. prior to placing topsoil and lawn installation.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of acceptable turf area and shall provide replacement from local supply if necessary.

SOLID SOD NOTES

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

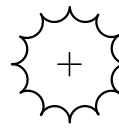
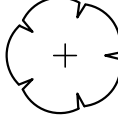
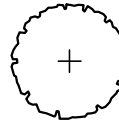
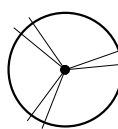
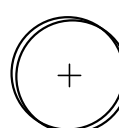
HYDROMULCH & SEED NOTES

- Contractor shall scarify, rip and loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
- 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.
- Fiber shall be one hundred (100) percent Wood Cellulose Fiber, delivered to the site in its original unopened container, "Conwed" or equal.
- Fiber Tack shall be delivered to site in its original unopened container and shall be "Terra-Tack one", as manufactured by Growers, Inc. or equal.
- Hydromulch with Bermuda grass seed at a rate of two (2) pounds per one thousand (1000) square feet.
- If installation occurs between September 1 and April 1, all Hydromulch areas to be winter Ryegrass at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermuda grass the following growing season.
- 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.
- All lawn areas to be hydromulched shall have one hundred (100) percent coverage prior to final acceptance.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of acceptable turf areas and shall provide replacement from local supply as necessary.
- Contractor to follow manufacturer's recommended seeding and irrigation rates for drill seed applications.

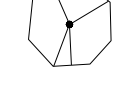
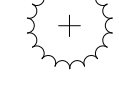
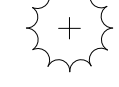
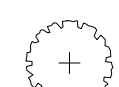
IRRIGATION NOTES

- 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.
- All irrigation systems shall be installed with rain and frost sensors, and shall meet all applicable state and local regulations.
- All areas other than turf shall be irrigated using Netafim™ or approved equal subterranean drip.
- Hydromulched turf areas are to be irrigated with temporary above-ground irrigation for a minimum of 90 days and until achieving 100% germination.

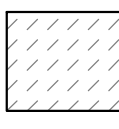
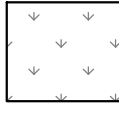
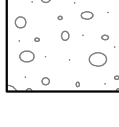
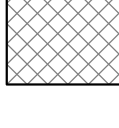
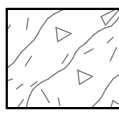
PLANT SCHEDULE

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:

- All trees shall have straight trunks and be matching within varieties.
- All trees shall have a full and uniform canopy.
- Root balls should be well-formed, intact, with trunk firmly attached. Minimum root ball size for a 3" caliper tree is 32".
- Plant list is an aid to bidders only. Contractor shall verify all quantities on plan.
- All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.
- 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

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'

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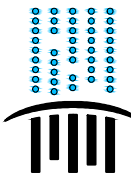
CHELSEA KUYKENDALL 3619 July 6, 2023
TYPE OR PRINT NAME PLA# DATE

REVISION		
NO.	DATE	

FLOWER MOUND MOB

PHASING PLAN
LANDSCAPE GENERAL NOTES
AND SCHEDULE

FLOWER MOUND, DENTON COUNTY, TEXAS

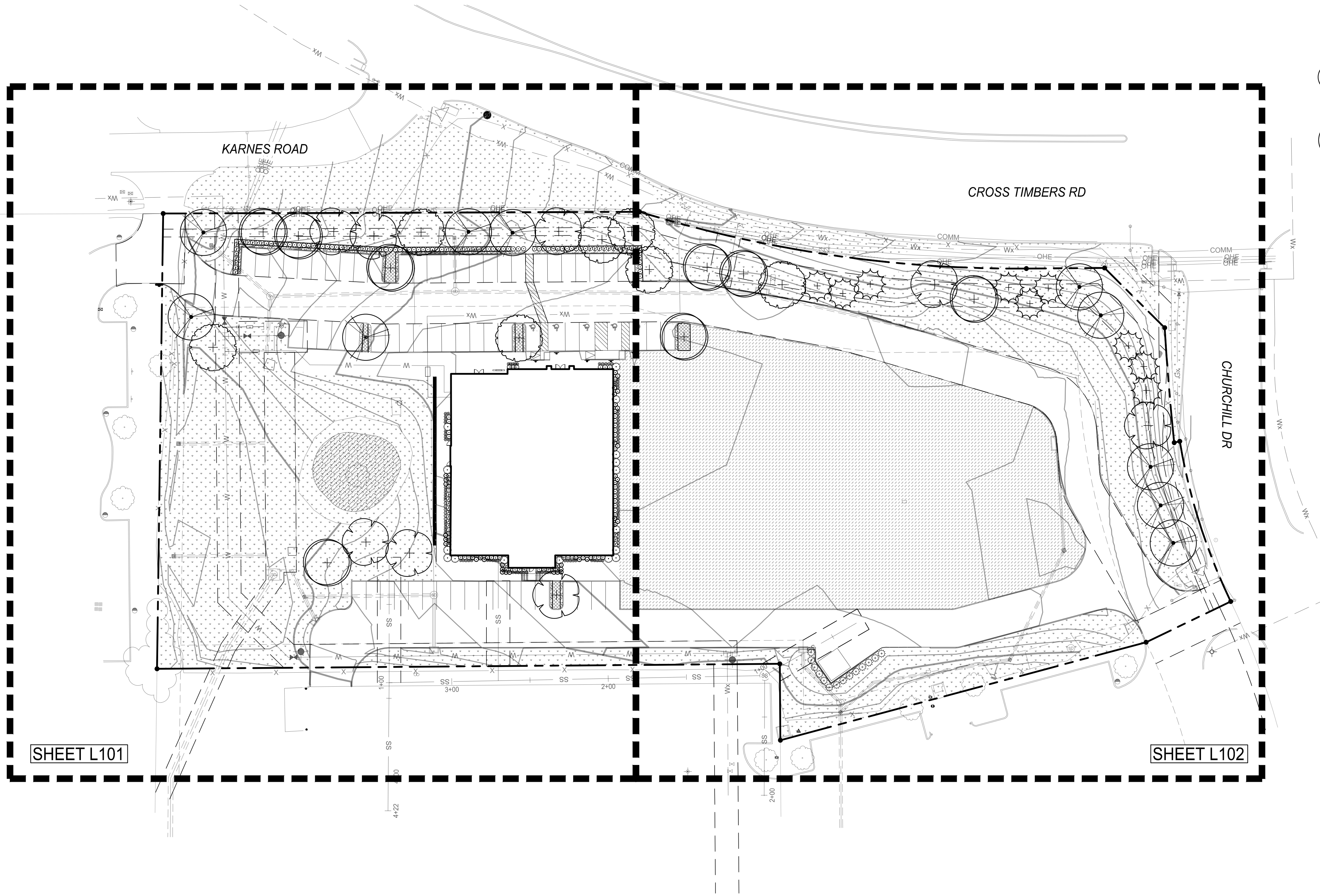


PELOTON
LAND SOLUTIONS

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			

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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.

SHEET L101

SHEET L102

BENCHMARKS

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

REVISION

NO.	DATE	REVISION

FLOWER MOUND MOB

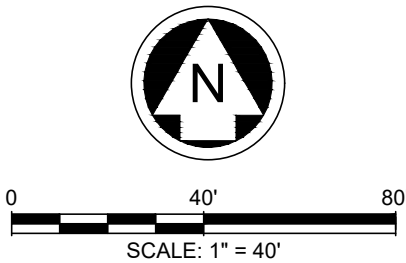
PHASING PLAN
OVERALL LANDSCAPE PLAN

FLOWER MOUND, DENTON COUNTY, TEXAS



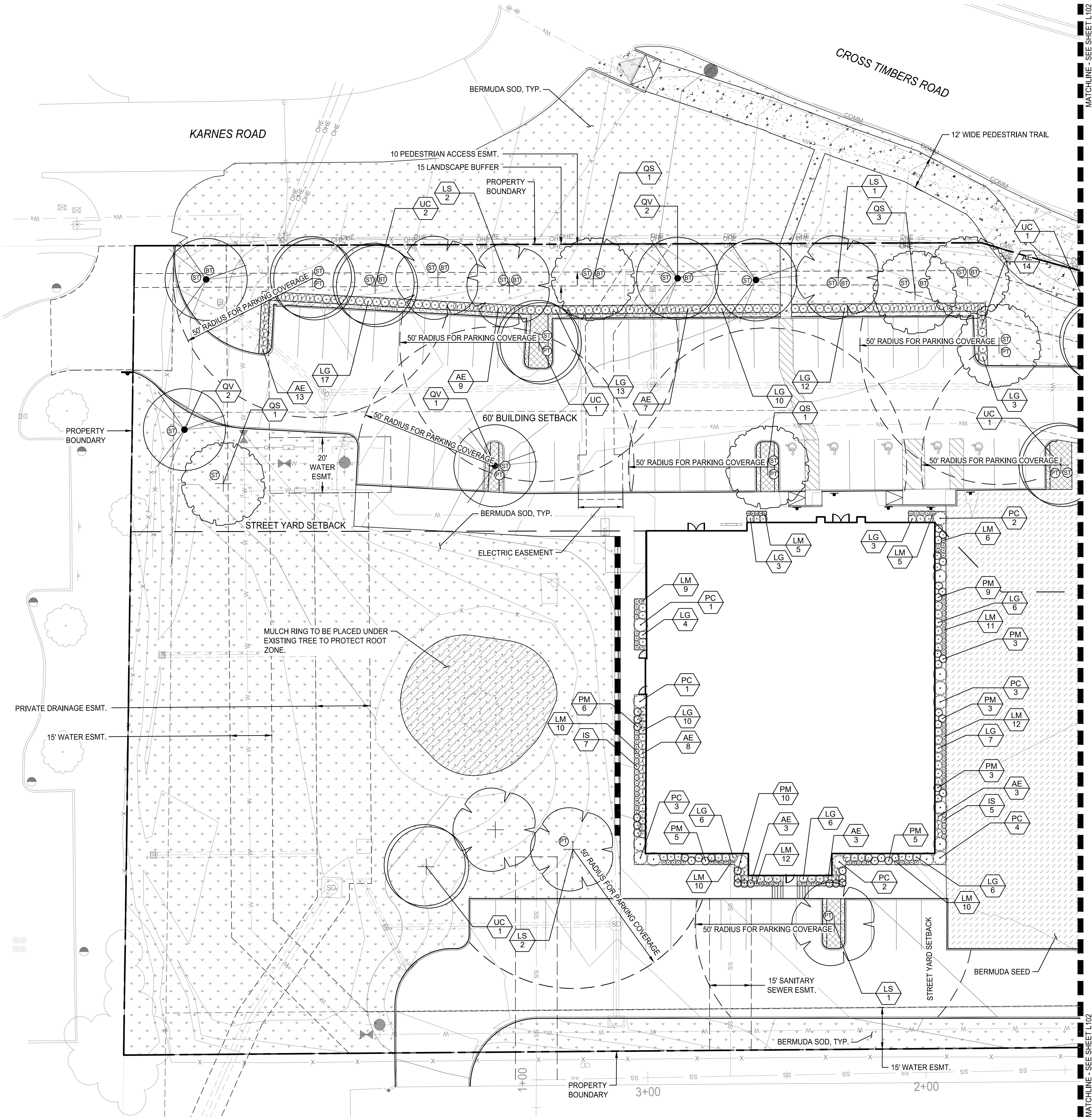
TEXAS REGISTRATION ENGINEERING FIRM NO. 12207
9800 HILLWOOD PKWY, SUITE 200, FORT WORTH, TEXAS 76177
FORT WORTH PHONE: (817) 562-3350

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



FLOWER MOUND MOB

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PLANT SCHEDULE

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	QS	Shumard Red Oak
	QV	Live Oak
	UC	Cedar Elm
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	AE	Edward Goucher Abelia
	IS	Stokes Dwarf Yaupon Holly
	IN	Nellie R. Stevens Holly
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	EC	Purple-leaf Wintercreeper
	HM	Hardwood Mulch

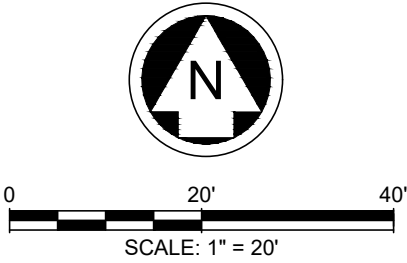
SITE TREE LEGEND

	STREET YARD TREE
	STREET BUFFER TREE
	PARKING TREE

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

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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

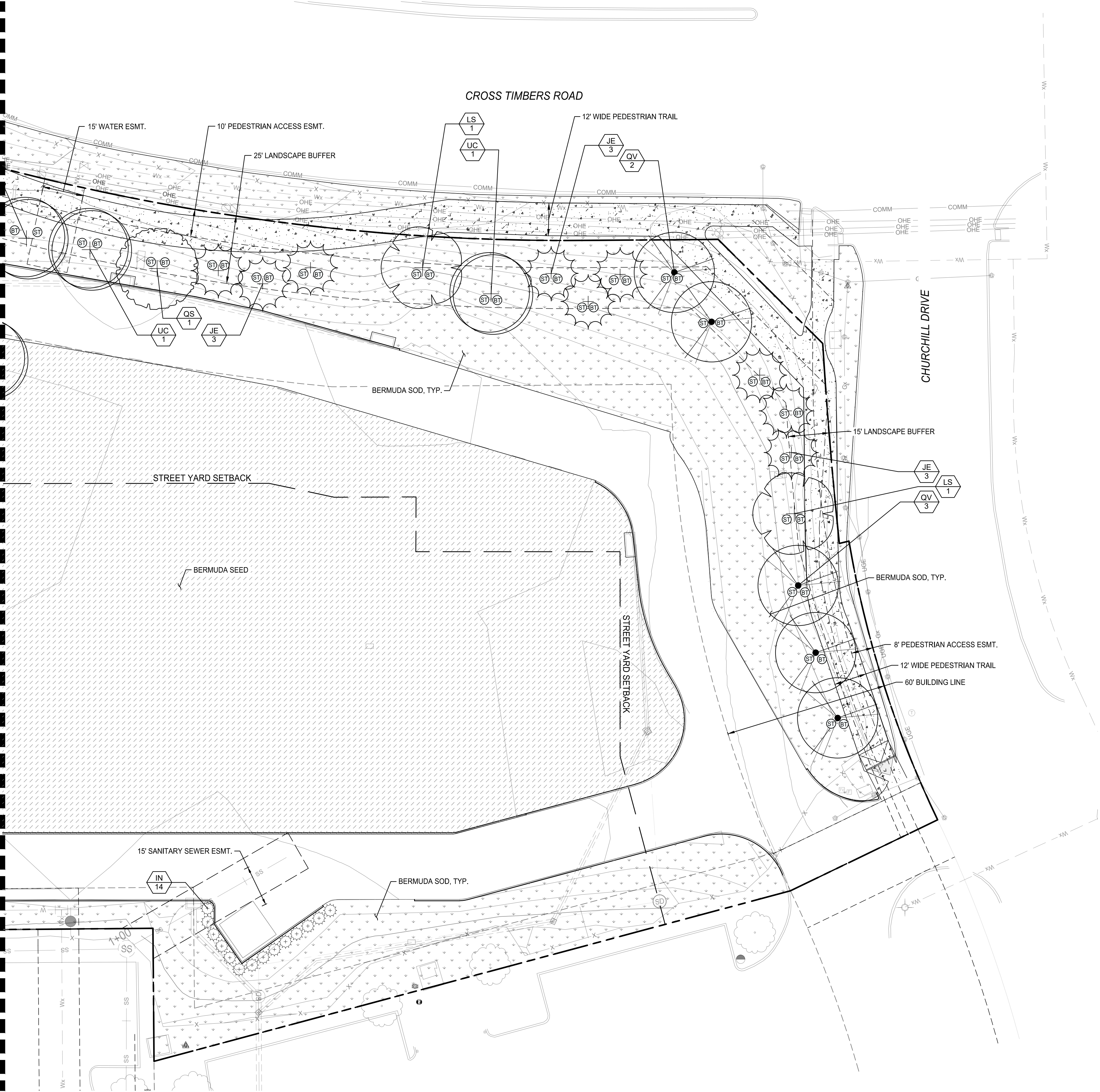
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DESIGNED: CMK			
REVIEWER: JAK			

FLOWER MOUND MOB

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Print Date/Time: 7/20/2023 2:27 PM

MATCHLINE - SEE SHEET L102

MATCHLINE - SEE SHEET L102



PLANT SCHEDULE

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	UC	Cedar Elm
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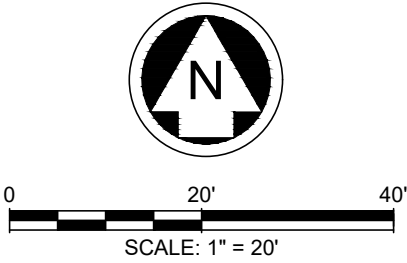
SITE TREE LEGEND

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

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

NO.	DATE	REVISION

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: L102
DESIGNED: CMK			
REVIEWER: JAK			

FLOWER MOUND MOB

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Last Saved By: ChayenneM
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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

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:

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

REVISION		
NO.	DATE	

FLOWER MOUND MOB

PHASING PLAN
LANDSCAPE SPECIFICATIONS

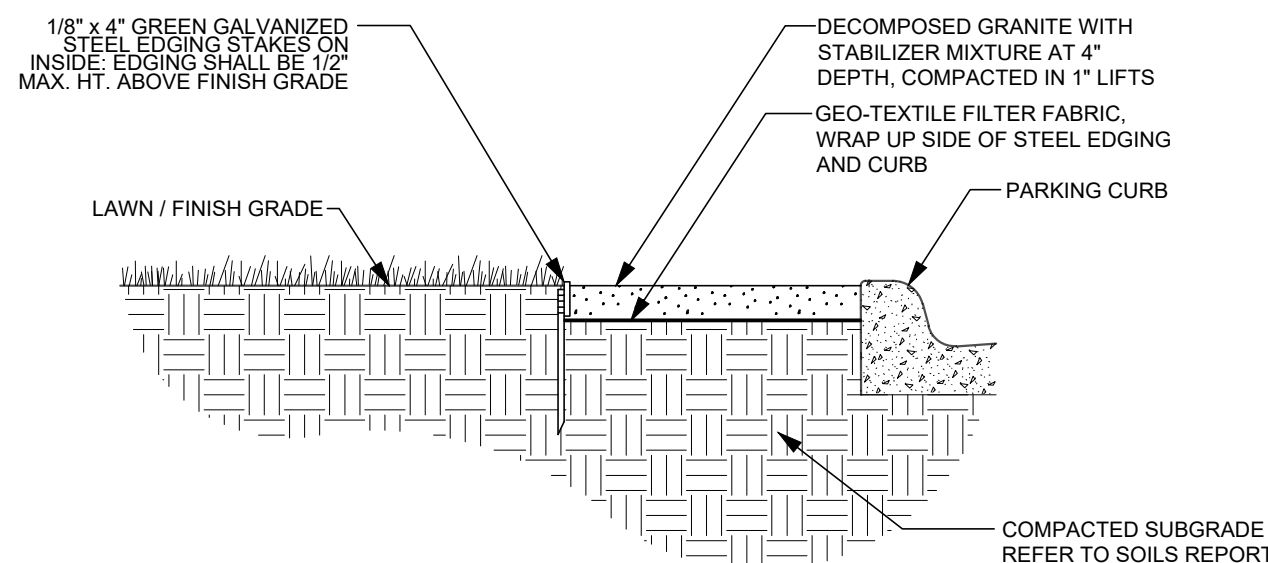
FLOWER MOUND, DENTON COUNTY, TEXAS



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			

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

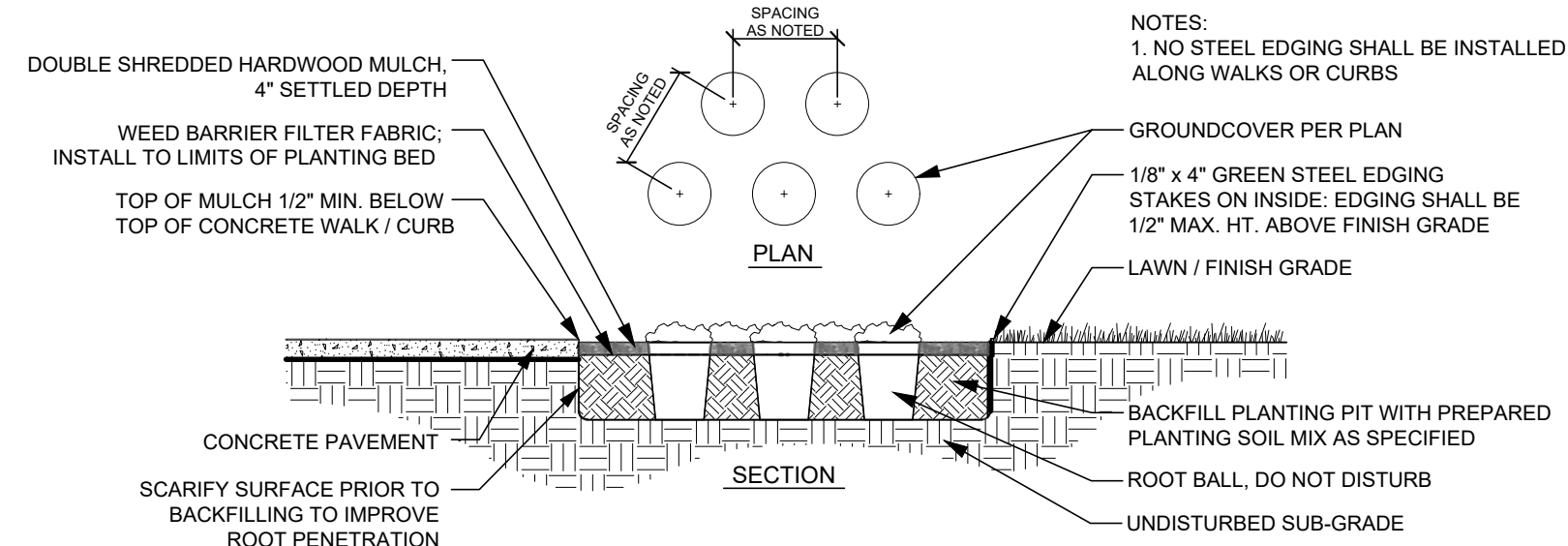


4 DECOMPOSED GRANITE DETAIL

N.T.S.

N.T.S.

N.T.S.



GROUND COVER PLANTING DETAIL

N.T.S.

Drawing: G:\00B\CDG21003_Flo_Mo_MOB\MasterDev\A1381_CADILA Plans\CDG21003-L-DETAILS
Last Saved by: Cky/Kendall
Last Saved: 7/6/2023 2:28 PM
Plot Date/Time: 7/6/2023 3:21 PM

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SUPERVISION OF:

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

		REVISION
NO.	DATE	

PHASING PLAN LANDSCAPE DETAILS



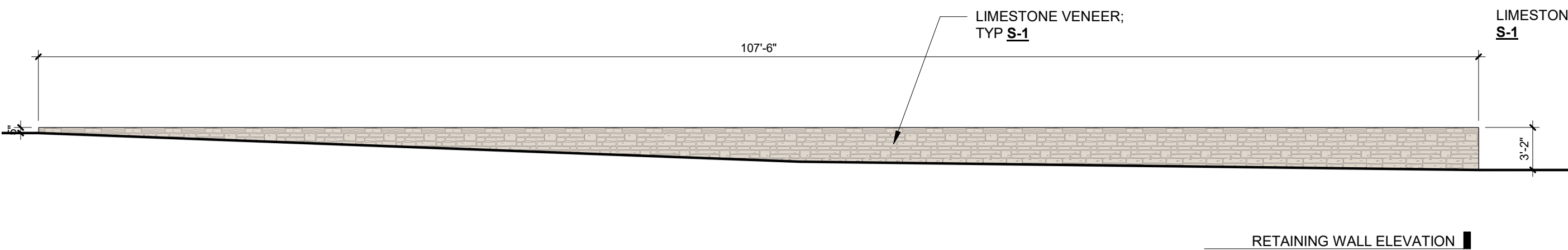
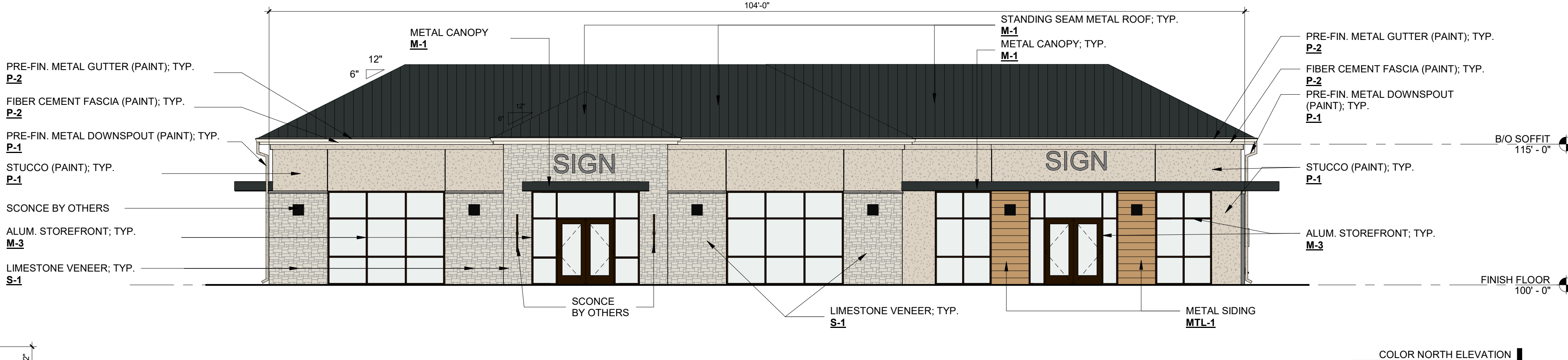
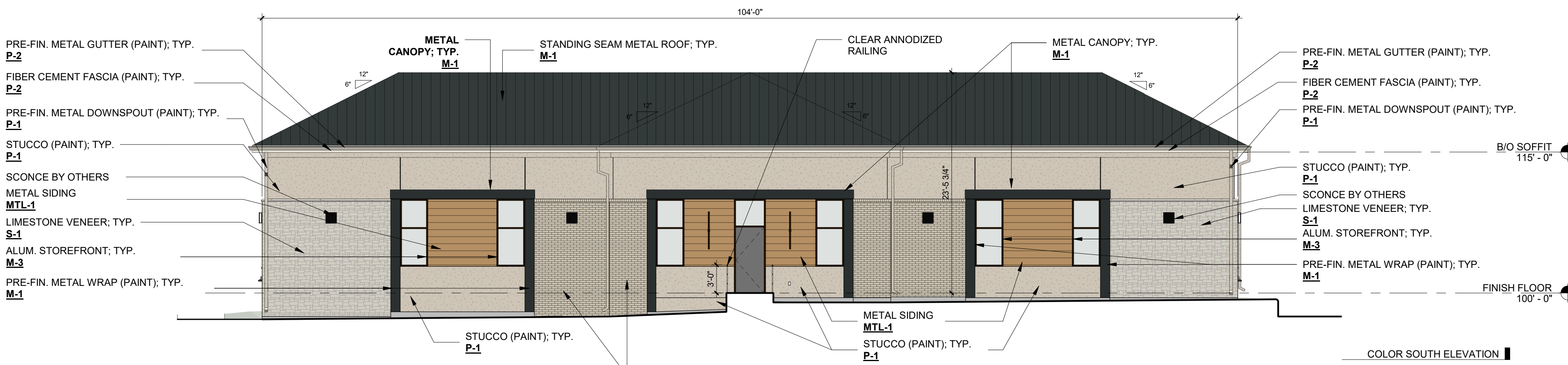
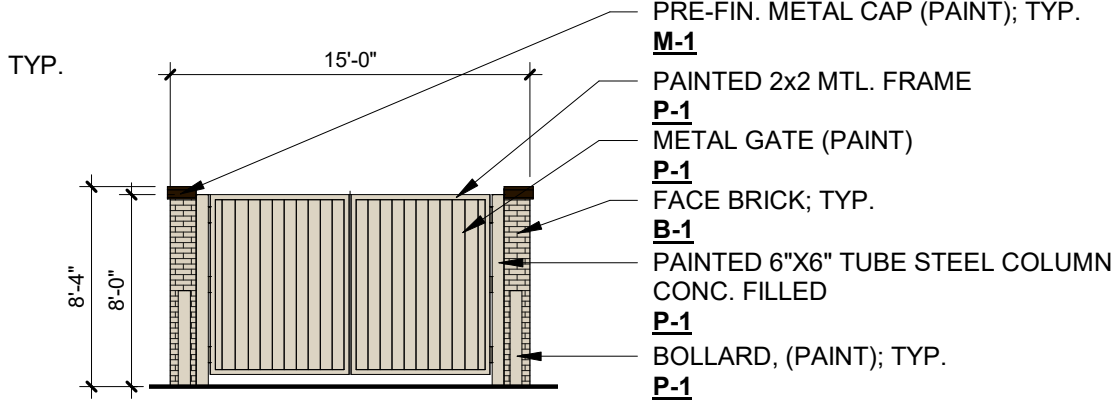
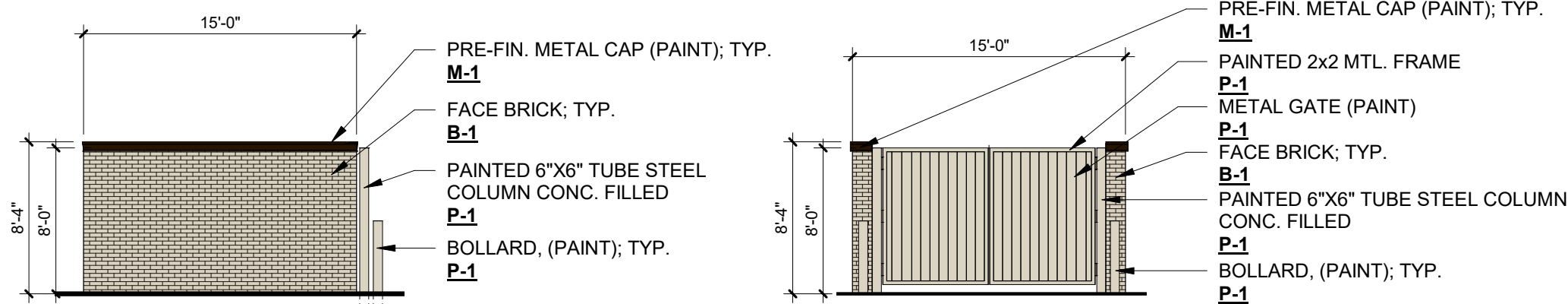
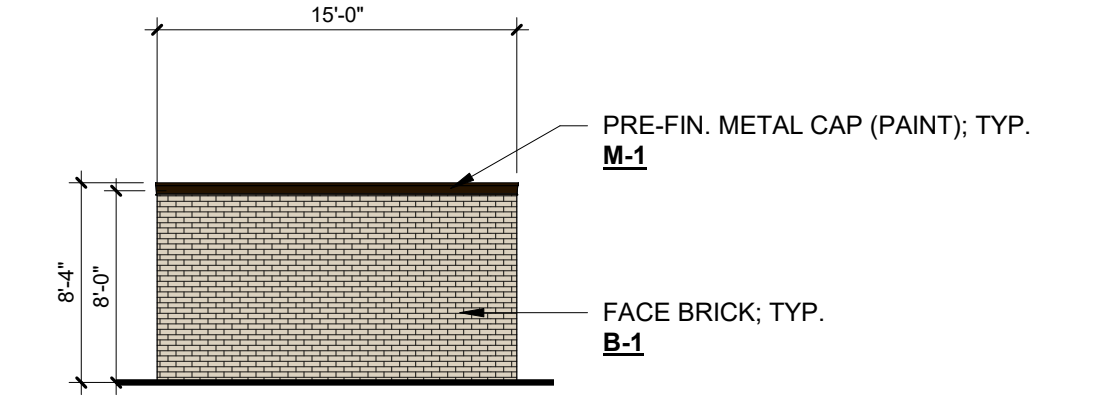
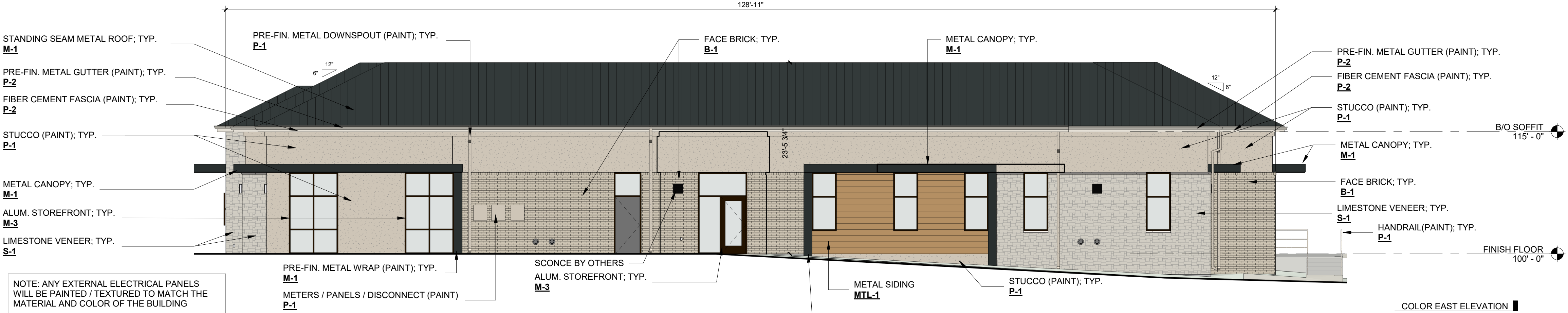
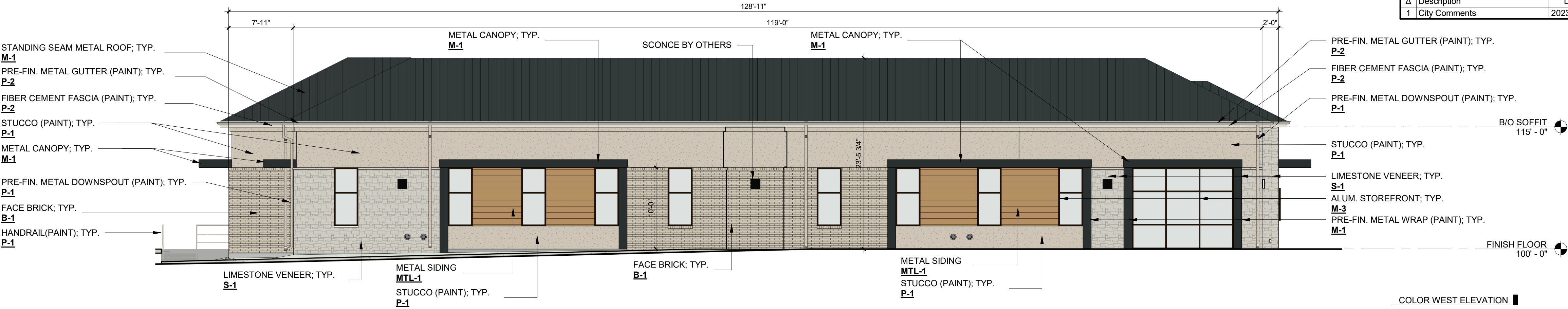
PELTON
LAND SOLUTIONS

DRAWN: CMK	DATE	PROJECT #	SHEET
DESIGNED: CMK	June 2023	CDG21003	L104
REVIEWER: JAK			

Page 25 of 70

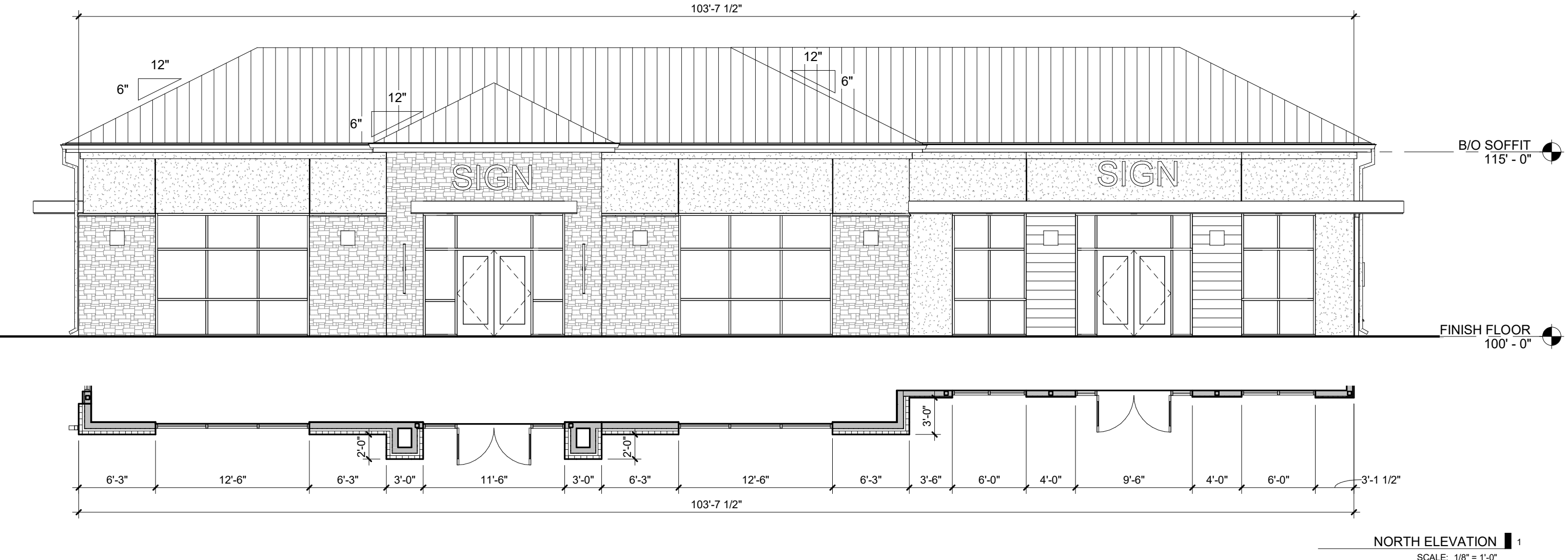
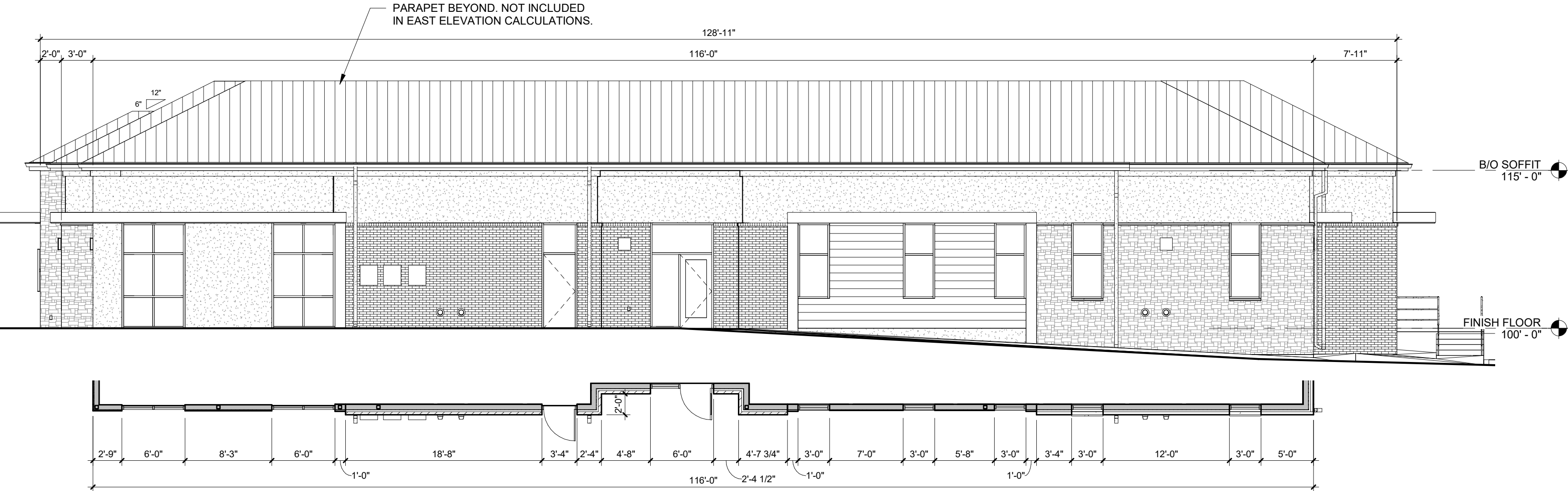
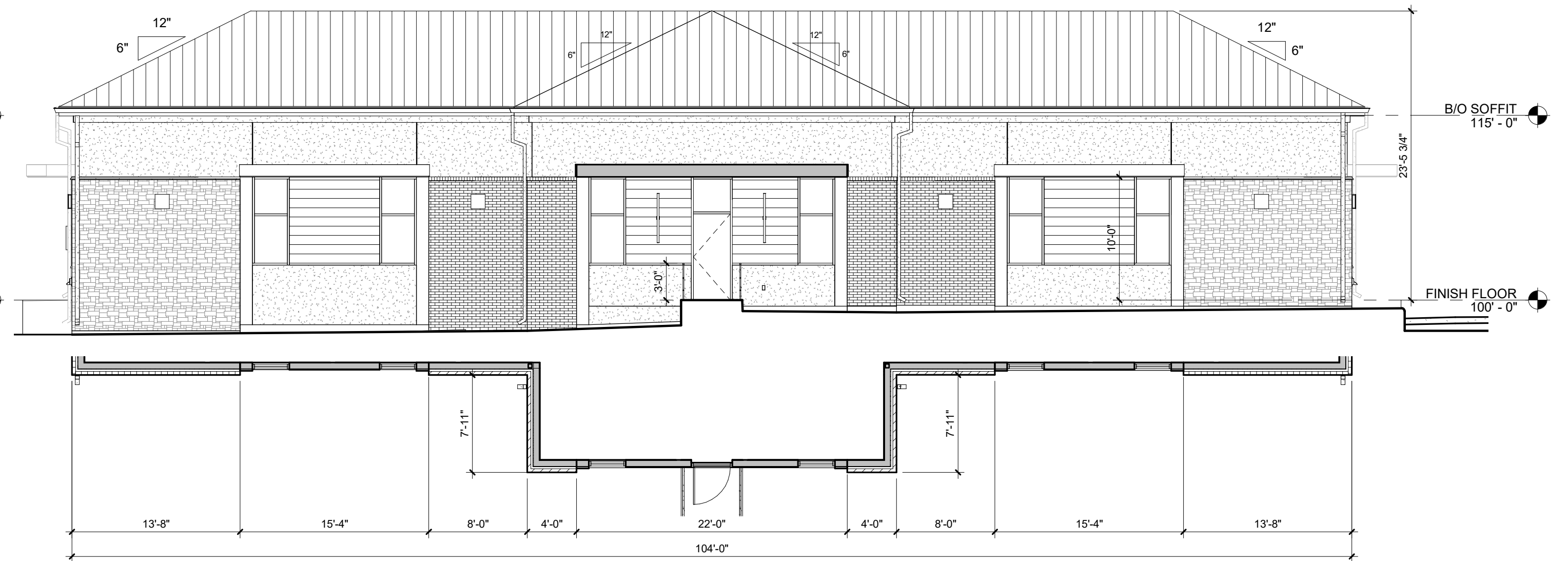
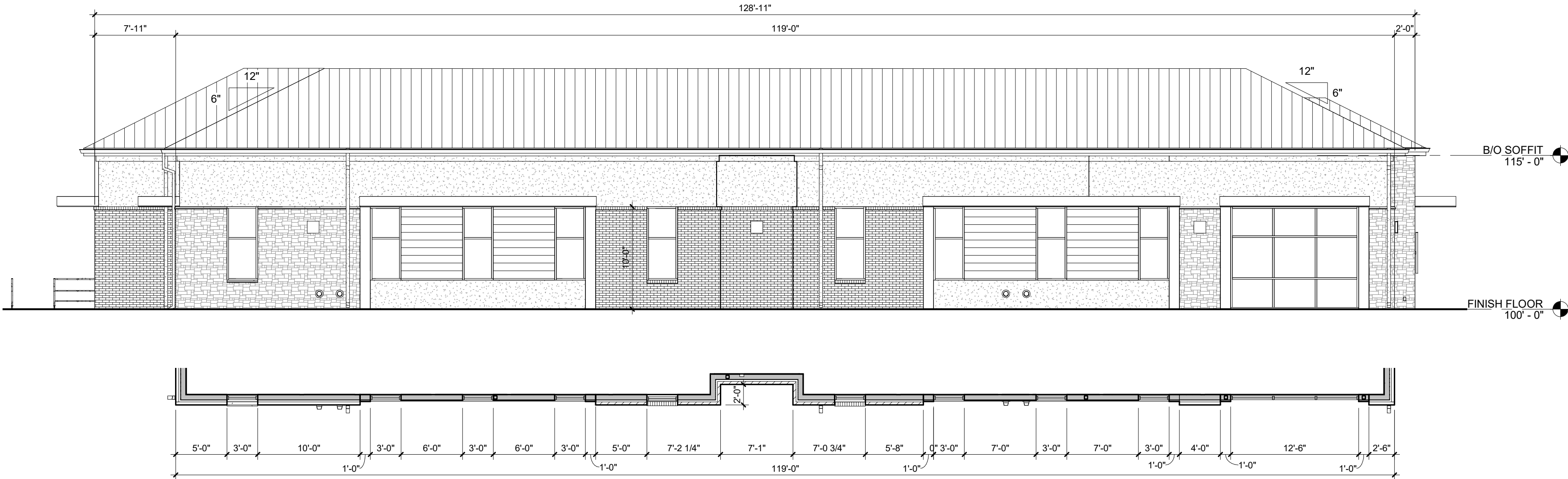
EXTERIOR FINISHES SCHEDULE

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.				



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%



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

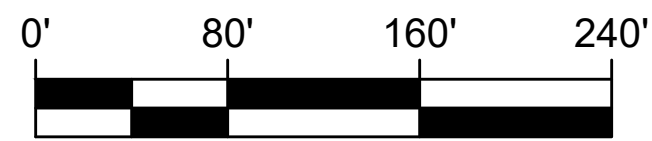
Sr Designer/PMDS

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

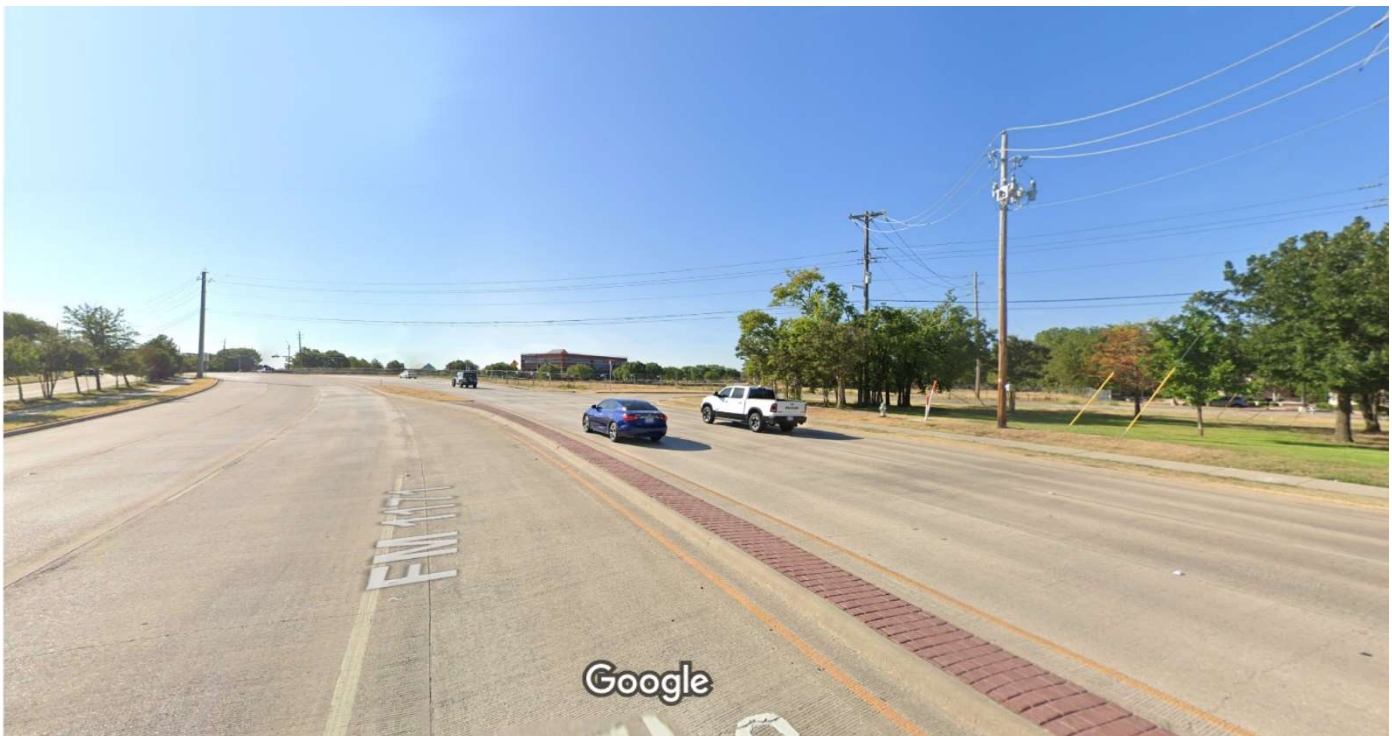
Jul 2022

[See more dates](#)



Image capture: Jul 2022 © 2023 Google

3100 FM 1171 with power lines



3100 FM 1171 view without power lines

Flower Mound, Texas

Google Street View

Jul 2022

[See more dates](#)



Image capture: Jul 2022 © 2023 Google

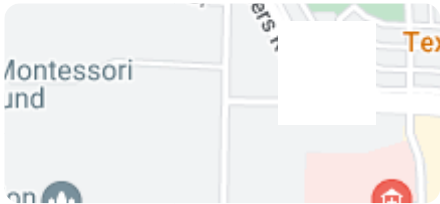
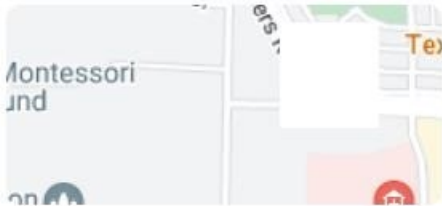
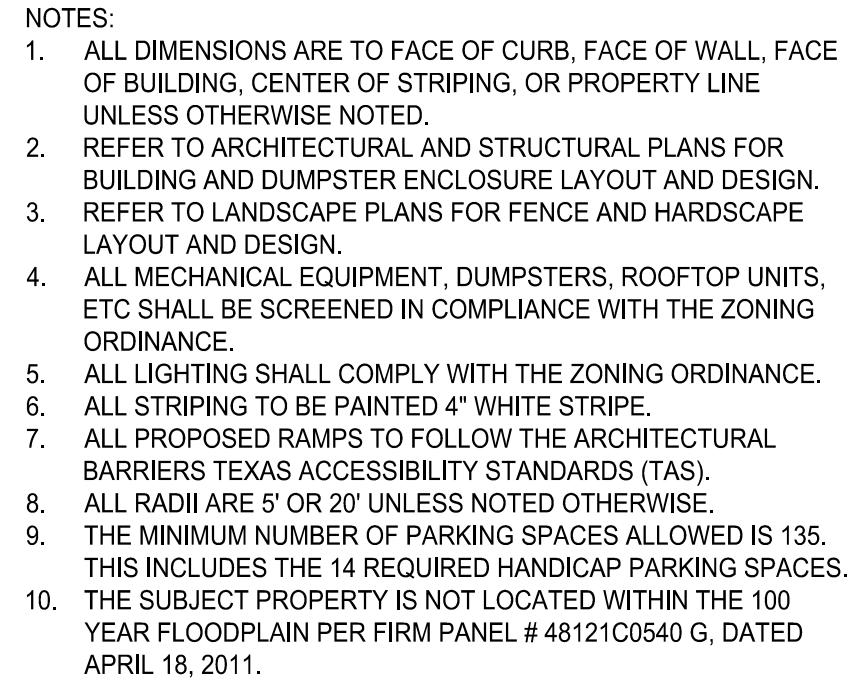
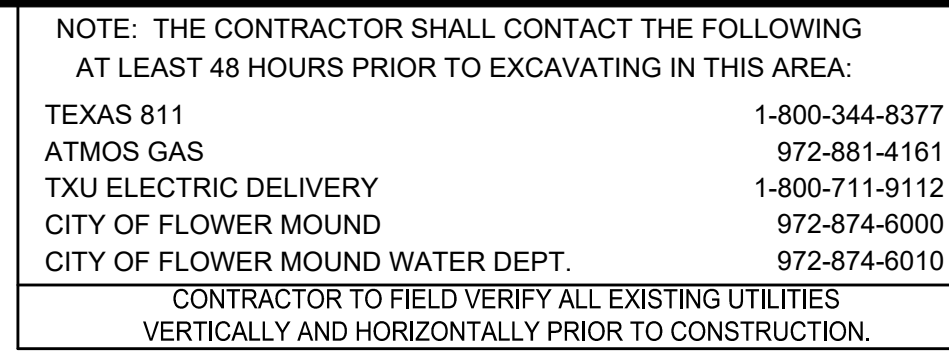




Image capture: Jul 2022 © 2023 Google





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'

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PREPARED BY, OR UNDER THE
SUPERVISION OF:

[illegible]

PELTON
LAND SOLUTIONS

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

- i. ALL RETAINING/DRAINING WALLS, TURN-DOWN CURBS, TIE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- ii. OR ALL RETAINING/DRAINING WALLS, TURN-DOWN CURBS, TIE 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 A 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. DUMPSITE SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- vi. DUMPSITE SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- vii. SIGNAGE REQUIREMENTS FOR 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

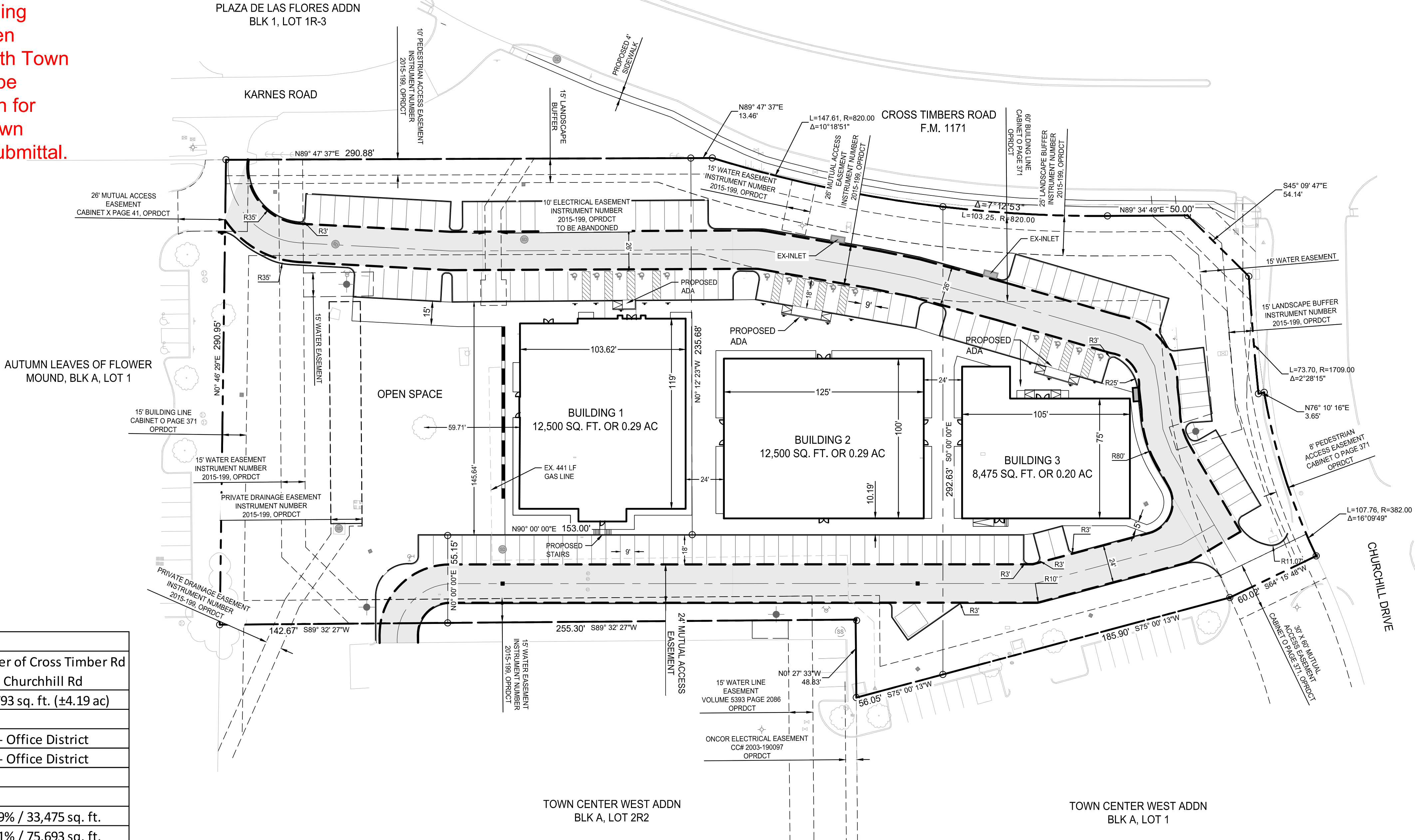
OWNER/DEVELOPER
CASTLE DEVELOPMENT GROUP -
JESSE GOBER
251 E. SOUTHLAKE BLVD, STE 100
SOUTHLAKE, TX 76092
PHONE: 817-337-3433



LEGEND

- EXISTING OHE
- PROPOSED OHE REQUESTED TO BE REMOVED

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.



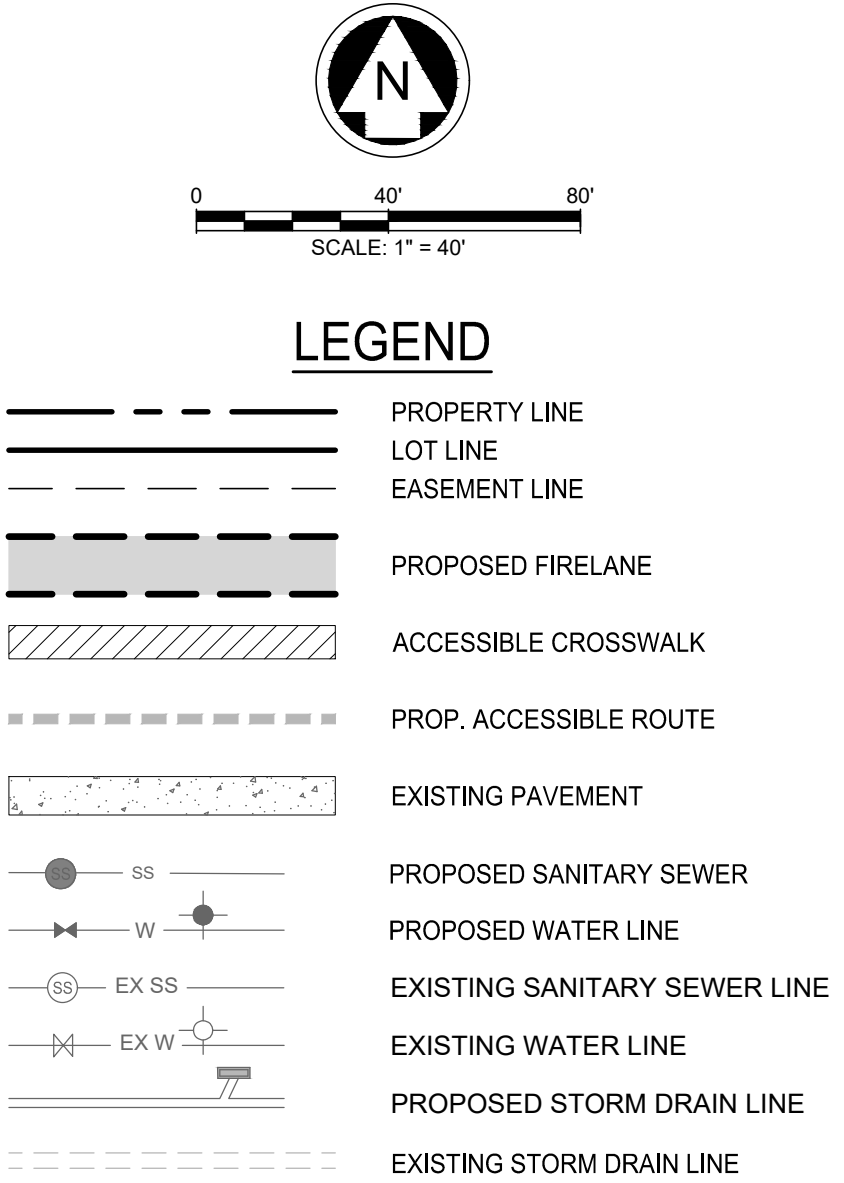
SITE DATA TABLE		
Physical Address	SW Corner of Cross Timber Rd & Churchill Rd	
Gross Site Area	± 182793 sq. ft. (±4.19 ac)	
Zoning	O - Office District	
Current Use	O - Office District	
Lot Coverage Data		
Building Coverage	18.59% / 33,475 sq. ft.	
Impervious Area	41.41% / 75,693 sq. ft.	
Pervious Area	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

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CITY OF FLOWER MOUND WATER DEPT.	972-874-6010

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



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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 24, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider a request for a Site Plan (SP23-0008 – Tesla SSD Flower Mound) to develop car sales dealership and service center with an exception to ‘Underground Utilities’ pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances and an exception to the Architectural Standards of the Town’s Urban Design Plan for meritorious design. The property is generally located south of Justin Road and west of Stone Hill Farms Parkway.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests 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 51,391 square-foot one-story electric vehicle sales dealership and service facility to be located on Lot 3R of the Stone Hill Farms Retail Addition. The subject site is approximately 5.33 acres and is currently vacant. The property is currently zoned Planned Development District-43 (PD-43) for Commercial District-2 (C-2) uses and master-planned for Commercial/Industrial uses.

A car sales, new or used and auto repair garage uses are permitted by right within PD-43 and C-2 zoning district. An auto repair garage is defined as *“a building or place arranged, designed, used or intended to be used for the primary purpose of providing general repair and servicing of motor vehicles. Such repair or servicing may include reconditioning of engines, air conditioning systems and transmissions; wrecker service; replacement or repair of brakes, shock absorbers, tires, batteries, mufflers or upholstery; and other similar services, but excluding body work, painting, undercoating or rustproofing, and tire retreading or recapping.”*

As part of this site plan application, the applicant is requesting certain exceptions to the Code of Ordinances and the Town’s Urban Design Plan. In summary (see Section III, below, for detail):

Exceptions:

- Section 82-377, Overhead Utilities in order to not bury approximately 40 linear feet of overhead utilities along Justin Road.
- Meritorious Design exception

The parking for the car sales and service use is calculated at the ratio of one space for every 250 square feet of the facility. Based on this requirement, the proposed use would require 206 parking spaces. The site plan depicts 165 parking spaces, which is exactly at the Town's allowable 20% parking deviation. These spaces are designated for customers and employees. The site plan also depicts 129 car display spaces. Both customer and display spaces have been clearly identified on the site plan.

This development is subject to the Town's compatibility buffer and setback regulations due to residential adjacency along the southern property line. The landscape plan depicts required plantings within the 25-foot compatibility buffer. There is an existing seven-foot masonry wall along the property line that was installed when the residential subdivision was developed. The building is setback 60 feet from the southern property line and complies with the Town's compatibility setback requirement. The landscape plan also complies with the updated landscape requirements for parking lots that is applicable to both customer and display parking spaces.

Primary access to the lot will be from a mutual access easement that connects the site to Justin Road. The proposed site plan and landscape plan is consistent with the development guidelines in PD-43.

On January 3, 2022, Town Council approved a Specific Use Permit (SUP-473) to permit Retail, general (outdoors) facility for a boat dealership on the same property. If the proposed site plan for Tesla SSD were to be approved by the Town Council, SUP-473 for the boat dealership would no longer be valid.

III. EXCEPTIONS:

A. Exception to Section 82-376, 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 not bury approximately 40 linear feet of overhead utility lines located along the Justin Road (FM 407) frontage.

As required by Section 83-377, the applicant has provided plans and perspectives of the development along Justin 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.

B. Exception to Architectural Standards

The Urban Design Plan (UDP) provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." The purpose of these standards is to encourage building design of meritorious quality throughout the Town and prohibit franchise architecture. Some of the architectural standards addressed are building

materials, colors, roof pitch, unified design theme, entry points, and building orientation. The applicant is requesting the following exceptions:

Façade Colors

The Town's UDP requires facades to be comprised of colors that are primarily natural and earth tone colors including but not limited to: brown, umber, beige, taupe, sepia, white, off-white and slight variations. The applicant is requesting that gray be allowed as a primary exterior color.

The UDP allows more contrasting secondary colors that relate to the primary color of the building. The applicant is requesting to use red banding as a secondary color on the elevations.

Unified Design Theme

The purpose of encouraging a unified design theme for all buildings within a development is to achieve a harmonious look within a subdivision through the use of complementary building materials, colors, architectural features, and other details. The proposed building utilizes colors and materials that are unique to Tesla.

The proposed elevation utilizes painted tilt wall as the primary masonry material. E.I.F.S and composite aluminum panels are utilized as secondary building materials and these materials exceed 20 percent of the total square footage on all facades.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

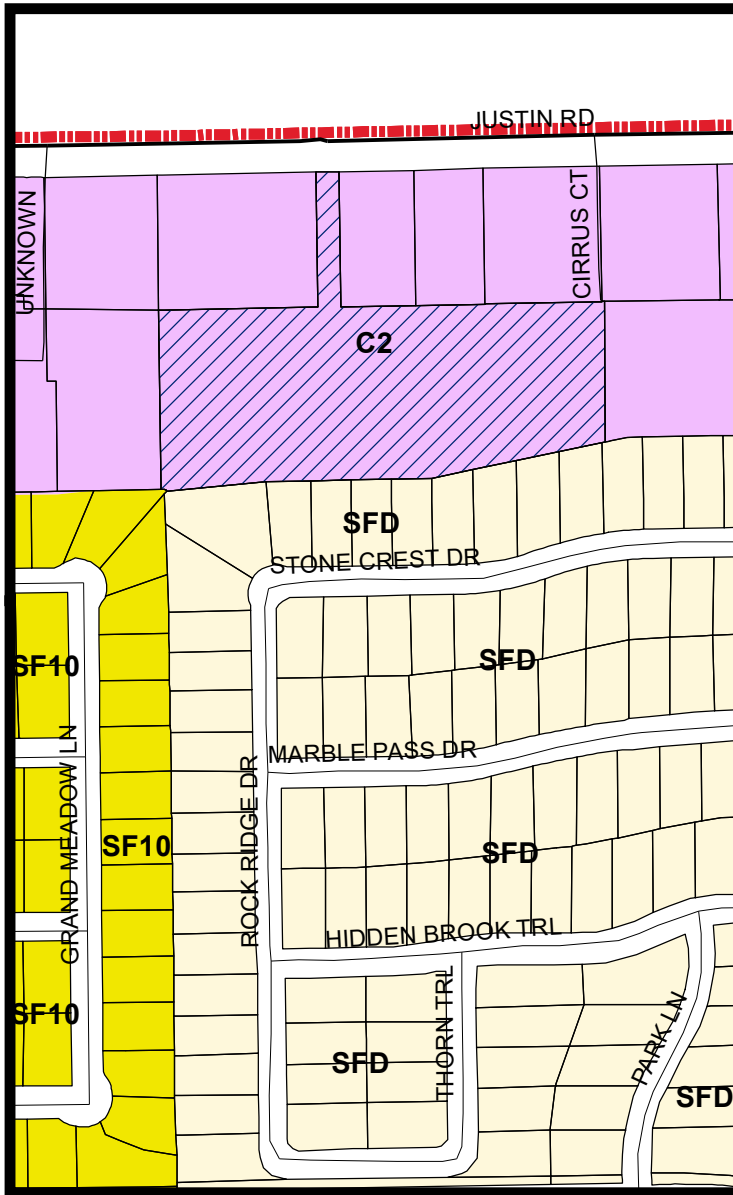
ATTACHMENTS:

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

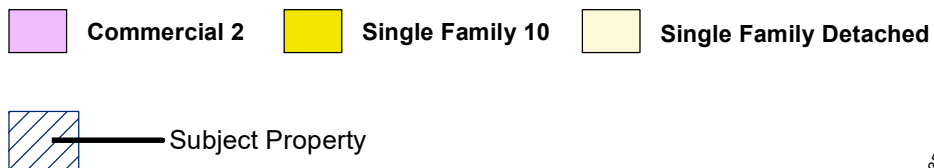
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: SP23-0008

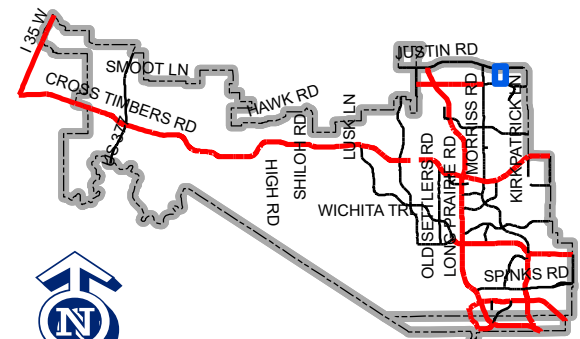


LEGEND

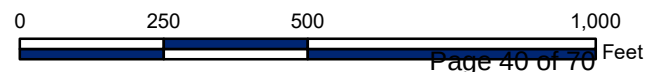


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





Hofman Planning Associates

Planning

Fiscal Services

Coastal

June 22, 2023

Ms. Poornima Kashyap
Planner, Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75022

Dear Ms. Kashyap,

Hofman Planning Associates is submitting a Site Plan Review for an Electric Vehicle Sales & Service/Vehicle Preparation Center that does not include auto body repair. The application is for 5.33 acres of land located at 1805 Justin Road in the City of Flower Mound. The property is in the C-2 zone, and there is no proposed change to the zoning designation. The subject site is in between Browning Drive and Stone Hill Farms Parkway in the Town of Flower Mound and is bordered on the north by a RaceTrac Petroleum, Valvoline Instant Oil Change and an NTB-National Tire & Battery; on the west by Flower Mound Early Care Education; on the east by Renew Fast Medical Weight Loss Specialists and on the south by a neighborhood of single-family homes on Stone Crest Drive entitled Stone Hill Farms. The Subject Site is a portion of the property currently owned by Stone Hill FM LLC as described in Doc. No. 93-R0088363.

The property will house an Electric Vehicle Sales & Service Center with Vehicle Preparation but no auto body repair. There will not be any other uses conducted onsite. The square footage of the proposed building is +/- 51,391 square feet. The project will be developed all at one time and there are no state special considerations. There is one proposed lot with no open space common areas proposed. There is not yet an approved conceptual site plan for the subject property. Please see the attached letter provided by Tesla for greater details of operations to occur on site.

Hofman Planning Associates will be requesting an exception to allow the proposed color scheme for the building (gray, red, dark gray). Additionally, we will be requesting an exception to undergrounding utilities.

We look forward to working with you on this project and our team is available should you have any questions you need answered.

Sincerely,

Hofman Planning Associates

BILL HOFMAN
President

Attachment



3500 Deer Creek Road, Palo Alto CA 94304
P 650 681 5100 F 650 681 5101

To whom it may concern,

Tesla, Inc is proposing an Electric Vehicle service and sales center at 1805 Justin Rd Flower Mound, TX 75028. The location has one story and will be used as a gallery, vehicle preparation, service, and ancillary office space. Electric Vehicles are notably different than gas powered vehicles as there is not exhaust system, no fuel tanks, no liquid fuel usage, no new or used motor oil, no engine noise, and no emissions like hydrocarbon and carbon monoxide that are emitted from an automobile powered by an internal combustion engine.

Standard servicing and repair of our electric vehicles will be performed here including software updates, tire replacement, tire balancing, replacement of bolt on parts (e.g. window regulators, door handles, suspension components, bumpers) etc. Battery inspections may occur, however battery replacement will only take place on an "as needed" basis. Tire replacement will be performed on an "as needed" basis, with old tires removed and stored/ disposed daily as well. We will prepare vehicles for delivery, including wash/ detail work and charging. No battery repair (repair to damaged batteries) will take place at this address. Service Hours (M-F 8am- 7pm, Sat 8am- 5pm).

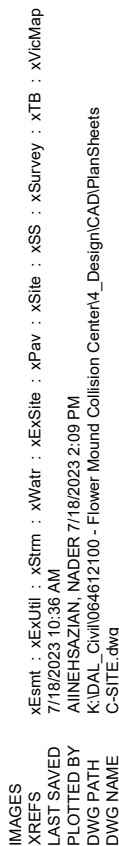
For our gallery, customers will be able to view displays of our energy products, complete demonstration drives, and explore our vehicles out of this location during store hours. Customers will be able to take delivery of their new car at this location by appointment only. All of our cars are built to order online with a seamless and customer first focused ordering process. Store Hours(Monday-Saturday 10am-7pm, Sunday 12pm-6pm)

Sincerely,

Samantha Babicky
Regional Manager – Sales/Service / Delivery
sbabicky@tesla.com

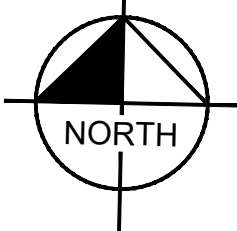
Dhwani Dave
Design Manager
dhdave@tesla.com

4/21/23



Compatibility Buffer Landscaping			
Standard	Square Footage	REQUIRED	PROVIDED
25' buffer at so. boundary	N/A	25'	25' Buffer
One 3" cal. Shade tree per 400 SF	19,460 SF	49	49
Min 6' masonry wall	N/A	6'	7' existing wall
Understory screening plants	N/A	6' understory shrubs	6' understory shrubs
Compatibility setback	N/A	60'	60'

Landscape Tree Percentage					
Common Name	# of Trees	Species	% of Species	Genus	% of Genus
Bur Oak	16	macrocarpa	20%	Quercus	40%
Shumard Oak	17	shumardii	20%	Quercus	
Cedar Elm	16	crassifolia	20%	Ulmus	40%
Winged Elm	17	alata	20%	Ulmus	
Sweet Gum	17	styraciflua	20%	Liquidambar	20%



Know what's **below**.
Call before you dig.

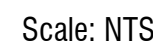
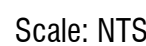
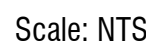
Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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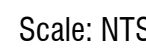
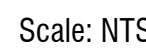
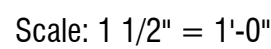
KHA PROJECT 064612100	DATE JULY 2023	SCALE AS SHOWN	DESIGNED BY MLS	DRAWN BY MLS	CHECKED BY PBH
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STONE HILL FARMS - EV CAR
SALES AND SERVICE
PREPARED FOR
GREENLAW PARTNERS

PLANTING PLAN

SHEET NUMBER
LP 1.00

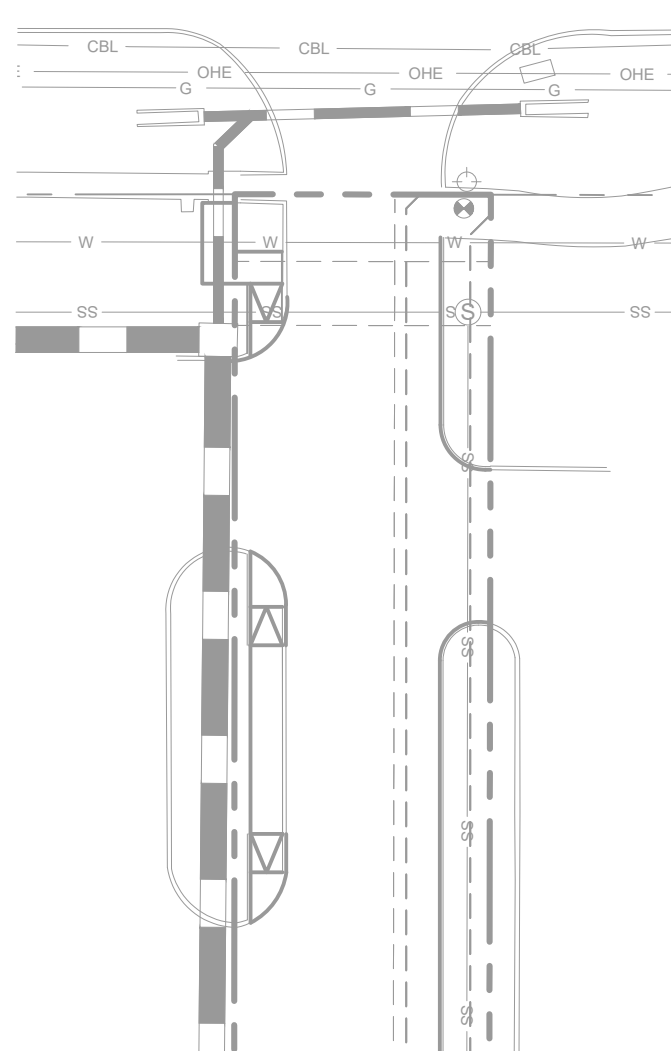




SHEET NUMBER
LP 2.01

*For the small tree list, a specimen tree shall be any tree that measures 13 inches or more in caliper width. For the medium tree list, a specimen tree shall be any tree that measures 19 inches or more in caliper width. For the large tree list, a specimen tree shall be any tree that measures 25 inches or more in caliper width.

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Kimley»»Horn
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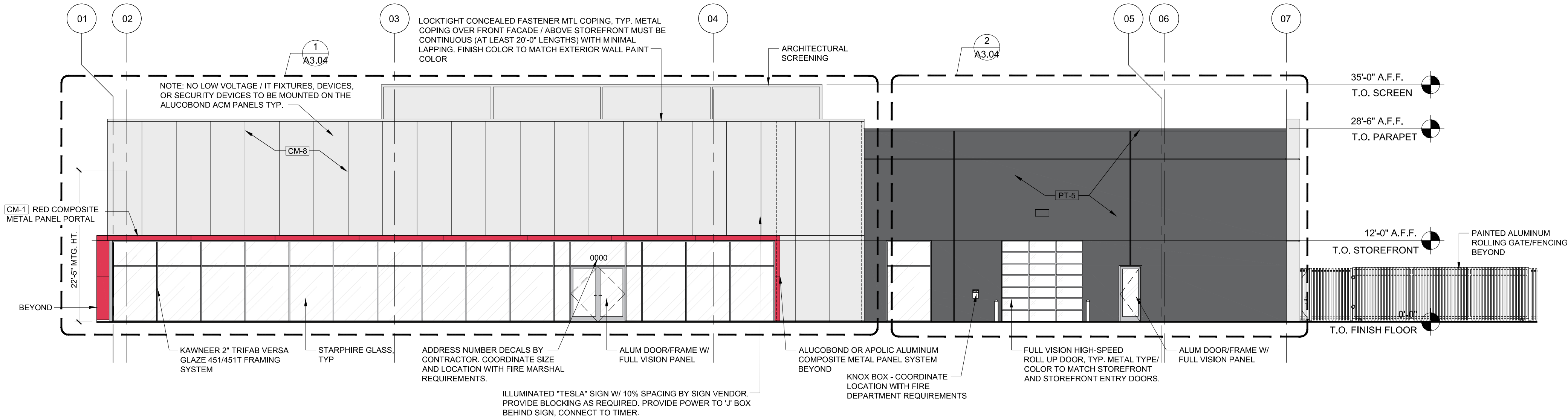
KHA PROJECT 064612100	DATE JULY 2023	SCALE AS SHOWN	DESIGNED BY MLS	DRAWN BY MLS	CHECKED BY PBH
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STONE HILL FARMS - EV CAR
SALES AND SERVICE
PREPARED FOR
GREENLAW PARTNERS

TREE PRESERVATION PLAN

SHEET NUMBER
TP 1.00

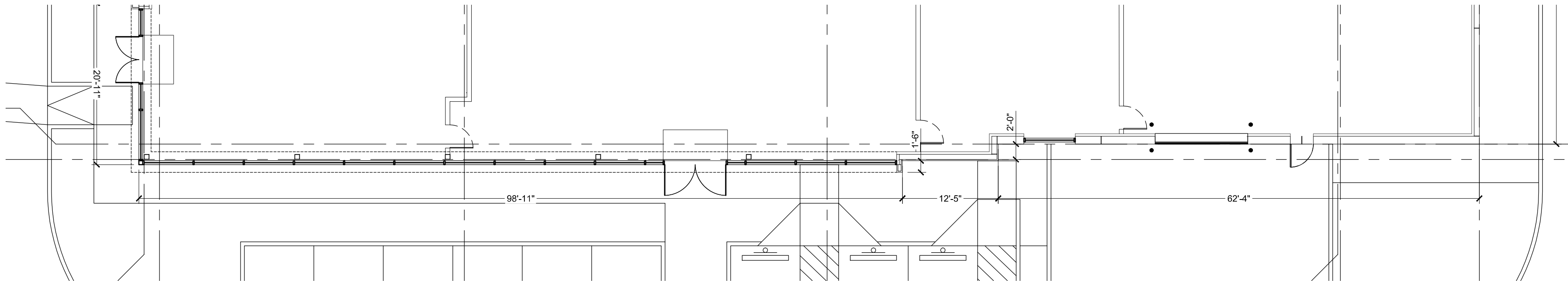
ELEVATIONS MATERIAL CALCULATION TABLE						EXTERIOR PAINT SCHEDULE				
	NORTH	SOUTH	EAST	WEST	NOTES	KEY NOTE	VENDOR	VENDOR ID	FINISH	REMARKS
TOTAL FACADE SF	9,228 SF	9,168 SF	5,126 SF	5,192 SF		[PT-5]	BENJAMIN MOORE	BM 2124-20	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
TOTAL FACADE SF MINUS								"TROUT GRAY"		INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
DOORS + WINDOWS	8,670 SF	8,996 SF	4,927 SF	3,762 SF						EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
TOTAL DOORS + WINDOWS SF	558 SF	172 SF	199 SF	1,430 SF						SEMI GLOSS
PRIMARY MASONRY TOTALS										
MIN 80%	3,933 SF/45%	5,130 SF/57%	2,167 SF/44%	1,522 SF/40%		[PT-8]	BENJAMIN MOORE	BM 2124-50	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
TOTAL TILT WALL SF	3,933 SF	5,130 SF	2,167 SF	1,522 SF				"BUNNY GRAY"		INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
SECONDARY MATERIALS TOTALS										EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
MAX 20%	4,737 SF/55%	3,866 SF/43%	2,780 SF/56%	2,240 SF/60%						SEMI GLOSS
TOTAL EIFS SF	3,949 SF	3,845 SF	2,760 SF	60 SF						
TOTAL METAL PANEL SF	788 SF	20 SF	20 SF	2,180 SF						



WEST ELEVATION

SCALE: 3/32" = 1'-0"

1



WEST FACADE ARTICULATION PLAN

SCALE: 3/32" = 1'-0"

2



GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

TESLA SSD CENTER

JUSTIN ROAD
FLOWER MOUND, TX

ISSUE / REVISION
06.09.23 95% CD

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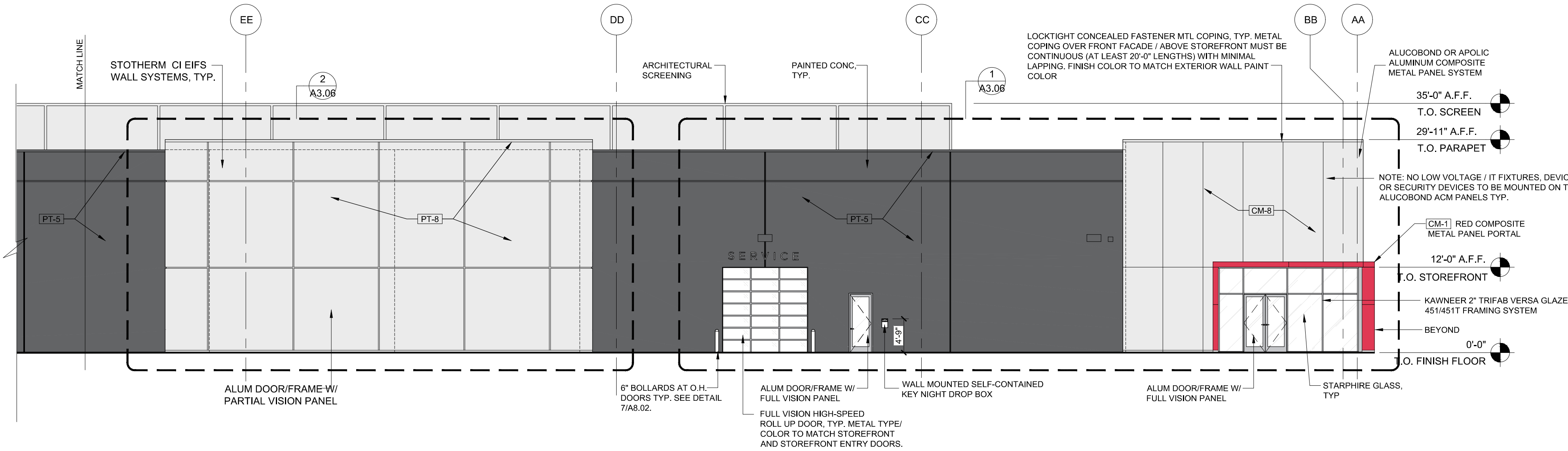
BUILDING ELEVATION
& FACADE
ARTICULATION PLAN

SCALE: AS NOTED
PROJECT NUMBER:

SHEET NUMBER

A3.01

ELEVATIONS MATERIAL CALCULATION TABLE						EXTERIOR PAINT SCHEDULE				
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METAL PANELS
Alucobond or Alpolic ACM Panels to match Benjamin Moore paint colors.
Max panel dims: Alucobond (62"x196") and Alpolic (62" x 152")

ALUCOBOND ARCHITECTURAL DIVISION
Les Traeger, Brand Identity Manager
401-834-2018

CM1 Alucobond Plus Neon Red
CM8 Alucobond Plus Bunny Grey II

ALPOLIC
m-chem.com
Octavio Diaz, octavio.diaz@m-chem.com
Senior Manager National Corporate Identity Sales
M: 281-541-4258
O: 800-422-7270
Andrew Karhu, andrew.karhu@m-chem.com
Marc Ellis, marc.ellis@m-chem.com

CM1 Alpolic CMR 17179 734L1447 Neon Red Custom Color

NORTH ELEVATION

SCALE:
3/32" = 1'-0"

1

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BUILDING
ELEVATIONS

SCALE: AS NOTED

PROJECT NUMBER:

SHEET NUMBER

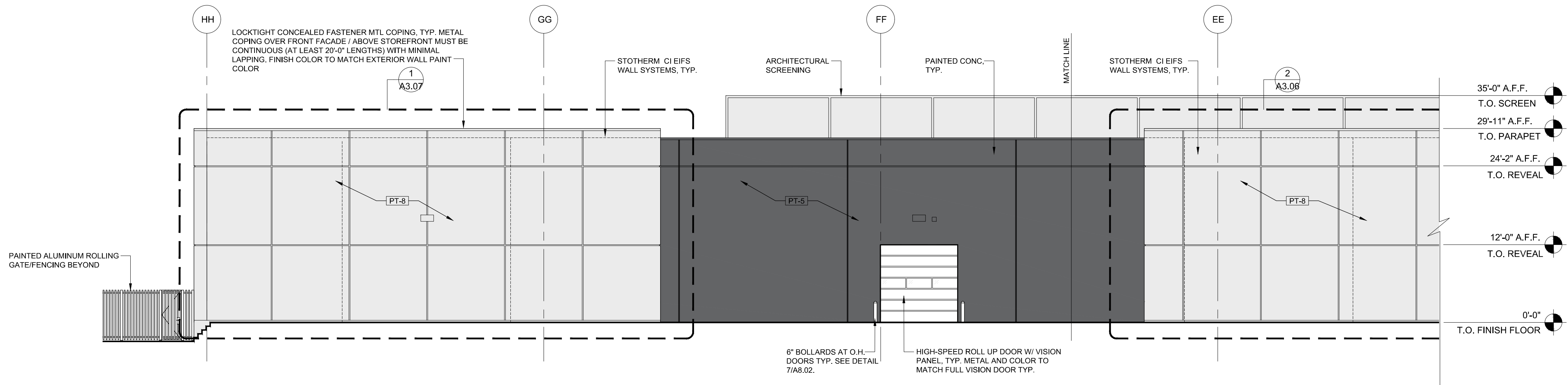
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NORTH FACADE ARTICULATION PLAN

SCALE:
3/32" = 1'-0"

2

ELEVATIONS MATERIAL CALCULATION TABLE						EXTERIOR PAINT SCHEDULE				
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NORTH ELEVATION

SCALE:
3/32" = 1'-0"

1

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DRAWING TITLE

BUILDING ELEVATION
& FACADE
ARTICULATION PLAN

SCALE: AS NOTED
PROJECT NUMBER:

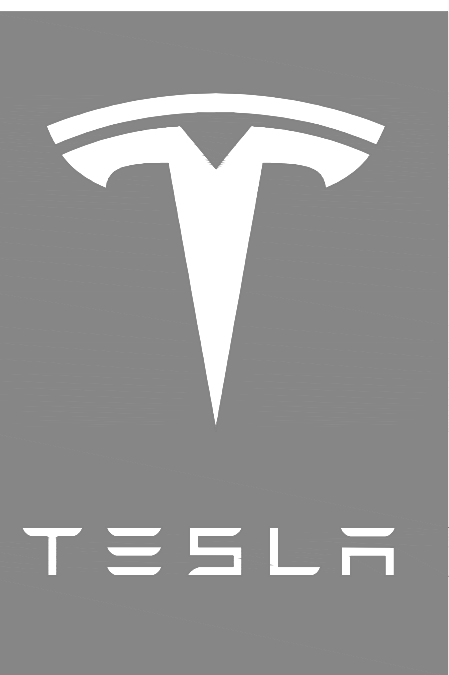
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A3.03.2

NORTH FACADE ARTICULATION PLAN

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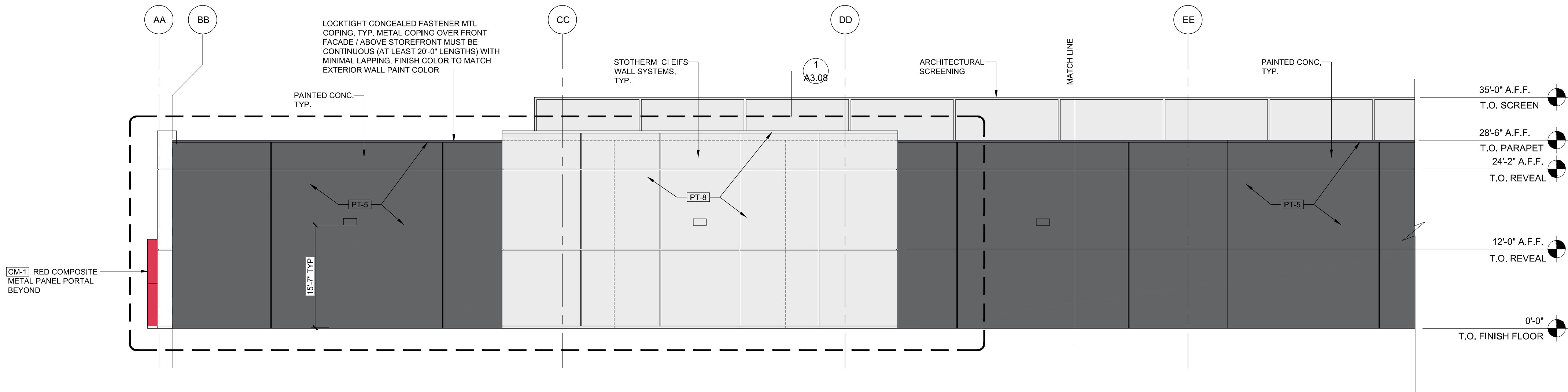
2



GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

ELEVATIONS MATERIAL CALCULATION TABLE						EXTERIOR PAINT SCHEDULE				
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SOUTH ELEVATION

SCALE:
3/32" = 1'-0"

1

TESLA SSD CENTER

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FLOWER MOUND, TX

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BUILDING ELEVATION
& FACADE
ARTICULATION PLAN

SCALE: AS NOTED
PROJECT NUMBER:

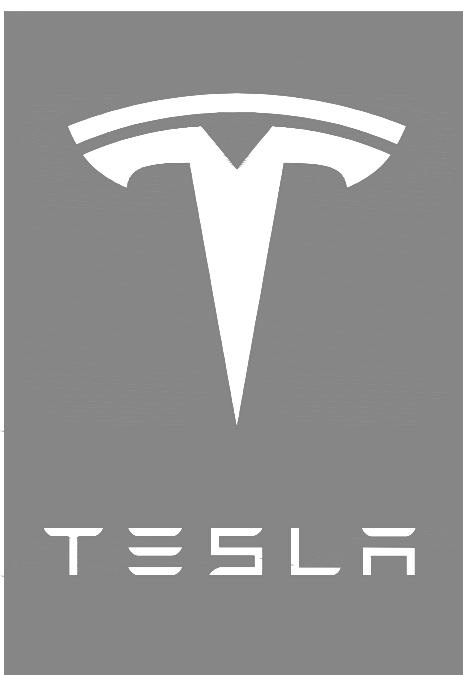
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A3.04.1

SOUTH FACADE ARTICULATION PLAN

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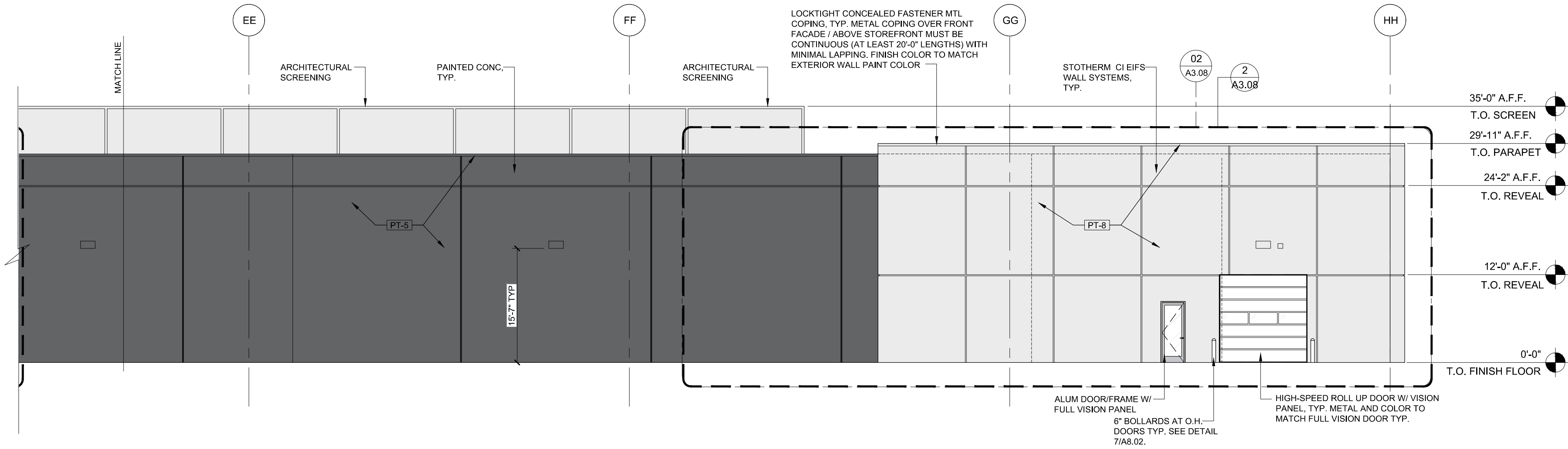
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GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

ELEVATIONS MATERIAL CALCULATION TABLE						EXTERIOR PAINT SCHEDULE				
	NORTH	SOUTH	EAST	WEST	NOTES	KEY NOTE	VENDOR	VENDOR ID	FINISH	REMARKS
TOTAL FACADE SF	9,228 SF	9,168 SF	5,126 SF	5,192 SF		[PT-5]	BENJAMIN MOORE	BM 2124-20	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
TOTAL FACADE SF MINUS								"TROUT GRAY"		INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
DOORS + WINDOWS	8,670 SF	8,996 SF	4,927 SF	3,762 SF						EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
TOTAL DOORS + WINDOWS SF	558 SF	172 SF	199 SF	1,430 SF						SEMI GLOSS
PRIMARY MASONRY TOTALS										
MIN 80%	3,933 SF/45%	5,130 SF/57%	2,167 SF/44%	1,522 SF/40%		[PT-8]	BENJAMIN MOORE	BM 2124-50	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
TOTAL TILT WALL SF	3,933 SF	5,130 SF	2,167 SF	1,522 SF				"BUNNY GRAY"		INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
SECONDARY MATERIALS TOTALS										EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
MAX 20%	4,737 SF/55%	3,866 SF/43%	2,780 SF/56%	2,240 SF/60%						SEMI GLOSS
TOTAL EIFS SF	3,949 SF	3,845 SF	2,760 SF	60 SF						
TOTAL METAL PANEL SF	788 SF	20 SF	20 SF	2,180 SF						



SOUTH ELEVATION

SCALE:
3/32" = 1'-0"

1

TESLA SSD CENTER

JUSTIN ROAD
FLOWER MOUND, TX

ISSUE / REVISION	
06.09.23	95% CD

BEFORE BID AWARD	
XX.XX.XX	ADDENDUM X

AFTER BID AWARD	
XX.XX.XX	REVISION X

DRAWING TITLE

BUILDING
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER:

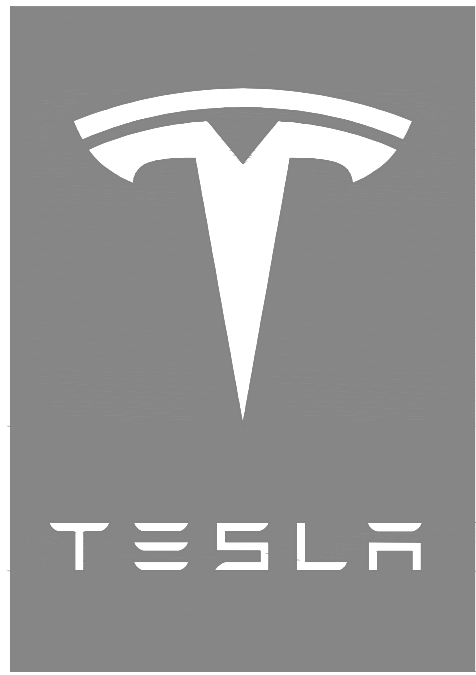
SHEET NUMBER

A3.04.2

SOUTH FACADE ARTICULATION PLAN

SCALE:
3/32" = 1'-0"

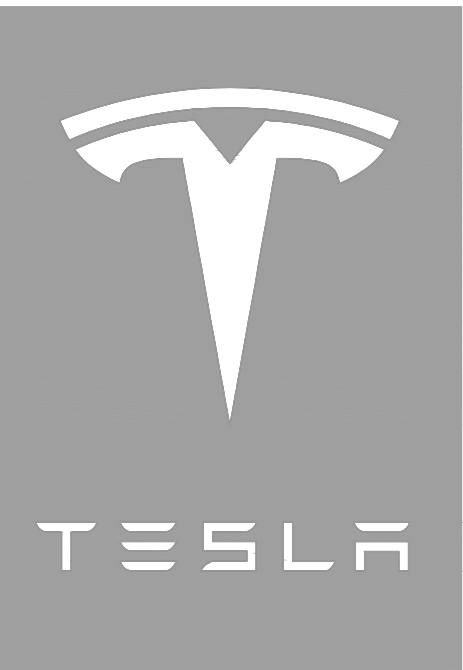
2



GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

EXTERIOR PAINT SCHEDULE				
KEY NOTE	VENDOR	VENDOR ID	FINISH	REMARKS
[PT-5]	BENJAMIN MOORE	BM 2124-20	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
			"TROUT GRAY"	INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
				EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
				SEMI GLOSS
[PT-8]	BENJAMIN MOORE	BM 2124-50	SEE SPECS	VERIFY WITH TESLA REPRESENTATIVE THE EXACT LOCATIONS IN FIELD.
			"BUNNY GRAY"	INTERIOR: FLAT MATTE, EGGSHELL, PEARL/SATIN
				EXTERIOR: FLAT LOW LUSTRE, SOFT GLOSS/SATIN
				SEMI GLOSS



GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

TESLA SSD CENTER

JUSTIN ROAD
FLOWER MOUND, TX

ISSUE / REVISION

06.09.23 95% CD

BEFORE BID AWARD

XX.XX.XX ADDENDUM X

AFTER BID AWARD

XX.XX.XX REVISION X

DRAWING TITLE

ENLARGED BUILDING
ELEVATIONS

SCALE: AS NOTED

PROJECT NUMBER:

SHEET NUMBER

A3.05

WEST ELEVATION

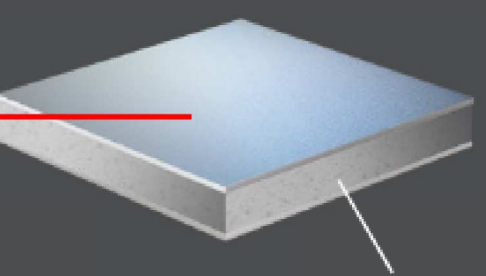
SCALE:
3/16" = 1'-0"

1

Products

ALUCOBOND® PLUS

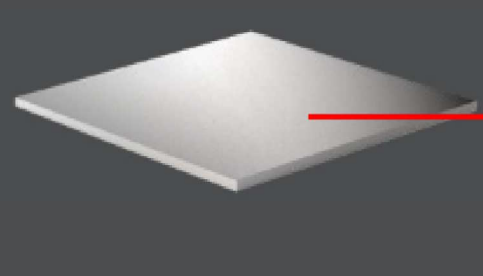
4mm aluminum composite material (ACM) comprised of two sheets of smooth .020" aluminum thermobonded to a solid, fire retardant core. Developed exclusively to meet fire performance requirements while providing the benefits & versatility of ACM.



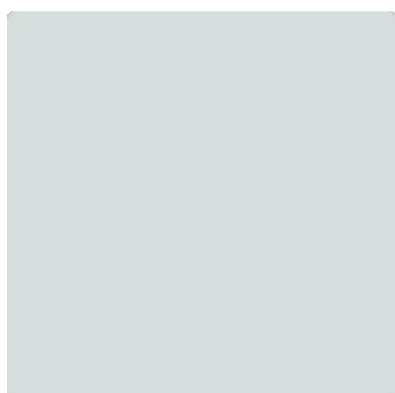
Fire Retardant (FR) core

ALUCOBOND® AXCENT™

ALUCOBOND AXCENT is a flat aluminum sheet available in three thicknesses: .040", .063" and .080". ALUCOBOND AXCENT .040" sheets offer the perfect complement to ALUCOBOND PLUS for parapet caps, canopies, soffits, and metal trim. Additionally ALUCOBOND AXCENT .063" and .080" thick flat aluminum sheets are an excellent noncombustible option for metal wall panels and cladding installed over solid substrates or hat channels. It is also ideal for metal trim, soffits and columns that require larger spans and demand durability.



BENJAMIN MOORE
BUNNY GRAY

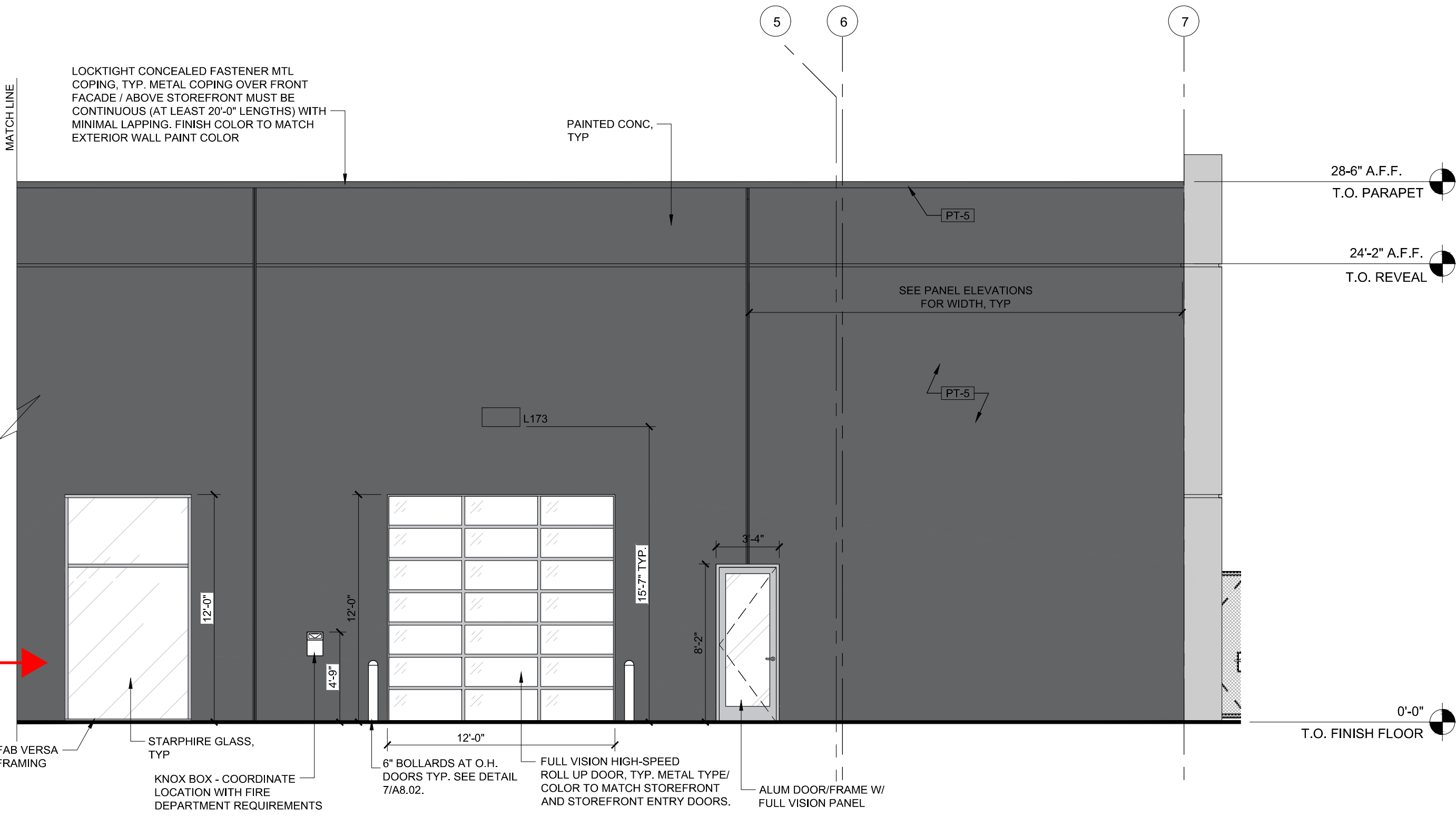


WHERE OCCURS AS
PAINTED EIFS

BENJAMIN MOORE
TROUT GRAY



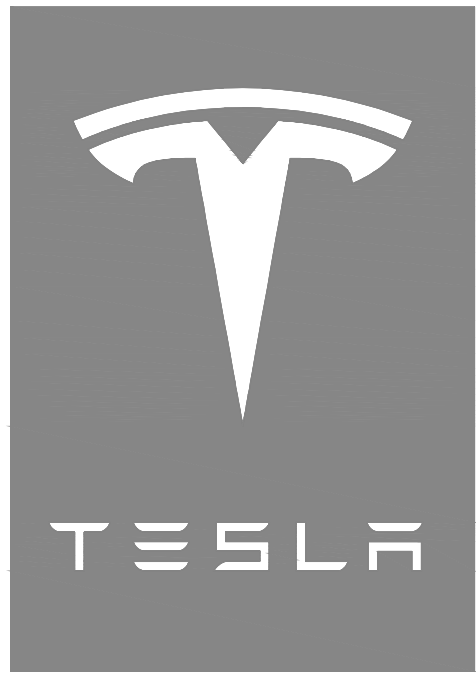
WHERE OCCURS AS
PAINTED CONCRETE



WEST ELEVATION

SCALE:
3/16" = 1'-0"

2



GILCHRIST
ARCHITECTURE
CO

GRAHAM GILCHRIST
TEXAS ARCHITECT LICENSE NO. 30635

TESLA SSD CENTER

JUSTIN ROAD
FLOWER MOUND, TX

ISSUE / REVISION		
03.24.23	100% DD	
06.09.23	95% CD	
07.14.23	PERMIT DOCUMENTS	

BEFORE BID AWARD
XX.XX.XX ADDENDUM X

AFTER BID AWARD
XX.XX.XX REVISION X

DRAWING TITLE

FENCE & GATE
ELEVATIONS

SCALE: AS NOTED
PROJECT NUMBER:

SHEET NUMBER

A1.04

EAST FENCING & GATE ELEVATION

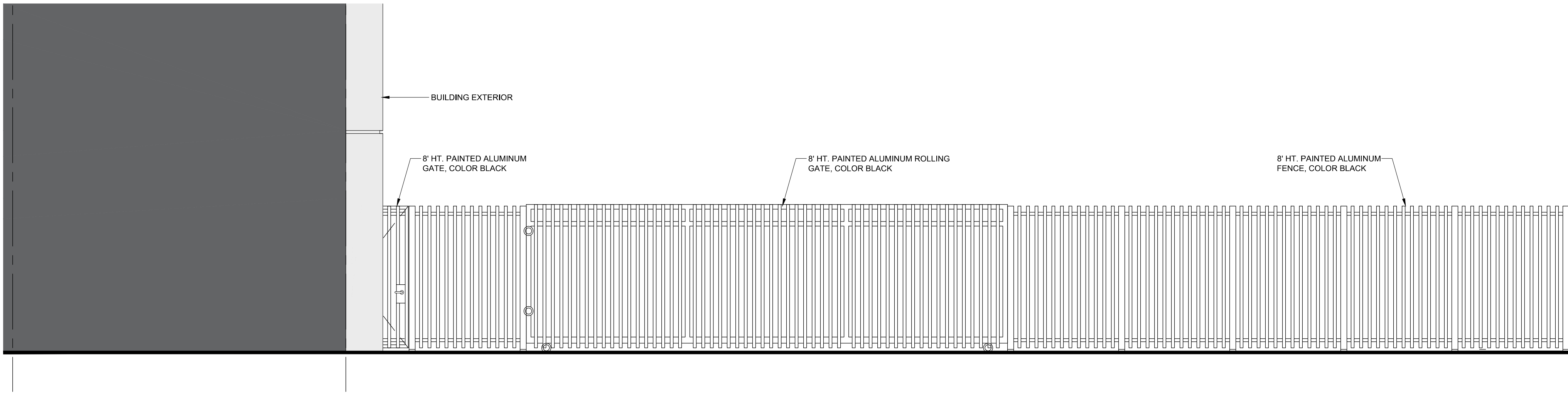
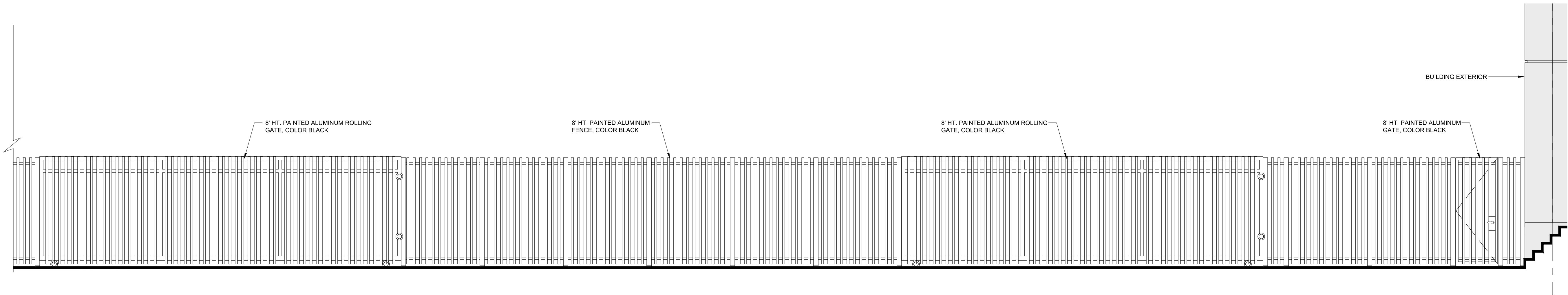
SCALE:
1/4" = 1'-0"

2

NORTH FENCING & GATE ELEVATION

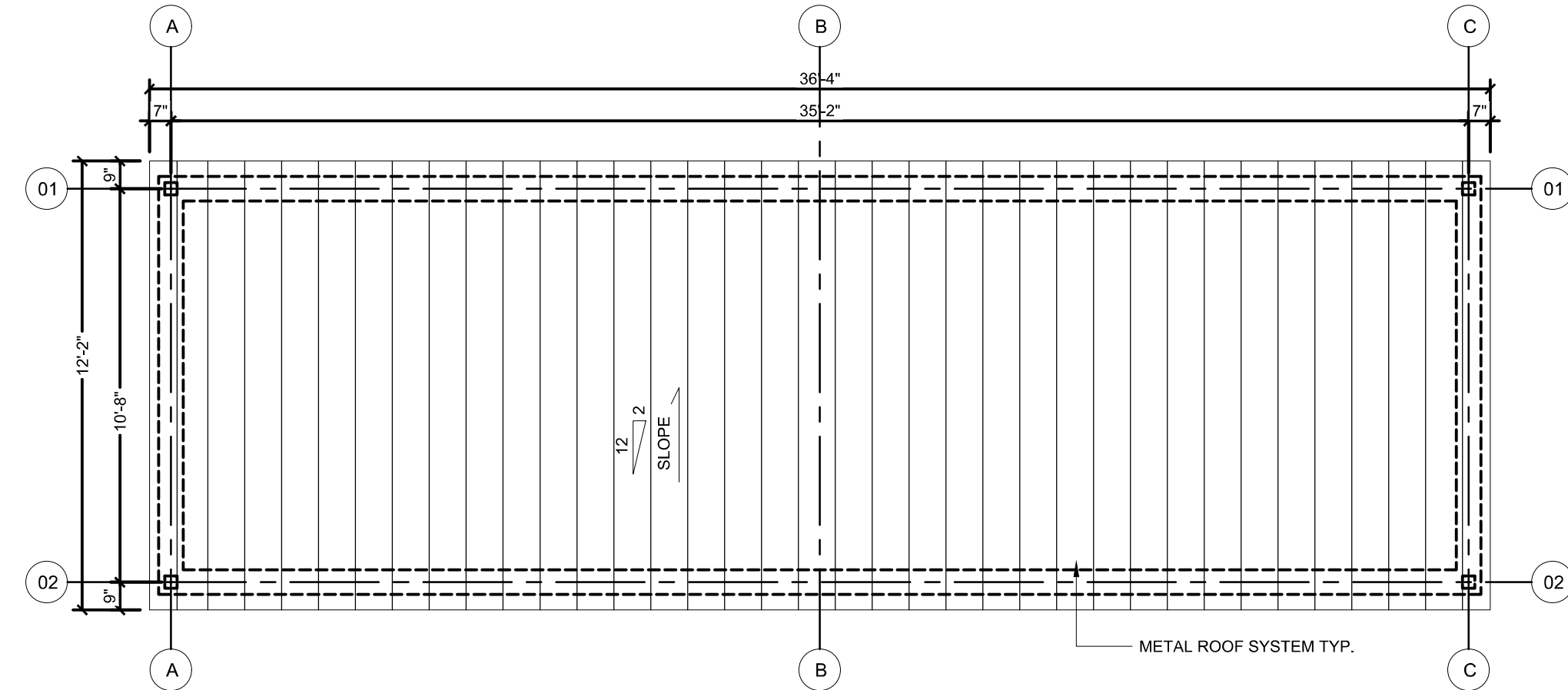
SCALE:
1/4" = 1'-0"

1



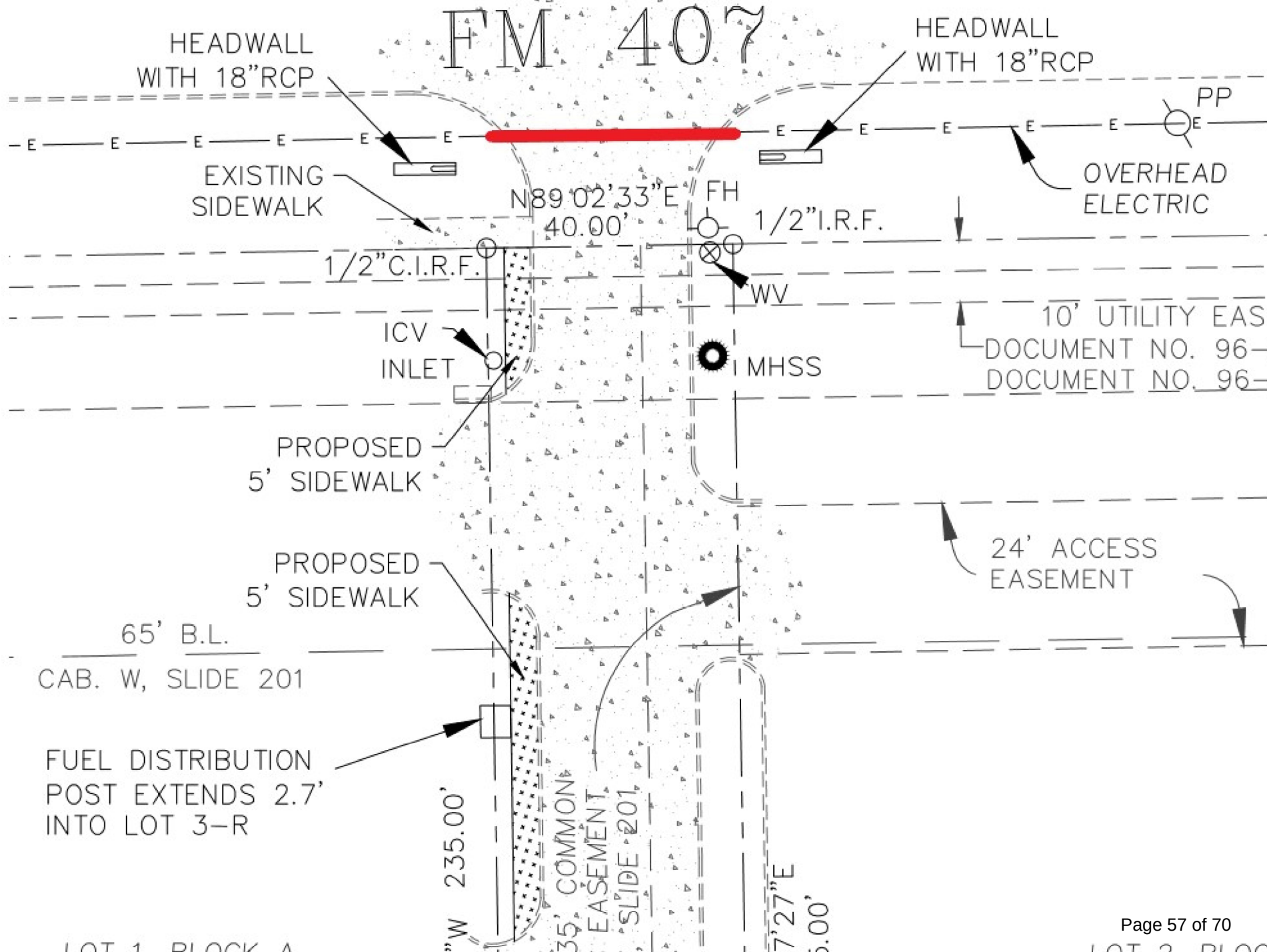


A1.03



ELEVATIONS

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EXISTING
UTILITY LINES

APPROX.
LOCATION OF
PROPERTY LINE

EXHIBIT A:
WITH POWER LINES

PROJECT: HEI #21-0504
DATE: 9/23/2021



PROPOSED
UTILITY POLES

APPROX.
LOCATION OF
PROPERTY LINE

EXHIBIT B:
WITHOUT POWER LINES

PROJECT: HEI #21-0504
DATE: 9/23/2021

Steve Homeyer

From: Teeters, Kymberly <Kymberly.Teeters@oncor.com>
Sent: Friday, September 24, 2021 12:58 PM
To: Steve Homeyer
Subject: Block Cost Estimate FM 407 E of Browning/FM

Hi Steve in order to remove the oh wires it will be necessary to install 2 poles to place the wires underground; this will require a bore. The estimate is \$63095.54. Let me know if you would like to move forward.

Thank you.

For residential or commercial serve new projects please follow the link below using Chrome or Firefox only
www.oncor.com

Kymberly Teeters
Sr Utility Designer
Oncor | PMDS
3100 S Garrison Rd
Corinth, Tx. 76210
Cell: 972.750.6595
Kymberly.teeters@oncor.com
Bus. hours 7am-3:30pm

My Supervisor: Randall Yarbrough
Cell: 817 301 3891
Email: Joe.Yarbrough@oncor.com

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

DATE: July 24, 2023
FROM: Poornima Kashyap, Principal Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 481 (SUP22-0004 – River Walk Pickle Ball Courts) to permit an amusement and recreation (outdoors) use. The property is generally located north of 1st Avenue and east of River Walk 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.

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 481) to permit 12 pickle ball courts on the upper level of the podium parking structure. The proposed use falls under amusement and recreations (outdoors). The subject site is located within the Town Center subdistrict of The River Walk development, and the proposed use requires approval of a SUP in this district.

The applicant has proposed days and hours of operation for the courts. The applicant has indicated in the letter of intent that the courts will not be open to the general public but will require membership to a club or league managed by the restaurants located within the Restaurant Row. The upper level of the podium parking will be gated and closed during the hours indicated in the letter of intent and will continue to be used as a parking lot when the space is not used for playing the sport. Apart from the installation of gates and painting the courts, there are no other improvements proposed.

The applicant has provided a parking analysis to demonstrate that there is adequate parking for restaurants with the upper level of podium parking closed for the sport.

Town staff has expressed concerns regarding lack of fencing around the courts and how this may impact vehicular traffic and the use of the sidewalk along River Walk Drive. The applicant has indicated that due to the design of the pickle ball equipment which has less bounce than that of tennis balls, the existing 42" wall along the perimeter of the podium parking adjacent to River Walk Drive should be sufficient to contain the ball within the confines of the court.

As a part of the SUP, staff is recommending certain conditions. While most of the conditions are based on the applicant's letter of intent, which limits the days and hours of operation and prohibits the installation of lighting, outdoor speakers, and seating, staff had requested legal assistance in drafting a condition that required automatic renewal of the SUP to address concerns regarding fencing

around the courts and any possible concerns regarding noise and lack of parking for the businesses once the courts were operational. The applicant has indicated that they are not in favor of this condition.

Staff Recommended SUP Conditions:

1. There shall be no more than 12 pickleball courts painted on the upper level of the podium parking.
2. The entire upper level of the podium parking shall be closed off during court use.
3. No outdoor storage of pickleball equipment shall be allowed.
4. The gates shall be equipped with Knox pad locks for emergency access.
5. Hours of operation for court use shall be:
 - Monday to Friday from 10:00 am to 6:00 pm
 - Tuesday and Wednesday from 6:00 pm to 9:00 pm
 - Saturday and Sunday from 10:00 am to 4:00 pm
6. The use of temporary lighting for the pickleball courts, the use of outdoor speakers, and installation of seating shall be prohibited.
7. Specific Use Permit No. 481 shall be required to apply for automatic renewal upon the first anniversary of its effective date, pursuant to Section 98-954 of the Town's Land Development Regulations. The director of development services shall forward the application to the Planning and Zoning Commission for consideration, and to the Town Council for approval, specifically to determine whether the use adversely impacts the surrounding area or whether the conditions of operation should be amended. Following the initial one-year required automatic renewal, subsequent automatic renewal shall occur every two (2) years. The Planning and Zoning Commission may recommend, and the Town Council may approve, an alternative automatic renewal provision for future renewals at that time.

The current ordinance and concept plan was approved by the Town Council on January 15, 2015, and can be viewed at:

<https://www.flower-mound.com/1143/River-Walk-at-Central-Park>

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires both public notice in a newspaper of general circulation (Denton Record Chronicle) and notification of the property owners within 200 feet of the subject property for all zoning application requests. SUP21-0008 had a total of 83 Property Owner Notifications mailed. At the time this report was written, staff had received one item of correspondence in opposition to the request, and no items of correspondence in favor of 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: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the SUP conditions as to form and legality.

ATTACHMENTS:

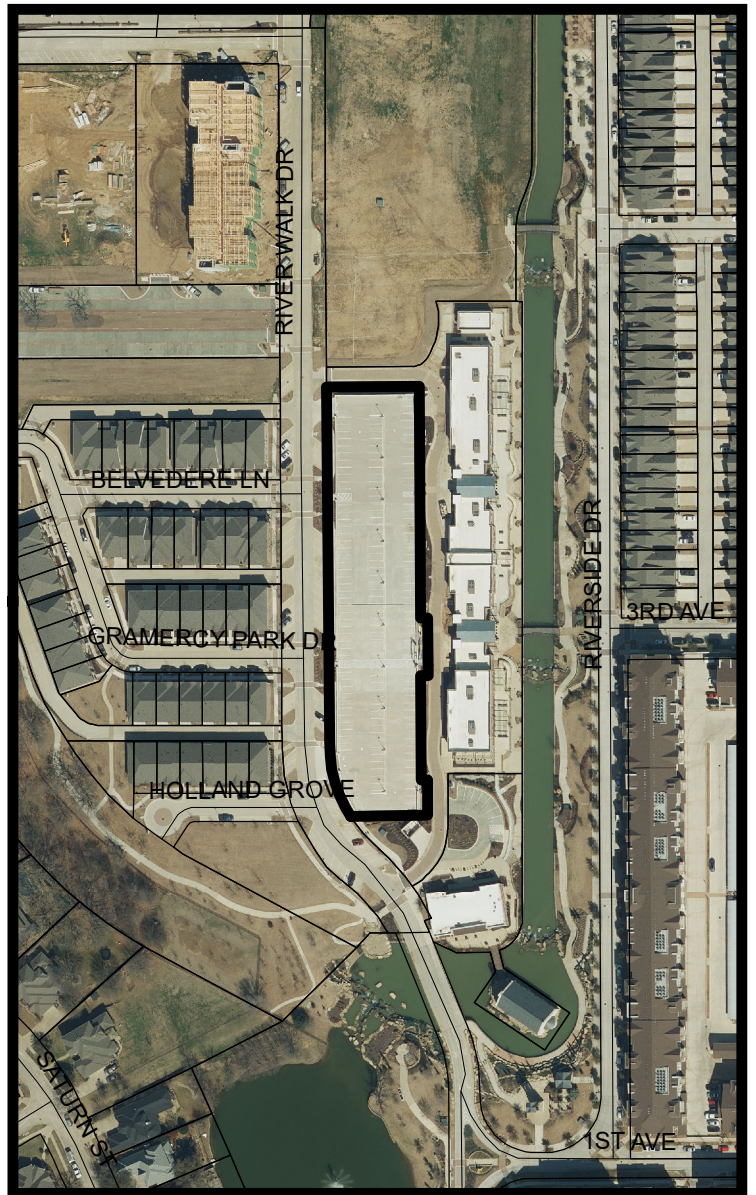
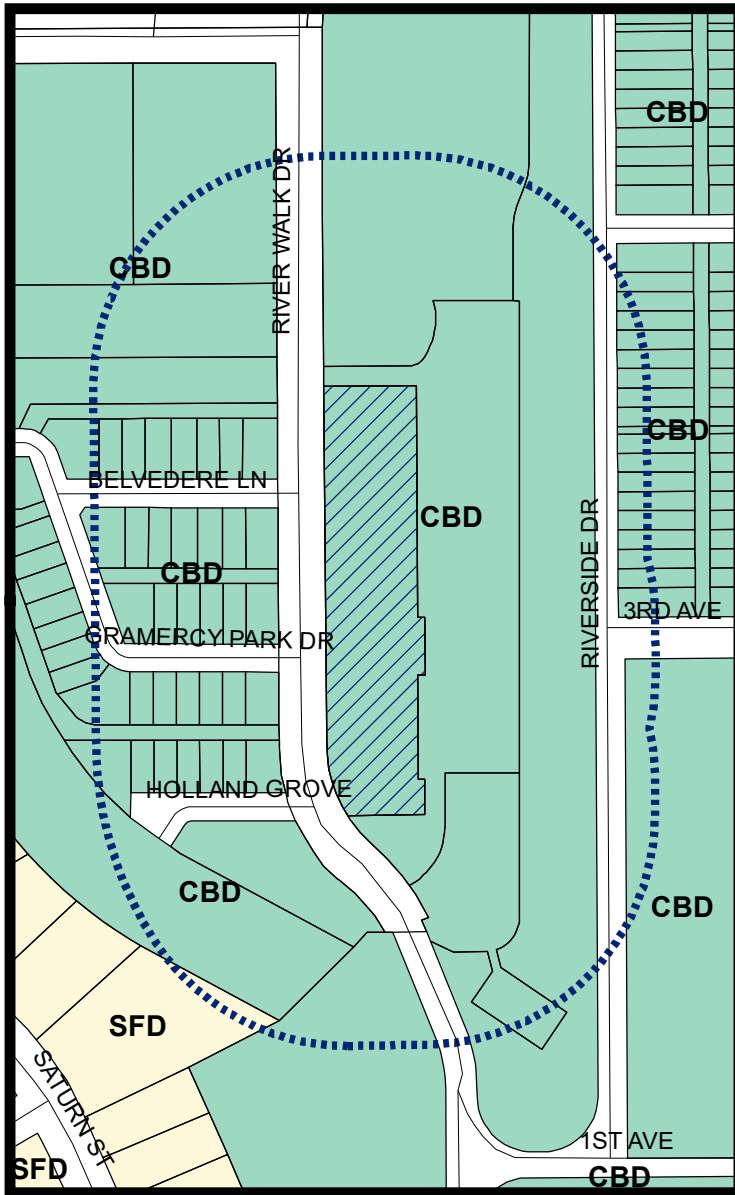
1. Map - Zoning & Aerial

2. Letter of Intent
3. Parking Analysis
4. Specific Use Permit Package

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

Vicinity Map

Reference Project: SUP22-0004



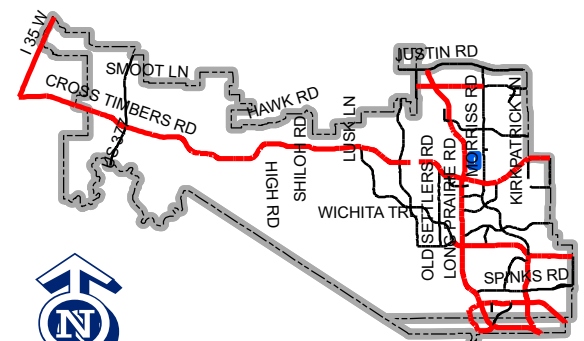
LEGEND

 Central Business District  Single Family Detached

 Subject Property
 200 ft Notification Buffer around Property

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

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



Map Location

0 187.5 375 750 Feet

May1, 2022

Poornima Kashyap
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Pickleball SUP
Project Number: SUP22-0004
Letter of Intent

Ms. Kashyap,

Please accept this letter, on behalf of MM River Walk Commercial, LLC, as an explanation of the proposed Specific Use Permit Request for adding pickleball courts to the parking deck in the River Walk.

A few components of the proposed use are as follows.

1. Court Use and Scheduling:
 - a. There will be weekly 'practice' nights available on the slow restaurant nights (Tuesday / Wednesdays at this point). The courts will not be open to the general public, but through a club or league managed by the Sports Bar. A membership fee will be minimal, but it is intended to maintain control of the courts.
 - b. The entire upper level of the garage will be closed off during court use.
 - c. There will be no outdoor speakers added for the use.
 - d. No additional lighting is planned at this time.
 - e. No temporary seating planned at this time.
2. Pickleball Equipment. The sport uses plastic whiffle balls. The harder you hit them, the slower they go because of air resistance. This is a plastic ball that weighs a few ounces.
3. Parking.
 - a. An updated parking study has been provided with the resubmittal.
 - b. The existing PD allows for 50% parking usage up to 6pm on Weekdays for Restaurants while requiring 100% on the weekends. There will be weekend breakfast/brunch in one restaurant only, so that means less than a third of the parking required by the ordinance will be in use at those times.

- c. The demand is not there during the weeknights, especially on Tuesday and Wednesday nights.
- d. The proposed closure of the upper level of the parking garage is:
 - i. All Weekdays up to 6pm.
 - ii. Weekday evenings on Tues-Wed-Thurs
 - iii. All Weekends up to 4pm
 - iv. With the condition of if a consistent (meaning for at least 4 weeks in a row) parking overflow condition occurs where the street and lower level parking garage are saturated, the schedule will be adjusted so that upper level of the garage can be used for parking.

The proposed courts are planned to be operated as an amenity and traffic generator for the restaurants. The intent is not to let the courts become a detractor from the primary business of food service.

Please do not hesitate to contact us if you have any questions or need any additional information.

Sincerely,

MCADAMS



Randi Rivera, AICP
Director, Planning + Entitlement

River Walk Restaurant Row Pickle Ball Courts - Parking Study

Prepared by: Robert J. Dollak, Jr., P.E. # 86898, June 15, 2023

Summary:

River Walk Restaurant Row is an ~3.7-acre development generally located east of River Walk Drive along the River Walk channel. The property includes three separate buildings containing several different restaurants. In addition, there is an adjacent two level podium parking structure containing 304 parking spaces. The pickleball courts are proposed on the top deck of the podium parking structure. Also adjacent is the River Walk Chapel and Reception Hall.

Base Code Parking Requirements:

Per the approved site plan for Restaurant Row, the required parking for the three buildings is 315 parking spaces, broken down per Table 1.0. These required parking spaces are calculated at peak use with 100% of capacity within the restaurants.

Restaurant Row Parking		
	square footage or seats	required parking*
Building 1	8,229	110
Building 2	8,164	109
Building 3	7,177	96
River Walk Chapel	190	87**
Reception Hall	4,897	
Total	28,467 sf; 190 seats	402

Table 1.0

*Refer to the Restaurant Row – Site Plan and Dimensional Control Plan – as-built construction plans dated 10/15/20 and River Walk Chapel and Reception Hall – Site Plan and Dimensional Control Plan – as-built construction plans dated 10/15/20

**refer to the Chapel and reception Hall plans – parking reduced 65% per required River Walk Ordinance parking regulations, Section 7.8.a

Provided Parking:

Currently there are 304 parking spaces within the podium parking structure, 52 on-street parking spaces, 8 spaces on the Reception Hall property and another 46 on-street parking spaces within 500-feet of the Chapel and Reception Hall (per the Chapel and Reception Hall approved site plan) for a total of 410 parking spaces. There are another 207 parking spaces within 500-feet of the restaurant buildings, please refer to the attached exhibit.

Pickle Ball Courts Adjusted Parking:

The proposed pickle ball courts are to be striped over existing parking spaces on the top deck of the podium parking structure as shown on the attached documents. The pickle ball courts are anticipated to be available during weekdays up to 6PM and weekends up to 4 PM, occasionally the hours may be extended past 6PM on weekdays if the restaurants determine that it will not impact business. The use of the courts is subject to reservation through the restaurants, therefore having full control over the operation hours. When in use, the top deck of the podium parking will be closed.

There are 147 parking spaces on the top deck and 157 spaces on the lower deck.

The restaurants are currently open weekdays from 11 A – 9 P and weekends from 11 A – 10 P. This means that the courts will be in use when there will not be a large need for restaurant parking. The courts will need to be reserved through the restaurants, therefore the patrons using the pickleball courts will be using the same parking space they would use to go to the restaurants, therefore using one space for two trips.

The River Walk utilizes shared parking. Shared parking is the concept that multiple business will be visited by the same person on the same trip. This means that one parking space can be used to count towards multiple different uses throughout the property. Please refer to Table 2.0 below for a breakdown of the shared parking ratios for the River Walk property.

River Walk Shared Parking Ratios:

	SCHEDULE OF MIXED-USE PARKING – PERCENTAGES				
	WEEKDAY		WEEKEND		NIGHT
	DAYTIME 6A - 6P	EVENING 6P - MID	DAYTIME 6A - 6P	EVENING 6P - MID	MIDNIGHT - 6A
OFFICE	100%	10%	10%	5%	5%
MED. OFFICE	100%	10%	10%	5%	5%
RETAIL	50%	90%	100%	70%	5%
RESTAURANT	50%	100%	100%	100%	10%
RESIDENTIAL	100%	100%	100%	100%	100%

Table 2.0

Conclusion:

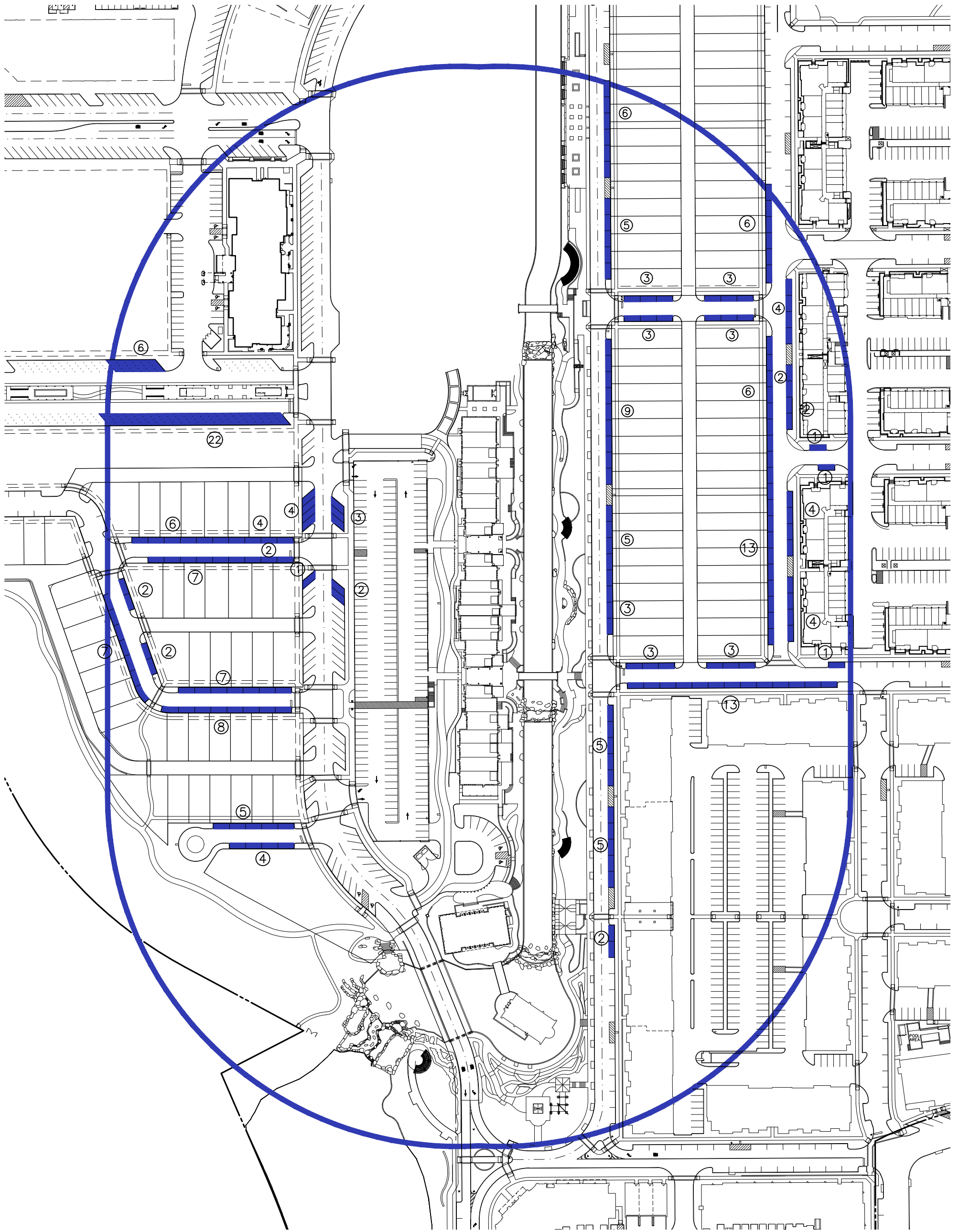
When the pickleball courts are not in use, there is adequate parking for the restaurants, Chapel and Reception Hall.

Reviewing the information in Table 2.0, we see that only 50% of the required parking for restaurants is used for weekdays between 6 AM and 6 PM. This means that 158 parking spaces are needed for the restaurants. There are 157 parking spaces available on the lower deck, plus 52 additional parking spaces along River Walk Drive, therefore there will not be any parking issues for the proposed weekday use.

Weekend use indicates that 100% of the parking should be available for the restaurants. However, we have already indicated that the restaurants do not open until 11 A leaving 100% of the parking available for the pickleball court users up to 11 A. Once the restaurant opens for business, 100% of the parking will not be needed immediately, the parking will be gradually filled.

All of the 207 on street parking within 500-feet of the pickleball courts can be used as allowed parking per the Central Business District zoning. The attached exhibit indicates the location of the 207 parking spaces.

In our opinion, there will not be a parking issue for the pickle ball courts. If the restaurants become widely successful and a parking problem does start to materialize, the hours available for the pickle ball courts will be adjusted, leaving more parking available more often.



RIVER WALK PICKLE BALL COURTS - 500' RADIUS (2-3 MINUTE WALK)
207 PARKING SPACES



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Roanoke, Texas 76262
940.240.1012
www.mcadamsco.com

PARKING WITHIN THE RIVER WALK @
CENTRAL PARK - 500' RADIUS

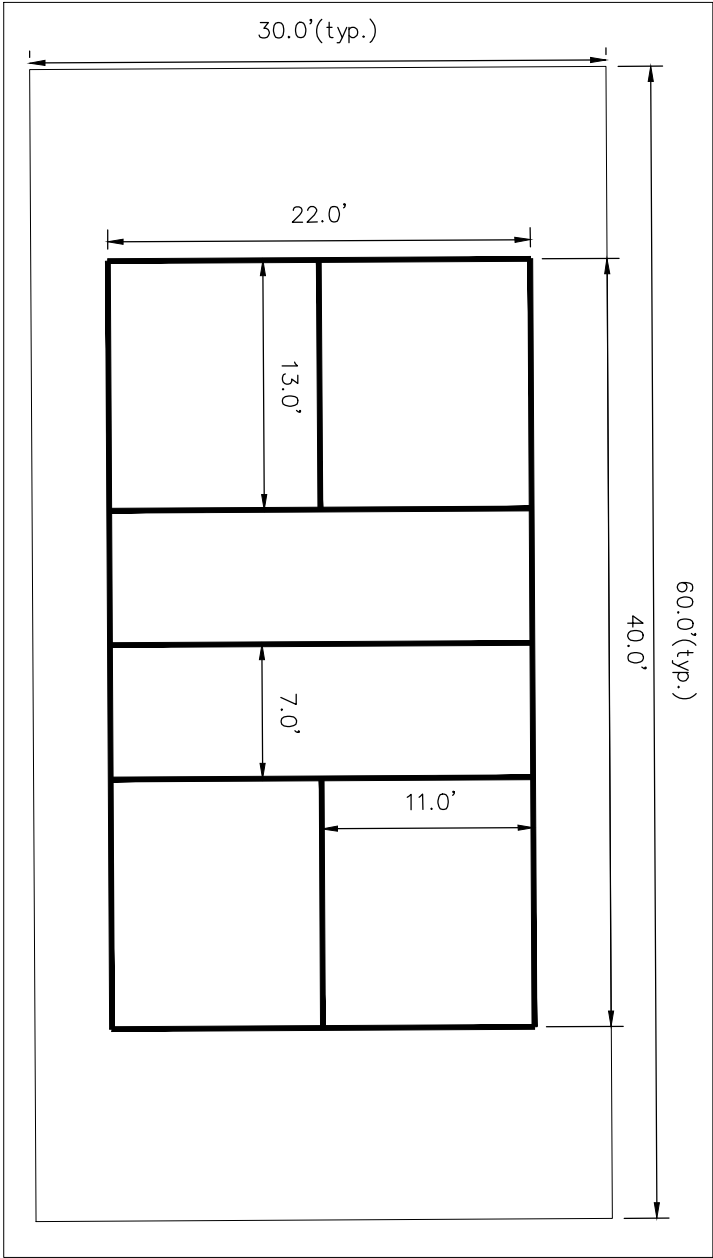
Town of Flower Mound
Denton County, Texas

80 0 80 160 240 Feet



Job No. MRW-20000 Date: JUNE 15, 2023 By: ASC
M:\Projects\MRW\20000\Drawings\Concept\Parking Exhibit\2023-06-15 RW PICKLE BALL PARKING ANALYSIS EXHIBIT.dwg

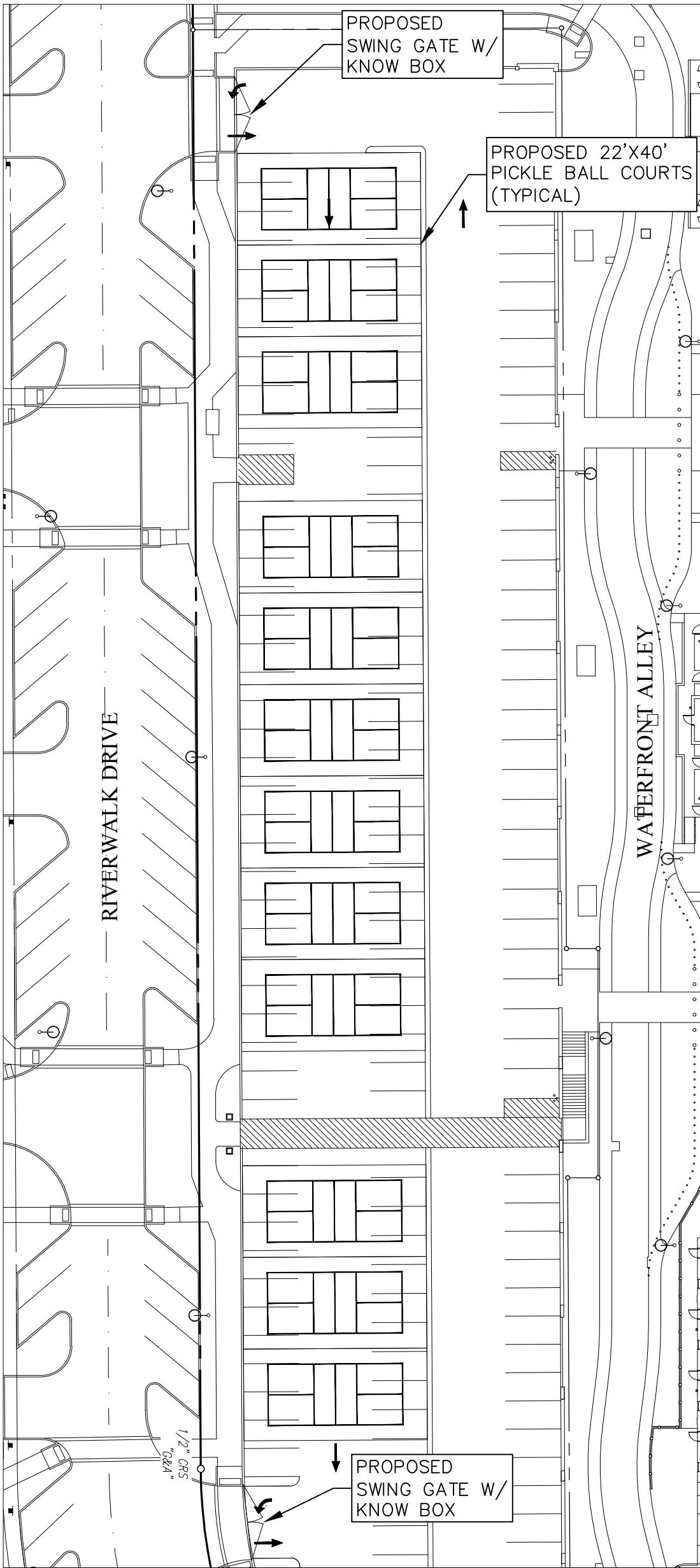
This concept plan is intended for conceptual
developmental use and shall not be interpreted
as an official or submitted document. All aerial
and map images were obtained from best
available information. This plan is subject to
change.



SCALE: 1"=10'

GENERAL NOTES

1. WE WILL BE CLOSING THE ENTIRE UPPER LEVEL OF THE GARAGE WITH SWING GATES PERMANENTLY MOUNTED AT EACH OF THE ENTRANCES.
2. ONE GATE AT EACH ENTRANCE WITH A LOCK IN THE MIDDLE.
3. THE LOCKING SYSTEM WILL HAVE A KNOX LOCK AND LOCK WE CONTROL, SO THAT FIRE ACCESS IS ALWAYS PROVIDED.
4. PARKING IS PROVIDED IN THE LOWER LEVEL OF THE GARAGE AND ADJACENT STREETS.
5. COURTS ARE NOT TO BLOCK F.D.C LOCATIONS
6. COURT DIMENSIONS ARE 22'X40'.



PICKLE BALL COURT EXHIBIT
RIVERWALK

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972. 436. 9712

201 Country View Drive
Roanoke, Texas 76262
940. 240. 1012

TBPE: 19762 TBPLS: 10194440
www.mcadamsco.com



DRAWN BY: ASC DATE: 04/20/2023 SCALE: 1" = 40' JOB. No. **MRW20000**