

Planning & Zoning Commission



November 13, 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. December 11, 2023
2. January 8, 2024

F. FUTURE AGENDA ITEM(S)

G. STAFF/DIRECTOR REPORT

1. APA Conference

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 October 23, 2023 - Consider approval of the minutes from the October 23, 2023, Planning & Zoning Meeting.

I. REGULAR ITEM(S)

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

1. Z20-0005 - The River Walk at Central Park - Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (This item was tabled, by request of the applicant, at the October 23, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)
2. SP23-0005 – The Village Church Expansion - Consider a request for a Site Plan (SP23-0005 – The Village Church Expansion) to expand an existing church, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances and a request for a deviation to the required parking standards pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Morriss Road.
3. SUP23-0005 – Long Prairie Golf Everywhere - Public Hearing to consider an ordinance granting Specific Use Permit No. 487 (SUP23-0005 – Long Prairie Golf Everywhere) to permit an amusement and recreation (indoors) use. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.
4. SUP23-0006 - Morriss Road Assembly Hall - Public Hearing to consider an ordinance granting Specific Use Permit No. 488 (SUP23-0006 – Morriss Road Assembly Hall) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court.
5. Z23-0002 - The River Walk at Central Park, Promenade Way - Public Hearing to consider an ordinance for rezoning (Z23-0002 - The River Walk at Central Park, Promenade Way) to amend the development standards for The River Walk at Central Park related to Article II - Uses to propose standards for Extended Stay Hotel and to update the conceptual plan exhibits. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.
6. CON23-0001 - FM 1171 Conservation Development - Public Hearing to consider an ordinance for amending the zoning (CON23-0001 – FM 1171 Conservation Development) from Interim Holding (IH) and Agricultural (A) uses to Planned

Development District No. 196 (PD-196) with Agricultural (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Hwy 377.

J. ADJOURN

K. WORK SESSION

Public Comment Guidelines for Work Sessions

- Work Sessions are not Public Hearings; the Commission cannot take action.
- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time expires.
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- Donated time will not be recognized.
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1. MU23-0001 - Lakeside DFW East

L. ADJOURN WORK SESSION

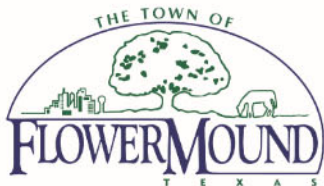
Pursuant to Section 551.071 of the Texas Government Code, the Planning and Zoning Commission reserves the right to consult in closed session with its attorney and to receive legal advice regarding any item listed on this agenda.

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: November 10, 2023, at 12:25 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



October 23, 2023
Town Hall
2121 Cross Timbers Road
Flower Mound, TX 75028

6:30 p.m.

DRAFT MINUTES

A. CALL TO ORDER

Chair Gilmore called the meeting to order at 6:30 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Jason Hobbs, Place 2
Scott Langley, Place 5
Scott Jostes, Place 7
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:
Brady Kilpper, Place 4

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

Rachel Raggio, Town Attorney
Lexin Murphy, Director of Development Services
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Chuck Russell, Principal Planner
John Chapman, 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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- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

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

Speaker name and address	Subject (as written on the form)
None	

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. November 13, 2023
2. December 11, 2023

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Changes to meeting schedules

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 October 9, 2023 - Consider approval of the minutes from the October 9, 2023, Planning & Zoning Commission Meeting.

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

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

NAYS: None

RESULT: 6 : 0

I. NON-DISCRETIONARY ITEM(S)

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

1. SP23-0013 - Landshark Car Wash - Consider a Site Plan (SP23-0013 – Landshark Car Wash) to develop a car wash. The property is generally located east of Long Prairie Road and south of Merriweather Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Doug Galloway, Viaduct Development; present for questions, no presentation

ACTION: Commissioner Schultz moved to approve I.1. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

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. CSP23-0002 - Chippenhook Addition Lot 1, Block A and Premier Addition - Public Hearing to consider a request for a Comprehensive Sign Package (CSP23-0002 – Chippenhook Addition Lot 1, Block A and Premier Addition) to allow additional wall signs on three buildings. The property is generally located south of Justin Road and east of Long Prairie Road. (This item was tabled at the October 9, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Melinda Page, EGAP Properties

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spoke and all addresses are located in Flower Mound unless otherwise indicated.

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

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

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

NAYS: None

RESULT: 6 : 0

2. Z20-0005 - The River Walk at Central Park - Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.

ACTION: Commissioner Langley moved to table J.2., at the request of the applicant, to the November 13, 2023, meeting. Commissioner Hobbs seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

NAYS: None

RESULT: 6 : 0

3. ZPD23-0003 - Bryn Mar Estates Accessory Building Amendment - Public Hearing to consider an ordinance for rezoning (ZPD23-0003 – Bryn Mar Estates Accessory Building Amendment) to amend Planned Development No. 62 (PD-62) with Single-Family District-15 uses to modify development standards to increase the allowed size of accessory buildings. The property is generally located south of Flower Mound Road and west of Red Oak Lane.

STAFF PRESENTATION:

Claire Barnes, Planner

APPLICANT PRESENTATION:

Patrick Baldasaro, 2117 Dana Court; 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	Wilbur Gregory, 124 Red Oak Lane

** Indicates person did not wish to speak*

ACTION: Commissioner Hobbs moved to recommend approval of J.3. as presented in the agenda caption. Vice-Chair Werner seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

NAYS: None

RESULT: 6 : 0

4. LDR23-0004 - Legislative Update - Public hearing to consider an ordinance amending the Land Development Regulations (LDR23-0004 – Legislative Update) by amending Chapter 74 "General," Chapter 78 "Administration," Chapter 82 "Development Standards," and Chapter 90 "Subdivisions," for the purpose of updating subdivision and site plan requirements and platting review authority to comply with recently adopted state legislation.

STAFF PRESENTATION:

John Chapman, Principal Planner

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SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	Bronz Peterson, 5104 Saddle Dr.

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of J.4. as presented in the agenda caption. Commissioner Jostes seconded the motion.

AYES: Jostes, Werner, Hobbs, Langley, Schultz, Bayuk

NAYS: None

RESULT: 6 : 0

K. ADJOURN REGULAR MEETING

Chair Gilmore adjourned the meeting at 7:59 p.m.

L. WORK SESSION

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Chair Gilmore called the Work Session to order at 7:59 p.m.

1. CON23-0002 - Smith Foundation Conservation

STAFF PRESENTATION:

Chuck Russell, Principal Planner

APPLICANT PRESENTATION:

Mike Boswell, Toll Brothers

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
1.	Bill Milburn, 3036 Hugo Court; Opposition
2.	Fred Vincent, 3933 Bordeaux Circle; Opposition
3.	Bronz Peterson, 5104 Saddle Drive; Questions/Comments
4.	Marsha Gavitt, 6501 Meadowcrest Lane; Questions/Comments

** Indicates person did not wish to speak*

M. ADJOURN WORK SESSION

Chair Gilmore adjourned the Work Session at 9:24 p.m.

TOWN OF FLOWER MOUND, TEXAS

DONALD GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: November 13, 2023
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (Z20-0005 - The River Walk at Central Park) to amend the development standards for The River Walk at Central Park related to Article II - Uses and Article XI - Signage and to update the Concept Ground Sign Location exhibit. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road. (This item was tabled, by request of the applicant, at the October 23, 2023, Planning & Zoning Commission meeting by a vote of 6 to 0.)**

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

This application will require final action by the Town Council.

Upon posting the P&Z packet for the October 23, 2023, P&Z meeting, the applicant requested that this item be tabled to the November 13, 2023, Planning and Zoning Commission meeting, as their clients had scheduling conflict and were unable to attend the October 23, 2023, Planning and Zoning Commission meeting.

II. APPLICATION ANALYSIS

The River Walk at Central Park (TRWCP) development contains approximately 158 acres and was originally approved on August 4, 2008. On January 15, 2015, the Town Council approved Ordinance No. 05-15 that amended the previously approved River Walk ordinance. Since the original approval, the Development Standards have been amended several times. The history of the development, including the supporting documents and approvals, can be viewed on this dedicated Town [web page](#).

The purpose of this request is to amend Article II – Uses and Article XI – Signage sections of TRWCP development standards and to include updated sign exhibits.

Article II – Uses: The proposed amendments to this section of the ordinance are listed below:

1. Boutique Vendor Market and Food Truck, Accessory use: The applicant is proposing to include these two uses subject to the Town's code of ordinances to be allowed by right within Town Center, Community Mixed-Use, and Community Retail subdistricts. Both the uses were recently added to the Town's code of ordinances and hence the applicant is requesting to update the River Walk use chart to allow the uses within this development as well.

Boutique vendor market means an establishment providing facilities for more than one vendor, primarily for the distribution and sale of food and unique nonfood articles, including custom, high-quality merchandise, which may be upcycled or repurposed, directly to consumers. Such establishments shall not be deemed to include a secondhand store or pawn shop.

Food truck, accessory, means onsite accommodations for one mobile food establishment providing food and beverage sales designed and arranged to serve the customers of the primary use.

2. Carnival or circus: The applicant is requesting to comply with the Town's regulations for a carnival or circus use except for the duration of the event and the number of times the event would be allowed per year. The Town allows carnival or circus as a part of six special event permits for a property that is valid for a maximum period of five days per event. The applicant is requesting that carnival or circus be permitted twice a year on the site for three week runs excluding move-in and pack-out. These events are being requested to be excluded from the annual special event count.

3. Outdoor music: The applicant is requesting outdoor music to be permitted as an ancillary use to farmers' market, restaurants, and within the restaurant row area with certain restrictions regarding the hours of operation and requiring compliance with the Town's noise ordinance. A site plan for Farmers' Market was approved by the P&Z in 2017, however, Farmers' Market building has not been constructed yet. As outdoor music is being requested as an ancillary use, it can only be permitted upon construction of the buildings.

4. Special event, temporary – The Town's ordinance allows for a maximum of six special events per year on a site. The applicant is requesting to allow up to 15 events within the development (not including carnivals or circuses) subject to the Town's regulations. In addition to requiring the property owner consent letter as a part of the permit submittal, the applicant has proposed standards that would require the permit to be additionally authorized by the River Walk Property Owners' Association.

Article XI – Signage: The proposed amendments to this section of the ordinance are listed below:

1. The developer is requesting to add a few sign types to be allowed within this development.

a. Waterfront sign – This sign is being proposed at the south end of restaurant row in order to allow the display of the names of restaurants. The maximum height is 25 feet, and the maximum width is 10 feet.

b. Promenade Terminus Signage – This sign identifies the name of the development without advertising a business and is proposed to be located at the eastern end of Promenade Way. The maximum height is 24 feet, and the maximum width is 35 feet. Staff has concerns that the proposed design and color scheme is not harmonious with the design theme of the River Walk development.

c. Picture Spot Signage – This sign identifies the development without advertising a business and the main purpose of this sign, as the name suggests, is for taking pictures with the sign as a backdrop. The maximum height is 10 feet and the maximum width is 50 feet. Since the developer has not identified a location for this sign type on the sign exhibit, approval of a zoning amendment by the Town Council showing the location and design is required at a future date.

d. Wall Murals – The developer is requesting to allow wall murals to be permitted on non-residential building walls. Since the developer has not identified a location for this sign type on the

sign exhibit, approval of a zoning amendment by the Town Council showing the location and design is required at a future date.

e. Marquee – The River Walk ordinance allows this type of sign to identify hotels and theaters. The developer is requesting to expand this type of sign to be placed at the entrance to the River Walk development on the building located at the southeast corner of Central Park and Long Prairie Road. The maximum height is 27', and the maximum width is 2'6".

2. The amendment to sign standards within the development is outlined below:

a. Multifamily and mixed-use buildings:

- Current standards – One 'for lease' sign on each side of the building that faces a street.
- Proposed – One 'for lease' sign on each side of the building that faces a street, Block Break or Block Interior.

b. Nonresidential Buildings with Multi-Tenant Interior Access:

- Current standards – Two signs for each side of the building facing a street and one wall sign per building wall with street frontage, and one additional sign shall be permitted at each building corner.
- Proposed – One sign for each side of the building and one wall sign per building wall with street or private drive frontage, and one additional sign for a side of the building with a public entrance facing a Block Interior.

c. Non-residential Building (others):

- Current standards – For identification of the building, a maximum of two signs shall be permitted for each side of the building facing a street, which signs shall be of the following types: (i) building identification wall sign; (ii) ground sign ((iii) blade sign; (iv) awning sign; (v) window sign; or (vi) canopy sign.
- Proposed: For identification of the building, a maximum of three signs shall be permitted for each side of the building facing a street, which signs shall be of the following types: (i) building identification wall sign; (ii) ground sign (for a maximum of one per street frontage); (iii) blade sign; (iv) awning sign; (v) window sign; or (vi) canopy sign.

d. Hospital sign:

- Current standards – A maximum of two building identification ground signs to be located along Long Prairie Road (FM 2499) at the main entry driveway and the emergency entry driveway.
- Proposed – A maximum of three building identification ground signs to be located along Long Prairie Road (FM 2499) at the main entry driveway and the emergency entry driveway.

e. Ground signs:

- Current standards – There is no maximum dimension for ground signs in the current ordinance.
- Proposed - The maximum height shall be 10 feet and the maximum width shall be 10 feet, however the total square footage of any one side of the sign shall not exceed 70 square feet. The developer is also clarifying that a masonry border is not required around the perimeter of ground signs.

f. Off-Premises Signs; Directional Signs:

- Current standards – Off premise signs are prohibited except as provided in certain sections of the River Walk ordinance.
- Proposed – Off premise signs shall be permitted to advertise developments and businesses within The River Walk CBD, as permitted by Article XI Signage and the ground sign location exhibit.

g. Window signs:

- Current standards – The Town’s sign ordinance does not allow neon signs.
- Proposed – Neon signs shall be allowed as window signs.

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. Z20-0005 had a total of 478 Property Owner Notifications mailed. At the time this report was written, staff had received 1 item of correspondence in opposition, 2 items of correspondence requesting additional information and 1 item of correspondence in support. All written correspondence was sent directly to the Planning and Zoning Commission according to the public communication process.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

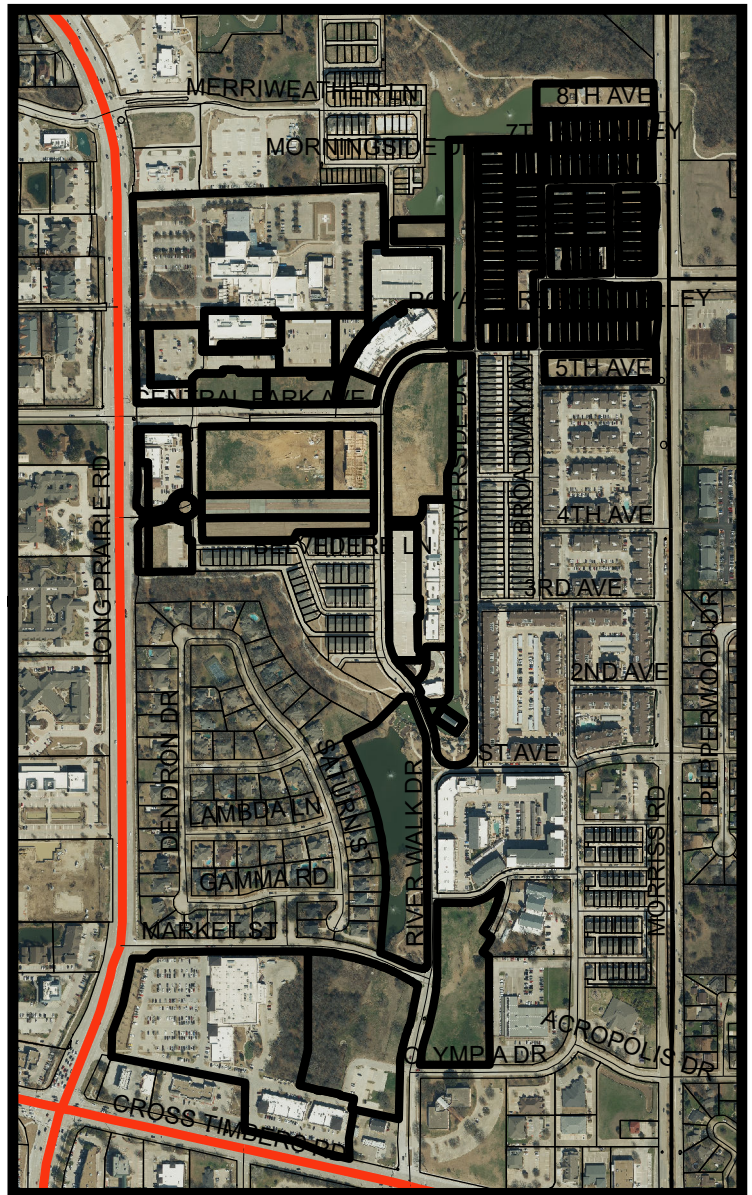
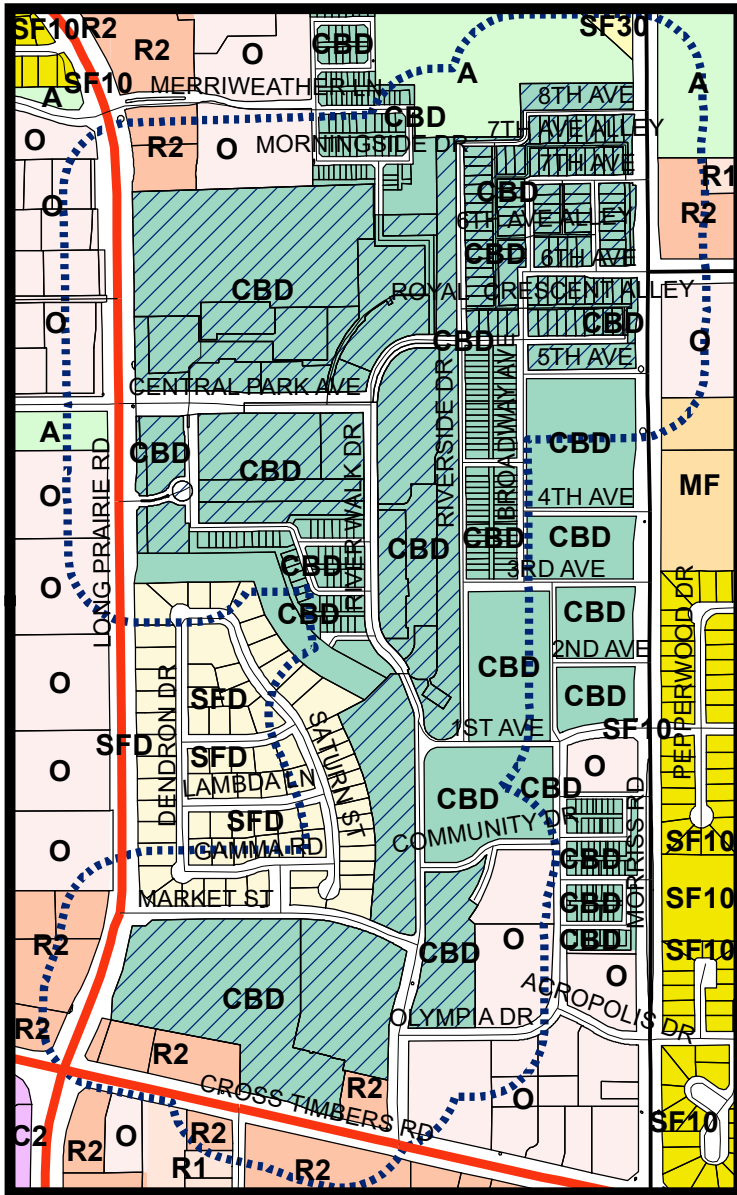
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. DRAFT Development Standards
4. Ground Sign Location Exhibit
5. Waterfront Alley Sign Exhibit

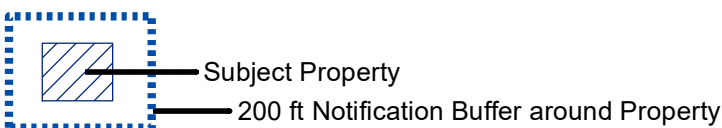
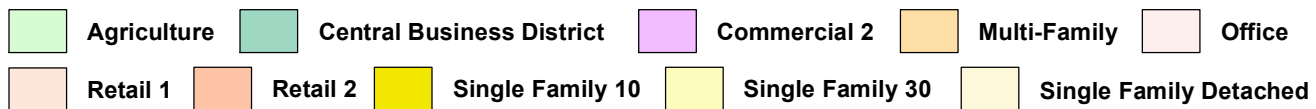
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

Reference Project: Z20-0005

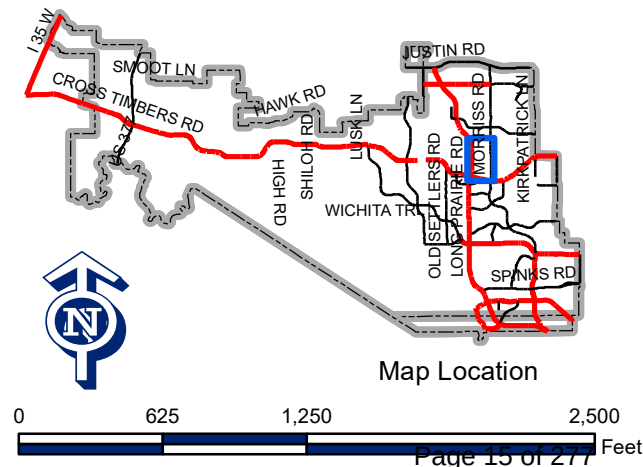


LEGEND



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

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





LETTER OF INTENT > THE RIVER WALK AT CENTRAL PARK

October 18, 2023

Poornima Kashyap, AICP
Planning Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: THE RIVER WALK AT CENTRAL PARK
Sign Amendments, Z20-0005
Letter of Intent**

Mrs. Kashyap:

Please accept this letter, on behalf of MRW Investors, LLC., as an explanation of the proposed Zoning Change Request to amend the current zoning for The River Walk at Central Park. The following is a list of the requests being brought forward at this time;

1. Change the sign requirements, including allowing an attached marquee sign at Central Park Ave and FM 2499.
2. Allow 15 Special Events per year such as fall festival, Christmas event, Duck Derby, and other community organization and/or non profit events.
3. Allow outdoor activities such as live music as ancillary uses to the restaurants and the Farmer's Market areas, subject to the Town's noise ordinance.
4. Change the following land uses;
 - a. Add Boutique Vendor Market
 - b. Add Refreshment Stand or Food Truck, Accessory
 - c. Amend Circus – allowing twice a year, three week runs excluding move-in and pack-out. The circus will have to meet all of the conditions of a special event permit, but will not count as one of the 15 'allowed' special events a year.

Sincerely,

MCADAMS

Randi Rivera, AICP
Director, Planning + Entitlements

ARTICLE II USES

SCHEDULE OF USE REGULATIONS

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Accessory retail/service uses	P	P	P	P
Accessory use, general, subject to sec. 98-972	P	P	P	P
Amusement and recreation (outdoors)	S			
Amusement and recreation (indoors), subject to sec. 98-973	P	P	P	P
Antique shop	P	P	P	P
Art gallery or handicraft sales	P	P	P	P
Art supply store	P	P	P	P
Artisan hut	P			
Asphalt/concrete batch plant, temporary	S	S	S	S
Assembly hall	S		S	S
Auto leasing or rental	P			
Bakery or confectionery shop, retail	P	P	P	P
Bank or savings and loan	P	P	P	P
Bank or savings and loan with drive-through facility	S	S	S	P
Boardinghouse or roominghouse (2.2(a))	P	P		
Book store or stationery store	P	P	P	P
Bottling works (microbrewery)	P	P	P	P
Boutique Vendor Market, subject to Section 98-1006	P		P	P
Building material sales or storage (indoors)	P		P	P
Building material yard and construction office, temporary	T	T	T	T

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Carnival or circus, temporary, subject to sec. 98-976 2.2.1	T	T	T	T
Church or rectory	P		P	P
Cleaning/laundry shop, pickup station only	P	P	P	P
College or university	P		P	
Communication tower, commercial, subject to sec. 98-977	S	S	S	S
Community center, public	P	P	P	P
Convenience store	P	P	P	P
Custom personal service	P	P	P	P
Day camp for children	S			
Day care center	S	S	S	S
Drugstore or pharmacy	P	P	P	P
Dwelling, multifamily (including either or both MF Loft and MF Traditional)	P	P	P	
Dwelling, townhome	P	P	P	
Dwelling, single family detached		P		
Electrical energy generating plant	S	S		
Electrical line/substation, high voltage, subject to sec. 98-979	S	S	S	S
Exhibition area or fairgrounds	T	T	T	T
Farmers' market subject to 2.2.2.	P		P	
Field office, temporary	T	T	T	T
Fire station	P		P	P
Florist	P	P	P	P
Food processing, retail	P	P	P	P
Fraternal club or lodge	P		P	P
Garage sale, subject to sec. 98-982 (2.2(b))		P		
Hardware store	P		P	P
Health club, athletic club	P	P	P	P

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Heliport	S			
Helistop (2.2(c))	P			
Hospital	P			
Hotel (2.2(d))	P	P	P	
Institution, drug or psychiatric treatment	P			
Laboratory, medical or dental	P		P	P
Laboratory, scientific or research	P			
Lithographic or print shop	P	P	P	P
Live-work unit	P	P	P	
Local utility line	P	P	P	P
Maintenance service	P		P	P
Model home (2.2(e))	P	P	P	
Museum, library or art gallery, public	P	P	P	P
Newsstand	P	P	P	P
Nursing or congregate care facility (2.2(f))	S	S	S	
Off-street parking, accessory	P	P	P	P
Office, general business or professional	P	P	P	P
Office, medical or dental	P	P	P	P
Open space common area	P	P	P	P
Optical sales	P	P	P	P
Parking lot, commercial	P	P	P	P
Parking structure, commercial	P	P	P	P
Parking, podium	P	P	P	
Personal improvement services	P	P	P	P
Pet store, subject to sec. 98-988	P	P	P	P
Plant nursery or garden shop	P	P	P	P
Private franchise utility	S	S	S	S
Public building, shop or yard	P	P	P	P
Recreation center	P	P	P	P

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Recreational equipment rental	P	P	P	
Recycling drop-off center, subject to sec. 98-990	S	S	S	S
Refreshment Stand or Food Truck, Accessory, subject to Sec-98-991	T P	T	T P	T P
Repair services, limited	P	P	P	P
Restaurant, general (indoors), subject to 2.2.2.	P	P	P	P
Restaurant, fast food	P		P	P
Restaurant, fast food with drive-through facility	S	S	S	P
Restaurant Row, subject to 2.2.2.	P			
Retail, general (indoors)	P	P	P	P
Retail, single tenant	P	P	P	P
Sales, temporary or seasonal, subject to sec. 98-992	T		T	T
Sales trailer, temporary, subject to sec. 98-993 (2.2(g))	T	T	T	
School, business	P		P	
School, commercial trade	P		P	
School, elementary or secondary	P	P	P	
Sewage pump station	P	P	P	P
Special event, temporary, subject to sec. 98-976 2.2.3.	T	T	T	T
Sporting goods sales	P	P	P	P
Stadium or playfield, public	S	S	S	
Studio, television or radio	P		P	
Supermarket (2.2 (k))	P		P	P
Swimming pool, private, subject to sec. 98-996	P	P	P	
Swimming pool, public	P		P	
Telephone equipment station	P	P	P	P

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Theater	P		P	P
Tool rental (domestic equipment)	P			P
Town hall	P		P	
Transmission pipeline, subject to sec. 98-997	P	S	S	S
Transportation stop	S	S	S	S
Travel bureau or consultant	P	P	P	P
Veterinary hospital (indoor pens), subject to sec. 98-998	P		S	P
Water well, storage or pump station (2.2(j))	P	P	P	P
Wine retail establishment	P	P	P	P

- 2.2.1 Carnival or circus, temporary use is subject to the provisions of Sec. 98-976 except for paragraph 11. The use is allowed twice a year on the site, for three week runs excluding move-in and pack-out. The use will not count towards one of the allowed special events a year.
- 2.2.2 Ancillary use to Restaurant General, Restaurant Row and Farmers Market: Outside music can be played subject to Sec. 34-181 Noise standards. The music shall not extend past 10:00 PM. The music band setup shall not impede pedestrian circulation and accessible routes.
- 2.2.3 Special event, temporary – Up to 15 events shall be allowed within the development subject to Sec. 98-976. The permit must be additionally authorized by the River Walk POA.

ARTICLE XI SIGNAGE

11.1 General

- (a). Chapter 86 of the Code of Ordinances. Signage in The River Walk CBD shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded in this Article XI.
- (b). Purpose and Intent. The intent and purpose of Development Standards for signage at The River Walk CBD are not to encourage the maximum signage permitted but, rather, to allow flexibility for more variety of sign types and locations. The following drawing depicts the usage of various types of signs permitted by these Development Standards, **including but not limited to** a building identification wall sign, a tenant identification wall sign, banner signs, an awning sign, a canopy sign, a blade sign and window signs.



- (c). Permitted Signs. All signs and outdoor advertising displays permitted under Chapter 86 of the Code of Ordinances, as of the date of this Ordinance, shall be permitted in The River Walk CBD, and the following types of signs shall also be permitted in The River Walk CBD:
- (i) Marquees, subject to Section 11.2 (f) hereof;
 - (ii) Waterfront signage, subject to Section 11.2 (g) hereof;**
 - (iii) Awning signs, subject to Section 11.3 (d) hereof;
 - (iv) Canopy signs, subject to Section 11.3 (f) hereof;
 - (v) Banner signs, subject to Section 11.3(g) hereof;
 - (vi) Blade signs, subject to Section 11.3(h) hereof;
 - (vii) Sandwich board signs, subject to Section 11.3(i), hereof;
 - (viii) Umbrella signs, subject to Section 11.3(j) hereof;

- (ix) Promenade Terminus Signage, subject to Section 11.2 (h) hereof;
- (x) Picture Spot Signage, subject to Section 11.3 (k) hereof;
- (xi) Wall Murals, subject to Section 11.3 (l) hereof; and
- (xii) Electronic/digital signs, subject to 11.3 (n) hereof.

(d). Signs Permits.

- (i) For all signs that require a permit, a copy of the permit shall be maintained on premises and be available for viewing during normal business hours.
- (ii) Sec. 86-63 shall apply to directional signs in The River Walk CBD, except that the sign area may be up to twelve (12) square feet and the height of the sign may be up to five feet six inches (5' 6").
- (iii) Sec. 86-64 shall apply to menu signs in The River Walk CBD. Further, no permit shall be required for signs within storefronts or adjacent to the entrance for a restaurant that display the establishment's menu, provided that such signs do not exceed four (4) square feet in sign area and are located no higher than six feet (6') above the adjacent grade or floor elevation.

- (e). Abandoned Signs and Removed Message. Sec. 86-7 shall apply to signs in The River Walk CBD, except that (i) an abandoned sign need not be removed until the lapse of ninety (90) days after abandonment and (ii) the period for replacing a removed message or removing the shell of a sign shall be one hundred eighty (180) days after the removal of the message. Placement of "for lease," "for rent" or comparable signage in the sign shell shall be effective to replace the message.

11.2 Regulations Pertaining To Certain Uses

(a). Multifamily and Mixed Use Buildings.

- (i) Multifamily buildings with eight (8) residential units or more and mixed use buildings shall be permitted one (1) sign for identification purposes for each side of the building ~~facing a street~~, which sign shall be of the following types: (i) ~~building identification~~ ground sign; (ii) building identification wall sign; (iii) blade sign; (iv) awning sign; (v) window sign or (vi) canopy sign.
- (ii) A multifamily or mixed use building with residential use shall be permitted one (1) "for lease" wall sign with a maximum sign area of nine (9) square feet on each side of the building that faces a street, **Block Break or Block Interior**.
- (iii) For multifamily and mixed use buildings with nonresidential ground floor uses with exterior access, clauses (i) and (ii) of this subsection (a) shall apply to the building, and Section 11.2(c) hereof shall also apply so as to permit the signs thereunder in addition to the signs permitted under this Section 11.2(a).
- (iv) Following is an example of a blade sign used for identification of a multifamily building, with a first-floor restaurant identified by a canopy sign:



(b). Nonresidential Buildings with Multi-Tenant Interior Access.

- (i) ~~A nonresidential building with multi-tenant interior access shall be permitted two (2) signs for identification purposes for each side of the building facing a street, which signs shall be of the following types: (i) building identification wall sign; ii) blade sign; (iii) awning sign; (iv) window sign and (v) canopy sign. In addition thereto, one (1) additional sign from this list shall be permitted for each entrance to the building located along a Block Break or at the Block Interior.~~
- (i) A nonresidential building with multi-tenant interior access shall be permitted one (1) sign for identification purposes for each side of the building, which signs shall be of the following types: (i) building identification wall sign; (ii) blade sign; (iii) awning sign; (iv) window sign and (v) canopy sign.
- ii) ~~For identification of interior tenants, one (1) wall sign shall be permitted per building wall with street frontage, and one (1) additional sign shall be permitted at each building corner.~~
- (ii) For identification of interior tenants, one (1) wall sign shall be permitted per building wall with street or private drive frontage, and one additional sign shall be allowed for a side of the building with a public entrance facing a Block Interior. The aggregate of all signs must comply with the maximum allowable sign area specified in Section 11.2 (c) (iii).

- (iii) Sec. 86-68(2)(b) shall apply to directory signs, except that it will be permitted that such directory signs are visible from any street, private drive, Block Interior or sidewalk. Following is an example of a directory sign:



- (iv) For multistory buildings with interior tenants on upper floors, window signs and awning signs shall be permitted, in lieu of signs permitted in clause (ii) of this Section 11.2(b), to identify upper story tenants, subject to Sections 11.3(c) and (d), respectively, of these Development Standards. Following is an example of a wall sign identifying a ground-floor retail tenant and a wall sign identifying an upper floor tenant with interior access:



- (v) For multistory, nonresidential buildings with interior tenants on upper floors and tenants with exterior access on the ground floor, the regulations in this Section 11.2(b) shall apply to the building and interior tenants, and Section 11.2(c) shall apply to tenants on the ground floor .
- (vi) Real estate signs advertising the sale, lease or rental of a nonresidential building shall be permitted on each side of the building that faces a street.

(c). Buildings with Tenants with Exterior Access.

- (i) Section 11.2(a) of these Development Standards shall apply to signs identifying buildings with nonresidential uses that have exterior access.
- (ii) Tenants with exterior access shall be permitted the following types of signs for their identification: (i) wall signs; (ii) blade signs; (iii) awning signs; (iv) canopy signs; (v) window signs; and (v) banner signs.
- (iii) A combination of sign types may be used, with the sum of the areas of all signs attached to the building not to exceed the maximum area of signage permitted per length of the building wall with street frontage occupied by a tenant. The maximum allowable area shall be determined using the following table, by multiplying maximum width by maximum height.

MAXIMUM ALLOWABLE SIGN AREA

Lineal Footage of the Building Wall (occupied by the tenant)	Maximum Sign Width	Maximum Sign Height
Less than 20 feet	80 percent of lineal footage	36 inches
20 feet up to 25 feet	75 percent of lineal footage	42 inches
25 feet up to 35 feet	70 percent of lineal footage	48 inches
35 feet up to 45 feet	65 percent of lineal footage	54 inches
45 feet up to 60 feet	60 percent of lineal footage	60 inches
60 feet or more	55 percent of lineal footage	72 inches

Example of signage for a tenant with exterior access, using a variety of signs including a wall sign, a window sign, a blade sign and a sandwich board:



- (iv) A corner or end tenant may utilize the maximum area permitted on two (2) walls. A sign may be located at the corner, but the area of the corner sign will be counted against the maximum area of signage permitted for one of the walls. Following is an example of signage for a corner tenant:



- (v) The area of window signs shall not be included in the maximum area of signage permitted in clause (iii) of this subsection (c) but shall be limited by the regulations in Section 11.3(c) of these Development Standards.
- (vi) Blade signs less than nine (9) square feet in area will not count against the maximum area of signage permitted. This provision is to encourage the use of blade signs that are pedestrian-friendly.
- (vii) For a tenant entrance from a Block Break or Block Interior, two (2) of the sign types permitted in clause (iii) of this subsection (c) shall be permitted, the area of which may not exceed fifty percent (50%) of the maximum area permitted in clause (iii) of this subsection (c).
- (viii) One (1) portable sandwich board sign shall be permitted per tenant in addition to the signage permitted in this subsection (c).
- (ix) For restaurants, in addition to the signage permitted in this subsection (c), a menu board sign shall be permitted according to the standards set forth in Section 11.3(i) of these Development Standards. For food service uses with outdoor seating areas, umbrella signs shall be permitted in addition to the signage permitted in this subsection (c).
- (x) Real estate signs advertising the sale, lease or rental of a nonresidential building shall be permitted on each side of the building that faces a street.

(d). Nonresidential Buildings (other).

- (i) The provisions of this subsection (d) shall apply to buildings in The River Walk CBD that do not fall into the categories of buildings described in subsections (a) through (c) above, including, without limitation, hotels and theaters.
- (ii) For identification of the building, a maximum of ~~two (2)~~ **three (3)** signs shall be permitted for each side of the building facing a street, which signs shall be of the following types: (i) building identification wall sign; (ii) ~~building identification ground sign~~ **(for a maximum of one per street frontage);** ~~(iii) business/office park ground signs;~~ (iii) blade sign; (iv) awning sign; (v) window sign; or (vi) canopy sign. One (1) additional sign of the listed types shall be permitted for each entrance to the building located along a Block Break or at the Block Interior. Following is an example of a wall sign for identification of a retail tenant at the Block Interior:



- (iii) For nonresidential buildings (other) with tenants with exterior access on the ground floor, the regulations in this Section 11.2(d) shall apply to the building and interior tenants, and Section 11.2(c) shall apply to tenants on the ground floor.
- (iv) Real estate signs advertising the sale, lease or rental of a nonresidential building shall be permitted on each side of the building that faces a street.

(e). Hospital Signage.

- (i) A hospital in The River Walk CBD shall be permitted signage at its main entry driveway, its emergency entry driveway and at Central Park Avenue that meets the requirements of applicable federal and state laws for the hospital itself, its emergency room and other facilities, including, without limitation, these signs:
 - (1) A maximum of ~~two (2)~~ **three (3)** building identification ground signs to be located along Long Prairie Road (FM 2499) at the main entry driveway and the emergency entry driveway.

- (2) A maximum of four (4) additional ground signs as directional signs within the site.
- (3) A maximum of two (2) signs shall be permitted for each side of the building with a public entrance, which signs shall be of the following types: wall signs, building identification wall signs, canopy signs, awning signs or blade signs.
- (ii) A medical office building adjacent and attached to the hospital building shall be permitted signs according to Section 11.2(b) hereof.
- (iii) Figure XI-A is an example of sign locations permitted for the hospital, such signs being of the following type: items 1-2, building identification ground signs; items 3-6, directional ground signs; items 7-8, building identification signs for medical office building; items 9-10, wall signs identifying the emergency room.

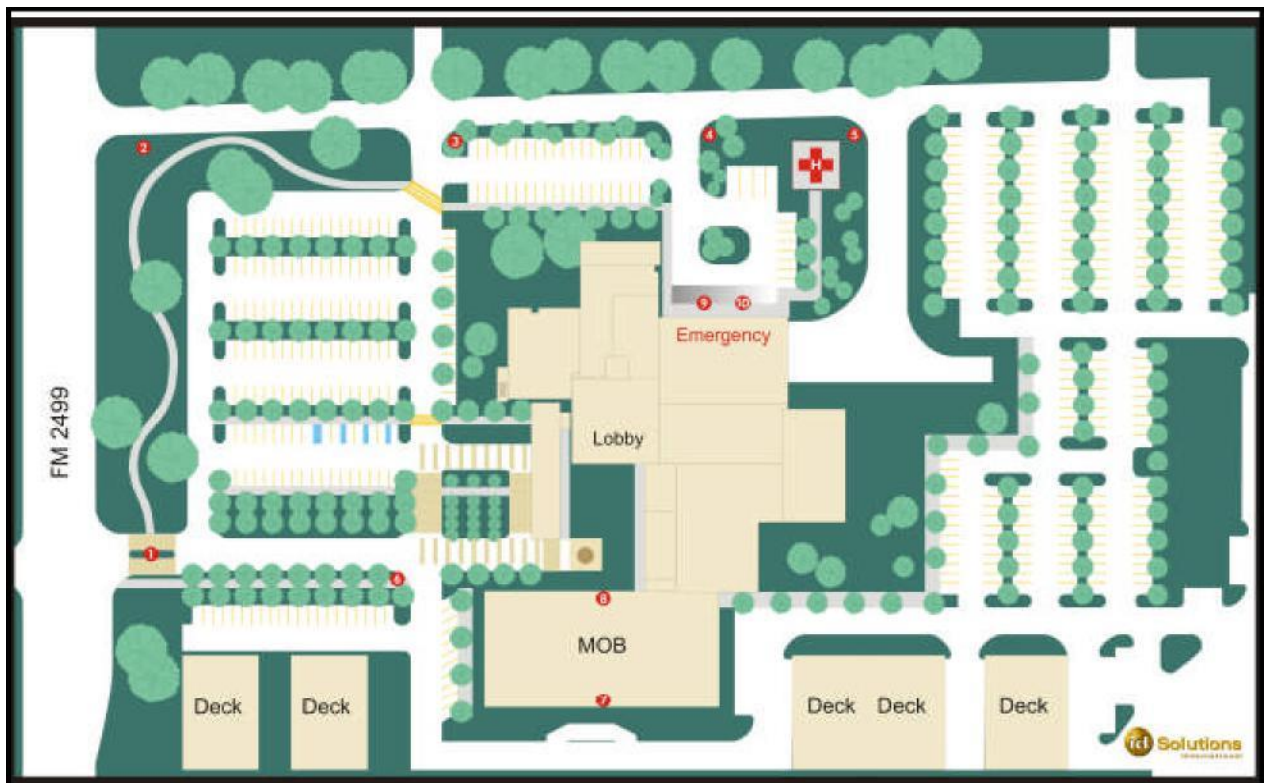


Figure XI-A

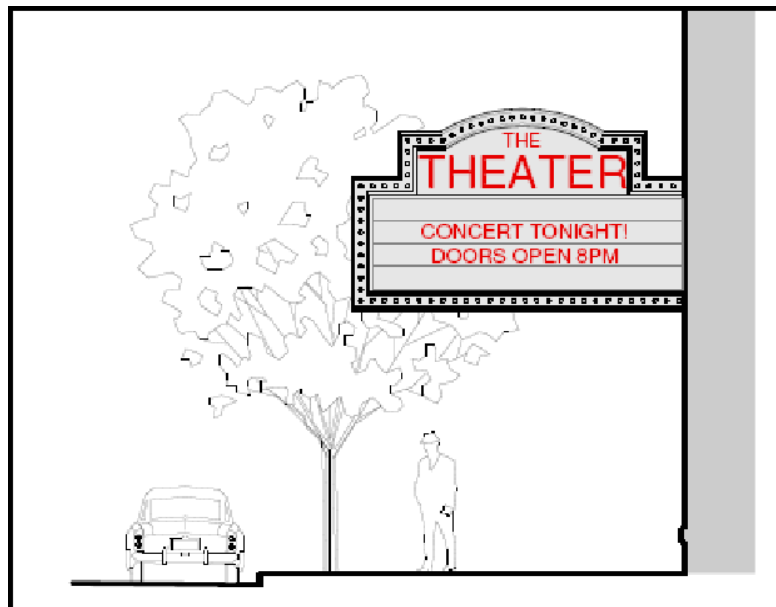
Subject to the foregoing, such signage shall comply with these Development Standards, including, without limitation, the design principles and standards for signage.

- (iv) Without limitation of clause (i) of this subsection (e) and in addition to the signage permitted thereunder, if the hospital's site is adjacent to Long Prairie Road (FM 2499), signage shall be permitted to be affixed to the principal hospital building, notwithstanding the buffer required by Section 5.1 of these Development Standards
- (f). Marquee Signage.
 - (i) Hotel or Theater Marquee Signage.

- (1) A marquee sign may be used to identify hotels or theatres. Following is an example of a marquee sign identifying a theatre:



- (2) The following drawing depicts a marquee sign:



- (3) The regulations for a marquee sign shall be as follows:
- a) The total area of all signs on the marquee shall not exceed the maximum area of signage permitted in Section 11.2(c)(iii) hereof.
 - b) Maximum height of letters identifying the tenant or building shall be limited to twenty-four inches (24").

- c) Maximum height of letters identifying information on reader boards shall not exceed twelve inches (12").
 - d) Marquee signs may be illuminated by unshielded light sources above fifteen (15) watts, but not in excess of seventy-five (75) watts. Blinking, flashing, or scrolling lights shall not be permitted on marquees.
 - e) The design of a marquee sign shall be consistent with the design of the building, to which it will be affixed. ~~Further, any marquee sign shall be subject to approval in connection with the Site Plan for the development proposing to use a marquee sign.~~
 - f) Marquee sign shall have a vertical clearance of at least 10 feet above the sidewalk.
- (ii) Central Park Marquee Signage.
- (1) A Central Park marquee sign identifying the development with no advertising may be permitted on the building located at the southeastern corner of Central Park and Long Prairie Road. The maximum height shall be 27' and the maximum width shall be 2'6".
 - (2) Central Park marquee sign shall comply with regulations 11.2(f)(i)3.(b-f) except that illumination shall be internal.



(g). Ground Signage

(i) **Development Ground Signage.**

- (1) A sign identifying the development and businesses is permitted at the locations shown on the Ground Sign Locations map. The maximum height shall be 10 feet and the maximum width shall be 10 feet, however the total square footage of any one side of the sign shall not exceed 70 square feet. Following is an example of a Multi-Tenant sign:



(ii) **Ground Signs.** The following shall apply to ground signs in The River Walk CBD:

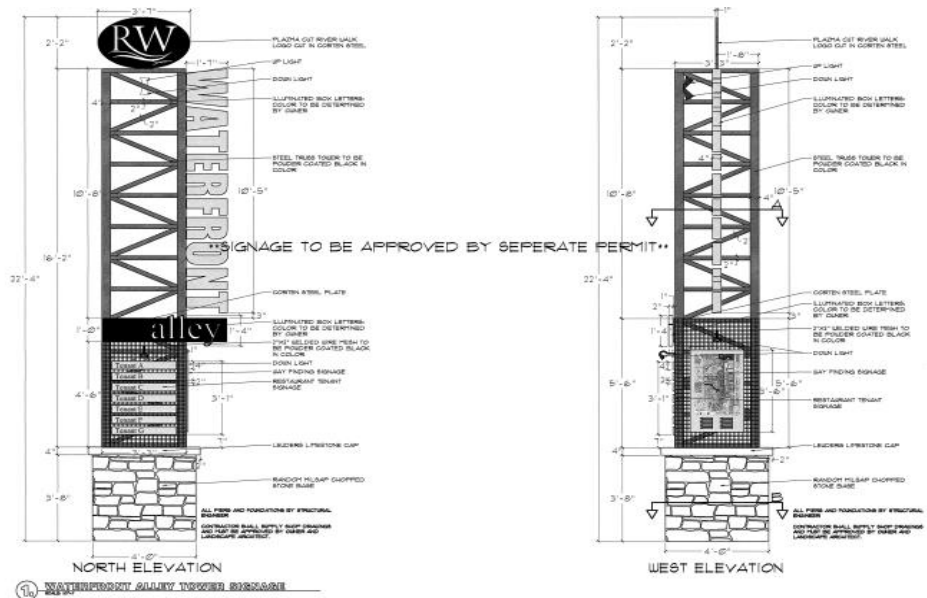
- (1) A complex comprised of more than one building, with exterior or interior access, shall be permitted one (1) ground sign per building.
- (2) A multifamily building or a mixed use building with eight (8) or more residential units shall be permitted a ground sign for identifying the building and its address. Following is an example of a ground sign identifying a multifamily building:



- (3) Ground signs shall have no setback requirements provided that they may not be placed on any sidewalk and that they will not be within a visibility clip/triangle.
- (4) Except as otherwise shown on Figure XI-D in Section 11.2(h) hereof, ground signs shall be placed at least thirty feet (30') apart.
- (5) Ground signs are not required to have a masonry border.

(iii) **Waterfront Signage.**

- (1) A sign identifying the development with restaurant names may be permitted at the southern end of the Waterfront. The maximum height shall be 25 feet and the maximum width shall be 10 feet. The sign will be internally illuminated for the 'Waterfront' and 'alley' portions of the signs. A external light will illuminate the 'RW' portion of the sign and at the top of the tenant signs. Following is a Waterfront sign:



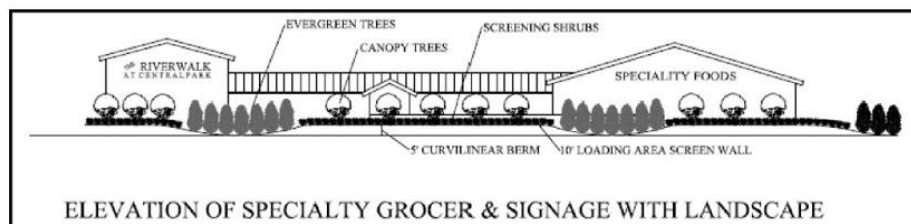
(iv) **Promenade Terminus Sign.**

- (1) A sign identifying the development with no advertising may be permitted at the eastern end of the Promenade. The maximum height shall be 24 feet and the maximum width shall be 35 feet.
- (2) The base support of the sign shall include masonry materials. The sign face and posts may be metal and may have internally illuminated lettering.
- (3) Sign colors shall be similar to shown below.



- (h). Traffic Signage. The developer shall pay the costs of purchasing and installing traffic signs at each street intersection, which traffic signs and posts shall comply with the design principles and standards for signage set out in these Development Standards and the standards set out in the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Traffic signs and posts shall be of the same types throughout The River Walk CBD but need not be of the same type as used throughout the Town. Traffic signs that do not conform to the type of traffic signs used throughout the Town shall be perpetually maintained by the property-owners' association.
- (i). Rear of Supermarket. If the rear of any supermarket in the CRC Community Retail Center subdistrict faces Long Prairie Road (FM 2499), signage shall be permitted to be affixed to the rear of the supermarket, notwithstanding the buffer required by Section 5.1 of these Development Standards, as shown on Figure XI-B following:

Figure XI-B



- (j). Signage for the CBD Itself. The following signs may be installed by owners and/or developers in The River Walk CBD:

- (i) Ground signs, complying with the design principles and standards for signage set out in these Development Standards, generally at the locations shown on the Concept Plan Ground Sign Locations included in Exhibit C to this Ordinance; ground signs for the CBD can be located in the medians of public streets as shown on Exhibit C and can be located within 20 feet of the property line, so long as the ground sign does not obstruct the stopping sight distance at an intersection;
- (ii) Ground signs used as project directory signs located throughout The River Walk CBD, which signs may have a listing of tenants and map on one side and a changeable message on the other;
- (iii) Banner signs attached to light poles within The River Walk CBD and on light poles along Long Prairie Road (FM 2499), Cross Timbers Road (FM 1171) and Morriss Road and within twenty-five feet (25') of the proposed Hospital Drive, Central Park Avenue, Market Street (Euclid Avenue), Riverwalk Drive, Park Avenue, 1st Avenue, 2nd Avenue, 3rd Avenue, 4th Avenue, 5th Avenue, 6th Avenue or 7th Avenue, subject to Section 11.3(g) of these Development Standards; and
- (iv) The signs set out above will be perpetually maintained by the property owners association.

11.3 Regulations Pertaining to Certain Types Of Signs.

- (a). Off-Premises Signs; Directional Signs. ~~Off-premises signs are prohibited~~ **shall be permitted to advertise developments and businesses within** The River Walk CBD, ~~except for signage for The River Walk CBD as permitted under Section 11.2(h), signage permitted a hospital under Section 11.2(e) and directional signs~~ **as permitted by Article XI Signage and the ground sign location exhibit.**
- (b). Wall Signs. Mixed use buildings that have exterior access to more than two (2) office and/or retail tenants shall be permitted more than two (2) wall signs for tenant identification, provided that the sum of the areas of all wall signs is within the maximum area of signage permitted in Section 11.2(c)(iii) hereof. The following drawing depicts multiple wall signs used for tenant identification:



(c). Window Signs.

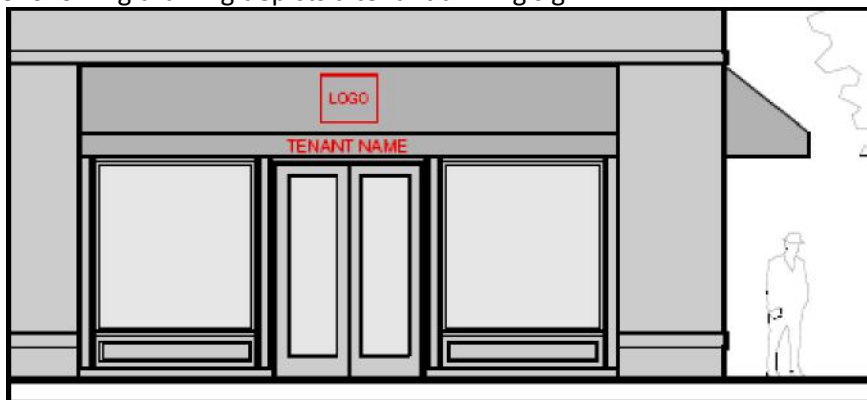
(i) The following drawing depicts various window signs:



- (ii) The area of window signs shall be limited to a maximum of twenty percent (20%) of the glass area per opening. This requirement applies only to those signs that are permanently fixed in the window area and does not prevent the use of temporary signs in the window area. Following is an example of the use of window signs:



- (iii) Electronic reader board signs and video display signs shall be permitted as interior signs and shall be counted in the maximum area allowed set forth in clause (ii) of this subsection (c). Other types of blinking, flashing or moving signs shall not be allowed as window signs.
- (iv) Neon signs are allowed as window signs. These signs will count towards the standards set forth in (ii) above.
- (d). Awning Signs. Awning signs shall be permitted in accordance with Section 11.2 of these Development Standards, subject to the following:
- (i) The following drawing depicts a tenant awning sign:



- (ii) The maximum height of lettering of an awning sign placed on the valance (vertical face) shall not exceed eight inches (8").

- (iii) One (1) logo per awning shall be permitted to be centered on the slope portion or primary face of the awning.
- (iv) The total sign area for an awning shall not exceed fifty percent (50%) percent of the exterior surface area of the awning.
- (v) There shall be no limitation on the typefaces that can be utilized for awning signs.
- (vi) Following is an example of an awning sign:



(e). Building Identification Wall Signs.

- (i) Multi-building complexes and single buildings shall be allowed one building identification wall sign ~~per building~~ **per each side of a building.**
- (ii) ~~Sec. 86-207(4) and sec. 86-207(8) of the Code of Ordinances shall not apply to building identification wall signs in The River Walk CBD.~~ **Sec.86-68(b)(4) of the Code of Ordinances shall apply to building identification wall signs in The River Walk CBD.**
- (iii) ~~Building identification wall signs shall be permitted on building walls with street frontage. Corner buildings or end buildings shall be permitted building identification wall signs on both walls with street frontage. For entrances from a Block Break or Block Interior one (1) additional wall sign shall be permitted to be fifty percent (50%) percent of the size requirements set out in sec. 86-207(6) of the Code of Ordinances~~
- (iv) Following is an example of a building identification wall sign:



- (f). Canopy Signs. Canopy signs shall be permitted in accordance with Section 11.2 of these Development Standards, subject to the following:
- (i) The following drawing depicts a canopy sign:



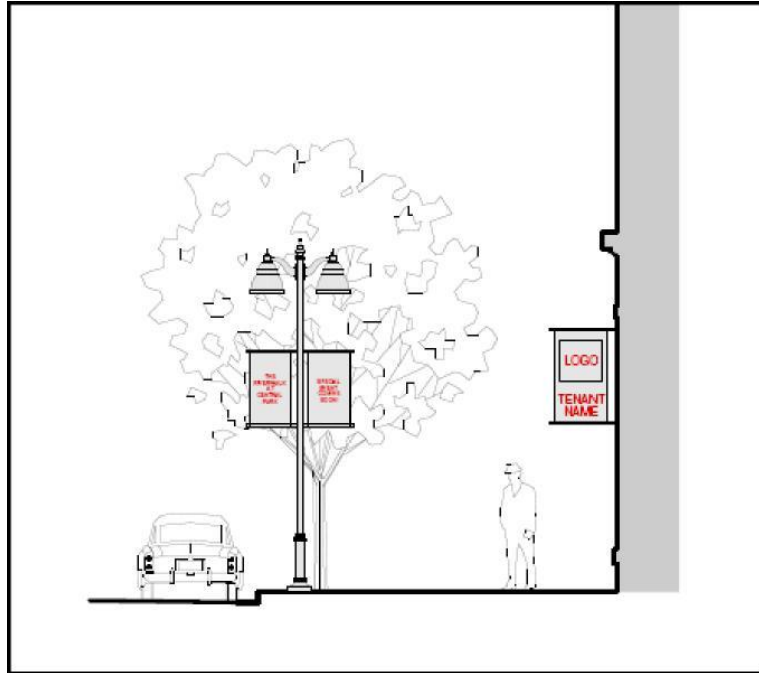
- (ii) The maximum height of lettering of a canopy sign placed within a face of the canopy shall not exceed twelve inches (12").
- (iii) The maximum height of lettering of a canopy sign supported above the canopy shall be eighteen inches (18"). The following drawing depicts a tenant canopy sign supported above the canopy:



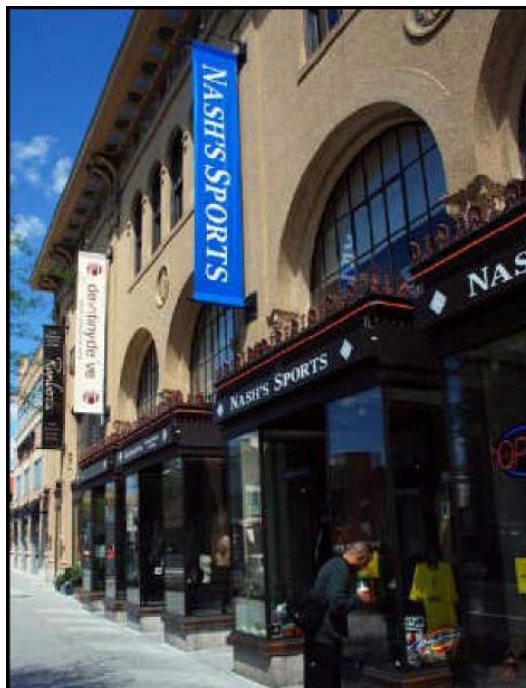
- (iv) Following is an example of a canopy sign used for building identification:



- (g). Banner Signs. Banner signs shall be permitted to be attached to buildings or light poles, subject to the following:
- (i) The following drawings depicts various banner signs:



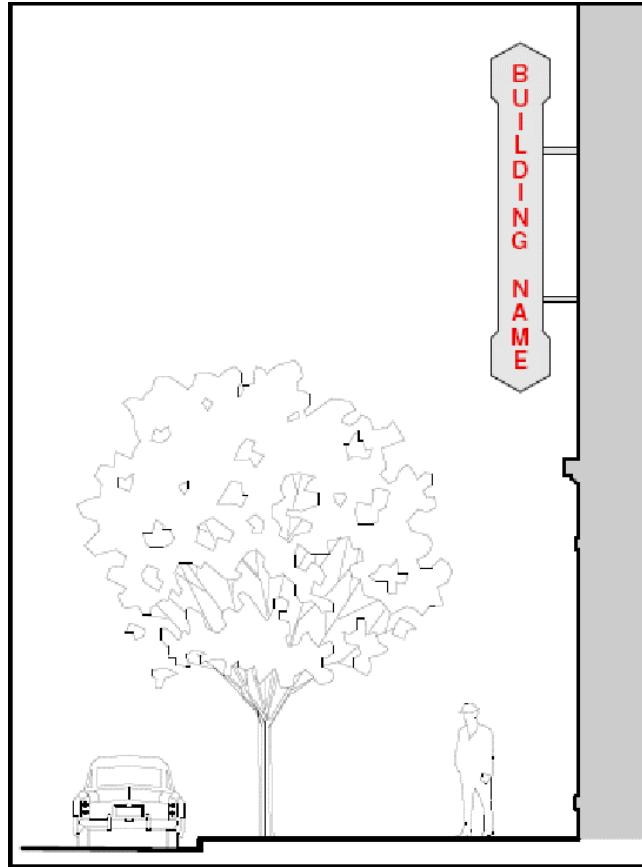
- (ii) For signs that are attached to a building and that identify a tenant, the maximum area permitted is sixteen (16) square feet per face. The maximum height or width of lettering shall be twelve inches (12").
- (iii) For signs attached to light poles, the maximum area permitted shall be nine (9) square feet per face. The maximum height or width of lettering shall be eight inches (8").
- (iv) For banner signs identifying a tenant, the area of one face shall be included in the maximum area of signage permitted in Section 11.2(c)(iii) hereof. Following is an example of the use of banner signs used to identify tenants:



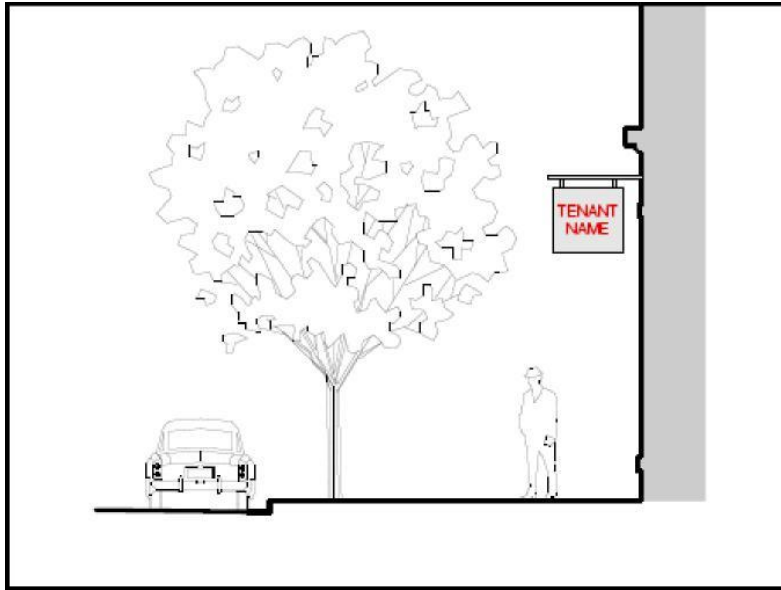
- (v) Banner signs must be made of a suitable material to withstand weather and have the same image on both sides.
- (vi) Banner signs must be supported by projecting poles at the top and bottom of the sign so as to prevent excessive movement caused by wind.
- (vii) Banner signs attached to light poles may be retail banners which identify retail tenants, district banners which identify the neighborhood or district in which it is located, special event or public announcement banners which identify events or pertain to matters occurring in or with regard to The River Walk CBD or seasonal banners which identify general seasons or holidays. Following is an example of a banner sign identifying a neighborhood:



- (viii) Sec. 86-107 shall not apply to banner signs pertaining to events or matters occurring in or with regard to The River Walk CBD or general seasons or holidays.
- (h). Blade Signs. Blade signs shall be permitted in accordance with Section 11.2 of these Development Standards, subject to the following:
- (i) The following drawing and example depict a blade sign identifying a building:



The following drawing depicts a blade sign identifying a tenant:



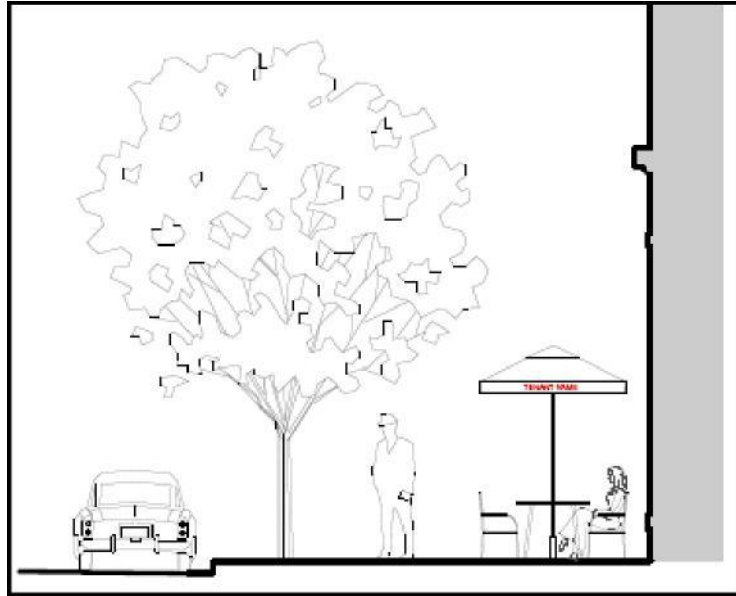
- (ii) For blade signs identifying a building two (2) stories or more, the maximum area permitted shall be forty (40) square feet per face. The maximum height or width of lettering shall be eighteen inches (18").
 - (iii) For blade signs identifying a tenant or one (1) story building, the maximum area permitted is sixteen (16) square feet per face.
 - (iv) For blade signs identifying a tenant, one face shall be included in the maximum area of signage permitted in Section 11.2(c)(iii) hereof.
 - (v) Sign supports shall not be counted in the area of the sign.
- (i). Sandwich Board Signs. Sandwich board signs shall be permitted for retail uses in accordance with Section 11.2 of these Development Standards, subject to the following:
- (i) The following drawing depicts a sandwich board sign:



- (ii) The maximum size for a sandwich board sign shall be three and one-half feet (3.5') in height by two and one-half feet (2.5') in width.
- (iii) A sandwich board sign shall be located near the entrance to business that it advertises and must not impede pedestrian traffic.
- (iv) Sandwich board signs must be professionally made, be constructed of durable materials and be sufficiently weighted to prevent movement by wind or other elements.
- (v) Sandwich board signs cannot be permanently attached to any object or the ground.
- (vi) All sandwich board signs must be moved indoors during times of heavy rain or high winds and after business hours.
- (vii) A sandwich board sign must be uncluttered, with a minimum of text. Logos and graphics are encouraged.
- (viii) Following is an example of a sandwich board sign for a restaurant, with umbrella signs:



- (j). Umbrella Signs. Umbrella signs shall be permitted for retail uses in accordance with Section 11.2 of these Development Standards, subject to the following:
 - (i) The following drawing depicts an umbrella sign:



- (ii) The maximum height of lettering on umbrella signs shall be twelve inches (12").
- (iii) The area of all signage on an umbrella sign shall not exceed four (4) square feet per face or a total of sixteen (16) square feet.

(k). Picture Spot Signage.

- (i) A sign identifying the development with no advertising may be permitted within the development for taking pictures. The maximum height shall be 10 feet and the maximum width shall be 50 feet. These signs require approval of a zoning amendment by the Town Council showing the location and design. Following is an example of a Picture Spot sign:

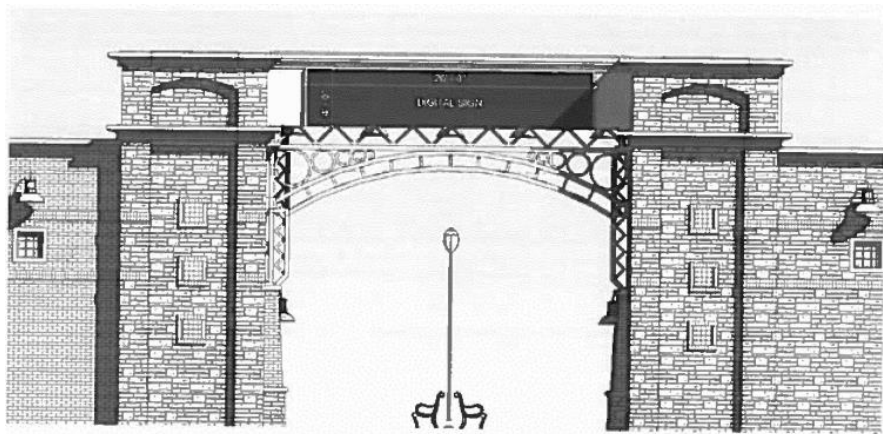


(l). Wall Murals.

- (i) Wall Murals. Wall murals without advertising may be permitted on non-residential buildings. These signs require approval of a zoning amendment by the Town Council showing the location and design. The following depicts a wall mural:



- (m). Sign Illumination. The light source shall be continuous and uninterrupted so as not to be flashing, ~~except that marquee signs and electronic reader board signs may be flashing.~~
- (n). Electronic/ Digital Signs. Electronic or digital signs may be permitted for restaurant row and the amphitheater. Each sign shall not exceed 80 square feet in size. There shall be no more than two (2) electronic signs at restaurant row and one (1) electronic sign for the amphitheater.

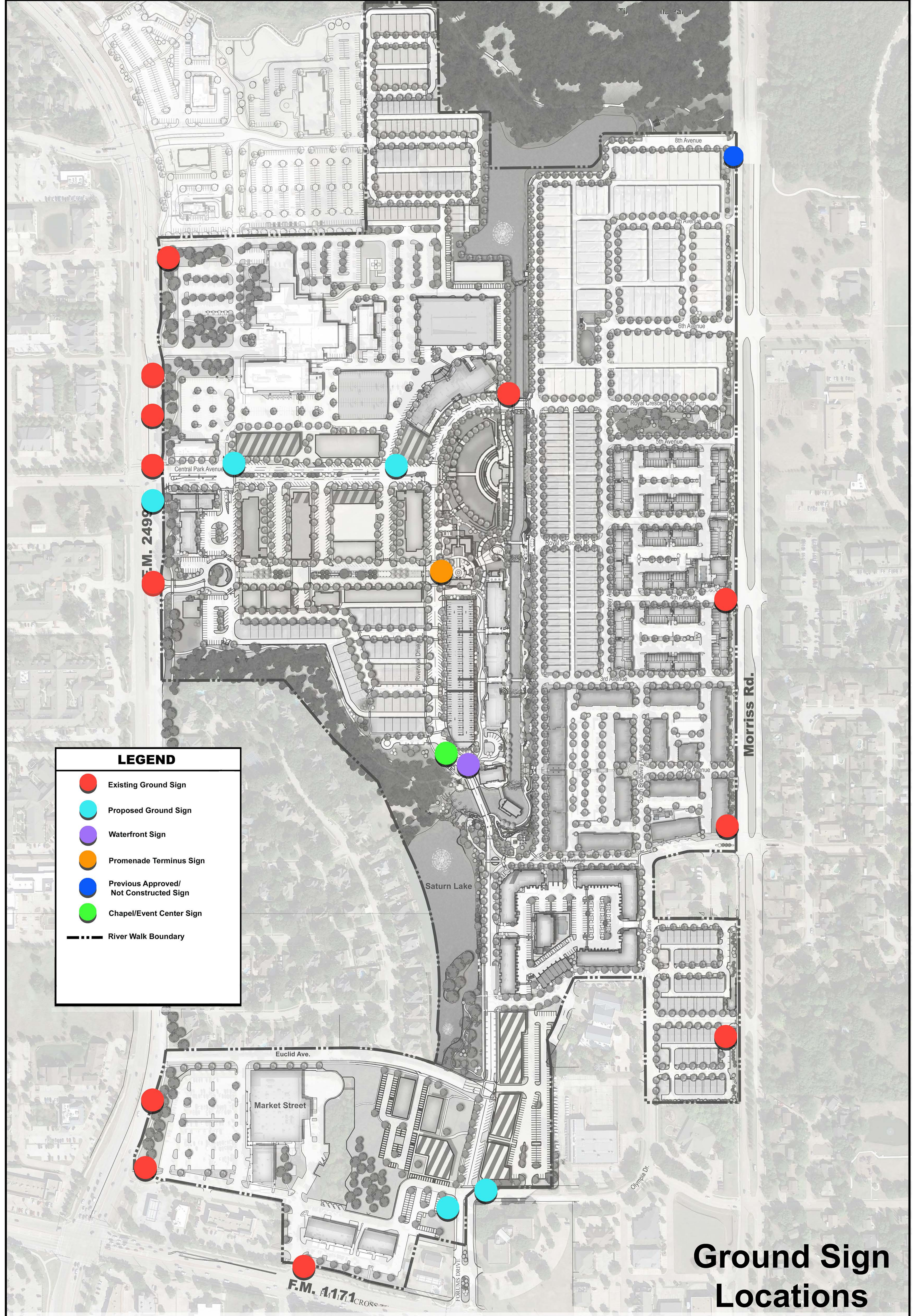


11.4 Temporary Signs.

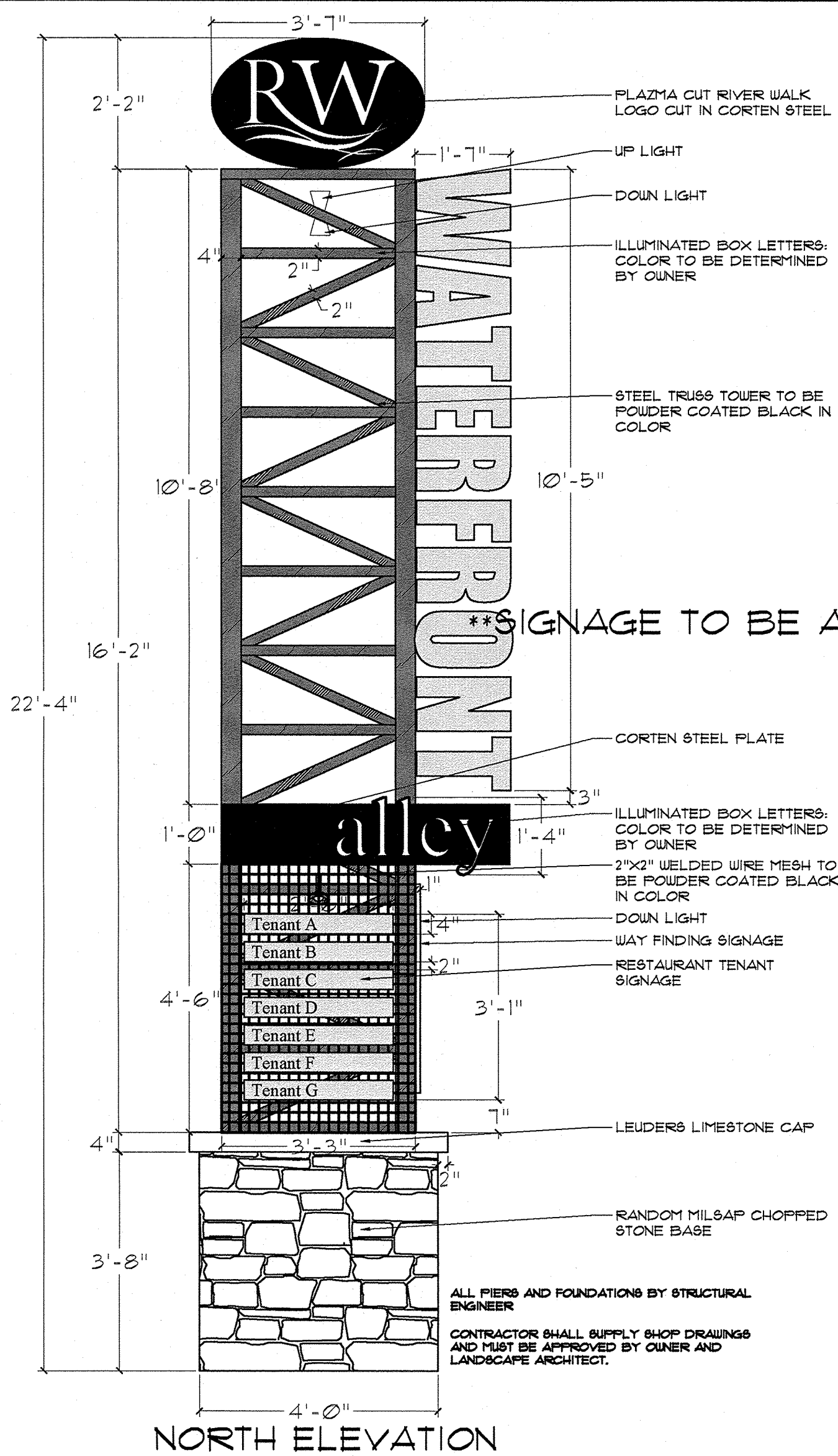
- (a). Sec. 86-74(b)(2) of the Code of Ordinances shall apply to signs in The River Walk CBD advertising the sale, lease, or rental of nonresidential buildings, except that no more than one (1) sign shall be permitted per property for each street frontage.
- (b). Sec. 86-74(b)(4) of the Code of Ordinances shall apply to on-premises development or project signs in The River Walk CBD, except that one (1) sign shall be permitted for tracts

containing up to five (5) acres and that additional signs shall be permitted for each additional five (5) acres comprising the tracts up to a maximum of two (2) signs per each arterial or collector street frontage. Further, signs may be erected before a record plat has been approved for the project or for the first phase, if development is to be a multiphase project.

- (c). Sec. 86-74(b)(6) of the Code of Ordinances shall apply to model home signs in The River Walk CBD, except that one (1) sign advertising a model home shall be permitted per builder or developer in the subdivision and that, for multifamily buildings, one (1) sign advertising a model unit shall be permitted per building.
- (d). Sec. 86-74(b)(8) of the Code of Ordinances shall apply to “coming soon” or “now open signs” in The River Walk CBD, except that (i) one (1) sign per street frontage shall be permitted for each business; (ii) one (1) additional sign shall be permitted for businesses with entrances at the Block Interior; (iii) such signs shall be limited to a maximum sign area of twenty (20) square feet for buildings or for tenant space of less than 50,000 square feet; and (iv) the maximum sign area shall be fifty (50) square feet for buildings or for tenant space of 50,000 square feet or more.

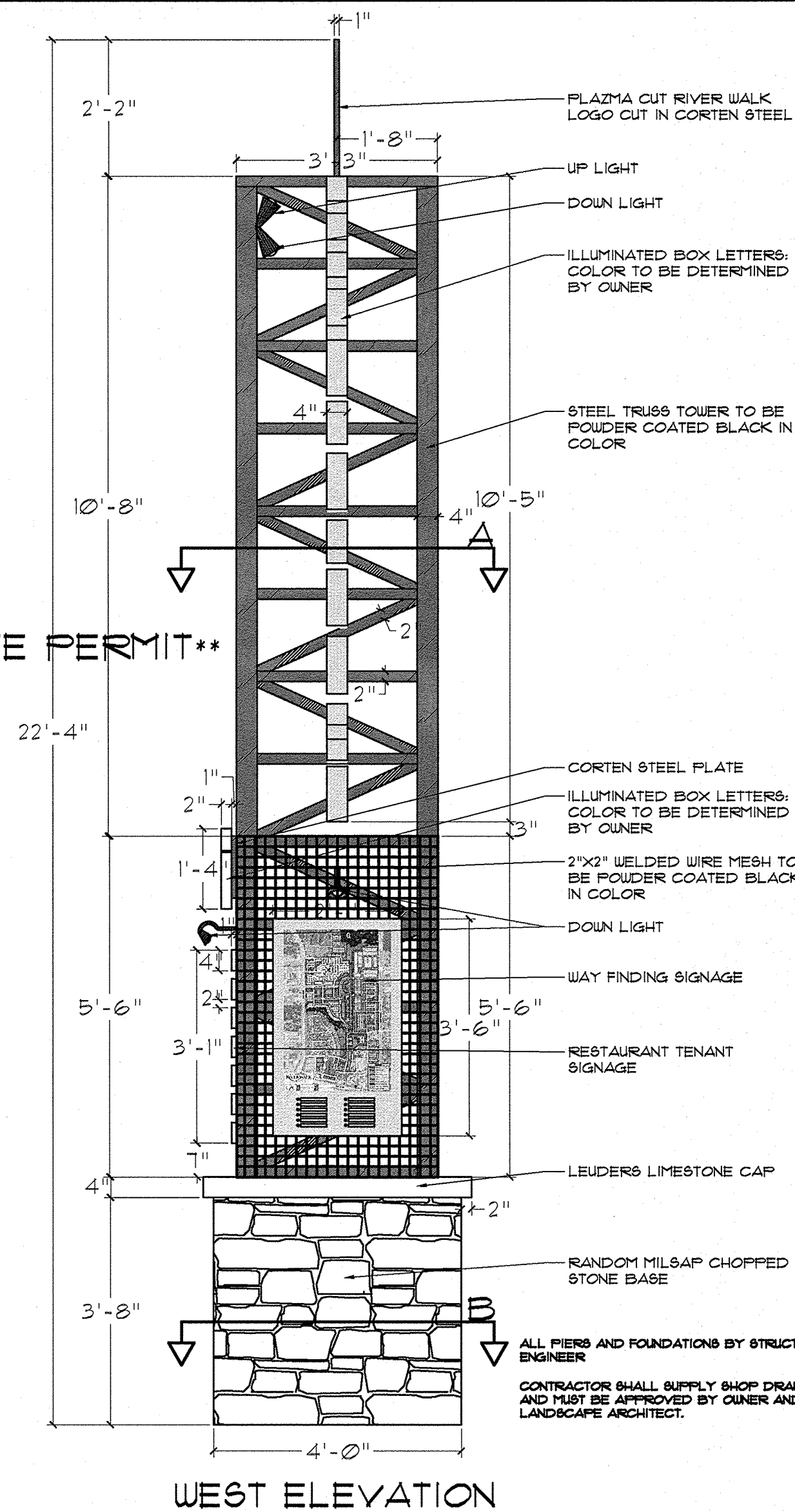


Ground Sign Locations



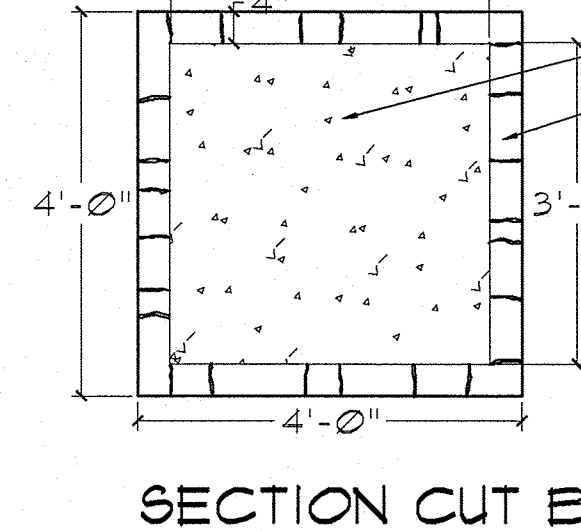
NORTH ELEVATION

1. WATERFRONT ALLEY TOWER SIGNAGE
SCALE: 1/4" = 1'-0"



WEST ELEVATION

SECTION CUT A

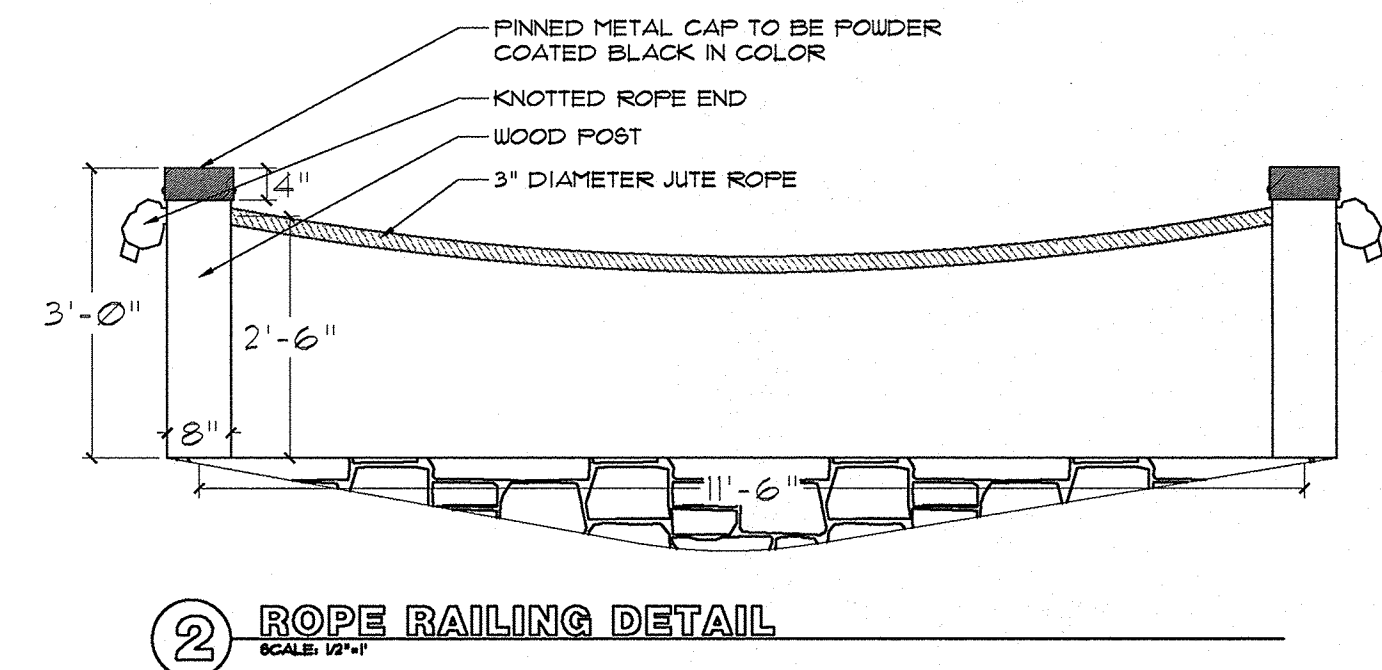
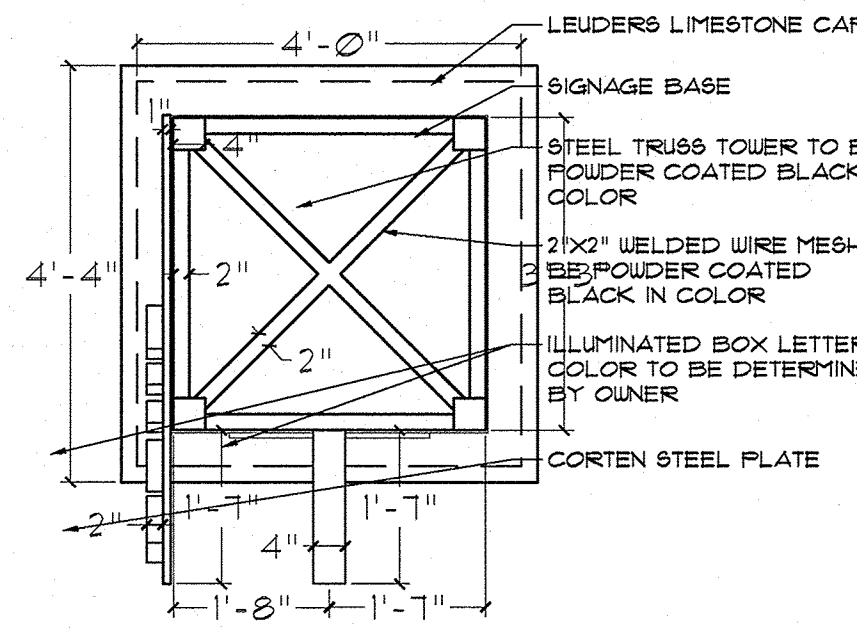


SECTION CUT B

LANDSCAPE NOTES:

Town of Flower Mound

1. Plant material shall be measured and sized according to the latest edition of the Texas Nursery and Landscape Association (TNLA) grades and standards.
2. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
3. Trees shall be planted at least 4 feet from utility line, curb, walk, fire connection, and outside all utility easements.
4. Trees overhanging walks and parking shall have a minimum clear trunk height of 7 ft.
5. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 9 feet.
6. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment, and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, mowing, edging, pruning, fertilizing, watering, and other activities necessary for the maintenance of landscaped areas.
7. All plant material shall be maintained in a healthy and 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 Town of Flower Mound.
8. Before construction, landscape contractor and general contractor shall verify and locate all existing utilities in areas of excavation.
9. Please refer to all landscape and irrigation specifications.
10. All landscape beds and turf areas to be separated with edging.
11. All landscape beds to be 6" below finished floor.
12. All hydromulch or sod areas to be brought to +/- 1/4" by site grading contractor. Landscape contractor to bring all areas to final grade and remove all clod, rocks or debris >1" in diameter.
13. All landscape to be 100% irrigated. All irrigation within Drip lines of existing trees to be hand dug, and line to be installed in a radial fashion toward the trunk.
14. Please note that the permeable areas under the drip line of specimen and protected trees should be left at natural grade. No cutting or filling are to occur in these areas.
15. All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the Town of Flower Mound. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.



2. ROPE RAILING DETAIL
SCALE: 1/4" = 1'-0"



ENVIRONS GROUP
LANDSCAPE ARCHITECTURE
a division of G & A Consultants, LLC
111 Hillside Drive • Lewisville, TX 75057
P: 972.337.0270 • F: 972.596.9715

RIVER WALK CHAPEL AND RECEPTION HALL
Lot 4, Block A
THE RIVER WALK AT CENTRAL PARK 06/2015
0.737 Acres
in the
JT. STEWART SURVEY, ABSTRACT NO. 1161
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

LANDSCAPE DETAILS



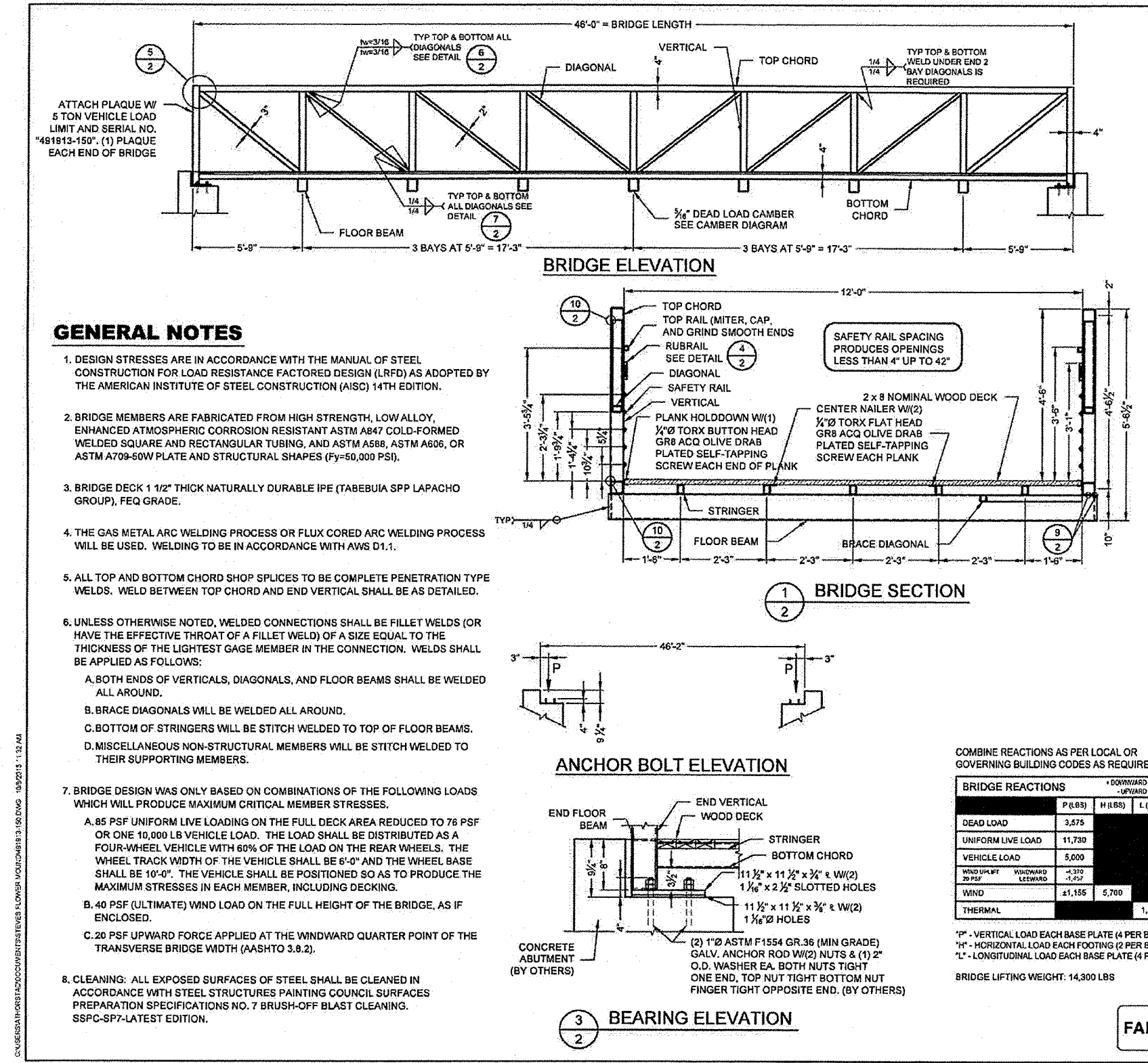
Drawn By: JPP
Date: 08/10/15
Scale:
Revisions:
08/11/15
10/19/15

OWNER/DEVELOPER
MRW INVESTORS, INC
1800 VALLEY VIEW LANE, SUITE 300
FARMERS BRANCH, TEXAS 75234
Ph. 469-982-7200
Contact: MR. JACK DAWSON



14035

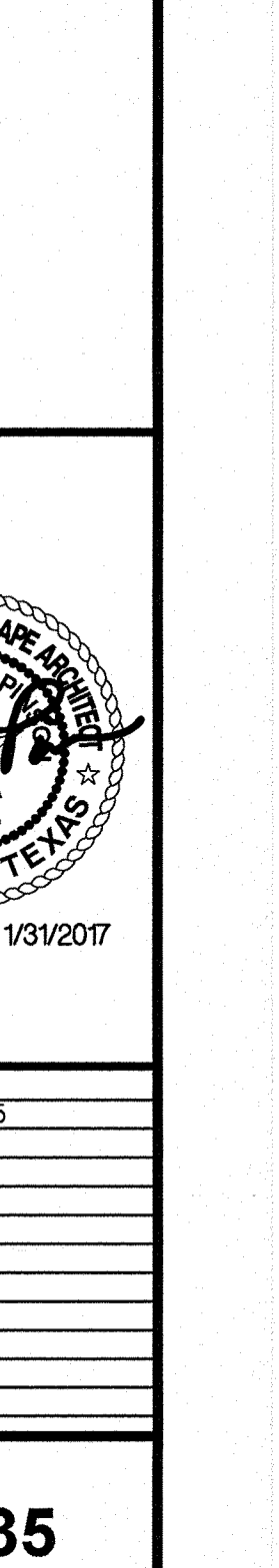
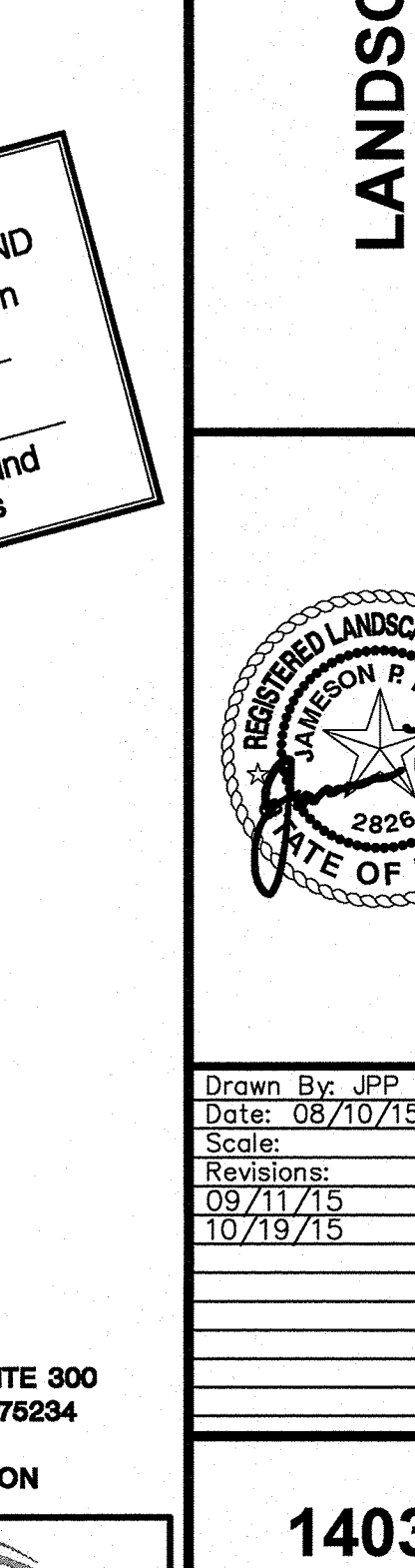
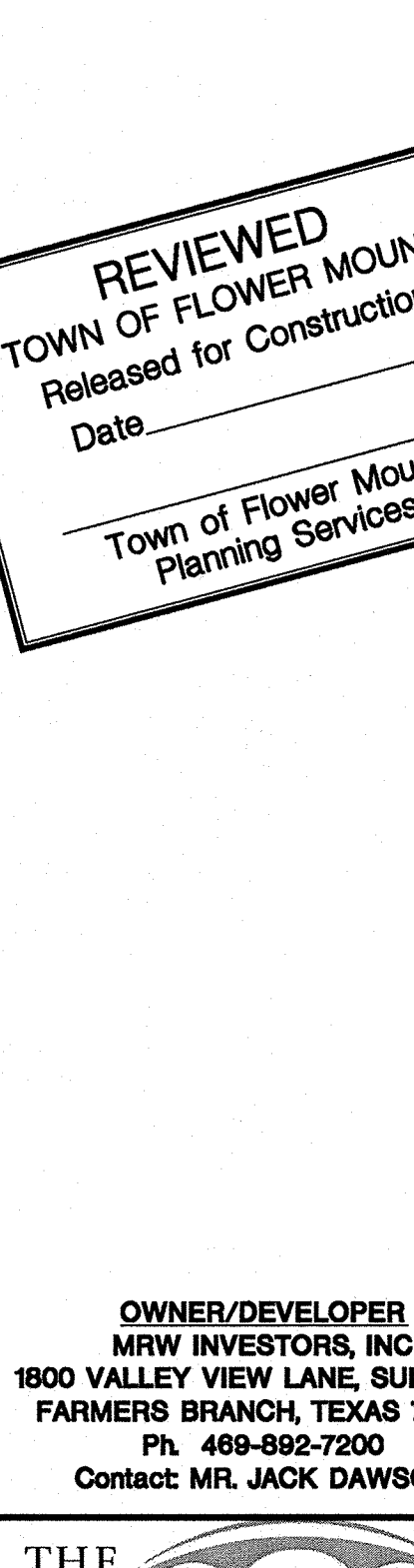
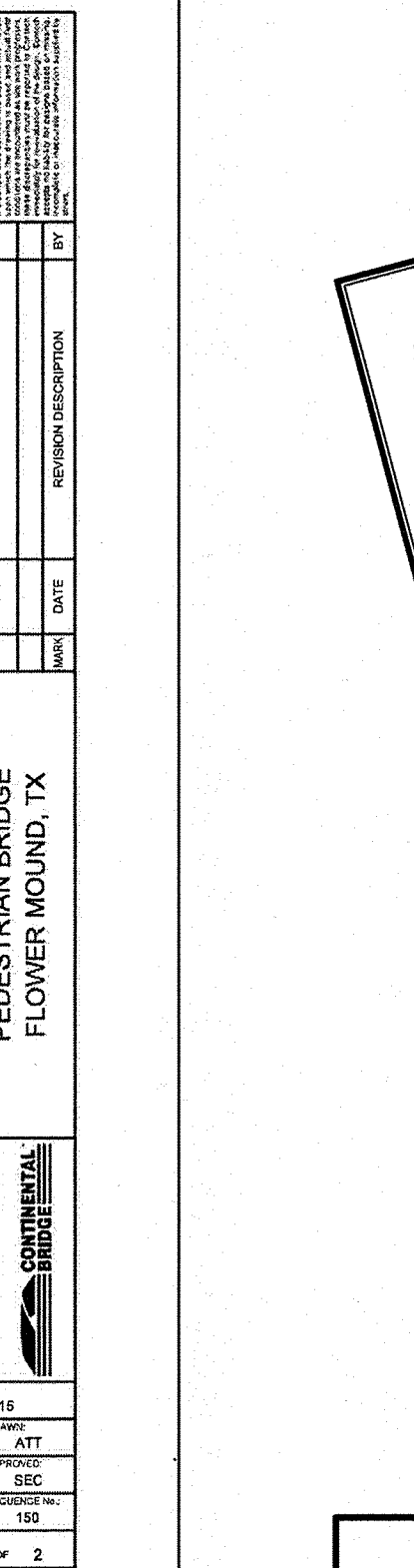
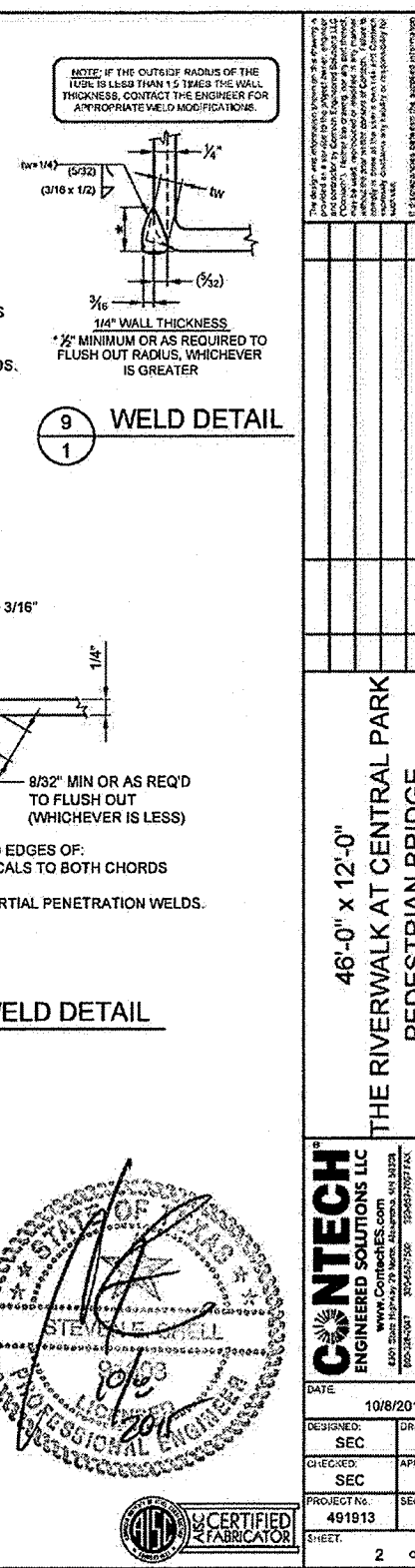
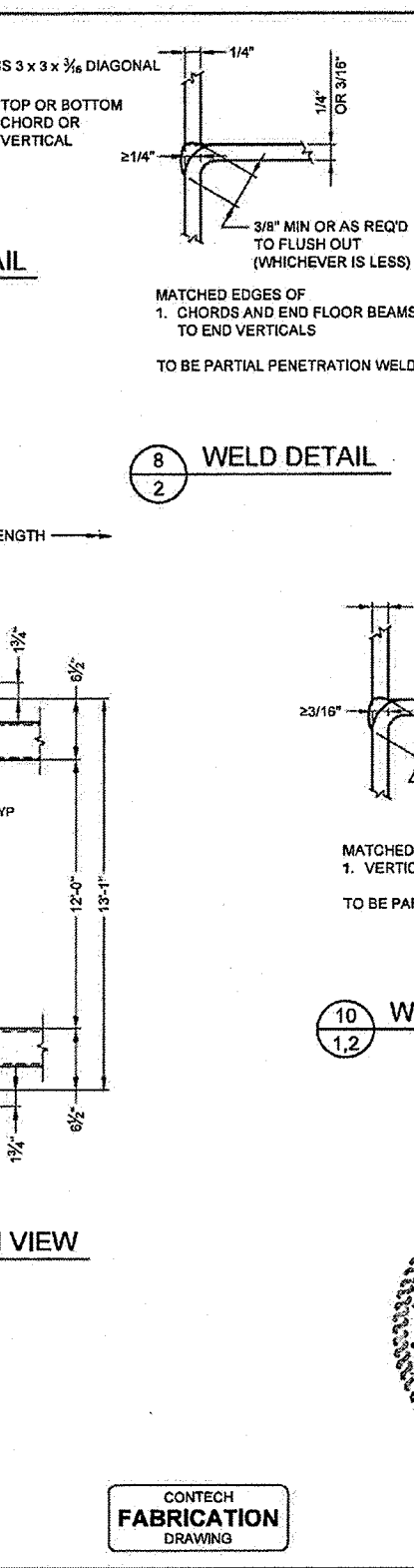
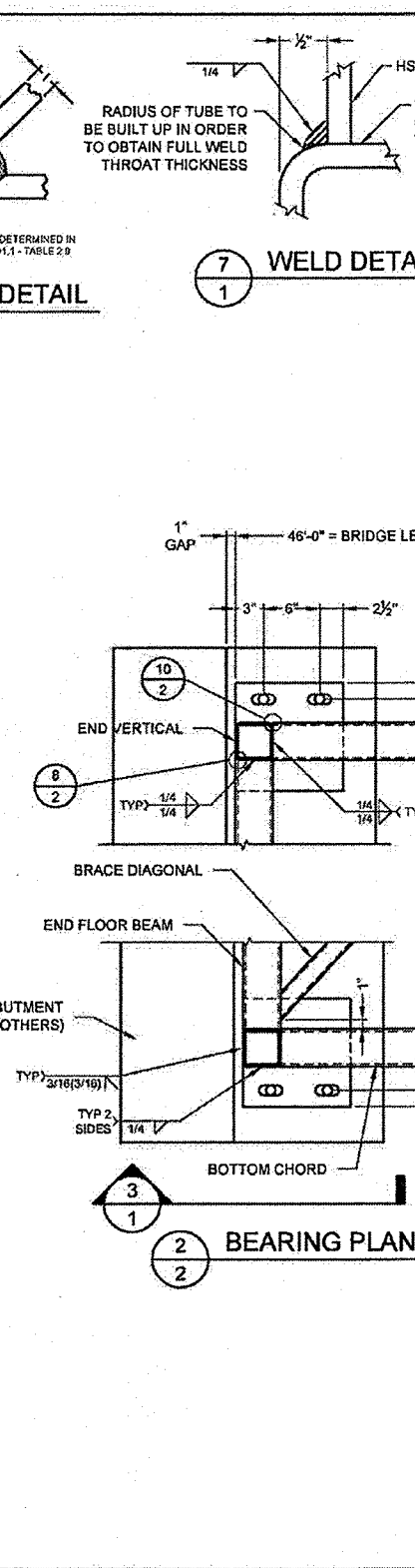
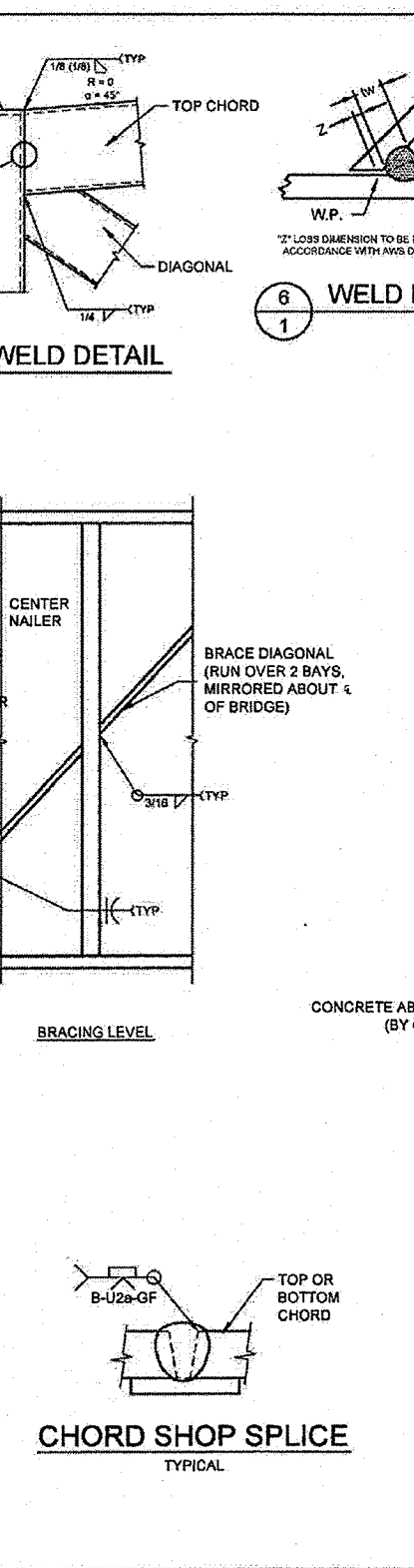
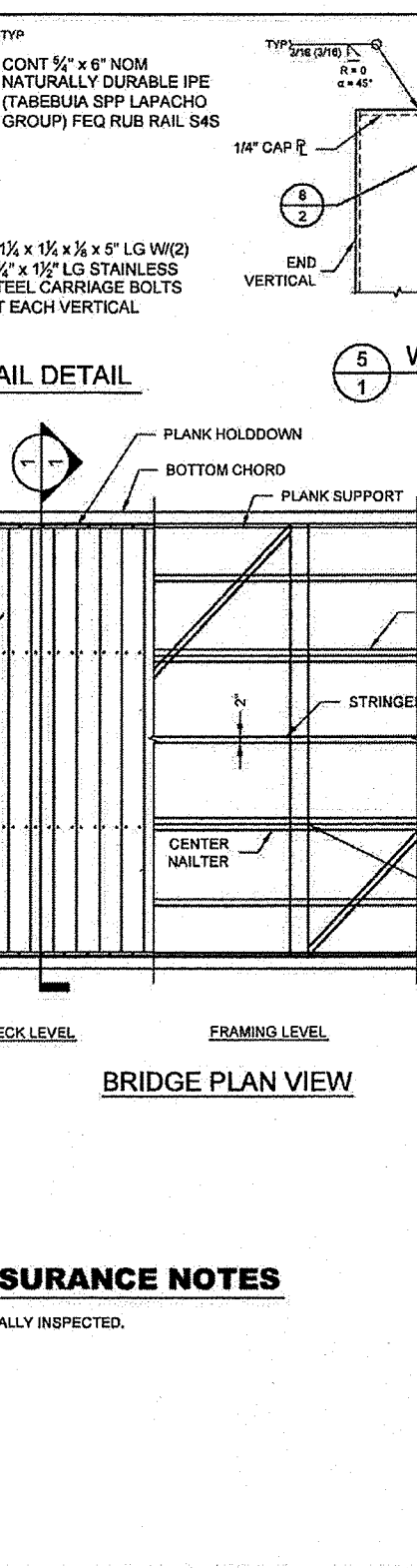
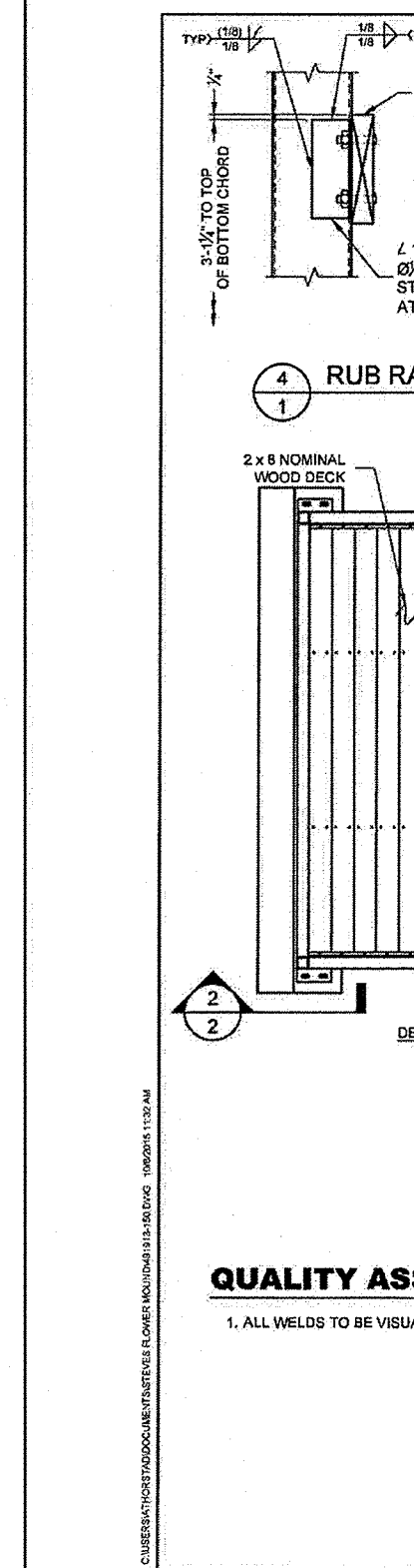
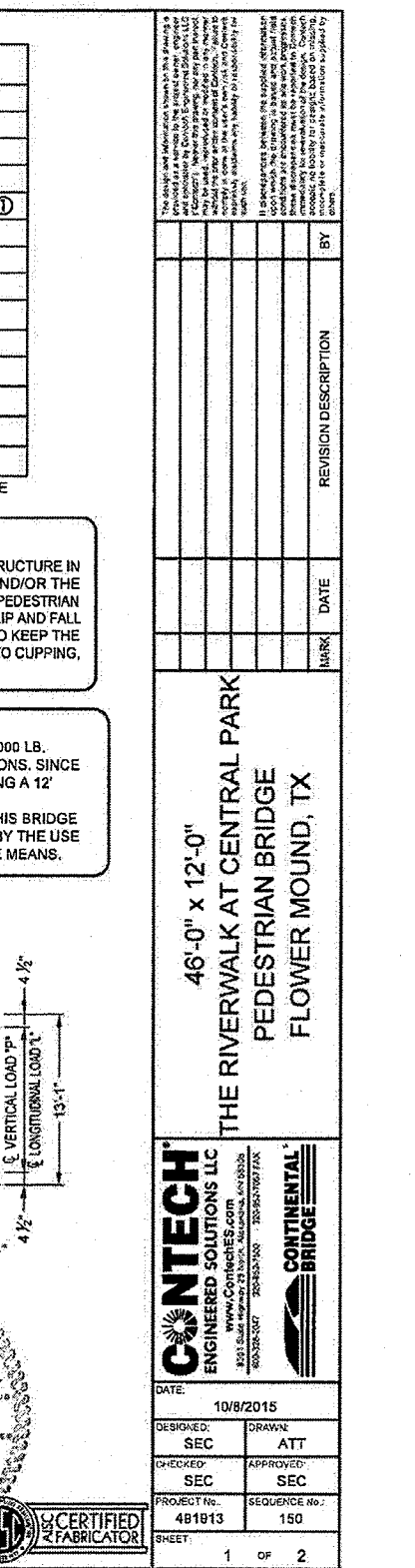
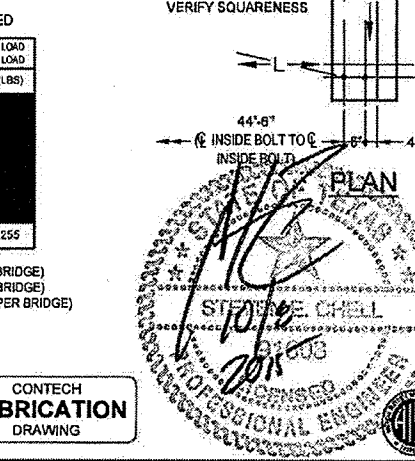
L3.2



SCHEDULE OF MEMBERS	
TOP CHORD	HSS 4 x 4 x 3/4
BOTTOM CHORD	HSS 4 x 4 x 3/4
VERTICAL	HSS 4 x 4 x 3/4
BRIDGE DIAGONAL	HSS 2 x 2 x 3/4
FLOOR BEAM	HSS 8 x 8 x 3/4
STRINGER	HSS 8 x 8 x 3/4
PLANK SUPPORT	2 x 12 x 1/2
SAFETY RAIL	2 x 12 x 1/2
PLANK HOLDDOWN	2 x 12 x 1/2
CENTER RAILER	2 x 12 x 1/2
TOP RAIL	HSS 1 1/2 x 1 1/2 x 3/4

CAUTION:
WE ARE PROVIDING A WOOD DECK ON THIS STRUCTURE IN ACCORDANCE WITH THE SPECIFICATIONS AND/OR THE CONTRACT DOCUMENTS. BE AWARE THAT MOST PEDESTRIAN BRIDGE SAFETY CLAMPS ARE EXISTENTIALLY 1/4" AND 1/2" WIDE. IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE DECK FREE FROM SLIP OR TRIP HAZARDS DUE TO CUTTING, SPLITS, GAPS AND SMOOTH SURFACES.

OWNER NOTE:
THIS BRIDGE HAS BEEN DESIGNED FOR A 10,000 LB. VEHICLE IN ACCORDANCE WITH SPECIFICATIONS. SINCE A LARGER VEHICLE IS CAPABLE OF ACCESSING A 12' WIDE BRIDGE, IT SHALL BE THE OWNER'S RESPONSIBILITY TO RESTRICT ACCESS TO THIS BRIDGE BY VEHICLES LARGER THAN 12' WIDE. THE USE OF ROLLERS OR SOME OTHER ACCEPTABLE MEANS.



3. PEDESTRIAN BRIDGE DETAIL
NOT TO SCALE



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

DATE: November 13, 2023

FROM: Chuck Russell, Principal Planner

ITEM: **Consider a request for a Site Plan (SP23-0005 – The Village Church Expansion) to expand an existing church, with an exception to the Architectural Standards of the Town's Urban Design Plan for meritorious design, a request for additional height pursuant to Section 98-1031(d) Additional height, of the Code of Ordinances and a request for a deviation to the required parking standards pursuant to Section 82-73 of the Code of Ordinances. The property is generally located south of Justin Road and east of Morriss Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception and deviation requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to obtain site plan approval in order to expand an existing church (The Village Church) in two phases. The subject property contains a total of 14.6 acres and is located within the portion of Planned Development District No. 19 (PD-19) that allows for certain Commercial District-2 (C-2) uses. The subject church is allowed by right within PD-19. The portion of the property where the subject church and associated surface parking is located contains approximately 8.72 acres, with the remainder of the site being developed with retail and restaurant uses as well as associated surface parking. The Village Church owns the entire 14.6-acre site.

As a part of this request the applicant is asking for two exceptions and a deviation.

- Meritorious Design Exception
- Building Height Exception
- Parking Deviation

The existing church contains 61,572 square feet. The first phase of the expansion will include the following:

- Removal of a 14,733 square foot retail building west of the existing church

- Construction of a three-story parking garage west of the existing church containing 52,507 square feet and 447 parking spaces.
- Removal of 170 existing surface parking spaces and the addition of 35 surface parking spaces.
- Replacement of parking lot trees and the addition of enhanced landscaping buffers along both Morriss Road and Justin Road.

The second phase of the expansion will include:

- A 16,494 square foot addition to the north side of the existing church that includes a new front landscaped entryway plaza.
- Removal of 214 existing surface parking spaces and the addition of 110 surface parking spaces

The landscape plan depicts required street buffer, street yard, and parking lot trees that meet or exceed the Town's landscaping requirements. The proposed elevations utilize a combination of primary masonry and colors that comply with the Town's Urban Design Plan with one exception regarding the percentage of doors and windows on the new front entryway elevation (see below).

III. EXCEPTIONS AND DEVIATION:

A. Urban Design Plan

The Town's Urban Design Plan provides Architectural Standards for non-residential buildings in the Town with the intent of creating developments of "enduring and exemplary quality and design." An applicant can request an exception to certain Architectural Standards if their proposal is determined to have meritorious quality and design.

Section 5.1. of the Urban Design Plan regarding façade materials states:

Elevations of low-rise non-residential buildings (one to two stories) should be a minimum of 50% masonry, excluding doors and windows, consisting of stone, brick, stucco or finished tilt-wall concrete, or a mixture of those materials.

The proposed new north elevation for the church contains 62% doors and windows primarily with the use of glass with glazing and accent glazing that is meant to enhance the primary entrance to the church.

B. Building Height

The maximum allowable building height for the subject property is three stories or 35 feet. The calculation of building height shall exclude chimneys, cooling towers, elevator bulkheads, penthouses, tanks, water towers, radio towers, ornamental cupolas, domes or spires, and parapet walls not exceeding ten feet in height.

Although the vast majority of the proposed elevations are less than 35-feet in height, there is a small structure at the top of the proposed stairs for the parking garage that has a height of approximately 47-feet as measured from the lowest finished floor elevation for the garage.

Sec. 98-1031 of the Town Code - Maximum height states:

(d) Additional height. Additional height above that permitted by district regulations may be granted by the planning and zoning commission at the time of site plan approval, and the planning and zoning commission may require that the front, side and rear yards be increased above the minimum requirements to mitigate the impacts of such increased height.

The proposed structural element is setback a considerable distance from any adjacent property lines and will have a minimal impact when viewed from Morriss Road or Justin Road.

C. Parking Deviation

Sec. 82-73. of the Town Code - Computing parking and loading requirements states:

1. Deviation of required spaces. The amount of parking may be reduced or increased by 20 percent. Deviations for all uses, excluding "religious assembly/institution or rectory," in excess of 20 percent must be accompanied by a parking study and approved by the town council. Deviations for "religious assembly/institution or rectory" increasing required spaces in excess of 30 percent, must be accompanied by a parking study and approved by the town council. Any approved parking in excess of 20 percent must be mitigated. Mitigation may be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.

Although the proposed development is not increasing the amount of paved surface on the site, the number of parking spaces requested exceeds both the 20% and 30% allowable deviations as described above as follows:

A shared parking agreement exists between the portion of the site occupied by the church and retail/restaurant portion to the east (again, the Village Church owns both portions). The parking calculations account for all of the uses on both portions of the site.

The total number of required parking spaces for the first phase of expansion is 643 spaces (1 space per three seats in the church sanctuary containing 1,436 seats, one space per 250 square feet of retail and one space per 75 square feet of restaurant). A total of 1,027 parking spaces will be provided on site including both the parking garage and surface parking. The allowable deviations would grant up to 820 parking spaces on site. Therefore, the requested deviation is for an additional 207 parking spaces in the first phase of the expansion.

The total number of required parking spaces for the second phase of the expansion remains at 643 spaces. The total number of spaces provided at the end of the second phase will be 923 spaces or 103 spaces over the allowable deviations.

The applicant provided a parking study justifying the need for the number of parking spaces requested. The church holds two services on Sunday's, one at 9 a.m. and one at 11 a.m. On a typical Sunday (excluding days like Christmas and Easter) they have approximately 840 vehicles on site per service. If even 20% of the attendees stay for both services, there would be 1,018 vehicles on campus. The church currently also uses a shuttle service to bring attendees in from a location in Highland Village. Please see the attached parking study for more details.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

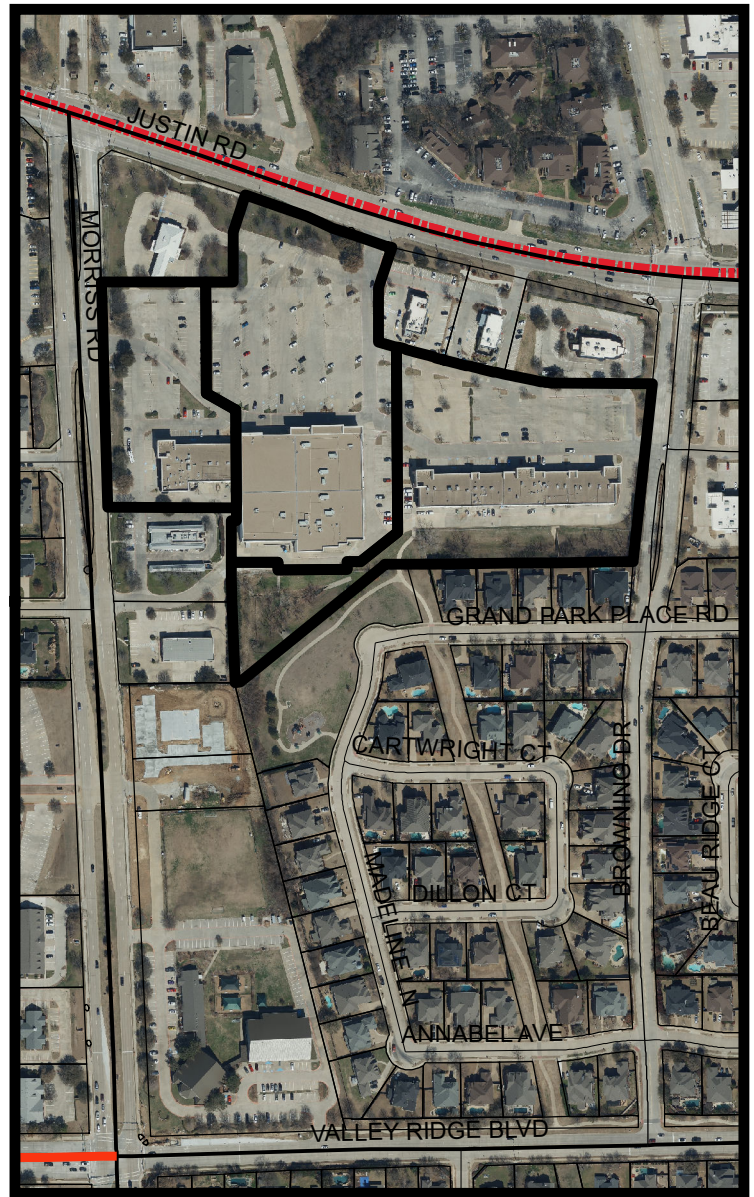
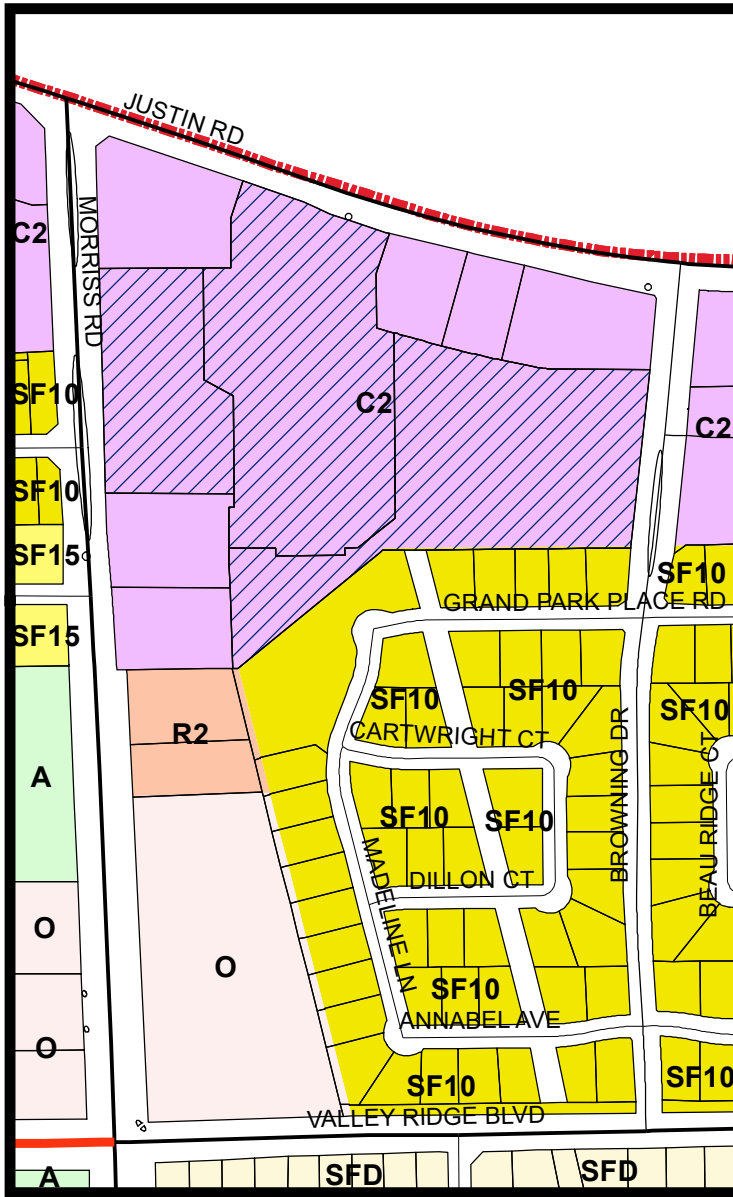
ATTACHMENTS:

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

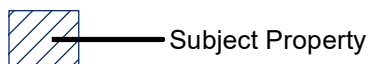
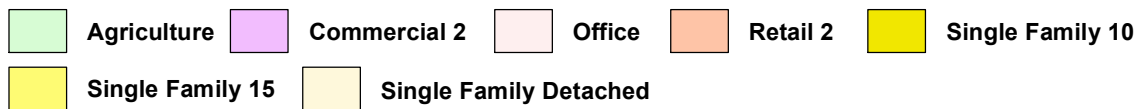
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SP23-0005 - The Village Church

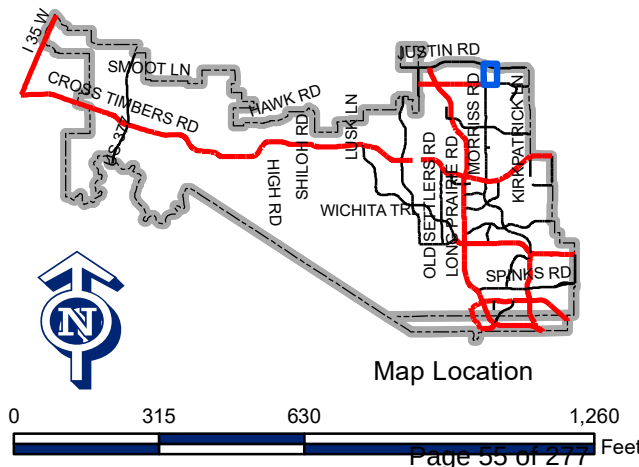


LEGEND



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

November 7, 2023

Mr. Chuck Russell, AICP
Principal Planner
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, Texas 75028

RE: The Village Church Flower Mound Expansion

Dear Mr. Russell,

Please accept this letter, on behalf of The Village Church, as an explanation of the proposed Site Plan application that we are submitting for review and approval. The property is approximately 8.718 acres and is located off FM 407 on Lot 2A, Block A of the Shops at Flower Mound Addition. The Site Plan application consists of two phases with the first phase being the addition of a 3-story parking garage and the second phase being the addition of a multi-purpose building, plaza expansion, and parking lot striping reconfiguration.

With these changes, we are requesting the following exception and waivers for the first phase: an exception to the architectural standards of the Town's Urban Design Plan for meritorious design, a request for additional height pursuant to Section 98-1031(d) Additional Height of the Code of Ordinances, and a request for a deviation to the required parking standards pursuant to Section 82-73 of the Code of Ordinance.

Please feel free to contact me if you have any questions or comments regarding this submittal.

Sincerely,

McADAMS



Josh Barton, PE
Senior Project Manager

THE VILLAGE CHURCH PARKING STUDY

**PREPARED BY: MCADAMS
111 HILLSIDE DRIVE
LEWISVILLE, TEXAS 75057
972-436-9712**

SUMMARY

The Village Church is a 14.6-acre site located within The Shops at Flower Mound shopping center at the southeast corner of FM 407 and Morriss Road. The site is currently zoned as PD19 or Planned Development 19.

The Town of Flower Mound Code of Ordinances specifies the required parking for a church as one space per every three seats in the main sanctuary and one space per 250 square feet of retail. The Town also allows for a twenty percent deviation ($\pm 20\%$) from the required amount, which is still not enough parking for the church and associated businesses. The study below describes the parking needs of The Village Church.

CODE OF ORDINANCES

The Town of Flower Mound Code of Ordinances states the parking required for a religious assembly, institution, or rectory in section 82-74. “Off-Street Parking Requirements” specify one (1) parking space per three (3) seats in the main sanctuary. Furthermore, for retail uses the town requires one (1) parking space per two hundred and fifty (250) square feet.

Table 1: Parking Ordinances	
All other retail uses	1 space per 250 square feet
Religious assembly/institution or rectory	1 space per 3 seats in the main sanctuary

Section 82-73, “Computing Parking and Loading Requirements,” states that the number of parking spaces required for a specific development proposal shall be based on the requirements listed in section 82-74, “Off-Street Parking Requirements” and the following provisions:

- 1) *Deviation of required spaces.* The amount of parking may be reduced or increased by 20 percent. Deviations for all uses, excluding “religious assembly/institution or rectory,” in excess of 20 percent must be accompanied by a parking study and approved by the Town Council. Deviations for “religious assembly/institution or rectory” increasing required spaces in excess of 30 percent, must be accompanied by a parking study and approved by the Town Council. Any approved parking in excess of 20 percent must be mitigated. Mitigation may be achieved by the use of pervious paving, increased landscaping, increased stormwater treatment, or other method to reduce the impact of the increased parking.
- 2) *Parking study.* A parking study required by this article must be reviewed by the town along with any traffic engineering and planning data appropriate to the establishment of a parking requirement for the use proposed. A parking study, when required by this article, must include, but not be limited to, estimates of parking requirements based on recommendations in studies such as those from the Urban Land Institute, the Institute of Traffic Engineers, or the Texas A&M Transportation Institute, and based on data collected from uses or combinations of uses that are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and

location. The study must include a shared parking analysis based on the mixture of uses and corresponding peak demand. Specifically, the parking required for restaurants should be included in the study and be determined by the number, location, and type of restaurants proposed. The study must document the source of data used to develop recommendations.

- 3) *Fractions.* When measurements determining the number of required parking spaces result in fractions, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall be rounded upward to the next full number.
- 4) *Mitigation.* The purpose of mitigation is to reduce adverse effects caused by the excessive use of concrete, which includes but is not limited to: heat island effect, increased water runoff, and surface pollution. In addition to complying with sections 82-243, 82-271, and 94-63, mitigation must be achieved by incorporating at least one of the following methods.
 - a. *Primary mitigation option.* At least one of the following options must be used.
 - i. *Increased tree planting requirement.* In addition to section 94-63, provide one tree for every ten parking spaces that exceed the maximum allowable deviation.

As stated above in item 1, a deviation of $\pm 30\%$ is allowed per Town code. However, the church needs additional parking spaces beyond the allowed deviation due to a high volume of member and guest attendance every week, in addition to the other reasons mentioned in the subsequent pages of this study. It is important to note that, by adding structured parking to the site, the proposed improvements will actually **decrease** the amount of impervious ground cover; however, per the ordinance, The Village Church will also plant an additional 24 trees to meet the mitigation requirements in item 4 above.

REQUIRED PARKING SPACES

The architectural plans for The Village Church (issued on September 29, 2008) call for 1,436 seats in the main sanctuary. The remaining retail suites located east of the main church building occupy a total of 29,546 square feet. Table 2 below represents a breakdown of the parking requirements based on the Code of Ordinances for The Village Church:

Table 2: Required Parking			
Church Services	Parking Requirements	Total Seats/SF	# of Spaces
Main Sanctuary	1:3 Seats in Main Sanctuary	1,436 Seats	479
Retail	1 Space per 250 sf	24,705 SF	99
Restaurant	1 Space per 75 SF	4,839 SF	65
Total Required Based on Code: 643 Parking Spaces			
30% Increase for Church and 20% Increase for Retail: 820 Parking Spaces			

PROVIDED PARKING SPACES

This project will be constructed in three phases. Phase one (1) is already complete, phase two (2) will be a three-story parking garage, and phase three (3) will be a 16,494 square foot addition on the north side

of the existing church building. Tables 3 and 4 below show a breakdown of the provided parking for The Village Church for phases 2 and 3.

Table 3: Phase 2 Parking	
Existing Parking Spaces	715 Spaces
Parking Spaces Removed by Phase 2	– 170 Spaces
Proposed Surface Parking	+ 35 Spaces
Proposed Parking Garage Spaces	+ 447 Spaces
Total Provided Spaces	1,027 Spaces

Table 4: Phase 3 Parking Provided	
Existing Parking Spaces	1,027 Spaces
Parking Spaces Removed by Phase 3	– 214 Spaces
Proposed Surface Parking	+ 110 Spaces
Total Provided Spaces	923 Spaces

JUSTIFICATION FOR ADDITIONAL PARKING SPACES

The Village Church holds two worship services every Sunday, one at 9 a.m. and another at 11 a.m. Table 5 (below) shows the attendance at The Village Church on August 20, 2023, which is a typical Sunday. Christmas, Easter, and Good Friday have higher attendance than what is shown below.

Table 5: Attendance per Service	
9 a.m. Service	
Adults	1,521 People
Children	497 People
Volunteers	150 People
Staff	60 People
Parking Ratio	2.7 People per Vehicle
11 a.m. Service	
Adults	1,612 People
Children	448 People
Volunteers	185 People
Staff	60 People
Parking Ratio	2.7 People per Vehicle

Based on the church's extensive record-keeping, the parking ratio for both the 9 a.m. and 11 a.m. Sunday services is 2.7 people per vehicle. That means, on average, they have 840 vehicles per service. If 20% of the 9 a.m. service stay on campus for the 11 a.m. service, there will be 1,018 vehicles on campus. With those two services, the church utilizes all of their existing parking spaces, while also turning away 100 or more people per service.

The Village Church currently has a shared parking agreement with the surrounding properties to allow for the use of their parking spaces. The church also currently utilizes its own shuttle service to bring parishioners from a remote parking lot at the church's Highland Village campus to the Flower Mound campus, and 25 of the existing parking spaces at the Flower Mound campus are blocked off for the shuttle drop-off area. Finally, of 715 existing spaces, 66 are blocked off on Sundays to allow for the retail tenants to have spaces for their customers.

The church has come to realize that most people do not want to utilize the shuttle service from Highland Village, which is making the parking demand at the Flower Mound campus even more of a challenge. Right now, with the existing parking spaces available at the Flower Mound campus, the church does not have enough parking to accommodate all of its parishioners, even when using all available shared parking from business that are closed on Sundays (Chick-fil-A, PNC Bank, and Driver's Edge). Since there is not enough parking available, people are parking on landscape islands and in other non-designated areas just to be able to attend Sunday morning services—and if they can't find somewhere to park, they may simply leave and go home. The church's desire is to fully remove the shuttle service from Highland Village and add additional parking for all their members and guests to be able to park at the Flower Mound campus. On the following pages, we have provided some recent drone photos to show how under-parked the church is and its desperate need for more parking.

CONCLUSION

With the church's growth, parking continues to be a challenge, especially at peak times between the dismissal of the 9 a.m. service and the beginning of the 11 a.m. service, as well as on holidays and special occasions such as Christmas and Easter. The total parking spaces provided for phase 2 and phase 3 exceeds the amount required by code, even with the 30% deviation for church use and 20% deviation for retail. However, since the church has thousands of members and guests who want to attend every Sunday, the proposed amount of parking is necessary to adequately serve the church and its parishioners in Flower Mound.

PHOTOGRAPHS



* Taken on August 6, 2023, facing northeast, with Morris Road on the left and FM 407 at the top.



* Taken on August 6, 2023, facing east, with Morris Road at the bottom and FM 407 on the left.



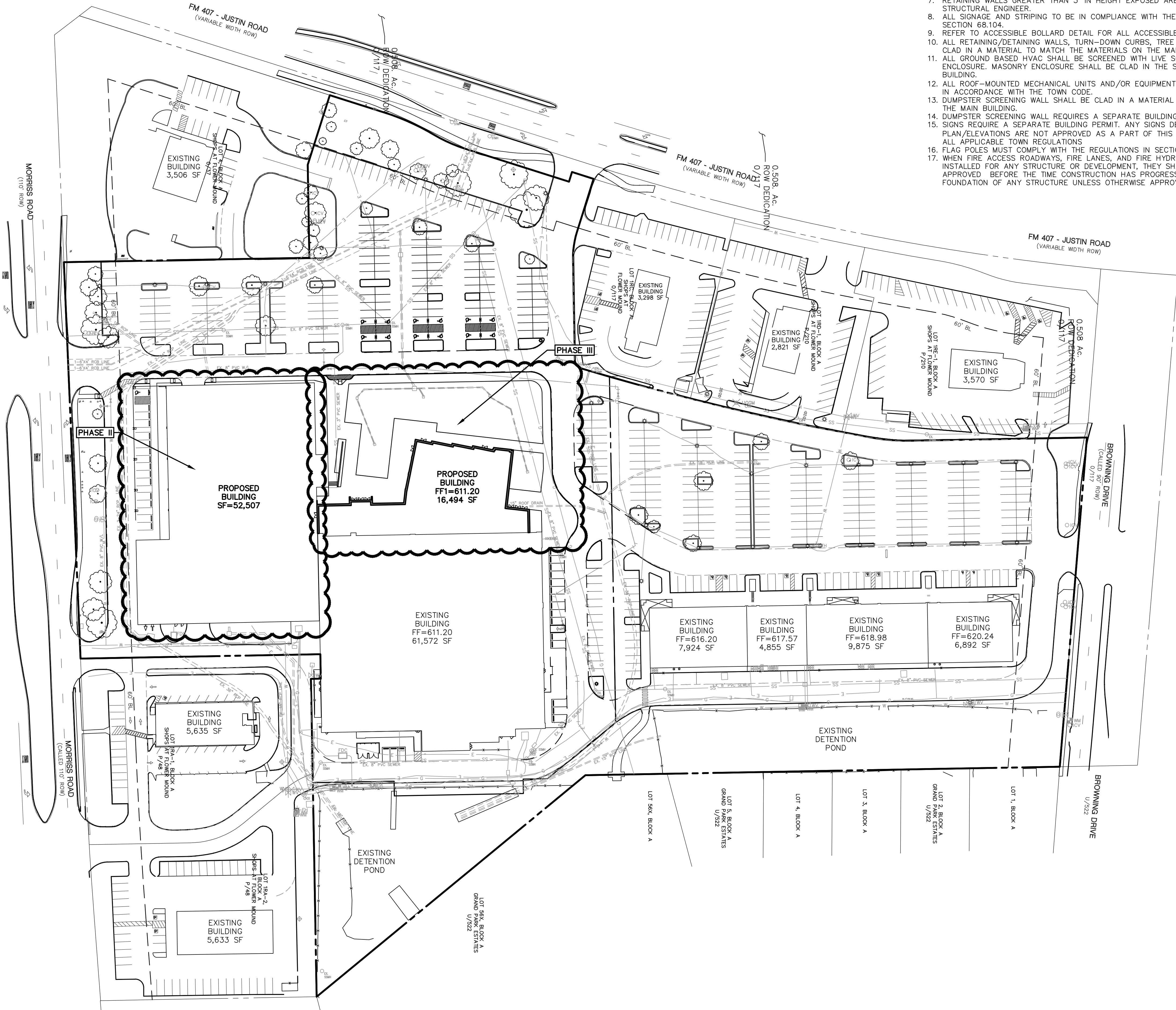
* Taken on August 6, 2023, facing southwest, with Browning Drive at the bottom and FM 407 on the right.



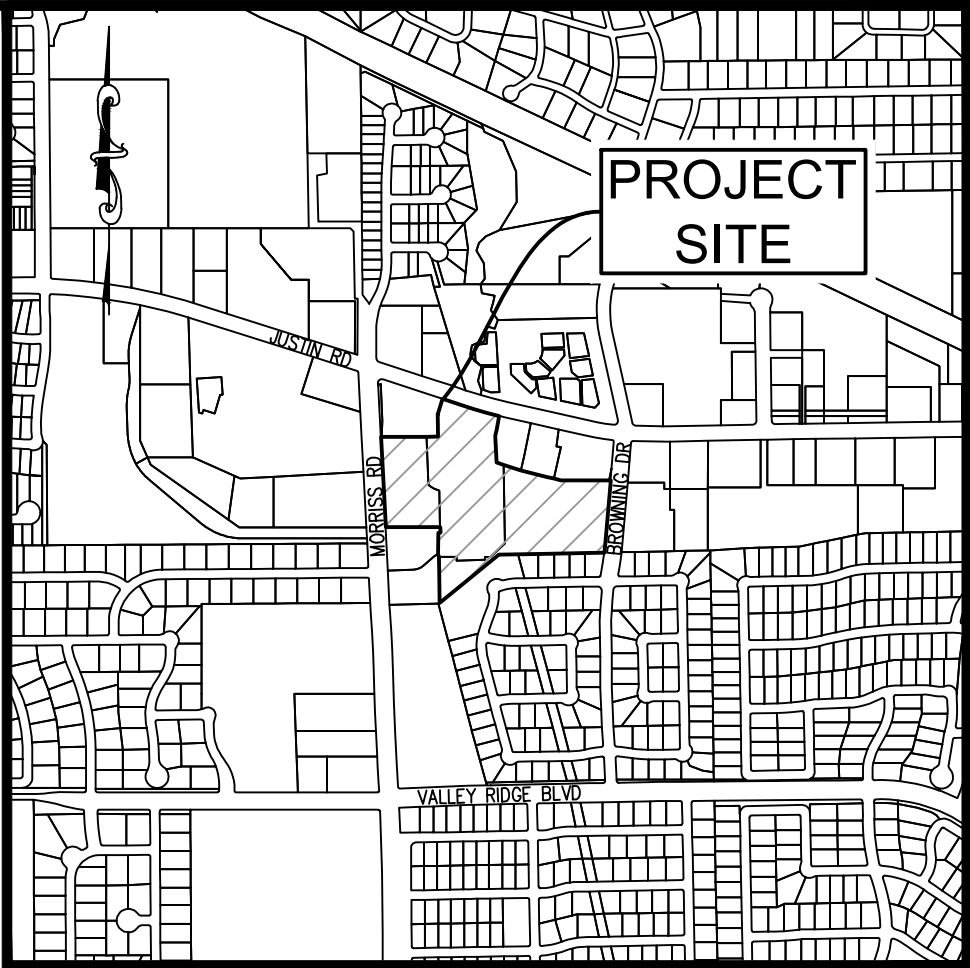
* Taken on August 6, 2023, facing west, with Browning Drive at the bottom and FM 407 on the right.



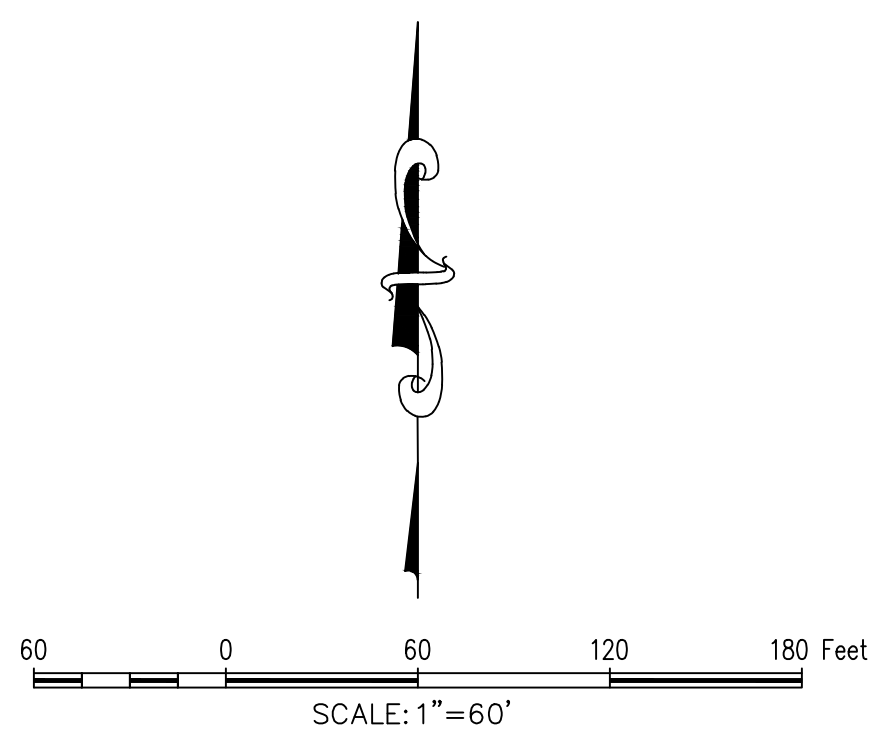
* Taken on August 6, 2023, facing south, with Morris Road on the right and FM 407 at the bottom.



- GENERAL NOTES
1. REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE AND SCREENING DETAILS.
 2. TYPICAL PERPENDICULAR PARKING SPACES IS 9'X18' UNLESS OTHERWISE NOTED.
 3. BARRIER FREE RAMPS (BFR) SHALL BE CONSTRUCTED TO CITY OF FORT WORTH STANDARDS.
 4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTH OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION AND TAKES RISK OF UNKNOWN CONDITIONS.
 5. SIDEWALK RAMPS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH THE TEXAS ACCESSIBILITY STANDARDS AND ADA.
 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ECT. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
 7. RETAINING WALLS GREATER THAN 3' IN HEIGHT EXPOSED ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER.
 8. ALL SIGNAGE AND STRIPING TO BE IN COMPLIANCE WITH THE ACCESSIBLE PARKING SPACES SECTION 68.104.
 9. REFER TO ACCESSIBLE BOLLARD DETAIL FOR ALL ACCESSIBLE SIGNAGE LAYOUT.
 10. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 11. 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.
 12. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW IN ACCORDANCE WITH THE TOWN CODE.
 13. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 14. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 15. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 16. FLAG POLES MUST COMPLY WITH THE REGULATIONS IN SECTION 86-4. -PROHIBITED SIGNS.
 17. WHEN FIRE ACCESS ROADWAYS, FIRE LANES, AND FIRE HYDRANTS ARE REQUIRED TO BE INSTALLED FOR ANY STRUCTURE OR DEVELOPMENT, THEY SHALL BE INSTALLED, TESTED, AND APPROVED BEFORE THE TIME CONSTRUCTION HAS PROGRESSED BEYOND COMPLETION OF THE FOUNDATION OF ANY STRUCTURE UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.



Vicinity Map 1"=1000'



TBM-1 IS A BOX WITH AN "X" CUT ON THE TOP OF CURB AT THE ENTRANCE OFF OF MORRIS ROAD, SAID ENTRANCE BEING APPROXIMATELY 420 FEET SOUTH OF THE INTERSECTION OF MORRIS ROAD AND FM 407.ELEVATION: 603.51 N: 7075684.49 E: 2409066.06

TBM-2 IS A BOX CUT ON THE TOP OF CURB IN THE NORTHERN MOST CURB LINE OF THE SUBJECT PROPERTY, CURB LINE IS APPROXIMATELY 80' SOUTH OF FM 407, AND SAID BOX IS APPROXIMATELY 30 FEET SOUTHEAST OF A LIGHT POLE.ELEVATION: 596.72' N: 7075863.69 E: 2409509.65

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BUILDING AREA CHANGE DATA TABLE	
EXISTING SHOPS ATTACHED WEST OF THE CHURCH TO BE REMOVED (PHASE II)	14,733 SF
EXISTING SHOPS EAST OF THE CHURCH (TO REMAIN)	29,546 SF
PROPOSED PARKING GARAGE (PHASE II)	52,507 SF
PROPOSED BUILDING NORTH OF EXISTING CHURCH (PHASE III)	16,494 SF
NET INCREASE FOR PHASE II	37,774 SF
NET INCREASE FOR PHASE III	16,494 SF
TOTAL INCREASE OF BUILDING SQUARE FOOTAGE	54,268 SF

OWNER/DEVELOPER
THE VILLAGE CHURCH
2101 JUSTIN RD
FLOWER MOUND, TX 75028
Ph: (972) 637-1100
Contact: CRAIG NORTHCUTT

THE VILLAGE CHURCH
Lot 1RB, 2 & 3, Block A
SHOPS AT FLOWER MOUND
14.6 Acres
in the
E CLARY SURVEY, ABSTRACT NO. 248
E SMITH SURVEY, ABSTRACT NO. 160
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

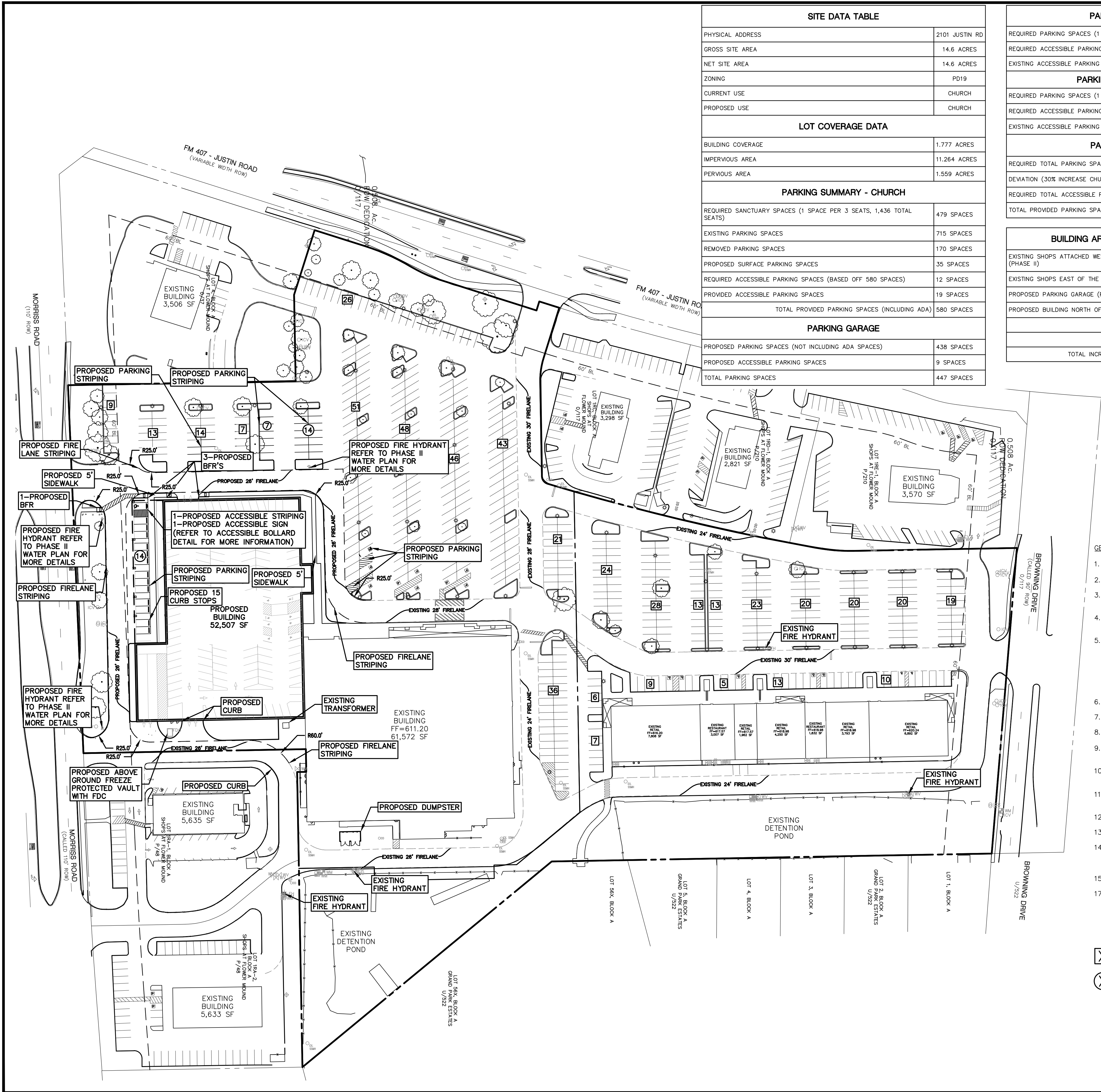
OVERALL SITE PLAN



Drawn By: JW
Date: 11/01/2023
Scale: 1"=60'
Revisions:

TVC22002

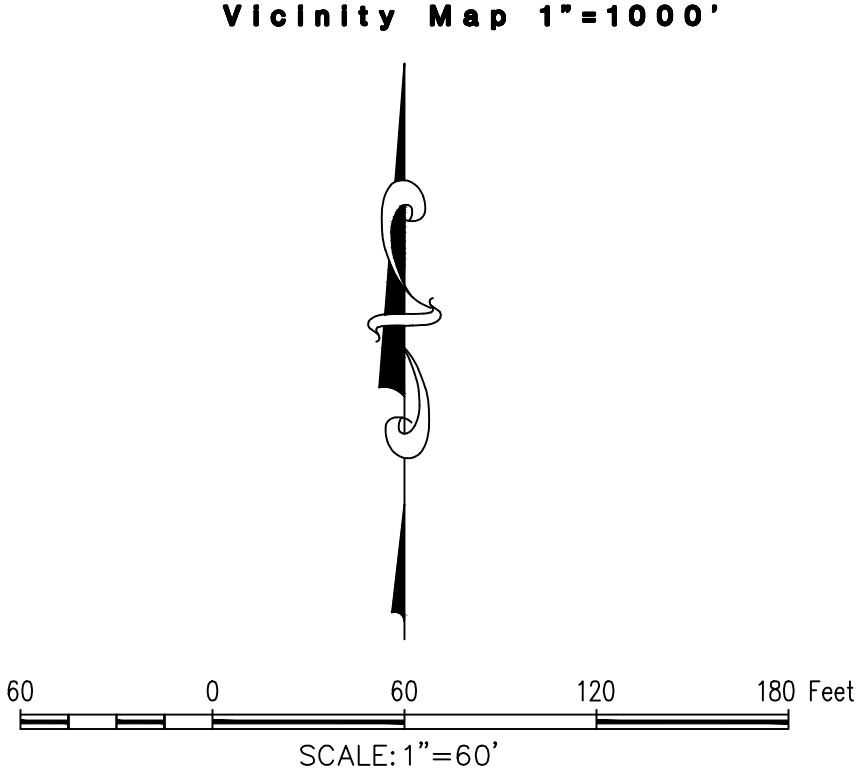
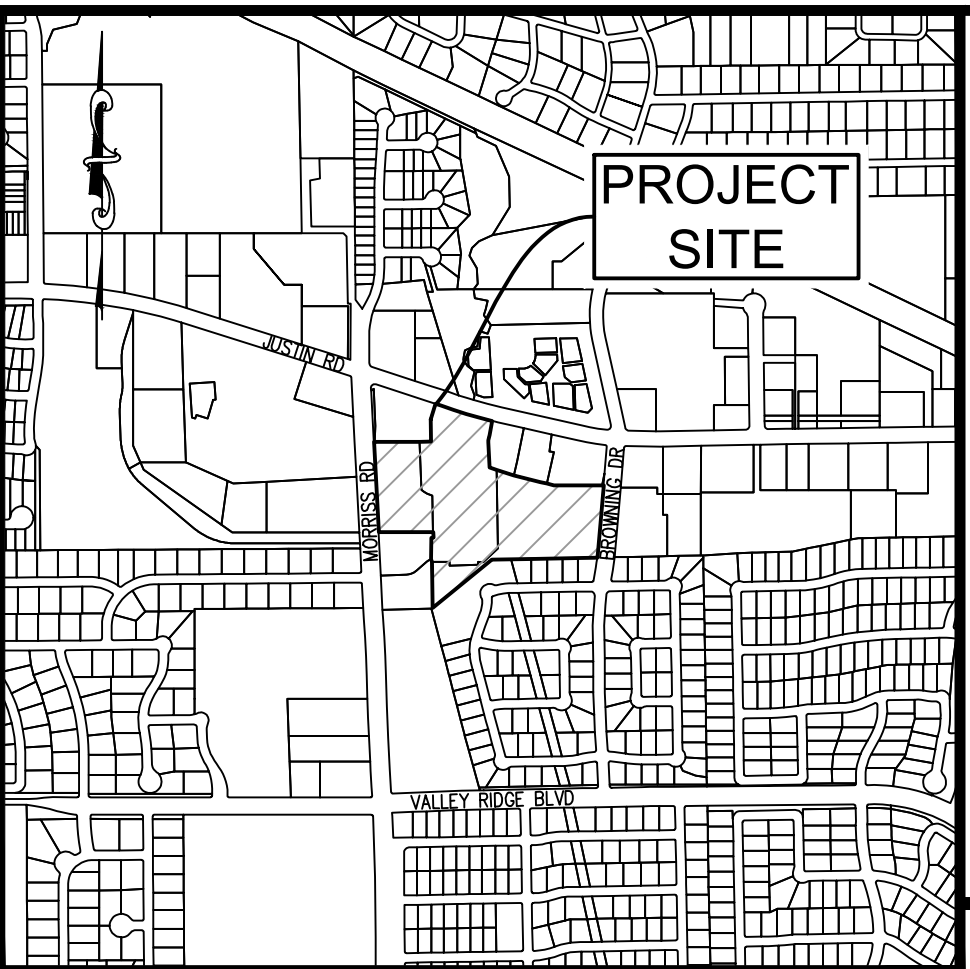
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SITE DATA TABLE	
PHYSICAL ADDRESS	2101 JUSTIN RD
GROSS SITE AREA	14.6 ACRES
NET SITE AREA	14.6 ACRES
ZONING	PD19
CURRENT USE	CHURCH
PROPOSED USE	CHURCH
LOT COVERAGE DATA	
BUILDING COVERAGE	1.777 ACRES
IMPERVIOUS AREA	11.264 ACRES
PERVIOUS AREA	1.559 ACRES
PARKING SUMMARY - CHURCH	
REQUIRED SANCTUARY SPACES (1 SPACE PER 3 SEATS, 1,436 TOTAL SEATS)	479 SPACES
EXISTING PARKING SPACES	715 SPACES
REMOVED PARKING SPACES	170 SPACES
PROPOSED SURFACE PARKING SPACES	35 SPACES
REQUIRED ACCESSIBLE PARKING SPACES (BASED OFF 580 SPACES)	12 SPACES
PROVIDED ACCESSIBLE PARKING SPACES	19 SPACES
TOTAL PROVIDED PARKING SPACES (INCLUDING ADA)	580 SPACES
PARKING GARAGE	
PROPOSED PARKING SPACES (NOT INCLUDING ADA SPACES)	438 SPACES
PROPOSED ACCESSIBLE PARKING SPACES	9 SPACES
TOTAL PARKING SPACES	447 SPACES

PARKING SUMMARY - RETAIL	
REQUIRED PARKING SPACES (1 SPACE PER 250 SF)	99 SPACES
REQUIRED ACCESSIBLE PARKING SPACES	4 SPACES
EXISTING ACCESSIBLE PARKING SPACES	4 SPACES
PARKING SUMMARY - RESTAURANT	
REQUIRED PARKING SPACES (1 SPACE PER 75 SF)	65 SPACES
REQUIRED ACCESSIBLE PARKING SPACES	3 SPACES
EXISTING ACCESSIBLE PARKING SPACES	3 SPACES
PARKING SUMMARY - TOTAL	
REQUIRED TOTAL PARKING SPACES (CHURCH+RETAIL+RESTAURANT)	643 SPACES
DEVIATION (30% INCREASE CHURCH & 20% RETAIL, RESTAURANT)	820 SPACES
REQUIRED TOTAL ACCESSIBLE PARKING SPACES (CHURCH+RETAIL)	20 SPACES
TOTAL PROVIDED PARKING SPACES (INCLUDING ADA SPACES)	1,027 SPACES

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NET INCREASE FOR PHASE II	37,774 SF
NET INCREASE FOR PHASE III	16,494 SF
TOTAL INCREASE OF BUILDING SQUARE FOOTAGE	54,268 SF



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- ☒ EXISTING PARKING
- ☐ PROPOSED PARKING

OWNER/DEVELOPER
THE VILLAGE CHURCH
2101 JUSTIN RD
FLOWER MOUND, TX 75028
Ph: (972) 637-1100
Contact: CRAIG NORTHCUTT

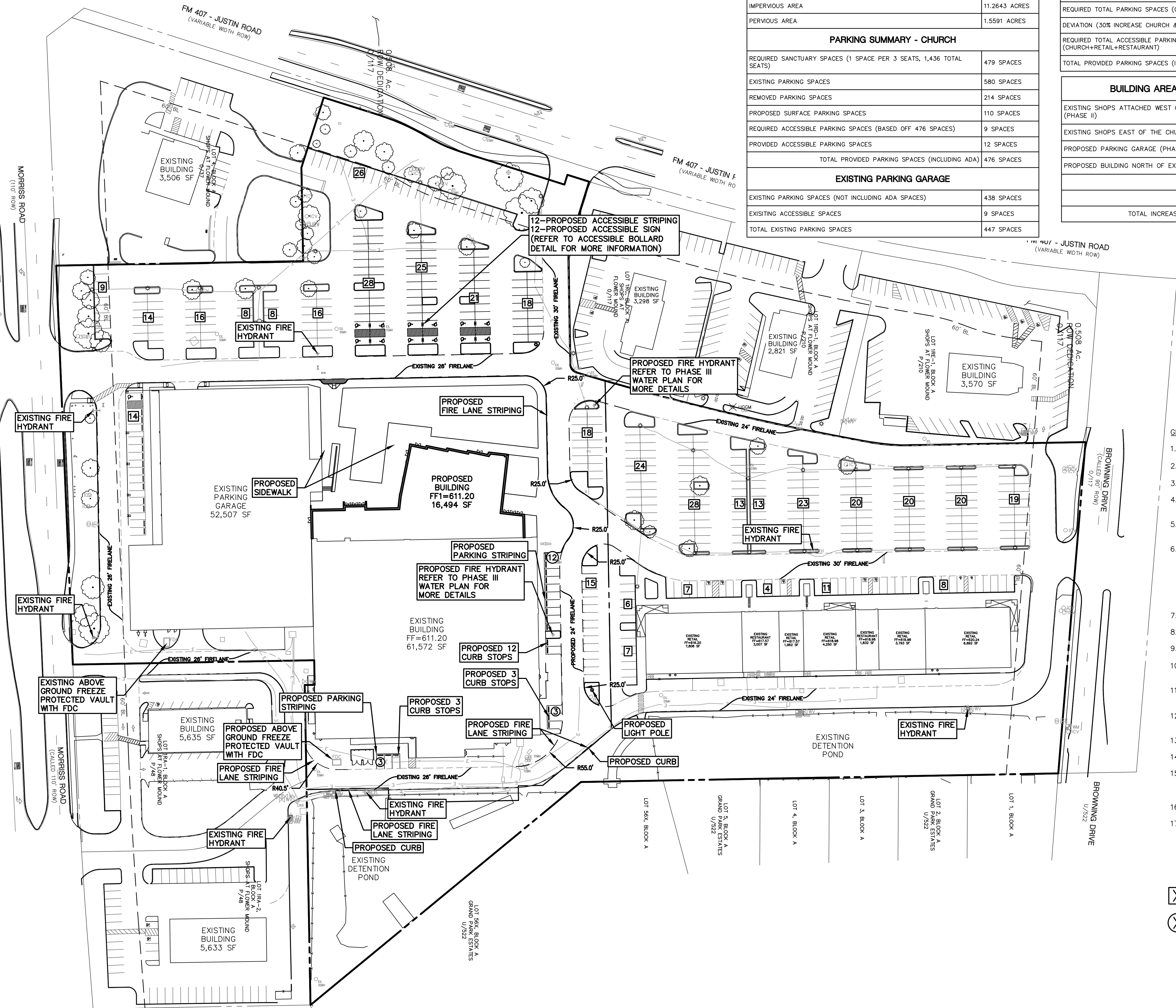
THE VILLAGE CHURCH
Lot 1RB, 2 & 3, Block A
SHOPS AT FLOWER MOUND
14.6 Acres
in the
E CLARY SURVEY, ABSTRACT NO. 248
E SMITH SURVEY, ABSTRACT NO. 160
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

PHASE II SITE PLAN

TVC22002

C2.01

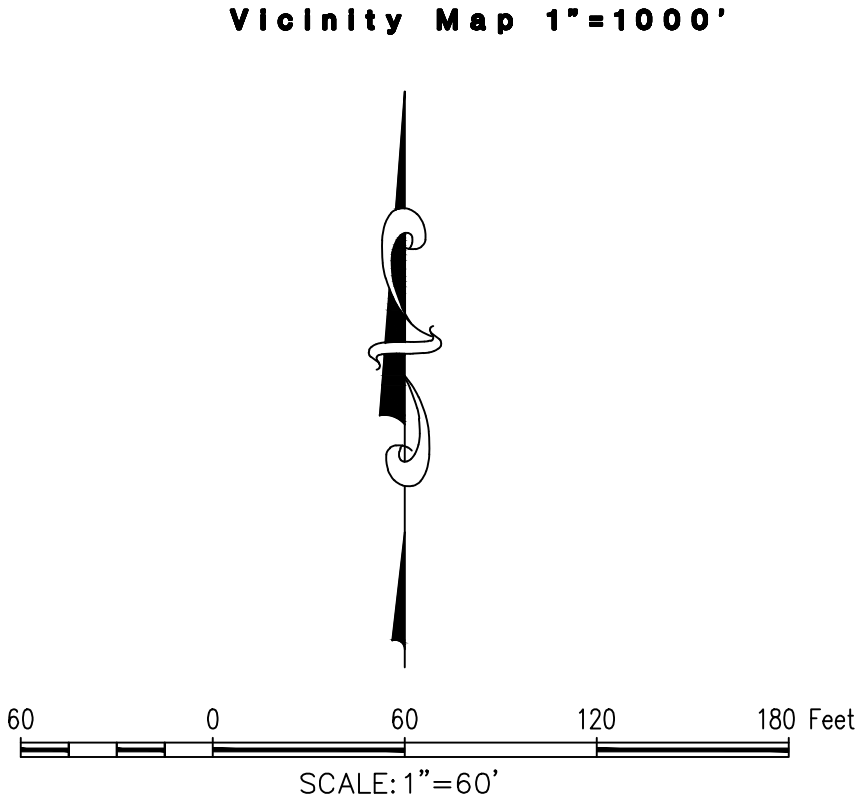
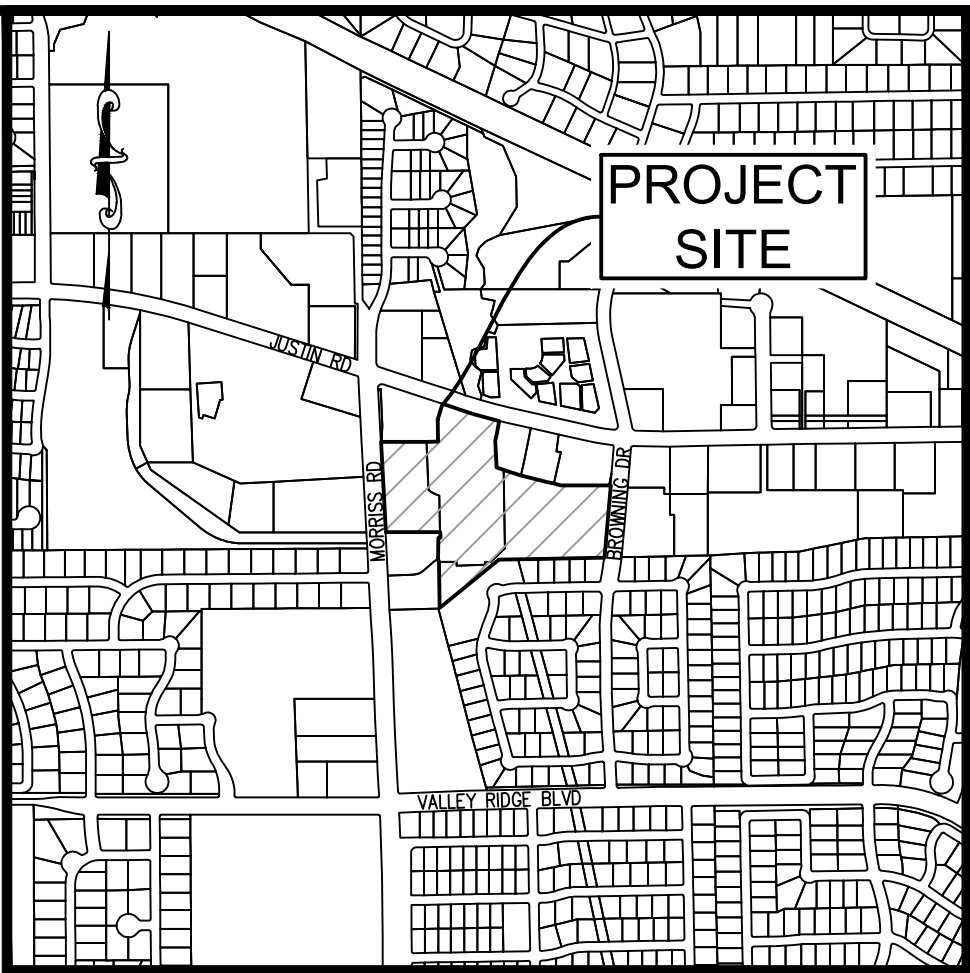
McAdams
The John B. McAdams
Company Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712
201 Country View Drive
Rockwall, Texas 75087
940.246.1012
TBPE: 19762 TBPLS: 1019440
www.mcadamsco.com



SITE DATA TABLE	
PHYSICAL ADDRESS	2101 JUSTIN RD
GROSS SITE AREA	14.6 ACRES
NET SITE AREA	14.6 ACRES
ZONING	PD19
CURRENT USE	CHURCH
PROPOSED USE	CHURCH
LOT COVERAGE DATA	
BUILDING COVERAGE	1,7766 ACRES
IMPERVIOUS AREA	11.2643 ACRES
PERVIOUS AREA	1.5591 ACRES
PARKING SUMMARY - CHURCH	
REQUIRED SANCTUARY SPACES (1 SPACE PER 3 SEATS, 1,436 TOTAL SEATS)	479 SPACES
EXISTING PARKING SPACES	580 SPACES
REMOVED PARKING SPACES	214 SPACES
PROPOSED SURFACE PARKING SPACES	110 SPACES
REQUIRED ACCESSIBLE PARKING SPACES (BASED OFF 476 SPACES)	9 SPACES
PROVIDED ACCESSIBLE PARKING SPACES	12 SPACES
TOTAL PROVIDED PARKING SPACES (INCLUDING ADA)	476 SPACES
EXISTING PARKING GARAGE	
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DEVIATION (30% INCREASE CHURCH & 20% RETAIL, RESTAURANT)	820 SPACES
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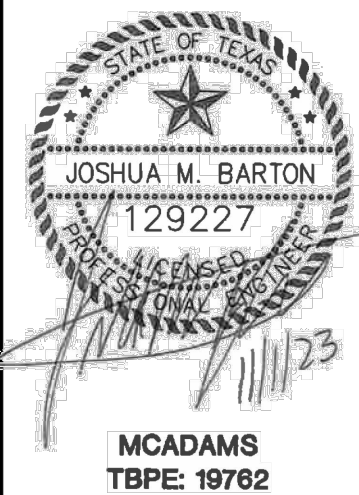
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- ☒ PROPOSED PARKING

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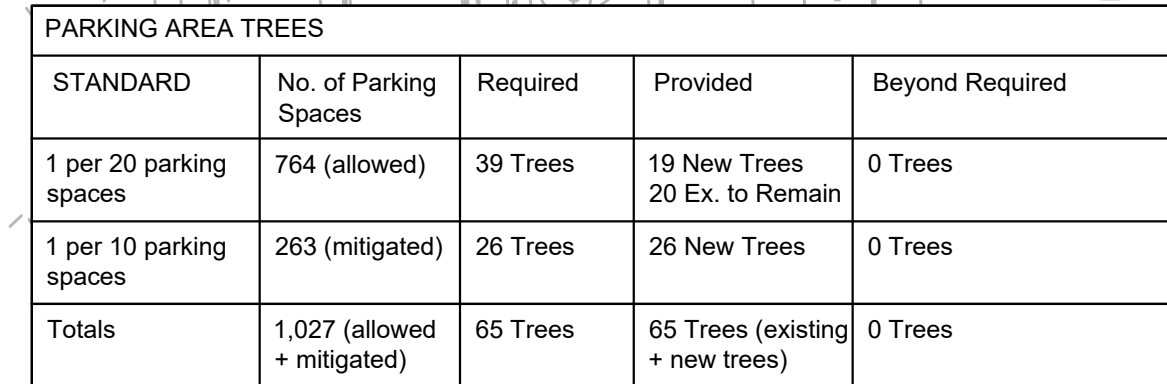
PHASE III SITE PLAN



Drawn By: JW
Date: 11/01/2023
Scale: 1"=60'
Revisions:

TVC22002

C2.02

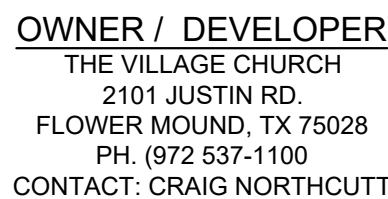


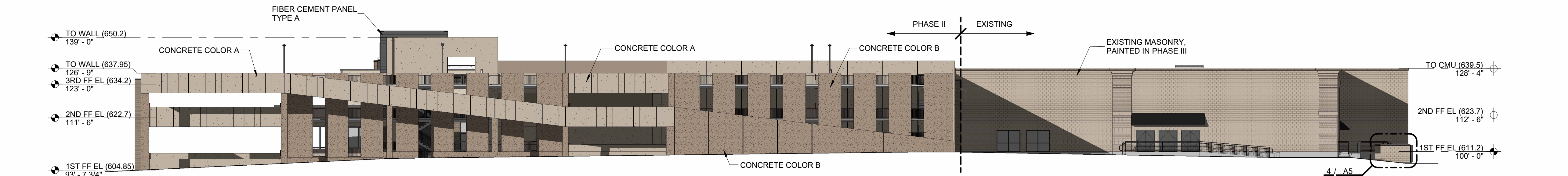
IRRIGATION NOTES

1. ALL REQUIRED LANDSCAPED AREAS SHALL INCLUDE AN IRRIGATION SYSTEM TO ENSURE THE HEALTH AND GROWTH OF THE LANDSCAPE.
2. MEDIANS, RIGHTS-OF-WAY, VISIBILITY CLIPS AND OTHER COMMON AREAS THAT ARE LANDSCAPED SHALL BE IRRIGATED, WITH IRRIGATION PLANS FOR SUCH LANDSCAPED AREAS APPROVED BY THE TOWN PRIOR TO THE ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR THE DEVELOPMENT. (CODE 1989, CH.12, 5.03(d)(4))

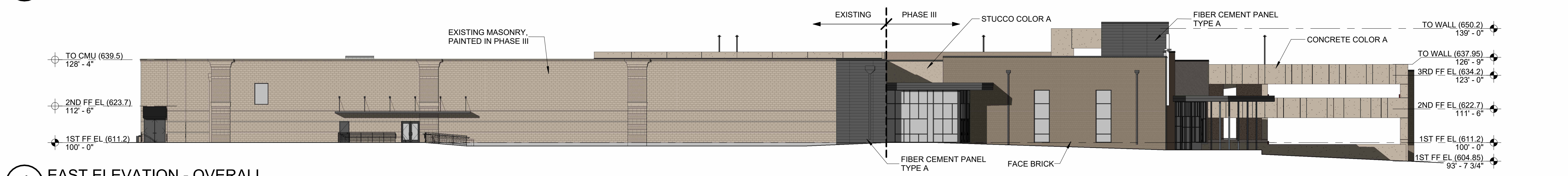
PHASE 2 - LANDSCAPE TABULATION GUIDE			
PHYSICAL ADDRESS	2101 JUSTIN RD.		
ZONING	PD19		
CURRENT USE	CHURCH		
PROPOSED USE	CHURCH		
STREET YARD LANDSCAPING			
Street yard and buffers are existing and the 462 L.F. along Morris Road will be the only impacted buffer by development. Noted in predevelopment meeting and notes, buffers only impacted by development will need to be addressed. Morris Road street yard will maintain a 3-foot berm street yard with turf, shrub screenings, under story trees and added shade trees. Justin Rd. will see addition of trees only.			
STREET YARD TREES			
Street yard and buffers are existing and 462 L.F. along Morris Road will be the only impacted buffer by development. Noted in predevelopment meeting and notes, buffers only impacted by development will need to be addressed. 11 trees will be added to the Morris Rd. buffer to provide the required 1 tree every 30 L.F. (11 new trees + 11 existing trees = 22 total covering 462 L.F.) Morris Rd. required trees to meet 1 tree every 30 L.F. = 16 total trees.			
STREET BUFFER LANDSCAPING			
Street yard and buffers are existing and 462 L.F. along Morris Road will be the only impacted buffer by development. Street buffer landscaping will not be impacted beyond the replacement and addition of canopy trees, under story trees, and shrub screening per Town request. 3-foot berm street buffers to remain in place.			
STREET BUFFER TREES			
Street yard and buffers are existing and 462 L.F. along Morris Road will be the only impacted buffer by development. 11 trees will be added to the Morris Rd. buffer to provide the required 1 tree every 30 L.F. (22 trees total covering 462 L.F.) Justin Rd. will see the addition of 10 trees as part of remediation for parking. Remaining street yard and buffers along Morris Rd. and Justin Rd. are existing and will not be impacted by development. Noted in predevelopment meeting and notes.			
PARKING AREA LANDSCAPING			
Standard	No. of Parking Spaces	Required	Provided
45 s.f. per 12 parking spaces	1,027	3,852 s.f.	7,152 s.f.
PARKING AREA TREES			
Standard	No. of Parking Spaces	Required	Provided
1 per 20 parking spaces	764 (allowed)	39 trees	19 trees 20 existing to remain
1 per 10 parking spaces	263 (mitigated)	26 trees	26 trees
* Total spaces = 1,027. 764 spaces allowed before mediation which will be addressed through increased tree planting requirement of 1 tree for every 10 spaces. 1,027 (Total Spaces) - 764 (allowed spaces) = 263 (mitigated spaces)			
* Churches and/or schools, all parking spaces shall be located within 100 feet of a tree that is located within the same parking area, measured from the trunk of the tree.			

OWNER / DEVELOPER
THE VILLAGE CHURCH
2101 JUSTIN RD.
FLOWER MOUND, TX 75028
PH. (972) 537-1100
CONTACT: CRAIG NORTHCUTT

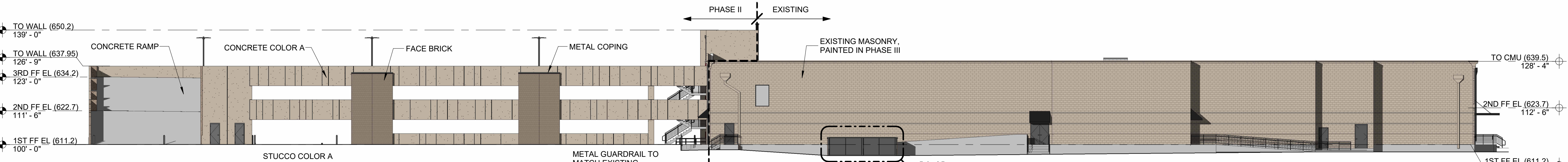




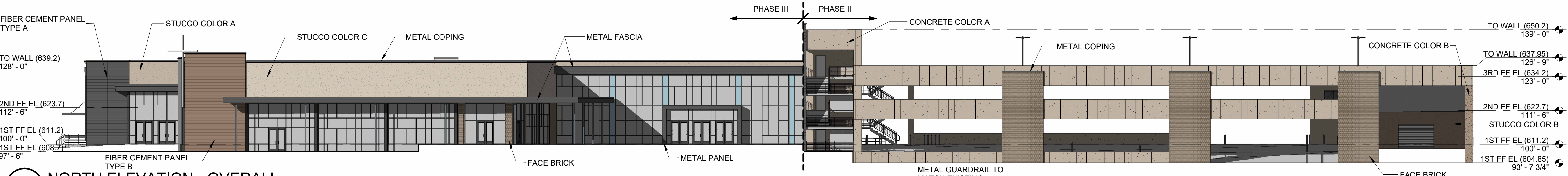
5 WEST ELEVATION - OVERALL
1" = 20'-0"



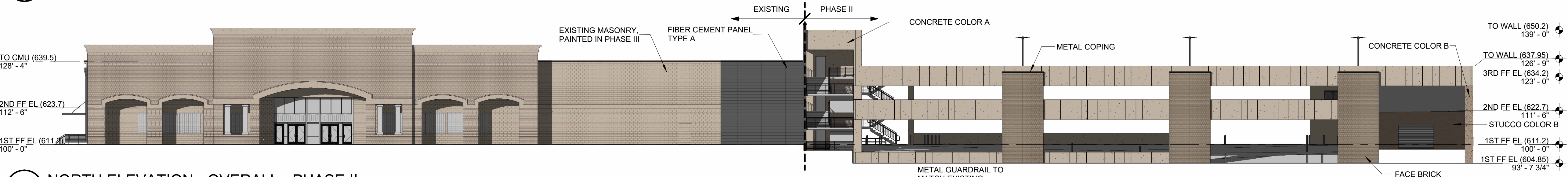
4 EAST ELEVATION - OVERALL
1" = 20'-0"



3 SOUTH ELEVATION - OVERALL
1" = 20'-0"

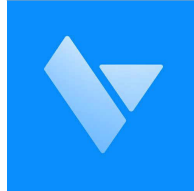


2 NORTH ELEVATION - OVERALL
1" = 20'-0"



1 NORTH ELEVATION - OVERALL - PHASE II
1" = 20'-0"

MATERIAL CALCULATIONS (NEW CONSTRUCTION ONLY)												
	PHASE II				PHASE III			PHASE II + III				
	NORTH	SOUTH	EAST	WEST	NORTH	EAST	WEST	NORTH				
1. TOTAL FACADE S.F.	7,754 S.F.	5,004 S.F.	5,947 S.F.	9,265 S.F.	6,795 S.F.	3,260 S.F.	1,921 S.F.	14,549 S.F.				
2. FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS AND OPENINGS)	4,310 S.F.	3,560 S.F.	4,059 S.F.	6,881 S.F.	2,605 S.F.	2,618 S.F.	1,209 S.F.	6,915 S.F.				
3a. DOORS AND OPENINGS S.F.	3,444 S.F. 44%	1,444 S.F. 29%	1,888 S.F. 32%	2,384 S.F. 26%				3,444 S.F. 24%				
3b. DOORS AND WINDOWS S.F.					4,190 S.F. 62%	642 S.F. 20%	712 S.F. 37%	4,190 S.F. 29%				
4. PRIMARY MASONRY TOTALS (MIN. 80%)	4,267 S.F. 99%	3,560 S.F. 100%	3,062 S.F. 76%	6,810 S.F. 99%	1,491 S.F. 57%	2,136 S.F. 82%	1,209 S.F. 100%	5,758 S.F. 83%				
• BRICK S.F.	1,311 S.F. 30%	684 S.F. 19%	62 S.F. 2%	114 S.F. 2%	142 S.F. 5%	1,990 S.F. 76%	335 S.F. 28%	1,453 S.F. 21%				
• STUCCO S.F.	175 S.F. 4%	154 S.F. 4%	0 S.F. 0%	0 S.F. 0%	1,349 S.F. 52%	146 S.F. 6%	874 S.F. 72%	1,524 S.F. 22%				
• CONCRETE S.F.	2,781 S.F. 65%	2,722 S.F. 77%	3,000 S.F. 74%	6,696 S.F. 97%	0 S.F. 0%	0 S.F. 0%	0 S.F. 0%	2,781 S.F. 40%				
5. SECONDARY MASONRY TOTALS (MAX. 20%)	43 S.F. 1%	0 S.F. 0%	997 S.F. 24%	71 S.F. 1%	1,114 S.F. 43%	482 S.F. 18%	0 S.F. 0%	1,157 S.F. 17%				
• FIBER CEMENT PANEL S.F.	43 S.F. 1%	0 S.F. 0%	997 S.F. 24%	71 S.F. 1%	1,114 S.F. 43%	482 S.F. 18%	0 S.F. 0%	1,157 S.F. 17%				



The Village Church

Phase 3 | Alternate Worship Venue

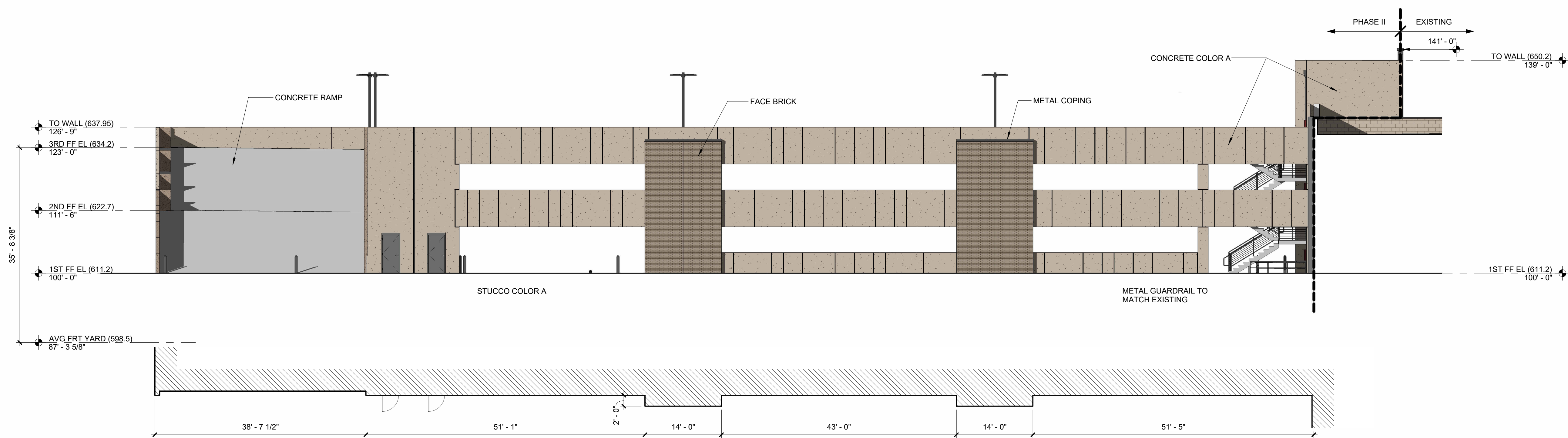
2101 Justin Rd
Flower Mound, TX 75028

Exterior Elevations - Overall

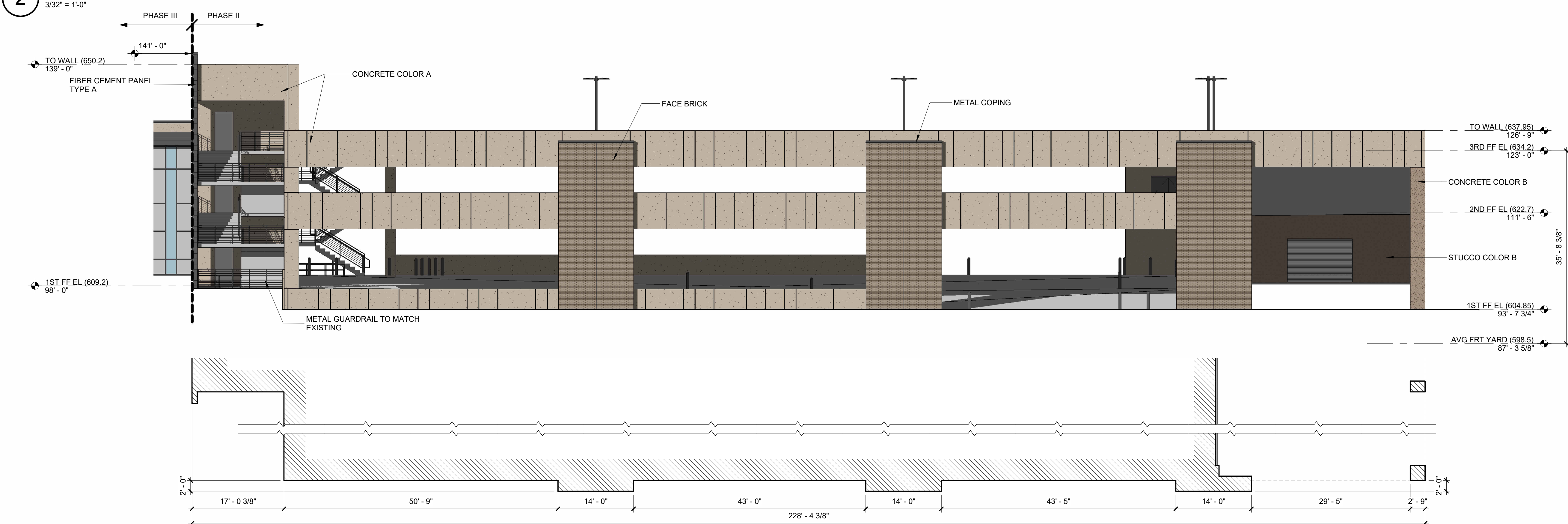
10/18/2023

Parkhill

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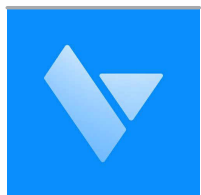
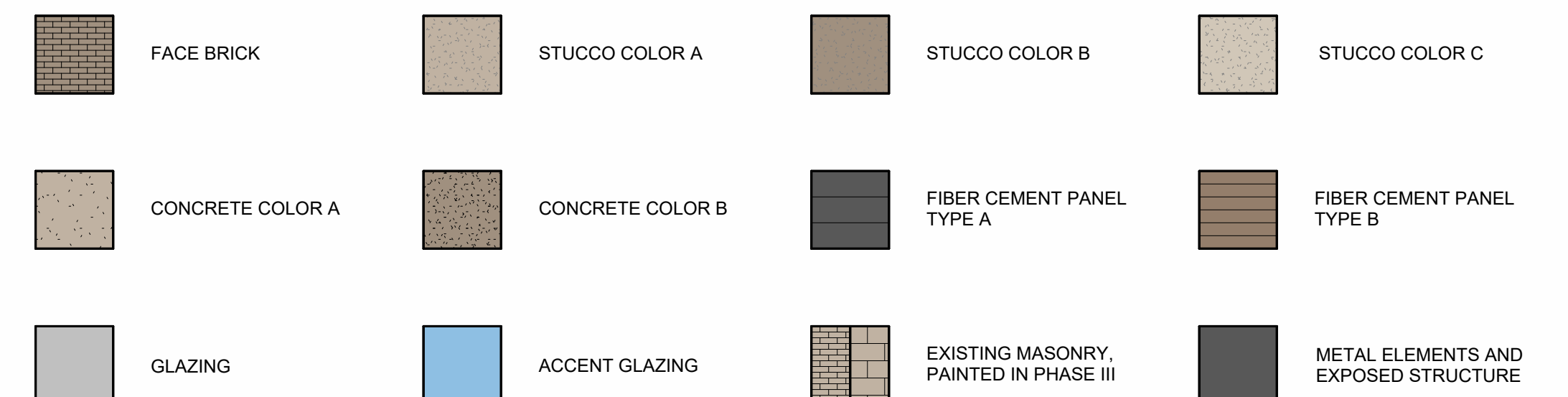


2 PHASE II - SOUTH ELEVATION



1 PHASE II - NORTH ELEVATION

MATERIAL CALCULATIONS (NEW CONSTRUCTION ONLY)							
	PHASE II						
	NORTH	SOUTH	EAST	WEST			
1. TOTAL FACADE S.F.	7,754 S.F.	5,004 S.F.	5,947 S.F.	9,265 S.F.			
2. FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS AND OPENINGS)	4,310 S.F.	3,560 S.F.	4,059 S.F.	6,881 S.F.			
3a. DOORS AND OPENINGS S.F.	3,444 S.F. 44%	1,444 S.F. 29%	1,888 S.F. 32%	2,384 S.F. 26%			
3b. DOORS AND WINDOWS S.F.							
4. PRIMARY MASONRY TOTALS (MIN. 80%)	4,267 S.F. 99%	3,560 S.F. 100%	3,062 S.F. 76%	6,810 S.F. 99%			
• BRICK S.F.	1,311 S.F. 30%	684 S.F. 19%	62 S.F. 2%	114 S.F. 2%			
• STUCCO S.F.	175 S.F. 4%	154 S.F. 4%	0 S.F. 0%	0 S.F. 0%			
• CONCRETE S.F.	2,781 S.F. 65%	2,722 S.F. 77%	3,000 S.F. 74%	6,696 S.F. 97%			
5. SECONDARY MASONRY TOTALS (MAX. 20%)	43 S.F. 1%	0 S.F. 0%	997 S.F. 24%	71 S.F. 1%			
• FIBER CEMENT PANEL S.F.	43 S.F. 1%	0 S.F. 0%	997 S.F. 24%	71 S.F. 1%			



The Village Church

Phase 3 | Alternate Worship Venue

2101 Justin Rd
Flower Mound, TX 75028

Exterior Elevations

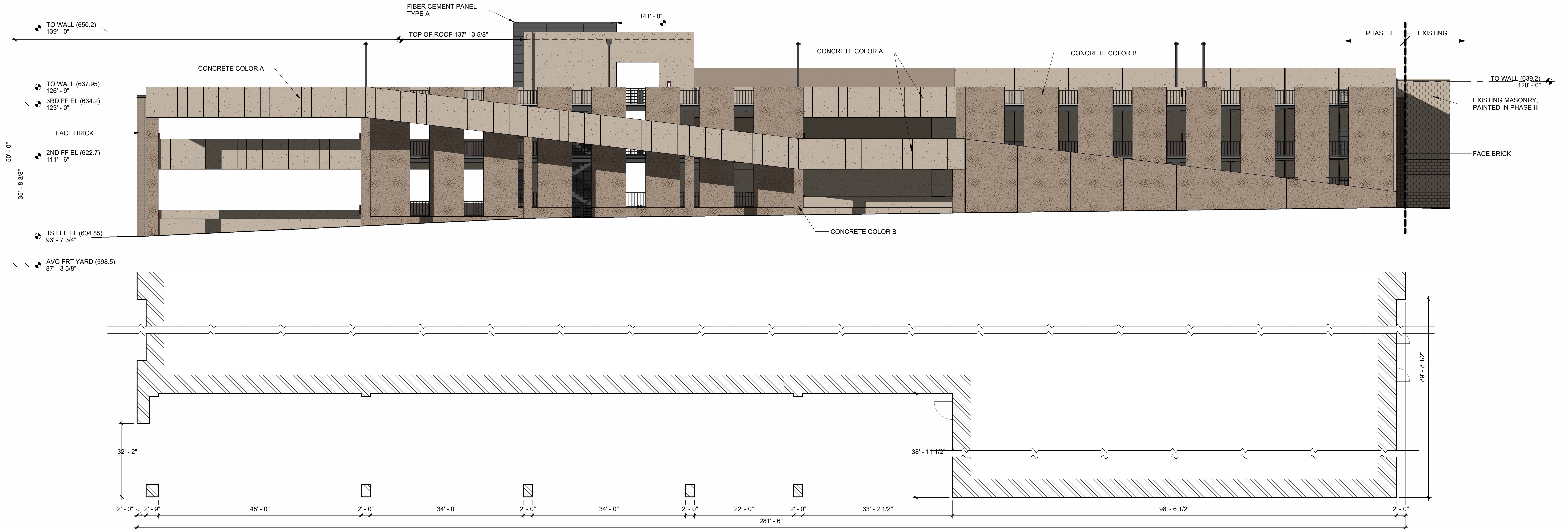
10/18/2023

Parkhill

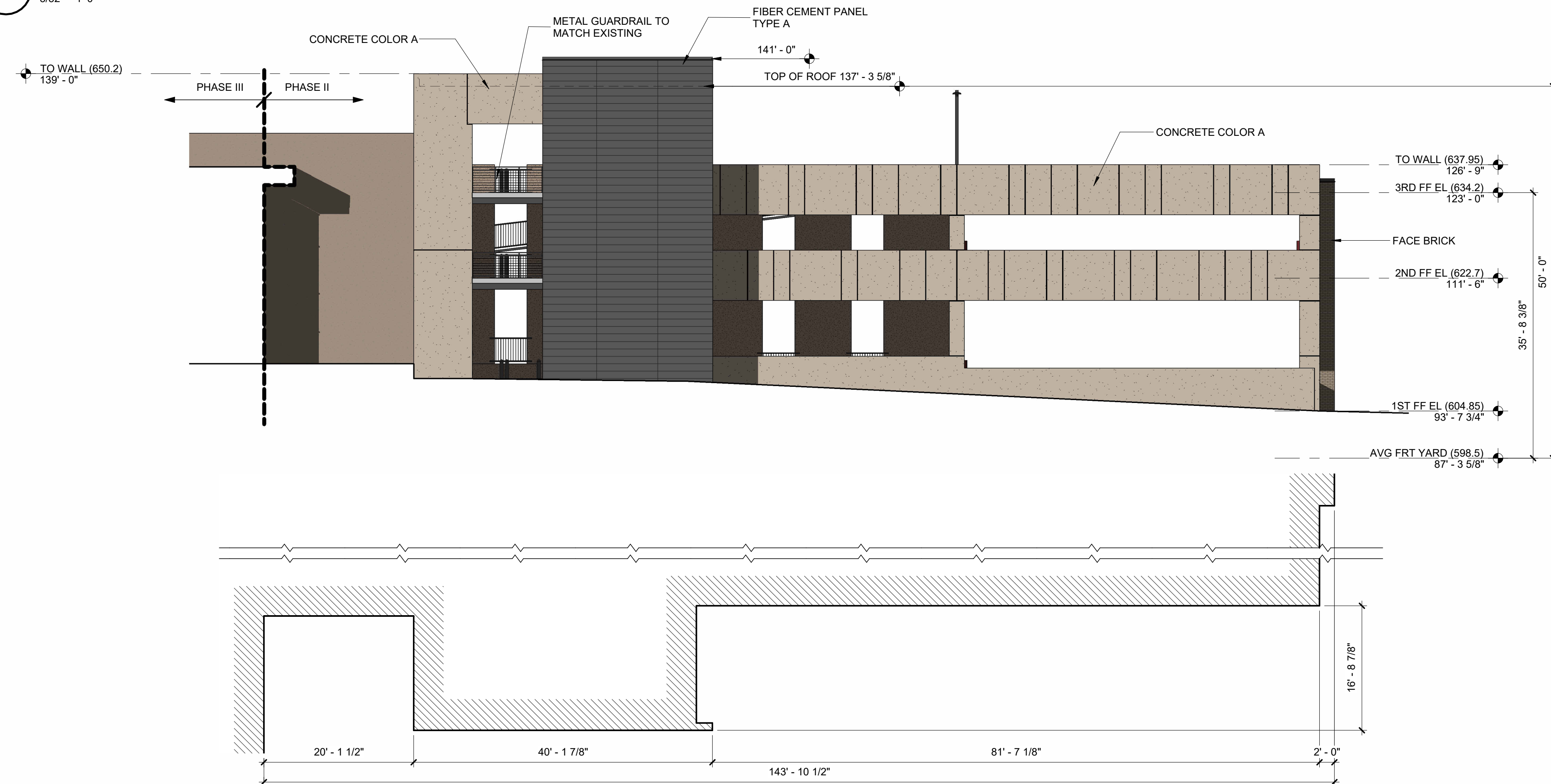
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Page 74 of 277

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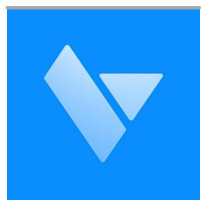
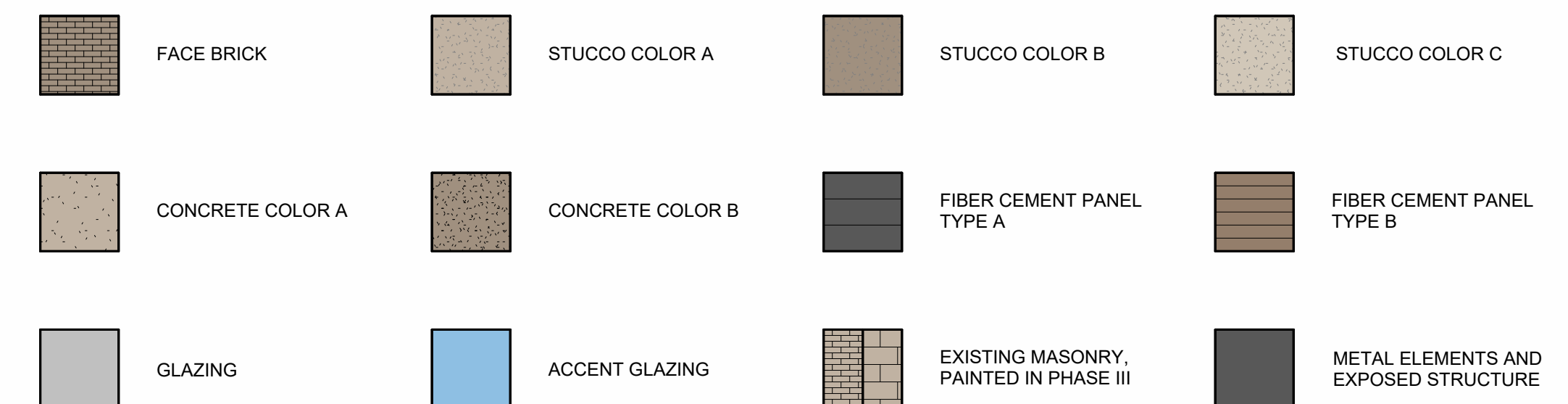


2 PHASE II - WEST ELEVATION
3/32" = 1'-0"



1 PHASE II - EAST ELEVATION
3/32" = 1'-0"

MATERIAL CALCULATIONS (NEW CONSTRUCTION ONLY)						
	PHASE II					
	NORTH	SOUTH	EAST	WEST		
1. TOTAL FACADE S.F.	7,754 S.F.	5,004 S.F.	5,947 S.F.	9,265 S.F.		
2. FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS AND OPENINGS)	4,310 S.F.	3,560 S.F.	4,059 S.F.	6,881 S.F.		
3a. DOORS AND OPENINGS S.F.	3,444 S.F.	44%	1,444 S.F.	29%	1,888 S.F.	32%
3b. DOORS AND WINDOWS S.F.					2,384 S.F.	26%
4. PRIMARY MASONRY TOTALS (MIN. 80%)	4,267 S.F.	99%	3,560 S.F.	100%	3,062 S.F.	76%
• BRICK S.F.	1,311 S.F.	30%	684 S.F.	19%	62 S.F.	2%
• STUCCO S.F.	175 S.F.	4%	154 S.F.	4%	0 S.F.	0%
• CONCRETE S.F.	2,781 S.F.	65%	2,722 S.F.	77%	3,000 S.F.	74%
5. SECONDARY MASONRY TOTALS (MAX. 20%)	43 S.F.	1%	0 S.F.	0%	997 S.F.	24%
• FIBER CEMENT PANEL S.F.	43 S.F.	1%	0 S.F.	0%	997 S.F.	24%



The Village Church

Phase 3 | Alternate Worship Venue

2101 Justin Rd
Flower Mound, TX 75028

Exterior Elevations

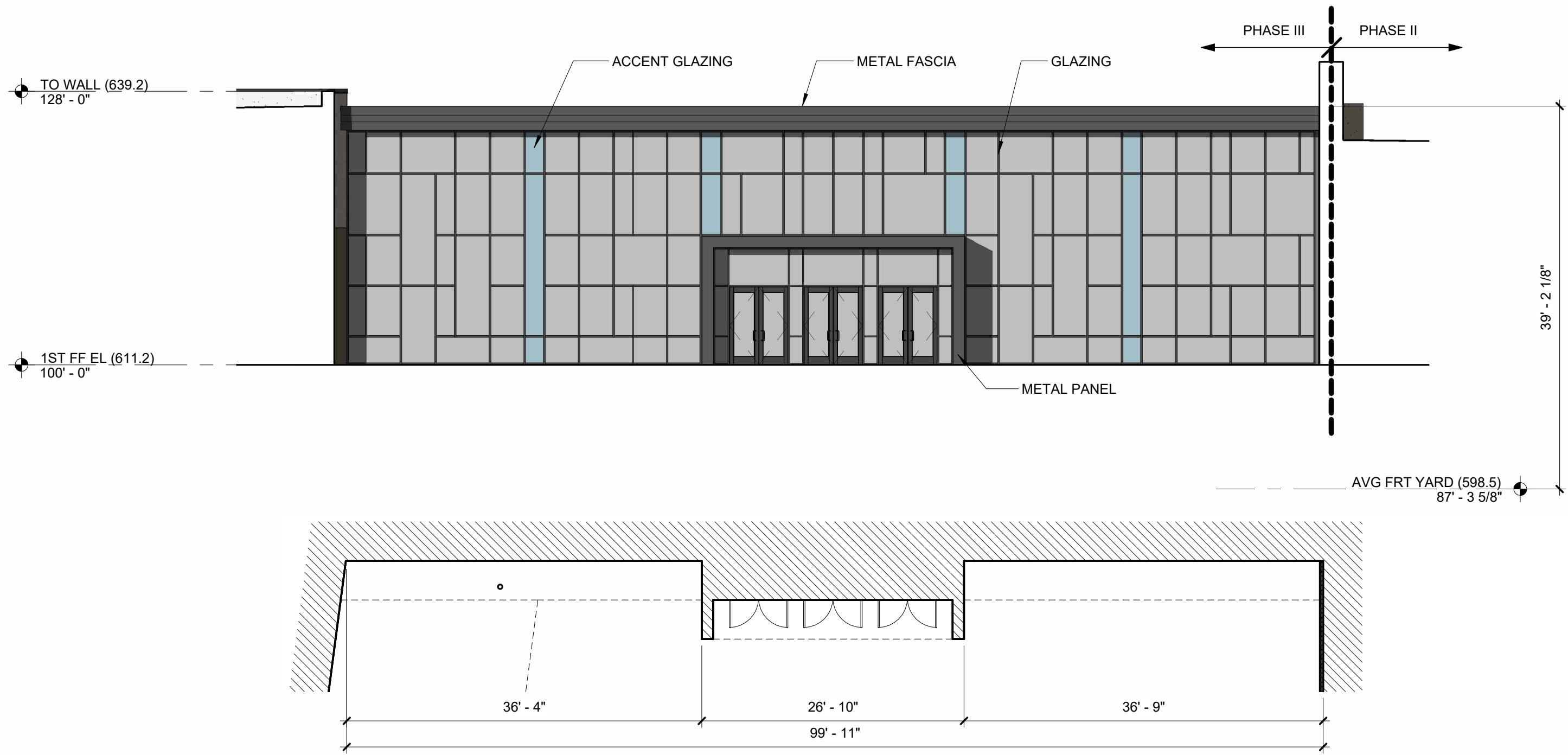
10/18/2023

Parkhill

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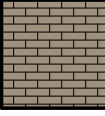


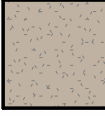
2 PHASE III - NORTH ELEVATION
3/32" = 1'-0"

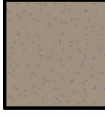


1 PHASE III - NORTH ELEVATION
3/32" = 1'-0"

MATERIAL CALCULATIONS (NEW CONSTRUCTION ONLY)						
	PHASE III					
	NORTH		EAST		WEST	
1. TOTAL FACADE S.F.	6,795 S.F.		3,260 S.F.		1,921 S.F.	
2. FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS AND OPENINGS)	2,605 S.F.		2,618 S.F.		1,209 S.F.	
3a. DOORS AND OPENINGS S.F.						
3b. DOORS AND WINDOWS S.F.	4,190 S.F.	62%	642 S.F.	20%	712 S.F.	37%
4. PRIMARY MASONRY TOTALS (MIN. 80%)	1,491 S.F.	57%	2,136 S.F.	82%	1,209 S.F.	100%
• BRICK S.F.	142 S.F.	5%	1,990 S.F.	76%	335 S.F.	28%
• STUCCO S.F.	1,349 S.F.	52%	146 S.F.	6%	874 S.F.	72%
• CONCRETE S.F.	0 S.F.	0%	0 S.F.	0%	0 S.F.	0%
5. SECONDARY MASONRY TOTALS (MAX. 20%)	1,114 S.F.	43%	482 S.F.	18%	0 S.F.	0%
• FIBER CEMENT PANEL S.F.	1,114 S.F.	43%	482 S.F.	18%	0 S.F.	0%

FACE BRICK

STUCCO COLOR A

STUCCO COLOR B

STUCCO COLOR C

CONCRETE COLOR A

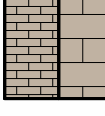
CONCRETE COLOR B

FIBER CEMENT PANEL TYPE A

FIBER CEMENT PANEL TYPE B

GLAZING

ACCENT GLAZING

EXISTING MASONRY, PAINTED IN PHASE III

METAL ELEMENTS AND EXPOSED STRUCTURE



The Village Church

Phase 3 | Alternate Worship Venue

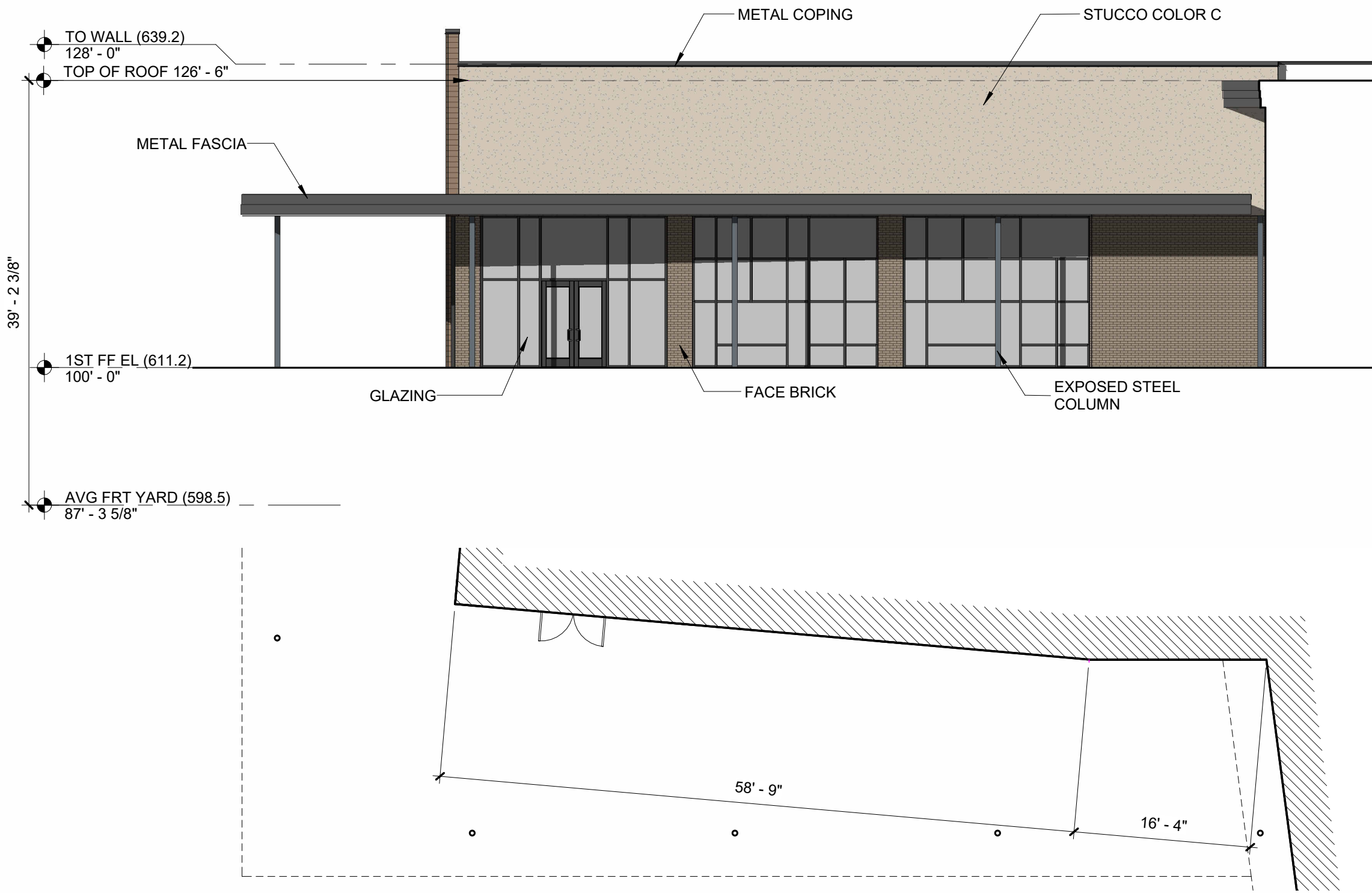
2101 Justin Rd
Flower Mound, TX 75028

Exterior Elevations

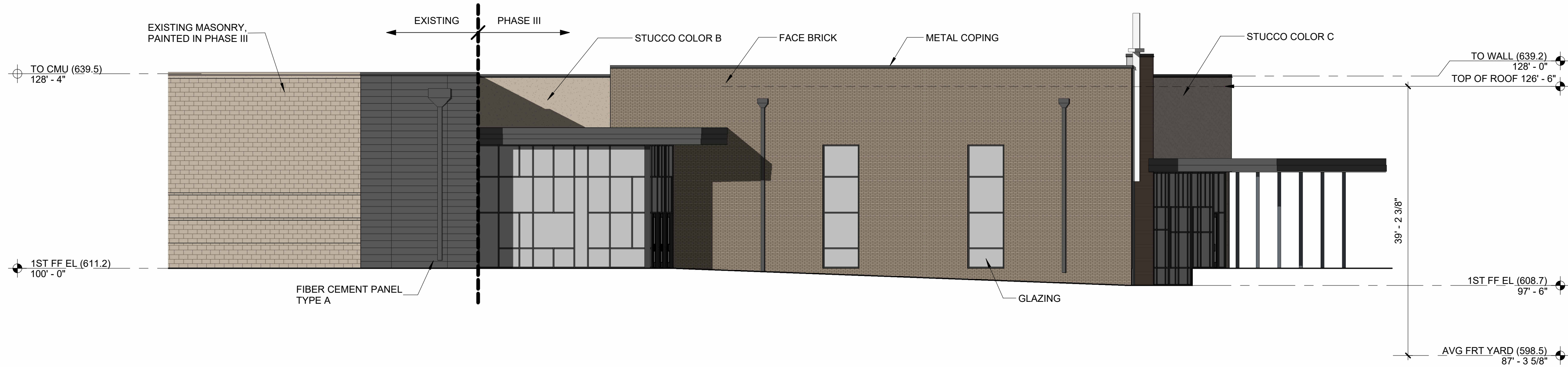
10/18/2023

Parkhill

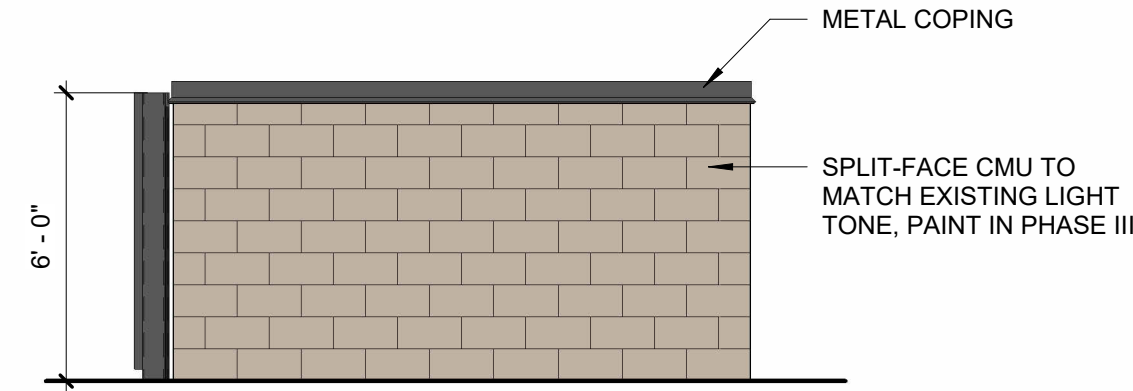
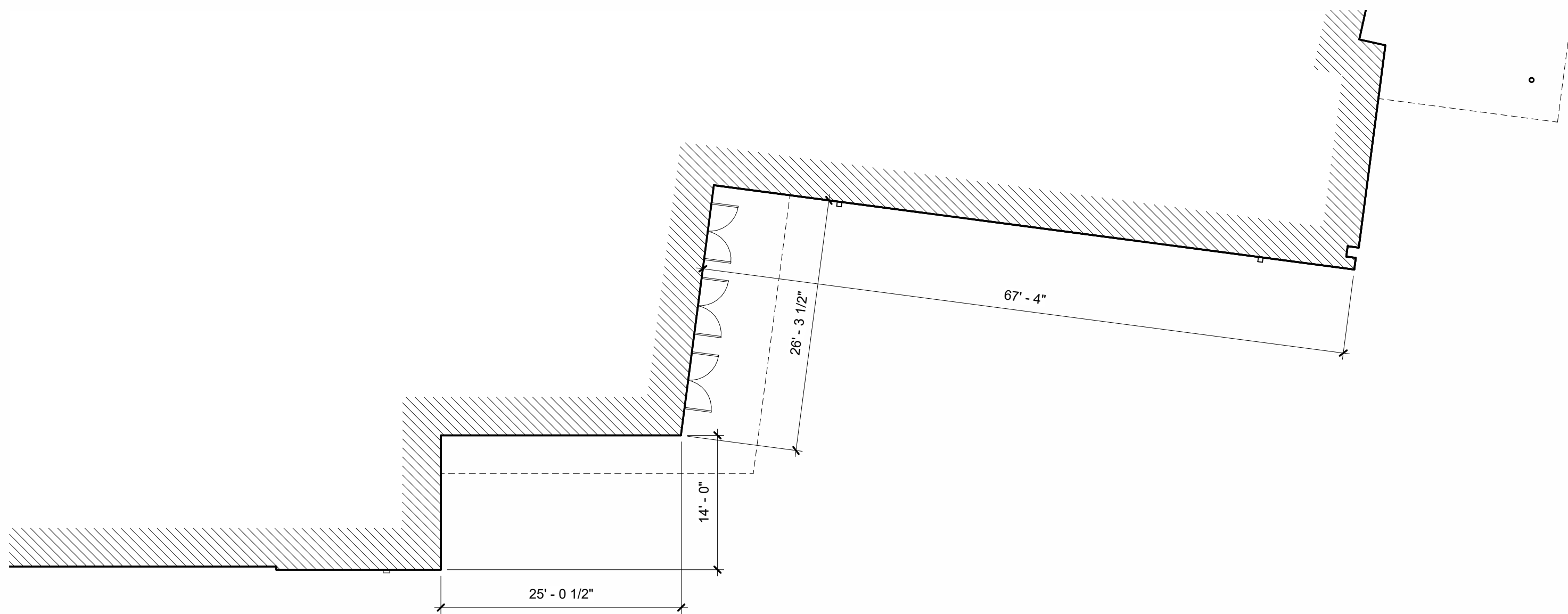
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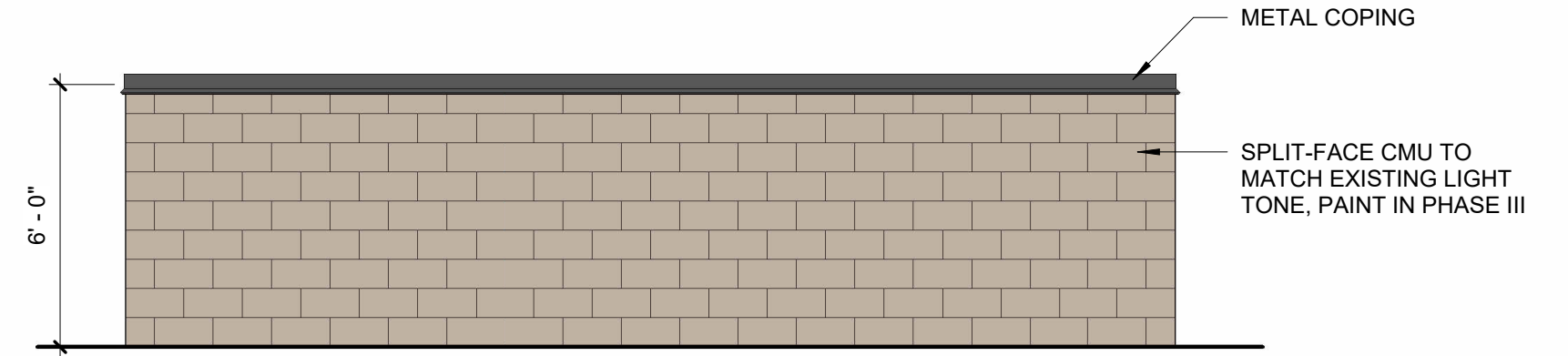
2 PHASE III - WEST ELEVATION
3/32" = 1'-0"



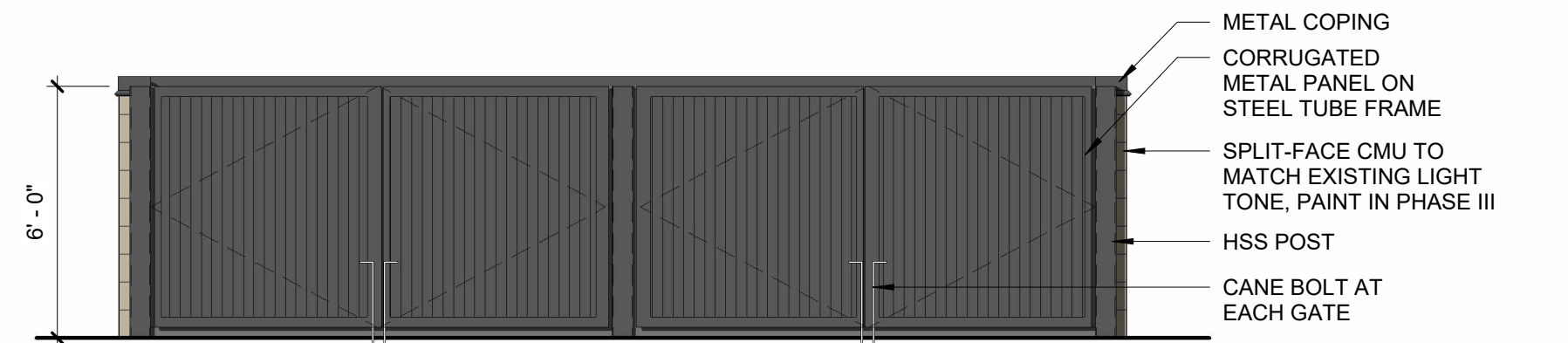
1 PHASE III - EAST ELEVATION
3/32" = 1'-0"



4 DUMPSTER ENCLOSURE - EAST/WEST ELEVATION
1/4" = 1'-0"

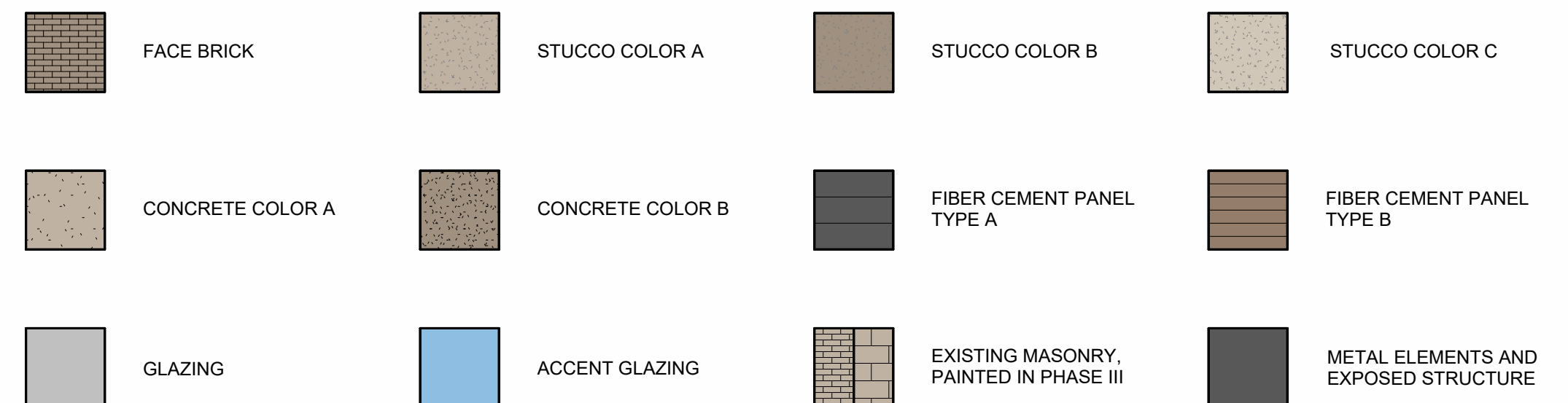


5 DUMPSTER ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"



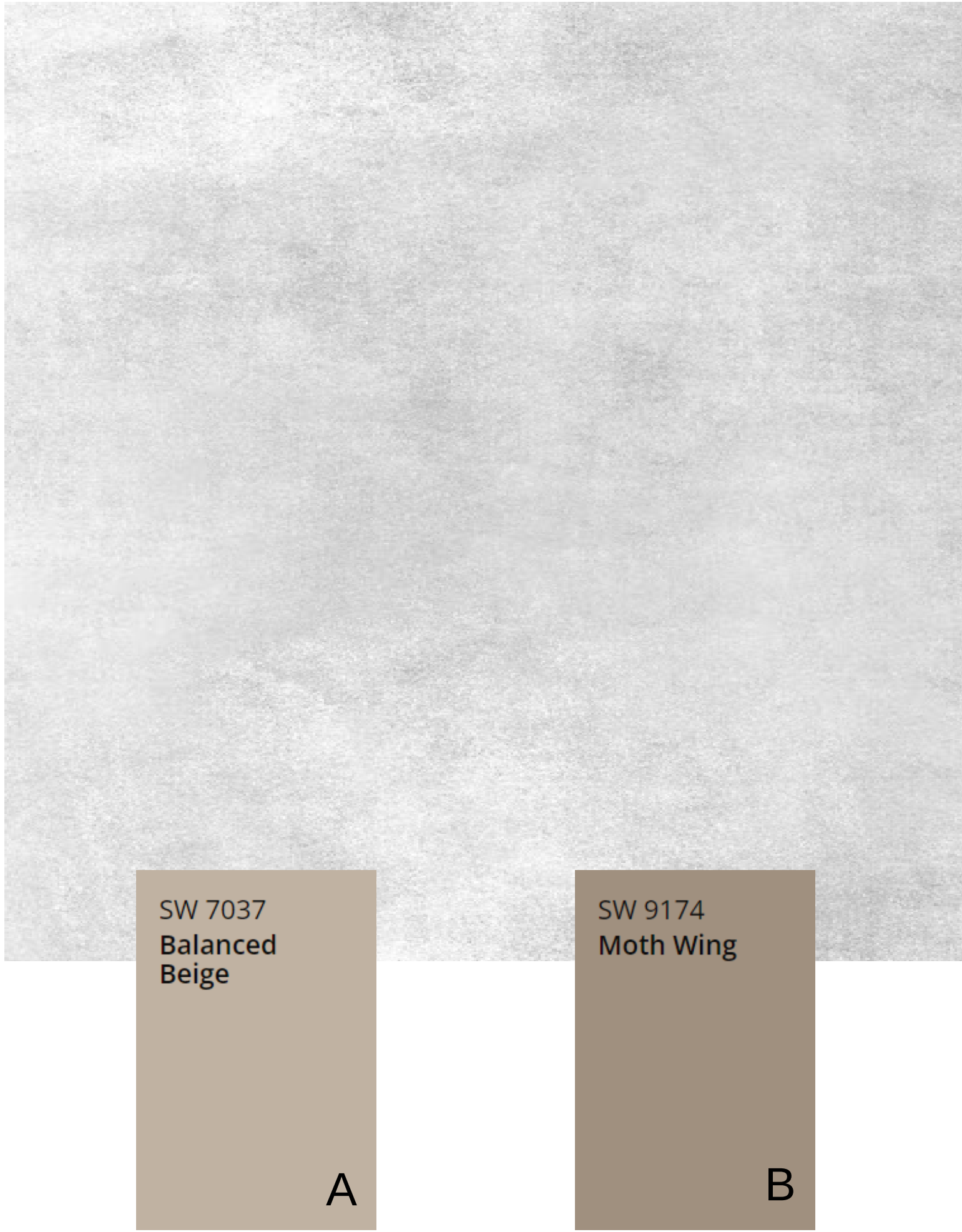
3 DUMPSTER ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL CALCULATIONS (NEW CONSTRUCTION ONLY)						
	PHASE III					
	NORTH		EAST		WEST	
1. TOTAL FACADE S.F.	6,795 S.F.		3,260 S.F.		1,921 S.F.	
2. FACADE S.F. (EXCLUSIVE OF DOORS, WINDOWS AND OPENINGS)	2,605 S.F.		2,618 S.F.		1,209 S.F.	
3a. DOORS AND OPENINGS S.F.						
3b. DOORS AND WINDOWS S.F.	4,190 S.F.	62%	642 S.F.	20%	712 S.F.	37%
4. PRIMARY MASONRY TOTALS (MIN. 80%)	1,491 S.F.	57%	2,136 S.F.	82%	1,209 S.F.	100%
• BRICK S.F.	142 S.F.	5%	1,990 S.F.	76%	335 S.F.	28%
• STUCCO S.F.	1,349 S.F.	52%	146 S.F.	6%	874 S.F.	72%
• CONCRETE S.F.	0 S.F.	0%	0 S.F.	0%	0 S.F.	0%
5. SECONDARY MASONRY TOTALS (MAX. 20%)	1,114 S.F.	43%	482 S.F.	18%	0 S.F.	0%
• FIBER CEMENT PANEL S.F.	1,114 S.F.	43%	482 S.F.	18%	0 S.F.	0%



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CONCRETE



FACE BRICK



STUCCO



GLAZING



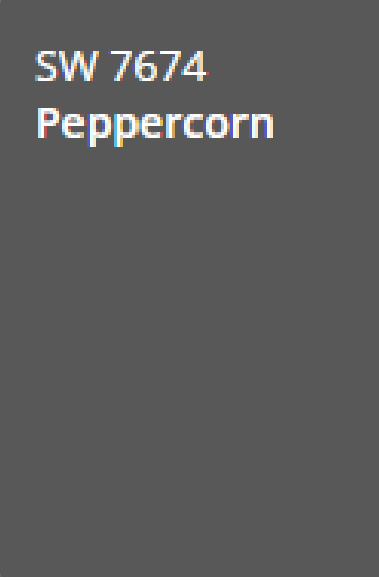
FIBER CEMENT PANEL



EXISTING MASONRY



METAL ELEMENTS AND EXPOSED STRUCTURE



The Village Church

Parking Garage + Alternate Worship Venue

2101 Justin Rd
Flower Mound, TX 75028

Exterior Materials

10/11/2023

Parkhill



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

DATE: November 13, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 487 (SUP23-0005 – Long Prairie Golf Everywhere) to permit an amusement and recreation (indoors) use. The property is generally located north of Aberdeen Drive and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

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

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 487) to permit an amusement and recreation (indoors) use to occupy a one-story building containing 31,471 square-feet. The property is located within Planned Development No. 157 (PD-157) with Retail District-2 (R-2) uses. The subject use requires approval of a Specific Use Permit (SUP) in this zoning district.

The overall site contains approximately 7.739 acres and is undeveloped. Two retail buildings are located north of the site and a site plan for a day care center was recently approved and will also be located to the north. The property to the east and south is undeveloped with the exception of a gas well pad to the east. The proposed development is outside the required 500-foot setback from the gas well equipment.

The proposed indoor amusement and recreation use will contain an indoor golf facility that according to the applicant will have 40 driving range bays, a short game area, and the ability to play over 300 rounds of golf a day. The building also features complimentary experiences that you find at a traditional golf course such as food and beverages. The indoor golf facility is part of a larger development that will include three other buildings, a teaching center, health and wellness center and a restaurant. While the SUP is required for the indoor golf facility, the other uses are allowed by right within PD-157 and the entire development will come forward at the time of the site plan application if the proposed SUP is approved by Town Council.

An indoor amusement and recreation center has a required parking ratio of 10 spaces, plus 1 space per 200 square feet over 2,000 square feet. The required number of parking spaces is 158 with 160 being provided, which is within the 20% allowable parking deviation. The overall site is being developed and site planned in one phase. The overall number of required parking spaces including the additional three buildings is 305 spaces with 315 being provided, which is also within the 20%

allowable parking deviation.

The proposed development includes amenities that are required by PD-157, including bike racks, seating areas, planters, enhanced pavement and a minimum six-foot wide trail along the eastern side of the site. Access to the property will be provided through two driveway entrances, one on Long Prairie Road and one on Aberdeen Drive. The conceptual landscape plan and conceptual elevations are in compliance with PD-157, the Town Code and the Urban Design Plan except that secondary masonry (metal panel) will exceed 20% of the total square footage on the south elevation.

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. SUP23-0006 had a total of 28 Property Owner Notifications mailed. At the time this report was written, staff had received 2 items of correspondence in support of this request and none in opposition. All written correspondence was sent directly to the Planning and Zoning Commission according to the new public communication process.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

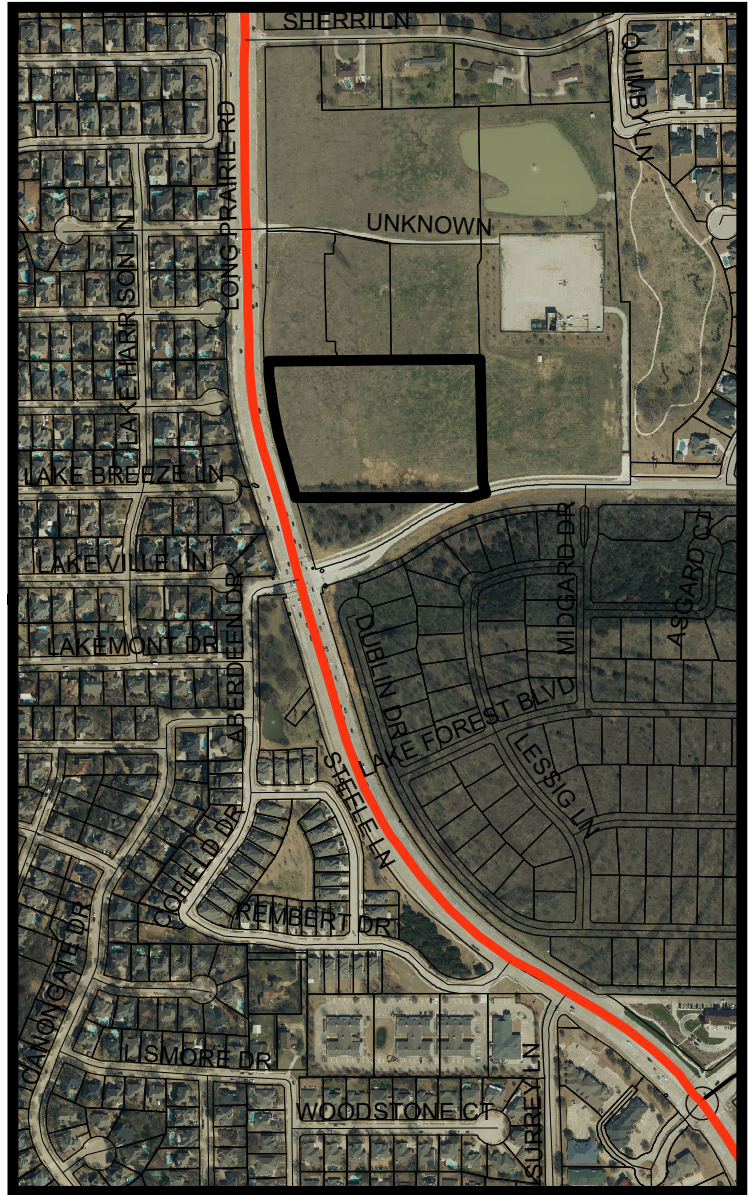
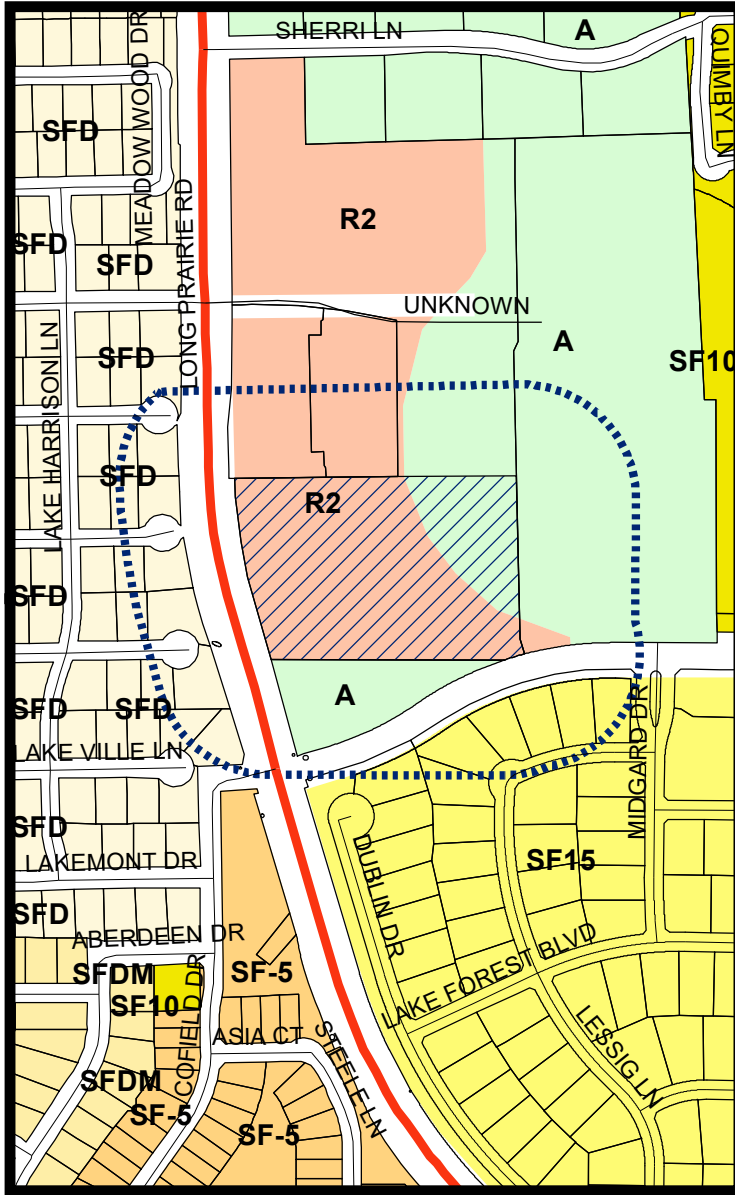
ATTACHMENTS:

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

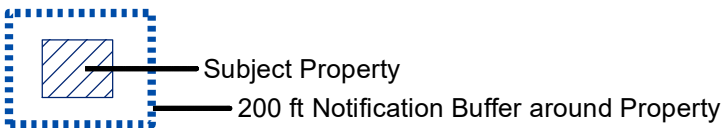
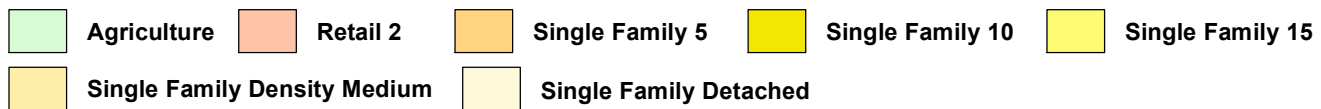
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP23-0005: Long Prairie Plaza - Golf Everywhere

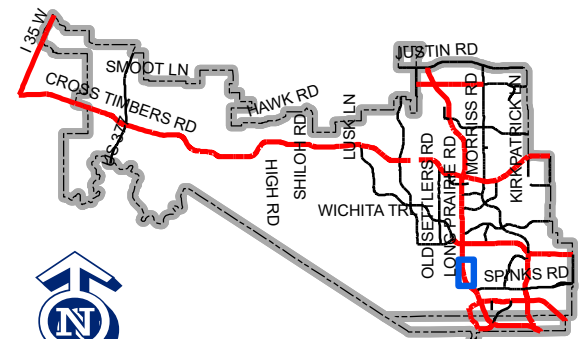


LEGEND

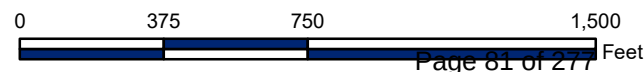


Visit www.fmdevmap.com to learn more about this project.

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



Map Location





October 31, 2023

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

**Re: GOLF Everywhere SUP
1600 Long Prairie Rd**

Dear Mr. Russell,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to request a Specific Use Permit for an approximately 31,471 square foot indoor golf facility, on the proposed 7.739 acres, a portion of Lot 2R, Block A of the Long Prairie Plaza Addition on the east side of Long Prairie Rd, north of Aberdeen Ln. Town staff has identified this type of use as Amusement and Recreation (Indoors).

The zoning for this property is PD-157, which allows this type of use with the approval from the Town of a Specific Use Permit. All plans submitted are intended to comply with PD-157.

Golf Everywhere provides a country club experience indoors, in a campus style approach. The main building provides the golf experiences by having 40 driving range bays, a short game area, and the ability to play over 300 rounds of golf a day. The main building also features complimentary experiences that you find at a traditional golf course such as food and beverages.

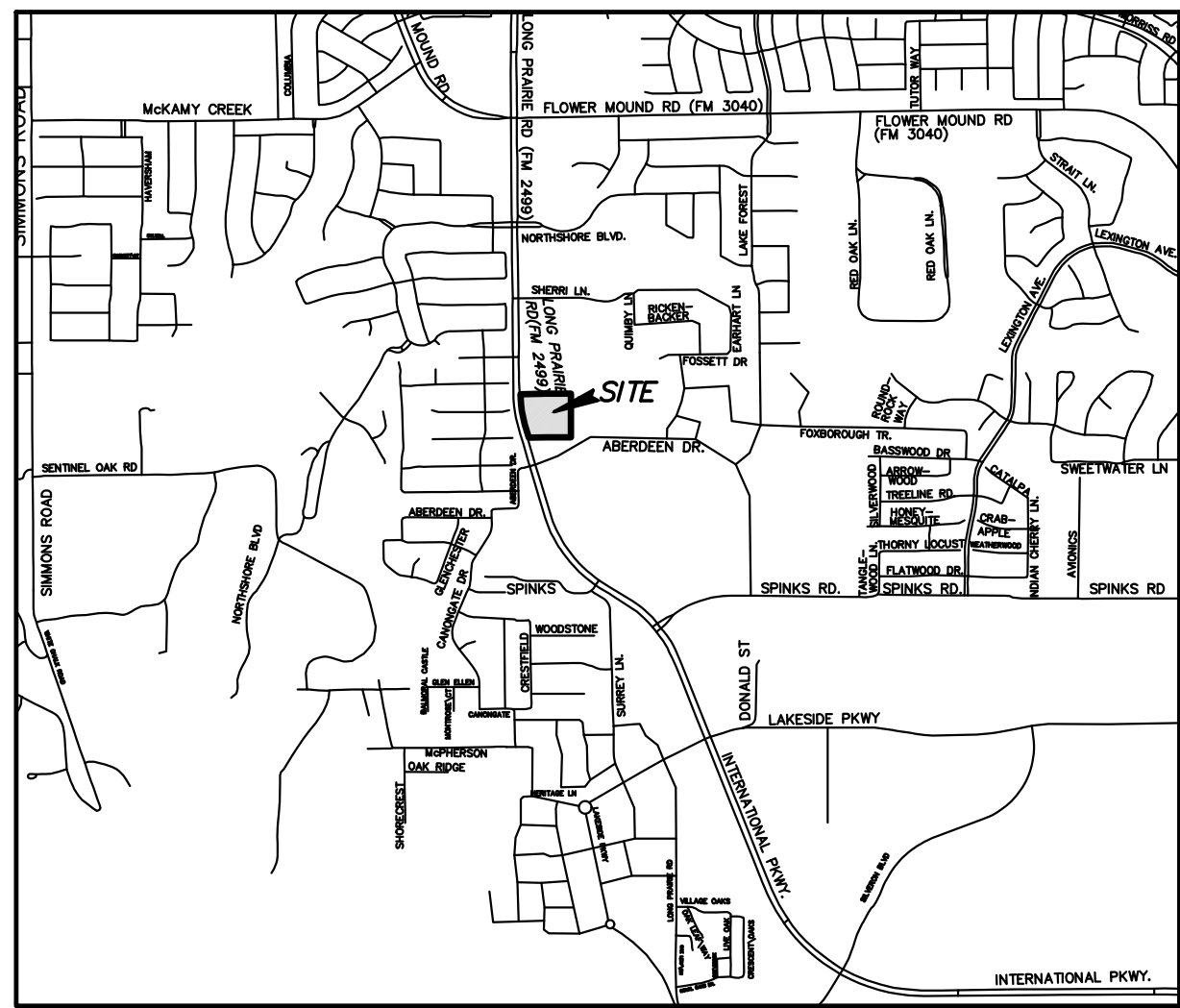
The rest of the campus is designed to complete the country club experiences. To the east of the main building is planned to be a teaching center, providing private lessons, junior, and group education programming. Across the fountain area to the north is planned to be the health and wellness center focusing on athletic recovery, group exercise, and overall wellness. The northwest building is planned to be the main restaurant that will have the ability to provide food items to the rest of the campus. All business will be open to the public with membership options available to create a true semi-private country club experience.

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

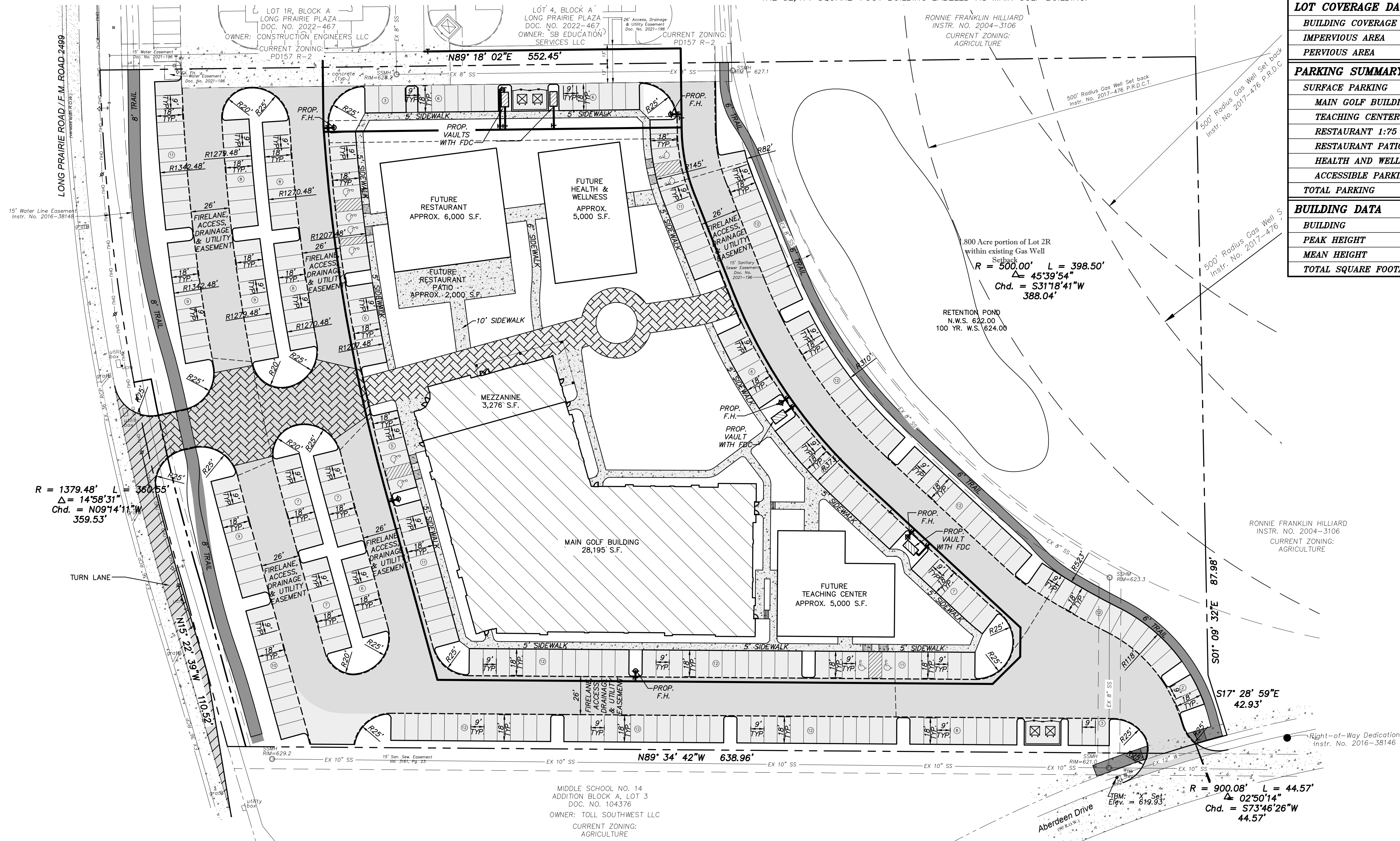
Thank You,

Ridinger Associates, Inc.
Firm No. 1969

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



VICINITY MAP NOT TO SCALE

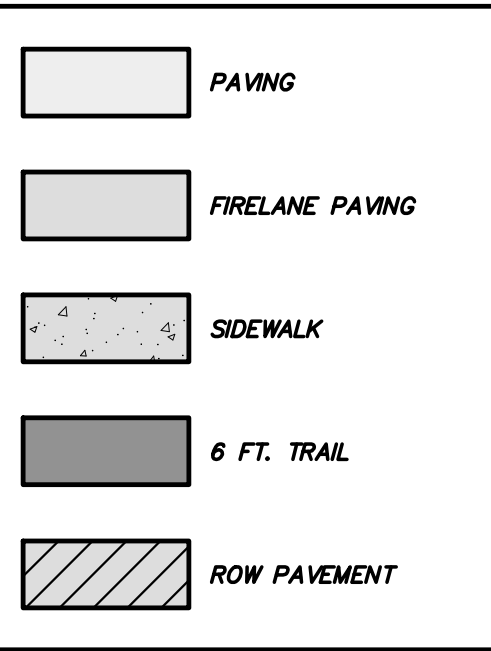


- NOTES:
1. TOWN OF FLOWER MOUND CONSTRUCTION STANDARDS APPLY WHETHER INDICATED ON THESE PLANS OR NOT.
 2. ALL PROPER EROSION CONTROL SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.
 3. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 4. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
 5. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
 6. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THESE PLANS AND THE TOWN OF FLOWER MOUND STANDARDS SPECIFICATIONS.
 7. ALL DIMENSIONS SHOWN ARE TO THE BACK OF THE CURB UNLESS OTHERWISE NOTED.
 8. ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
 9. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
 10. ADA RAMPS ARE TO USE ARMOR TILE FOR THE DETECTABLE WARNINGS.
 11. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED.
 12. ALL SIDEWALKS, ESTABLISHED VEGETATION (PER TCEQ REQUIREMENTS, BY SODDING OR SEEDING), SCREENING WALLS, FENCES, AND ALL REQUIRED APPURTENANCES MUST BE CONSTRUCTED AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS BEFORE SCHEDULING FINAL INSPECTION.
 13. METER & DOMESTIC SERVICE SIZES TO BE DETERMINED BY MEP ENGINEER, OTHER THAN RIDINGER ASSOCIATES.
 14. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE/PLAN ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
 15. RETAINING WALLS 4 FOOT IN HEIGHT OR TALLER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.
 16. THE SPECIFIC USE PERMIT FOR THE AMUSEMENT AND RECREATION (INDOORS) IS LIMITED TO THE 32,471 SQUARE-FOOT BUILDING LABELED AS MAIN GOLF BUILDING.

SITE DATA TABLE

PHYSICAL ADDRESS	1600 LONG PRAIRIE RD		
SITE AREA	7.739 acres / 337,123.99 s.f.		
ZONING	PD-157 & AGRICULTURAL DISTRICT		
CURRENT USE	UNDEVELOPED		
PROPOSED USE	AMUSEMENT AND RECREATION (INDOORS)		
LOT COVERAGE DATA			
BUILDING COVERAGE	14.67% / 49,471 s.f.		
IMPERVIOUS AREA	62.49% / 210,656 s.f.		
PERVIOUS AREA	37.51% / 126,467 s.f.		
PARKING SUMMARY			
SURFACE PARKING	BUILDING S.F.	REQUIRED	PROVIDED
MAIN GOLF BUILDING 1:200	31,471 S.F.	158	160
TEACHING CENTER 1:250	5,000 S.F.	20	22
RESTAURANT 1:75	6,000 S.F.	80	82
RESTAURANT PATIO 1:75	2,000 S.F.	27	29
HEALTH AND WELLNESS 1:250	5,000 S.F.	20	22
ACCESSIBLE PARKING		8	10
TOTAL PARKING		305	315
BUILDING DATA			
BUILDING	1 STORY WITH MEZZANINE		
PEAK HEIGHT	39'-2"		
MEAN HEIGHT	32'-2"		
TOTAL SQUARE FOOTAGE	31,471 s.f.		

PAVING LEGEND



OWNER:
RONNIE FRANKLIN HILLIARD, TR
HILLIARD FAMILY TRUST ETAL
CONTACT: RONNIE HILLIARD
630 COPPER CANYON ROAD
ARGYLE, TX 76226-9716

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

SOUTH HILLIARD TRACT

CONCEPTUAL SITE
PLAN

Scale: 1" = 40'
Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: NOVEMBER 6, 2023
Project No. 196-001

SHEET
1 OF 1

Ridinger
Associates, Inc.
Civil Engineers - Planners

Firm No. 1969
550 S. Edmonds Lane, Suite 101
Lewisville, Texas 75067
Tel. No. (972) 353-8000
Fax. No. (972) 353-8011

No.	Date	Revisions	App.

GENERAL LANDSCAPE NOTES

1. All landscape areas are to be received within .1' of proposed finish grade and free from all trash and debris.
2. All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pit sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stake and / or guy trees only at the direction of the landscape architect.
3. Rotovate the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
4. All planting beds not formed by a concrete curb or sidewalk are to edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
5. All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
6. Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.

7. All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lawn roller upon installation and fertilize with a complete fertilizer (13-13-13) at the rate of 1.5# actual nitrogen per 1000 square feet. Water all sod thoroughly.
8. All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
9. All irrigation controllers are to have mini-click freeze and rain stats installed as per manufacturer's recommendations.
10. All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
11. All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Rainbird or approved equal.
12. All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.
13. Quantities shown on plant list are landscape architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required at spacing designated for bed sizes and configurations shown on the plans regardless of quantities designated on plant list.

IRRIGATION NOTES:

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

TREE PRESERVATION AND MITIGATION NOTE:

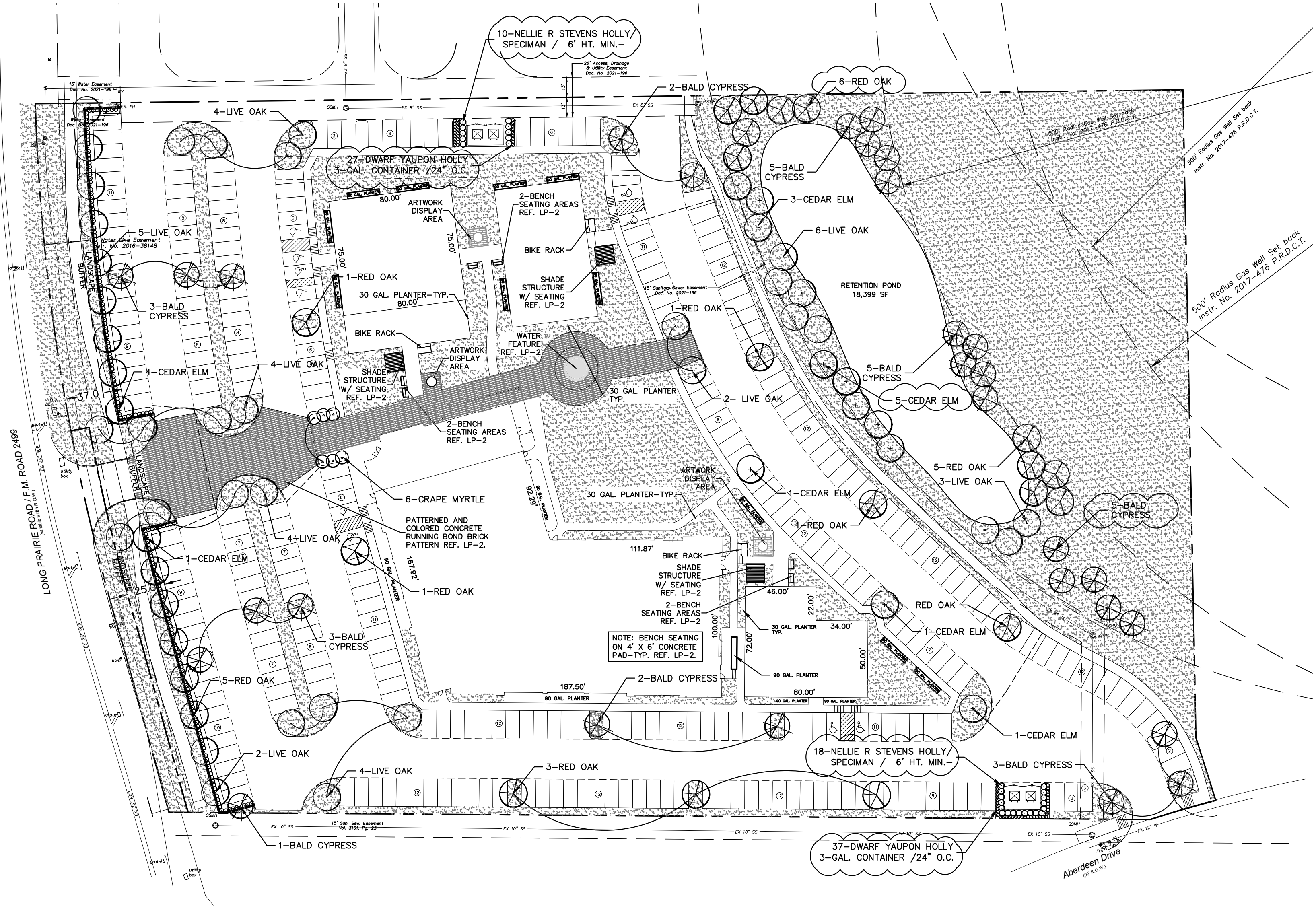
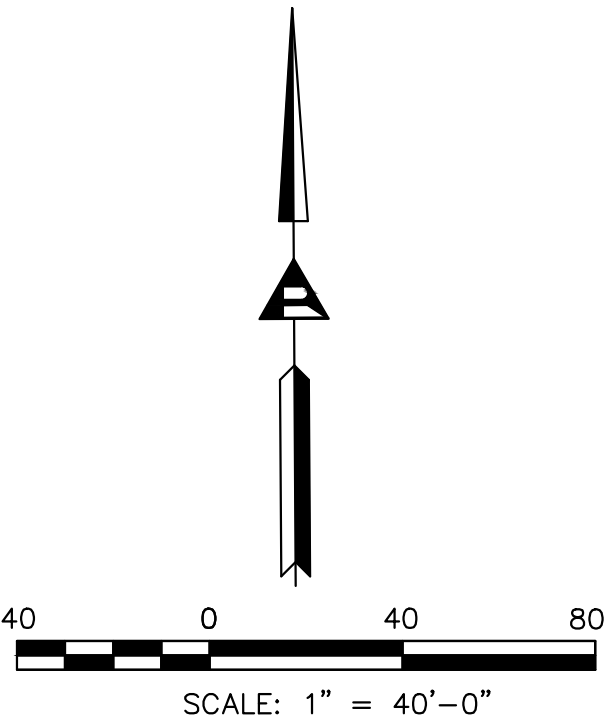
There are no existing protected trees on this site.

WATER FEATURE NOTE:

Prior to issuance of Certificate of Occupancy, appropriate drawings, plans and elevations, as required by the Town of Flower Mound, of the proposed water feature shall be provided to ensure that the final work is compatible with the architectural style, finishes and materials of the proposed buildings.

PD-157 Compliance

In compliance with PD-157, three bike racks, sized to accommodate a minimum of four bikes each, are shown at each building. In addition, four raised planters, minimum of 30 gallons, and 4 raised planters, minimum of 90 gallons, are shown at each building. These amenities are shown to indicate compliance with PD-157 and location can be rearranged at the time of site plan applications.



STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	85,975 SQ.FT.	17,195 SQ. FT.	25,315 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	85,975 SQ. FT.	44 TREES	42 CANOPY TREES 6 ORNAMENTAL TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRARIE ROAD	25 FT.	37 TO 25 FT.	
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRARIE ROAD = 471.77 L.F.	16 TREES	19 TREES
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	315	2,370 S.F.	8,895 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	315	32 TREES	40 CANOPY TREES 6 ORN. TREES
RETENTION POND LANDSCAPE			
STANDARD	SURFACE AREA	REQUIRED	PROVIDED
20 TREES 1ST 10,000 SF PLUS 1 PER 700 SF OVER	18,399 SQ. FT.	32 TREES	39 TREES

ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A LARGE TREE.

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

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

DATE SEALED: 11/6/23

DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDG
DATE: APRIL 26, 2023

SOUTH HILLIARD TRACT
LONG PRAIRIE PLAZA
A PORTION OF LOT 2R, BLOCK A
Being 7.739 acres Situated in the
John White Survey, Abstract No. 1341
in the
Town of Flower Mound
Denton County, Texas

Ridinger
Associates, Inc.
Civil Engineers - Planners

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

SOUTH HILLIARD TRACT
FLOWER MOUND, TEXAS

CONCEPTUAL
LANDSCAPE PLAN

Scale: 1" = 40'-0"
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: APRIL 26, 2023
Project No. 196-001

SHEET
LP-1



A cross-section diagram of a retaining wall. The wall has a total height of 8'-0" and a base width of 16'-0". The wall is composed of two main sections: a lower brick masonry section and an upper stone masonry section. The base of the wall is labeled "GRADE". Three callouts are present: "EX-1" points to the top surface of the stone masonry; "EX-2" points to the vertical joint between the stone and brick masonry; and "EX-4" points to the brick masonry section.



- A. ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. 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.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

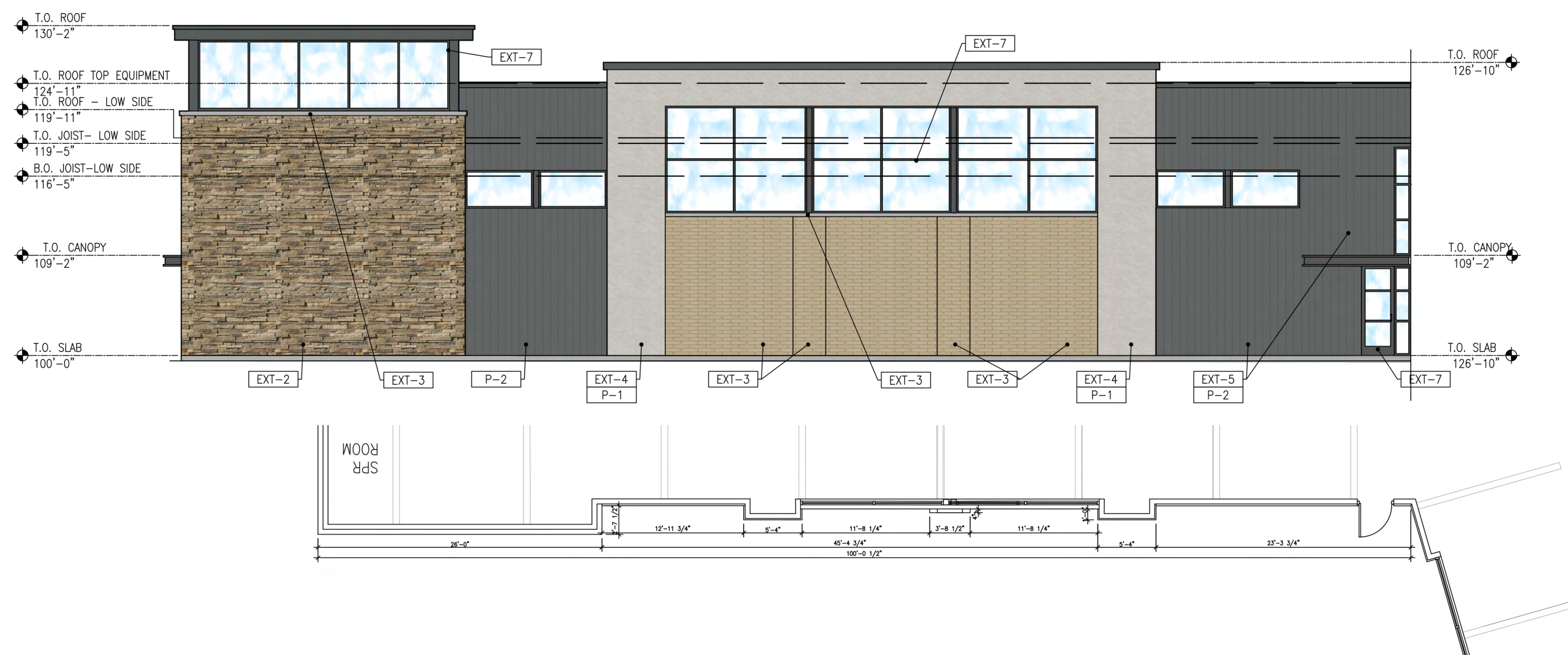
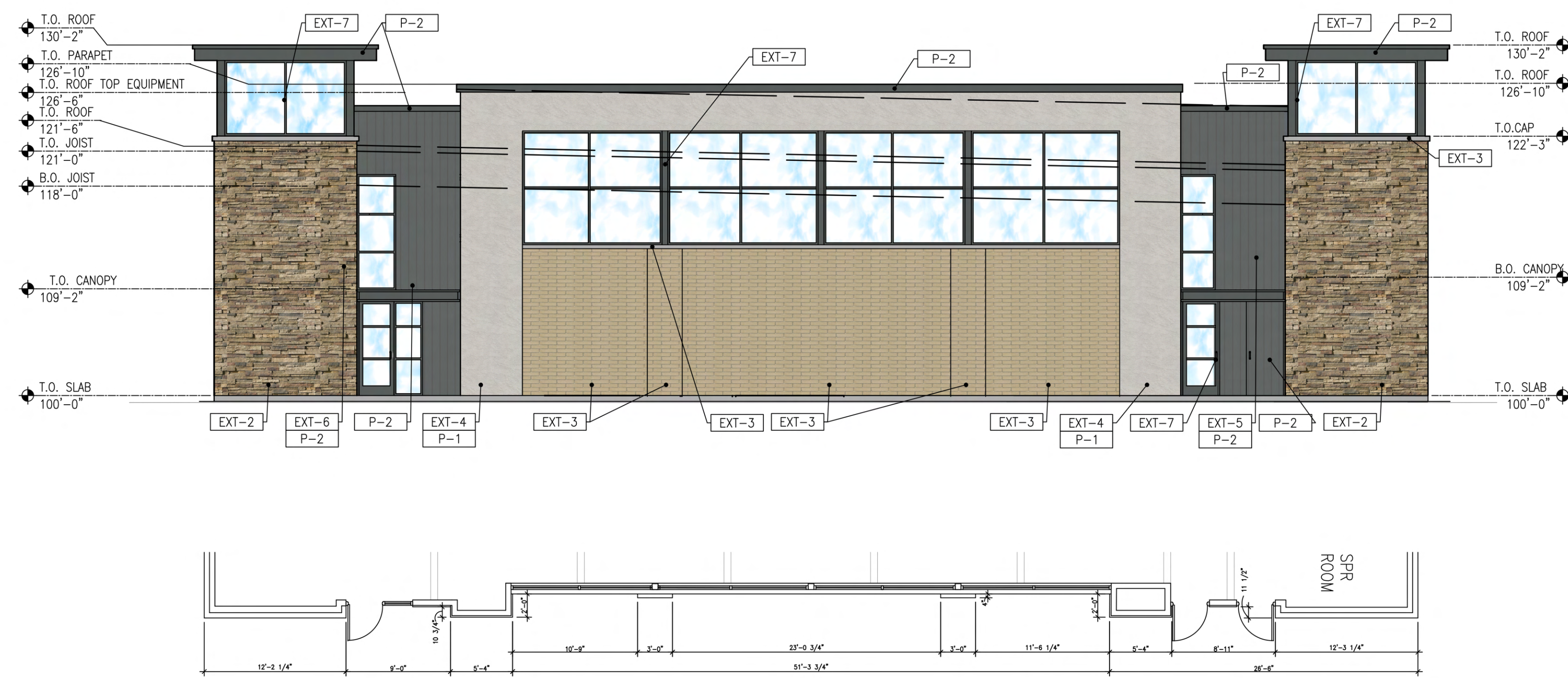
P-1	SNOWBOUND
P-2	SHUTTLED-20AM

G.O.L.F. EVERYWHERE
FLOWER MOUND, TX

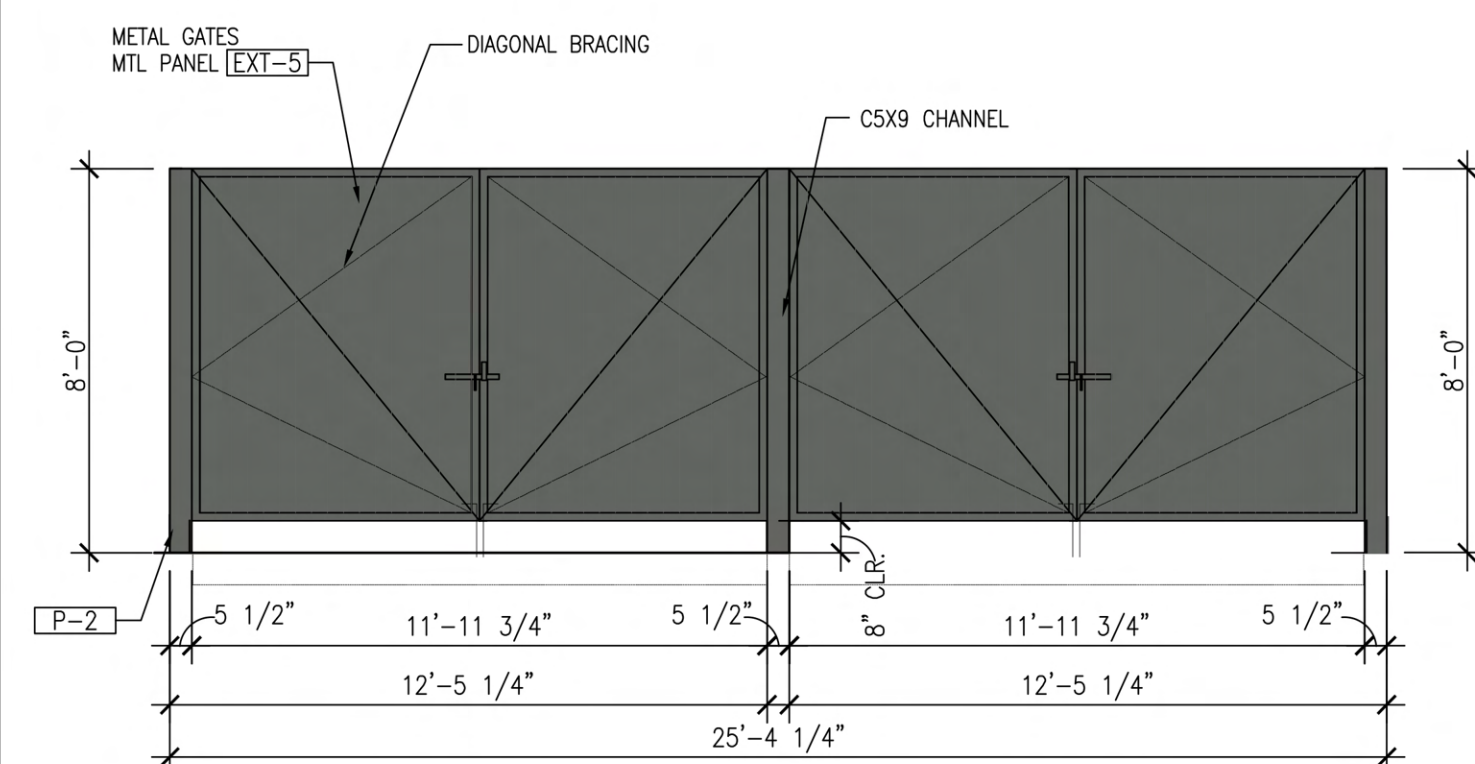
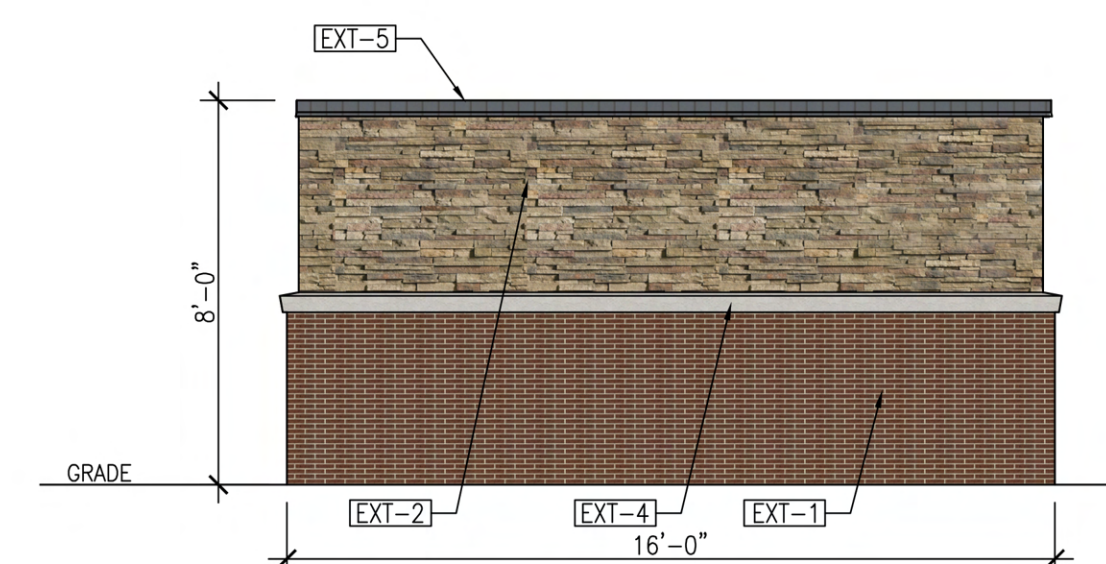
FWA 2499 & ABERDEEN
 FLOWER MOUND, TX

CLIENT: G.O.L.F. EVERYWHERE
 462 MCMAKIN ROAD
 BARTONEVILLE, TX 76226

PROJECT NUMBER:
GEF23001



		NORTH	SOUTH	EAST	WEST
1	Total Facade S.F.	6702 s.f.	5138 s.f.	6,194 s.f.	6049 s.f.
2	Facade S.F (Exclusive of door and windows)	4584 s.f.	3590 s.f.	3926 s.f.	3896 s.f.
3	Door and Windows S.F.	2118 s.f.	1548 s.f.	2272 s.f.	2153 s.f.
4	Primary Masonry totals (Min. 80%)				
5	Red Sunset Brick S.F.	993 s.f.— 22%	0 s.f. — 0%	377 s.f.—9%	0 s.f. — 0%
6	Stone S.F.	1487 s.f. — 32%	755 s.f. — 21%	1017 s.f.— 26%	1294 s.f.— 33%
7	Dove Gray — Brick S.F.	505 s.f. 11%	1014 s.f.—28%	1258 s.f.— 32%	1231 s.f. — 32%
8	Stucco S.F.	458 s.f. 10%	682 s.f. 19%	905 s.f. 23%	623 s.f. — 16%
9	Metal Panel S.F.	732 s.f. 16%	1166 s.f. 32%	186 s.f. — 5%	748 s.f. — 19%
10	Steel S.F.	410 s.f. 9%	0 s.f. 0%	183 s.f. — 5%	0 s.f. — 0%



EXTERIOR MATERIAL SCHEDULE

PRIMARY MATERIAL	SUPP./MANUF.	SPECIFICATIONS	COLOR	FINISH/NOTES
BRICK (EXT-1)	ACME BRICK	TUP020-103384	AMARETTO	VELOUR TEXTURE
FAUX STONE (EXT-2)	CULTURED STONE-BORAL	ALPINE LEDGESTONE CHARDONNAY	BEIGE & OFF-WHITE, BUFF-S GROUT	-
BRICK (EXT-3)	ACME BRICK	500 COCOA	DOVE GRAY	SMOOTH TEXTURE
STUCCO (EXT-4)	QUIKRETE OR EQ.	SMOOTH	P-1-SW7004 SNOWBOUND	-
METAL PANEL (EXT-5)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
STANDING SEAM MTL (EXT-6)	BERRIDGE OR EQ	EXT METAL PANEL	MATCH SW7068	-
ANODIZED ALUMINUM (EXT-7)	KAWNEER OR EQ.	EXTERIOR	DARK BRONZE	FRAME & DOOR FIN.
PAINT (P-1)	SHERWIN WILLIAMS	EXTERIOR	SW7004 SNOWBOUND	-
PAINT (P-2)	SHERWIN WILLIAMS	EXTERIOR	SW7068 GRIZZLE GRAY	-

- A. ALL RETAINING/RETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- B. 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.
- C. ALL ELECTRICAL PANELS AND ASSOCIATED COMPONENTS SHALL BE PAINTED/TEXTURED TO MATCH THE COLOR OF THE BUILDING.
- D. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- E. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- F. ALL EXTERNAL ELECTRICAL PANELS SHALL BE PAINTED/TEXTURED TO MATCH THE MATERIAL AND COLOR OF THE BUILDING.

KEY NOTES:	
1	GLAZING, RE. WINDOW SCHEDULE
2	SIGNAGE, PERMITTED BY OTHERS
3	GUTTER AND DOWNSPOUT; PAINT TO MATCH TRIM
4	ALL ELECTRICAL PANELS, GUTTERS, AND DOWNSPOUTS TO MATCH THE COLOR OF THE BUILDING.
5	MAXIMUM REFLECTANCE FOR ANY WINDOW SHALL NOT EXCEED 15%.
EXTERIOR FINISH SCHEDULE	
TAG	ITEM
EXTERIOR WALL FINISHES	
EXT-1	AMARETTO BRICK
EXT-2	ALPINE LEDGESTONE CHARDONNAY
EXT-3	DOVE GRAY
EXT-4	PLASTER STUCCO
EXT-5	METAL PANEL
EXT-6	STANDING SEAM METAL
EXT-7	ANODIZED ALUMINUM – DARK BRONZE
EXTERIOR PAINT	
P-1	SNOWBOUND
P-2	GRIZZLED GRAY

idstudio 4
6201 CAMPUS CIRCLE DRIVE E
IRVING, TEXAS 75063
TEL. 972.870.1288
WWW.IDSTUDIO4.COM

CORPORATE:

G.O.L.F. EVERYWHERE
462 MCMAKIN ROAD
BARTONVILLE, TX 76226
301.639.9057



10.18.23

**G.O.L.F. EVERYWHERE
FLOWER MOUND, TX**

FM 2499 & ABERDEEN
FLOWER MOUND, TX

CLIENT: G.O.L.F. EVERYWHERE
462 MCMAKIN ROAD
BARTONEVILLE, TX 76226

[illegible]

EXTERIOR ELEVATIONS

SHEET NUMBER:

A2.1

PROJECT NUMBER

GEF23001



EXT-1
Acme Brick
Amaretto Brick



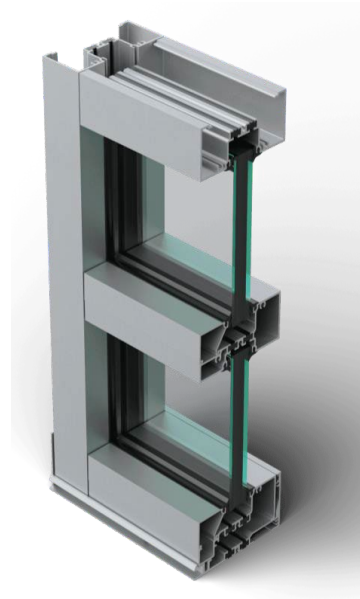
EXT-2
Cultured Stone
Boral Alpine LedgeStone Chardonnay



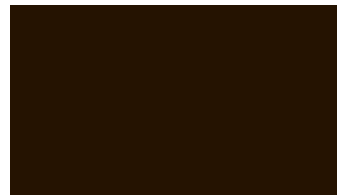
EXT-3
Acme Brick
Dove Gray



EXT-4
Plaster Stucco
Color to match SW7004 Snowbound



EXT-7
Kawneer Storefront Window System
Trifab 451UT Framing System
Color: #40 Dark Bronze



EXT-5 & EXT-6
Standing Seam & Metal Entrance Awning
Color to match P-2



P-2
Sherwin- Williams Paints
SW-7068 Grizzle Gray











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

DATE: November 13, 2023
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 488 (SUP23-0006 – Morriss Road Assembly Hall) to permit an assembly hall use. The property is generally located west of Morriss Road and south of Littlejohn Court.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of the application is to request approval of a Specific Use Permit (SUP 488) to permit an assembly hall to occupy 2,007 square feet within an 8,125 square-foot building (Building D) located on Lot 6, Block 1 of the Morriss Commons Addition. The subject site contains approximately 0.941 acres.

The property is located within Planned Development District No. 84 (PD-84) with Retail District-2 (R-2) uses. An assembly hall use requires approval of a Specific Use Permit (SUP) in R-2 zoning. According to the applicant, the maximum number of seats proposed is 75. The applicant is proposing the facility be available for events between 9:00 a.m. and 5:00 p.m., Monday through Friday with a maximum of 30 attendees. He is also proposing the facility be open between 6:00 p.m. and 9:00 p.m., Monday through Friday, and between 9:00 a.m. and 9:00 p.m. Saturday and Sunday with a maximum of 75 attendees. The intended use is for special events such as birthdays, graduations, and small weddings, which will mostly occur during weekends. Weekday events would include yoga classes, music classes or a religious congregation to be able to use it on an ad hoc or one-off basis.

Assembly halls use the parking ratio of one (1) space per 3 seats. With 75 seats, the use requires 25 parking spaces. The subject lot contains 33 parking spaces. The subject building currently contains one office tenant (2,000 square feet) which requires 8 spaces. If the remainder of the building (approximately 4,000 square feet) is occupied in the future by office uses, another 16 spaces will be required or for medical office uses, another 20 spaces would be required. With the Town's allowable 20% deviation, the minimum parking required between 9:00 a.m. and 5:00 p.m. is 30 spaces and 42 spaces between 6:00 p.m. and 9:00 p.m. when the building is completely leased.

In addition to the parking spaces on the subject lot, there are spaces available on the adjacent lots, since it is a part of a multi-lot commercial development (Morriss Commons) that has cross access

and cross parking agreements. All of the adjacent uses typically are open between 8:00 a.m. to 5:00 p.m. Of the 319 parking spaces located within Morriss Commons, 52 are currently not required to be used by existing tenants in other buildings. This includes 17 spaces in the adjacent amenity lot west of the site.

All activities are to be held within the existing subject building. No exterior changes to the building are being proposed.

The ordinance for the SUP will include the following conditions for the assembly hall use:

1. The Specific Use Permit is limited to 2,007 square feet within Building D located on Lot 6, Block 1 of the Morris Commons Addition.
2. The maximum attendee capacity is 30 between the hours of 9:00 a.m. and 5:00 pm., Monday through Friday.
3. The maximum attendee capacity is 75 between the hours of 6:00 pm. and 9:00 p.m., Monday through Friday and 9:00 a.m. and 9:00 p.m. Saturday and Sunday
4. All activities related to the subject assembly hall use must remain indoors.

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. SUP23-0006 had a total of 39 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support or opposition to the request.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

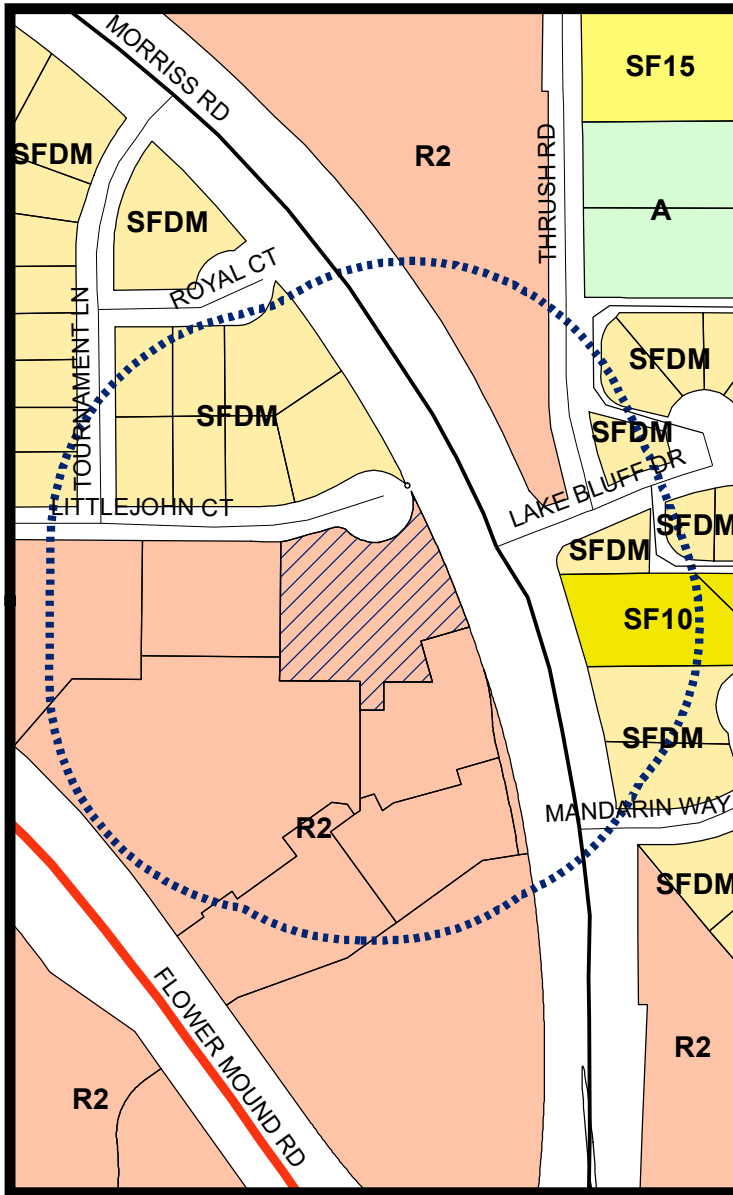
ATTACHMENTS:

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

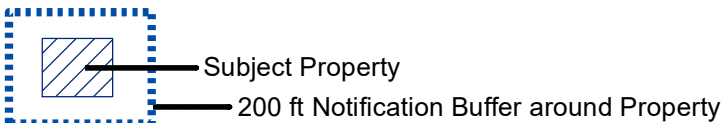
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP23-0006: Morriss Road Assembly Hall

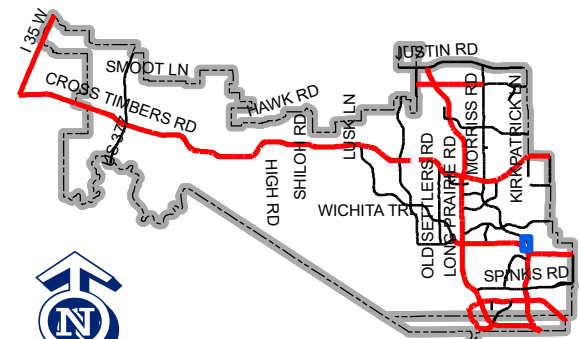


LEGEND

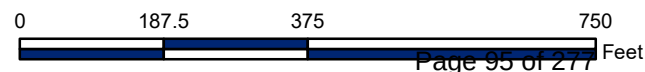


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



Date: 08/28/2023

From: Sreenivasa G Kota
A3K Properties LLC
2001 Piedmont Dr
Lewisville, TX 75067

Property: 2041 Morriss Rd, Suite 410
Flower Mound, TX 75028

To Whom So Ever It May Concern:

I am seeking a Specific Use Permit to use the Suite # 410 space of 2007 Sqft as an event venue for small to medium events. The Landlord will lease the suites to event planners for events such as weddings, birthdays, graduation, showers, anniversaries, etc. We will adhere to the maximum number of occupancies per zoning regulations of the town of Flower Mound. We will observe all the zoning regulations of the area. Attached is the application form, site plan, and floor plan of various suites.

Suite 410 has been already built out as a white box and hope to not needing any further improvements.

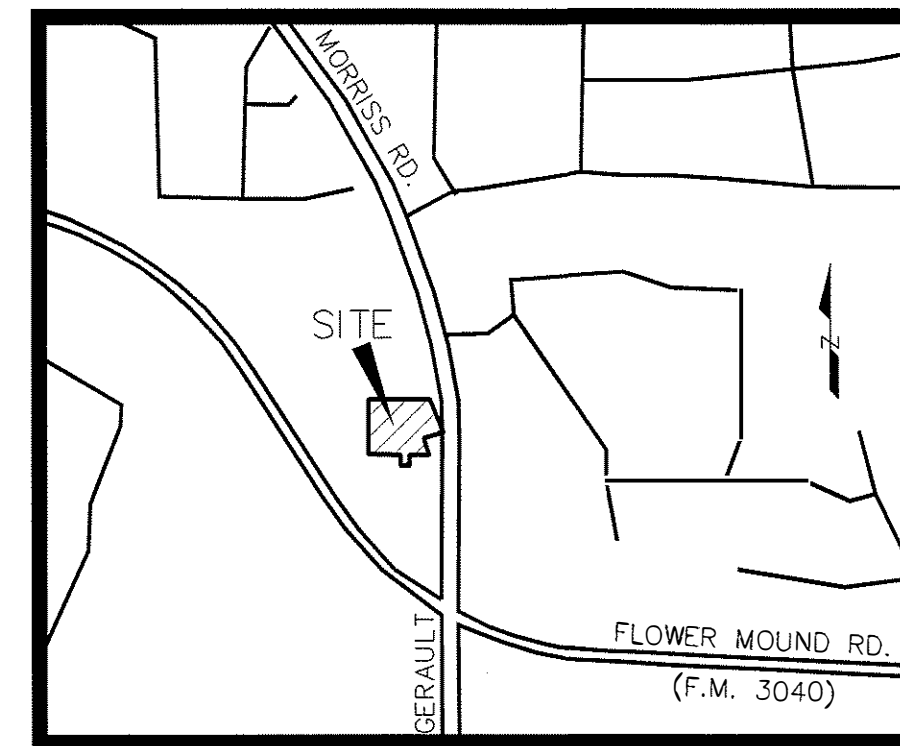
Sincerely,

A handwritten signature in black ink, appearing to read 'S. Kota', with a stylized flourish underneath.

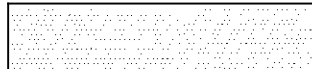
Sreenivasa G Kota

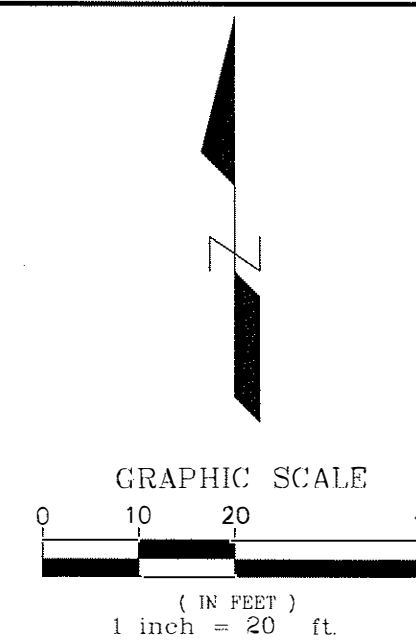
SHERWOOD ESTATES III
CAB. I, PG. 239
P.R.D.C.T.

MASTER PLAN FEATURES	
LAND USE PLAN	SPECIFIC PLAN AREA 9
SPECIFIC PLAN	SPECIFIC PLAN AREA 9 WITH RETAIL USES
URBAN DESIGN PLAN	LONG PRARIE DISTRICT
THOROUGHFARE PLAN	FLOWER MOUND ROAD – MAJOR ARTERIAL MORRIS ROAD – MAJOR ARTERIAL
WATER PLAN	8" INTERNAL LOOP
WASTEWATER PLAN	LONG PRARIE DISTRICT, 8" TO SERVE SITE & S.W. CORNER OF SITE



LOCATION MAP
N.T.S.

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	PARKING COUNT	
	SIDEWALK	
	FIRE LANE	
	LANDSCAPE	LS
	TREE	



SITE DATA TABLE

Physical Address	MORRISS ROAD
Gross Site Area	0.914 Acreage & 39,822 S.F.
Net Site Area	0.914 Acreage & 39,822 S.F.

Zoning	Retail - 2(R-2) within PD-84
Current use	Vacant

Lot Coverage Data:	
Building Coverage	20.4% / 8,125 S.F.
Impervious Area	65.45% / 26,064 S.F.
Pervious Area	34.55% / 13,758 S.F.

Parking Summary	Required	Provided
Surface Parking		
Office (3,125 S.F.)	11	12
Retail	0	0
Medical (5,000 S.F.)	20	21
Total Parking	31	33

Building Data	
Building	1-Story
Peak Height	30' - 1"
Mean Height	21'
Total Square Footage	8,125 S.F.

NOTES

1. SURVEY PREPARED BY NEEL - SCHAFFER INC., DATED FEBRUARY 2019
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF BUILDING, UNLESS OTHERWISE NOTED.
3. ALL RADII NOT LISTED ARE 2' FACE OF CURB.
4. SEE CIVIL PLANS FOR SITE DESIGN.
5. SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.
6. ACCORDING TO FEMA FIRM 48121C0545, DATED 4/02/1997 THE PROPERTY IS IN ZONE X.

CITY NOTES:

1. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN 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.
2. 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.
3. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
4. DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
5. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
6. SIGNS REQUIRE A SEPARATE BUILDING PERMIT.
7. 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.
8. RETAINING WALLS 4.0' IN HEIGHT OR GREATER, INCLUDING FOOTINGS, WILL REQUIRE A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DEPARTMENT.

 PARKING ADJUSTMENT. REMOVE 4 SPACES. ADDED 2 SPACES.

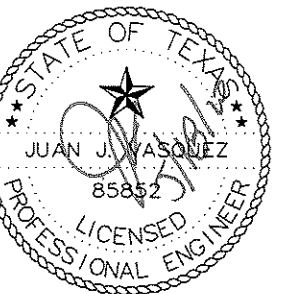
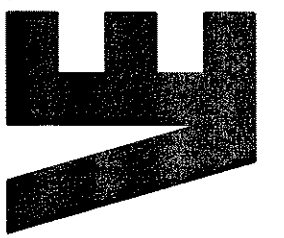
2 MOVE FIRE DBL CHK
LOST ON PKG SPACE

OWNER
SHIVAM KRIPA LLC
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033
CONTACT: SRI CHALUVADE
214-865-8097 TELE

ENGINEER/APPLICANT
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE
972-271-1383 FAX

SITE PLAN
LOT 6, BLOCK 1
MORRISS COMMONS ADDITION
0.941 ACRES
CITY OF FLOWER MOUND,
COLLIN COUNTY, TEXAS
MAY 18, 2020

ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
JUAN J. VASQUEZ, P.E. 85852, ON
05/18/2020

OWNER

SHIVAM KRIPA, LLC
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

SITE PLAN

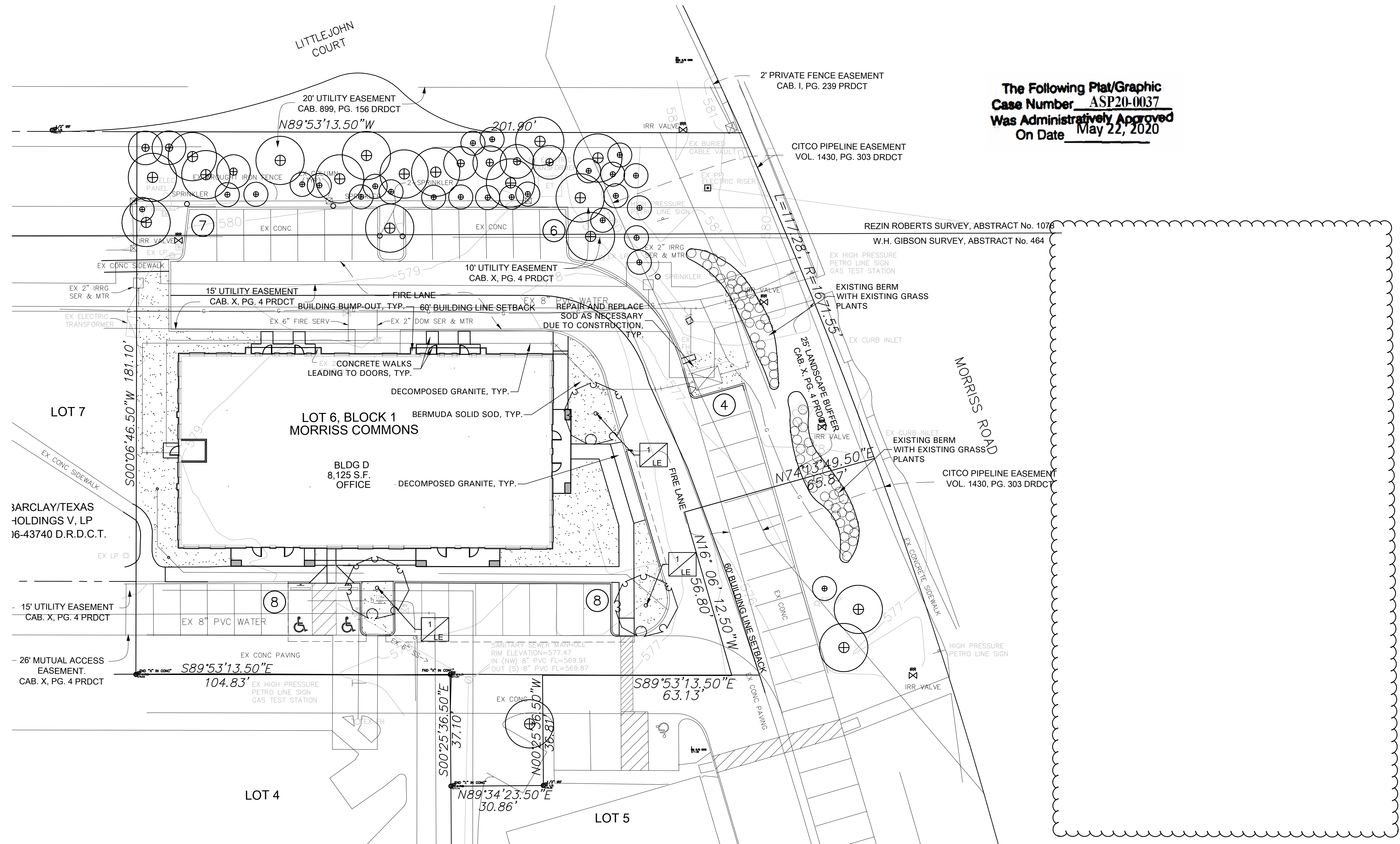
MORRIS FLOWER OFFICES
LOT 6, BLOCK 1
THE TOWN OF FLOWER MOUND
FLOWER MOUND, DENTON COUNTY TEXAS

Scale: 1" = 20'

Designed by: JJV
 Drawn by: JJV
 Checked by: JJV
 603-06\dwg\SP1-SITE PLA

SHEET
SP1

05/18/2020



The Following Plat/Graphic
Case Number ASP20-0037
Was Administratively Approved
On Date May 22, 2020

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"). EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL

ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4 1 OZ WOVEN, WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH, PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

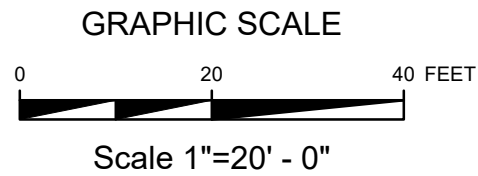
MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.



TOWN OF FLOWER MOUND CONSTRUCTION
STANDARDS APPLY WHETHER INDICATED
ON THESE PLANS OR NOT.

REVISED BASE ON BUILDING LAYOUT	AWR
REVISED PER CITY COMMENTS	
PARKING SPACE REMOVED	APP.
DATE	APP.

VASQUEZ ENGINEERING L.L.C.
1919 S. SHILOH RD
Suite 440, LB44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266



OWNER
SHIVAM KRIPA, LLC
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

LANDSCAPE PLAN
MORRIS FLOWER OFFICES
LOT 6, BLOCK 1
THE TOWN OF FLOWER MOUND
FLOWER MOUND, DENTON COUNTY TEXAS

Scale: 1" = 20'	
Designed by: JJV	
Drawn by: AWR	
Checked by: AWR	
Date: 05/18/2020	

SHEET
L1.2

D

C

B

A



4 SOUTH ELEVATION
A2-2 SCALE: 3/16" = 1'-0"



3 NORTH ELEVATION
A2-2 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A2-2 SCALE: 3/16" = 1'-0"



1 WEST ELEVATION
A2-2 SCALE: 3/16" = 1'-0"

	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE S.F.	1718 S.F.	2010 S.F.	1066 S.F.	848 S.F.
2. FACADE S.F. (exclusive of doors & windows)	1460 S.F.	1520 S.F.	808 S.F.	698 S.F.
3. DOORS & WINDOWS S.F.	258 S.F.	490 S.F.	258 S.F.	150 S.F.
4. PRIMARY MASONRY TOTALS (min 80%)	1433 S.F. & 98% OF 2	1416 S.F. & 93% OF 2	743 S.F. & 92% OF 2	671 S.F. & 96% OF 2
• BRICK	1058 S.F. & 72% OF 2	638 S.F. & 42% OF 2	337 S.F. & 42% OF 2	468 S.F. & 67% OF 2
• STONE	179 S.F. & 12% OF 2	690 S.F. & 45% OF 2	356 S.F. & 44% OF 2	101 S.F. & 14% OF 2
• STUCCO	56 S.F. & 4% OF 2	-	-	-
• WOOD/VINYL SHUTTER	140 S.F. & 10% OF 2	88 S.F. & 6% OF 2	50 S.F. & 6% OF 2	75 S.F. & 11% OF 2
• METAL DOOR	-	-	-	27 S.F. & 4% OF 2
5. E.I.F.S. SECONDARY MASONRY TOTALS (max 20%)	27 S.F. & 2% OF 2	104 S.F. & 7% OF 2	65 S.F. & 8% OF 2	27 S.F. & 4% OF 2

EXTERIOR MATERIALS AND COLOR SCHEDULE

- 1 BRICK VENEER - ACME BRICK, KING SIZE, DESERT TAN, W/NATURAL GRAY MORTAR
- 2 BRICK SOLDIER COURSE - ACME BRICK, KING SIZE, DESERT TAN, W/NATURAL GRAY MORTAR
- 3 STONE VENEER - AUSTIN STONE, CREAM COLOR W/KHAKI MORTAR
- 4 6" CAST STONE BAND - AHI SUPPLU, INC. AUSTIN BUFF W/BUFF MORTAR
- 5 PAINTED CEMENT BOARD FASCIA, - OFF WHITE
- 6 ALUMINUM STORE FRONT - KENWEER CLEAR ALUMINUM W/LOW E CLEAR GLASS OR APPROVED EQUAL
- 7 ALUMINUM WINDOW SYSTEM - ALENCO W/LOW E CLEAR GLASS OR APPROVED EQUAL
- 8 ALUMINUM ENTRY DOOR - CLEAR ALUMINUM W/LOW E CLEAR GLASS OR APPROVED EQUAL
- 9 DECORATIVE WINDOW SHUTTER, WOOD/VINYL - PAINTED, LIGHT GRAY
- 10 INSULATED METAL DOOR - PAINTED, DARK GRAY
- 11 CAST STONE LINTEL/BAND - AHI SUPPLU, INC. AUSTIN BUFF W/BUFF MORTAR
- 12 PREFINISHED METAL GUTTER - TAN COLOR
- 13 ASPHALT ROOF SHINGLE - OWENS CORNING OAKRIDGE 40 DRIFTWOOD
- 14 EIFS CORNICE - CREAM COLOR
- 15 PREFINISHED METAL DOWNSPOUT

**Design Associates
& Consultants**

2500 Coolwater Drive,
Plano, Texas 75025
214-714-5666
fax: 972-908-2990
milon5us@yahoo.com

18110923

Participating Consultants:

Project Name:
Construction Documents
FOR

OFFICE CONDO
MORRIS COMMON ADDITION

AT
MORRIS ROAD & FLOWER MOUND ROAD
FLOWER MOUND, TEXAS-75028

Drawing Title:
EXTERIOR ELEVATIONS

Issued For	Date:

Revision Information:

No.	Date:	Description
△	7-26-2019	OWNER'S MODIFICATION, HEIGHT
△	8-14-2019	CITY COMMENTS

Project No.: 19050303	Date: 05-03-19
Drawn By: MR	Checked By: MR

Sheet No.

A2-2

The Following Plat/Graphic
Case Number ASP19-0039
Was Administratively Approved
On Date August 30, 2019

MORRIS COMMONS ADDITION
LOTS 1 & 2, BLOCK 1, BUILDING D
Morris Road & Flower Mound Road
City of Flower Mound



PLANNING & ZONING COMMISSION AGENDA I.5. REGULAR ITEM(S)

DATE: November 13, 2023
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for rezoning (Z23-0002 - The River Walk at Central Park, Promenade Way) to amend the development standards for The River Walk at Central Park related to Article II - Uses to propose standards for Extended Stay Hotel and to update the conceptual plan exhibits. The property is generally located north of Cross Timbers Road, west of Morriss Road, and east of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are modification requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The River Walk at Central Park (TRWCP) development contains approximately 158 acres and was originally approved on August 4, 2008. On January 15, 2015, the Town Council approved Ordinance No. 05-15 that amended the previously approved River Walk ordinance. Since the original approval, the Development Standards have been amended several times. The history of the development, including the supporting documents and approvals, can be viewed on this dedicated Town [web page](#).

The purpose of this request is to include development standards for extended stay hotels and to amend the Concept Height Plan to request additional height for certain buildings located within the Town Center subdistrict.

Article II - Uses

The River Walk ordinance contains a list of uses that is permitted within the subdistricts and this list does not distinguish between a hotel and an extended stay hotel. Upon approval of the first extended stay hotel within the River Walk, staff updated the code of ordinances to include standards for [extended stay hotels](#) based on Town Council's direction. The applicant is proposing to incorporate the town's extended stay hotel regulations, except for the density requirement, into the River Walk ordinance. The Town's ordinance restricts the maximum density to 40 units per acre. The applicant is requesting a maximum density of 112 units per acre. The Town Council's interest in restricting the number of units was mostly directed towards stand alone extended stay hotels, where all of the parking and open space is contained on the same lot, which naturally leads to a lower density number. This is not necessarily the case for hotels located within a mixed-use development. If the

proposed lot only contains the building footprint, it will show a higher density number.

Concept Plans

The River Walk Ordinance includes several exhibits, including the Concept Building Height plan, as attachments to the ordinance. The Concept Building Height plan identifies the maximum number of stories for buildings within each subdistrict. The developer is requesting to increase the height of the proposed extended stay hotel to five stories. In addition to this, the developer is requesting to increase the maximum height of buildings between the existing Home2Suites and the proposed hotel to five stories. The current Concept Building Height plan for this area allows buildings to be between one and three stories. During the application review, staff expressed concerns regarding the proposed height increase for future buildings located between the hotels, as there was no plan proposed for this area in conjunction with the building height increase request. The applicant feels that regardless of the use, the entire block should reflect a similar height. The future development on this lot would still be required to comply with the River Walk ordinance, including parking and building design standards.

If this request were to be approved, a site plan application must be submitted for the proposed extended stay hotel for consideration by the Planning and Zoning Commission upon staff review. Since extended stay hotel is permitted by right within the River Walk ordinance, staff would recommend placing limitation on the number of extended stay hotels allowed by right.

The applicant has also submitted a Concept Land Use Plan updating the footprint of the previously approved buildings as well as the footprint of the future buildings within the Town Center sub-district. If the Commission were to recommend approval of this request, staff recommends a condition that the updated concept plans listed below be supplied to staff to be included as exhibits to the ordinance.

- Concept Sub-district Plan
- Concept Plan - Streets
- Concept Plan - Buffers
- Concept Plan - open Space, Common Areas, and Trails Plan
- Concept Plan - Parking

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. Z23-0002 had a total of 59 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

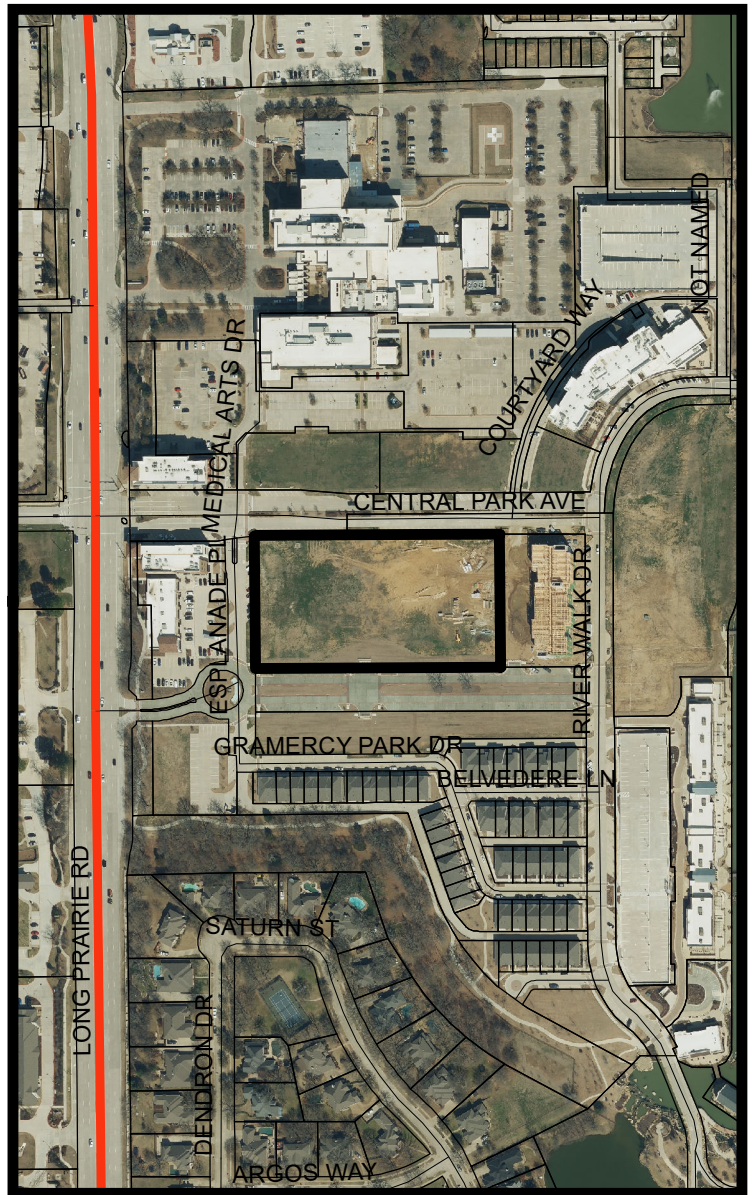
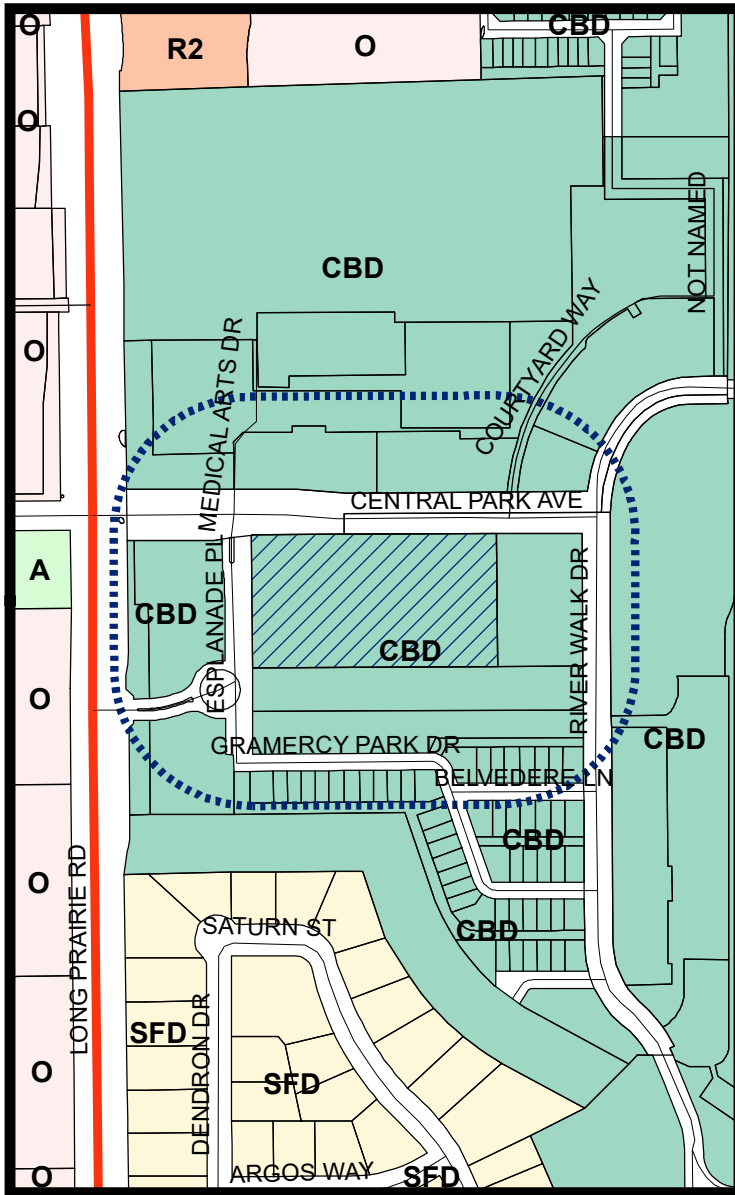
1. Map - Zoning & Aerial

2. Letter of Intent
3. Concept Plan
4. DRAFT Development Standards

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

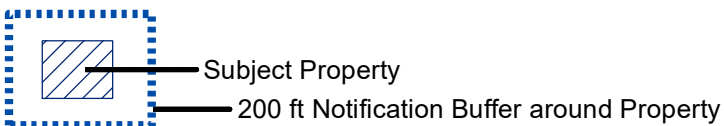
Vicinity Map

Z23-0002 - River Walk Promenade



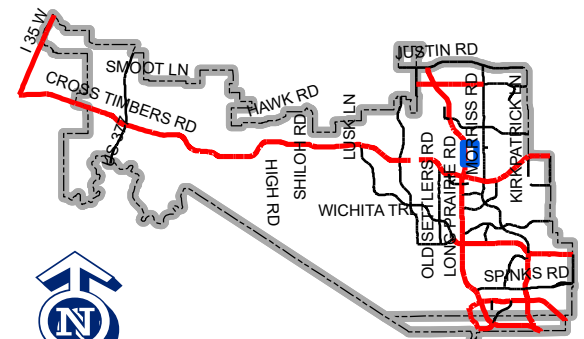
LEGEND

- Agriculture
- Central Business District
- Office
- Retail 2
- Single Family Detached

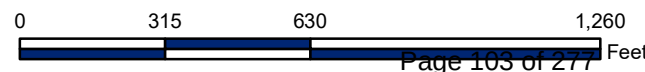


Visit www.fmdevmap.com to learn more about this project.

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



Map Location



October 18, 2023

Poornima Kashyap, AICP
Planning Manager
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: THE RIVER WALK AT CENTRAL PARK
3rd Hotel (Z23-0002)
Letter of Intent**

Mrs. Kashyap:

Please accept this letter, on behalf of MRW Investors, LLC., as an explanation of the proposed Zoning Change Request to amend the current zoning for The River Walk at Central Park. Specifically, we are asking for an increase in the height limitation on the site between Central Park and the Promenade to be five stories instead of two.

The proposed hotel will require the new height limit and therefore, the rest of the block should be allowed to match that height if desired. The block between the Home2Suites and the new hotel, we would argue, should not start with four stories (existing hotel) drop down to two stories and then rise back up to five stories (new hotel). Having the building facades being at the same or similar level will be more aesthetically pleasing and allow the developer additional space within the block.

Additionally, we are providing special use conditions for the 3rd hotel to be in accordance with the Town's newly adopted standards for extended-stay hotels. This 3rd hotel is planned to be an extended-stay brand and will adhere to the new standard with the exception of the density cap. The nature of the hotels within the River Walk is that the parking is not on the same lot and is mostly shared with other users. As such the density of the extended-stay hotels in the River Walk will be higher per acre than typical single site development. This hotel is proposing 112 rooms and will be located on approximately 1 acre. Therefore, we will need to request 112 rooms per acre.

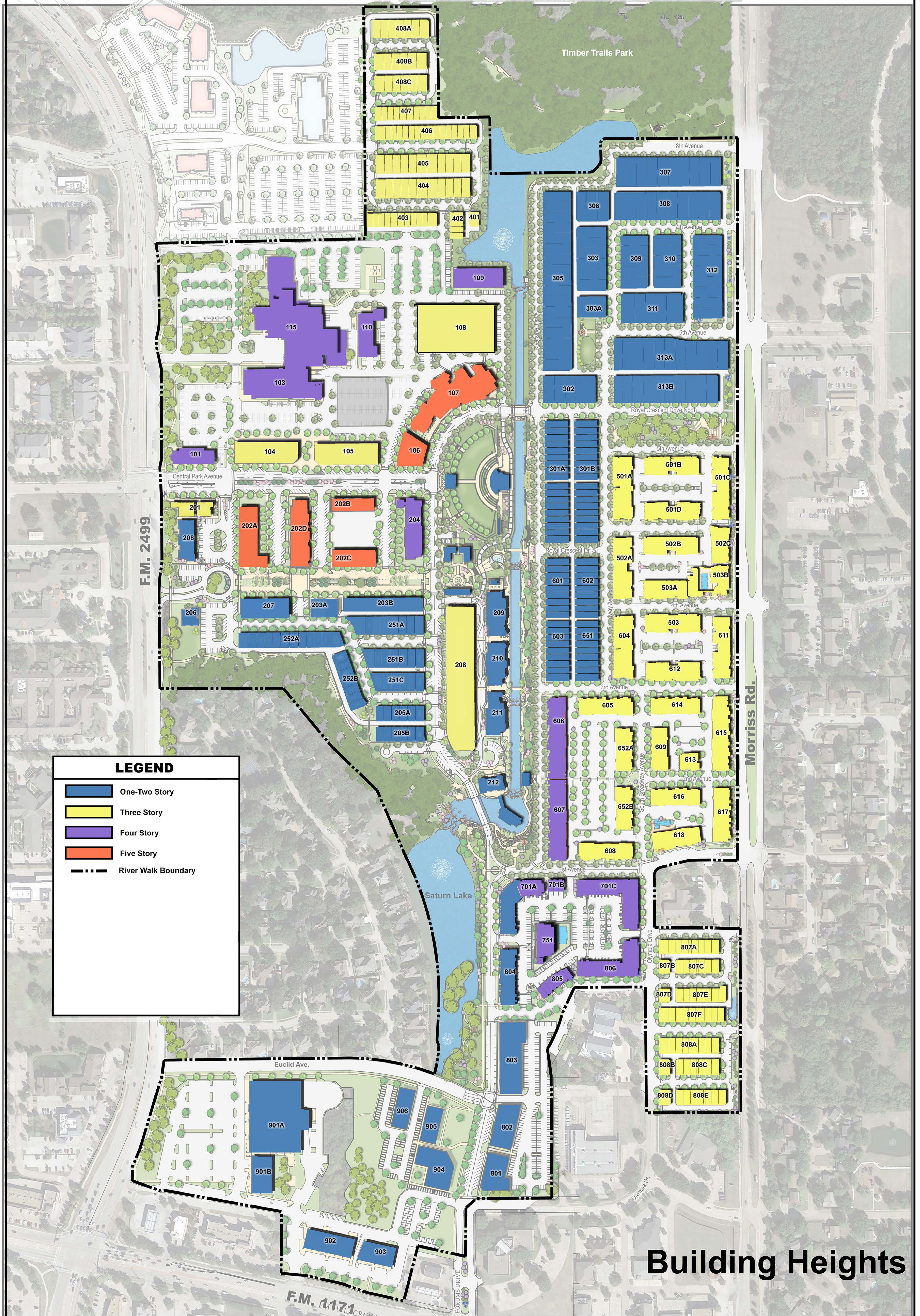
We are excited to present the plan for a third hotel at the River Walk! It is a positive addition to the development and shows the vitality of the River Walk as well as benefiting the entire community.

Sincerely,

MCADAMS



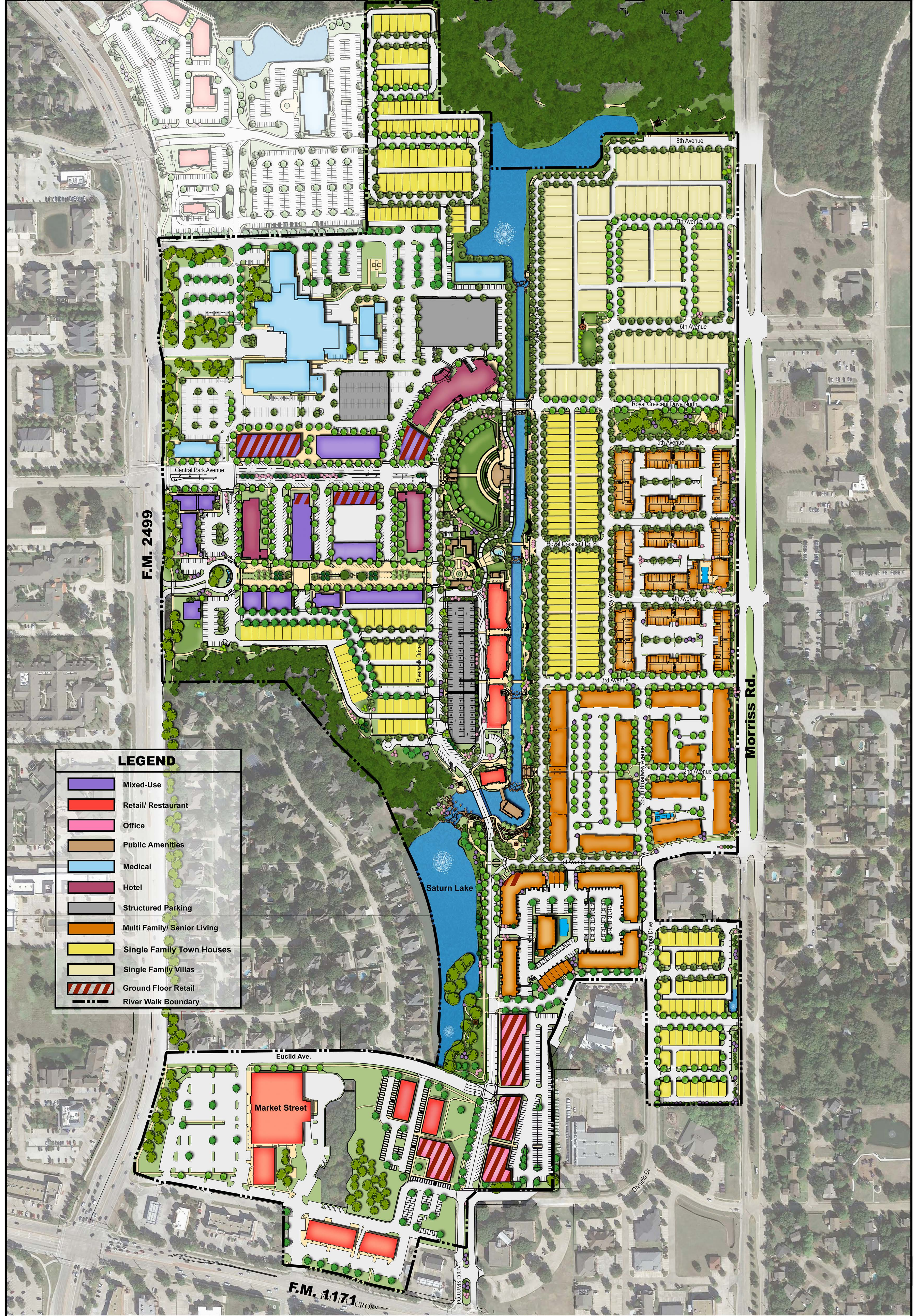
Randi Rivera, AICP
Director, Planning + Entitlement



LEGEND

- One-Two Story
- Three Story
- Four Story
- Five Story
- River Walk Boundary

Building Heights



LEGEND

- Mixed-Use
- Retail/ Restaurant
- Office
- Public Amenities
- Medical
- Hotel
- Structured Parking
- Multi Family/ Senior Living
- Single Family Town Houses
- Single Family Villas
- Ground Floor Retail
- River Walk Boundary



McAdams

The John R. McAdams
Company, Inc.
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

201 Country View Drive
Roanoke, Texas 75262
840.240.1112
TBP#: 19762 TBPIS: 10194440
www.gacon.com
www.mcadamsco.com

Concept Land Use Plan
River Walk at Central Park

Town of Flower Mound
Denton County, Texas

150 0 150 300 450 Feet



Job No. MRW-20000 Date: June 2, 2023 By: LH
M:\Projects\MRWInvestors\MRW-20000\Drawings\Exhibit\Overall River Walk Rendering\2020-05-01 Updated CAD Work.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 attained from best available information. This plan is subject to change.

SCHEDULE OF USE REGULATIONS

<u>Use</u>	TC (2.2(i))	CR (2.2(h)), (2.2(i))	CMU (2.2(i))	CRC (2.2(i))
Extended Stay Hotel (subject to 2.2.(d.1))	P	P	P	

- (d.1) Extended Stay Hotels shall comply with the provisions of Section 98-1003, Hotel or motel, and Section 98-1004, extended stay hotel, except that the maximum density is 112 rooms per acre.



PLANNING & ZONING COMMISSION AGENDA I.6. REGULAR ITEM(S)

DATE: November 13, 2023
FROM: Poornima Kashyap, Planning Manager
ITEM: **Public Hearing to consider an ordinance for amending the zoning (CON23-0001 – FM 1171 Conservation Development) from Interim Holding (IH) and Agricultural (A) uses to Planned Development District No. 196 (PD-196) with Agricultural (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located north of Cross Timbers Road and east of U.S. Hwy 377.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are exception requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below).

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 148 acres of land from Interim Holding and Agricultural uses to create a planned development district with Agricultural (A) uses for a conservation development. The property is master planned for Rural Residential uses within the Cross Timbers Conservation Development District (CTCDD), which allows for the development of a residential subdivision under the conservation district regulations.

On January 18, 2022, Town Council gave staff direction to begin reviewing standards and provide recommendations for the Cross Timbers Conservation Development District (CTCDD). Following a ten-month process, which included open houses, surveys, nine meetings with several boards and commissions, and Town Council, amendments to the Town's [Master Plan](#) and [Land Development Regulations](#) (LDR) were approved on November 7, 2022. The development complies with the Conservation Development regulations except for certain modifications discussed in Section III below.

As a part of this request, the applicant is asking for certain exceptions and modifications.

- Topographical slope exception
- Modification to certain dimensional regulations
- Modification to allow encroachment into the 200-foot scenic corridor buffer
- Modification to Conservation Development sign standards.

The concept plan depicts 74 residential lots, which is at the maximum allowable residential density of one residential unit per two acres. The proposed lots are at least 0.75 acres, and approximately 37 percent of the lots are greater than one-acre in size.

The applicant has provided an open space plan identifying different classifications according to its existing condition or its intended or future uses. The plan meets the minimum 45 percent open space requirement without counting the drainage easements located adjacent to the internal streets. The plan also depicts certain passive recreation areas to be located within the open space.

The main access to this property will be from Cross Timbers Road with gated emergency access to and from Montalcino Estates and Pepper Creek. The landscape plan depicts the necessary buffers within the plantings.

The applicant has indicated that existing overhead utilities along Cross Timbers Road will be buried.

As a part of the conservation development process, an enhanced public notification process is required that mandates a minimum of two neighborhood meetings be held to discuss the project prior to the application being considered by the Planning and Zoning Commission. The first informational meeting was held on March 22, 2023, and the second informational meeting was held on August 31, 2023. A work session with the Commission was held on August 28, 2023. Based on the feedback received at the work session, the applicant was able to eliminate the lot-to-lot drainage exception and reduce the number of lots that required side setback modifications.

III. REQUESTED EXCEPTIONS AND MODIFICATIONS

1. Exception to Section 98-147, Topographic Slope

According to the Town Code, no development application or project shall be approved that proposes development on any existing topographical slopes of 12 percent or greater, or that proposes to alter any existing topographical slopes that are less than 12 percent but equal to or greater than five percent then available (other than within five feet of the footprint of the proposed structure or structures). The purpose of this criterion is to ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Flower Mound by requiring environmentally sensitive development techniques to eliminate "scrape and build."

The developer is seeking an exception to impact protected slopes greater than or equal to 5% and less than 12% and for slopes that are greater than 12%. Per the approved Environmental Protection Plan (EPP), exceptions for the 61.49 acres of the impacted land that have topographic slopes greater than or equal to 5% and less than 12% and for the 6.64 acres with naturally occurring topographic slopes greater than 12% are being requested.

Section 98-147 "Topographical slope protection" allows for an applicant to request an exception to these standards as follows:

Exception. An exception to this requirement may be approved by the Town Council by the affirmative vote of at least three-fourths super majority vote of all members of the town council, for any development that keeps the character of the natural topography, and integrates the development into and maintains the overall integrity of the natural topography.

In considering an exception to this criterion, the town shall, in addition to the foregoing, consider the effects of granting an exception on other environmental features such as trees, habitats,

floodplains, scenic vistas, ridgelines, and other environmental features as well as adjacency to established developments and neighborhoods.

2. Modification to certain dimensional regulations

The developer is requesting modifications to the Agricultural zoning district dimensional regulations, particularly to the side setback and lot coverage requirements to be more in line with the Single-Family Estate (SF-E) regulations. The request is to allow a reduction in the width of side setbacks from 25 feet to 20 feet for a total of 10 lots and to increase maximum lot coverage from 25 percent to 35 percent on all lots.

3. Modification to allow encroachment into the 200-foot scenic corridor buffer

The conservation development ordinance requires a 200-foot scenic corridor buffer along scenic roads to preserve natural settings and scenic vistas along roadways. The applicant is requesting a modification to allow a roadway encroachment into the required 200-foot scenic corridor buffer. In the letter of intent, the applicant has indicated that the encroachment is necessary to reduce the impact on slopes at the entrance to the subdivision. The residential lots are located outside of the required scenic buffer.

4. Modification to Conservation Development sign standards

The conservation development ordinance allows the sign design to utilize wood, stone or rock. The applicant is requesting that metal be allowed as an accent material.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

Updated: On October 3, 2023, the [Environmental Conservation Commission](#) (ECC) reviewed and recommended approval of the removal of 14 of 18 requested specimen trees and the Open Space Management Plan for FM1171 Conservation development.

Parks Board:

On September 7, 2023, the [Parks Board](#) voted unanimously to recommend cash in lieu of land to satisfy the Park Land Dedication in the amount of \$124,320.00 and Park Development Fee requirements of \$102,712.00 for the proposed phase.

Correspondence:

The Town Code requires notification of the property owners within 200 feet of the subject property as a part of the enhanced public notification. CON23-0001 had a total of 49 Property Owner Notifications mailed. At the time this report was written, staff had not received any correspondence regarding this item.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: Rachel Raggio, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the ordinance as to form and legality.

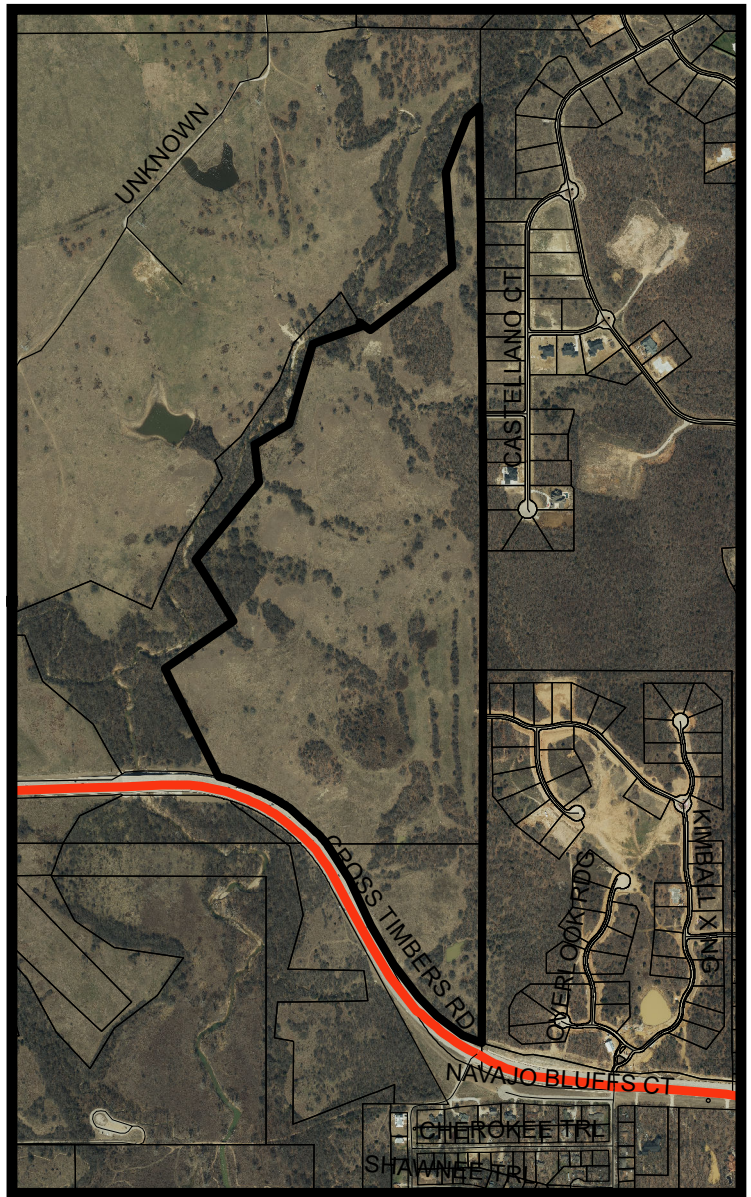
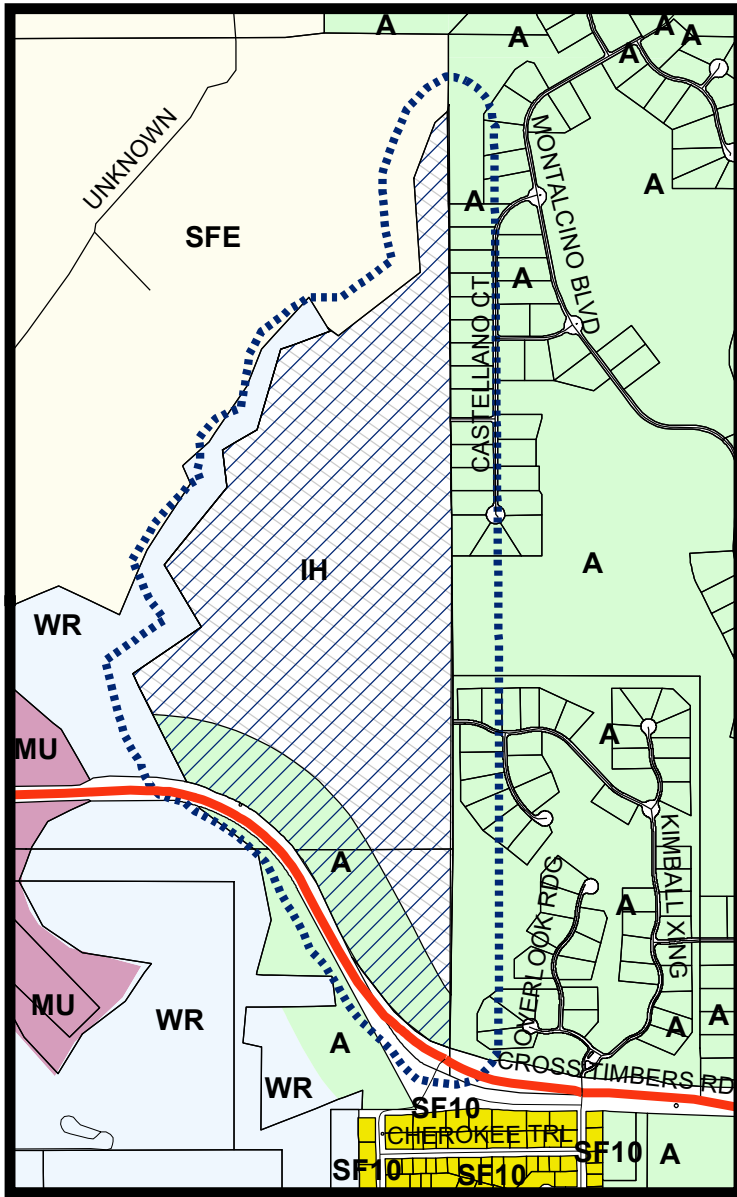
ATTACHMENTS:

1. Map - Zoning & Aerial
2. Letter of Intent
3. Zoning Planned Development Package
4. DRAFT Development Standards
5. Open Space Management Plan

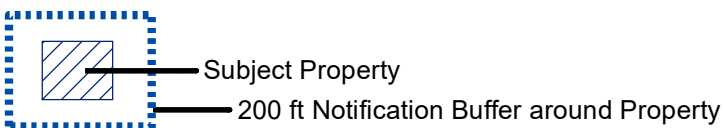
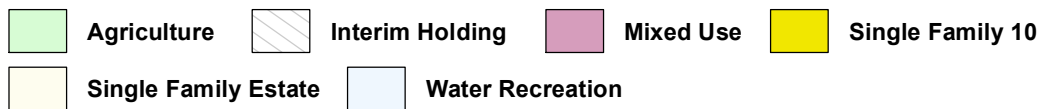
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

CON23-0001 - FM1171 Conservation Development

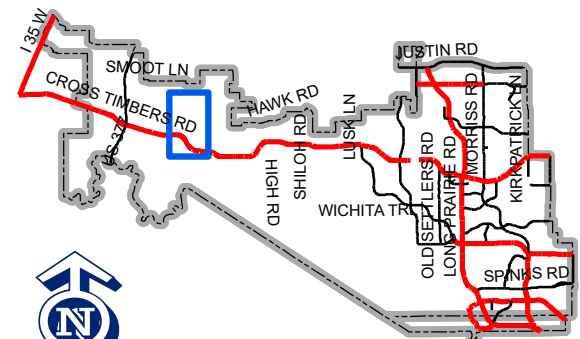


LEGEND

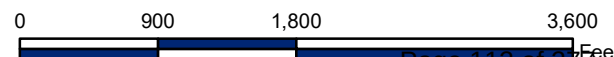


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Map Location





October 9, 2023

Lexin Murphy, AICP
Executive Director of Development Services
Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

**RE: FM 1171 CONSERVATION DEVELOPMENT
Planned Development Application
Letter of Intent**

Ms. Murphy,

Please accept this letter, on behalf of Hines, as an explanation of the proposed Zoning Change Request for a Planned Development (PD) to establish a Conservation Development on 148 acres of land within the Cross Timbers Conservation Development District.

The proposed development will provide over 45 percent of open space in order to preserve existing trees, topography, environmental habitats, and floodplain areas found on the site. The neighborhood will complement the existing Montalcino and Pepper Creek neighborhoods that are located directly to the east; which will be connected by roadways with emergency access gates and connected through open space corridors. The development will provide the trails along FM 1171 in compliance with the Town's newly adopted Trail Plan.

EXCEPTIONS

We respectfully request a few exceptions to the Conservation Development Ordinance:

- 1. Topographical Slope Protection Impact:** The site contains several pockets of steep slope areas meeting the SMARTGrowth criteria for slope greater than 12%. The design intent has been to minimize this impact as much as possible while still meeting the required design standards. The vast majority of the steep slope areas are within open space lots and will be preserved. The site includes approximately 61.59 acres of impacted slopes from 5% to 12% and 6.64 acres of impacted slopes greater than 12%.

MODIFICATIONS

We respectfully request a few modifications to the Conservation Development Ordinance:

- 1. Scenic Buffer Encroachment:** The first exception is to allow for encroachment into the 200' scenic corridor buffer. This exception is needed in order to access the site from FM 1171, a street is required within the buffer. There are also steep slopes within the buffer and in order to minimize impact, the proposed streets only encroach minimally into the buffer just after the entry point from FM 1171 where the street has a T intersection to disperse traffic right or left. There are no proposed residential lots located within the buffer.

2. **Side Setback and Lot Coverage:** Due to the sizing of the houses on the lots, the side yard setback has been changed from 25' to 20' on a total of 10 lots. The lot coverage has been changed from 25% to 35%. Both requirements have been changed to allow for semi-custom homes on the lots. The lots we are requesting the side setbacks from 25' to 20' are Block A Lot 5, Block B Lot 9, Lot 19, Block C Lot 19, Block D Lot 1, Lot 6, Lot 7, Lot 8, and Lot 9.
3. **Metal and Masonry/Brick:** To allow metal and masonry/brick as materials for the subdivision entry signage. If metal is used, it is to be used as an accent and or to create a visual interest and not as a primary material. This allows the signage to have a more cohesive look with other entry signages in the surrounding area.

The FM 1171 Conservation Development meets the standards of the Town of Flower Mound Code of Ordinances, Section 98-277 in the following ways: 1) the street has been meticulously planned in order maximize preservation of most specimen trees; 2) there was careful consideration to place specimen trees outside of the building envelope if located within lots; 3) most clusters of specimen trees and non-specimen trees are located in X lots; 4) the open space is greater than 45%; 5) the majority of lots are adjacent to open space; and 6) the open space network was designed to intentionally provide connections of open space corridors throughout the property.

As you are aware, we have held a pre-application conference with the Town staff and held a neighborhood meeting on March 22nd. The second neighborhood meeting took place on August 31st. We believe that the submitted plan meets the intent of the Town's regulations for Conservation Development and look forward to working with staff to process the application.

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

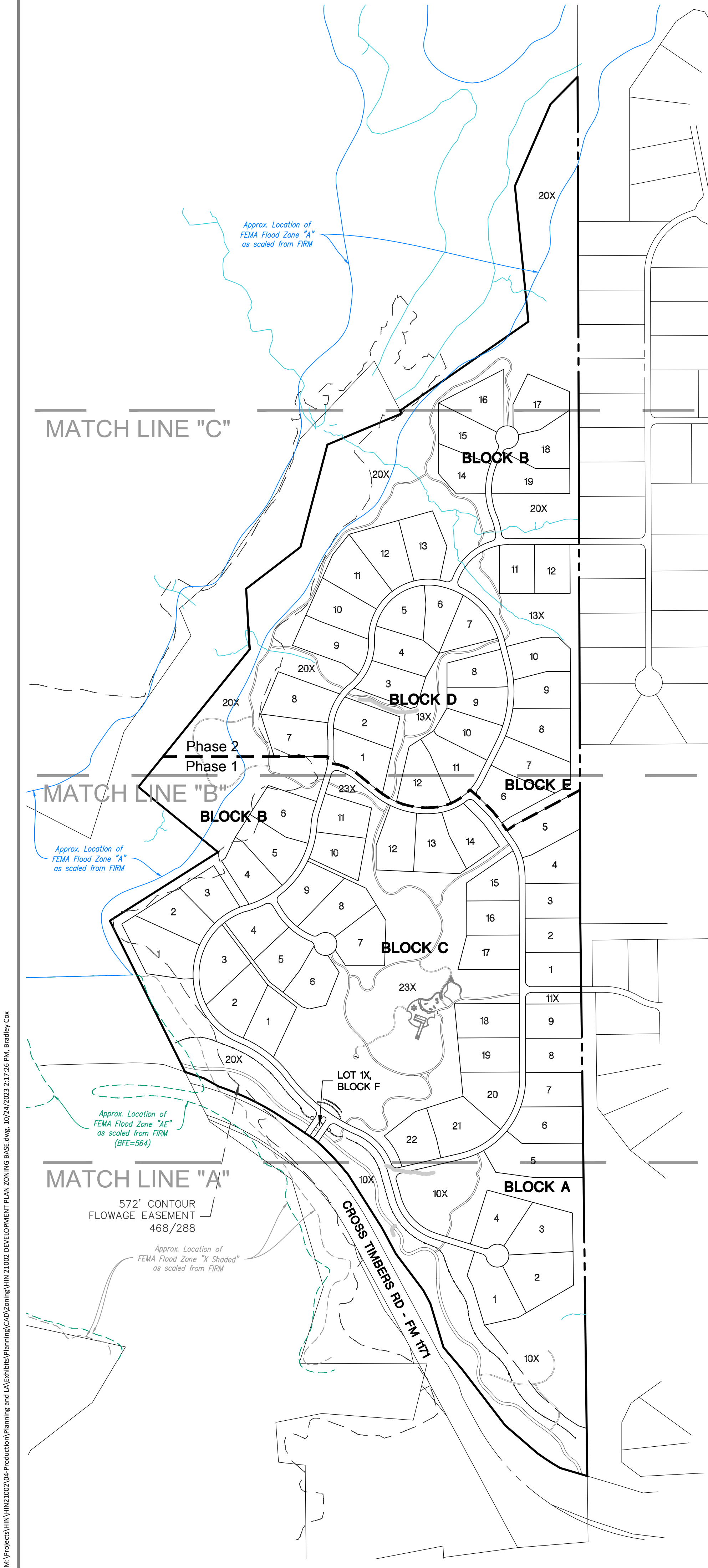
Sincerely,

MCADAMS



Patricia Fant, AICP
Land Planner, Planning + Design

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PROJECT DATA TABLE		
Gross Site Area:	148,008 A;	6,447,226 SF
Total Open Space:	70.21 A;	3,053,979 SF
	47.4% of Total Gross Area	
Open Space Excluding PUDE & Floodway:	67.57 A;	2,943,455 SF
	45.6% of Total Gross Area	
Right-of-way:	6.389 A;	278,290 SF
Proposed Lots:		
Residential	74	
Open Space	5	
X Lot	2	
Total:	81	
Smallest Residential Lot:	.754 A;	32,860 SF
Largest Residential Lot:	1.451 A;	63,184 SF
Average Residential Lot:	0.974 A;	42,427 SF
> 1 Acre Lots:	28	37.8%
< 1 Acre Lots:	46	62.2%

OPEN SPACE LOTS ARE X LOTS THAT MEET THE TOWNS CRITERIA TO BE COUNTED TOWARD THE OPEN SPACE NUMBER. X LOTS ARE LOTS THAT ARE OPEN SPACE BUT DO NOT MEET THE TOWNS CRITERIA TO BE COUNTED TOWARD THE OPEN SPACE TOTAL.

Zoning Standard	Existing: Agricultural	Proposed:
Minimum Lot Area	87,120 sq. ft	32,670 sq. ft
Minimum Lot Width	200 ft	150 ft.
Minimum Floor Area	1,800 sq. ft.	2,100 sq. ft.
Minimum Front Yard	40 ft.	40 ft.
Minimum Side Yard	25 ft.	25 ft./20 ft.
Minimum Rear Yard	20 ft.	20 ft.
Maximum Lot Coverage	25%	35%
Max Height (stories/ft.)	3/35 ft.	3/35 ft.

* Lots that requesting side setback modification are Block A Lot 5, Block B Lot 9, Lot 19, Block C Lot 9, Block D Lot 1, Lot 6, Lot 7, Lot 8, and Lot 9.

OPEN SPACE CALCULATIONS:
OPEN SPACE IN X LOTS NOT INCLUDING FLOODWAY OR ALL PUDE

HOA LOT AREA TABLE			
LOT	BLOCK	SQUARE FEET	ACRES
10X	BLOCK A	630,517	14.475
20X	BLOCK B	1,387,672	31.857
23X	BLOCK C	695,737	15.972
13X	BLOCK D	85,081	1.953
13X	BLOCK E	144,448	3.316

TOTAL: 2,943,455 SF; 67.57 A

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK A	46,589	1.070
2	BLOCK A	56,467	1.296
3	BLOCK A	50,836	1.167
4	BLOCK A	40,860	0.938
5	BLOCK A	62,124	1.426
6	BLOCK A	47,837	1.098
7	BLOCK A	38,178	0.876
8	BLOCK A	37,042	0.850
9	BLOCK A	36,837	0.846
10X	BLOCK A	662,061	15.199
11X	BLOCK A	12,099	0.278

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK B	56,345	1.293
2	BLOCK B	41,901	0.962
3	BLOCK B	32,943	0.756
4	BLOCK B	37,703	0.866
5	BLOCK B	45,848	1.053
6	BLOCK B	44,284	1.017
7	BLOCK B	43,770	1.005
8	BLOCK B	47,486	1.090
9	BLOCK B	44,805	1.029
10	BLOCK B	44,102	1.012
11	BLOCK B	47,918	1.100
12	BLOCK B	46,797	1.074
13	BLOCK B	44,914	1.031
14	BLOCK B	34,606	0.794
15	BLOCK B	40,863	0.938
16	BLOCK B	40,861	0.938
17	BLOCK B	44,657	1.025
18	BLOCK B	43,616	1.001
19	BLOCK B	43,764	1.005
20X	BLOCK B	1447,306	33.226

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK C	38,560	0.885
2	BLOCK C	45,612	1.047
3	BLOCK C	42,992	0.987
4	BLOCK C	37,102	0.852
5	BLOCK C	39,297	0.902
6	BLOCK C	38,034	0.873
7	BLOCK C	42,687	0.980
8	BLOCK C	45,115	1.036
9	BLOCK C	38,815	0.891
10	BLOCK C	36,038	0.827
11	BLOCK C	33,904	0.778
12	BLOCK C	41,227	0.946
13	BLOCK C	43,935	1.009
14	BLOCK C	37,820	0.868
15	BLOCK C	35,218	0.809
16	BLOCK C	34,500	0.792
17	BLOCK C	37,566	0.862
18	BLOCK C	40,511	0.930
19	BLOCK C	39,976	0.918
20	BLOCK C	45,460	1.044

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
21	BLOCK C	48,963	1.124
22	BLOCK C	38,190	0.877
23X	BLOCK C	735,681	16.889

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK D	41,077	0.943
2	BLOCK D	39,439	0.905
3	BLOCK D	37,851	0.869
4	BLOCK D	39,701	0.911
5	BLOCK D	34,173	0.784
6	BLOCK D	32,929	0.756
7	BLOCK D	32,860	0.754
8	BLOCK D	35,205	0.808
9	BLOCK D	34,517	0.792
10	BLOCK D	38,122	0.875
11	BLOCK D	43,707	1.003
12	BLOCK D	43,626	1.002
13X	BLOCK D	88,086	2.022

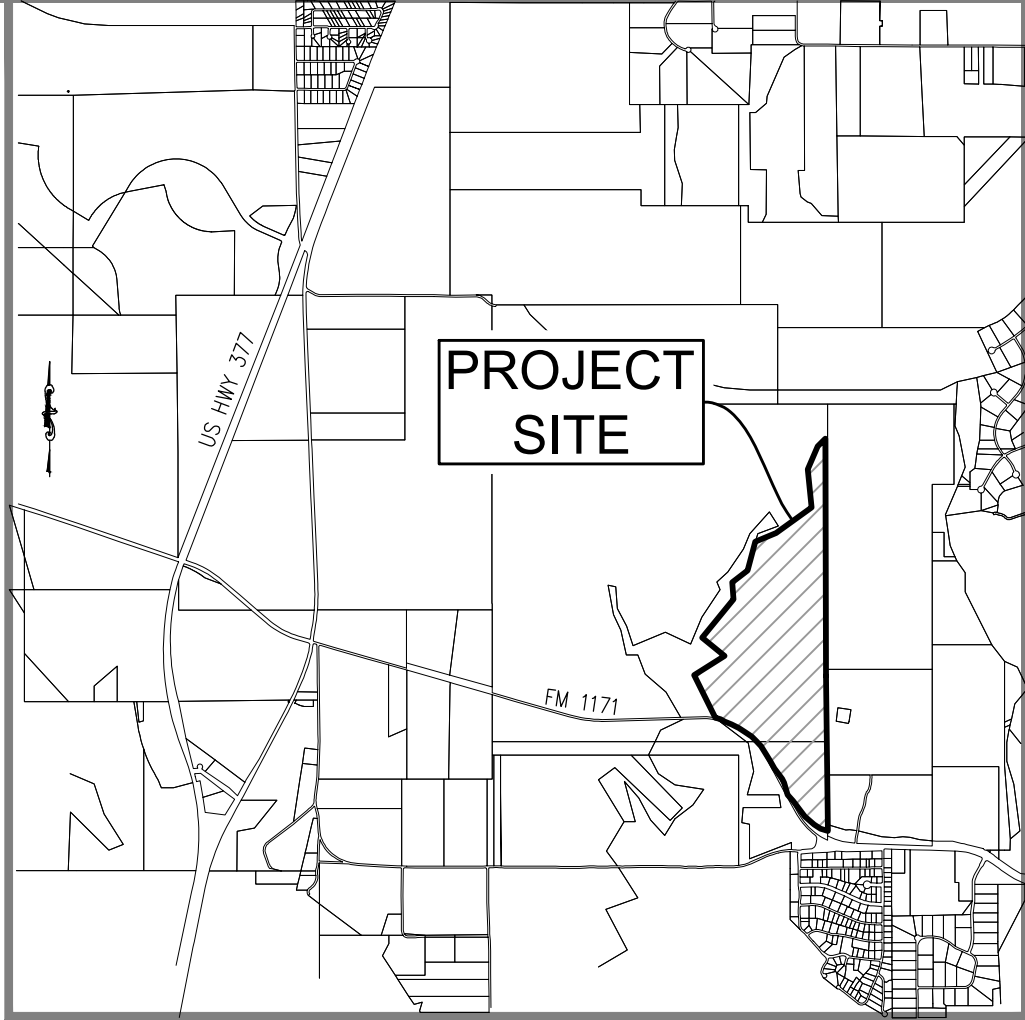
LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1	BLOCK E	36,437	0.836
2	BLOCK E	36,325	0.834
3	BLOCK E	36,712	0.843
4	BLOCK E	42,542	0.977
5	BLOCK E	47,825	1.098
6	BLOCK E	42,208	0.969
7	BLOCK E	48,871	1.122
8	BLOCK E	48,954	1.124
9	BLOCK E	37,292	0.856
10	BLOCK E	38,932	0.894
11	BLOCK E	32,982	0.757
12	BLOCK E	33,200	0.762
13X	BLOCK E	160,384	3.682

LOT / BLOCK ANALYSIS			
LOT	BLOCK	SQUARE FEET	ACRES
1X	BLOCK F	1,979	0.045

BLOCK ANALYSIS		
BLOCK	SQUARE FEET	ACRES
A	1090,930	25.044
B	2274,488	52.215
C	1617,204	37.126
D	541,293	12.426
E	642,665	14.754
F	1,979	0.045
ROW	278,290	6.389
OVERALL SITE	6,447,226	148.008

GENERAL NOTES:

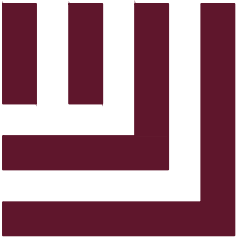
- PURSUANT TO THE ORDINANCE NO. 36-92 OF THE TOWN OF FLOWER MOUND, TEXAS A MANDATORY HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED AND CREATED TO ASSUME AND BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF DRAINAGE EASEMENTS, LANDSCAPING SYSTEMS OR THEIR PHYSICAL FACILITIES OF GROUND HELD IN COMMON AND NECESSARY OR DESIRABLE FOR THE WELFARE OF THE AREA OF SUBDIVISION OR THAT ARE OF COMMON USE OR BENEFIT. SAID MANDATORY HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE CONTINUOUS AND PERPETUAL OPERATION MAINTENANCE AND/OR SUPERVISION OF THE LANDSCAPE SYSTEMS, FEATURES OR ELEMENTS LOCATED IN PARKWAY COMMON AREA, BETWEEN SCREENING WALLS OR LIVING SCREENS AND ADJACENT CURBS OR STREET PAVEMENT EDGES, ADJACENT TO DRAINAGE WAYS OR DRAINAGE STRUCTURES, OR AT SUBDIVISION ENTRYWAYS.
- ALL "X" LOTS TO BE DEDICATED TO AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
- ENVIRONMENTAL PROTECTION PLAN IS REQUIRED.
- ANY FENCE CONSTRUCTED ADJACENT AND/OR PARALLEL TO OPEN SPACE SHALL CONSIST OF WROUGHT IRON OR TUBULAR STEEL.
- AN OPEN SPACE MANAGEMENT PLAN IS REQUIRED.



VICINITY MAP SCALE: 1"=3000'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 60°53'15" W	71.35'
L2	N 71°12'15" W	88.03'

MASTER PLAN FEATURES	
Land Use Plan	Cross Timbers Conservation Development District
Urban Design Plan	Cross Timbers Conservation Development District
Parks and Trail	12' multi-use trail along F.M. 1171, 15' equestrian easement along F.M. 1171
Open Space Plan	Cross Timbers Conservation Development District
Thoroughfare Plan	F.M. 1171 – Major (Principal) Arterial : 120' ROW
Water Plan	20" Master planned water line along north side of F.M. 1171
Wastewater Plan	Cross Timbers Conservation Development District Town sewer not available.



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JEFF KENNEMER

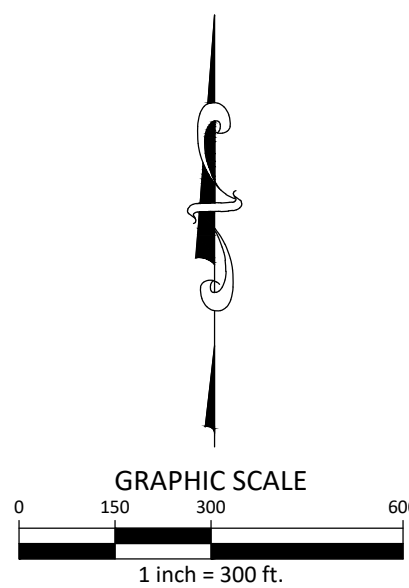
SURVEYOR

JAMES STOWELL, RPLS
111 HILLSIDE DR
LEWISVILLE, TX 75057
EMAIL: JSTOWELL@MCADAMSCO.COM

ZONING CONCEPT PLAN
FM 1171 CONSERVATION DEVELOPMENT
LOTS 1-9 & 10X-11X, BLOCK A, LOTS 1-19 & 20X, BLOCK B, LOTS 1-22 & 23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D, LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F, 148.008 ACRES
B.B.B. & C.R.R. CO. SURVEY, ABSTRACT NO. 187
JAMES C. MCMCGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT INFORMATION

PROJECT NO. HIN21002
FILENAME HIN21002 ZONING CONCEPT PLAN
CHECKED BY RR & JP
DRAWN BY BC
SCALE 1"=300'
DATE 06/09/2023





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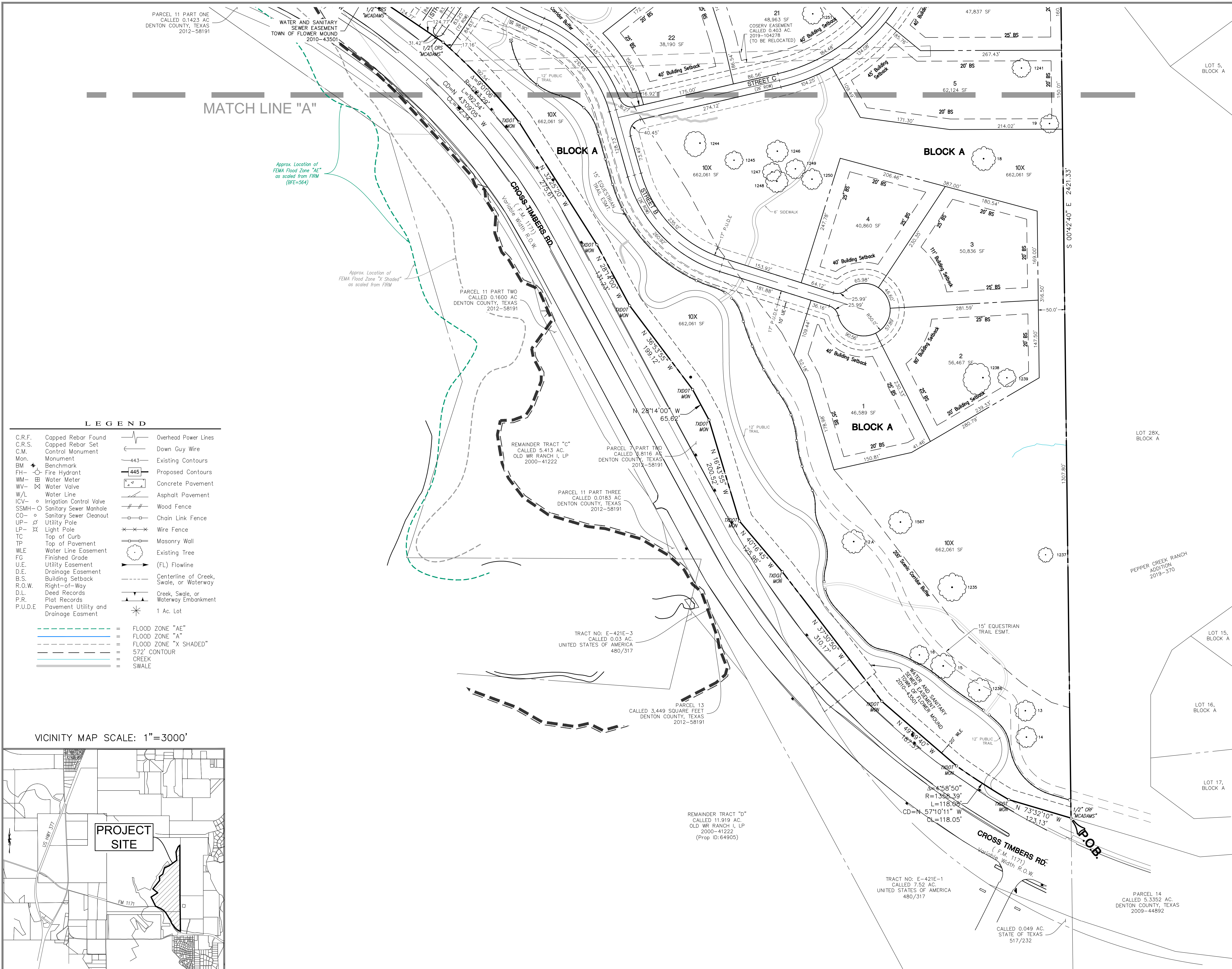
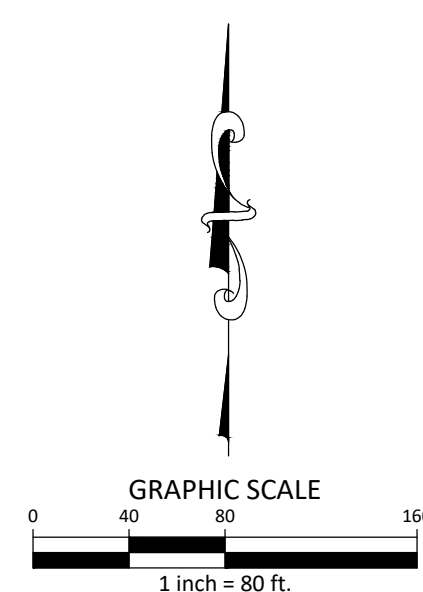
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23A, BLOCK C, LOTS 1-12 & 13X, BLOCK D,
LOTS 1-12 & 13X, BLOCK E, AND LOT 1X, BLOCK F,
148.008 ACRES

PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023





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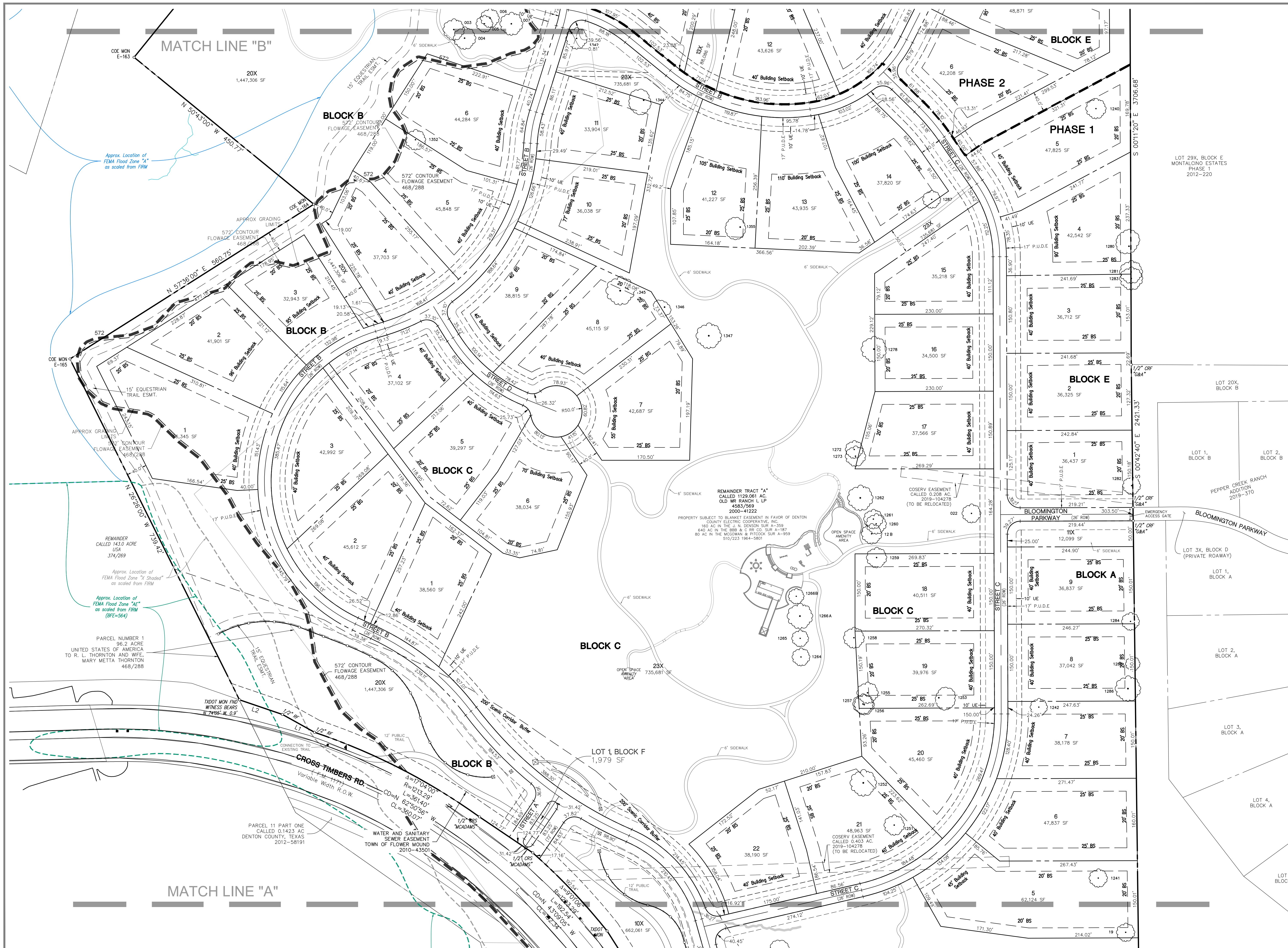
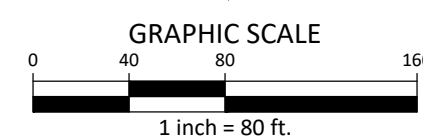
JAMES STOWELL, RPLS
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FM 1171 CONSERVATION DEVELOPMENT

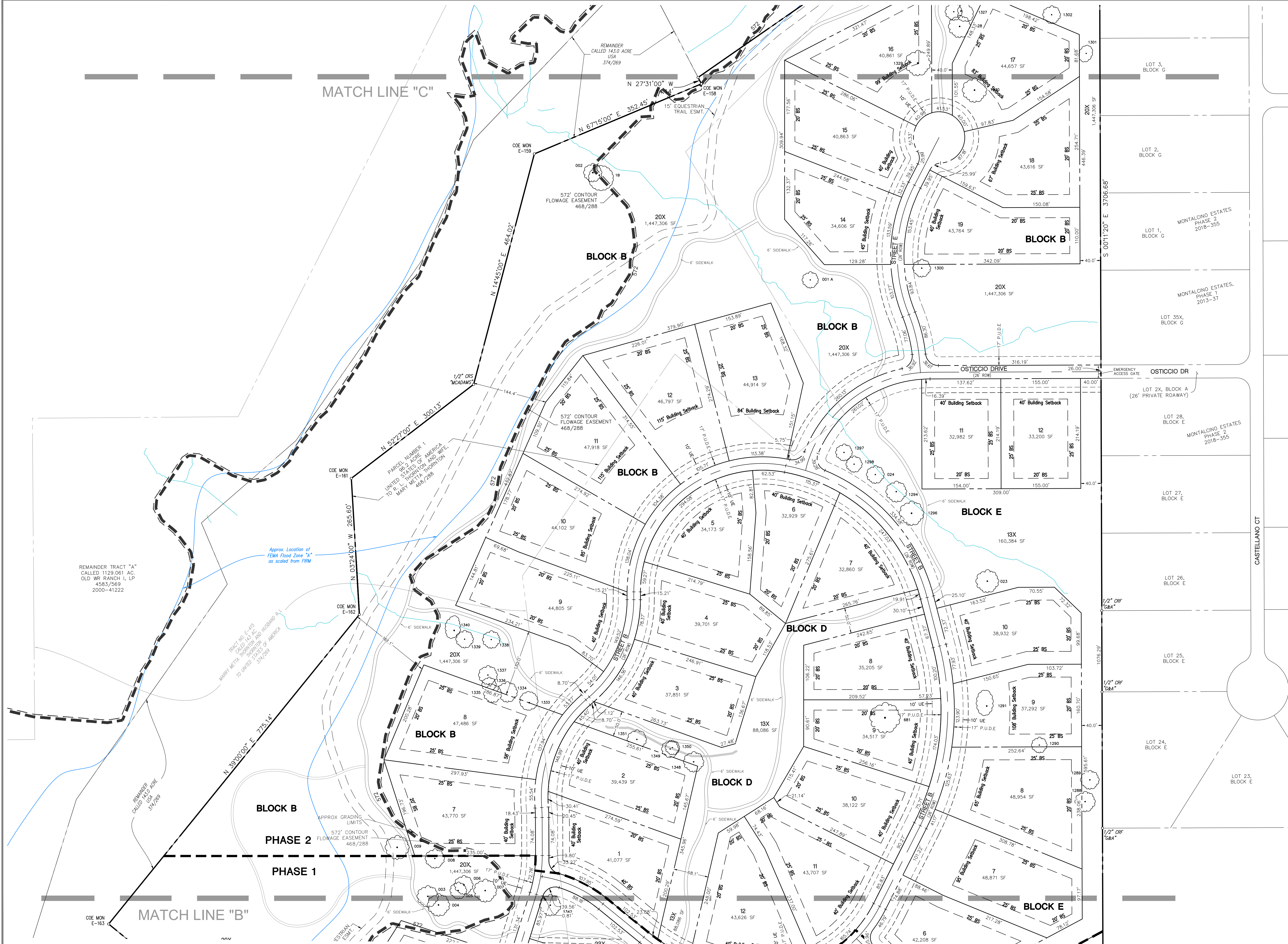
23X, BLOCK C, LOTS 1-12 & 13X, BLOCK D,
LOTS 1-12 & 13X, BLOCK E. AND LOT 1X, BLOCK F.

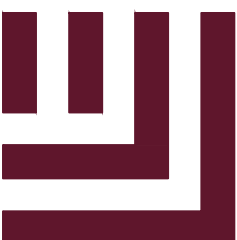
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JAMES C. MIMGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023



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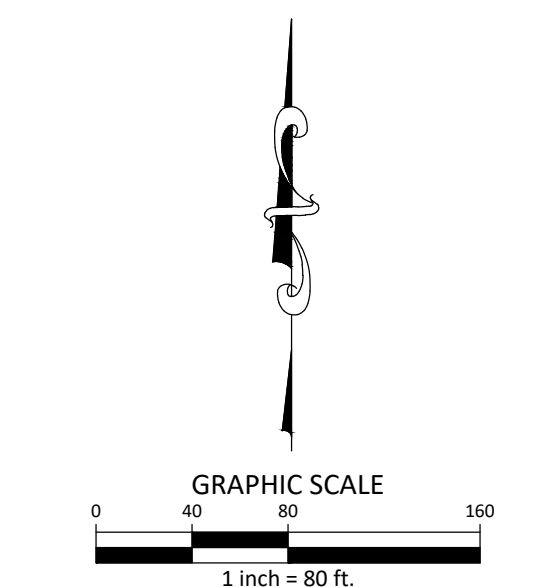
ZONING CONCEPT PLAN

FM 1171 CONSERVATION DEVELOPMENT

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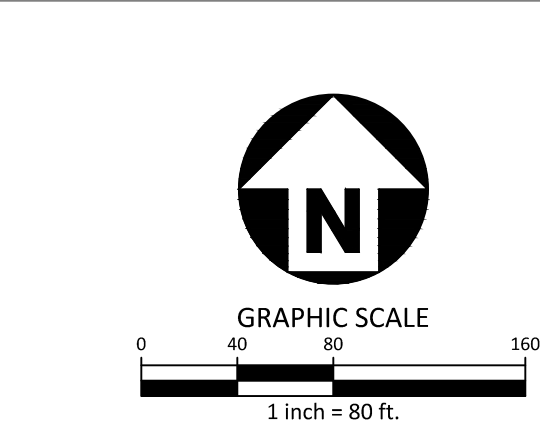
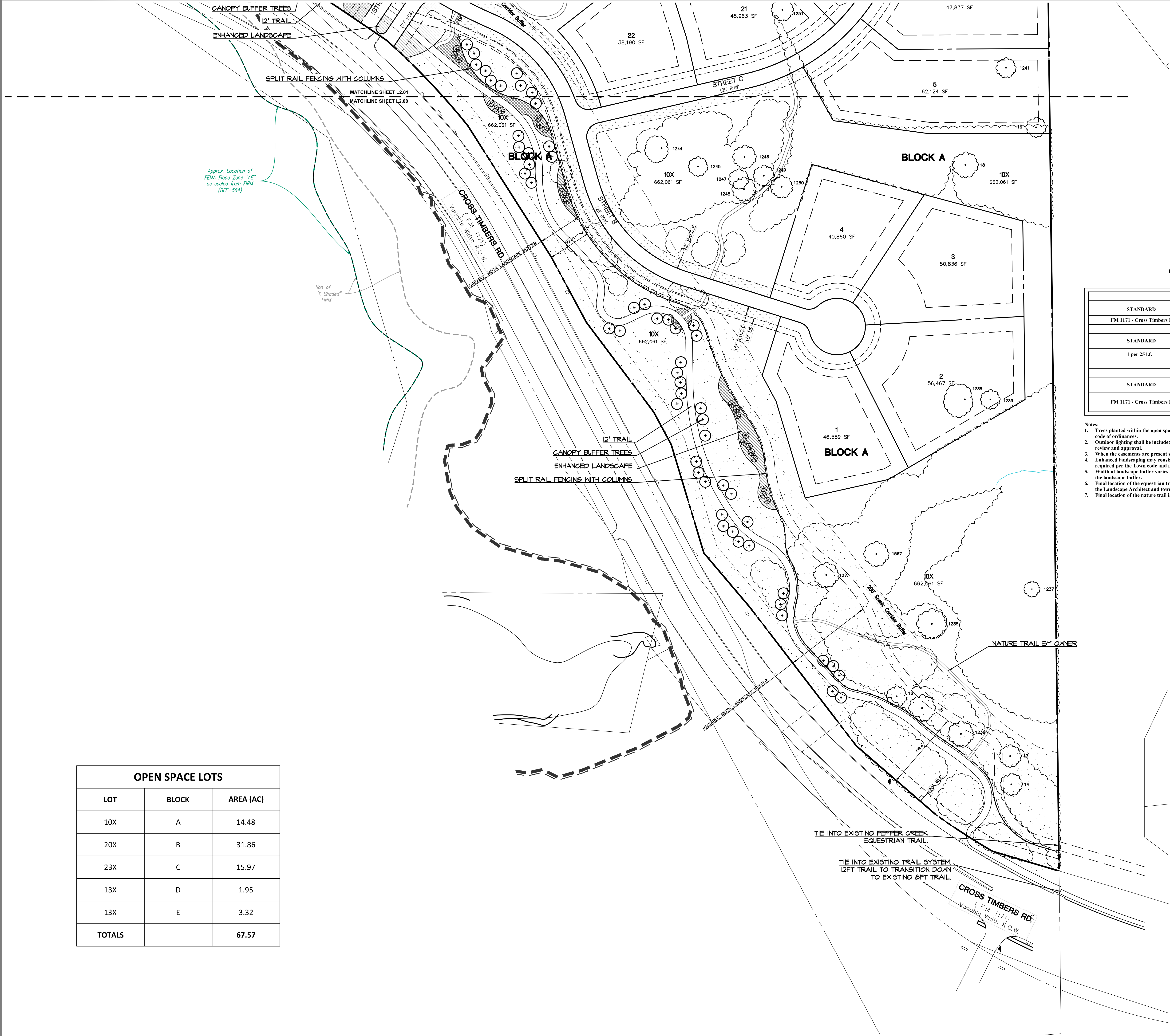
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JAMES C. MCMCGOWAN AND C. G. PITCOCK SURVEY, ABSTRACT NO. 959
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

PROJECT INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002 ZONING CONCEPT PLAN
CHECKED BY	RR & JP
DRAWN BY	BC
SCALE	1"=80'
DATE	06/09/2023



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OPEN SPACE LOTS		
LOT	BLOCK	AREA (AC)
10X	A	14.48
20X	B	31.86
23X	C	15.97
13X	D	1.95
13X	E	3.32
TOTALS		67.57



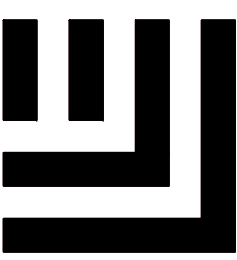
CONCEPT PLANT SCHEDULE

- CANOPY TREE
- ORNAMENTAL TREE
- ENHANCED LANDSCAPE
- BERMUDA SOD
- BUFFALO SOD

LANDSCAPE REQUIREMENT COMPLIANCE
TOWN OF FLOWER MOUND
Hines Conservation Subdivision

STREET BUFFER LANDSCAPING			
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED
FM 1171 - Cross Timbers Rd		50 ft.	Min. 50 ft.
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 per 25 Lf.	FM 1171 - 2,520 Lf.	101 (3" cal.) trees	79 (3" cal.) trees + 40 ornamental trees (at 3:1) = existing trees
PERIMETER FENCING			
STANDARD	REQUIRED	PROVIDED	
FM 1171 - Cross Timbers Rd	Perimeter fences required adjacent to ROW of arterial and collector streets.	4' split rail fence	

- Notes:
- Trees planted within the open space must include tree species denoted as appropriate under Section 94-68 of the ToFM code of ordinances.
 - Outdoor lighting shall be included per the lighting requirements per Ord 54-22. Design to be completed during plat review and approval.
 - When the easements are present within X-lots, they are to be sodded with Buffalo Sod.
 - Enhanced landscaping may consist of shrubs, ground covers, ornamental trees, etc. that are above and beyond what is required per the Town code and not regulated by Town ordinance.
 - Width of landscape buffer varies throughout the length of the frontage. Required buffer trees must be installed within the landscape buffer.
 - Final location of the equestrian trail to be determined based on land conditions and must be pin tagged in the field by the Landscape Architect and town environmental staff.
 - Final location of the nature trail is to be determined. Alignment subject to change based on site features.



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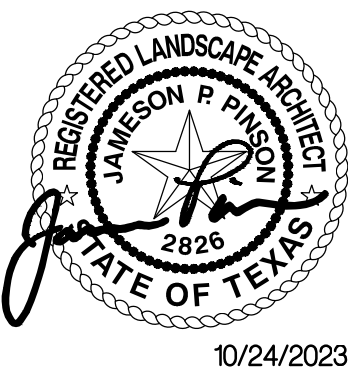
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JEFF KENNEMER

FM 1171 CONSERVATION SUBDIVISION

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

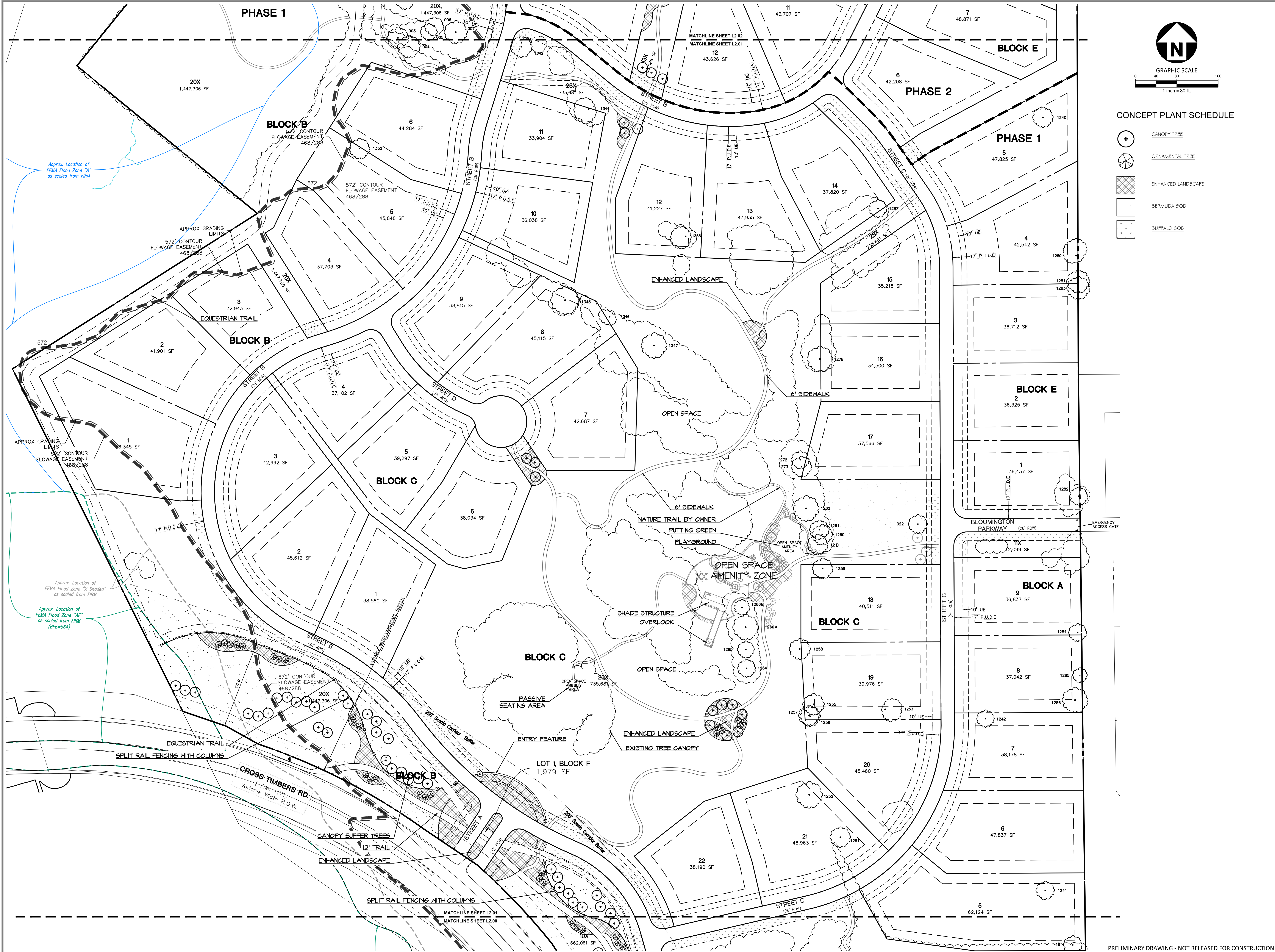
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FILENAME	HIN21002-LS.DWG
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DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

CONCEPT LANDSCAPE
PLAN

L2.00

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SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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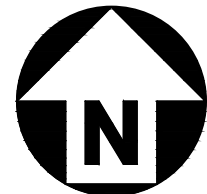
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PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
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SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

**CONCEPT LANDSCAPE
PLAN**

L2.01

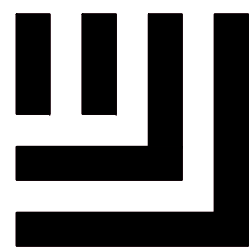
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GRAPHIC SCALE
1 inch = 80 ft.

CONCEPT PLANT SCHEDULE

	CANOPY TREE
	ORNAMENTAL TREE
	ENHANCED LANDSCAPE
	BERMUDA SOD
	BUFFALO SOD



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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



10/24/2023

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-LS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

CONCEPT LANDSCAPE
PLAN

L2.02

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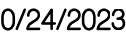
phone 940. 240. 1012
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SUBDIVISION**

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DENTON COUNTY, TEXAS



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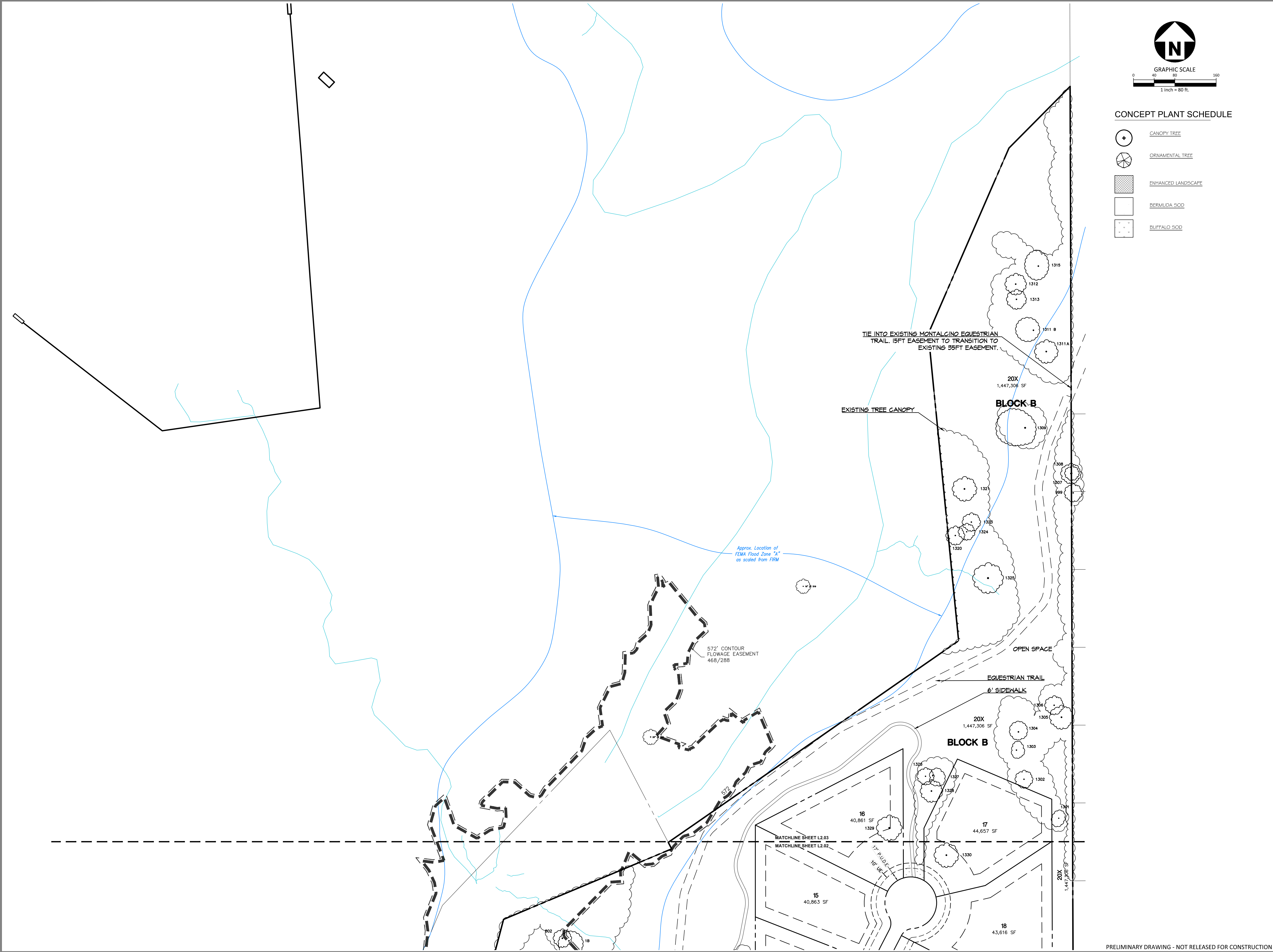
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DATE	10. 09. 2023

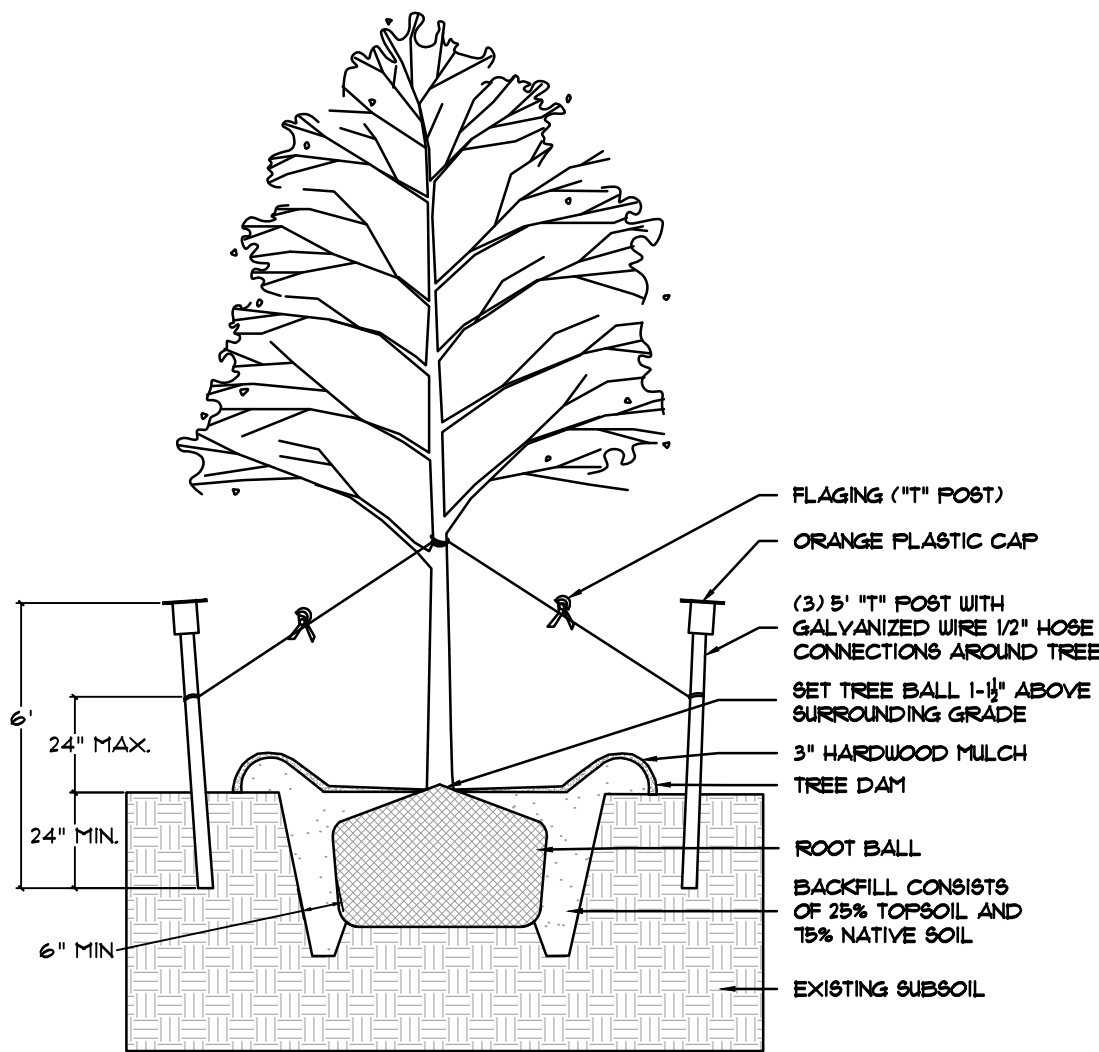
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CONCEPT LANDSCAPE PLAN

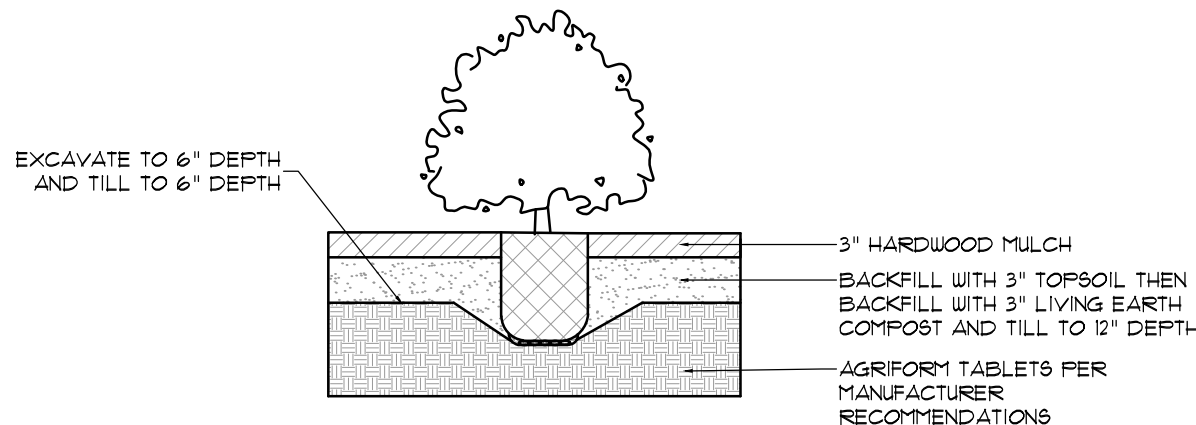
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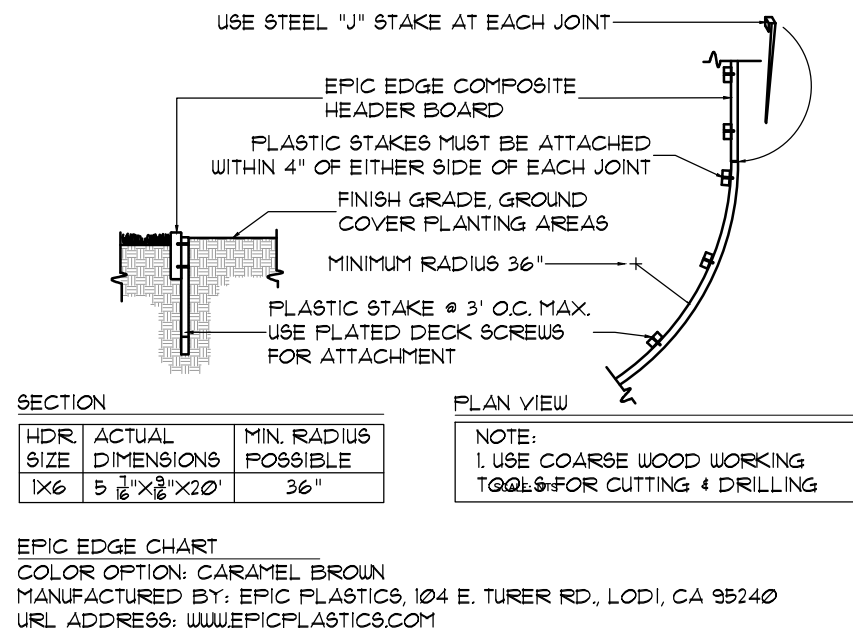
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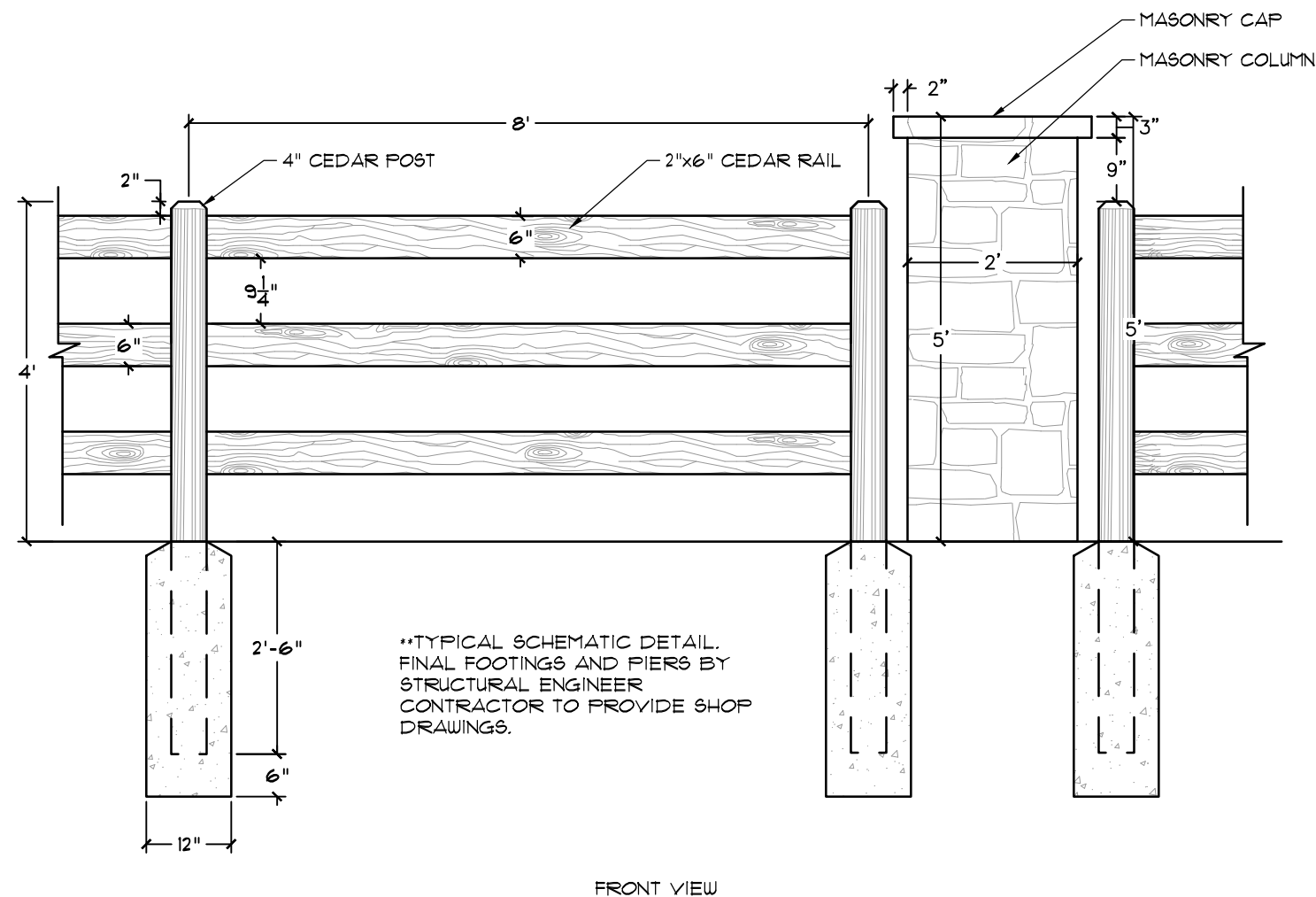
1. TREE STAKING DETAIL
1/4"=1'



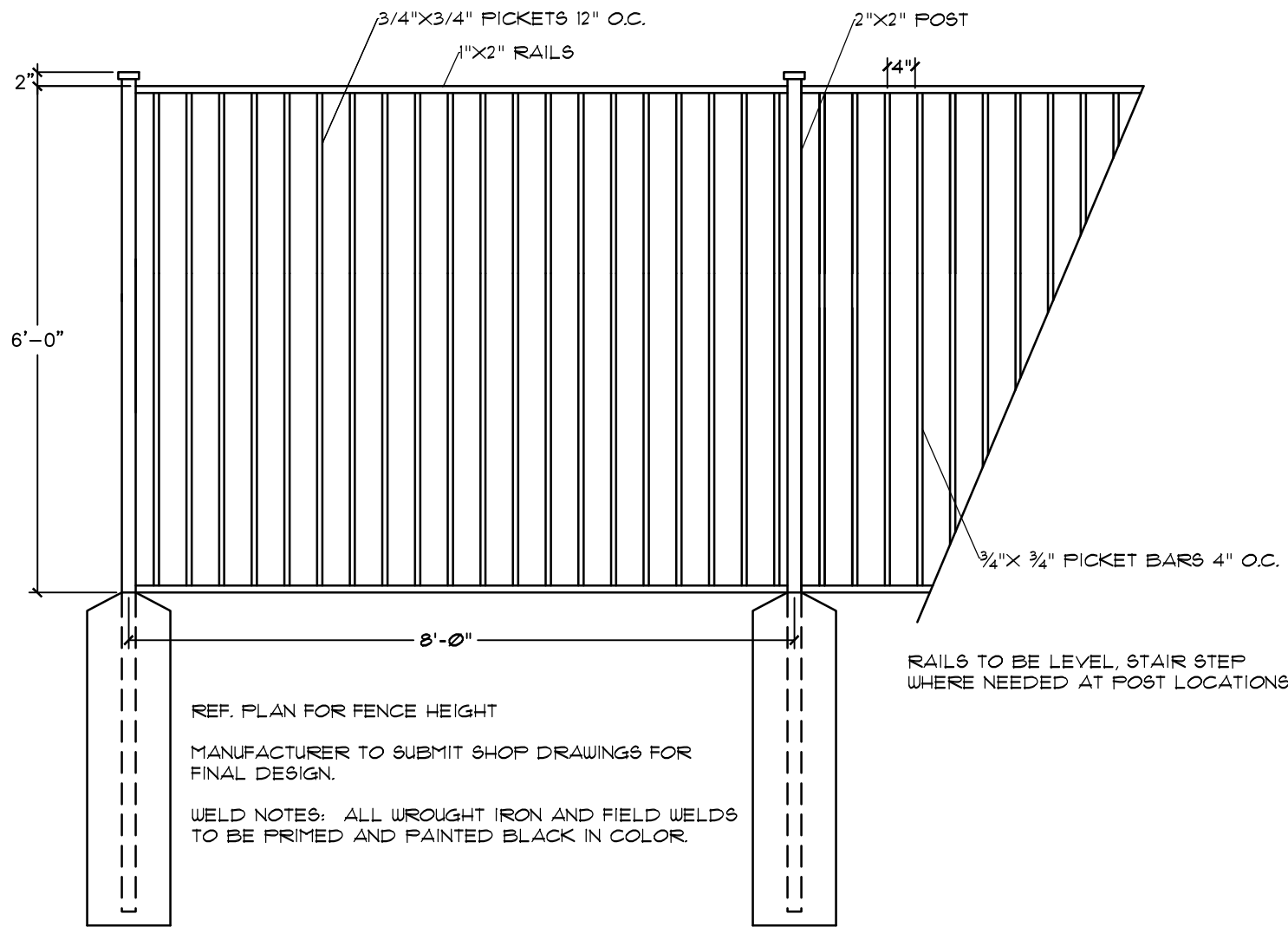
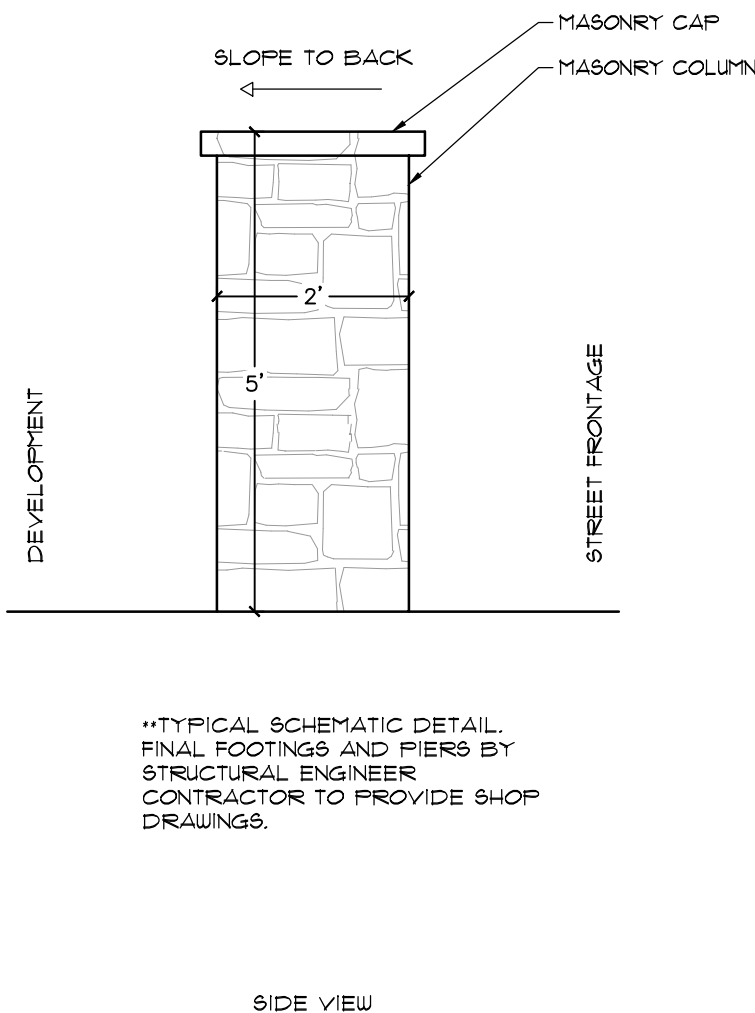
2. SHRUB PLANTING DETAIL
1/2"=1'



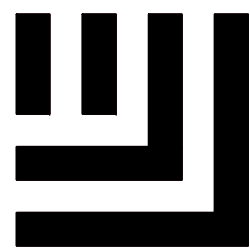
3. CEDAR SPLIT RAIL FENCE HEADER BOARD
NTS



4. CEDAR SPLIT RAIL FENCE & MASONRY COLUMN DETAIL
1/2"=1'



5. 6' ORNAMENTAL FENCE
1/2"=1'



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10/24/2023

REVISIONS

NO. DATE DESCRIPTION

PLAN INFORMATION

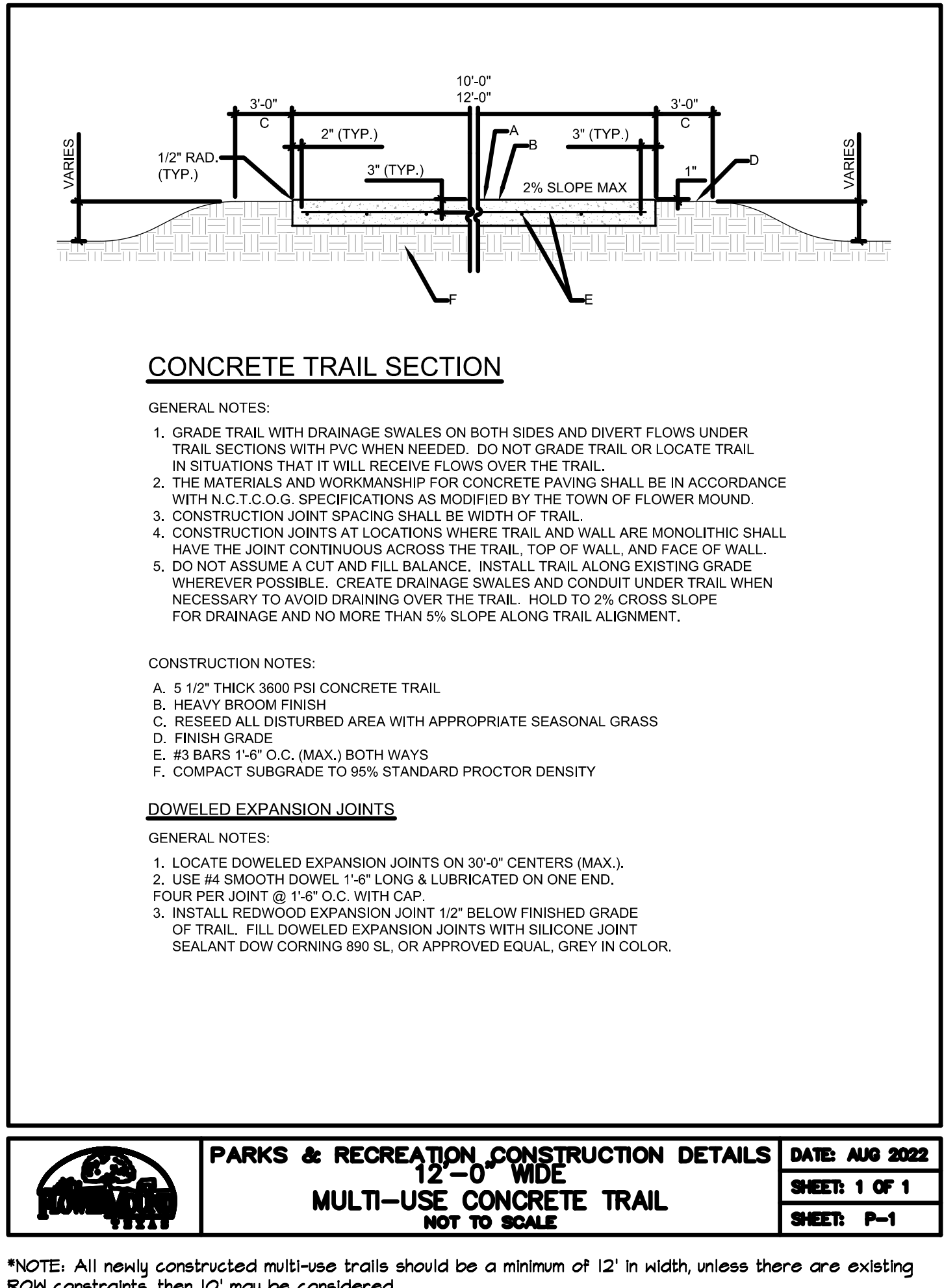
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FILENAME HIN21002-LS.DWG
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SCALE -
DATE 10. 09. 2023

SHEET

CONCEPT LANDSCAPE
DETAILS

L2.04

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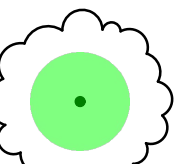




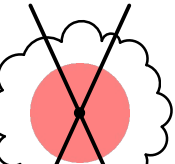


GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

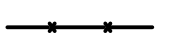
LEGEND



SPECIMEN TREE TO BE SAVED



SPECIMEN TREE TO BE REMOVED



TREE PROTECTION FENCE



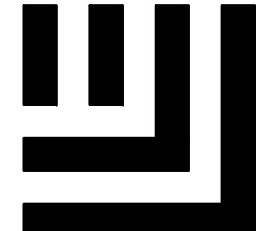
UPLAND WOODED HABITAT



RIPARIAN HABITAT

Notes:

1. When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.



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10/30/2023

REVISIONS		
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PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET
SPECIMEN TREE SURVEY

L1.00

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GRAPHIC SCALE
0 40 80 160
1 inch = 80 ft.

LEGEND

SPECIMEN TREE TO BE SAVED

SPECIMEN TREE TO BE REMOVED

TREE PROTECTION FENCE

UPLAND WOODED HABITAT

RIPARIAN HABITAT

Notes:

- When required, all franchise utilities to be installed within 5ft of the edge of a specimen tree canopy are to be bored and sleeved at required depths per state regulations.

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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

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SHEET

SPECIMEN TREE SURVEY

L1.01



TBPE: 19762 TBPLS: 10194440

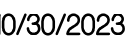
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PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

SPECIMEN TREE SURVEY

L1.02





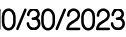
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2700 COMMERCE STREET, STE 1600
DALLAS, TEXAS 75226
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JEFF KENNEMER

**FM 1171 CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
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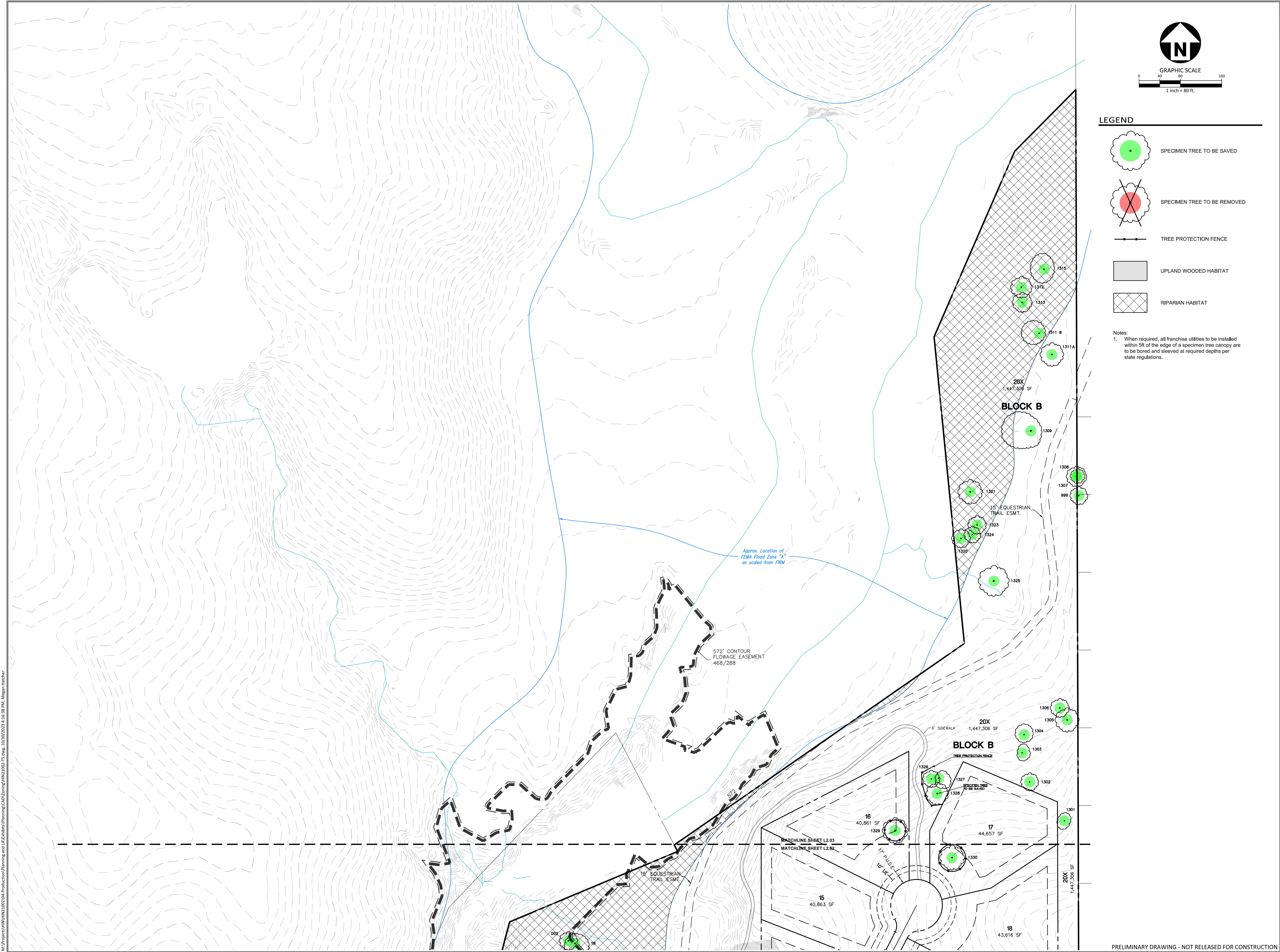
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PROJECT NO.	HIN21002
FILENAME	HIN21002-TS.DWG
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DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

SPECIMEN TREE SURVEY

L1.03



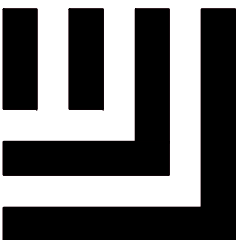
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TREE CHART

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
1	1 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
2	1 B	24	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
3	2	24	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
4	3	23	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
5	4	22	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
6	5	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
7	6	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
8	7	23	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
9	8	24	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
10	9	29	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
11	10	22	POST OAK	Quercus stellata	YES	22	YES	GOOD
12	12 A	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
13	12 B	22	POST OAK	Quercus stellata	NO		NO	GOOD
14	13	22	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
15	14	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
16	15	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
17	16	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
18	18	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
19	19	24	POST OAK	Quercus stellata	NO		YES	POOR-CAVITY, 30% DEAD
20	20	22	BLACK JACK OAK	Quercus marilandica	YES	22	NO	GOOD
21	22	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
22	23	24	POST OAK	Quercus stellata	NO		YES	GOOD
23	24	20	POST OAK	Quercus stellata	NO		YES	GOOD
24	632	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
25	681	22	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
26	999	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
27	1235	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
28	1236	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
29	1237	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
30	1238	28	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
31	1239	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
32	1240	26	POST OAK	Quercus stellata	NO		NO	GOOD
33	1241	22	POST OAK	Quercus stellata	NO		YES	GOOD
34	1242	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
35	1243	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
36	1244	26	POST OAK	Quercus stellata	NO		YES	GOOD
37	1245	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
38	1246	25	POST OAK	Quercus stellata	NO		YES	GOOD
39	1247	24	POST OAK	Quercus stellata	NO		YES	GOOD
40	1248	27	POST OAK	Quercus stellata	NO		YES	GOOD
41	1249	22	POST OAK	Quercus stellata	NO		YES	GOOD
42	1250	24	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
43	1251	22	POST OAK	Quercus stellata	NO		YES	GOOD
44	1252	32	POST OAK	Quercus stellata	NO		YES	GOOD
45	1253	24	POST OAK	Quercus stellata	NO		YES	GOOD
46	1254	22	POST OAK	Quercus stellata	YES	22	YES	GOOD
47	1255	25	POST OAK	Quercus stellata	NO		NO	GOOD
48	1256	22	POST OAK	Quercus stellata	NO		NO	GOOD
49	1257	22	POST OAK	Quercus stellata	NO		NO	GOOD
50	1258	25	POST OAK	Quercus stellata	NO		NO	GOOD
51	1259	24	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
52	1260	23	POST OAK	Quercus stellata	NO		NO	GOOD
53	1261	22	POST OAK	Quercus stellata	NO		NO	GOOD
54	1262	29	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
55	1263	27	POST OAK	Quercus stellata	YES	27	YES	GOOD
56	1264	22	POST OAK	Quercus stellata	NO		NO	GOOD
57	1265	21	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
58	1266 A	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
59	1266 B	20	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
60	1270	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
61	1272	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
62	1273	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
63	1274	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
64	1275	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
65	1276	20	BLACK JACK OAK	Quercus marilandica	YES	20	NO	GOOD
66	1277	27	POST OAK	Quercus stellata	YES	27	NO	GOOD
67	1278	30	TEXAS ASH	Fraxinus texensis	NO		NO	GOOD
68	1279	22	POST OAK	Quercus stellata	YES	22	NO	GOOD
69	1280	22	POST OAK	Quercus stellata	NO		NO	GOOD
70	1281	24	POST OAK	Quercus stellata	NO		NO	GOOD
71	1282	22	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
72	1283	23	POST OAK	Quercus stellata	NO		NO	GOOD
73	1284	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD
74	1285	19	BLACK JACK OAK	Quercus marilandica	NO		NO	GOOD

LIST #	TAG #	CALIPER "	COMMON NAME	BOTANICAL NAME	REMOVED	MITIGATION	UWH	CONDITION
75	1286	26	POST OAK	Quercus stellata	NO		NO	GOOD
76	1287	19	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
77	1288	22	POST OAK	Quercus stellata	NO		YES	GOOD
78	1289	24	POST OAK	Quercus stellata	NO		YES	GOOD
79	1290	20	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
80	1291	22	POST OAK	Quercus stellata	NO		YES	GOOD
81	1292	20	CEDAR ELM	Ulmus crassifolia	YES	20	YES	GOOD
82	1293	19	CEDAR ELM	Ulmus crassifolia	YES	19	YES	GOOD
83	1294	23	POST OAK	Quercus stellata	NO		YES	GOOD
84	1295	26	POST OAK	Quercus stellata	YES	26	NO	GOOD
85	1296	27	POST OAK	Quercus stellata	NO		YES	GOOD
86	1297	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
87	1298	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
88	1300	23	POST OAK	Quercus stellata	NO		NO	GOOD
89	1301	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
90	1302	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
91	1303	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
92	1304	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
93	1305	27	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
94	1306	20	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
95	1307	24	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
96	1308	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
97	1309	40	PECAN	Carya illinoinensis	NO		NO	GOOD
98	1311 A	30	PECAN	Carya illinoinensis	NO		NO	GOOD
99	1311 B	30	PECAN	Carya illinoinensis	NO		NO	GOOD
100	1312	26	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
101	1313	24	PECAN	Carya illinoinensis	NO		NO	GOOD
102	1315	30	PECAN	Carya illinoinensis	NO		NO	GOOD
103	1320	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
104	1321	32	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
105	1323	31	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
106	1324	32	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
107	1325	35	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
108	1326	22	POST OAK	Quercus stellata	NO		YES	GOOD
109	1327	24	POST OAK	Quercus stellata	NO		YES	GOOD
110	1328	26	POST OAK	Quercus stellata	NO		YES	GOOD
111	1329	23	POST OAK	Quercus stellata	NO		YES	GOOD
112	1330	30	POST OAK	Quercus stellata	NO		YES	POOR-MAIN TRUNK GONE
113	1333	21	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
114	1334	24	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
115	1335	23	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
116	1336	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
117	1337	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
118	1338	23	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
119	1339	23	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
120	1340	19	CEDAR ELM	Ulmus crassifolia	NO		YES	GOOD
121	1341	25	CEDAR ELM	Ulmus crassifolia	YES	25	YES	GOOD
122	1342	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
123	1343	19	CEDAR ELM	Ulmus crassifolia	YES	19	NO	GOOD
124	1344	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
125	1345	30	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
126	1346	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
127	1347	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
128	1348	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
129	1349	20	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
130	1350	19	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
131	1351	21	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
132	1352	24	CEDAR ELM	Ulmus crassifolia	NO		NO	FAIR
133	1353	23	CEDAR ELM	Ulmus crassifolia	YES	23	YES	GOOD
134	1355	22	CEDAR ELM	Ulmus crassifolia	NO		NO	GOOD
135	1567	20	CEDAR ELM	Ulmus crassifolia	NO		YES	FAIR
						409		

MITIGATION CALCULATIONS	
Total # of specimen trees:	135
Specimen trees to be removed:	18
Specimen tree cal. Inches removed:	409
Specimen tree mitigation (2x cal. Inches removed):	818



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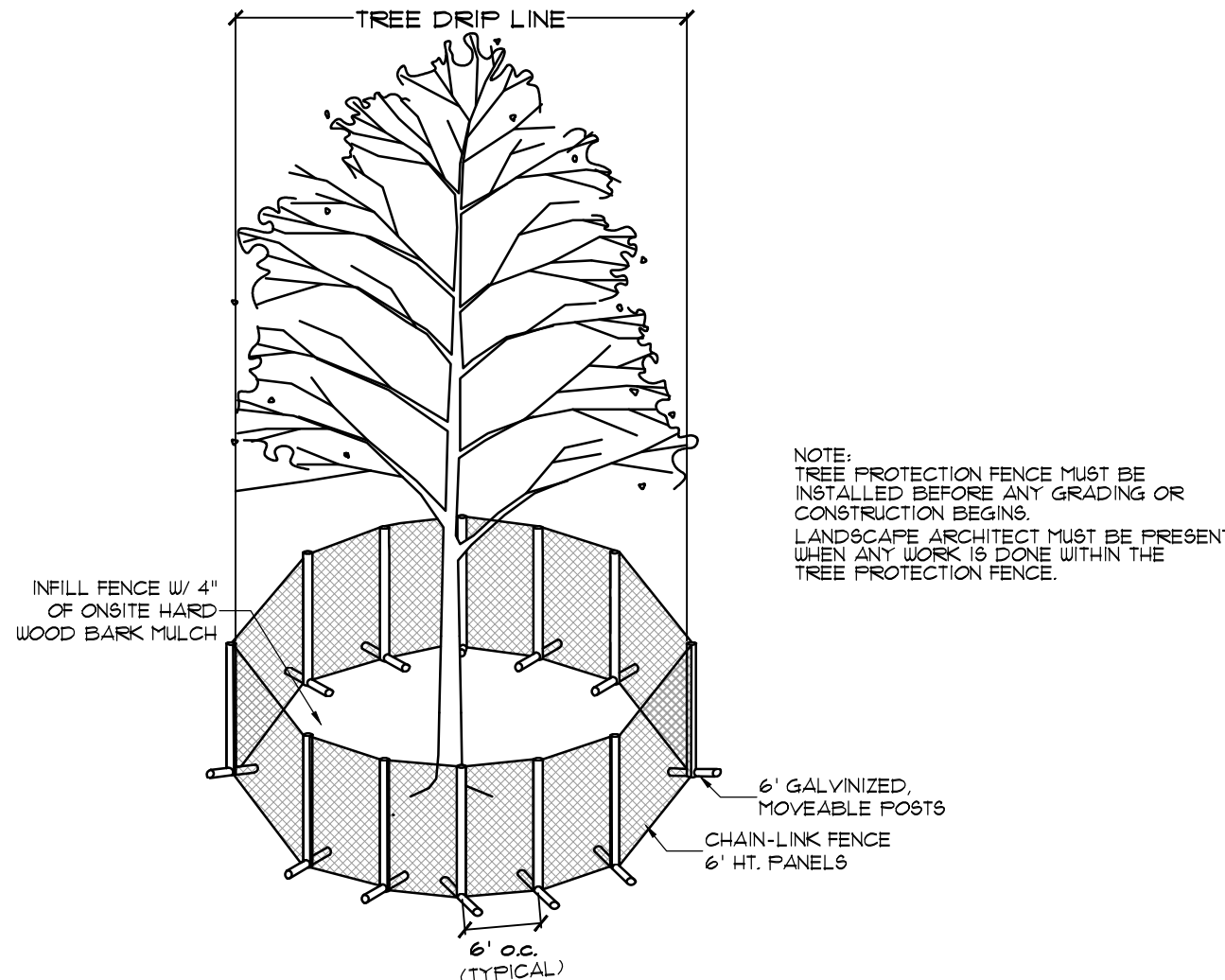


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NO.	DATE	DESCRIPTION
PLAN INFORMATION		
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FILENAME	HIN21002-TS.DWG	
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SCALE	40 SCALE	
DATE	10. 09. 2023	
SHEET		
SPECIMEN TREE CHART		

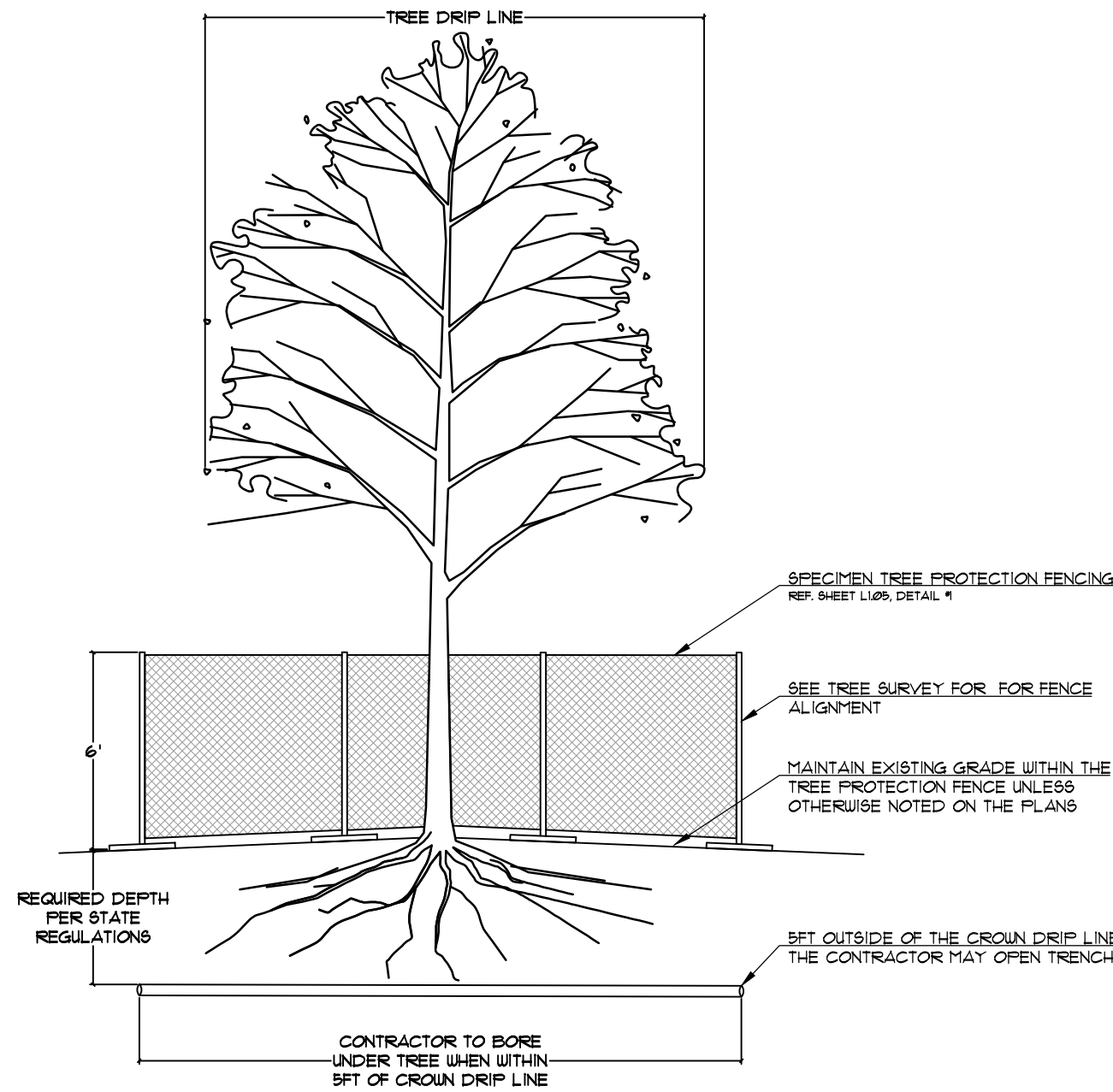
L1.04

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

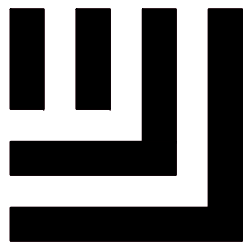
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the drip-line, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the drip-line of any tree (the entire drip-line).
 - 3) CRS: Complete Root System: The soil space directly under the drip-line of any tree and an additional 7 feet beyond said drip-line.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the wound-wood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner or their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlines.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the drip-line must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken, Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



1. SPECIMEN TREE PROTECTION FENCING
NTS



2. BORING UNDER EXISTING TREE
1"=5'



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10/30/2023

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SPECIMEN TREE NOTES
& DETAILS

L1.05



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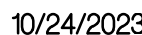
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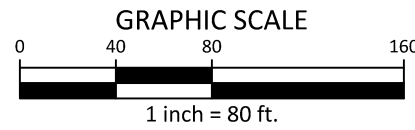
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SHEET

OPEN SPACE PLAN

L3.00



LEGEND



Notes:

1. Parkland acreage required for this development equals 2.49 ac. The acreage of the active park designed on site equals 0.62 ac. (+/- 10%).
2. Areas within the floodway are to remain in their natural state.

OPEN SPACE LOTS		
LOT	BLOCK	AREA (AC)
10X	A	14.48
20X	B	31.86
23X	C	15.97
13X	D	1.95
13X	E	3.32
TOTALS		67.57

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



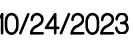
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OPEN SPACE PLAN

L3.01





TBPE: 19762 TBPLS: 10194440

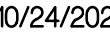
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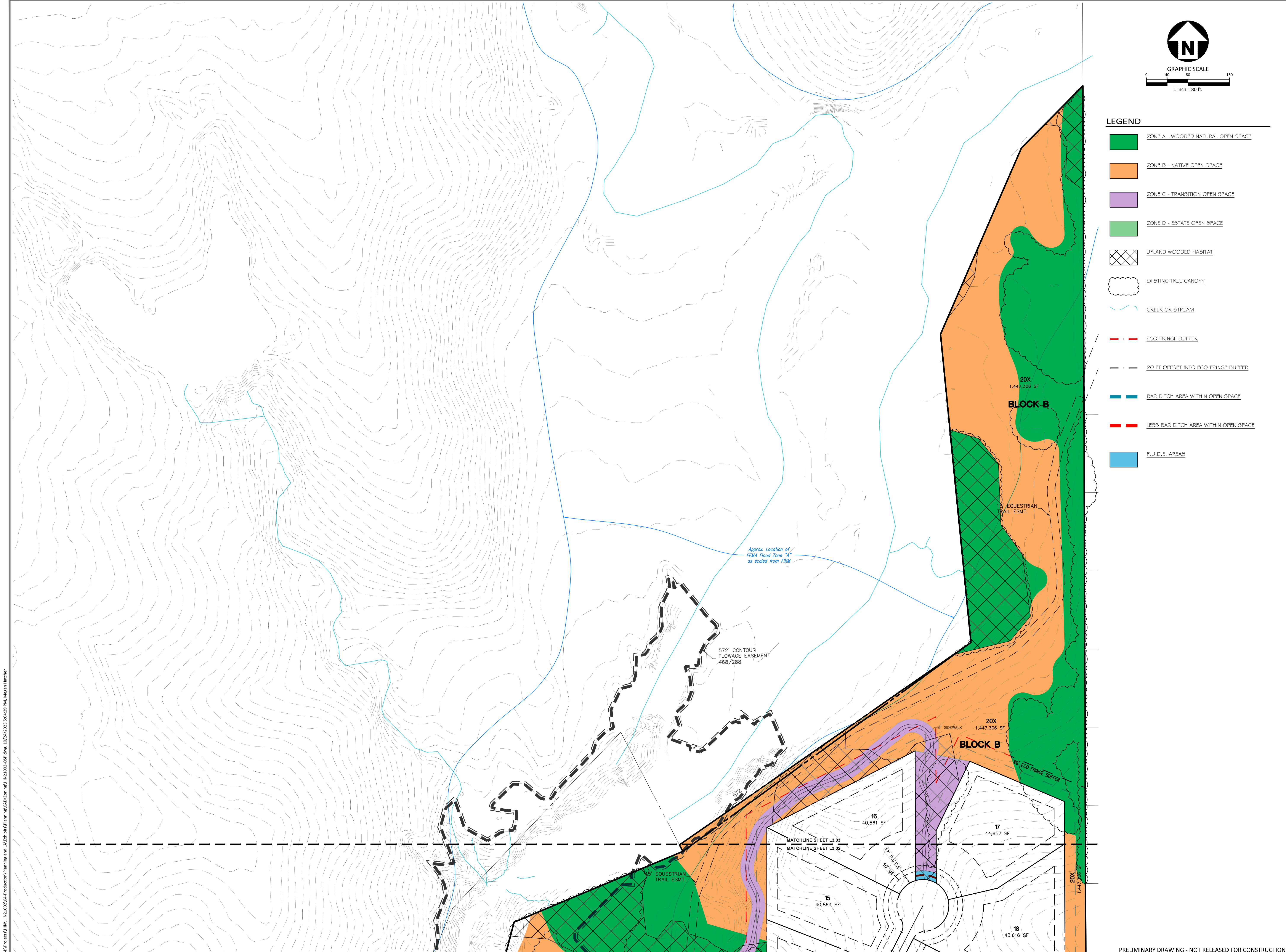
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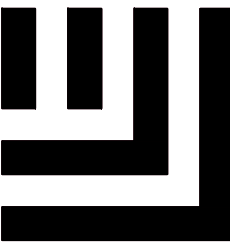
OPEN SPACE PLAN

L3.02





- LEGEND**
- ZONE A - WOODED NATURAL OPEN SPACE
 - ZONE B - NATIVE OPEN SPACE
 - ZONE C - TRANSITION OPEN SPACE
 - ZONE D - ESTATE OPEN SPACE
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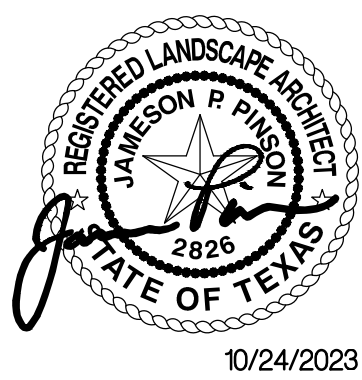
McADAMS
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972. 716. 2900
JEFF KENNEMER

**FM 1171 CONSERVATION
SUBDIVISION**
TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	HIN21002
FILENAME	HIN21002-OSP.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET
OPEN SPACE PLAN
L3.03

DEVELOPMENT STANDARDS

Planned Development District - 196 (PD-196) FM 1171 Conservation Development

The development on the property comprising approximately 148 acres of land within the corporate limits of the Town of Flower Mound (the "Town") and as described on Exhibit "A" to this Zoning Ordinance adopting PD-196 shall be in accordance with the Town's *Master Plan* and the Land Development Regulations of the Town of Flower Mound, Texas, as amended, and shall be subject to the following conditions and requirements:

A. PERMITTED USES:

The following uses shall be the only uses permitted in the Planned Development District (PD-196).

1. Permitted Uses. The following uses shall be permitted in PD-196, subject to compliance with all applicable conditions and provisions of the Town's Land Development Regulations, as amended:
 - a. Dwelling, single-family detached;
 - b. Accessory use, general, subject to Section 98-972;
 - c. Garage Sale, subject to Section 98-982;
 - d. Home occupation, subject to Section 98-984;
 - e. Model home;
 - f. Swimming pool, private; subject to Section 98-996;
2. Specific Uses: No specific uses requiring the issuance of a specific use permit shall be permitted in PD-196, except:
 - a. Accessory Dwelling, subject to section 98-983.
3. Temporary Uses. Only the following temporary uses may be permitted in PD-196 subject to the approval of a temporary use permit in accordance with the procedures and standards of section 78-87 of the Code, "Temporary Use Permits":
 - a. Asphalt/concrete batch plant, temporary, subject to section 98-974
 - b. Building material yard; and
 - c. Field office, temporary
4. Accessory Uses shall be provided within Lot 23x, Block C as shown on the attached Concept Landscape Plan (Exhibit "D") and shall consist of the amenities listed below:
 - a. Shade Structure:
 - i. Size: 2,000 sq. ft. Maximum (each) and 500 sq. ft. Minimum (each).
 - ii. Number: Maximum of 3 and Minimum of 1.
 - b. Putting Green:
 - i. Size: 5,000 sq. ft. Maximum (each) and 1,000 sq. ft. Minimum (each).
 - ii. Number: Maximum of 2 and Minimum of 1.

- c. Playground:
 - i. Size: 6,000 sq. ft. Maximum (each) and 1,500 sq. ft. Minimum (each).
 - ii. Number: Maximum of 3 and Minimum of 1.
- d. Overlook:
 - i. Size: 1,000 sq. ft. Maximum (each) and 250 sq. ft. Minimum (each).
 - ii. Number: Maximum of 3 and Minimum of 1.
- e. Passive Seating Area:
 - i. Size: 500 sq. ft. Maximum (each) and 100 sq. ft. Minimum (each).
 - ii. Number: Maximum of 5 and Minimum of 1.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. PD-196 Residential Lot Standards:

- a. Minimum lot area per dwelling. The minimum lot area shall be 32,670 square feet, subject to section 98-1023;
- b. Minimum lot width. The minimum lot width, measured at the permitted building line, shall be 150 feet, subject to section 98-1024;
- c. Minimum front yard setback. The minimum front yard setback shall be 40 feet (40') subject to section 98-1026. The front yard building setback may increase to accommodate the minimum lot width on lots along curves and/or cul-de-sacs.
- d. Minimum side yard setback. The minimum side yard setback shall be 25 feet (25') except for Lot 5, Block A; Lot 9 and Lot 19, Block B; Lot 9, Block C; Lot 1, Lot 6, Lot 7, Lot 8, and Lot 9, Block D, shall be 20 feet (20'), subject to section 98-1027.
- e. Minimum rear yard setback. The minimum rear yard setback shall be 20 feet, subject to section 98-1028.
- f. Minimum floor area per unit. The minimum floor area per dwelling unit shall be 2,100 square feet.
- g. Maximum lot coverage. The maximum lot coverage shall be 35 percent (35%) for all uses, subject to section 98-1029;
- h. Maximum height. The maximum height of all buildings and structures shall be three (3) stories or 35 feet (35') for all uses, subject to section 98-1031;

- 2. The dimensional and area regulations shall not apply to common areas or lots owned by the homeowner's association for FM 1171 Conservation Development ("HOA"). Any common areas or lots owned by the HOA and any structure(s) thereon shall conform to all relevant provisions of the Town's code of ordinances and land development regulations.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within PD-196.

- 1. There shall be a maximum density of one unit per two acres, which equates to 74 total residential lots.
- 2. A minimum of 25 percent of the lots must be at least one acre or 43,560 square feet in size.

D. SUPPLEMENTAL STANDARDS

1. The development of PD-196 is subject to the approved Environmental Protection Plan.
2. The development of PD-196 is subject to an Open Space Management Plan.
3. The homeowner or home builder may choose to install an ornamental metal fence on any residential lot that is adjacent to open space, or may choose to leave their property unfenced. If a pool is installed, a fence must be constructed either by the home builder or homeowner, in accordance with Town requirements.
4. As a Conservation Development, PD-196 shall have a minimum of 45 percent (45%) of the gross land area preserved as open space for the development as depicted in Exhibit "E" below. In meeting requirements for open space, the developer must demonstrate how open space designated in Exhibit "E" shall be managed. Open space shall be managed by a qualified nonprofit entity or organization that manages open space, such as a land trust, HOA, or other qualified entity, pursuant to section 170(h) of the Internal Revenue Code, as amended, and as may be approved and accepted by the Town. The final Open Space Management Plan (OSMP) shall:
 - a. Conform with Section 5 of Ordinance No. 54-22, the Cross Timbers Conservation Development District Area Plan (CTCDD).
 - b. Be submitted and approved by the Town prior to the submittal of the first record plat within the development.
 - c. Be recorded in the deed records of Denton County, Texas as a restriction running with the land, with such recordation to occur simultaneously with recording of the first record plat.
 - d. Substantially conform to the draft OSMP submitted to the Planning and Zoning Commission for consideration of the zoning application (PD-196) and identified as Exhibit "F."
5. A multi-use trail with a minimum width of 12 feet (12') shall be provided along FM 1171.
6. An equestrian trail with a minimum width of 15 feet (15') shall be provided along FM 1171.
7. All landscaping shall be in conformance with Exhibit "D," the Conceptual Landscape Plan.
8. Subdivision entry signage elements shall be rustic in nature, including natural elements to fit the character of the Cross Timbers Conservation Development District. Signage materials may include wood, metal, stone, or masonry elements. Entry walls shall have a wall height of no more than 12 feet (12'). Entry columns or tower elements may not exceed 12 feet (12') in height from the ground plan. If additional wall heights are required due to grading changes, walls must be terraced and incorporate landscape between the wall locations. Maximum sign face, or signage lettering, may not exceed 60 square feet. Entry signage walls may extend and transition out to scenic roadway fencing.

E. EXCEPTIONS and MODIFICATIONS

The following exceptions and modifications shall be granted with the approval of Planned Development District-196 (PD-196).

1. Topographical Slope Protection – Section 98-147

An exception to Section 98-147, “Topographical slope protection,” is granted. However, the developer shall provide drawings that illustrate the impact of the proposed Development on the natural topography and the manner by which the Development is integrated into, reflects, and maintains the overall integrity of the natural topography with subsequent record plat applications. In addition, the developer shall conform with the following requirements with subsequent Subdivision Site Plan or similar applications:

- a. The identification of those specific Best Management Practices (“BMPs”) that will be used to maintain and responsibly integrate the Development into the natural topography together with an explanation regarding their use within the plans for such Development. The BMPs to be used shall include, but are not limited to, those BMPs found within the Town’s Engineering Design and Construction Standards.
- b. While recognized as a potential BMP, the use of retaining walls should be kept to a minimum. Any retaining wall four feet (4’) or greater in height shall be designed by a professional engineer licensed by the State of Texas. Retaining walls exceeding eight feet (8’) in height are discouraged.

2. Scenic Buffer – Section 98-277

An exception to Section 98-277, “Conservation development option and standards,” is granted to allow the roadway to encroach into the 200’ scenic buffer, but no residential lots shall be located within the 200 foot (200’) scenic buffer.

3. Metal and masonry/brick are an allowable material for entry signage. However, metal may be utilized as an accent material only.

OPEN SPACE MANAGEMENT PLAN
Planned Development District 196 - (PD-196)
FM 1171 Conservation Development

Maintenance of Common Areas:

The Hines Conservation Subdivision has dedicated **67.57 acres** as open space, which is equivalent to **45.7%** of the gross land acreage.

The open space is divided into different classifications according to its present state or its intended or future uses. All Open Space Common Areas are to be conveyed to the Homeowners Association (HOA) by the Developer. The HOA will be established by the Developer as a Nonprofit Corporation. The members will be the Hines Conservation Subdivision Lot owners with one (1) vote for each Lot owner in all matters. A Board of Directors will be elected by the homeowners to manage and oversee the business and all other matters of the HOA, including the conservation requirements of the Town.

The structure and guidelines for the HOA will be defined by the Dedications and Restrictions (Deed Restrictions), which will be recorded by the Developer after the Final Plat is approved, as required by the Town. The Covenants Conditions and Restrictions shall set forth all enforcement guidelines.

The maintenance and management of the Common Areas will be the responsibility of the HOA Board of Directors. The Common Areas and their care will be as follows:

1. Zone A – Wooded Natural Open Space

a. Description:

- i. Wooded areas with tree coverage ranging from 25-100%.
- ii. Wooded open space areas may include steep slopes, riparian habitat, and upland wooded habitat.
- iii. Wooded open space areas are comprised of approximately 27.66 acres.

b. Maintenance:

- i. This open space will remain primarily in its natural state with all wildlife habitats virtually undisturbed.
- ii. Limited clearing and maintenance shall be performed to accommodate improvements within this open space to preserve habitats.
- iii. Limited grading may be performed to install passive amenities, including but not limited to decomposed granite trails, sidewalks, infrastructure, equestrian trails or seating areas.
- iv. Heavily treed areas will be under the supervision of an ISA certified arborist or certified forester, retained by the Developer and/or the HOA
- v. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

c. Uses:

- i. In coordination with the native open space, the wooded open space areas will contribute to the rural vistas and may be used for hiking, wildlife observation, and other passive recreation.

2. Zone B – Native Open Space

- a. Description:
 - i. Open space within the development that lacks significant tree cover. They are not a part of the ancient Cross Timbers habitat, and therefore do not need to be maintained as they are. The plan is to over-seed and maintain the meadows with native grasses and wildflowers, which will be part of the scenic country vistas along FM 1171 and some of the interior open spaces.
 - ii. Native open space areas are comprised of approximately 18.30 acres.
- b. Maintenance:
 - i. Grading may be performed to install passive amenities, including but not limited to decomposed granite trails, sidewalks, infrastructure, equestrian trails or seating areas.
 - ii. Bramble sprouts and under growth may be controlled by cultivation or herbicide.
 - iii. Natural prairie open space will be mowed twice a year during June 15th-30th and November 1st-15th. Mow height shall not remove plant material lower than 8". Mowing may not occur during the blooming cycle.
 - iv. Natural prairie open space will over-seeded with native grasses in the spring and wildflowers in the spring or fall depending on species until such time that the wildflowers and native grasses will replace existing Bermuda grass.
 - v. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.
- c. Uses:
 - i. Scenic views are a significant function for the meadows, and may be used for passive recreation

3. Zone C – Transition Open Space

- a. Description:
 - i. Transition open space may be located adjacent to lots, within landscape buffers, and within trail connections.
 - ii. Semi-manicured open space areas comprised of approximately 15.36 acres.
- b. Maintenance:
 - i. Open space area to be maintained quarterly.
 - ii. Tree canopy areas may be limbed up to and clearing of understory plant material including saplings up to 4" in diameter is allowed.
 - iii. All easements are to be planted or maintained with native vegetation. Bar ditches within X-lots are to be sodded with Buffalo sod.
- c. Uses:
 - i. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

4. Zone D – Estate Open Space

- a. Description:
 - i. Open space located along streets, adjacent to trails, within landscape buffers, between lots, and within trail connections in open space areas.
 - ii. Estate open space areas comprised of approximately 6.25 acres.
- b. Maintenance:
 - i. Open space are to be maintained bi-weekly. Regular mowing as needed per seasonal grass growth.
 - ii. Tree canopy areas may be limbed up to and clearing of understory plant material including saplings up to 4" in diameter is allowed.
 - iii. Edge between Bermuda grass and native grasses to be maintained by herbicidal or mechanical means
 - iv. All easements are to be planted or maintained with native vegetation. Bar ditches within X-lots are to be sodded with Buffalo sod.
 - v. Supervision and maintenance of culverts
- c. Uses:
 - i. Pedestrian access throughout the open space for the residents and guest
 - ii. Private parks and amenities
 - iii. Drainage and utilities

5. Zone E – P.U.D.E.

- a. Description:
 - i. Open space located adjacent to the street ROW and identified on the plans.
 - ii. P.U.D.E. areas are comprised of approximately 2.63 acres.
- b. Maintenance:
 - i. Open space are to be maintained bi-weekly. Regular mowing as needed per seasonal grass growth.
 - ii. All easements are to be planted or maintained with native vegetation. Bar ditches within X-lots are to be sodded with Buffalo sod.
- c. Uses:
 - i. Drainage and utilities

The objective for all areas is to establish a program - which will be embraced by the members of the HOA - to restore the native settings of the meadows, and woodlands, and maintenance of grasslands and then be subject to an ongoing Conservation Program.

The husbandry by the HOA will provide an environment which will be much more than isolated and forgotten woodlands, and meadows, but rather a natural habitat to be preserved, protected and enjoyed by all. Native grasses and wildflowers shall come from species within the Native American Seed company mixes – “Blackland Prairie Mix”, “Shade-Friendly Grass Mix”, and “Native Texas Mix” are all potential options. Grasslands are the enjoyment of use by residents.

Prohibited activities include but are not limited to the removal of protected trees within the open space unless otherwise allowed by town ordinance, burning, dumping or illegal activities as listed in the Town of Flower Mound’s Code of Ordinances.

All open space areas shall be supervised by the Conservation Committee appointed by the HOA Board of Directors. The Conservation Committee will be under the supervision of an ISA certified arborist, certified forester, or by an environmental scientist or biologist to be retained by the HOA. The Conservation Committee will fulfill the conservation covenants as provided in the deed restrictions.

The HOA will be required to go before the ToFM Environmental Conservation Commission (ECC) annually to present an update on the state of the open space areas within this development.

Please refer to the open space plan, the environmental protection plan (EPP), and the Planned Development – 196 (PD-196) for additional clarification.

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OPEN SPACE CALCULATIONS		
OPEN SPACE CATEGORIES	AREA (AC)	PERCENTAGE
WOODED NATURAL OPEN SPACE	27.66	18.7%
NATIVE OPEN SPACE	18.30	12.4%
TRANSITION OPEN SPACE	15.36	10.4%
ESTATE OPEN SPACE	6.25	4.2%
TOTAL OPEN SPACE	67.57	45.7%

Notes:
1. Parkland acreage required for this development equals 2.49 ac. The acreage of the active park designed on site equals 0.62 ac. (4%-10%).
2. Areas within the floodway are to remain in their natural state.

OPEN SPACE LOTS		
LOT	BLOCK	AREA (AC)
10X	A	14.48
20X	B	31.86
23X	C	15.97
13X	D	1.95
13X	E	3.32
TOTALS		67.57



LEGEND

- ZONE A - WOODED NATURAL OPEN SPACE
- ZONE B - NATIVE OPEN SPACE
- ZONE C - TRANSITION OPEN SPACE
- ZONE D - ESTATE OPEN SPACE
- UPLAND WOODED HABITAT
- EXISTING TREE CANOPY
- CREEK OR STREAM
- ECO-FRIDGE BUFFER
- 20 FT OFFSET INTO ECO-FRIDGE BUFFER
- BAR DITCH AREA WITHIN OPEN SPACE
- LESS BAR DITCH AREA WITHIN OPEN SPACE
- P.U.D.E. AREAS

GRAPHIC SCALE

0 40 80 160

1 inch = 80 ft.

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JEFF KENNER

**FM 1171 CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT
JAMESON P. RUSSELL
2826
STATE OF TEXAS

10/24/2023

REVISIONS		
NO.	DATE	DESCRIPTION

PLAN INFORMATION	
PROJECT NO.	HIN21002
FILENAME	HIN21002-OSP.DWG
CHECKED BY	XXX
DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

OPEN SPACE PLAN

L3.00



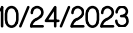
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SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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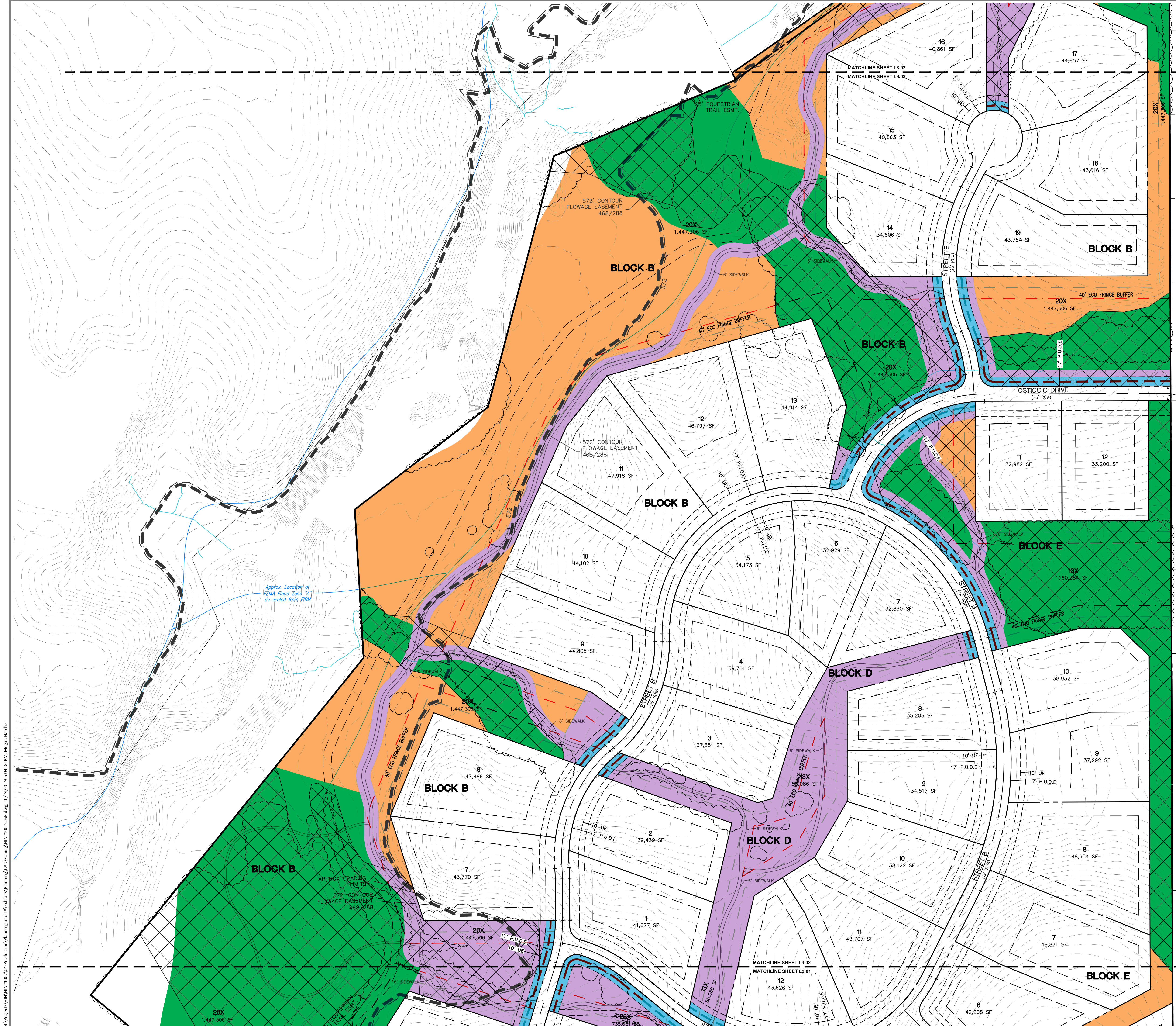
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DRAWN BY	MAH
SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

OPEN SPACE PLAN

L3.01





LEGEND

- ZONE A - WOODED NATURAL OPEN SPACE
- ZONE B - NATIVE OPEN SPACE
- ZONE C - TRANSITION OPEN SPACE
- ZONE D - ESTATE OPEN SPACE
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TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS

10/24/2023

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

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DRAWN BY	MAH
SCALE	80 SCALE
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OPEN SPACE PLAN

L3.02

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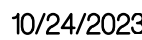
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**FM 1171 CONSERVATION
SUBDIVISION**

TOWN OF FLOWER MOUND
DENTON COUNTY, TEXAS



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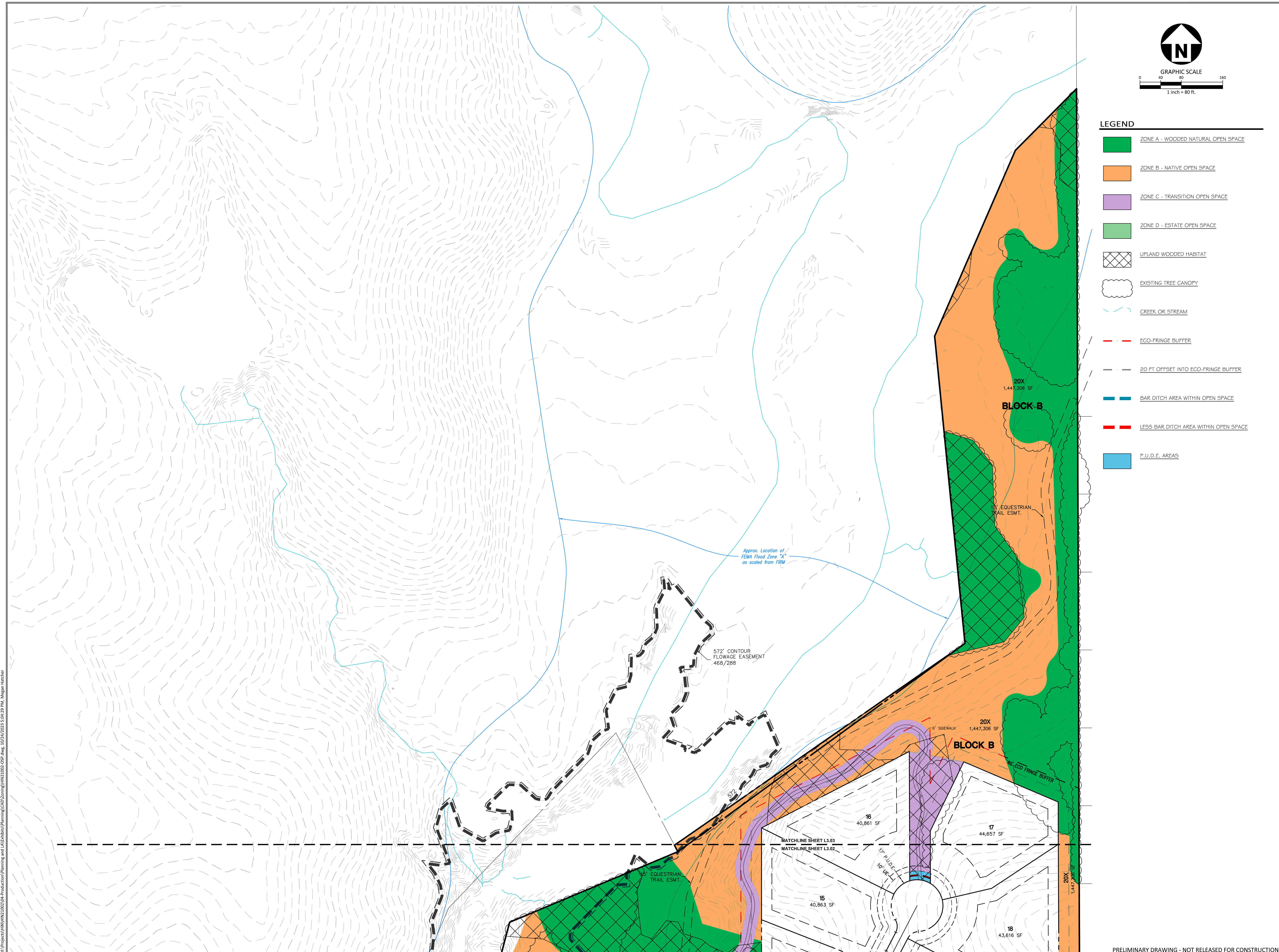
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SCALE	80 SCALE
DATE	10. 09. 2023

SHEET

OPEN SPACE PLAN

L3.03





PLANNING & ZONING COMMISSION AGENDA K.1. WORK SESSION

DATE: November 13, 2023
FROM: Poornima Kashyap, Planning Manager
ITEM: MU23-0001 - Lakeside DFW East

BACKGROUND:

I. ITEM SUMMARY

The purpose of this request is to incorporate approximately 21 acres of land into the [Lakeside DFW](#) mixed-use development which would allow the development of a mixture of both non-residential and residential uses.

This application will require a future public hearing and recommendation from the Planning and Zoning Commission, and final action by the Town Council.

II. WORK SESSION CRITERIA

With respect to this application, the proposed development meets the following work session criteria:

- Master Plan Amendment
- Mixed Use project
- Over 20 acres in size
- Requires three or more exceptions, modifications, or waivers.

III. APPLICATION ANALYSIS

The applicant is requesting a zoning change to expand the mixed-use district regulations to the 21-acre tract located on the east side of Long Prairie Road to develop office, retail, restaurant, hospitality, and multifamily uses.

The property is located within the Campus Commercial portion of the Lakeside Business District Area Plan. There is a companion Master Plan Amendment application to change the land use to Mixed-Use.

A [mixed-use zoning district](#) shall consist of a minimum of two of the following three distinct components designated in the ordinance creating the district: a Mixed-Use Core (MU-C), Mixed Use Neighborhood (MU-N), and Mixed-Use Transition (MU-T). Within the transition district, there are three subzones: the Mixed-Use Transition – Environmental (MU-T: EN), the Mixed-Use Transition – Major Roadway (MU-T: MR), and the Mixed-Use Transition – Neighborhood (MU-T: NG). Land uses in the district shall be established based upon the overall character and design of the district.

The applicant is proposing to utilize MU-TMR and MU-N subzone standards within the proposed site. MU-TMR, as the name suggests, is adjacent to major roadways, and is intended to serve as a commercial gateway that is more auto-oriented. MU-N or the neighborhood area includes predominantly residential uses, as well as some small-scale civic uses and non-residential uses.

The attached Lakeside DFW development standards proposes regulations for the sub-districts and incorporates all previously approved amendments to the Lakeside DFW ordinance. The development standards include a concept plan that identifies the size, location, general layout of buildings, and regulations to develop within these subzones (pages 43-48 of the Development Standards).

The project will need to receive recommendations from the Parks Board prior to the Planning and Zoning Commission public hearing. The project will not need a recommendation from the Environmental Conservation Commission (ECC) as there are no specimen trees on the site.

If, after public hearing, the ZPD request is approved, the project will still require review and approval of site plan, subdivision site plan, and record plat applications.

IV. REQUESTED EXCEPTIONS AND MODIFICATIONS

The applicant's request for a Planned Development includes various modifications to the development standards:

- With respect to permitted uses, the applicant has excluded retail sales or service including establishments geared towards the automobile (including gas stations) within the MU-TMR subzone and has proposed alternate standards for a full-service hotel (pages 15 & 16 of the Development Standards).
- Modifications to previously approved Architectural Standards for non-residential buildings in terms of spacing requirement for building entrances, percentage of windows, display windows, entry doors, sign bands, and awning requirements (pages 45 and 46).
- Modifications to previously approved Architectural Standards for residential buildings in terms of windows and balconies.

V. ITEMS UNDER DISCUSSION

Currently, the applicant and staff are continuing to work through various components of the request. As such, the following represents the specific areas of entitlements continuing to be discussed:

- List of amenities proposed as a part of alternate standards for a full-service hotel.
- Parkland dedication vs. Park Credit Option
- Location and size of open space areas
- Parking ratios for uses
- Environmental Protection Plan
- Traffic
- Miscellaneous development standard language

BOARD REVIEW/CITIZEN FEEDBACK:

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. DRAFT Development Standards

DRAFT MOTION: No action is required on this item.



LAKESIDE DFW
DEVELOPMENT CODE
AMENDED

ORDINANCE 63-12

AMENDMENT #10
(MU23-0001)
ANNEXING LAKESIDE EAST TRACT
APPROXIMATELY 21 ACRES
AS SUBZONE MU-TMR(3) & MU-N(2)

Flower Mound, TX

August 8, 2023

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

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

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SECTION 2	Statistical Analysis of Land Use
SECTION 3	Character Zones Standards
SECTION 4	Street and Thoroughfare Standards
SECTION 5	Civic / Open Space / Trail and Landscape Standards
SECTION 6	Parking Standards
SECTION 7	Architecture and Building Standards
SECTION 8	Signage Standards
APPENDIX	Slope Protection
	Legal Descriptions
	Ordinance 12-13
	Ordinance 14-15
	Ordinance 58-15
	Ordinance 03-17

PREFACE TO AMENDED CODE

PREFACE TO AMENDED DEVELOPMENT CODE

The Lakeside Development Code was passed by Town Council on November 19, 2012 as Ordinance 63-12. Since that time, there have been 8 modifications to the Code:

1. Ordinance 12-13 annexing approximately 0.9 acres into the development district;
2. Ordinance 14-15 amending signage rules;
3. Ordinance 58-15 regarding on-site sales activities on the condominium tower;
4. Ordinance 03-17 amending permitted materials and signage.
5. Ordinance 09-18 annexing land to Lakeside DFW and providing standards for MU-TEN subzone.
6. Ordinance 01-20 amending development standards for parking in MU-TEN and MUC(3) subzones.
7. Ordinance 11-22 various minor amendments to open space, parking, signage, architecture in MU-TEN subzone.
8. Ordinance 47-22 amending open space and trails and signage.
9. Ordinance 11-23 amending MZ1, MZ4, and MZ5, top of balcony railing dimension.

The purpose of this Amended Lakeside Development Code is to annex an additional approximately 21 acres of land (formerly known as the Crosby Tract) located east of Long Prairie Road (FM 2499) between Spinks Road and Lakeside Parkway. The

annexed land shall consist of 2 new subzones labelled MU-TMR(3) and MU-N(2).

There are no changes to the following subzones:

MU-C(1)
MU-C(2)
MU-C(3)
MU-C(4)
MU-TMR(1)
MU-TMR(2)
MU-TNG
MU-N(1)
MU-TEN

The intent is to maintain a single unified document that governs all of the Lakeside DFW development district to facilitate the Town's enforcement obligations.

The rules and regulations pertaining to previously developed areas remain within the body of the document. Language that refers to proposed or intended development activities which have already occurred has been modified or eliminated to avoid confusion regarding the scope of the current proposal before the Town.

Where rules or standards are modified and apply only to MU-TMR(3) and MU-N(2), then those rules have been added to the specific subzone regulations and supersede the general rules. For instance, the archi-

STATISTICAL ANALYSIS OF LAND USE

LAND USE STATISTICAL ANALYSIS

Each category below is a gross development area and is an approximation based on the acreage identified in table 3.2. and other land use regulations within the Code.

TABLE 1.1 STATISTICAL ANALYSIS		
	Acres	% of Land
Gross Acreage	176.9	
Open Space	18.5	10%
Commercial only	36.4	21%
Mixed Commercial/Residential	23.1	13%
Multi-family	39.6	22%
Single Family	59.4	34%
	176.9	100%

CHARACTER ZONE STANDARDS

SECTION 3: DEFINITION OF CHARACTER ZONES

It is the intention of the Applicant to create a development uniquely appropriate to the site and to preserve the most beneficial aspects of the land while creating and attracting new amenities, services, businesses, and residents to the project.

The proposed development encompasses over 150 acres and covers a variety of land, conditions, access, visibility and value. Because the tract is so large and diverse, we have divided the site into more subzones than the original Mixed Use ordinance had envisioned. The purpose of subzones is to allow each portion of the larger development to respond uniquely to the site and the surrounding conditions.

Despite this division into subzones, the intention of the development is to maintain consistency among the various subzones, the subsequent phases, and the different developers so that the singular character of the place is recognizable as unique.

MU-C(1) is comprised of the frontage along Lakeside Parkway between FM 2499 and the first traffic circle, where all of the mixed-use buildings line the streets. It is the intention of the development to use the profile of the existing parkway to provide on-street parking for the shops, offices and residents lining the street. These buildings will vary somewhat in height from one to four stories, depending on the location, distribution of parking, and prevailing traffic flows. The upper stories would house apartments, lofts, or offices. The architecture would be consistent with small-town downtowns.

MU-C(2) is comprised of the major natural drainage area. This area will contain the detention/retention areas required by the project and landscaping consistent with the aesthetics of the project.

MU-C(3) plans for a pair of high rise office towers bracketing a ravine and green space. Parking may need to be structured on this site to meet the demand for an office of that size.

MU-C(4) is comprised of the frontage along Lakeside Parkway between the first and second traffic circles. These buildings are constructed to be consistent with the mixed use buildings, but the occupancy permit residential uses to enliven the streetscape.

MU-N(1) is predominantly higher density residential with significant frontage on a park to the south. A linear greenspace weaves through the center of this zone and the project's hike and bike trail follows that green space.

MU-TNG anticipates a highly walk-able residential community comprised of small blocks, sidewalks with

street trees, and several pocket parks, including locations adjacent to the Corps property with views of the lake. The pocket parks could also act as a trailhead to the CORPS property if permitted by the CORPS and would be open and available to the public. The largest lots would be located where the views to the water would be the most advantageous.

MU-TEN is the south peninsula, with close proximity to the Grapevine Lake and Rockledge Park. It is the intention of the development to capture the extraordinary character of the site and create a village that takes advantage of the landscape and the elevated topography. The Village includes restaurants with terraces overlooking the lake, public parks, shops, offices, an hotel and upper story living within the development. A small amphitheater would fit comfortably into the natural setting for weddings or gatherings looking for a dramatic setting.

MU-TMR(1) encompasses the intersection of FM 2499 and Lakeside Parkway as the entrance to the project. It offers an opportunity to provide great retail and commercial space while establishing the entrance to the project with multi-story buildings on the corners. The upper stories of the buildings may house residential or office occupancies. Tucked between these initial buildings are small public plazas. There is also room for a larger retail anchor visible from 2499.

MU-TMR(2) is located across FM 2499 from the major entrance to the project, and MU-MR (1). It is appropriate that this site be exclusively commercial, since pedestrian connectivity to the site may slightly longer across the arterial than is comfortable.

There are ample opportunities for making great places among these nine zones. A network of trails ties these zones together through a string of pocket parks and open spaces. Where the trail runs along the western boundary of the property, it is intended to have the character of an elevated trail overlooking the views of the water.

MU-TMR(3) comprises the commercial subzone of a 21-acre mixed-use tract at the northeast end of the Lakeside DFW development district east of FM 2499 between Lakeside Parkway and Spinks Road known as **Lakeside East**. The Subzone consists of office, retail, restaurants, and hotel occupancy arrayed along a pedestrian oriented drive.

MU-N(2) comprises the residential portion of the **Lakeside East** neighborhood, including urban residential units with limited neighborhood commercial occupancy.

SECTION 3: DEFINITION OF CHARACTER ZONES

This array of development opportunities allows the development team to initiate development at the most promising areas. The actual sequence of development will follow the dictates of the market.

Each of the subzones contains its own set of development regulations embedded in Table 3.1, the Table of Permitted Uses, in Table 3.2, the table of Development Standards, and in the subzone rules on the following pages.

Administrative Provisions:

Discrepancies: In the case of a discrepancy between this Development Code and the existing Mixed Use Ordinance 62-08, the LDR's, or the SmartGrowth requirements, this Development Code shall govern.

Planning Director: The planning director may approve minor changes or variations to the plan at the time of the Site Plan application, or of Preliminary Platting.

Permitted Changes: The following criteria shall allow the planning Director to approve non-material changes at the time of preliminary plat application or Site Plan application.

1. **Streets:** streets may be realigned up to 200 feet from the location indicated in the regulating plan and or street plan.
2. **Street Profile:** the profile or cross section of the street may be adjusted by adjusting size and location of medians, sidewalks, changing landscaping or furnishings if, in the opinion of the Planning director, the changes benefit the project and the public interest.
3. **Subzones:** Subzones may be increased or reduced in size provide the final areas remain within 10% of the maximums and minimums identified in table 3.2.
4. **Setbacks:** Setbacks or Build-to-lines may be

adjusted up to 20% provided the relationship of the building to the sidewalk is maintained or improved.

5. **Open Space:** Open spaces may be relocated within the development from one subzone to another provided the total open space area is not reduced, the required standards in Table 5.1 and Section 5 apply, and provided the required adjacencies are maintained.

Private Deed Restrictions:

Concurrent with the Plat Application, or earlier, the Applicant will submit to the Town Planning Department a copy of proposed deed restrictions applicable to the development district. Deed restrictions shall conform to the standards established in this Development Code and where a conflict exists between the proposed deed restrictions and this Development Code, then this Development Code shall govern. The deed restrictions will, at a minimum, address the following issues:

1. Establish design guidelines for residential and commercial buildings that conform to and compliment the Mixed Use Ordinance requirements.
2. Establish design guidelines for landscaping and open space that conform to and compliment the Mixed Use Ordinance requirements.
3. Establish a review and approval process for planned improvements
4. Establish, in conjunction with the Town, an appropriately constituted body empowered to facilitate the mercantile and social activity within the public rights-of-way.
5. Establish an association of Property Owners to maintain all common assets and property within the development district.

The Town's review of the proposed deed restrictions is limited to assurance that they conform to the performance standards specifically established herein, not to impose new design requirements.

CONCEPT PLAN AND REGULATING PLAN

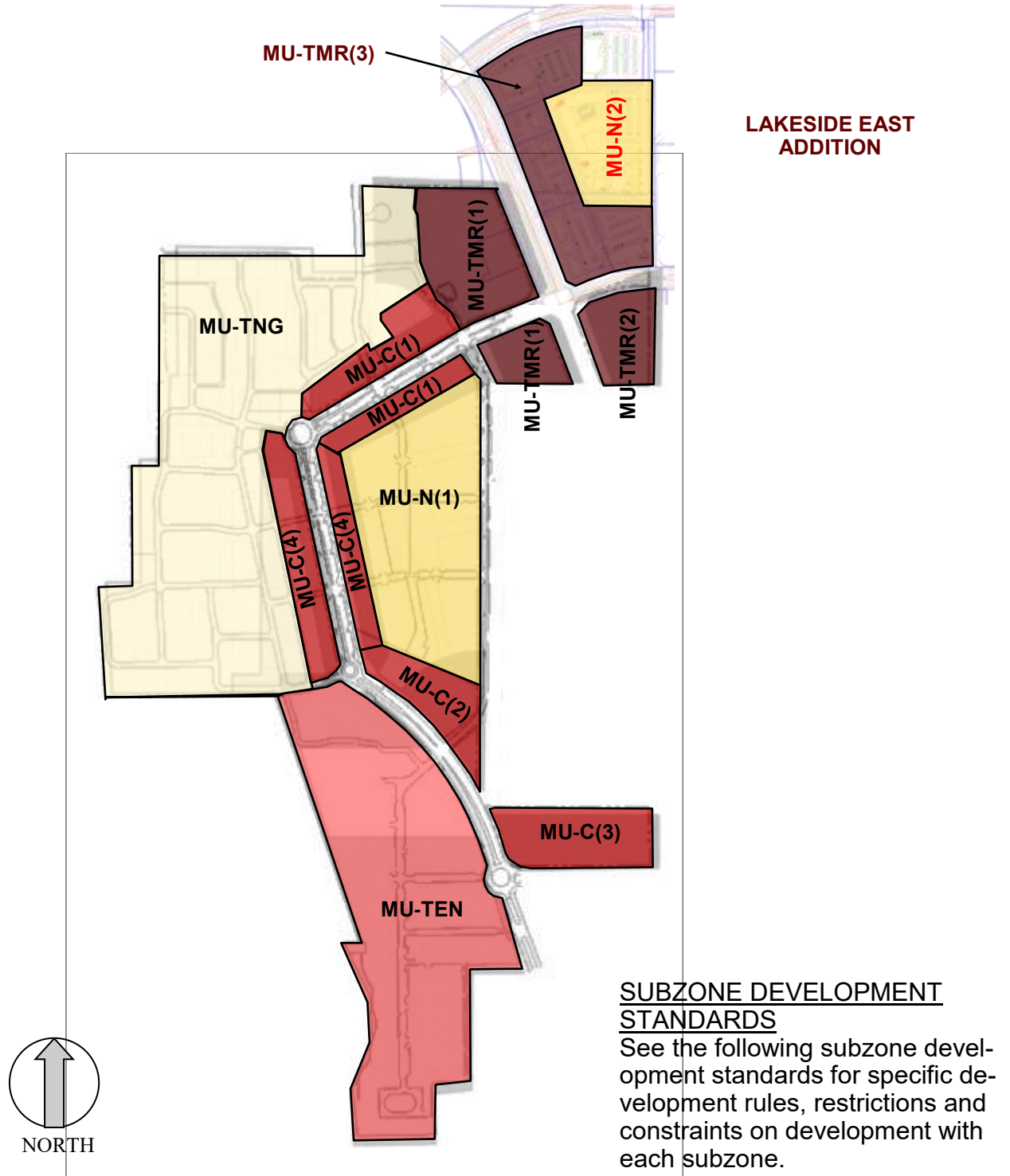


TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Table 3.1: PERMITTED USE TABLE		Use Status								
Land Use Category		MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Commercial Uses (Office, Retail, and Service Uses)										
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)		P	P	P	P	P/C	NP	P	P	P
Retail sales or service including establishments geared towards the automobile (including gas stations)		NP	NP	NP	NP	NP	NP	NP	P/C	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.		P	P	P	P	P/C	NP	P	P	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.		P	P	P	P	P/C	NP	P	P	P
Food service uses such as full-service restaurants, cafeterias, and snack bars		P	P	P	P	P/C	NP	P	P	P
Accessory residential uses such as leasing office or fitness center		P	P	NP	P	P	NP	P	P	NP
Residential Uses										
Home occupations		NA	NA	NA	NA	A	A	A	NA	NA
Live/work units		P/C	P/C	P/C	P/C	P	P/C	P	NP	NP
Residential lofts (Upper Floor Residential) NOTE 1		P	P/C	P/C	P	P	NP	P	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1		NP	NP	NP	P	P	NP	P NOTE2	NP	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1		NP	NP	NP	NP	P	P	P	NP	NP
Single-family residential detached dwelling unit		NP	NP	NP	NP	P/C	P	P	NP	NP

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

Table 3.1: PERMITTED USE TABLE		Use Status								
Land Use Category		MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Arts, Entertainment, and Recreation Uses										
Fitness, recreational sports, gym, or athletic club		P	P	P	P	P/C	NP	P	P	P
Games arcade establishments		P	P	P	P	NP	NP	P/C	P	P
Theater, cinema, dance, or music establishment		P	P	P	P	NP	NP	P	P	P
Museums and other special purpose recreational institutions		P	P	P	P	NP	NP	P	P	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds		P	P	P	P	P	P	P	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)		P	P	P	P	P/C	NP	P	P	P
Educational, Public Administration, Health Care and Other Institutional Uses										
Business associations and professional organizations		P	P	P	P	NP	NP	P	P	P
Child day care and preschools		P	P	P	P	P/C	NP	P/C	P	P
Schools, libraries, and community halls		P	P	P	P	P/C	NP	P	P	P
Universities and colleges		P/C	P/C	P/C	P/C	NP	NP	P/C	P	P
Hospitals		P	P	P	P	NP	NP	NP	P	P
Civic uses		P	P	P	P	P/C	NP	P	P	P
Social and fraternal organizations		P	P	P	P	P/C	NP	P	P	P
Public safety facilities		P	P	P	P	P/C	NP	P	P	P
Religious institutions		P	P	P	P	P/C	NP	P	P	P

P = Permitted use

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Table 3.1: PERMITTED USE TABLE		Use Status								
Land Use Category		MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Other Uses										
Model homes, attached and detached, for sales and promotion		P/C	P/C	P/C	P/C	P	P	P	P/C	P/C
Temporary Sales Trailer		NP	NP	NP	NP	NP	NP	P ³	NP	NP
Full-service Hotels		P	P	P	P	NP	NP	P	P	P
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces		SUP	SUP	SUP	SUP	NP	NP	P	SUP	SUP
Outdoor vendor sales		P	P	P	P	NP	NP	P	NP	NP
Parking, surface		P	P	P	P	P	A	P	P	P
Parking, structured		P	P	P	P	P	NP	P	P	P
Sales from kiosks		P	P	P	P	NP	NP	P	P/C	P/C
Any permitted use with a drive through facility		NP	NP	P	NP	NP	NP	NP	P	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)		SUP	SUP	P	SUP	NP	NP	P	P	P
Information centers		P	P	P	P	P	NP	P	P	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

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A = Permitted as an accessory use

NA = Not Applicable

NOTE 1: Added clarifications of definitions in the MU Ordinance : **Apartments** are residential units that may occupy any floor of a building including the ground floor. **Lofts** are residential units that do not require commercial construction or compliance with commercial standards. Lofts may occupy any floor above the ground floor.

NOTE 2: Ground Floor residential occupancy in Subzone MU-TEN is limited to 50% of the ground floor in any individual building.

NOTE 3, TEMPORARY SALES TRAILER: 1) Permitted time: 12 months from issuance of permit for the trailer. One 18 month extension request may be approved administratively by the Town's Executive Director of Development services upon issuance of a building permit for the Condo Tower. 2) Size: Not to exceed 12' x 56' long. 3) Set-back: Minimum 5' from property line. 4) Access: Temporary 3' wide sidewalk from curb. 5) Parking: Street parking on Edgemere Rd. 6) Exterior: a)) Skirted to conceal undercarriage b)) ADA compliant ramp c)) Landscaped with outdoor planters and flower pots.

TABLE 3.1: PERMITTED USES

Permitted Land Use categories in Table 3.1 relate to Land Use areas which are listed in Table 3.2 with associated maximum values for residential units and commercial square footage. The areas for each subzone is not an engineered boundary and is approximate so that each zone has flexibility in establishing the final boundary during the site plan and platting process. The allowable minimum and maximum areas for each Subzone is listed in Table 3.2.

Land Use Category	Use Status	
	MU-N(2)	MU-TMR (3)
Commercial Uses (Office, Retail, and Service Uses)		
Retail sales or service (excluded from this category are retail sales and services establishments geared towards the automobile, including gasoline service stations.)	P/C	P
Retail sales or service including establishments geared towards the automobile (including gas stations)	NP	NP
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services.	P/C	P
Offices for business, professional, and technical uses such as accountants, architects, lawyers, doctors, etc.	P/C	P
Food service uses such as full-service restaurants, cafeterias, and snack bars	P/C	P
Accessory residential uses such as leasing office or fitness center	P	NP
Residential Uses		
Home occupations	A	NA
Live/work units	P	NP
Residential lofts (Upper Floor Residential) NOTE 1	P	NP
Apartments/condos (Including Ground Floor Residential) NOTE 1	P	NP
Single-family residential attached dwelling unit (Townhomes) NOTE 1	P	NP
Single-family residential detached dwelling unit	P/C	NP
Arts, Entertainment, and Recreation Uses		
Fitness, recreational sports, gym, or athletic club	P/C	P
Games arcade establishments	NP	P
Theater, cinema, dance, or music establishment	NP	P
Museums and other special purpose recreational institutions	NP	P
Parks, greens, plazas, squares, environmental preserves, and playgrounds	P	P
Art, antique, furniture or electronic studio (retail, repair, or fabrication)	P/C	P

P = Permitted use

P/C = Permitted only where identified in subzone rules

NP = Use Not Permitted

SUP = Permitted with a Special Use Permit

A = Permitted as an accessory use

NA = Not Applicable

Table 3.1: PERMITTED USE TABLE		Use Status	
Land Use Category		MU-N(2)	MU-TMR (3)
Educational, Public Administration, Health Care and Other Institutional Uses			
Business associations and professional organizations		NP	P
Child day care and preschools		P/C	P
Schools, libraries, and community halls		P/C	P
Universities and colleges		NP	P
Hospitals		NP	P
Civic uses		P/C	P
Social and fraternal organizations		P/C	P
Public safety facilities		P/C	P
Religious institutions		P/C	P
Other Uses			
Model homes, attached and detached, for sales and promotion		P	P/C
Full-service Hotels		NP	P (NOTE 3)
Outdoor temporary removable displays and sales for fairs, festivals and other special events held in outdoor spaces		NP	SUP
Outdoor vendor sales		NP	NP
Parking, surface		P	P
Parking, structured		P	P
Sales from kiosks		NP	P/C
Any permitted use with a drive through facility (NOTE 5)		NP	P
Veterinary clinic (no outdoor facilities for overnight storage of animals)		NP	P (NOTE 4)
Information centers		P	P

NOTE 3: In Subzone MU-TMR(3), Full Service Hotels shall be defined by both required and optional standards. The required standards are as follows:

1. Minimum guestroom size shall be 250 square feet.
2. On-site staff are required 24 hours/day and 7 days/week.
3. The Porte Cochere is a required entry feature.
4. A Swimming pool is required.

The hotel shall also include a minimum of 5 of the following standards:

1. A lounge or bar with alcoholic beverage service,

2. a minimum 400 square foot conference room,
3. a minimum 400 square foot breakfast area,
4. a minimum 200 square foot exercise facility,
5. a heated spa pool
6. an outdoor patio with shaded area and furnishings adjacent to pool
7. in-room microwave and refrigerator
8. Ice or vending machine on every floor

NOTE 4: Must comply with Section 98-998 of the code of ordinances, as amended.

NOTE 5: Must comply with Section 82-82 Town's queuing requirements, as amended.

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N (1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
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SECTION 3: Character Zones

Area: Concept Plan (acres)	7.2	4.8	5.7	8.1	20.5	57.7	38.5	11.5	4.5
Minimum Area	7	4	5	8	20	35	38.5	11	4
Maximum Area	12	6	6	12	23	59	38.5	17	5
Maximum Residential Units	276	0	0	358	735	258	929*	48	0
Maximum Commercial SF x 1000	180	8.4	125	180	8	0	270	85	34
Estimated Hotel Rooms			135				175		

*929 RU'S INCLUDES THE 54 RU'S IN LAKESIDE TOWER

Lot and Block Standards

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR ADDITIONAL INFORMATION ON SITE DEVELOPMENT STANDARDS

Block Type (Note 4)	Regular	NA	NA	Regular	Regular	Regular	Regular	Regular	NA
Block Face Dimensions									
Minimum	200'	NA	200'	200'	200'	200'	170'	200'	NA
Maximum (Note 5)	600'	NA	750	600'	600'	750	1200'	600'	NA
Lot Dimensions									
Minimum Lot Area	2000 SF	NA	2000 SF	2000 SF	10000 SF	2400 SF	2400 SF	2000 SF	1 BLOCK
Minimum Lot Width	20'	NA	100'	20'	100'	30'	30'	20'	NA
Minimum Lot Depth	80'	NA	100'	80'	100'	80'	80'	80'	NA
Maximum Lot Coverage	100%	NA	90%	100%	100%	90%	100%	100%	90%

SECTION 4: Street Standards

SEE SECTION 4: THOROUGHFARE STANDARDS FOR TYPICAL STREET SECTIONS

Design Speed	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph	25 mph
Street Types Allowed									
MU BLVD	YES		YES	YES	YES		NA	YES	
MU Commercial	YES	YES	YES	YES	YES		YES	YES	
MU Street 2							YES		
MU Local 1	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 2	YES	YES	YES	YES	YES	YES	YES	YES	
MU Local 3		YES			YES	YES	YES		
MU Commercial Alley	YES	YES	YES	YES	YES		YES	YES	YES
MU Residential Alley 1					YES	YES	YES		
MU Residential Alley 2					YES	YES	YES		
Turning Radii (Note 2)	15', 25'	15', 25'	15', 25'	15', 25'	10', 15', 25'	5', 10', 15'	5', 10', 15', 25'	15', 25'	15', 25'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Alleys									
Commercial Minimum Width	20'	20'	20'	20'	20'	NA	20'	20'	20'
Residential Minimum Width	NA	NA	NA	NA	NA	12'	12'	NA	NA
Commercial Fire Lane							26'		
Streetscape Standards									
Sidewalks, Trails, Walkways									
Minimum Width	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards								
Maximum Width	18'	12'	18'	18'	12'	12'	18'	18'	18'
Parkway /Planter									
Continuous - Min width	4.5'	NA	6'	4.5'	6'	6'	4.5	4.5'	4.5'
Tree Well - Min width	4.5'	NA	4.5'	4.5'	4.5'	4.5'	4.5	4.5'	4.5'
Street Trees									
Maximum Spacing	40'	NA	40'	40'	40'	40' Note 10	40'	40'	40'
Preferred Pattern (Note 6)	Matched	NA	Matched	Matched	Matched	Matched	Matched	Matched	Matched
Species	Tree species to be selected from the list of Town approved tree species								

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS
Civic Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS

SECTION 6: Parking Standards

On-street Parking (Excluding alleys)									
Parallel	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Angled	Permitted	Permitted	Permitted	Permitted	Permitted	No	Permitted	Permitted	Permitted
Parking Lane Width									
Parallel	8	8	8	8	8	8	8	8	8
Angled	18	18	18	18	18	NA	18	18	18

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Off-Street Parking									
Mandatory cross-access easement required	yes	no	no	yes	no	no	yes	yes	yes
Min Parking Stall	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18	9 x 18
Drive Aisle width	See Parking Standards, Section 6								
Maximum Street Frontage per block face	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. No parking lots at block corners								
Off Street Loading	Shall comply with Section 82-83 of the Town LDR								
Screening	Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.								
Landscaping	Shall comply with Division 2 Article V of the Town LDR								
Lighting	Shall comply with Section 82-275 of the Town LDR								

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7	Req'd	Req'd	Req'd	Req'd	Not Req'd	Prohib- ited	NOTE 11	Re- quired	Re- quired
Residential occupancy on ground floor	Prohib- ited	Prohib- ited	Prohib- ited	Permit- ted	Permit- ted	Permit- ted	NOTE 12	Prohib- ited	Prohib- ited
Building Height									
Minimum Height—Stories	NOTE 7	0	1	NOTE 7	1	1	NOTE 14	NOTE 7	1
Maximum Height—Stories	4	1	25	4	4	3	25 NOTE 15	4	4
Set Backs									
Front - Min	0'	0'	0'	0'	0'	See Section 3	0'	0'	0'
Front - Max	5' NOTE 8	5' NOTE 8	NOTE 9	5' NOTE 8	15'	See Section 3	25' NOTE 13	NOTE 9	NOTE 9
Side	0'	10'	0'	0'	0'	See Section 3	0'	0'	0'
Side/Corner	0'	10'	0'	0'	0'	match adj	0'	0'	0'
Rear	5'	10'	5'	5'	5'	5'	0'	5'	5'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-C (1)	MU-C(2)	MU-C (3)	MU-C (4)	MU-N(1)	MU-TNG	MU-TEN	MU-TMR (1)	MU-TMR (2)
Building Orientation	to Street		to Street	to Street	to Street	to Street	to Lake & Street	to Street	to Street
Accessory Buildings									

Note 1: Setback from the USACE property shall be 0' (zero feet).

Note 2: Turning radii shall be the smallest radius approved by the Public Works Department

Note 3: Civic/Open Spaces are assumed to be dedicated to a Property Owners' Association unless the Town requests Ownership.

Note 4: "Regular" as used in the MU Ordinance, implies a form as rectangular as practical within existing geographical constraints

Note 5: The maximum block dimension shall be measured as the continuous lot frontage, uninterrupted by streets or public open space.

Note 6: Matched Pattern for tree spacing means that the trees on one side of the street are matched on the other side of the street, symmetrical & same species.

Note 7: At least 70% of the completed building frontage on Lakeside Parkway must be at least 2 stories in height.

Note 8: Building front façade may exceed 5' from the Property line provided the additional space is used as a public plaza or other appropriate open space.

Note 9: The max Setback from FM 2499 or Silveron is not limited by this Code. Setbacks from Lakeside Parkway (west of FM 2499) must comply with MU-C(1) for front buildings.

Note 10: See Section 7 for street tree planting requirements for front-loaded lots

Note 11: Areas required to be built to commercial standards are identified in the Subzone standards

Note 12: Areas permitting residential occupancy on the ground floor are identified in the Subzone Standards.

Note 13: Restaurants and hotels may exceed the maximum 25' front setback. See Table 3.1.3 for front setback for single family detached lots.

Note 14: The minimum building height for commercial occupancy is one story. Except as exempted below, the minimum height for buildings that include apartments/condos is 5 habitable stories. Buildings exempt from the 5 story minimum include residential units used to screen parking structures, the townhomes referenced in Note 3 Figure 3.3, and buildings of 3 or fewer stories with commercial occupancy on the ground floor.

Note 15: See Section 3.1.G for additional limitations on building height.

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-N(2)	MU-TMR (3)
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SECTION 3: Character Zones

Area: Concept Plan (acres)	7.9	13.2
Minimum Area	5	12
Maximum Area	9	16
Maximum Residential Units	350	0
Maximum Commercial SF x 1000	12	250
Estimated Hotel Rooms	0	180

Lot and Block Standards

SEE SECTION 3: CHARACTER ZONE STANDARDS FOR
ADDITIONAL INFORMATION ON SITE DEVELOPMENT
STANDARDS

Block Type (Note 4)	Regular	Regular
Block Face Dimensions		
Minimum	Not applicable	Not applicable
Maximum (Note 5)	Not applicable	Not applicable
Lot Dimensions		
Minimum Lot Area	10,000 SF	5,000 SF
Minimum Lot Width	100'	60'
Minimum Lot Depth	100'	60'
Maximum Lot Coverage	100%	100%

SECTION 4: Street Standards

NOT APPLICABLE: THERE ARE NO PUBLIC STREETS

Design Speed		
Street Types Allowed		
MU BLVD		
MU Commercial		
MU Street 2		
MU Local 1		
MU Local 2		
MU Local 3		
MU Commercial Alley		
MU Residential Alley 1		
MU Residential Alley 2		
Turning Radii (Note 2)	10,' 15', 25'	15', 25'

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-N(2)	MU-TMR (3)
Alleys		
Commercial Minimum Width		
Residential Minimum Width		
Commercial Fire Lane		
Streetscape Standards		
Sidewalks, Trails, Walkways		
Minimum Width	See Section 4: Thoroughfare Standards for minimum sidewalk widths. See Section 5: for Trail Standards	
Maximum Width		
Parkway /Planter		
Continuous - Min width		
Tree Well - Min width		
Street Trees		
Maximum Spacing		
Preferred Pattern (Note 6)		
Species	Tree species to be selected from the list of Town approved tree species	

SECTION 5: Open/Civic Space Standards

Open Space (Note 3)	SEE SECTION 5: CIVIC / OPEN SPACE AND LANDSCAPE STANDARDS
Civic Space (Note 3)	

SECTION 6: Parking Standards NOT APPLICABLE: THERE ARE NO PUBLIC STREETS

On-street Parking (Excluding alleys)		
Parallel		
Angled		
Parking Lane Width		
Parallel		
Angled		

TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE

	MU-N(2)	MU-TMR (3)
Off-Street Parking		
Mandatory cross-access easement required	yes	yes
Min Parking Stall	9 x 18	9 x 18
Drive Aisle width	25% of Frontage on Type A streets and 50% of Frontage on Type B streets. Parking lots at frontage and at corners of private drives are permitted.	
Maximum Street Frontage per block face		
Off Street Loading	Shall comply with Section 82-83 of the Town LDR	
Screening	Shall comply with Division 3 Article V of the Town LDR Land Development Regulations, and Section 5 herein.	
Landscaping	Shall comply with Division 2 Article V of the Town LDR	
Lighting	Shall comply with Section 82-275 of the Town LDR	

SECTION 7: Building Standards

Ground Floor Requirements

Built to commercial standards: See Section 7 Residential occupancy on ground floor	Not Req'd	See Section 3.9 for Standards
	Permitted	Prohibited
Building Height		
Minimum Height—Stories	1	1
Maximum Height—Stories	4	See Section 3.9.F for Bonus Height
Set Backs		
Front - Min	0'	0'
Front - Max	See Note 9 and Section 3.9	
Side	0'	0'
Side/Corner	0'	0'
Rear	5'	5'

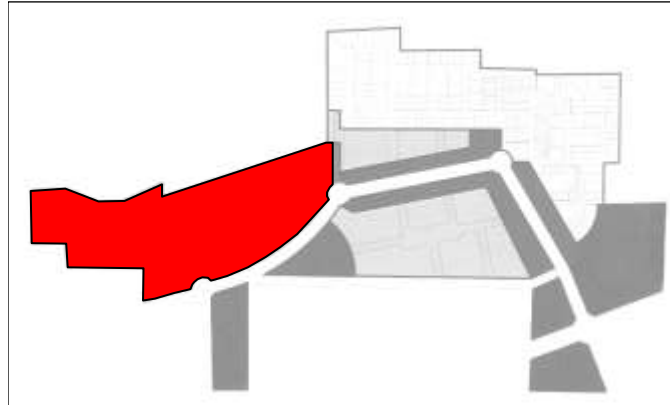
TABLE 3.2: DEVELOPMENT STANDARDS & BULK REGULATIONS TABLE		
	MU-N(2)	MU-TMR (3)
Building Orientation	to Street	to Street
Accessory Buildings		

TABLE 3.3 BONUS HEIGHT PROVISIONS

SUBZONES MU-C(3) & MU-TEN (NOT APPLICABLE TO SUBZONES MU-TEN, MU-TMR(3) AND MU-N(2))	
BUILDING HEIGHTS	The MU Ordinance allows taller building heights based upon compliance with a set of criteria. The Bonus Height was established and adopted with the passage of the Lakeside DFW Development Code in 2012, and allowed buildings up to 25 stories in height, based on that criteria. The criteria has not changed with the exception of the modification as described below.
MODIFICATION	The criteria requires a “step-back” of 12’ from the front building façade for all stories above the 5th floor. This provision was intended to alleviate the potential for the “canyon” appearance of tall buildings lining a pedestrian-oriented, human-scaled streetscape. Since the proposed buildings are generally oriented with the shortest façade fronting the street, the facades constitute a small portion of the Sunset Boulevard streetscape, so the pedestrian experience will not be crowded with imposing facades lining the street.
OTHER CRITERIA	The additional criteria, including increased open space, distance to adjacent neighborhoods, integration of buildings and open spaces, remain in place.

SUBZONE STANDARDS

SECTION 3.1. SUBZONE PLAN MU-TEN



A: MICROZONE (MZ) NARRATIVE

Subzone MU-TEN incorporates former Subzones MU-TEN(1), MU-TEN(2), plus an additional 9.0 acres between those subzones.

The Microzones within the Subzone define how portions of each subzone may develop and function. Where minimum commercial or maximum residential land area is required in a microzone, the rules apply to the ground floor or street level occupancy. Floors above the street level may include the same category of use or may differ from the required ground floor land use.

MZ 1: Area is estimated to be approximately 4.6 acres and shall contain a maximum of 50% of land area devoted to residential occupancy and associated parking; MZ 1 must contain the Community Lawn open space (OS 1). Structured parking is permitted below the Community Lawn open space.

MZ 2: Area is estimated to be approximately 3.7 acres including the traffic turnaround for Street I (Sunset Blvd). The MZ shall contain publicly accessible and commercially accessible open space (OS 2) fronting on the western boundary with Grapevine Lake. Structured parking shall be located primarily below street level. Occupancy is projected to be primarily restaurants; no residential occupancy is permitted.

MZ 3: Area is estimated to be approximately 1.0 acre. The open space is intended to function as an extension of the Community Lawn and includes the Sunset Green Amphitheater (OS 3). It will include an amphitheater with benched seating that follows the natural contours of the land and imposes minimal disturbance to the existing trees. The performance area is antici-

pated to be an intimate low-key venue, compatible with the natural setting. Seating capacity shall be determined by the natural features but shall not be less than 125 seats. Lighting and sound system equipment shall be optional. The trail shall connect to OS 2 and OS 4. The area allows up to a maximum of 7500 indoor square feet of commercial occupancy. Parking for any commercial use within MZ 3 must be accommodated below grade or outside MZ 3. No residential occupancy is permitted.

MZ 4: Area is estimated to be approximately 1.7 acres, and contains the existing Sunset Point Observation Plaza. The open space (OS 4) shall connect to the trail and extend to Street I and shall occupy the entire western boundary facing Lake Grapevine. Public open space within the area shall be a minimum of 15% of the land area.

MZ 5: Area is estimated to be approximately 13.6 acres, and includes the existing Lakeside Tower condominiums as well as the existing Trailhead and Boardwalk (OS 5a). The MZ shall also include a village plaza (OS 5b) and the Corner Park (OS5c). Residential occupancy is permitted but single family lots are limited by Table 3.1.1.

MZ 6: Estimated to be approximately 9.8 acres, the area shall include a linear park along the length of Street 13 (Lakeside Village Dr) & Street 14, and may also include private open space for the use of the residents of the single family homes within the Subzone. The south side of Street 13, and the east side of Street I, are required to have commercial occupancy on the ground floor.

**SUBZONE MU-TEN
LAND USE REGULATIONS**

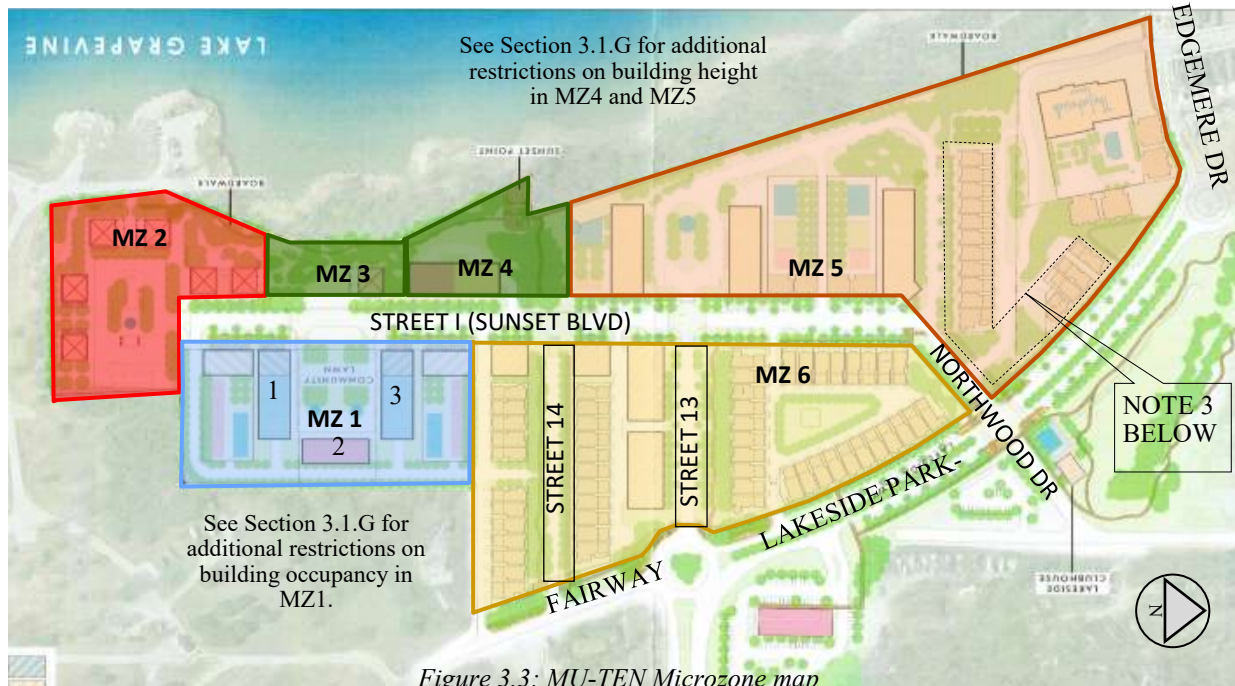


Figure 3.3: MU-TEN Microzone map

GENERAL LAND USE

TABLE 3.1.1: SUPPLEMENT TO TABLE 3.1 PERMITTED USE TABLE

SUBZONE MU-TEN PROJECTED, PERMITTED AND REQUIRED LAND USES BY MICROZONE

- √ PERMITTED
• REQUIRED
PROHIBITED

MICROZONES	MZ1	MZ2	MZ3	MZ4	MZ5	MZ6	TOTALS
APPROXIMATE SIZE	4.6	3.7	1.0	1.7	13.6	9.8	34.4
COMMERCIAL	•	√	√	√	√	•	
RESTAURANT	√	•	√	√	√	√	
HOTEL	√			√	√	√	
LIVE / WORK UNITS	√				√	√	
RESIDENTIAL LOFTS (UPPER FLOORS ONLY)	NOTE 4			√	NOTE 4	NOTE 5	
APARTMENTS / CONDOS (INCLUDING GROUND FLOOR RESIDENTIAL)	NOTE 4			NOTE 4	NOTE 4		
SINGLE FAMILY RESIDENTIAL ATTACHED (TOWNHOMES)					NOTE 3		
SINGLE FAMILY RESIDENTIAL DETACHED					NOTE 2	√	
OPEN SPACE LABEL	OS1	OS2	OS3	OS4	OS5a b c d	OS6	

NOTE1: Street I area is approximately 4.1 acres with no specified land use making the total for the MU-TEN subzone a total of 38.5 acres.

NOTE 2: The maximum single-family detached platted lots is limited to 20 lots within this Micro-zone.

NOTE 3: If attached townhomes are proposed, whether platted

individually or together, then they are limited to Edgemere, Lakeside Parkway and Sunset Blvd, and must be used as a buffer for structured parking, or where shown on Figure 3.3 above.

NOTE 4: Buildings are 5-story minimum height.

NOTE 5: Permitted South of Street 13 only.

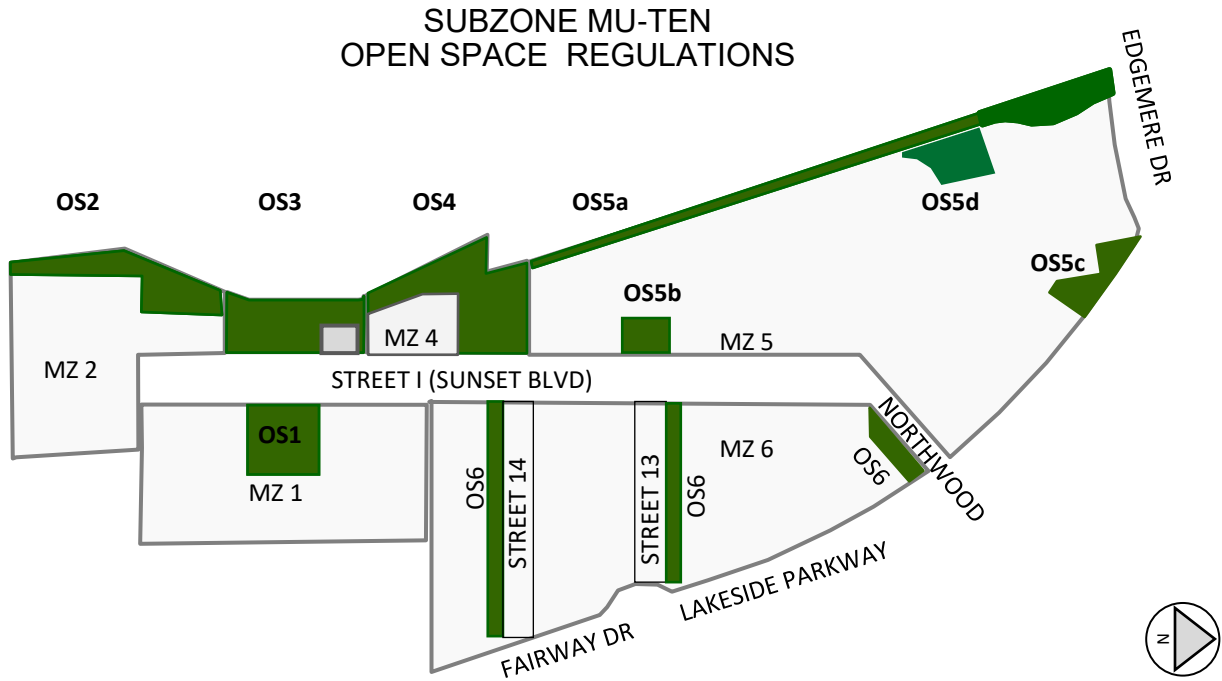


Figure 3.4: MU-TEN Public Open Space Map

TABLE 3.1.2 SUBZONE MU-TEN OPEN SPACE SUMMARY

OPEN SPACE	TOTALS								
NAME / DESCRIPTION	OS1	OS2	OS3	OS4	OS5a	OS5b	OS5c	OS5d	OS6
APPROXIMATE PERCENTAGE OF MICROZONE (MZ) DEVOTED TO PUBLIC OPEN SPACE	6%	8%	70%	15%	3%	1%	2%	3%	3%
MINIMUM AREA (ACRES)	0.3	0.3	0.7	0.3	1.2	0.2	0.3	0.5	0.3
% OF WESTERN BOUNDARY OF MICROZONE DEVOTED TO PUBLIC TRAIL AND OPEN SPACE	NA	60%	100%	100%	100%	NA	NA	100%	NA
TRAIL CONNECTION REQUIRED		YES	YES	YES	YES			YES	YES

B: OPEN SPACE NARRATIVE

OS-1:COMMUNITY LAWN: This open space fronts on Street I overlooking the amphitheater across the street and provides views of the lake to the west.

OS-2:WATERFRONT BLUFF: This open space is adjacent to the parking structure and is intended to allow pedestrian access to the trail, the waterfront bluff, the parking structure, and the restaurants.

OS-3:SUNSET GREEN AMPHITHEATER: This open space provides pedestrian access to the trail, the amphitheater, and to unobstructed views of Grapevine Lake.

OS-4:SUNSET POINT: This open space includes the existing Sunset Point Observation Plaza and provides a public connection to Street I.

OS-5a:BOARDWALK & TRAILHEAD: This Open Space includes the existing Boardwalk and trailhead which is accessed from existing Edgemere Road.

OS-5b:VILLAGE PLAZA: This Open Space shall have public access and may occur anywhere within MZ 5 to provide a central open space within the micro-zone.

OS-5c CORNER PARK: This open space occupies the corner fronting the traffic circle at the Edgemere and

Lakeside Parkway.

OS-5d: TOWER PARK: This Open Space is situated adjacent to OS-5a, and adjacent to the Trailhead.

OS-6: LINEAR PARK: This Open Space is situated adjacent to the street ROW for Streets 13 & 14 and serves to buffer the frontage of the residential lots.

SUBZONE MU-TEN COMMERCIAL STREETSCAPE REGULATIONS

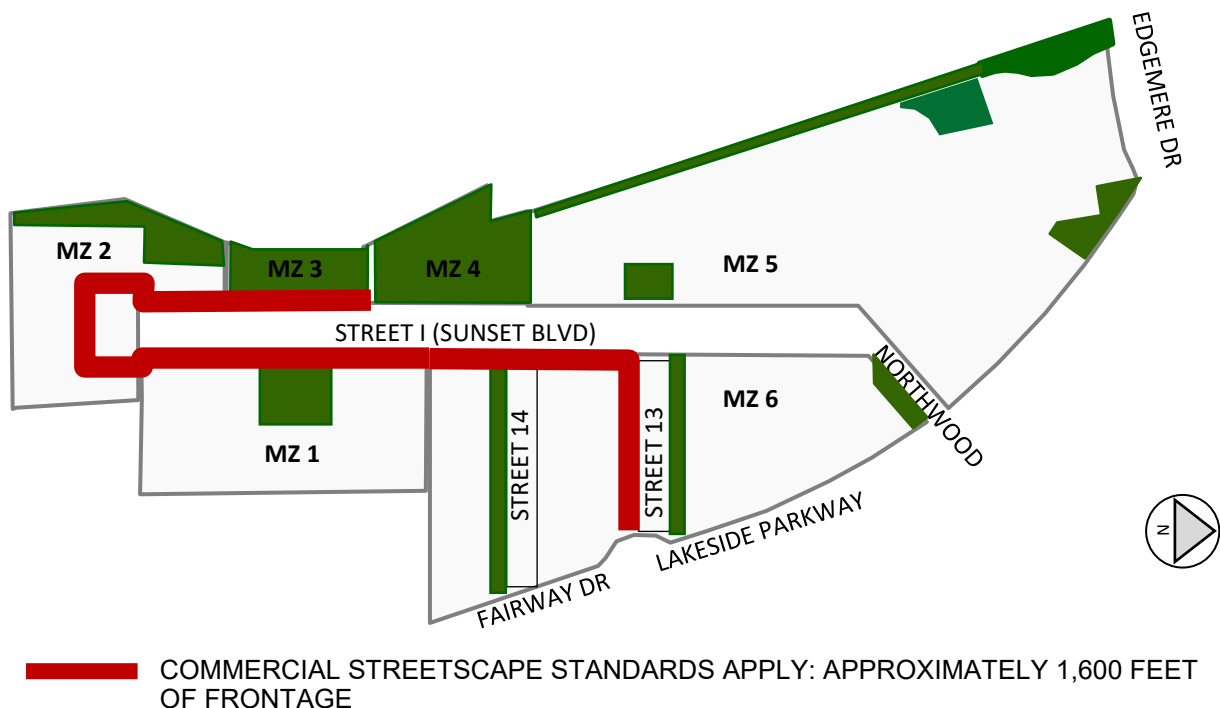


Figure 3.5: MU-TEN COMMERCIAL STREETSCAPE MAP

D: COMMERCIAL STREETSCAPE:

1. All buildings fronting Street I (Sunset Blvd.) in MZ 1, MZ 2, MZ 3, and the south side of Street 13 (Lakeside Village Drive) in MZ 6 must be constructed to commercial streetscape standards as described in Section 7 of this Code. Ground floor

occupancy fronting Street I within these Microzones is limited to commercial occupancy.

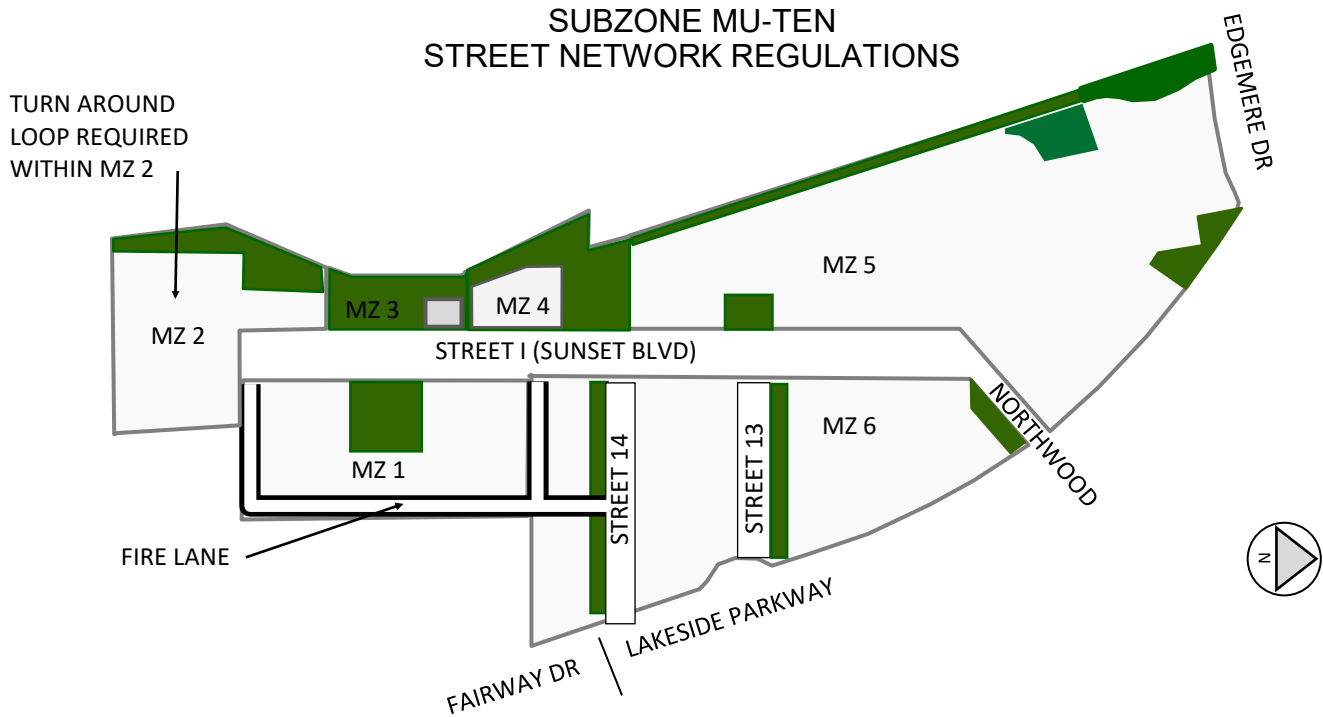


Figure 3.6: MU-TEN Street Network
See Table 4.1 for additional standards on Street types

E. STREET NETWORK STANDARDS

1. The street network shall comply with the minimum requirements in Section 4. Commercial buildings shall provide adequate emergency access via a minimum 26' wide clear travel path for emergency vehicles either within public Rights-of-way or public fire lanes or private access easements complying with minimum fire lane widths.
2. Residential lots shall also comply with emergency access via public rights-of-way providing a minimum 26' wide clear path, and via alleys which may be 20' or narrower in lieu of the standard fire lane provided the Fire Department approves the emergency access plan.
3. One cul-de-sac in MZ6, subject to review and approval by the Town Fire Department, shall be permitted.

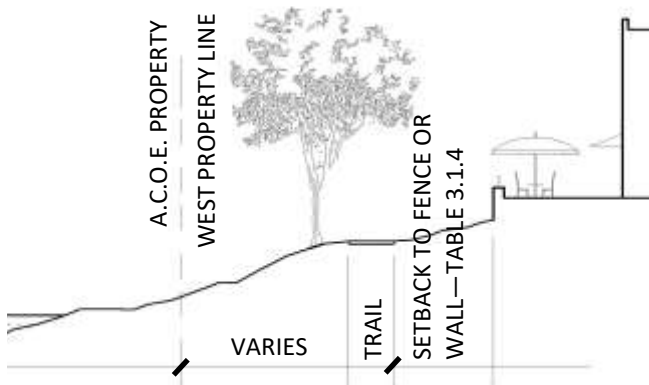


TABLE 3.1.4 PUBLIC ACCESS SETBACK TO WALL OR FENCE	
OS2: WATERFRONT BLUFF	5'
OS3: SUNSET GREEN	2'
OS4: SUNSET POINT	10'
OS5a: BOARDWALK	10'

Figure 3.7: **PUBLIC ACCESS EASEMENT:** Width shall extend from the east edge of the trail to the west property line. The Public Access Easement should appear to be an integrated element of the site, and not appear to be walled off from the private development.

**SUBZONE MU-TEN
PUBLIC ACCESS DEFINITION**

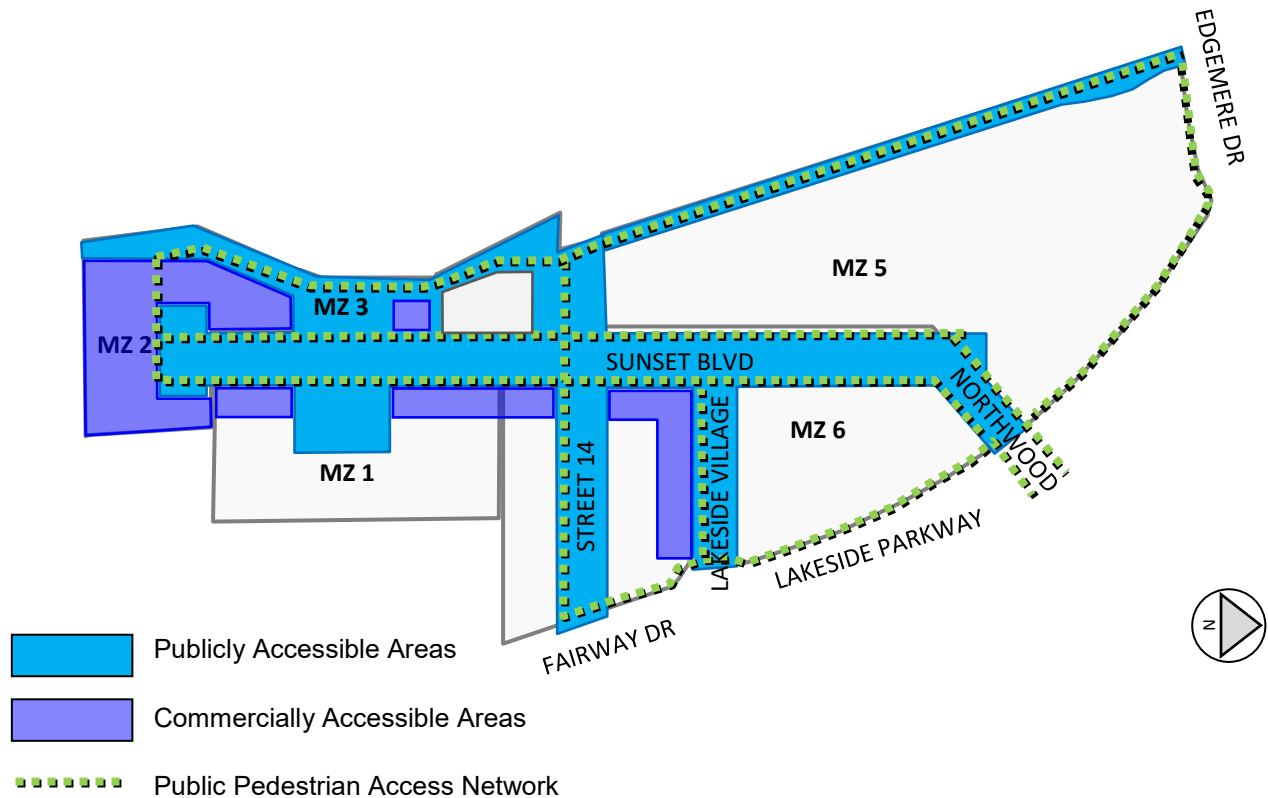


Figure 3.8: MU-TEN Public Access Map

F. PUBLIC PEDESTRIAN ACCESS NETWORK

Public pedestrian access network may include stairs and trails that do not comply with federal ADA stand-

ards provided there is an accessible route to commercial destinations.

TABLE 3.1.3: SUBZONE: MU-TEN

MICROZONES MZ 5, MZ 6		SINGLE FAMILY LOTS: ATTACHED AND DETACHED
BUILDING STANDARD		
Maximum Single Family Lots		80
Garage		All the single family lots must be alley served to access the garage.
Maximum Height of SF Homes		3 Stories
Front Set Back		5' minimum; 15' maximum from lot property line.
Minimum Side Set Back		5' one side, 0' other side
Minimum Side Setback Corner Lot		Match front setback
Minimum Rear Set Back		15' from house to property line; 5' from garage to alley.
Porches		May encroach on set-back line
Fences: Front yard		No privacy fences closer to front setback line than the front wall of the home

SUBZONE MU-TEN

G. ARCHITECTURAL STANDARDS

1. GENERAL

- a. All buildings within the MU-TEN Subzone shall comply with the Architectural standards included in Section 7 of this code, except as amended, supplemented, or modified in this section.

2. SITE DESIGN

- a. Building Primary Entries: Buildings four stories or greater are permitted to have a primary entrance designed as a porte cohere or covered drive to a front door. The porte cohere must be located on a side street, or private drive and may not be located between the building and Sunset Boulevard (Street I) ROW.
- b. Dumpsters and Loading Docks: Dumpsters and loading docks shall be accessed via alleys or secondary streets. Dumpsters and loading docks shall not be readily visible from public streets.
- c. Surface Parking: Surface Parking shall comply with Section 6 of this Code.
- d. Structured Parking shall comply with Section 6 of this Code. Structured parking is defined as a parking structure, either above or below grade, and is more than 1 level of parking.
- e. Roundabout #2 Architectural Feature: As required by the approved Site Plan for Lakeside Tower, an architectural feature, element, or other visual focus to the Lakeside Parkway view corridor shall be provided within the traffic circle at the intersection of Lakeside Parkway and Edgemere Drive.

- 3. **DETENTION**: The development will meet the Town's drainage and detention requirements.

4. PARKS, TREES & OPEN SPACE

- a. Division 25 of the Mixed Use District standards pursuant to Section 98-905 (c) of the Town's Code of Ordinances shall apply.
- b. Section 98-905.b.2, private open space, shall apply to all residential units except single-family detached.
- c. This requirement supersedes the standards included in Section 5.3 Paragraphs C, D, and E of this Development Code.

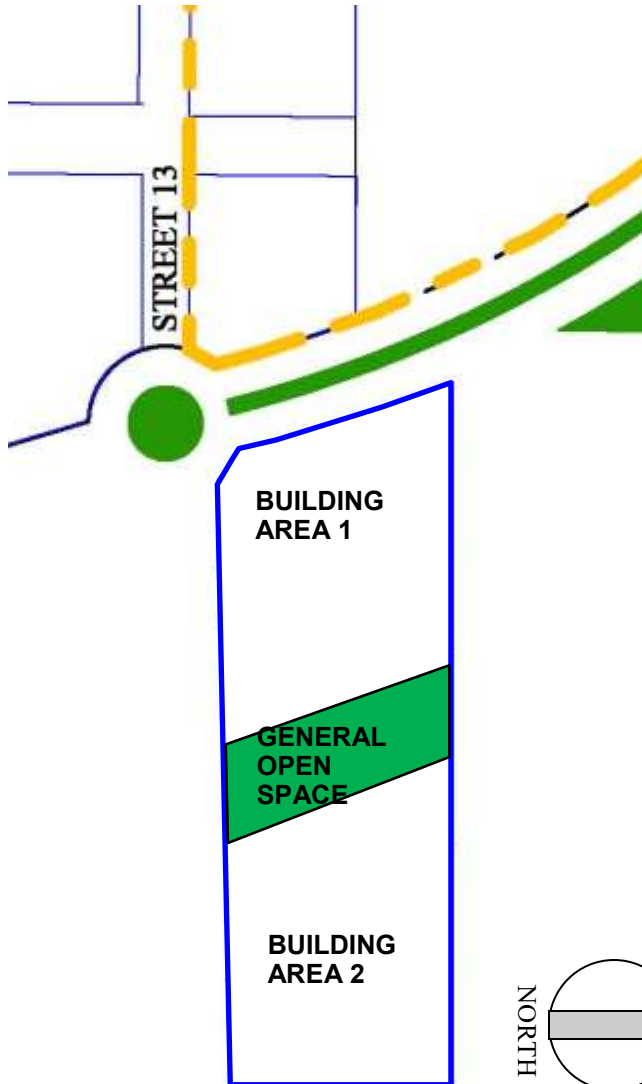
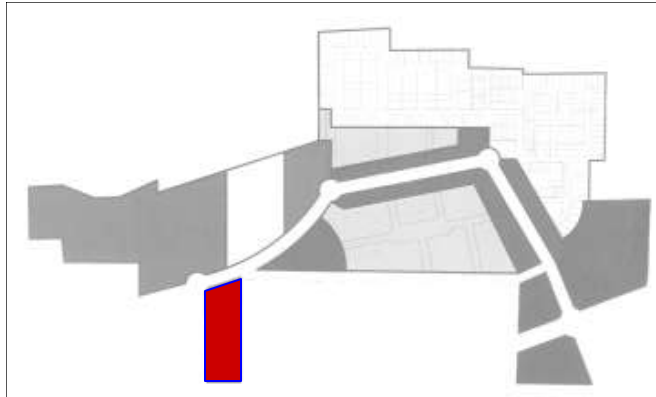
5. BUILDING DESIGN

- a. Bonus Height Provision, ground floor: A minimum of 50% of the ground floor building area shall be built and occupied as non-residential occupancy only. The non-residential occupancy may include lobbies, fitness centers, and other resident services in addition to commercial occupancy.
- b. Ground floor: Shall comply with Section 7 of the Code, except the minimum required floor-to-floor height for Ground Floor Commercial Standards shall be 12' 0" floor-to-floor.

- c. Windows: All windows shall comply with Section 7 except as follows:
 - i. Buildings 4 stories or greater may exceed the maximum glass area up to a maximum of 90% of the building exterior.
 - ii. Buildings 4 stories or greater, may use tinted, mirrored, or opaque glass above the ground floor.
 - iii. Restaurants: Minimum glass area fronting the street shall be 15%; maximum glass area fronting the Lake shall be 90%.
- c. Towers exceeding 4 stories are not required to recess the building 12' from the front building line.
- d. The Exterior Insulation and Finish System, known as EIFS, may only be used above the ground floor and only on buildings 4 stories or taller.
- e. Apartment and condo buildings in MZ1 and MZ5 shall provide structured parking for the residential units. Buildings of 3 or fewer stories with commercial occupancy on the ground floor in MZ6 are not required to provide structured parking.
- f. In MZ1, the three building sites are restricted as follows:
 - i. Building #1 is limited to either commercial use or a Fine Arts Facility (FAF).
 - ii. Building #2 is limited to hotel use or a combination of hotel and residential use. If residential units are incorporated into the hotel building, the maximum number of residential units is limited to 15% of the total number of hotel rooms in the building.
- g. In MZ4, the maximum building height is limited to 12 habitable stories.
- h. In MZ5, a maximum of four residential towers are permitted, in addition to other permitted uses. In addition to the existing tower, the new residential towers are limited to a maximum height of 24, 21, and 18 habitable stories, respectively.

SUBZONE STANDARDS

SECTION 3.2. SUBZONE PLAN MU-C (3)



BUILDING AREA MICROZONES

1. These areas are defined by the perimeter of the subzone less the area allocated for General Open Space as required in Table 5.1 for Parks and Open Spaces.
2. Buildings shall comply with Section 3.1.G.5.
3. Structured parking must be screened at the ground floor from Lakeside Parkway and Lakeside Village Blvd by a landscape screen. All levels of the parking structure shall screen cars from view with masonry walls a minimum of 42 inches in height.
4. Surface parking, complying with Section 6 of this Code, shall be permitted.

GENERAL OPEN SPACE

1. The minimum requirements for the General Open Space is in Table 5.1 of the Park Open Space Requirements; but the open space must fully encompass the banks of the stream passing through the site.
2. No parking or streets are permitted in this micro-zone.

SIDEWALK

1. The Subzone frontage along Lakeside Village Blvd. shall provide a 5' sidewalk within the public ROW and street trees where feasible.
2. The Subzone frontage along Lakeside Parkway shall provide a 6' sidewalk with street trees in accordance with the Trail Map in Figure 5.2.

Figure 3.7: MU-TC(3) subzone map

SUBZONE STANDARDS

SECTION 3.3. SUBZONE PLAN MU-C (2)

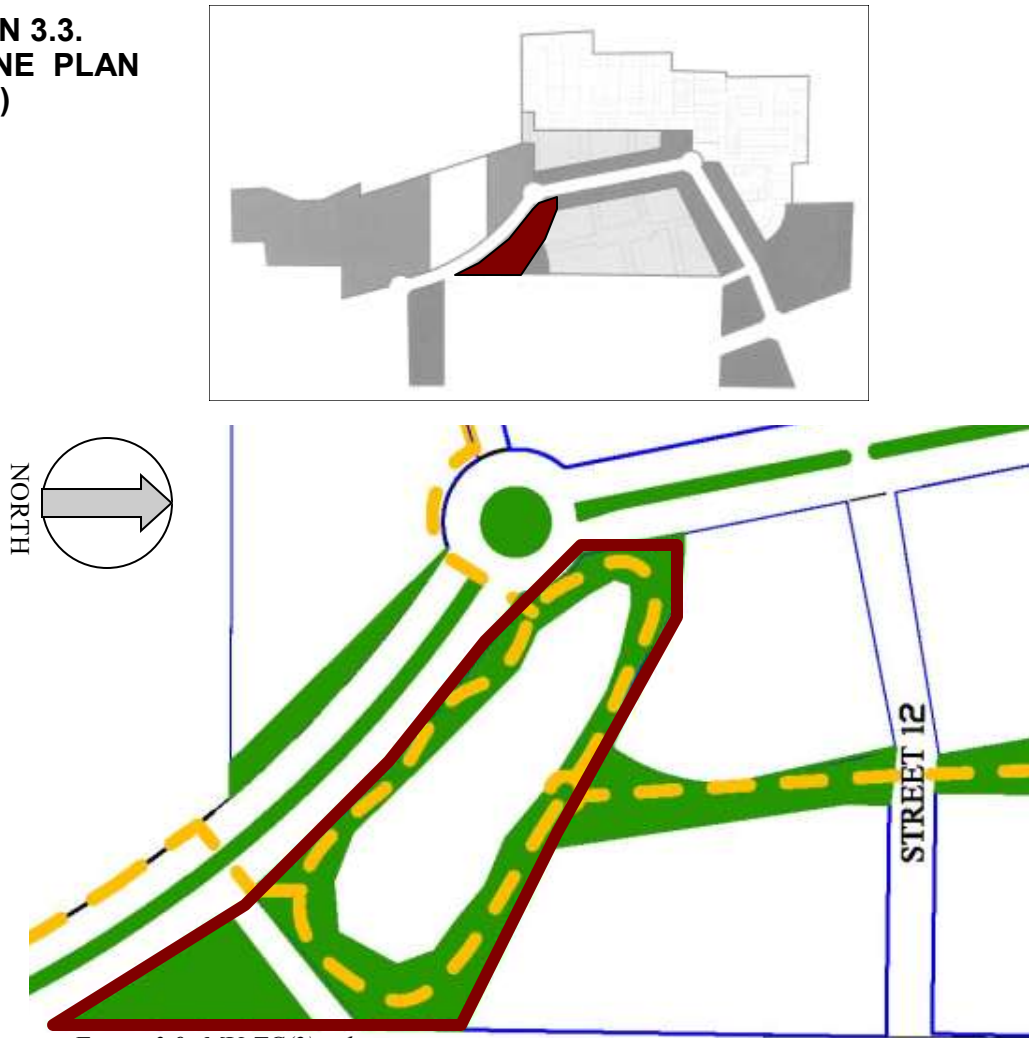


Figure 3.9: MU-TC(2) subzone map

MU-C(2) SUBZONE

1. This area is defined by the perimeter of the MU-C(2) subzone.
2. This area must include a minimum of 2.4 acres and may include up to 250' of roadway and 40 parking spaces on or near Old Long Prairie Road.
3. See Table 5.1 for minimum trail system requirements.
4. See Section 5 for park and open space minimum standards.
5. This area may be used for detention and retention of storm water. The area may also be used for a single family amenity center.
6. The detention area may be fenced provided the fence does not restrict public access to the Trail System.
7. The amenity center is not subject to the glazing (table 7.1), awnings (Section 7.2D2), or sign banding (Section 7.2C) commercial building requirements.

SUBZONE STANDARDS

SECTION 3.4. SUBZONE PLAN MU-N(1)

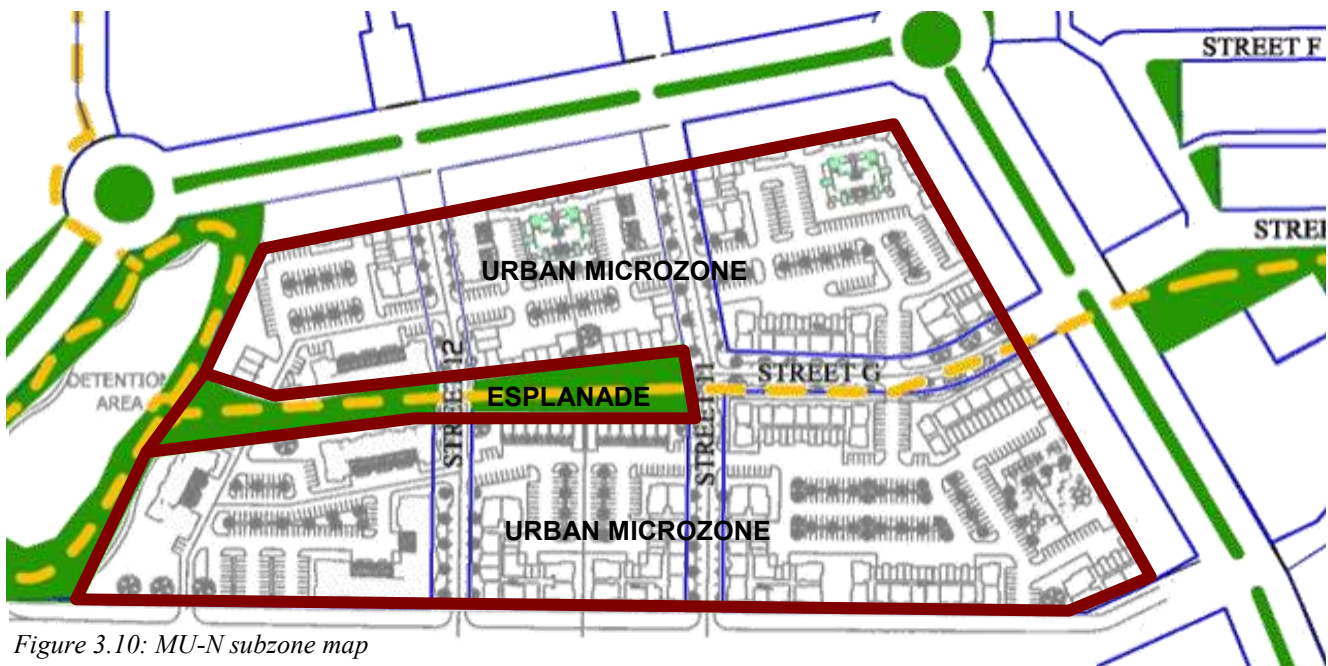
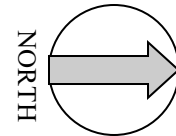
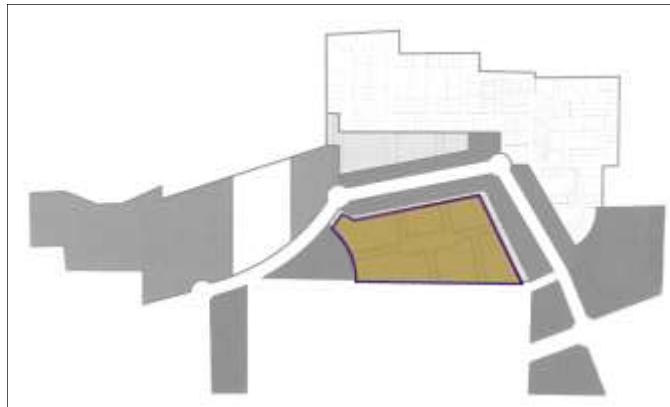


Figure 3.10: MU-N subzone map

ESPLANADE MICROZONE

1. Generally defined by the urban blocks and residential buildings to the east and west and by Long Prairie park to the south.
2. Park requirements must comply with the park standards defined in Section 5 and in Table 5.1
3. Trail requirements are defined in Section 5 and Table 5.1.
4. Must be a minimum of 1.25 acres and 50' in width.

URBAN MICROZONE

1. Bounded by the MU-C(1) subzone to the north, MU-C(4) Subzone to the west, MU-C(2) subzone to the south and Long Prairie Rd to the east.
2. The Urban Microzone may be subdivided into no fewer than 4 and no greater than 6 blocks.

3. Street 11 and street 12 must align with streets across Lakeside Parkway.
4. At least one street must intersect old Long Prairie Rd to be able to connect to a future roadway from the east that connects to FM 2499.
5. Streets must comply with Section 4 of this Development Code, including on-street parking and streetscape.
6. Buildings must comply with Section 7 for buildings with non-commercial ground floors.
7. Parking inside the residential buildings is permitted provided access to the garage spaces is from the rear façade in the interior of the block.

SUBZONE STANDARDS

SECTION 3.5. SUBZONE PLANS MU-C (1) MU-C (4)

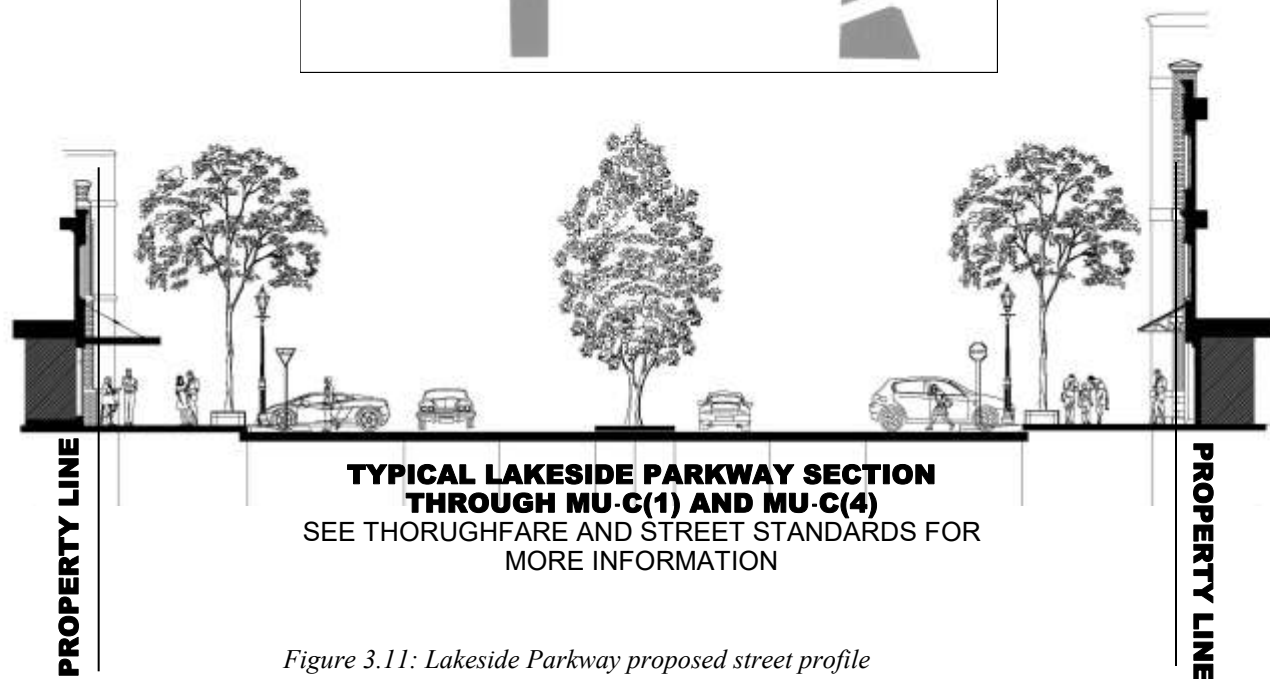
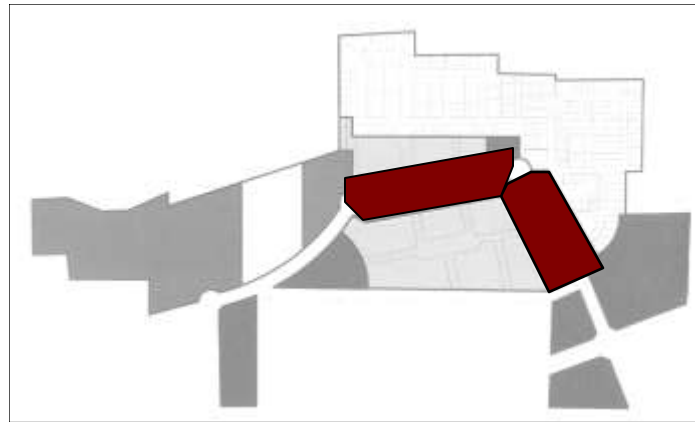


Figure 3.11: Lakeside Parkway proposed street profile

MU-C(1) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between FM 2499 and the first roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor must also be occupied by non-residential occupancies or remain vacant.
4. The subzone must also include a park complying with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent Subzone.

SUBZONE STANDARDS

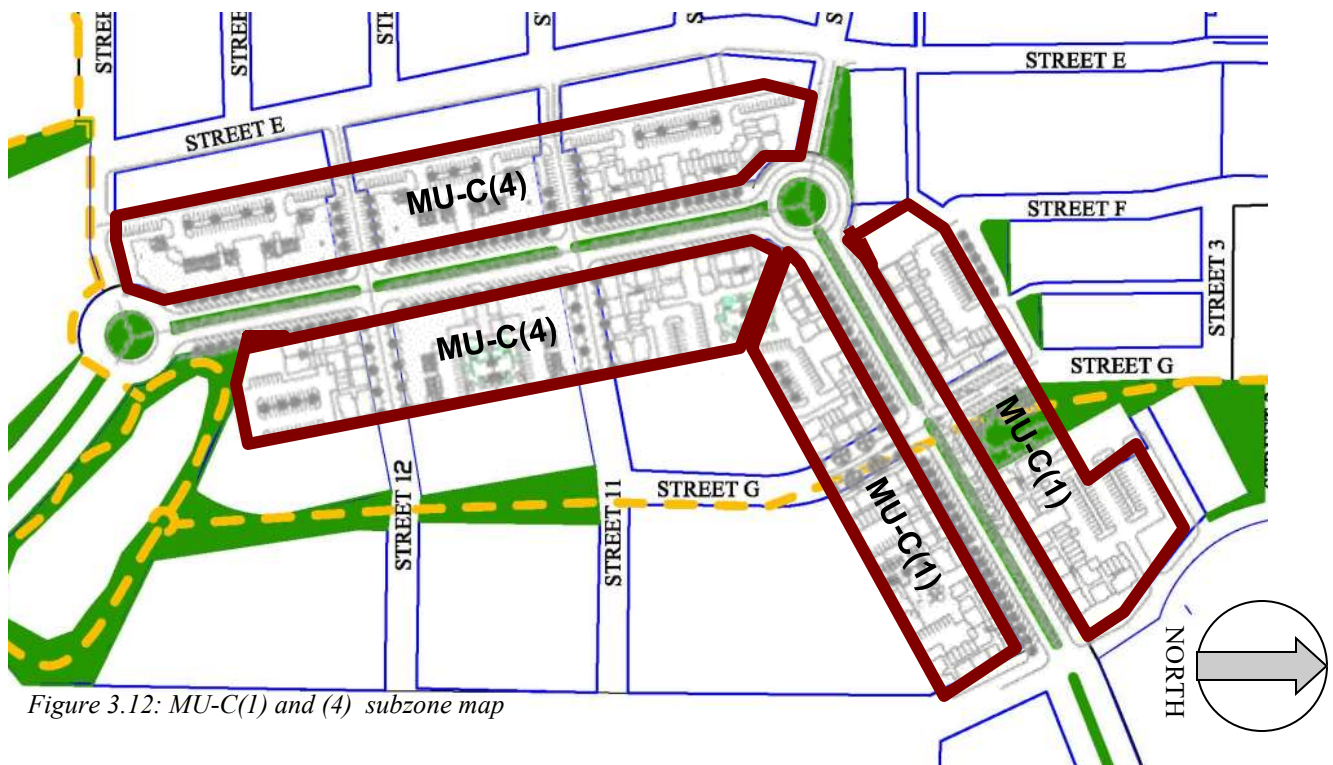
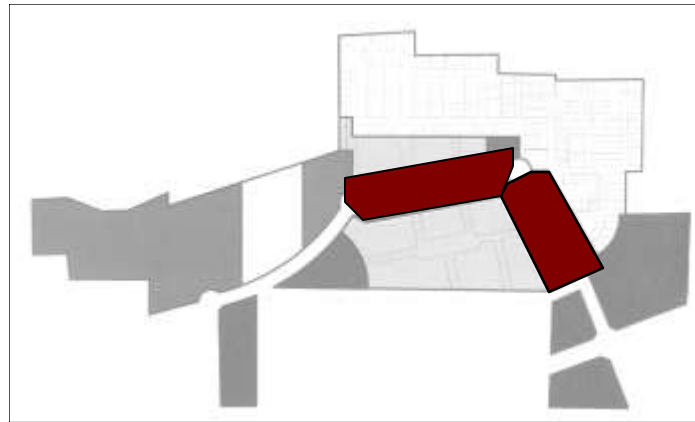


Figure 3.12: MU-C(1) and (4) subzone map

MU-C(4) SUBZONE

1. The subzone is defined by the frontage along Lakeside Parkway between the first roundabout and the second roundabout. The depth of the subzone extends a minimum of 80' in depth from the Lakeside Parkway ROW.
2. The ground floor of all buildings must comply with Section 7 Building Standards for buildings built to commercial standards.
3. The ground floor may be occupied by residential or by non-residential occupancies.
4. The subzone must also comply with Table 5.1 of the Park and Open Space Standards.
5. No less than 70% of the frontage of Lakeside Parkway must be 2 stories or greater.
6. One story buildings may not occupy corner locations with intersecting public streets and must be a minimum of 20' high to the lowest point on the parapet or eave of the roof.
7. Parking drive aisles behind buildings may also serve as alleys for residential access in an adjacent subzone.

SUBZONE STANDARDS

**SECTION 3.6.
SUBZONE PLAN
MU-TNG**

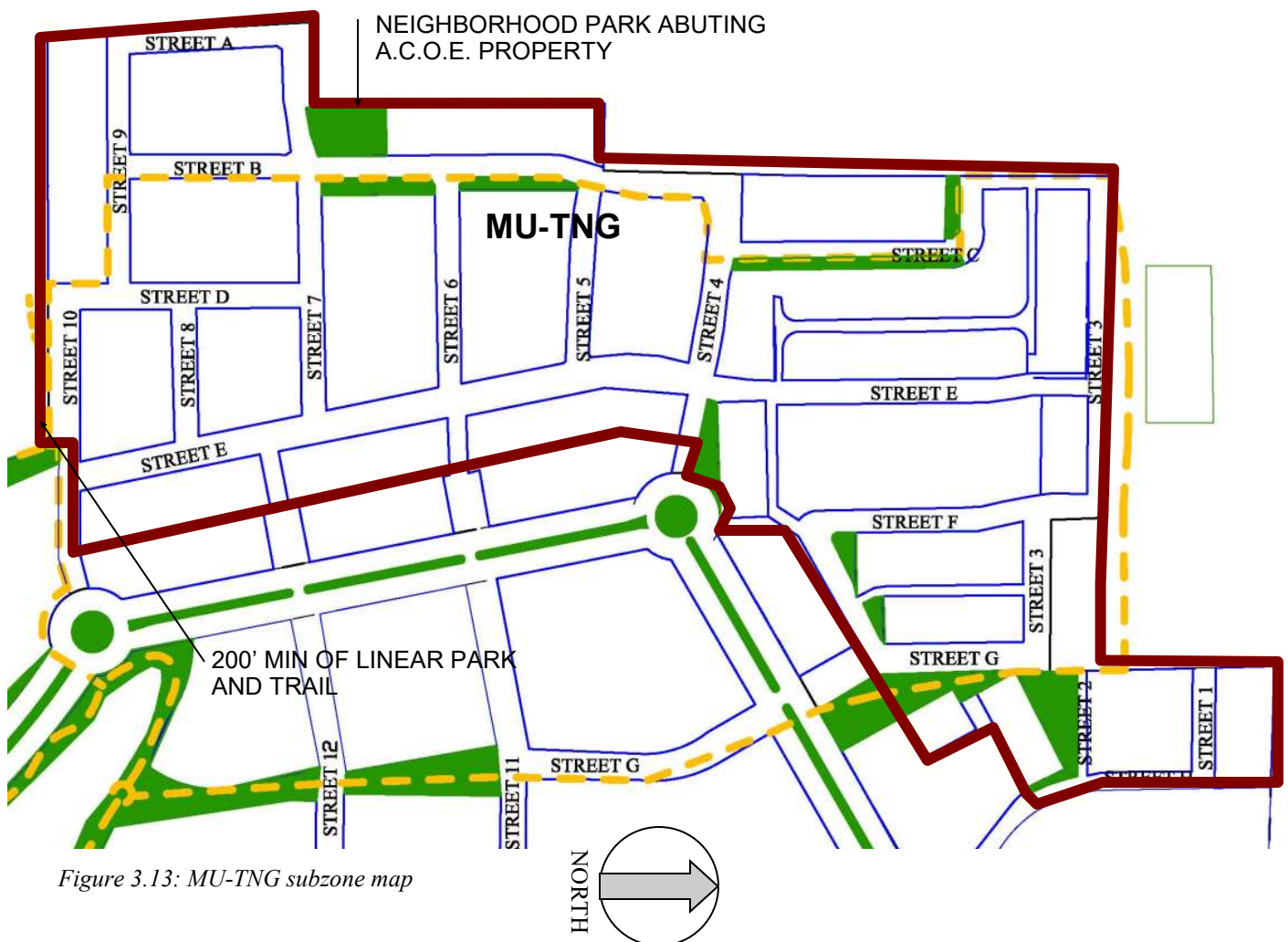
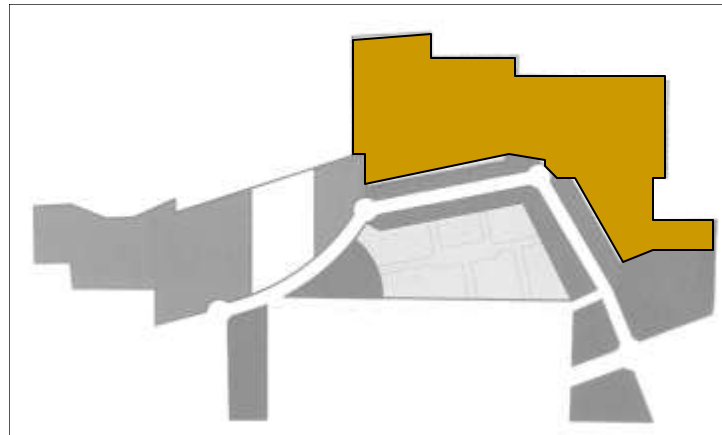


Figure 3.13: MU-TNG subzone map

SUBZONE STANDARDS

MU-TNG SUBZONE

1. The area is defined by the north property boundary, the west property boundary, the south property boundary, by subzone MU—C(4) and MU-C (1) to the east and MU-TNR(1) to the east.
2. The subzone consists of single family detached lots. Larger lots shall be located to the west of the subzone further from Lakeside Parkway. Smaller lots should be located closer to Lakeside Parkway and serve as a transition area between the Core subzones and the larger lot residential areas.
3. All blocks must be located within 1/4 mile of at least two parks.
4. Lots abutting MU-C subzones shall be served by an alley with parking and garages to the rear of the lots.
5. Required parks must comply with Table 5.1 of Section 5 Parks and Open Space.
6. Lots fronting designated 'A' streets must orient the homes to face the frontage unless the homes are developed in accordance with the alternative compliance rules in these subzone standards. *See Figure 7.8 Alternative Lot Frontage Compliance, Section 7.*
7. Transition between MU-C(4) and MU-NG Subzones shall occur at the alley/parking lot. *See Figure 7.9 in Section 7 on transition between subzones.*

SUBZONE: MU-TNG

MICROZONES	LOTS = or > 60'	LOTS < 60' and = or > 55'	LOTS > 30' and < 55'
BUILDING STANDARD	See Section 7;	See Section 7;	See Section 7;
Garage	Garage cannot exceed 40% of building frontage. Lots may be served by alley or by street.	Lots will be served by alleys or pull-through driveways, with garage in the rear	lots must be served by alleys with garages in the rear.
	Front loaded lots must comply with the requirements for front loaded lots in Section 7; see figure 7.10	Exception: A maximum of 30 lots, less than 60' in width but equal to or greater than 55' may be front loaded provided the lots comply with the requirements for front loaded lots in Section 7; see figure 7.10	
Front Set Back	10' min; 20' max	10' min; 15' max	5' min; 10' max
Side Set Back	5' min	5' min	5' one side, 0' other side
Rear Set Back	15' from house to property line; 5' to ally if alley served	5' to alley paving	5' to alley paving
Porches	May encroach on set-back line	May encroach on set-back line	May encroach on set-back line
Corner lots	Driveway may enter from either street; Setbacks match adjacent	Setbacks match adjacent	Setback on side street matches front setback of same lot
Fences: Front yard	No privacy fences closer to set-back line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home	No privacy fences closer to setback line than the front wall of the home
STREET	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types	See Table 3.2 for permitted street types
PARKING	See Section 6	See Section 6	See Section 6

SUBZONE STANDARDS

**3.7.
SUBZONE PLAN
MU-TMR (1)**

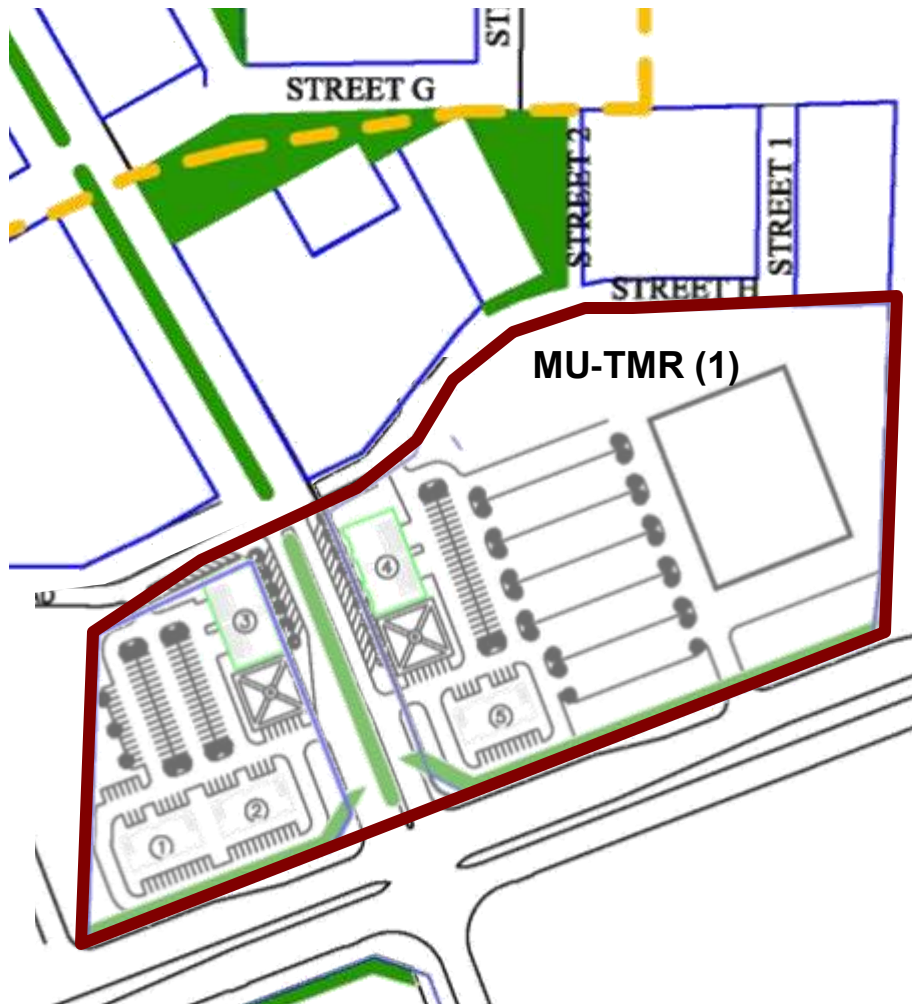
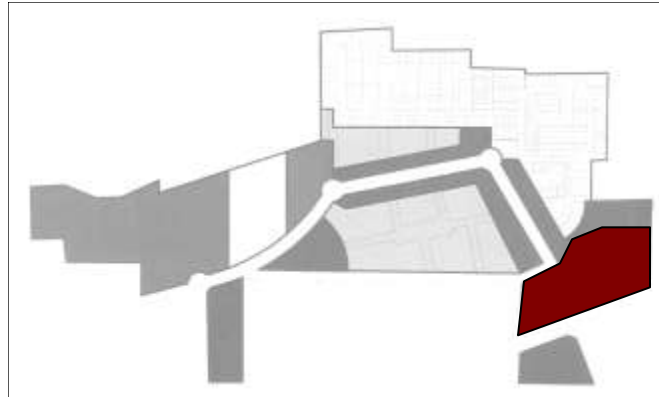


Figure 3.14: MU-TMR (1) subzone map

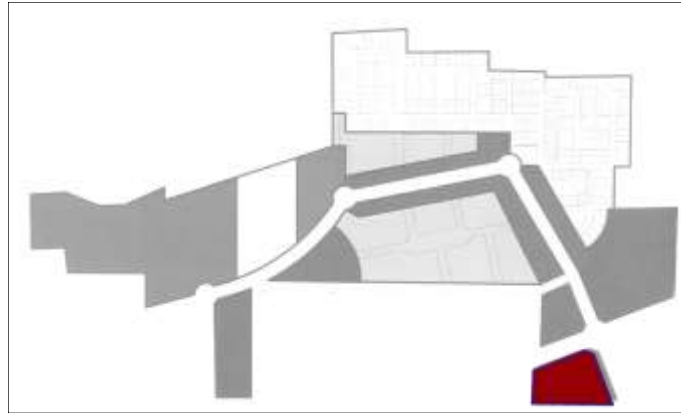
SUBZONE STANDARDS

MU-TMR (1) SUBZONE

1. The area is defined by the north property boundary, the east side of FM 2499 ROW, the south property boundary, Long Prairie Rd ROW, MU-C (1) Subzone to the west, and MU-TNG subzone to the west.
2. The minimum depth from Lakeside Parkway is 100'.
3. Lakeside Parkway roadway section may not conform to the MU Boulevard specified in Section 4 of this Development Code due to accommodation for traffic and engineering requirements. Specific deviations from the MU-Boulevard section will be submitted at the time of Site Plan submittal.
4. All Buildings within 100' of Lakeside Parkway shall comply with the development standards in Section 7 of this Development Code and shall be constructed to commercial standards on the ground floor. And consist of two or more stories.
5. Ground floors of all buildings within this Subzone shall be built to commercial standards and shall not contain residential dwelling units. Upper floors may contain residential lofts or office space.
6. Residential units on the ground floor is not permitted.
7. Plazas are required fronting Lakeside Parkway in accordance with Table 5.1 of the Park and Open Space requirements.
8. Buffer yards fronting FM2499 are required in accordance with Section 5 for Parks and Open space.
9. Buildings with a ground floor area greater than 20,000 SF, and greater than 100' in building depth and within 100' of the FM 2499 ROW may comply with Land Development Regulations for C-2 zoning except as specified herein, instead of complying with the Building standards in Section 7 of this code.
10. Surface parking shall be permitted between the FM 2499 ROW and buildings within this subzone.
11. Driveway access shall be permitted from this subzone area to Lakeside Parkway, FM2499, and to any street adjacent to the west perimeter of the subzone (shown in figure 3.14 as Street H).
12. The south block of the MU-MR(1) subzone is required to provide a cross access easement to the property to the south in accordance with the requirements of the Town of Flower Mound provided the property develops as a commercial or mixed use development consistent in quality and occupancy to the subject property.

SUBZONE STANDARDS

SECTION 3.8. SUBZONE PLAN MU-TMR (2)



SUBZONE: MU-TMR (2)

1. The area is defined by FM 2499 ROW to the west, Lakeside Parkway to the north, and the property boundaries to the east and south. The subzone does not directly abut any other subzone.
2. Development is exempt from the building standards defined in Section 7 of this development Code but shall comply with Land Development Regulations for the C-2 Zoning category except as further defined herein.
3. No additional public streets shall be platted within this subzone.

SUBZONE STANDARDS

SECTION 3.9
LAKE SIDE EAST TRACT
SUBZONES MU-TMR(3) AND MU-N(2)

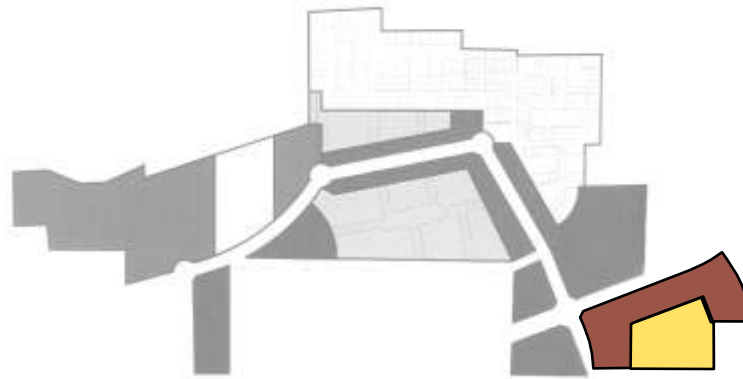


Figure 3.9.1 Concept plan for Subzones MU-TMR(3) and MU-N(2)

A. Project Narrative

1. Approximately 21 acres shall be annexed into the Lakeside DFW development district. The land uses shall include restaurants, multi-story offices, residential units, retail, hospitality, and open space organized around pedestrian-oriented drives. Within the site, the drives shall be owned and maintained privately and most buildings shall have facades fronting on both a private drive and a public arterial. Consequently, the prevailing development standards of the code are clarified herein specifically for this site.
2. The site is bounded by 3 public arterial and/or collector streets to the north, west and south. Industrial uses are located to the east. The approximate location and orientation of the various building types on the site are depicted in the concept plan (Figure 3.9.1). The 2 primary corners, at FM 2499 / Spinks Road and FM 2499 / Lakeside Parkway, are anchored by commercial buildings. The commercial buildings and network of drives and sidewalks employ the scale, orientation, and architecture of the Lakeside DFW District. The restaurants shall include dining patios fronting the internal drive.
3. The residential building facade serves as the backdrop to the commercial uses and may contain non-residential occupancy at the drive corners. The residential building shall constitute the street-wall that frames the internal drive. The residential parking structure is concealed between the residential building and the industrial uses to the east to buffer the views from the residential building.
4. The private internal vehicular network employs the urban street sections that include the travel lanes, on-street parking, sidewalks, and street trees providing pedestrian connectivity to all the uses on the site.
5. The plan also includes an amenitized open space that shall be privately owned and privately maintained and shall include a public access easement.

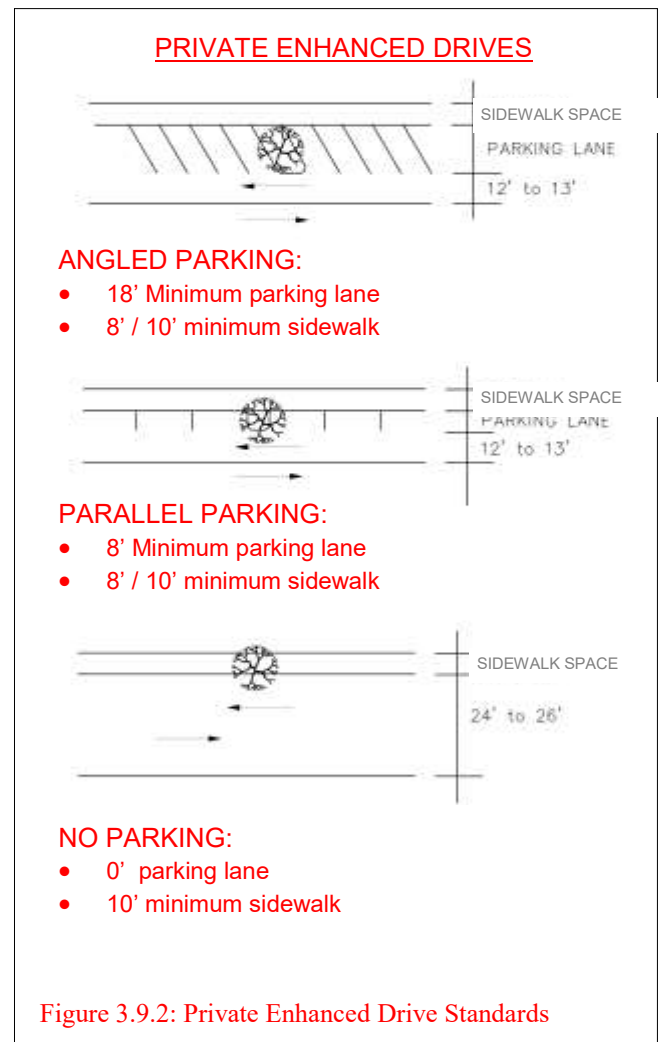
B. Vehicular Easement Access

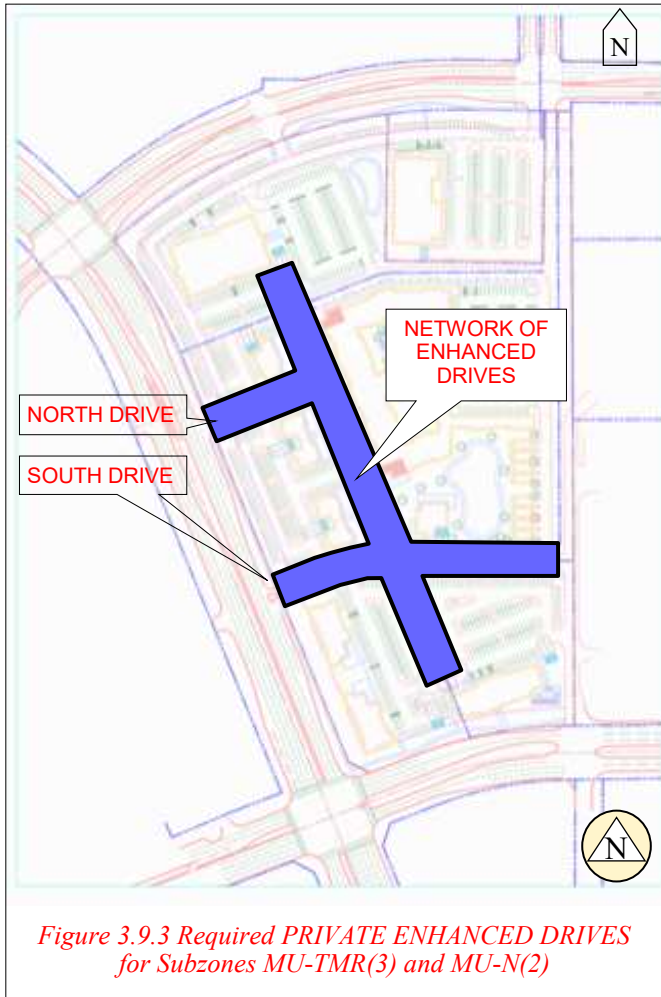
1. All internal drives shall be identified as either a "Drive Aisle Easement" or a Private Enhanced Drive" which are specified below.
2. Drive Aisle Easements shall provide vehicular access as alleys, driveways, or parking lot aisles. They shall have a minimum width of 26'. The Drive Aisle Easement shall include a public access easement.
3. Private Enhanced Drives shall include a minimum 26' paved section for 2 travel lanes, and shall include a public access easement. The Private Enhanced Drive shall also include the following enhancements:
 - a. On-street parking as depicted in Figure 3.9.2;
 - b. Curbs which may be either raised curbs or flat curbs;

- c. Sidewalk Space that includes the clear sidewalk width and may also include space for tree planting in tree wells or in a continuous parkway between the sidewalk and the curb;
- d. Street trees placed at approximately 60' on center and may be located in the parking lane or in the sidewalk space. If located in the sidewalk space, the tree planting areas may be configured as tree wells or as a continuous parkway between the sidewalk and the curb.
- e. Sidewalks shall be included. Sidewalks shall be 5' minimum clear width exclusive of trees wells or parkway.

C. Subzone MU-TMR(3)

1. Setbacks from public arterial streets shall include a minimum 15' landscape buffer.
2. No landscape buffer is required between MU-TMR(3) and the lots to the east.
3. The location, maximum height, and orientation of



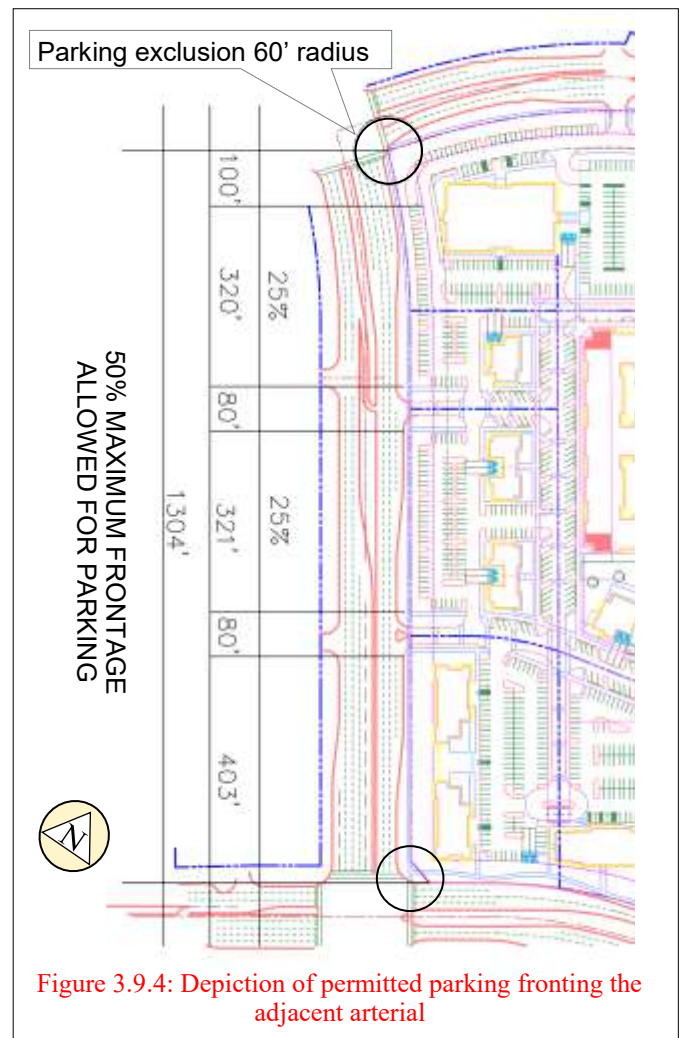


buildings are indicated in Figure 3.9.6.

4. Frontage on public arterial streets shall comply with 98-903.f.2 of the MU ordinance allowing up to 50% of the street frontage to include parking lots. Specifically, FM 2499 frontage may include up to 652' of parking lot, excluding private streets with their associated sidewalks, provided that the parking lots are not located within 60' of the Spinks ROW or the Lakeside Parkway ROW. See Figure 3.9.4 for clarification.
5. Frontage on Spinks Road is currently 665.5 feet in length. To comply with the MU ordinance, only 50% of the frontage may include parking lots. Consequently, parking lots between the buildings and the Spinks Road frontage may not exceed 332.75 feet of the Spinks Road frontage.
6. Unless noted otherwise, Section 7 of this development code shall apply to development within MU-TMR(3).
7. Since the drives within MU-TMR(3) are private, and

buildings may have facades facing both public arterials and private drives, Type A and B streets do not apply and Type A and B facade definitions do not apply within MU-TMR(3). Alternative standards are specified below.

- a. **Section 7, Site:** Street lights and street signs are not required on the internal drives, but if they are used, they shall comply with the standards.
- b. **Table 7.1 Window Area:** Each façade shall have a minimum glass area of 10% and a maximum glass area of 85%.
- c. **Section 7.1.A: Building Facades**
 - i. **Paragraph 4:** Entries are required to be located with a maximum spacing of 100' only for 1 or 2 story buildings. This standard shall not apply to buildings greater than 2 stories in height.
 - ii. **Paragraph 5:** There shall be no maximum façade length.



- e. **Section 7.2: Commercial Ground Floor**
 - i. **Section A:** Display windows are not required. If display windows are used, they are not required to comply with Section 7.2.A.
 - ii. **Section B:** Entry doors are not required to comply with this section. However, an awning, canopy or recessed entry is required at each primary commercial entrance.
 - iii. **Section C:** A Sign Band is not required for commercial buildings.
 - iv. **Section D:** Awnings are required on all ground floor storefront windows located within 1 or 2 story buildings.
- f. **Structured Parking Standards:** Exterior facades of the garage must comply with the following standards:
 - i. North and south facades must incorporate a repeating pattern that includes color, texture, and/or material change. In addition, vertical elements shall be incorporated to the facade design in order to create a repeating pattern. This can be achieved through the use of projections or offsets. A wall with a minimum height of 42 inches to screen parked vehicles shall be required and must utilize design elements from the associated building.
 - ii. Elevator and stair shafts shall be located internal to the garage.

D. Subzone MU-N(2)

1. Façade Types A and B on residential buildings are indicated in Figure 3.9.7. Buildings that are 100% non-residential shall comply with the standards for buildings in MU-TMR(3).
2. Commercial uses within a residential building shall have storefront windows with awnings over windows and doors complying with paragraph 7.2 of Ordinance 09-18.
3. **Section 7.3.C, and Section 7.4.A, Windows:** shall not apply to the residential buildings. However, Type A and Type B facades shall provide a minimum of 30% and a maximum of 75% glazing.
4. **Section 7.4.B, Balconies** shall not apply. However, Type A facades shall provide balconies on a minimum of 40% of dwelling units. Balconies shall be a minimum of 25 square feet. Type B facades shall have no minimum.
5. The landscape buffer between MU-N(2) and the industrial lots to the east shall provide a planting

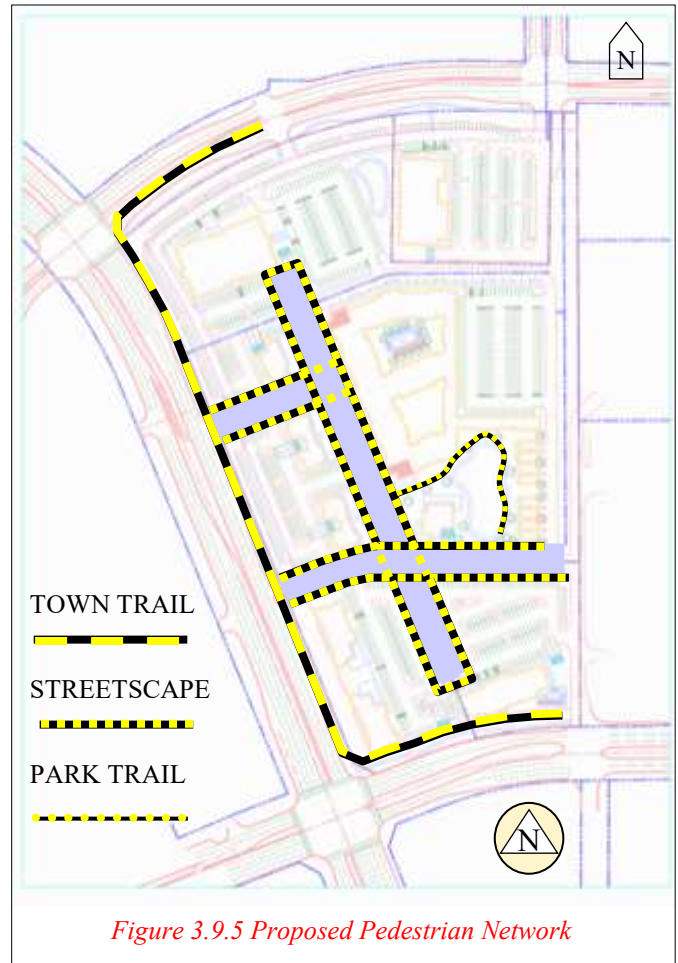


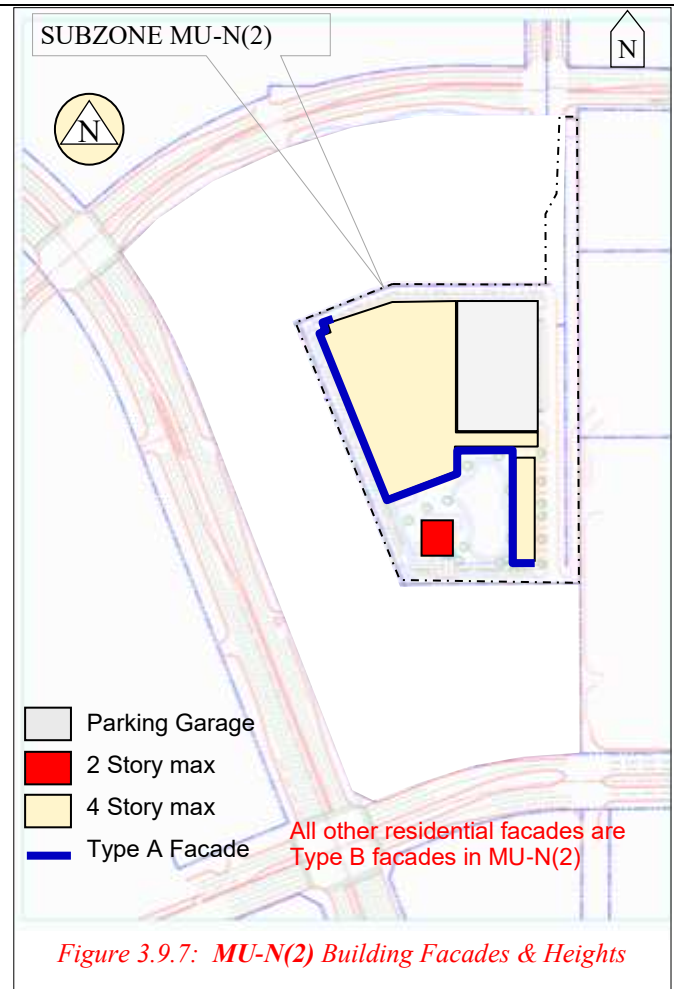
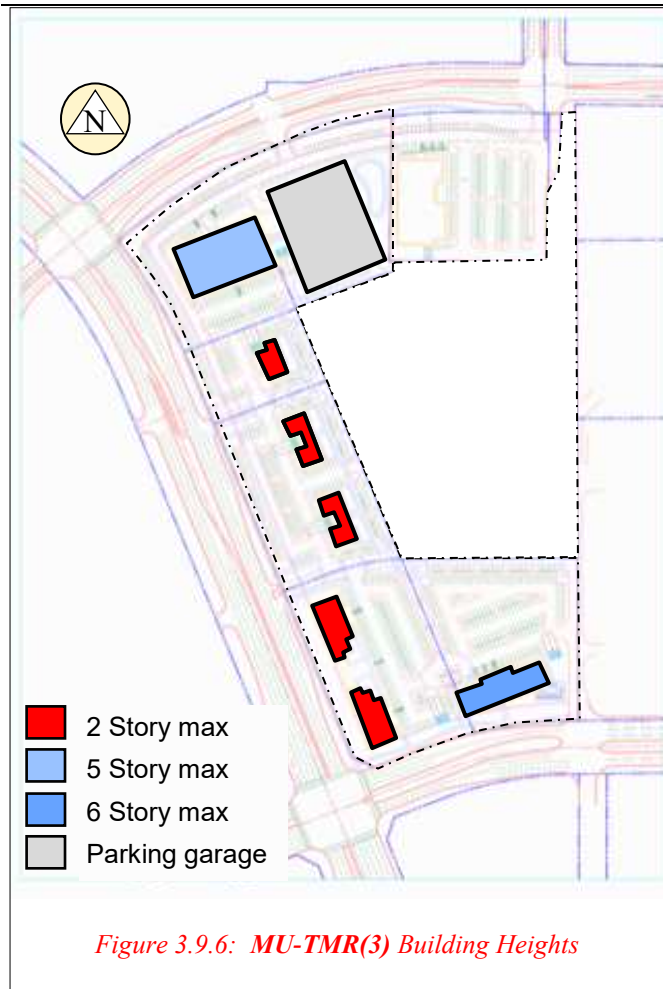
Figure 3.9.5 Proposed Pedestrian Network

bed of at least 3' in width with a metal fence and continuous shrubbery a minimum of 6' in height at maturity. Alternatively, a minimum 6' masonry wall may be used in lieu of the planting bed, fence and shrubbery.

6. Structured parking facades in MU-N(2) shall not have frontage on any arterial streets. Exposed facades shall include walls of 42-inch minimum height to screen parked vehicles. Exposed exterior walls shall consist only of unrestricted material.

E. Subzones MU-TMR(3) and MU-N(2)

1. **Section 7.1.B: Materials.** Paragraph 1: Facades of buildings within MU-TMR(3) and MUN(2) subzones may use up to 100% of any unrestricted material.
2. Since the internal drive and the pedestrian network is used to bind the subzones together, the drives may reside partially or entirely within a subzone.
3. The street type may be split along the centerline allowing, for instance, angled parking on one side of the drive and parallel parking on the other.



4. Lots without frontage on a public street are permitted, provided that the lots have frontage on a private drive with a public access easement.

F. Open Space and Landscaping for subzones MU-TMR(3) and MU-N(2)

1. The required open space area shall not be less than 5% of the combined area of the subzones. The Bonus Height allowance requires an additional 3% of open space, totaling 8% of the combined area the subzones.
2. Open space surpluses in any subzone may be applied to deficiencies in other subzones. See Table 5.1 for the summary of open spaces.
3. OS1: The Lakeside East Park shall connect to the pedestrian network and shall include a public access easement. See Section 5 for specific standards.
4. OS2: The Linear Park creates a continuous plaza for the buildings wrapping the Lakeside Parkway corner.
5. OS3 & OS4: General Open space shall contain a minimum of 10,000 SF of contiguous unpaved area, excluding trails, and shall have a minimum average width (area divided by length) of 40 feet in order to qualify as open space. The open space may also contain habitat reclamation of upland or prairie habitat.
6. All habitable buildings shall comply with Section 82-240. Parking structures shall install foundation planting in compliance with 82-240 only on the facades fronting either public ROWs or private enhanced drives.
7. Detention, retention, and impoundment areas shall comply with Section 94-65.
8. Street Trees: Street trees shall be planted in tree wells conforming to Town standards or may be planted in tree wells that are designed by a certified arborist and approved by the town.

G. Bonus Height and Density Provisions for subzones MU-TMR(3) and MU-N(2)

1. Office Buildings may be a maximum of 5 stories;

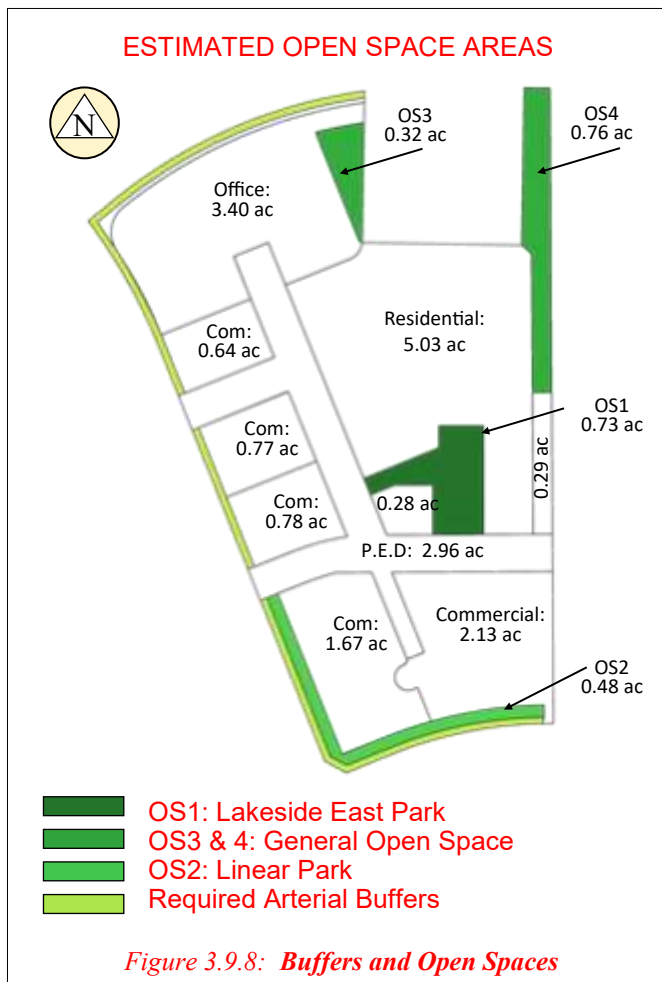


TABLE 3.9.1: ESTIMATED REQUIRED PARKING				
BUILDING STATS	SF	Park ratio	# of parking spaces	%
OFFICE BUILDING	124,750	1/250	499	36.68%
HOTEL	78,456	1/RM	78	5.73%
MU BLDG 1 OFFICE	8,230	1/250	33	2.42%
MU BLDG 1 RETAIL	8,230	1/250	33	2.42%
MU BLDG 2 OFFICE	8,230	1/250	33	2.42%
MU BLDG 2 RETAIL	8,230	1/250	33	2.42%
RESTAURANT 1	4,387	1/100	44	3.22%
RESTAURANT 2	3,038	1/100	30	2.23%
RESTAURANT 3	3,038	1/100	30	2.23%
RESTAURANT 4	3,038	1/100	30	2.23%
RESTAURANT 5	3,038	1/100	30	2.23%
RESTAURANT 6	4,936	1/100	49	3.63%
MULTIFAMILY	309,090	1.24/du*	437	32.12%
	566,690		1360	100.00%

Parking projections are based on preliminary estimates. Final parking counts and parking demand to be verified prior to final site plan application and approval.

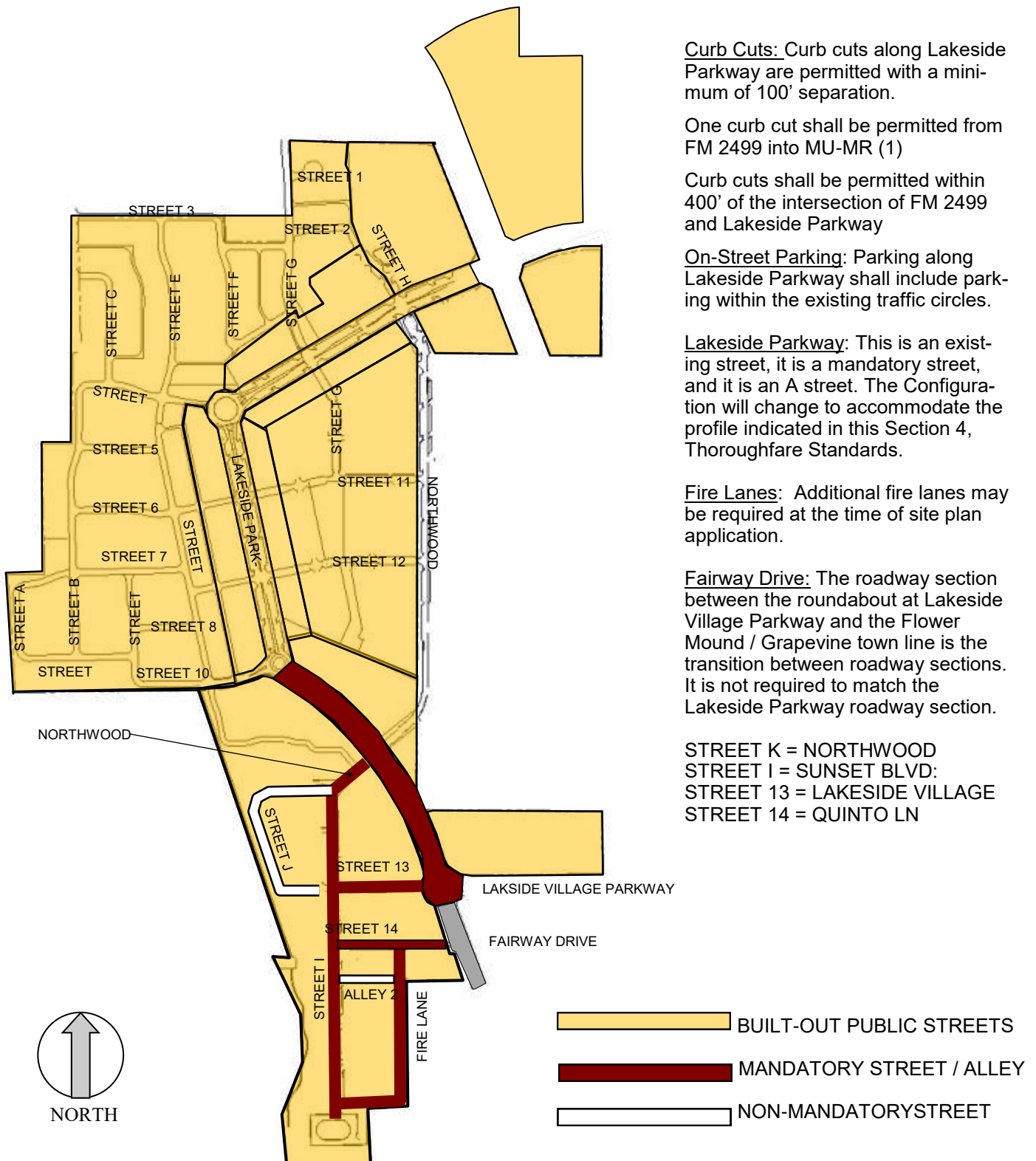
* Assumes 70% one-bedroom and 30% two-bedroom units.

Hotel buildings may be a maximum of 6 stories;
Residential buildings may be a maximum of 4 stories

2. Residential land use shall not exceed 35% of the gross land area of combined subzones. See Table 3.9.1 for parking tabulation.
3. Required residential parking shall not exceed 35% of projected final parking requirements for the full buildout of the combined subzones.

THE STREET AND THOROUGHFARE STANDARDS

FIGURE 4.1: STREET PLAN



Curb Cuts: Curb cuts along Lakeside Parkway are permitted with a minimum of 100' separation.

One curb cut shall be permitted from FM 2499 into MU-MR (1)

Curb cuts shall be permitted within 400' of the intersection of FM 2499 and Lakeside Parkway

On-Street Parking: Parking along Lakeside Parkway shall include parking within the existing traffic circles.

Lakeside Parkway: This is an existing street, it is a mandatory street, and it is an A street. The Configuration will change to accommodate the profile indicated in this Section 4, Thoroughfare Standards.

Fire Lanes: Additional fire lanes may be required at the time of site plan application.

Fairway Drive: The roadway section between the roundabout at Lakeside Village Parkway and the Flower Mound / Grapevine town line is the transition between roadway sections. It is not required to match the Lakeside Parkway roadway section.

STREET K = NORTHWOOD
 STREET I = SUNSET BLVD:
 STREET 13 = LAKESIDE VILLAGE
 STREET 14 = QUINTO LN

SECTION 4: STREET AND THROUGHFARE STANDARDS

- A. Intent: It is the intent of these standards to encourage a street network that is fully integrated with the neighborhood and the traffic patterns and also shares the rights-of-way with other competing modes of transportation including bicycles and pedestrians. It is also the intent to promote the public streets as a public place in their own right, as an attractive place, as a place to walk, a place to meet neighbors, and to spend leisure time and to do so safely.
- B. Street Sections: The street sections are based on the previously designed and approved street sections in Flower Mound, TX.
- C. Mandatory streets: Mandatory streets are those streets required by the Development Code for Lakeside DFW. The requirements for mandatory streets are summarized in Table 4.1 regarding the length and/or connectivity and whether the street is required to meet A street or B street standards. If the street is not mandatory, it can be eliminated or relocated.
- D. 'A' and 'B' Streets: A and B streets constitute a mechanism to identify the hierarchy of streets and thoroughfares, making some of the streets more important and consequently more highly regulated. The regulations include site development constraints as well as architectural regulations. The 'A' streets are listed in Table 4.1, all other streets are 'B' streets.
- E. Traffic: The intent of the development is also to promote intensity of activity around the commercial uses in order to communicate the vibrancy and vitality of the urban environment. The suburban standards for traffic efficiency do not apply to this kind intensity and are in fact antithetical to the effort.

TABLE 4.1 MANDATORY STREETS; A OR B STREETS

STREET	MANDATORY	A OR B STREET	MINIMUM LENGTH / CONNECTIVITY
Lakeside Parkway	YES	A	NA
Street 1		B	
Street 2		B	
Street 3	YES	A	
Street 4	YES	A	Lakeside Pkwy to west boundary
Street 5		B	
Street 6		B	
Street 7		B	
Street 8		B	
Street 9		B	
Street 10	YES	A	From Lakeside Pkwy north 600' min
Street 11	YES	B	From Long Prairie to Lakeside Pkwy
Street 12	YES	B	From Long Prairie to Lakeside Pkwy
Street 13	YES	A	MU STREET: Lakeside to Street I (Lakeside Village Parkway)
Street 14	YES	B	MU LOCAL 2: Lakeside to Street I (Quinto Lane)
Street A	YES	A	400' min abutting west boundary
Street B	YES	A	300' min abutting west boundary
Street C		B	
Street D		B	
Street E	YES	A	From Street 4 to Street 10
Street F		A	
Street G	YES	A	From Lakeside Pkwy to Street 11
Street H		B	
Street I	YES	A	MU STREET 2: 1600' +/- (Sunset Boulevard)
Street J	NO	B	
Street K	YES	B	MU LOCAL 1: Lakeside to Street I (Northwood Street)

The A or B street designation applies to the street **IN ITS ENTIRETY**. Minimum length/connectivity applies only to the site layout. (i.e. If Street E is built beyond street 4, that optional portion must also be Type A street.)

TABLE 4.2 LIST OF STREETS AND DIMENSIONS

	ROW	C-C	Median	Drive Lane	Parking Lane	Minimum Parkway	Minimum Sidewalk
MU Blvd.	120	92	varies	10 x 4	18	5	14
MU Street	91	60		12 x 2	18	5	6
MU Street 2	91	60		12 X 2 + 10	8 & 18	6	6
MU Local 1	60	40		12 x 2	8	5	5
MU Local 2	57	37		10.5 x 2	8	5	5
MU Local 3	50	30		14 x 1	5	5	5
MU Com Alley	20	20		10 x 2	0	0	0
MU Res Alley 1	18	15		15X 1	0	0	0
Fire Lane	26	26		13 x 2	0	0	0
MU Res Alley 2	15	12		12 x 1	0	0	0

ROW = Right-of-way

C-C = Face of Curb-to-Face of Curb, add one foot for Back-to-Back dimension

MU = Mixed Use District

Note 1: Medians may be added to any street section. The Centerline of the street shall equal the face-of-curb of the median.

Note 2: Sidewalk widths are a minimum. They may be increased up to 18 feet in commercial areas and up to 12 feet in residential areas.

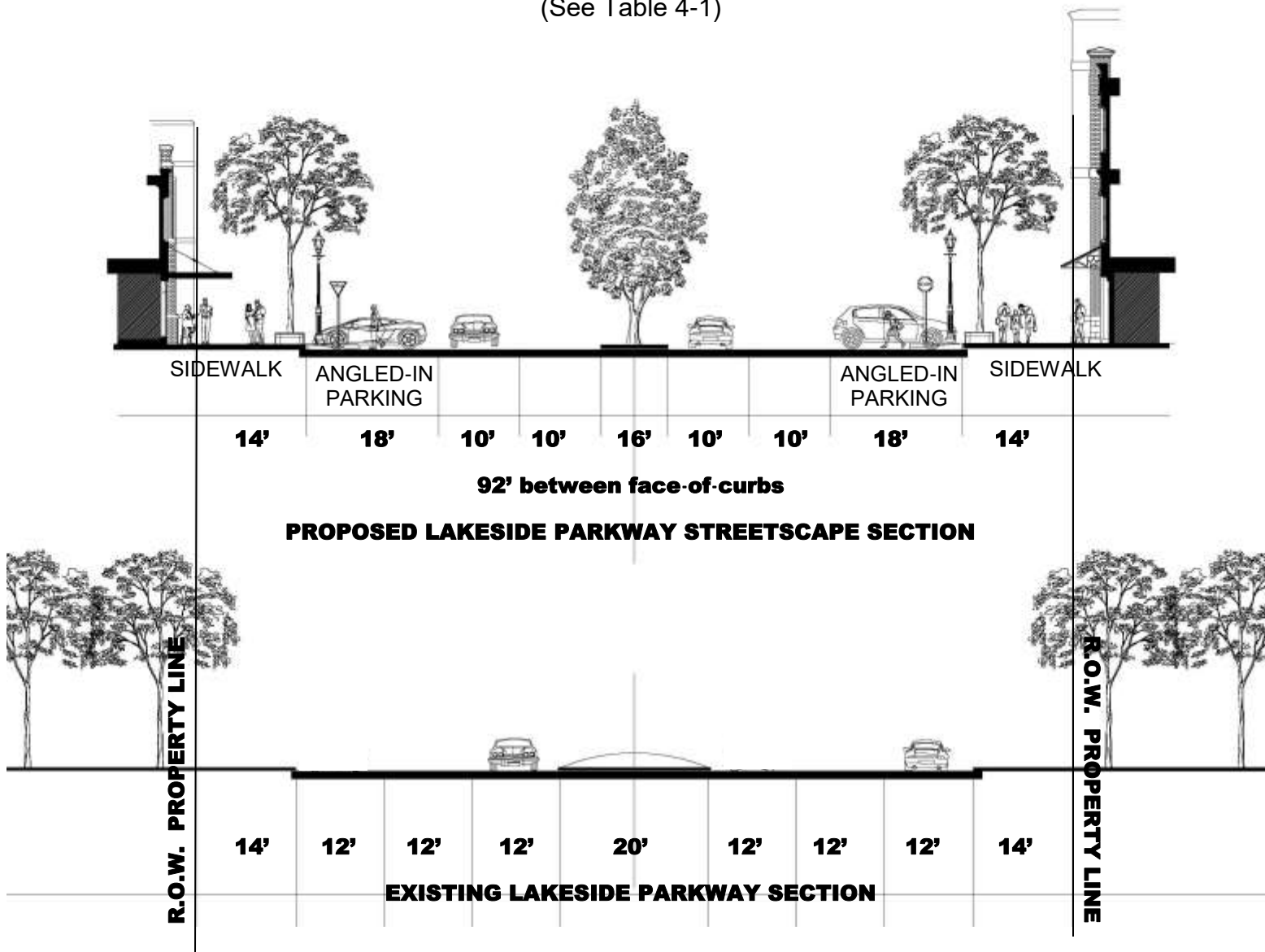
Note 3: Where ROW abuts a park, open space or alignment of the Trail network, the sidewalk may be reduced to 5 feet in width or eliminated.

Note 4: The MU Residential Alley may only serve single family lots.

Note 5: Lakeside Parkway, 14' sidewalk includes the 5' parkway width.

Note 6: ROW may contain conduit crossings under the roadway paving to facilitate irrigation, electrical service, outlets, lighting, controllers, and other services.

**STREET AND THOROUGHFARE STANDARDS:
PROPOSED CHANGE TO LAKESIDE PARKWAY
MU BOULEVARD
(See Table 4-1)**



The Lakeside Parkway right-of-way is currently 120' wide, with 92' from curb to curb. It contains three 12' lanes in each direction with a 20' wide median.

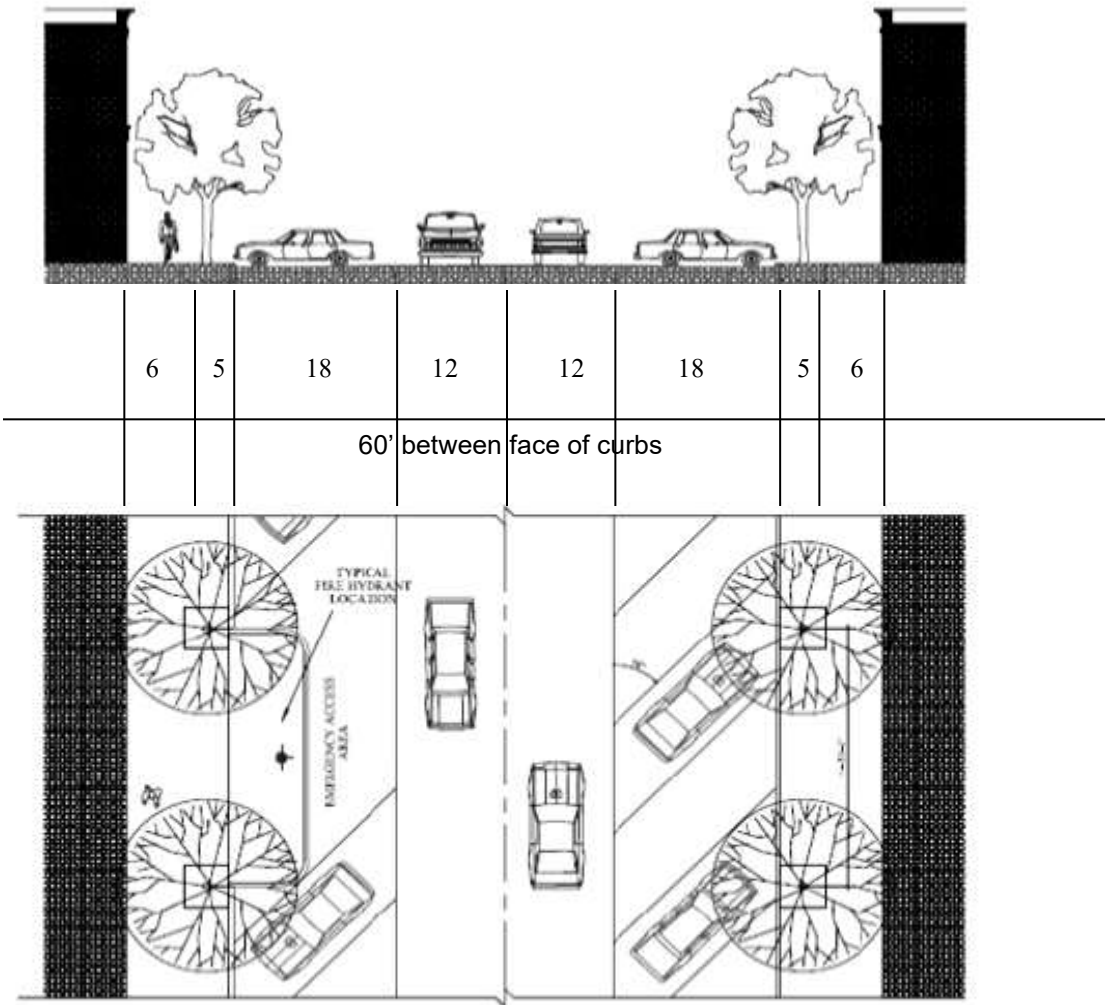
We propose to change the section to two 11' lanes in each direction and narrow the median to 12' in order to accommodate on-street, angled-in parking. Buildings would be placed within 8' of the

right-of-way property line. This allows the sidewalk to be as narrow as 14' feet or as wide as 22' to accommodate sidewalk dining and merchandising. Public plazas may be incorporated in addition to the setback requirements.

Fronting subzones
MU-TMR(1)
MU-C(1)
MU-N(1)
MU-TEN
MU-C(3)

THOROUGHFARE DESIGN

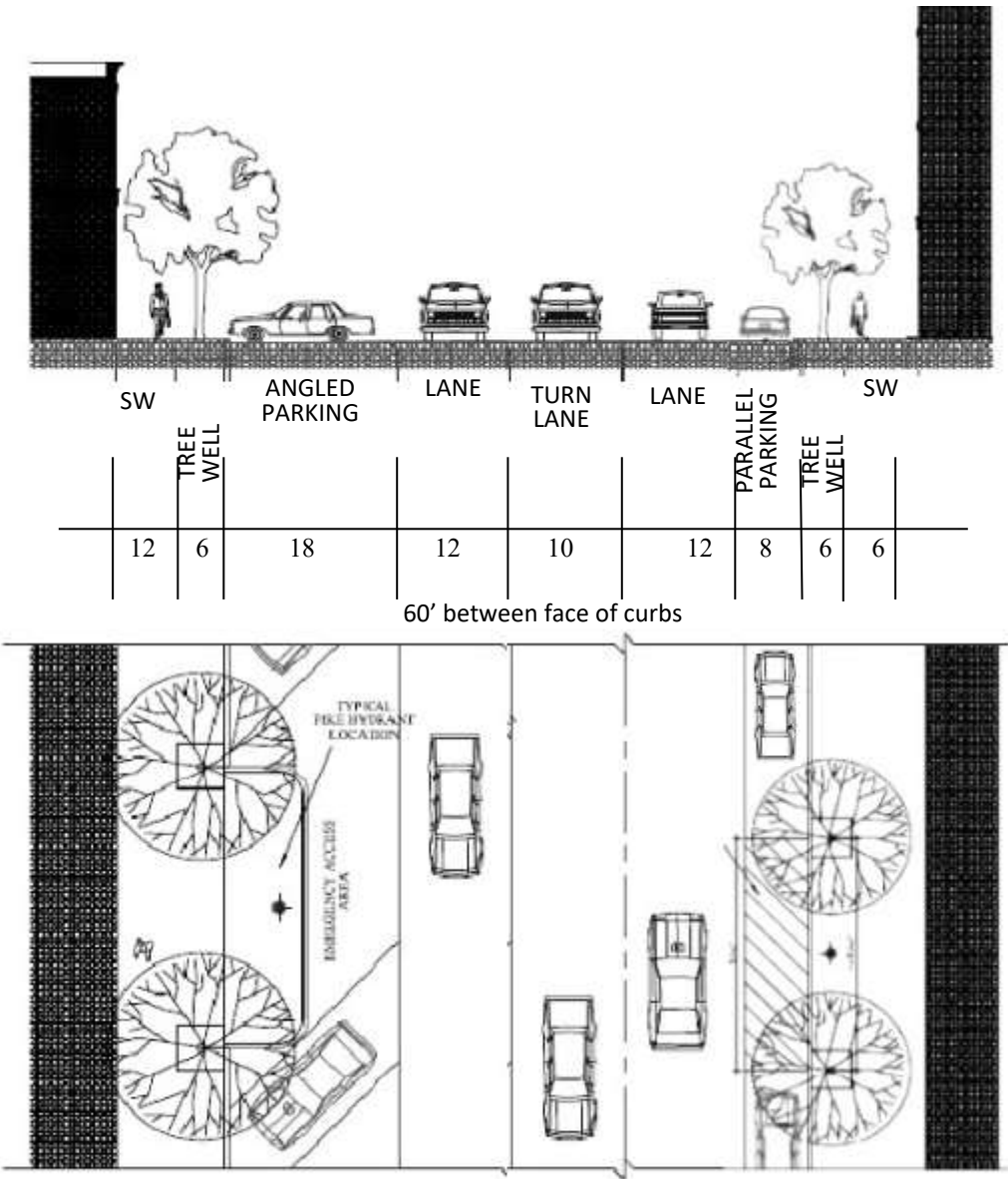
MU STREET
(See Table 4-1)



- Permitted in Subzones
- MU-TMR(1)
 - MU-C(1)
 - MU-N(1)
 - MU-N(2)
 - MU-TEN
 - MU-C(2)
 - MU-C(3)

THOROUGHFARE DESIGN

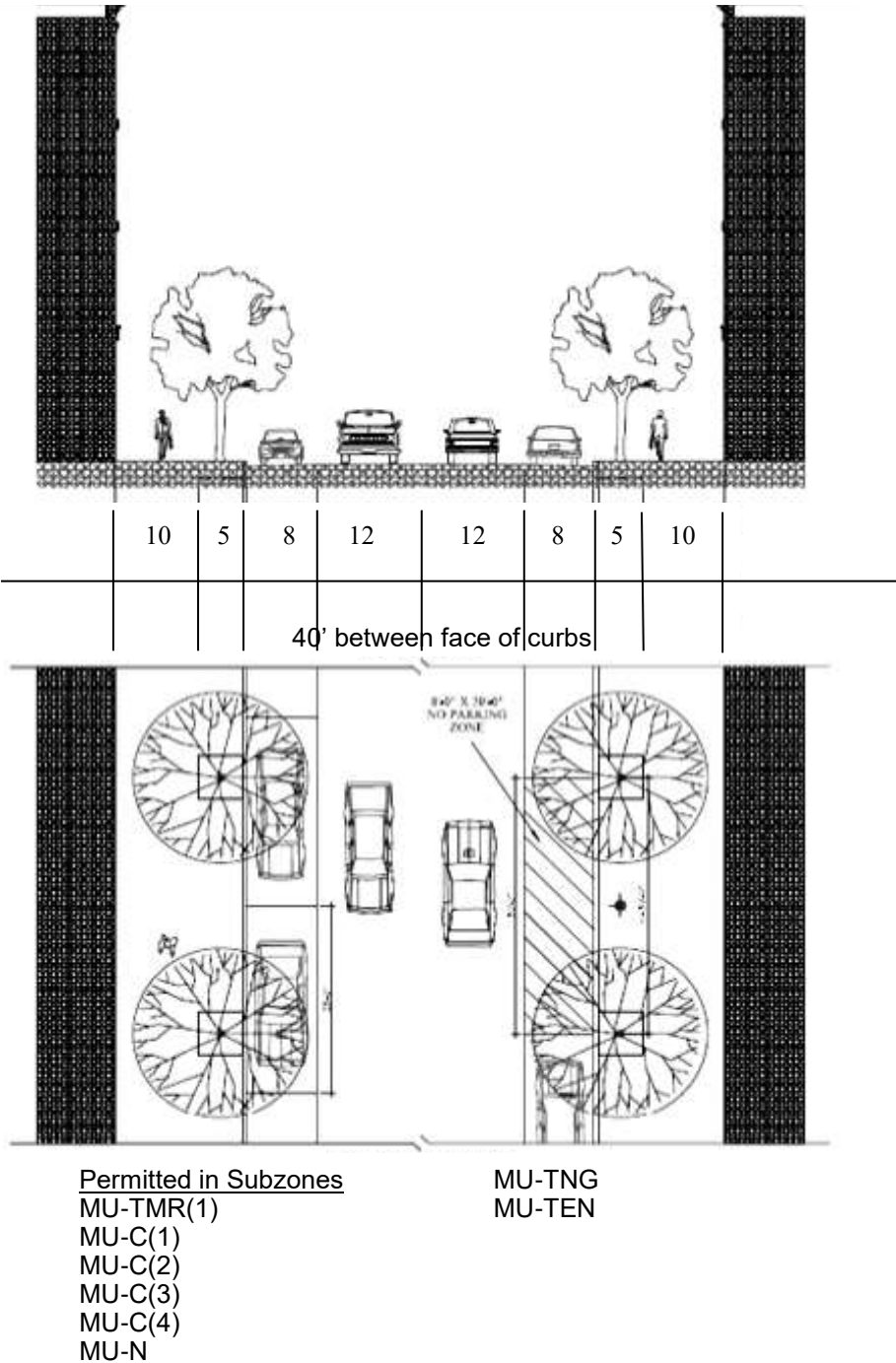
MU STREET 2
(See Table 4-1)



Permitted in Subzones
MU-TEN

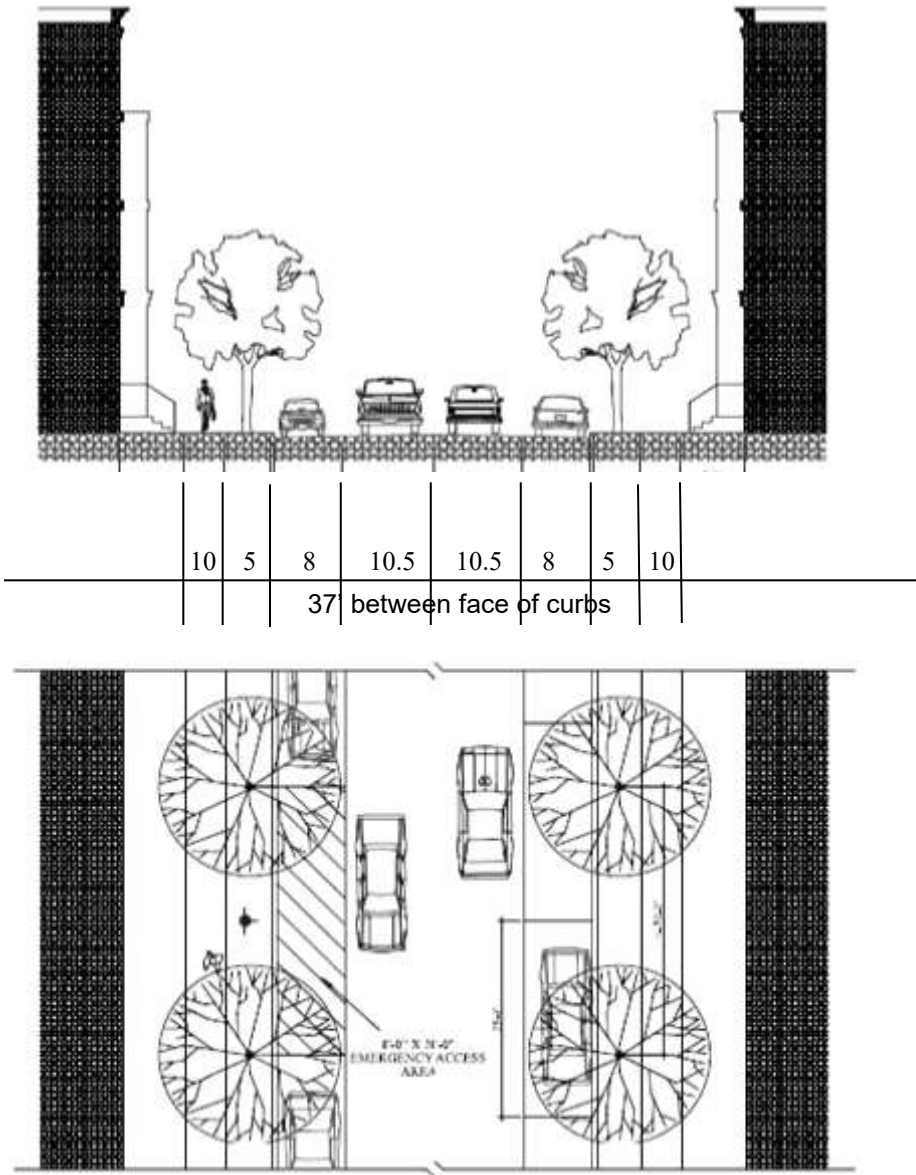
THOROUGHFARE DESIGN

MU LOCAL 1
(See Table 4-1)



THOROUGHFARE DESIGN

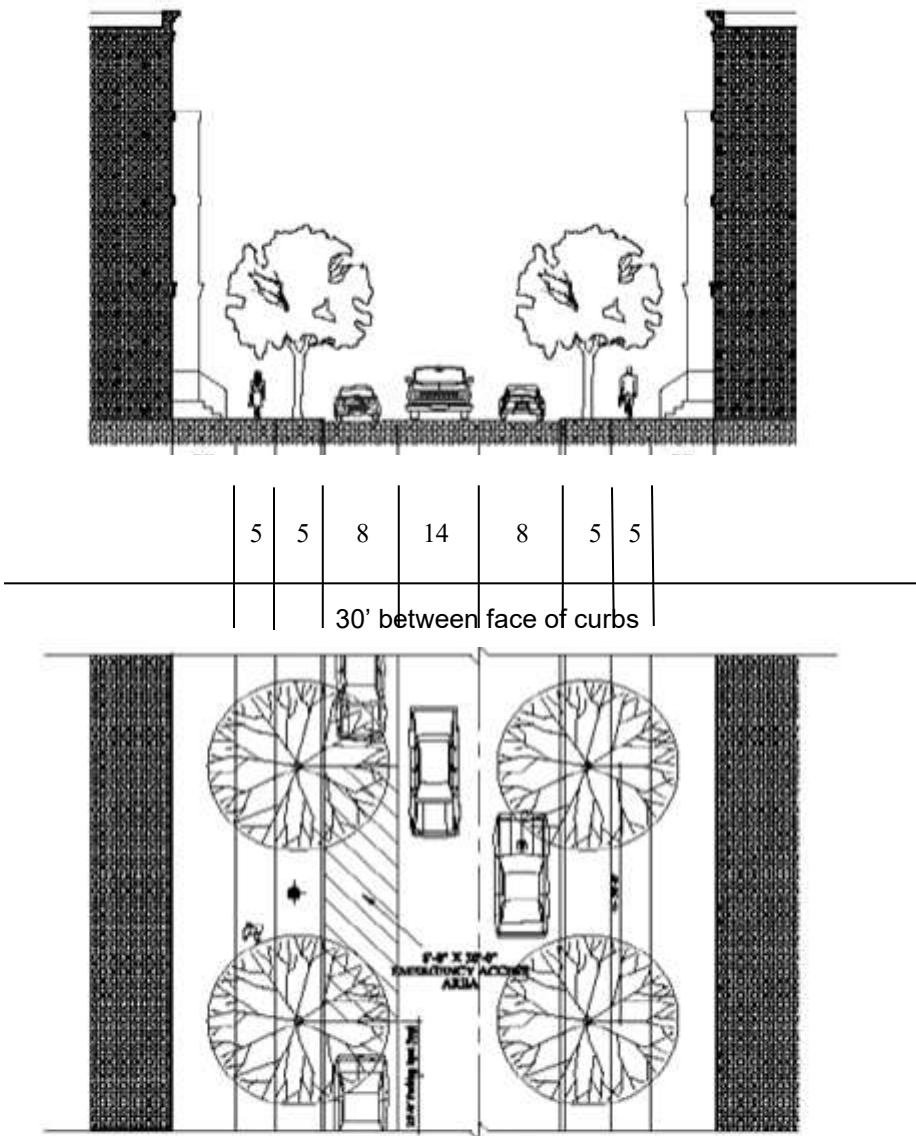
MU LOCAL 2
(See Table 4-1)



- Permitted in Subzones
 MU-TMR(1)
 MU-C(1)
 MU-C(2)
 MU-C(3)
 MU-C(4)
 MU-N
- MU-TNG
 MU-TEN

THOROUGHFARE DESIGN

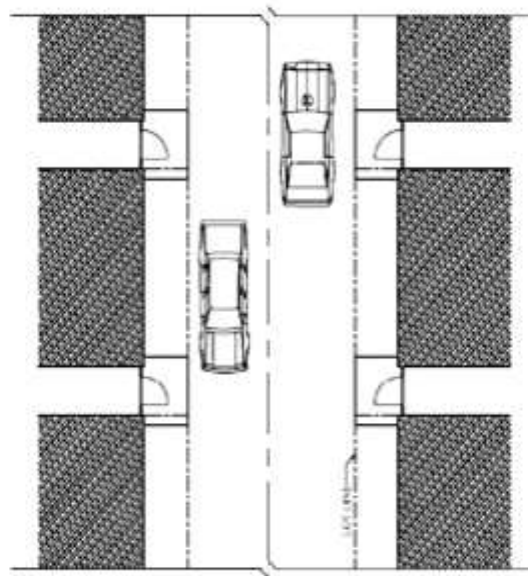
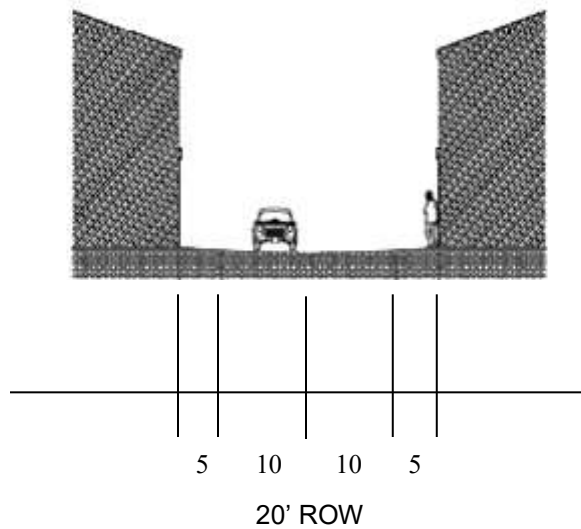
MU LOCAL 3
(See Table 4-1)



Permitted in Subzones
MU-N(1)
MU-N(2)
MU-TNG
MU-TEN
MU-C(2)

THOROUGHFARE DESIGN

MU COMMERCIAL ALLEY (See Table 4-1)



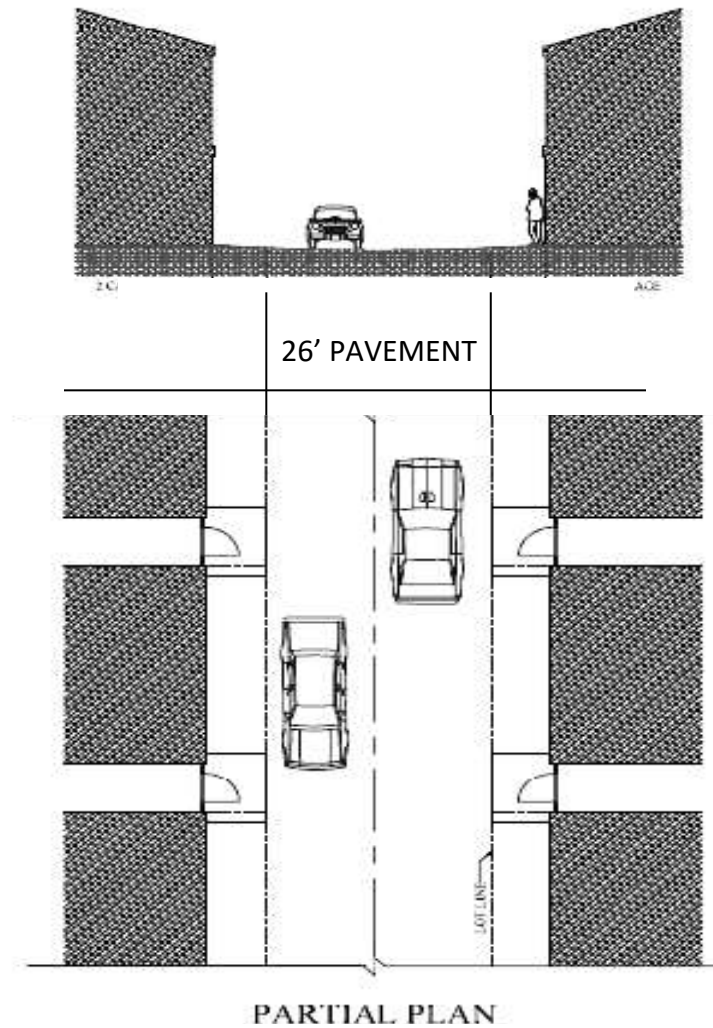
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
MU-TEN

MU-TMR(2)
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN

FIRE LANE (See Table 4-1)



No parking permitted in Fire Lane

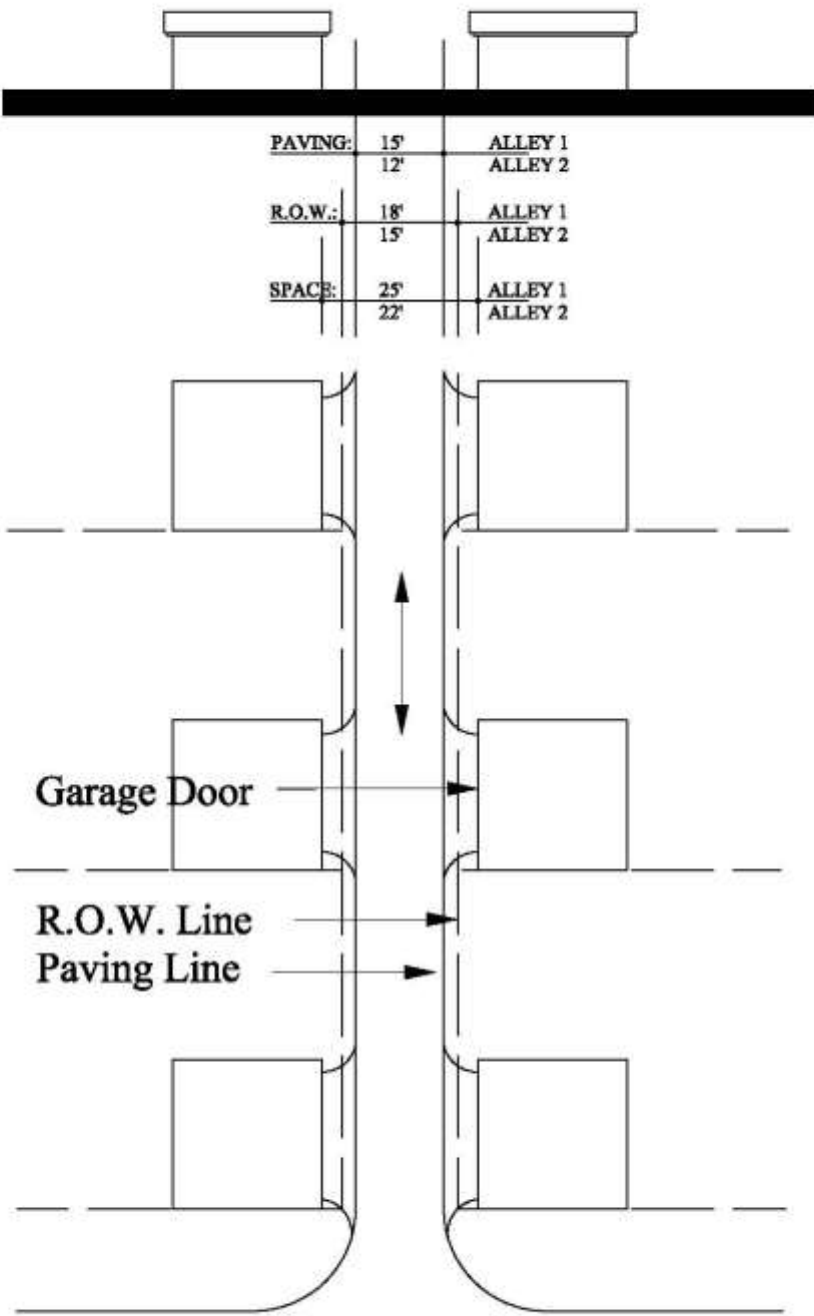
Permitted in Subzones

MU-TMR(1)
MU-C(1)
MU-N(1)
MU-N(2)
MU-TEN

MU-TMR(2)
MU-C(2)
MU-C(3)

THOROUGHFARE DESIGN

MU RESIDENTIAL ALLEY 1 & 2
(See Table 4-1)



Permitted in Subzones
 MU-N(1)
 MU-N(2)
 MU-TEN
 MU-TNG

CIVIC/OPEN SPACE AND LANDSCAPE STANDARDS

PARKS AND OPEN SPACE
TRAILS
LANDSCAPING

FIGURE 5.1: PARK AND OPEN SPACE PLAN

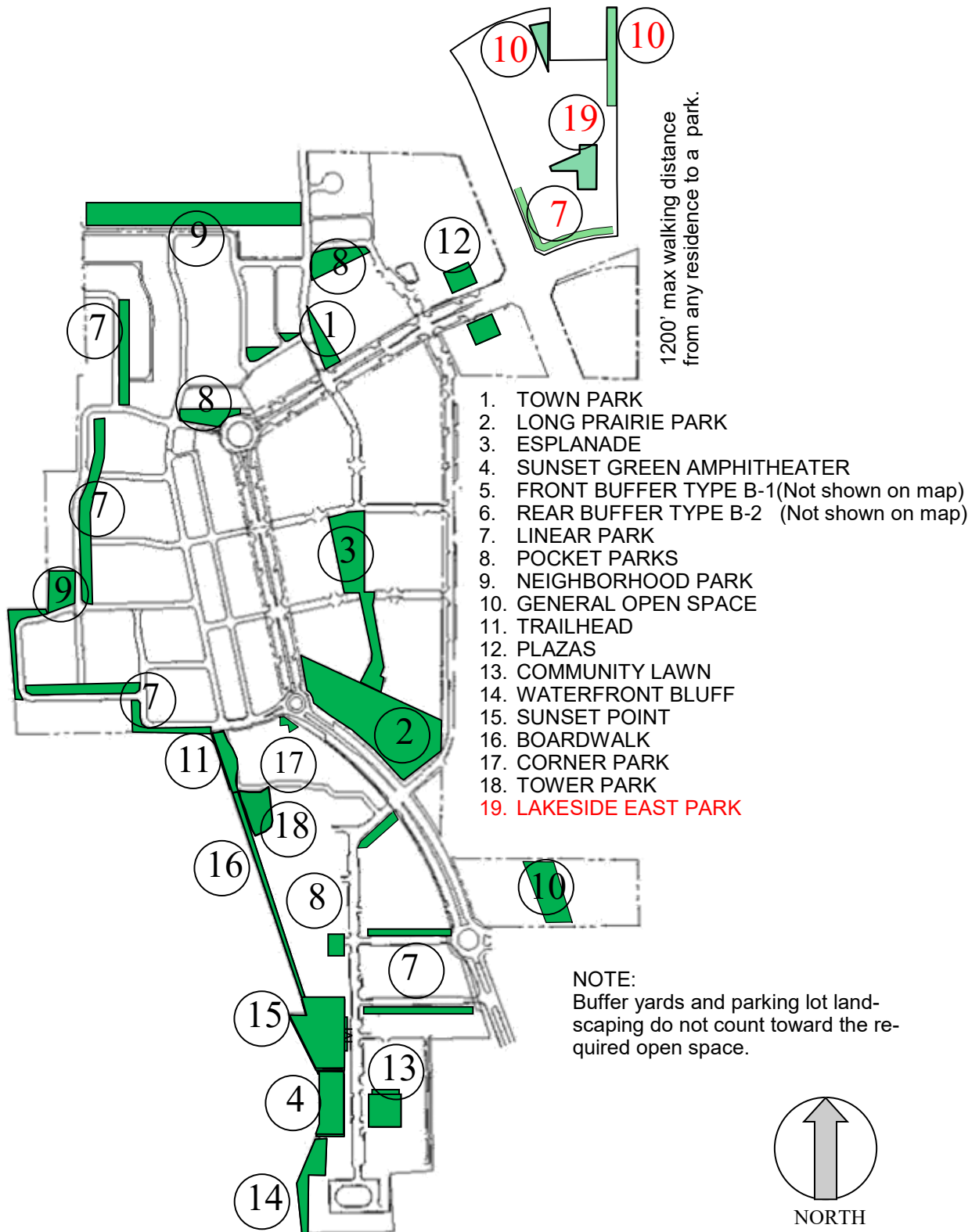


TABLE 5.1 OPEN SPACE MINIMUM REQUIRED

SUBZONE TRACTS	ACRES IN SUBZONE	MINIMUM OPEN SPACE REQUIRED: PERCENTAGE	ADDITIONAL OPEN SPACE: PERCENTAGE	MINIMUM OPEN SPACE REQUIRED:	OPEN SPACE PROVIDED: ACRES	REQUIRED PARK TYPES	MINIMUM NUMBER OF PARKS	MINIMUM AREA PER PARK	MINIMUM PARK AND OPEN SPACE AREA
1 TOTAL TO DATE	111.0	7.6%		8.51	10.42				
2 MU-C(3)	6.3			0.50	1.50	GENERAL OPEN SPACE	1		0.50
<i>BASE OPEN SPACE</i>	<i>5% OF 6.3 ACRES</i>		0.32						
<i>BONUS HEIGHT</i>	<i>3% OF 6.3 ACRES</i>		0.19						
3 MU-TEN	38.5			3.61	4.1	TOWER PARK	1	0.5	0.5
<i>BASE OPEN SPACE</i>	<i>5% OF 38.5 ACRES</i>		1.92			COMMUNITY LAWN	1	0.3	0.3
<i>BONUS HEIGHT</i>	<i>3% OF 38.5 ACRES</i>		1.15			WATERFRONT BLUFF	1	0.3	0.3
<i>SINGLE FAMILY</i>	<i>5% OF 10.6 ACRES</i>		0.53			SUNSET GREEN	1	0.7	0.7
						SUNSET POINT	1	0.3	0.3
						BOARDWALK & TRAILHEAD	1	1.2	1.2
						VILLAGE GREEN	1	0.2	0.2
						CORNER PARK	1	0.3	0.3
						LINEAR PARKS	3	0.1	0.3
4 MU-TMR(3) + MU-N(2)	21.18			1.1	2.4				
<i>BASE OPEN SPACE</i>	<i>5% OF 21.18 ACRES</i>		1.06			LAKESIDE EAST PARK	1	0.5	0.5
<i>BONUS HEIGHT</i>	<i>3% OF 21.18 ACRES</i>		0.64			GENERAL OPEN SPACE	2	0.2	0.4
						LINEAR PARK	1	0.4	0.4
PROJECT TOTALS	176.98	8.0%		14.16	18.42	10.4% PROVIDED OVERALL			

The table includes a summary of the completed portions of the Lakeside DFW project and the proposed portions in Lakeside Village.

Line 1 of the summary shows the aggregate acreage in the project permitted to date, the minimum open space required as a percentage of the gross area and as the minimum acres. It also shows the acreage of public open space provided. The total of provided open space only includes the specified park types and does not include Lakewood Park or miscellaneous landscaped areas.

Line 2 summarizes the requirements of Subzone MU-C(3) for the base open space, and the bonus height requirement, and the current allocation of open space subject to change at site plan application.

Line 3 summarizes the requirements of Subzone MU-TEN, including base open space, the added requirement for single

family, and the added requirement for bonus height.

Line 4 summarizes the open space requirements of the combined subzones MU-TMR(3) and MU-N(2) for the base open space and Bonus Height requirements.

This table, and the subsequent requirements, are intended to demonstrate how the aggregate parks and open spaces proposed for Lakeside DFW meet the requirements of the Ordinance LDR 03-08 (the Mixed Use Ordinance) and the Ordinance LDR 05-12 (Modification of park requirements in MU zoning).

Section 98-903 g of the MU Ordinance requires 5% minimum open space plus additional open space in specific categories; and it requires a variety of park types, pedestrian connectivity and access to existing wooded areas.

The requirements contained in this section provide those standards.

5.1 Civic/Open Space Standards.

- A. The following set of tables and illustrations enumerates and describes the standards for the various types of parks and civic/open spaces to be developed as a part of the overall Lakeside project. These categories are as follows:

LAKESIDE DFW OPEN SPACES

- POCKET PARKS
- NEIGHBORHOOD PARK
- LINEAR PARK
- TRAILHEAD
- TOWN PARK
- PLAZAS
- ESPLANADE
- LONG PRAIRIE PARK
- FRONT BUFFER TYPE B-1
- REAR BUFFER TYPE B-2
- GENERAL OPEN SPACE

VILLAGE LAKEFRONT AREA

- OS1: COMMUNITY LAWN
- OS2: WATERFRONT BLUFF
- OS3: SUNSET GREEN AMPHITHEATER
- OS4: SUNSET POINT
- OS5a: BOARDWALK
- OS5b: VILLAGE GREEN
- OS5c: CORNER PARK
- OS6: LINEAR PARKS

LAKESIDE EAST

- LAKESIDE EAST PARK
- GENERAL OPEN SPACE

- B. The provision of adequate and appropriate civic/open space areas shall be integral to all development in the district. The minimum requirement for civic/open space in the district is five percent of the gross area of the site

which shall be dedicated open space. Any open space provided in excess of five percent may be eligible for bonus provisions. Surplus open space in one subzone may be applied to deficiencies of open space in other subzones, provided the following conditions apply:

1. That the aggregate open space within all final platted property in the MU zoning district does not fall below 5% of the gross platted area; and
2. That the required park types identified in Table 5.1 are included in the platted area; and
3. That the plat complies with the open space standards in Section 3 of this Development Code.

Open spaces may be in the form of pocket parks, children's play areas, squares, linear greens, and environmental preserves, including floodplain areas. Active sports fields and structured recreational activities shall be limited to less than ten percent of any parks located in the district.

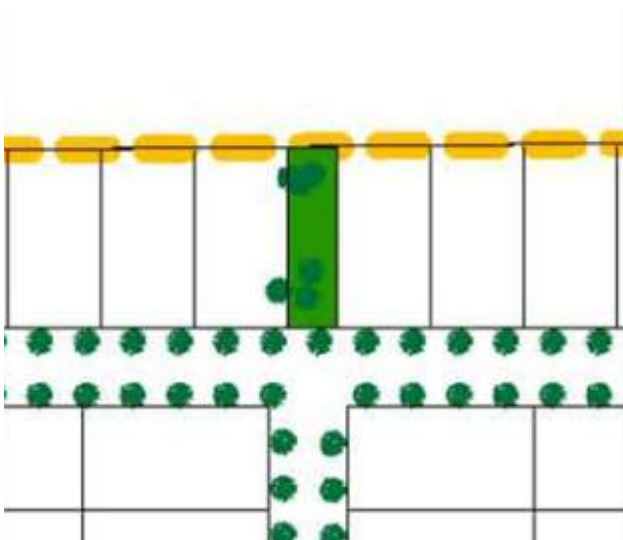
- C. Applicable Standards; Maintenance. Thoroughfare treatments, right-of-way and median landscaping requirements, buffers, street yard landscaping, perimeter area requirements, landscaping of parking lots and structures and all other landscape area requirements as set forth the Code of Ordinances shall not apply in Lakeside DFW, except as set forth in this Section 5. Planting, and maintenance of all landscaping in streets, sidewalks and open space common areas in Lakeside DFW shall be the obligation of the persons owning property in the district and may be managed through a Lakeside Owners' Association.

- D. This development Code includes proposed variances from the existing Land Development Regulations regarding tree preservation, park land dedication and park development fees that are permitted under Ordinances LDR 05-12.

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL POCKET PARKS

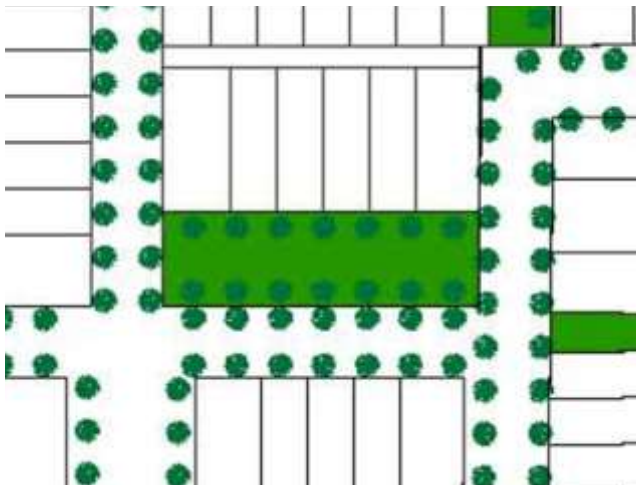
ITEM	STANDARD	REQ'D
#1	Character	Small, intimate, casual atmosphere, suitable for small children.
#2	Minimum size	0.1 acres
#3	Maximum Size	0.25 acres
#4	Perimeter conditions	Public Street Frontage on at least one side, residential fences of lot sides and rear may face the other 3 sides.
#5	Plantings, pattern	Trees and Turf, natural pattern of tree locations. One tree/2000 SF.
#6	Sidewalks/Hardscape	Sidewalks and hardscape optional, no paving for parking permitted
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	At least one of the pocket parks must border the Lake Grapevine USACE property.
#9	Topography	May be natural grade with slopes greater than 20%
#10	Water feature	No water feature required
#11	Structures	Shade structures and toddler playground equipment optional
#12	Furnishings	Benches and trash receptacles
#13	Lighting	No lighting required
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-C, MU-MR
	Prohibited in Sub Zones:	MU-C, MU-MR



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

RESIDENTIAL NEIGHBORHOOD PARKS

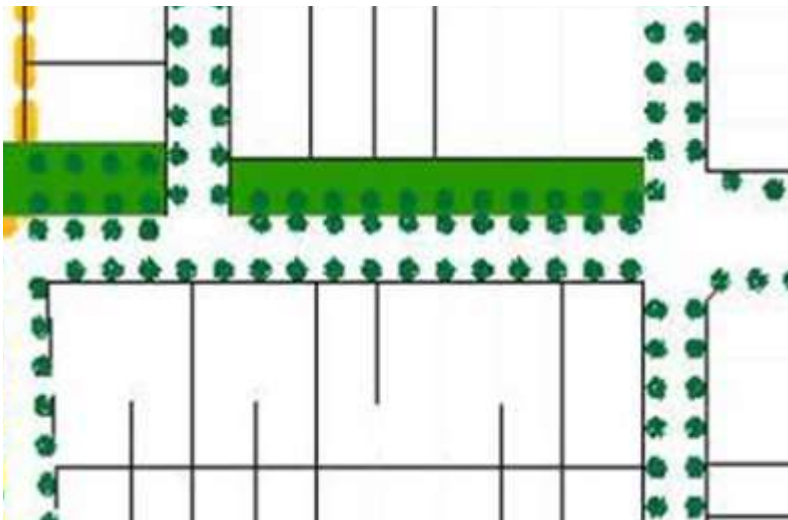
ITEM	STANDARD	REQ'D
#1	Character	Medium sized, suitable for small gatherings and passive recreation.
#2	Minimum size	0.25 acres
#3	Maximum Size	1.0 acres
#4	Perimeter conditions	Public Street Frontage on at least 2 sides, building front facades must face least 2 sides. Lot Sides or rear may face one side.
#5	Plantings, pattern	Trees and turf, may be a natural pattern of trees or a formal geometric pattern. One tree/ 2000 SF
#6	Sidewalks/Hardscape	Concrete or masonry surface
#7	Trail Connectivity	Connection to sidewalks is required but connection to the trail system is not required
#8	Location requirements	The park should be centrally located or placed on a primary street.
#9	Topography	Must be generally level over most of the park area where people will walk
#10	Water feature	No water feature required
#11	Structures	Shade structures are optional. Playground equipment is discouraged.
#12	Furnishings	Benches and trash receptacles; and items required by trail standards
#13	Lighting	No lighting required, but pathway lighting is desirable.
#14	Other considerations	
	Required in Sub Zones:	MU-NG
	Permitted in Sub Zones:	All except MU-MR
	Prohibited in Sub Zones:	MU-MR



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LINEAR PARK

ITEM	STANDARD	REQ'D
#1 Character	Linear parks serve to enhance a right-of-way with additional green space and landscaping, incorporating sidewalks and trails.	
#2 Minimum size	No minimum area but a minimum of 20' in width.	yes
#3 Maximum Size	No maximum but widths greater than 50' may be better categorized as a different type of park.	
#4 Perimeter conditions	The longest dimension plus the ends should front on a public ROW, the remaining perimeter may face private land.	yes
#5 Plantings, pattern	Regular tree placement matching street tree placement. Match street tree pattern.	yes
#6 Sidewalks/Hardscape	The length of the park	yes
#7 Trail Connectivity	not required	
#8 Location requirements	Must be located adjacent to a public ROW	yes
#9 Topography	Generally must be as level as the sidewalks	yes
#10 Water feature	none required	
#11 Structures	none required	
#12 Furnishings	none required; unless required by trail standards	
#13 Lighting	none required	
#14 Other considerations		
Required in Sub Zones:	MU-NG, MU-TEN	yes
Permitted in Sub Zones:	All	
Prohibited in Sub Zones:	None	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY
TRAILHEAD

ITEM	STANDARD	REQ'D
#1	Character This is the transition between the urban character of the Lakeside development and the natural environment of Lake Grapevine, and should incorporate elements of both environments.	
#2	Minimum size 0.15 acres	yes
#3	Maximum Size 1 acre	yes
#4	Perimeter conditions Must be bounded by the Lake Grapevine USACE property on at least on side, by a public ROW and front facades on another side, and may be adjacent to the sides or rear of buildings or lots on the other sides.	yes
#5	Plantings, pattern Natural placement of trees and plantings, existing trees to remain where possible, some understory growth is permitted to define the wilderness atmosphere.	yes
#6	Sidewalks/Hardscape The Lakeside trail system must traverse the park and connect to the USACE trail system. A small area for a bike rack and bicycle staging area is also required.	yes
#7	Trail Connectivity Trail connection is required	yes
#8	Location requirements Must be adjacent to the Lake Grapevine USACE property with connection to the USACE trail system.	yes
#9	Topography As natural as possible to accommodate the trails	yes
#10	Water feature not required	
#11	Structures not required	
#12	Furnishings Benches, trash receptacles, directory maps, and bike racks.; may be required by trail standards	
#13	Lighting not required but permitted	
#14	Other considerations	
	Required in Sub Zones: MU-EN(3) provided the USACE allows a trail connection	yes
	Permitted in Sub Zones: MU-NG, MU-EN,	
	Prohibited in Sub Zones: Not applicable to other zones	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LAKESIDE TOWN PARK

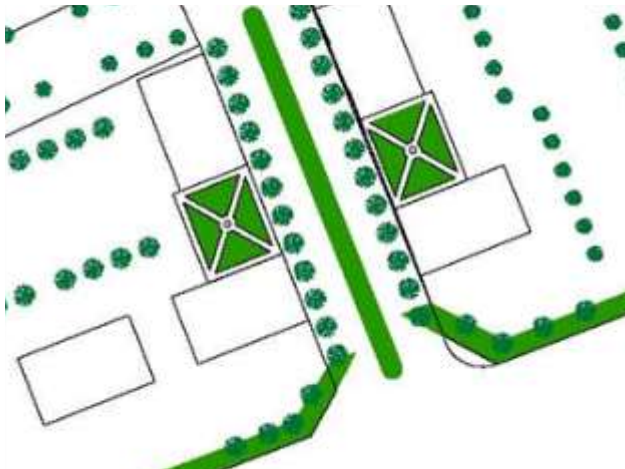
ITEM	STANDARD	REQ'D
#1	Character	This is a primary public square for civic and community gatherings.
#2	Minimum size	0.4 acre
#3	Maximum Size	2 acres
#4	Perimeter conditions	The entire perimeter must be bounded by public streets and front facades of residential or commercial buildings.
#5	Plantings, pattern	The planting patterns should be as formal and regular as the geometry of the park will allow. Plant at least 1 tree for each 2000 SF of park.
#6	Sidewalks/Hardscape	There must be sidewalks around the perimeter along the public ROW's and sidewalks through the park from all sides
#7	Trail Connectivity	The park is not required to be on the Lakeside trail system but it is highly desirable
#8	Location requirements	The park must have some frontage on Lakeside parkway.
#9	Topography	The park should be relatively flat and level within the perimeter sidewalks
#10	Water feature	A water feature or sculpture is required as a focal point, but an alternative of equal merit may be substituted
#11	Structures	Shade structures may be added but are not required. Enclosed structures are not permitted.
#12	Furnishings	Benches, trash receptacles are required; and items required by trail standards
#13	Lighting	Adequate lighting either by sidewalk bollard or by lighting standard is required
#14	Other considerations	
	Required in Sub Zones:	MU-C(1)
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

PLAZAS

ITEM	STANDARD	REQ'D
#1	Character Small, hard-surfaced public spaces adjacent to the most intensive occupancies, fronting the major public ROW.	
#2	Minimum size No min	
#3	Maximum Size No max	
#4	Perimeter conditions Building Front or side façade on at least 2 sides of the plaza, Lakeside Parkway ROW on one side. Plaza must be screened from the parking lot by a wall or landscape screen.	yes
#5	Plantings, pattern Trees may be planted in tree wells. Trees or shade structures should be located to provide some shade adjacent to the building for customers and	yes
#6	Sidewalks/Hardscape May be paved up to 100%	
#7	Trail Connectivity Not required	
#8	Location requirements Must be located between buildings and Lakeside Parkway.	yes
#9	Topography Generally level	
#10	Water feature Not required	
#11	Structures Shade structures or trees at maturity or oriented so that the buildings provide the shade	yes
#12	Furnishings None required, but should be designed for moveable furnishings; unless required by trail standards	
#13	Lighting None required, but imaginative alternative lighting solutions are desirable	
#14	Other considerations	
	Required in Sub Zones: MU-C(1), MU-MR(1)	yes
	Permitted in Sub Zones: All except MU-NG	
	Prohibited in Sub Zones: MU-NG	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

ESPLANADE

ITEM	STANDARD	REQ' D
#1	Character This is the central green space for the multifamily neighborhood and acts as the unifying element and a place for public gatherings and recreation. The green space may be monolithic or may divided into multiple contiguous pieces divided by roadways.	
#2	Minimum size 1.25 acres; 50' in width	yes
#3	Maximum Size No Maximum	
#4	Perimeter conditions The perimeter is bounded by residential buildings or streets or other parks on all sides. Plant 1 tree for each 3000 SF.	yes
#5	Plantings, pattern Since the area is large, portions of the area may be natural and irregular in the planting pattern but the natural undergrowth is not permitted. Planting consists primarily of turf and trees but shrubbery near the buildings is required and areas of seasonal color is desirable.	yes
#6	Sidewalks/Hardscape Sidewalks within the street ROW may be included in the park. Small seating alcoves may be paved but large paved areas are discouraged.	
#7	Trail Connectivity The Lakeside trail system must traverse the park.	yes
#8	Location requirements The park must be bounded by residential buildings, and it must connect to the Long Prairie Park.	yes
#9	Topography The park should be substantially level unless berms, swales, mounds, or water features are used to enhance the landscaping.	
#10	Water feature A water feature is encouraged but not required.	
#11	Structures Small shade structures are encouraged but not required. Enclosed space is not permitted.	
#12	Furnishings Benches and trash receptacles are required; and items required by trail standards	yes
#13	Lighting Street lighting should be sufficient, but if the street is located farther from the walkways, low level pathway lighting is encouraged.	
#14	Other considerations	
	Required in Sub Zones: MU-N	yes
	Permitted in Sub Zones: MU-N	
	Prohibited in Sub Zones: All except MU-N	

PARK AND OPEN SPACE STANDARDS

THE ESPLANADE



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

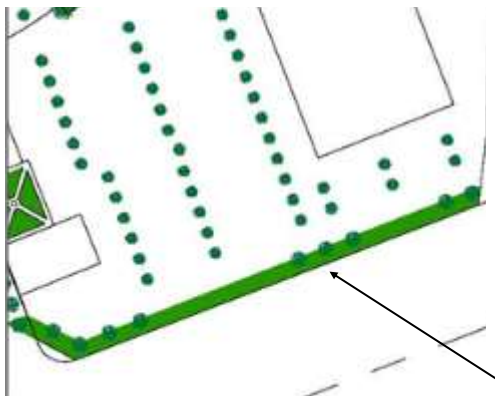
LONG PRAIRIE PARK

ITEM	STANDARD	REQ'D
#1	Character This area includes some floodplain and should remain as natural as possible and still fulfill its function as the park amenity as well as floodplain and detention area. To the extent permitted by local, state and federal regulation, the underbrush should be cleared, the grades smoothed to facilitate pedestrian use and hydraulic requirements. Turf shall be planted in the large areas of open space that are relatively level.	
#2	Minimum size 2.4 acres	yes
#3	Maximum Size No maximum	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening are most desirable placed closely together. Along 2499, the tree canopy is more desirable to permit views into the development.	yes
#6	Sidewalks/Hardscape A trail may lead down to a water feature, other paths should be natural turf or crushed stone paths except for the Lakeside Trail system.	
#7	Trail Connectivity The park must connect to the Lakeside Trail System.	Yes
#8	Location requirements Where a transition between uses is needed	
#9	Topography Natural topography should be maintained as much as possible, with no disturbance of slopes over 12%.	
#10	Water feature A water retention pond may be maintained within the park, including a dock feature for interaction with the water.	
#11	Structures Shade structures are permitted. Some enclosed structures are permitted for seasonal or recreational use such as snow cone sales or other kiosk-type uses. No parking is permitted within the park, all parking must be on-street adjacent to the park.	
#12	Furnishings Benches and trash receptacles are permitted, picnic tables are not permitted; See items required by trail standards	
#13	Lighting Lighting is permitted but not required.	
#14	Other considerations May be used to accommodate a Homeowners' Association Clubhouse, and/or a dog park.	
	Required in Sub Zones: MU-C(2)	
	Permitted in Sub Zones: Not applicable	
	Prohibited in Sub Zones: Not Applicable	

PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-1

ITEM	STANDARD	REQ' D
#1	Character This is the space separating differing uses and serving as a transition where walls would be inappropriate. The B-1 buffer is generally a front or primary buffer between an arterial roadway and the front of the project. It is generally landscaped with trees, shrubbery and seasonal color.	
#2	Minimum size Minimum buffer width between a parking area and FM 2499 is 15'	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the public arterial traffic from the private parking areas, but may be used in other situations.	
#5	Plantings, pattern Typically hedges and trees that provide strong visual screening. Along 2499, a higher tree canopy is more desirable to permit views into the development under the tree canopy from the arterial.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed, particularly along FM 2499	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures None required; signage permitted	
#12	Furnishings None	
#13	Lighting None required, lighting permitted from ground mounted lighting	
#14	Other considerations Driveways are permitted to cross Buffers	
	Required in Sub Zones: MU-MR	
	Permitted in Sub Zones: All	
	Prohibited in Sub	None



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

BUFFERS - B-2

ITEM	STANDARD	REQ'D
#1	Character This is the space separating differing uses and protecting one use from the impact of another use. Walls are permitted. The B-2 buffer is generally a rear or side buffer. It is generally landscaped in conjunction with a wall or solid visual screening.	
#2	Minimum size Minimum buffer width between a residential and a commercial use is a 6' to 8' high masonry wall with a landscaping strip that is 3' minimum in width.	yes
#3	Maximum Size No max	
#4	Perimeter conditions Usually separates the single family detached lots from the commercial service areas, but may be used in other situations.	
#5	Plantings, pattern Solid hedges and smaller trees placed closely together providing strong visual screening is most desirable.	yes
#6	Sidewalks/Hardscape Permitted	
#7	Trail Connectivity Permitted	
#8	Location requirements Where a transition between uses is needed	
#9	Topography Grade provides the transition as needed between the uses, no maximum grade. Retaining walls are permitted.	
#10	Water feature None required	
#11	Structures Masonry walls, between 6' and 8' in height	
#12	Furnishings None	
#13	Lighting None required	
#14	Other considerations Pedestrian and vehicular passages are permitted in the buffers.	
	Required in Sub Zones: MU-MR only if the rear of the commercial development abuts single family detached lots.	
	Permitted in Sub Zones: All	
	Prohibited in Sub Zones: None	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

GENERAL OPEN SPACE

ITEM	STANDARD	REQ'D
#1	Character This is unprogrammed area, not including buffers and medians, that is open to the public either as property dedicated to an association, under a common area maintenance agreement, or an easement granting public access.	
#2	Minimum size No min	
#3	Maximum Size No max	
#4	Perimeter conditions No specific restrictions	
#5	Plantings, pattern Natural existing trees take precedence, with additional ground cover or turf as appropriate.	
#6	Sidewalks/Hardscape Paths, sidewalks and trail network are permitted	
#7	Trail Connectivity Not required	
#8	Location requirements No specific restrictions	
#9	Topography No specific restrictions	
#10	Water feature Water features are permitted but not required.	
#11	Structures Enclosed structures under 900 SF are permitted and must be located at least 10' from other structures. Larger structures are permitted, such as gazebos or porches, provided they are not fully enclosed buildings	
#12	Furnishings No furnishings are required; unless required by trail standards	
#13	Lighting No lighting is required.	
#14	Other considerations	
	Required in Sub Zones:	
	Permitted in Sub Zones:	All
	Prohibited in Sub Zones:	

**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY**

VILLAGE LAKEFRONT AREA OPEN SPACE STANDARD IS SUPERCEDED BY THE FOLLOWING SPECIFIC OPEN SPACE STANDARDS.

VILLAGE LAKEFRONT AREA

- **OS1: COMMUNITY LAWN**
- **OS2: WATERFRONT BLUFF**
- **OS3: SUNSET GREEN AMPHITHEATER**
- **OS4: SUNSET POINT**
- **OS5a: BOARDWALK**
- **OS5b: VILLAGE GREEN**
- **OS5c: CORNER PARK**
- **OS5d: TOWER PARK**
- **OS6: LINEAR PARK** (See Page 56 for Linear Park standards)

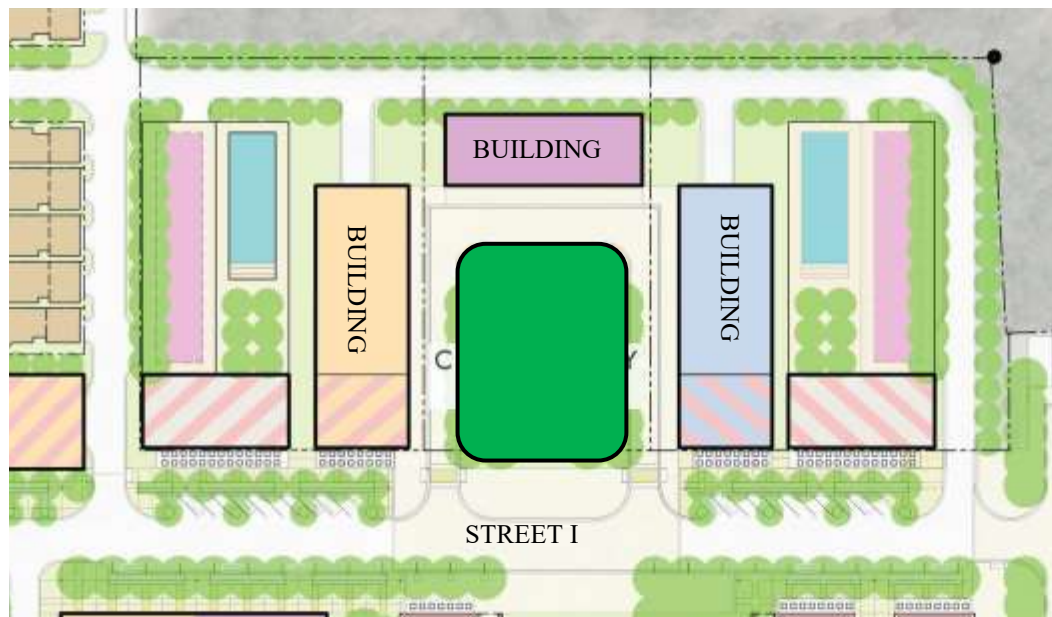
VILLAGE LAKEFRONT AREA



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS1: COMMUNITY LAWN

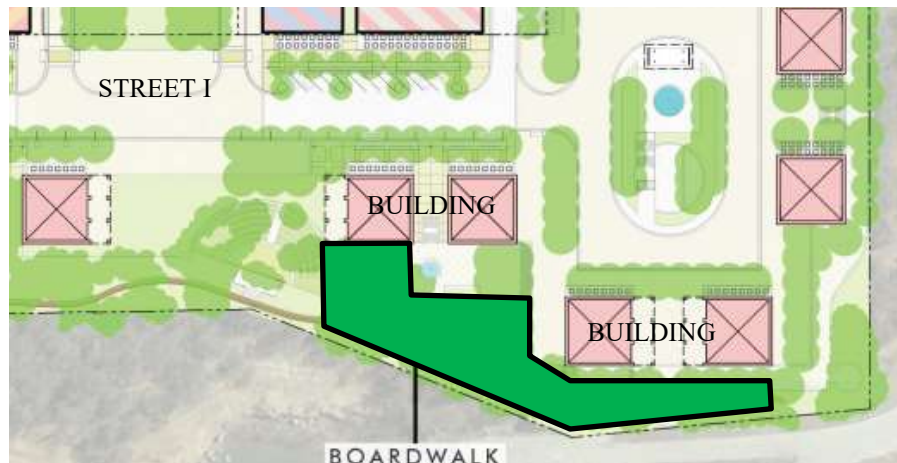
ITEM	STANDARD	REQ'D
#1	Character	Broad lawn for public gatherings and events. Event-specific furnishings would be provided for events
#2	Minimum size	13,000 SF
#3	Maximum Size	None
#4	Perimeter conditions	Front Building Facades, Street I,
#5	Plantings, pattern	Perimeter trees at 30' on center
#6	Sidewalks/Hardscape	Perimeter sidewalk 6' width minimum
#7	Trail Connectivity	Connect to sidewalk on Street I
#8	Location requirements	See Subzone Rules for MU-TEN
#9	Topography	Generally level, but elevated 2 to 3 feet above sidewalk on Street I
#10	Water feature	Optional
#11	Structures	None required
#12	Furnishings	Trash Receptacles
#13	Lighting	Street lights or perimeter bollard lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

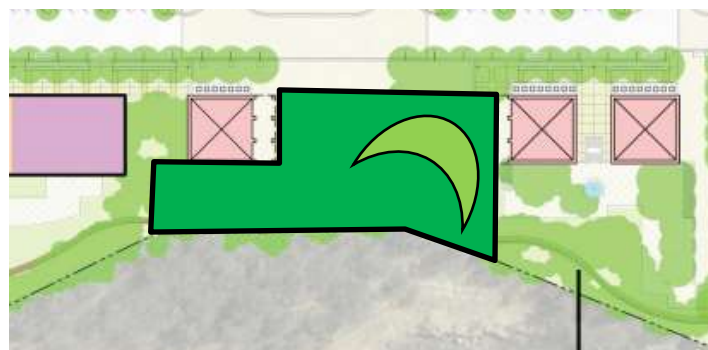
OS2: WATERFRONT BLUFF

ITEM	STANDARD	REQ'D
#1	Character	Combination of natural grade, pedestrian trails and public and commercial terraces acting as the terminus to the trail.
#2	Minimum size	0.3 acres
#3	Maximum Size	None
#4	Perimeter conditions	Boundary with Lake to west, terraces and restaurants to east
#5	Plantings, pattern	Existing trees where natural grade allows, Additional planting between terraces, and within terrace structures.
#6	Sidewalks/Hardscape	Trail type T-6 connecting terraces to the adjacent Open space OS3
#7	Trail Connectivity	Natural trail type T-6, Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-2.
#8	Location requirements	See Subzone Rules: OS2 is the transitional open space between the commercial buildings and the Lake Grapevine open space.
#9	Topography	Natural topography along western edge, terraced along buildings
#10	Water feature	Optional
#11	Structures	Dining Terraces, Stairs between terrace levels
#12	Furnishings	None Required, dining furniture anticipated.
#13	Lighting	Lighting may be a combination of bollards, string lights, building lighting, and others, but a minimum of 1.5 foot-candles is required on dining terraces and the Trail connection.
#14	Other considerations	May include stairs and retaining walls to be designed as an extension of the building architecture.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



**PARK AND OPEN SPACE STANDARDS:
PROPOSED PARK TYPOLOGY
OS3: SUNSET GREEN AMPHITHEATER**

ITEM	STANDARD	REQ'D
#1	Character	This is an open air venue for public or private gatherings, events or performances
#2	Minimum size	0.7 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Views of the lake are to be preserved to the west. Accessible from Street I sidewalk.
#5	Plantings, pattern	Natural existing trees should be preserved where possible and incorporated into the tiered seating. The tier treads should be primarily turf, tier risers may be stone or concrete.
#6	Sidewalks/Hardscape	The seating tiers shall be hard edged, concrete or stone, with concrete or stone steps between tiers. The stage shall be concrete or TREX or TREX like material with 10 or more years of product warranty.
#7	Trail Connectivity	The Lakeside Trail System trail type T-6 shall connect to the Amphitheater. Required trail connectivity within a public use easement at least 5' east of the trail and extending to the western property boundary of the microzone MZ-3.
#8	Location requirements	Must be bounded by Lake Grapevine USACE property to the west.
#9	Topography	Existing grade may be re-graded to achieve an optimal seating configuration.
#10	Water feature	None
#11	Structures	The overall size and capacity of the structure should be able to accommodate at least 125 people seated.
#12	Furnishings	
#13	Lighting	Ambient street lights on Street I are required, stage lighting is not required. Walkway lighting shall provide a minimum of 1.5 foot-candles of illumination. Tree lighting is permitted to satisfy these requirements.
#14	Other considerations	Sound system is not required.
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS4: SUNSET POINT

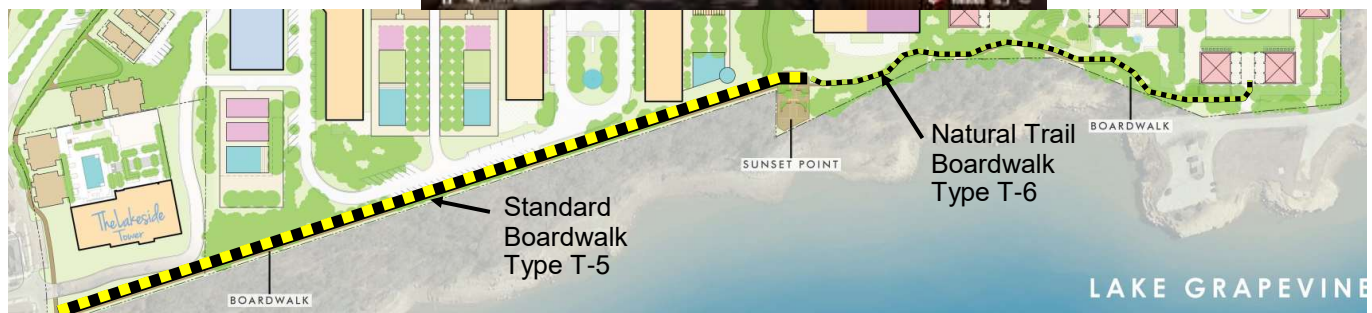
ITEM	STANDARD	REQ'D
#1	Character	Terraced, elevated viewing platform, suitable for gatherings or leisure activity.
#2	Minimum size	0.3 Acres, with elevated deck
#3	Maximum Size	None
#4	Perimeter conditions	USACE land and Lake Grapevine to the west
#5	Plantings, pattern	Existing trees to the maximum extent possible
#6	Sidewalks/Hardscape	Sunset Point deck, and trail connection to Boardwalk
#7	Trail Connectivity	Required trail connectivity, Trail Type T-6, within a public use easement at least 10' east of the trail and extending to the western property boundary of the Microzone MZ-4.
#8	Location requirements	
#9	Topography	Natural
#10	Water feature	None required
#11	Structures	6,000 SF wood deck
#12	Furnishings	Built-in seating, Trash receptacles
#13	Lighting	Low level landscape lighting
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS-5a: STANDARD BOARDWALK

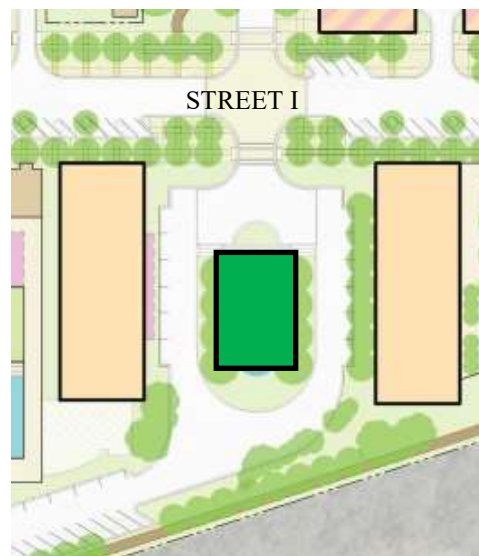
ITEM	STANDARD	REQ'D
#1	Character	Woodland trail, partially wide, level concrete, and partially natural gravel trail.
#2	Minimum size	1400 LF
#3	Maximum Size	None
#4	Perimeter conditions	USACE land to the West, varies to the east
#5	Plantings, pattern	Natural existing vegetation where possible
#6	Sidewalks/Hardscape	Concrete, asphalt, wood decking where ADA compliant, Decomposed Granite, or asphalt within stabilized edges where natural grade allows.
#7	Trail Connectivity	
#8	Location requirements	The length of the western boundary with the USACE property
#9	Topography	ADA compliant from Edgemere to Sunset Point, Natural grade from Sunset Point to southern tip.
#10	Water feature	
#11	Structures	
#12	Furnishings	Trash receptacles, Benches
#13	Lighting	Lighted bollards
#14	Other considerations	
	Required in Sub Zones:	MU-TEN
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5b: VILLAGE PLAZA

ITEM	STANDARD	REQ'D
#1	Character Small open space located between residential towers to offer a gathering place, open to the public, but used primarily by the residents of the neighboring residential buildings.	
#2	Minimum size 0.2 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Private drives, adjacent buildings	yes
#5	Plantings, pattern Turf with the formal placement of a minimum of 8 trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	
#9	Topography Mostly level	
#10	Water feature Or an alternate focal point	yes
#11	Structures	
#12	Furnishings Benches	yes
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5c: CORNER PARK

ITEM	STANDARD	REQ'D
#1	Character Small open space located at the corner of Edgemere and Lakeside Parkway fronting on the traffic circle.	
#2	Minimum size 0.3 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with a minimum of 4 trees in addition to street trees	yes
#6	Sidewalks/Hardscape	
#7	Trail Connectivity	
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures	
#12	Furnishings	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

OS5d: TOWER PARK

ITEM	STANDARD	REQ'D
#1	Character Small open space located between the Lakeside Tower and boardwalk.	
#2	Minimum size 0.5 acres	yes
#3	Maximum Size none	
#4	Perimeter conditions Streets and adjacent buildings	yes
#5	Plantings, pattern Turf with existing trees in addition to street trees	yes
#6	Sidewalks/Hardscape Connection of public sidewalk to boardwalk trail	yes
#7	Trail Connectivity Public sidewalk connecting Tower Park to the boardwalk	yes
#8	Location requirements Within Subzone MU-TEN, microzone 5	yes
#9	Topography Mostly level	
#10	Water feature	
#11	Structures Optional	
#12	Furnishings Benches optional	
#13	Lighting Optional	
#14	Other considerations	
	Required in Sub Zones: MU-TEN	
	Permitted in Sub Zones:	
	Prohibited in Sub Zones:	



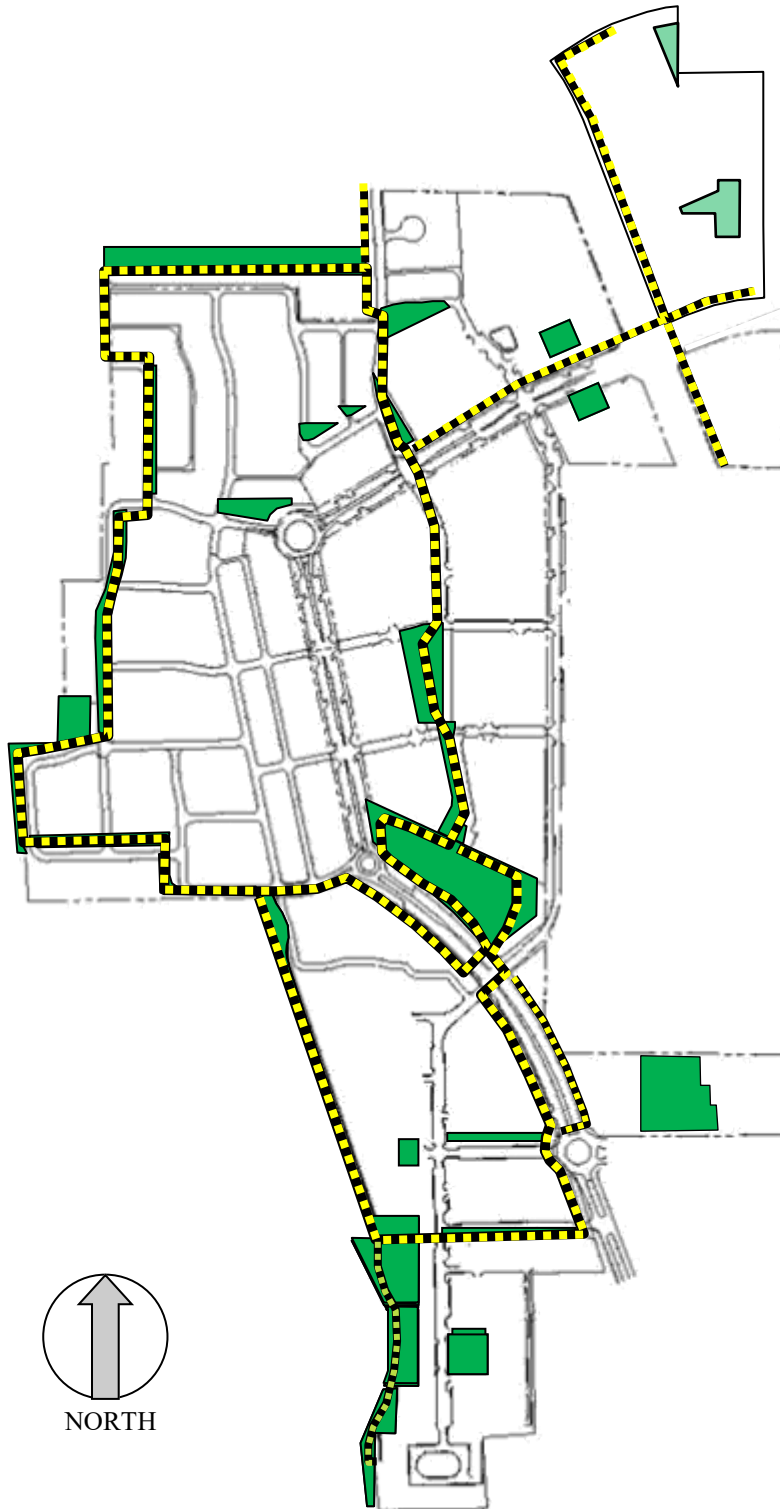
PARK AND OPEN SPACE STANDARDS
PROPOSED PARK TYPOLOGY

LAKESIDE EAST PARK

ITEM	STANDARD	REQ'D
#1	Character	Quiet public open space amenity between the residential building and the Private Enhanced Drives
#2	Minimum size	0.5 acres
#3	Maximum Size	No max
#4	Perimeter conditions	Bounded by building facades and private drives
#5	Plantings, pattern	Trees and turf
#6	Sidewalks/Hardscape	Meandering trail around the pond
#7	Trail Connectivity	Connectivity required to local sidewalks
#8	Location requirements	At the corner of Private Street 1 and 3
#9	Topography	Relatively flat
#10	Water feature	A pond is required with aeration device
#11	Structures	None Required
#12	Furnishings	Two benches
#13	Lighting	None Required
#14	Other considerations	
	Required in Sub Zones:	MU-N(2)
	Permitted in Sub Zones:	MU-TMR(3)
	Prohibited in Sub Zones:	



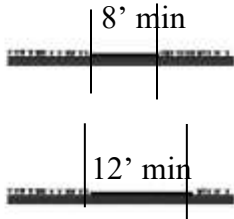
FIGURE 5.2: PROPOSED TRAIL SECTIONS
TRAIL LOCATION IS APPROXIMATE



5.2 Trail Standards

- A. Trail: A recreational hike and bike trail shall be constructed as a part of the overall development. At completion, the trail shall be at least one mile in length and a minimum of 8 feet in width. A minimum of 1000 feet of its length shall be within ten feet of the property line of Lakeside DFW and the A.C.O.E. The trail shall be paved with concrete or, if topography dictates that concrete is impractical, a wood boardwalk may be used at the Owner's discretion. Crushed granite may be used for portions of the trail where alternate paved routes for pedestrians are available.
- B. A.C.O.E. Connection: There is one trailhead connection to the trail that is owned and maintained by the Army Corps of Engineers around Grapevine Lake.
- C. Standards: Slopes, Railings, and Access shall comply with current best practices for private, recreational trail amenities.
- D. Trail Map: The Trail Map above indicates possible routing and trail sections throughout the length of the proposed trail and is subject to change. The T-1 through T-5 refer to trail sections depicted on the following pages.
- E. Furnishings: All trails shall provide seating, trash receptacles, drinking fountains and trail lighting at intersecting parks and trails in addition to all other furnishings and lighting identified in each proposed park topology.

PARK AND OPEN SPACE STANDARDS PROPOSED TRAIL SECTIONS



T-1 PARK TRAIL

Located on public land or land dedicated to Property Owners' Associations

Width: 8' minimum

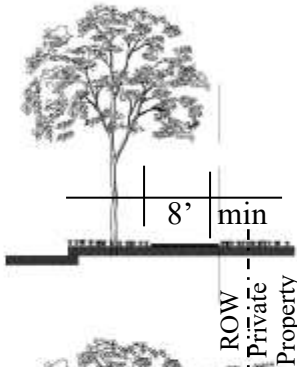
ROW or Easement: none required

T-2 HIKE & BIKE TRAIL AT TRAIL-HEAD

Located where the Lakeside Trail System meets the USACE trail system on land dedicated for public use.

Width: 12' minimum

ROW or Easement: None required



T-3 R.O.W. TRAIL

Located along a street right-of-way in place of the typical sidewalk.

Width: 8' min

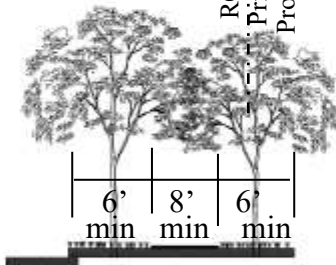
ROW or easement: built within the street ROW. If the typical sidewalk requires less ROW, additional ROW must be dedicated for the trail width.

T-7 AMENITY CENTER TRAIL

Located within Subzone MU-C(2), the trail serves as an extension of the trail circumscribing Open Space #2 (referenced as Long Prairie Park as depicted in Figure 5.1 herein) adjacent to the single family amenity center.

Width: 5' minimum

ROW or Easement: None required

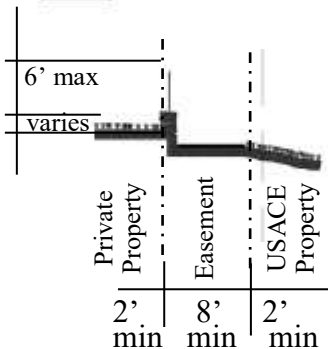
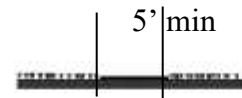


T-4 LINEAR PARK TRAIL

Located within a dedicated park area running parallel to a street.

Width: 8' min

ROW or easement: none required in a dedicated park or open space.



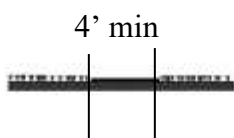
T-5 BOARDWALK TRAIL

Located between private property and the USACE property boundary.

Width: 8' min

ROW or easement: 12' min

Elevation: Trail may be placed below the existing grade of the adjacent property. Retaining walls, are part of the trail construction; railings and iron fences are the responsibility of the property owner. Wood fences are not permitted on either side of the trail.



T-6 NATURAL TRAIL:

Located between OS4: Sunset Point and OS2: Waterfront Bluff,

Width: Natural portion of the trail may be 4' wide, decomposed granite, concrete, asphalt, or wood decking, at or near natural grade. Edges of the decomposed granite shall be stabilized.

ROW: Trail shall be located within easements or common area lots.

5.3 Required Landscaping

A. Planting Along Streets and in Medians.

1. Street Trees. Street trees will be planted in tree wells or within landscape areas based on the type of street and shall comply with the applicable standards. Street trees shall be a minimum of three inch (3") caliper with a five foot (5') clear trunk and planted based upon a targeted average spacing of thirty feet (30') on center of a block length, block length determined by measuring from right-of-way line to the right-of-way line. Spacing can be adjusted as necessary to accommodate block length, curb cuts, crosswalks, vaults, Pedestrian and Vehicular Block Breaks and comparable features.

Street trees shall be installed in accordance with these criteria:

- (a) a minimum of two feet six inches (2'6") from back of curb; and
 - (b) in landscape areas that are not less than four feet (4') in width, have subsurface irrigation and drainage systems.
2. Median Trees. Median trees shall be a minimum of three inch (3") caliper and planted based upon a targeted average spacing of thirty feet (30') on center of a Block length.
 3. Shrubs and Groundcover along Streets and in Medians. Shrubs and groundcover adjacent to streets or street parking and in medians shall be based on the type of street and shall comply with the applicable standards. Such plantings shall be selected from the approved list of plantings set out in the Code of Ordinances, unless a different species is approved by the Environmental Services Division. For plantings within twenty feet (20') of any street intersection, shrubs and groundcover shall not exceed two feet (2') in height, and tree branching shall provide seven feet six inches (7'6") of clearance as measured from the top of the ground surface to the first branch along the tree trunk. Trees shall be maintained so as to provide adequate clearance for vehicular traffic.
 4. Streetscape Furnishings and Fixtures. Streetlights and lamps, traffic signage and control devices, street sign posts, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be selected and

installed or constructed in accordance with the Design Principles set out in these Development Standards. Traffic signage and control devices and street sign posts shall also comply with the applicable requirements of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). Ground signs located in the street right of way, medians or buffers, benches, sidewalk trash receptacles, bicycle racks and other streetscape furnishings, fixtures and equipment shall be perpetually maintained by the Lakeside Owners' Association.

5. Open Space Common Areas. Landscape design of open space common areas shall include selection and configuration of plantings, hardscape areas and accessory elements, including, without limitation, lighting, seating, accessory structures (e.g., gazebos, bandstands) and water elements as is appropriate to each such area. Designs for open space common areas shall be included in a submitted Site Plan, if such site includes open space common areas. An average of fifteen (15) trees (minimum 3" caliper) per acre (exclusive of any area covered by surface water, such as ponds and water courses) shall be installed in open space common areas or be accounted for by tree credits.
 6. Landscaping within Yards. Plantings to be located within required yards may include but shall not be limited to the following: understory trees, shrubs, vines, ground covers, grasses and flowers. Hardscape materials may include but shall not be limited to the following: stone, brick pavers and concrete. Final landscape design for required yard areas shall be prepared as part of the Site Plan for said lot or site.
- #### B. Landscape Requirements for Parking. Parking Structures.
1. There are no landscaping requirements for parking structures that are located in a Block Interior. Parking structures facing the public ROW shall require Type B-1 buffers.
 2. Surface Parking Lot Trees. A surface parking lot shall have, within the lot area, a minimum of one (1) tree, three inch (3") caliper, with subsurface irrigation, for every ten (10) parking spaces provided in the lot.

5.4 Tree Preservation.

- A. Landscape Buffer Tree Requirements. All landscape buffers required to be greater than five feet (5') in width shall have a minimum of one (1) tree (minimum 3" caliper) per forty (40) linear feet of buffer; however, trees in landscape buffers may be clustered in natural groupings provided that the total number of trees, when averaged over the length of the buffer, meets said standard.
- B. Compliance: Tree Credit Schedule. In achieving compliance with the requirements of this Section 5.3, the property-owner/developer may plant trees or apply credits for existing or transplanted trees or newly planted trees. Existing protected trees that are moved and replanted will be credited toward the requirements of this Section 5.3. For transplanted trees (other than Post Oaks, for which no credits will accrue), credits shall be based on one inch (1") of credit for each caliper inch of the transplanted tree, with fractional measurements being rounded to the nearest whole number.
- C. Mitigation: No mitigation or impact fees shall be required for removal of trees that are approved for removal as part of the Site Plan application and approval process. However, the Lakeside DFW zoning district shall insure that at least 8 trees per acre shall be planted over the gross area of disturbed land as a consequence of the development.
- D. Tree Survey Requirements. A tree survey (a "Subsequent Tree Survey") must be submitted in electronic format with an application for a Site Plan, plat or re-plat. Each Subsequent Tree Survey shall conform to the requirements of Section 94-23 of the Code of Ordinances.
- E. Definitions. The following terms shall have these meanings in these Development Standards, and to the extent of any conflict with other meanings for the same terms set out elsewhere in the Code of Ordinances the meanings in these Development Standards shall prevail:

Protected tree means any tree of a type that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures six inches (6") in caliper width or greater, ten feet (10') in height or greater and is not located in, or within six feet of, proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easements or other existing public rights-of-way or easements.

Specimen tree means any existing tree, of a type

that, as of the date of this Ordinance, is listed on the Town's protected tree list and measures within fifty percent (75%) of the caliper width or circumference, measured at four feet (4') above ground level, of the same such tree as listed in the most current edition of the Big Tree Registry, as amended, published by the Texas Forest Service and is not located in, or within six feet of proposed building footprints, public streets, alleys, rights-of-way, utility easements, drainage easements, fence easements, pedestrian access easement or other existing public rights-of-way or easements..

Caliper for existing, established or native trees shall be measured in accordance with the Measuring Rules and Procedures of the Texas Forest Services,

Caliper for landscape, nursery or replacement trees shall be measured at a height of twelve inches (12") above ground level. The caliper of multi-trunk trees shall be measured by determining the diameter or circumference of the largest trunk at full caliper added to one-half (1/2) of the diameter or circumference of each remaining trunk, measured at a height of twelve inches (12") above ground level.

Trees Excluded: Notwithstanding the foregoing, subject to the review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any living tree, which is certified, in writing, by a registered arborist or landscape architect as injured, dying, diseased or infested with harmful insects, which is in danger of falling, interferes with utility service or creates unsafe vision clearance, or which in any manner creates a hazardous or dangerous condition so as to endanger the public health, welfare or safety. Further, a protected tree shall not include any living tree that is identified on approved subdivision construction plans as necessary to be removed to comply with EPA storm water permitting requirements or FHA lot grading plans. Further, notwithstanding the foregoing, subject to review and approval of the Town's Tree Preservation and Enforcement Officer or his authorized designee, a protected or specimen tree shall not include any tree, which is certified, in writing, by a registered arborist or landscape architect as dead.

Pre-construction Plans: Prior to any and all construction or land development activity, the developer or property owner shall establish designated parking areas for the parking and storage of all vehicles, trailers, construction equipment and related items, design-

nated stockpile areas for the storage of construction supplies and materials and designated drive areas for vehicles and equipment. The location and dimensions of such designated areas shall be clearly identified on site plans and shall be approved by the Tree Preservation and Enforcement Officer or authorized designee prior to any construction or land development activity. Such designated areas shall be completely fenced with chain-link fencing and gates for safety purposes and for separation of protected and specimen trees from the construction area and related construction activity. With the ap-

proval of the Tree Preservation and Enforcement Officer or authorized designee, the designated parking and stockpile areas may be combined into one fenced area, provided that the preservation of protected and specimen trees is not adversely affected or jeopardized. Supplies and pipe and other items that are customarily unloaded where installed shall not be required to be stored within the designated stockpile areas. Sites approved for temporary batching plant permits shall be fenced and gated in the same manner as designated parking and stockpile areas.

PARKING STANDARDS

FIGURE 6.1: PARKING PLAN AND ANALYSIS



6.1 Location and design of off-street parking.

- A. Off-street parking for all uses located along type A streets shall be limited to 25 percent or less of the block frontage and 80 percent or less on type B streets, arterial, collector, and highway frontage streets.
- B. Any off-street surface parking area located adjacent to a street or a residential use shall be screened in the form of a landscape fence which is at least 3 feet in height.
- C. A surface parking lot may not be adjacent to a street intersection or square.
- D. A surface parking lot may not be located fronting any of the traffic circles on Lakeside Parkway.
- E. Shared parking facilities are encouraged for non-residential uses in the MU. Public parking spaces cannot be reserved.
- F. Bicycle parking shall be provided for non-residential uses, especially for schools, parks, trails, and other recreational facilities. Bicycle parking shall be provided at a rate of at least one percent of all off-street automobile parking spaces provided for non-residential and mixed use occupancies in the district. Bicycle parking may be shared between uses and shall be centrally located, easily accessible, and visible from streets or parking lots. They may be located between the roadway and the building facades as long as their location does not impede pedestrian walkways.
- G. Any off-street parking provided for residential uses shall be located in such a manner as to minimize the impact of garages and driveways along the residential street. All lots 60 feet and wider may have front loaded garages in accordance with the Residential Building Standards.
- H. Parking garages may be used to meet the parking requirements provided they do not occupy more than 25% of any A street frontage per block, or 50% of any B street frontage per block. The façades may exceed this frontage limit if the façade of the structure matches the adjacent habitable structures or the two lowest levels of parking are designed to appear as a single ground floor story.

6.2 Required Parking.

- A. The number of required parking spaces for uses in Lakeside DFW shall be determined as follows:

- B. Sections 82-73(3) and (4) of the Code of Ordinances shall not apply to Lakeside DFW as a whole, the determination that a development is a large development and is, therefore, required to provide a parking study consistent with the overall parking study and provision shall be made in regard to each Site Plan.
- C. The applicant for a Site Plan may elect the application of the Code of Ordinances to adjust the number of required parking spaces.
- D. Parking spaces for persons with disabilities will be provided in the number and with such dimensions as are required by the Texas Accessibility Standards.

6.3 Mixed Use Parking.

- A. Mixed use parking standards may be applied to satisfy parking requirements in Lakeside DFW. In applying mixed use parking standards, the following Schedule of Mixed Use Parking sets forth the percentage component for the calculation. The number of required parking spaces is determined by multiplying the percentage in each cell by the number of spaces required for the use and then totaling the resulting numbers for each column, and the column total that generates the highest number of parking spaces is the parking requirement.
- B. The parking requirement may be reduced upon a submittal of the parking calculation by the applicant and approval by the Town.

6.4 Parking Dimensions.

- A. General. The minimum required dimensions of parking spaces and aisles, if any, shall be as indicated in this Section 6. Minimum parking space dimensions shall comply with Section 82-77—Parking Space and Aisle Dimensions in the Flower Mound Code of Ordinances.
- B. On-Street Parking: Section 82-78—Parking Area Design, shall not apply to on-street parking within the MU zoning District.
- C. Covered Parking: Structure is to be masonry or metal and must comply with the regulations governing building materials. Carports of metal construction are permitted.

TABLE 6.1: SCHEDULE OF REQUIRED PARKING

Use Type	Parking
General Office or Retail	1 space per 250 sq ft (1/250 sq ft)
Restaurant	1 space per 100 sq ft (1/75 sq ft)
Hotel	1 space per lodging room
Multifamily	
1 bedroom/efficiency	1 space per unit
2 bedrooms	1.8 spaces per unit
3 bedrooms or more	2 spaces per unit
Residential other than multifamily	
Less than or 1600 sq ft in area	1 space
More than 1600 sq ft in area	2 spaces
Nonresidential uses other than those listed above	Sixty five percent (65%) of the number of spaces that would be required under the Code of Ordinances

- D. Parking Structures. The dimensions of parking spaces located in parking structures shall be as follows: Nine feet by eighteen feet except in automated parking structures, where each vehicle storage space, shall be counted as a parking space for purposes of these Development Standards, provided that such space accommodates a vehicle. Parking Structures shall be permitted to exceed the limit of 20% excess parking as provided in Section 82-73 (1) of the Town ordinance.
- E. On-Street Parking. The dimensions of parallel parking spaces located on streets shall be 8 feet by 20 feet unless otherwise indicated.
- F. Parking Access Aisles. Parking access aisles that are not also fire lanes shall have these widths:
- two (2) lanes (two-way traffic) a minimum width of twelve feet (12') each for ninety degree (90°) parking configurations; and
 - not less than a minimum width of twelve feet (12') for one-way or angled parking.
- G. Section 6.5 Interim Parking. The following regulations related to Interim Parking apply only to Subzones MU-TEN and MU-C(3). The Concept Plan for Subzones MU-TEN and MU-C(3) of the Lakeside DFW Mixed Use Zoning District anticipates that the majority of the parking spaces shall be accommodated through on-street parking and structured parking garages. To facilitate the phased development over time, some surface parking in the form of Interim and/or Off-site Parking Facilities will be needed in areas planned for other uses until the structured parking garages are completed. The following standards shall apply to Interim or Off-site Parking Facilities.
- Interim Parking Facility: An Interim Parking Facility shall mean a surface parking lot located on land within Subzones MU-TEN or MU-C(3) of the Lakeside DFW Mixed Use Zoning District that is planned for other uses, and which, at some unspecified time in the future, will be demolished to allow for the development of the planned land use (s).
 - Off-site Parking Facility: An Off-site Parking Facility shall mean a parking facility outside of Subzones MU-TEN and MU-C(3) of the Lakeside DFW Mixed Use Zoning District that is accessed through a valet service located within Subzone MU-TEN or MU-C (3).
 - Development within Subzone MU-TEN of the Lakeside DFW Mixed Use Zoning District may employ either an Interim Parking Facility or an Off-site Parking Facility to meet the parking demand of the planned development within Subzone MU-TEN.
 - An Interim Parking Facility shall comply with Section 6, except it shall not be required to comply with sections:
 - Section 6.1.A: parking frontage on Type A and Type B streets
 - Section 6.1.C: parking adjacent to intersections
 - Figure 6.2: parking within 60' of an intersection
 - All applicable development standards shall apply to any new construction of an Offsite Parking Facility.
 - Approval of an Interim Parking Facility: The applicant shall submit a Site Plan application for an Interim Parking Facility that shall also include the plan for the future transition of the Interim Parking Facility. The transition plan shall include a conceptual plan of the future relocated parking spaces, the approximate area

(s) for the future parking, and the approximate number of spaces being displaced.

7. Removal of Interim Parking: To remove or demolish all or part of an Interim Parking Facility, the Applicant shall submit a site plan application for the relocation of the displaced parking spaces. The parking plan may include another Interim Parking Facility, an Off-site Parking Facility, or a permanent parking lot or garage complying with Section 6 herein.

8. No Interim Parking Facility may be opened for use until a Certificate of Occupancy is issued for a parking garage within MU-TEN, containing a minimum of two

hundred (200) spaces.

9. No more than one (1) Interim Parking Facility may be constructed within Microzone MZ-1. In the event an Interim Parking Facility is constructed within Microzone MZ1, no more than three hundred (300) parking spaces may be built.

10. No more than one (1) Interim Parking Facility may be constructed within Microzone MZ-5. In the event an Interim Parking Facility is constructed within Microzone MZ5, no more than one hundred and eighty (180) parking spaces may be built.

TABLE 6.2: STANDARD REDUCTIONS FOR SHARED PARKING

Use	Weekday		Weekend		Night
	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Daytime 6 a.m. – 6 p.m.	Evening 6 p.m.-midnight	Midnight-6 a.m.
General or professional office	100%	10%	10%	5%	5%
Laboratory, medical or dental office	100%	10%	10%	5%	5%
Retail	50%	90%	100%	70%	5%
Restaurant	50%	100%	100%	100%	10%
Hotel	70%	100%	70%	100%	70%
Multifamily	60%	100%	60%	100%	100%
Residential, other than multifamily	100%	100%	100%	100%	100%

PARKING IN REAR: Surface parking is permitted behind and inside buildings provided garage doors are accessed from the rear of the building in the interior of the block.

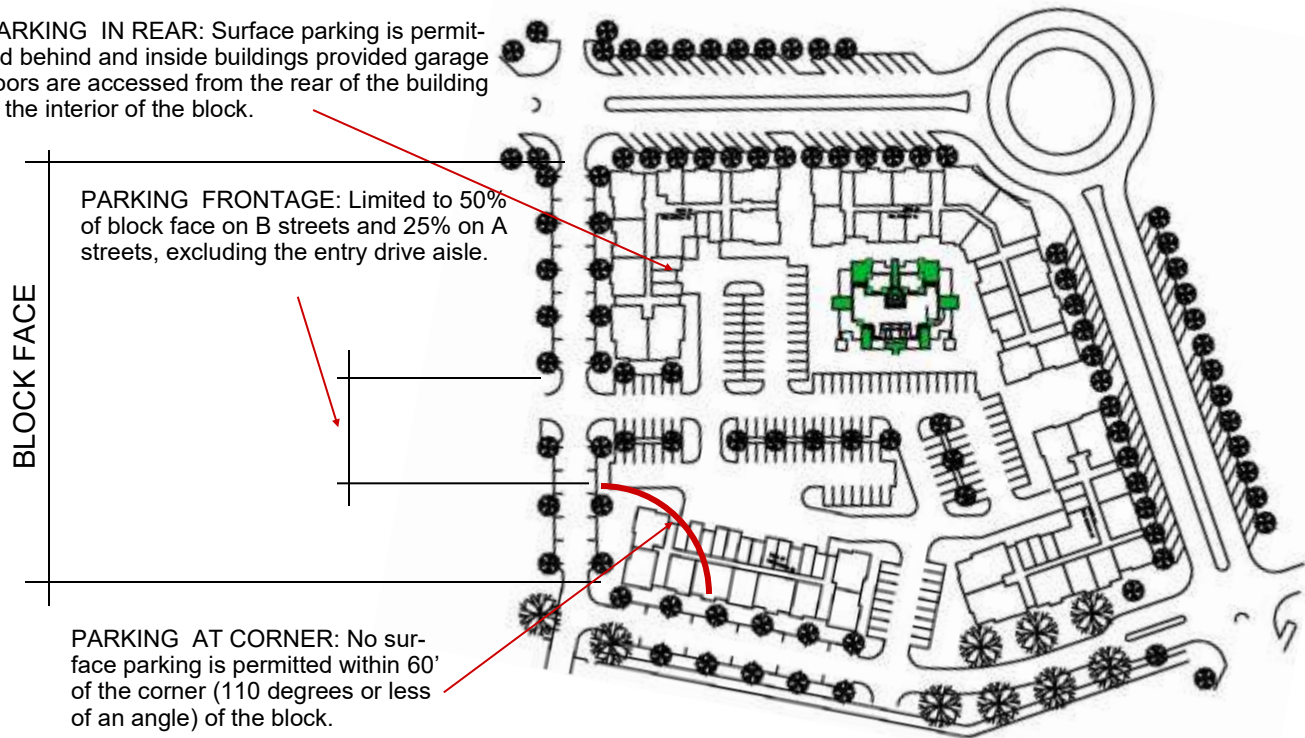


Figure 6.2: Surface parking rules

ARCHITECTURE AND BUILDING STANDARDS

ARCHITECTURAL AND BUILDING STANDARDS

Figure 7.1: SITE SECTION

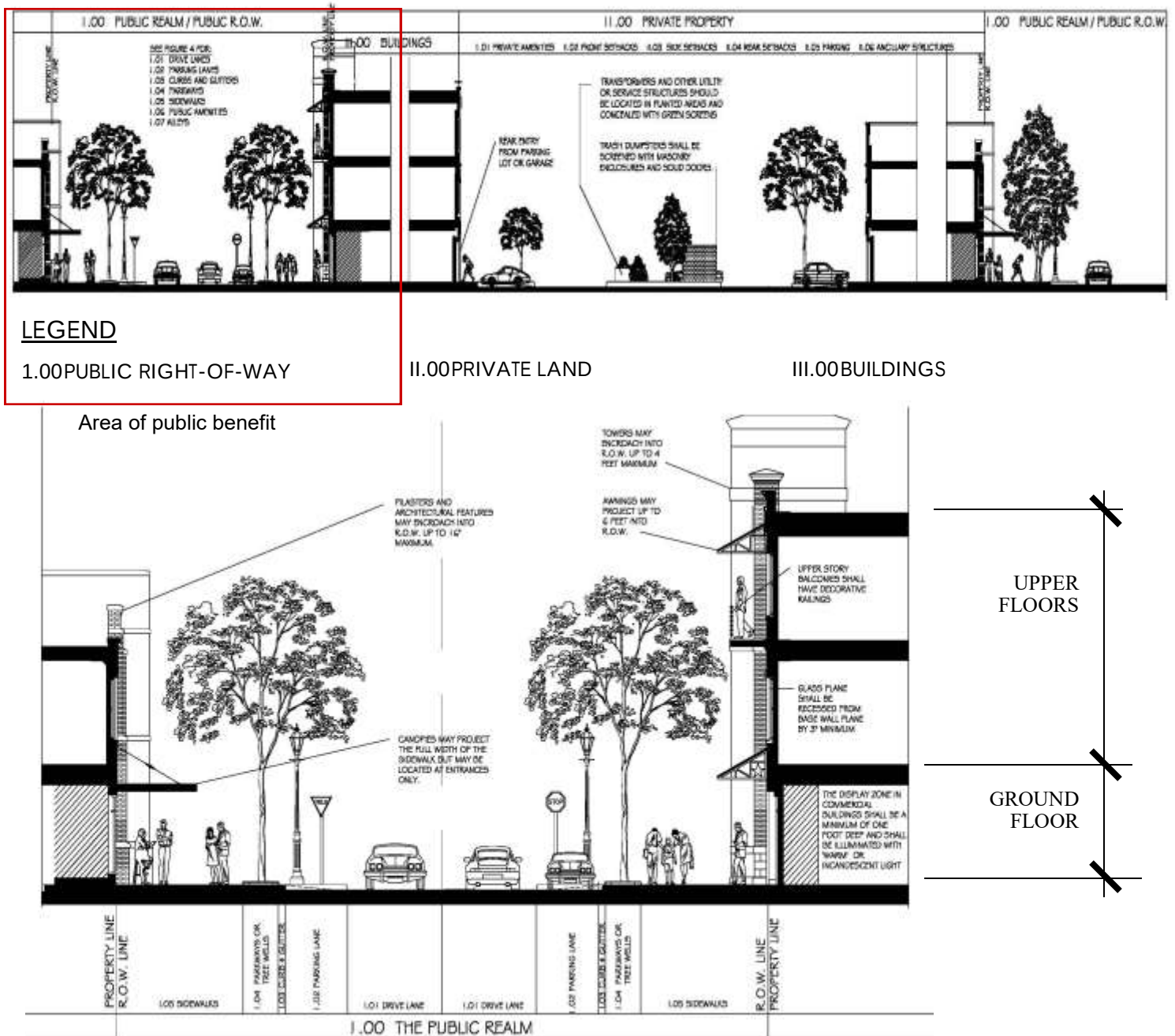


Figure 7.1: This illustration represents the area of regulatory priority.

Photo of mixed use streetscape

NOTES ON STREETScape:

1. Street Lighting. Division 6 of Article IV of Chapter 98 of the Flower Mound Code of Ordinances shall not apply to street lighting installed by an owner or developer for public benefits on or adjacent to public rights-of-way. Street lighting shall be perpetually maintained by the Lakeside Owners' Association.
2. Street Lights: The streetlights must comply with the development standard for streetlights, selected from utility company antique styles. The fixtures are to be placed not more than 80 feet apart on Lakeside Parkway. Fixtures must be equipped with 2 banner arms on each pole, placed perpendicular to the street.
3. Lighting: Development shall comply with the Town's standards for light intrusion at the boundaries of Lakeside DFW . Within, between or among any lots or sites located wholly in Lakeside DFW , no light intrusion will be deemed to exist or occur, and in that regard Section 98-1125(8) of the Code of Ordinances shall not pertain or be applied to any such lots or sites.
4. Street Signs: Street signs must comply with the development standard and must indicate the names of both streets at each intersection. A minimum of one sign pole per intersection is required at all intersections with Lakeside Parkway.
5. Street Furniture: Benches, trash receptacles, drinking fountains must comply with the development standard. Potted plants are permitted with approval of the **Lakeside Commercial Owners Association (LCOA)**.
6. Displays: Temporary displays are permitted for seasonal or commercial activity with the approval of the LCOA.
7. Temporary Signage: Temporary signage is permitted with the approval of the LCOA.



GROUND FLOOR COMMERCIAL STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows complying with these standards; See Section 7.2.A
3. Entry doors at grade complying with these standards; See Section 7.2.C
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band complying with these standards; See Section 7.2.C
6. Awning or canopy on all street level windows; See Section 7.2.D

SHOP SIGN

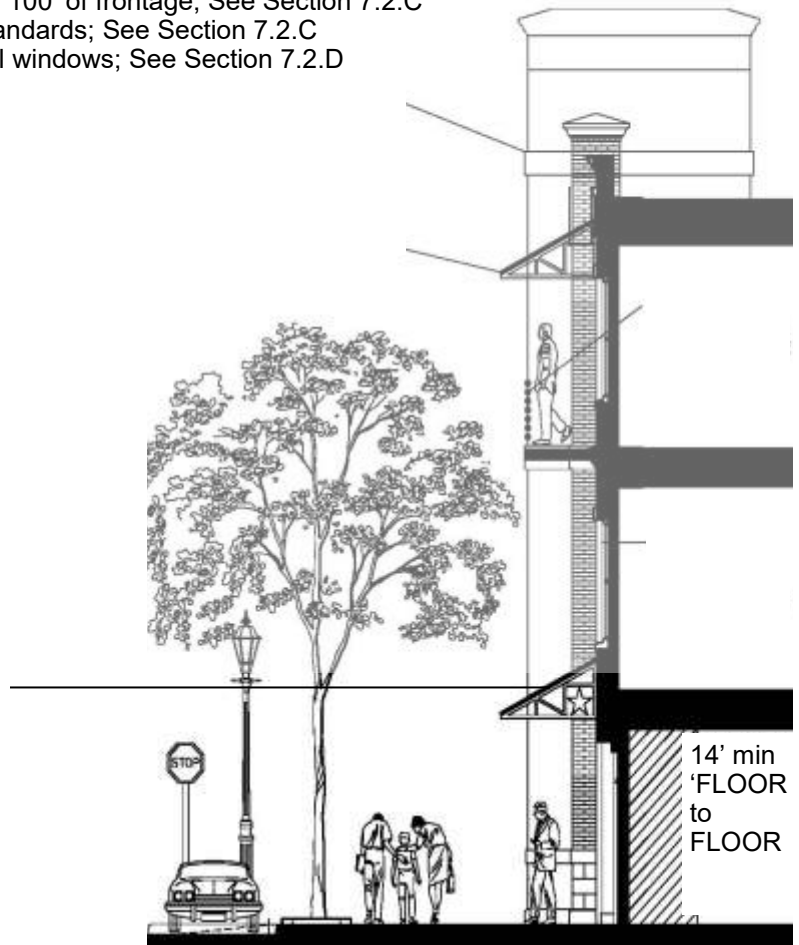


Figure 7.2: Ground floor built to commercial standards

TABLE 7.1 WINDOW/DOOR AREA REQL		MU-C	MU-N	MU-TEN	MUTMR
MIXED-USE & COMMERCIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	60%	50%	60%
	MAX	75%	75%	75%	75%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%
RESIDENTIAL BUILDINGS					
GROUND FLOOR FAÇADE	MIN	60%	40%	40%	40%
	MAX	75%	60%	60%	60%
UPPER FLOOR FAÇADE	MIN	30%	30%	30%	30%
	MAX	60%	60%	60%	60%

WINDOW AREA REQUIREMENTS

1. The façade area shall be measured between 3 feet and 9 feet above each finished floor. The percentage shall be the glass area divided by the total façade area.
2. Facades fronting Type 'B' Streets may reduce the glass area by 25%.
3. Facades facing alley or parking lots have no glass area requirements.

BONUS HEIGHT BUILDING STANDARDS

1. Minimum ground floor height of 14' floor to floor
2. Display windows are not required to comply with these standards
3. Entry doors at grade complying with these standards, and at least one entry must be located fronting the street of the building's address; See Section 7.2.C for entry requirements.
4. One entry into the building for each 100' of frontage; See Section 7.2.C
5. Sign Band is not required to comply with these standards.
6. Awning or canopy on all street level windows; See Section 7.2.D. Canopy may be metal or louvered and is not required on the Street-level windows, but is required at the building entrance.
7. The building, or portion thereof, within 12 feet of the public ROW is limited to the height defined without the bonus provisions. If the Building is set back from the public ROW 12' or more, the space between the ROW and the building cannot be used for parking and must comply with the standards for General Open Space.
8. The ground floor fronting the public ROW may not be used for a parking garage.

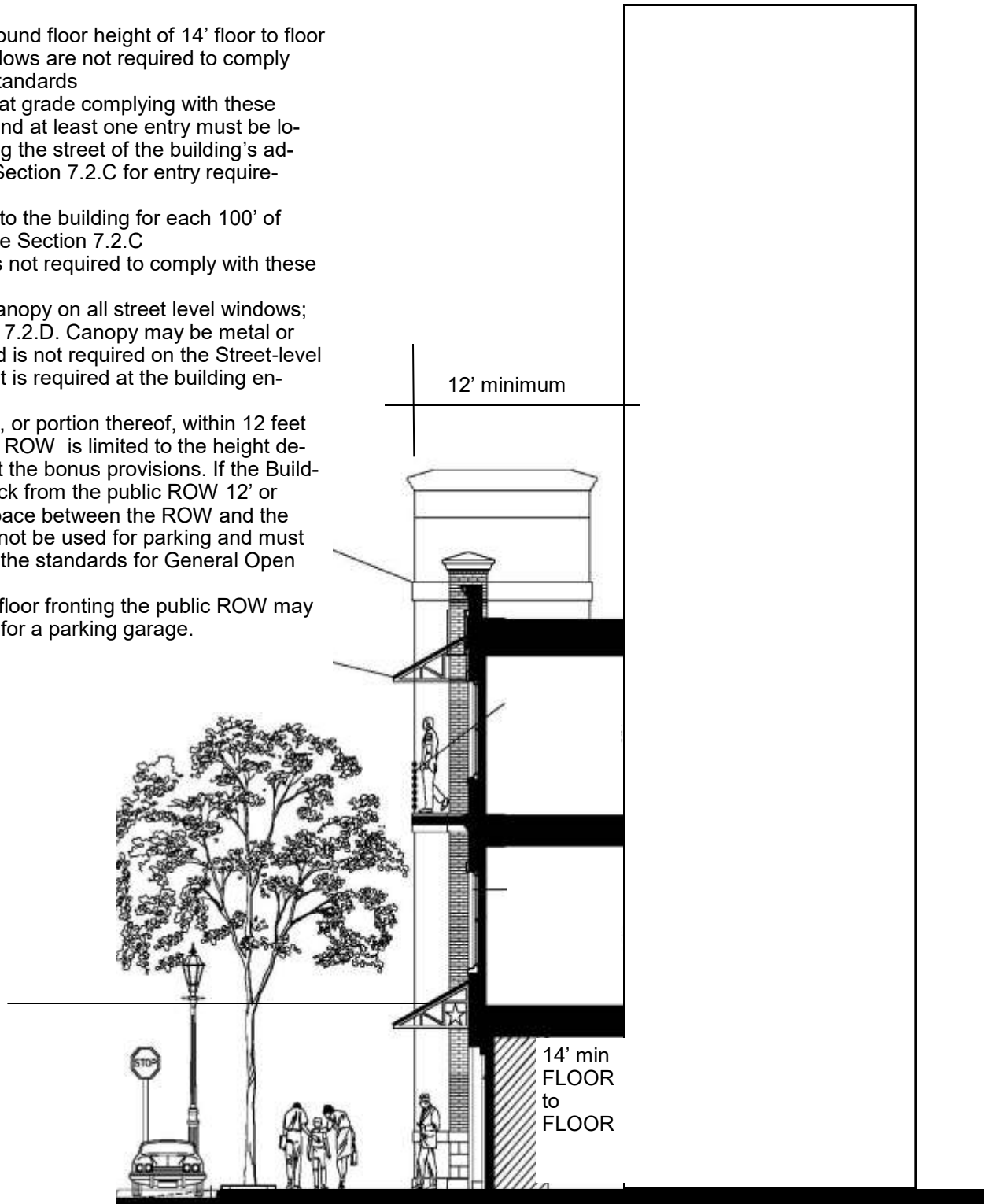


Figure 7.3: Bonus Height Building Standards

GROUND FLOOR RESIDENTIAL STANDARDS

1. Finish Floor elevation be at or above sidewalk grade for patios and private entries; See Section 7.3.A
2. Common entrances shall be at approximate sidewalk grade; See Section 7.3.B
3. Common entries shall provide weather refuge, such as an awning, canopy or recessed doorway and shall comply with these standards; See Section 7.3.B
4. Windows shall comply with these standards; See Section 7.3.C
5. Private Patios and associated fencing shall comply with these standards; See Section 7.3.D



Figure 7.4: Ground Floor Residential Standards

STANDARDS FOR UPPER FLOORS OF RESIDENTIAL OR MIXED USE BUILDINGS

1. Windows shall comply with these standards; See Section 7.4.A
2. Balconies shall comply with these standards; See Section 7.4.B
3. Cornice or Eave shall comply with these standards; See Section 7.4.C
4. Roof shall comply with these standards; See Section 7.4.D



Figure 7.5: Upper stories building standards

SECTION 7: REGULATIONS

The following regulations are intended to address Building and Architectural Requirements, pursuant to the requirements of the Mixed Use Zoning Code as it applies to the Lakeside Development.

Large footprint retail formats such as grocery stores and department stores are exempt from these regulations due to their economic value as anchors for shopping venues. Every attempt should be made to incorporate the large retail footprints into the urban pattern. These components of the development shall comply with Flower Mound C2 Zoning standards if they cannot comply with these standards.

7.1 BUILDING FACADES -

A. FACADES ELEMENTS

1. **Facade:** The quality of the facades determines the quality and character of the adjacent outdoor space. Since the public ROW requires a higher quality façade than the parking lot, the façade regulations are divided into Type A (better quality) and Type B (lesser quality). Type A facades face the public R.O.W. **Type B facades face parking lots and alley areas.**
2. **Proportions:** The proportions of walls, windows, and portions of walls shall be predominately vertical. Areas that are predominately horizontal shall be subdivided by pilasters, mullions, columns, trim work, or other architectural elements to achieve a balanced or vertical appearance. Vertical stripes, however, are undesirable.
3. **Pilasters and Columns:** Pilasters and columns are an expression of the actual or imaginary structural system on the exterior of the building. These elements divide the horizontal façade into smaller, more vertical panels. Pilasters should be placed no farther apart than they are tall and they should extend to the eave or above the parapet. .
4. **Entry Conditions:** The major entry is required to be placed on the public ROW façade and requires at least one entry into the building for each 100 feet of frontage on the property line.
5. **Maximum Façade Length:** One story buildings may be 100 feet long with a single building façade design; two or more stories are unlimited.
6. **Transition A to B Facades:** An A Façade must continue around a corner a minimum of 15 feet or 30% or the distance to the next building whichever is less, before transitioning to a B Façade.

B. MATERIALS

The materials employed to construct the buildings and public areas carry cultural, social, economic and architectural qualities that may or may not be appropriate to the character of the development. All material proposals are subject to the review and approval of the LCOA. The material lists are divided into materials that generally are unrestricted, materials that are desirable in small quantities, and materials that are undesirable unless used in an unusual or artistic fashion.

1. **Unrestricted Materials:** These materials may be used without limits for walls in 'A' or 'B' Facades: Brick, Stone, Stucco, Cast Stone, Ceramic Tile. Exception: within Subzones MU-TEN and MU-C(3), EIFS shall be an Unrestricted Material for the 2nd floor and above and excluding the ground floor.
2. **Limited Façade Materials:** The following materials may be used up to 20% on A facades and 80% of 'B' Facades: Concrete masonry units, EIFS, metal panel siding or hardi-plank clapboard siding. EIFS may be used on the second floor and above.
3. **Prohibited Materials:** The following materials may not be used for buildings subject to these guidelines unless specifically exempted by the LCOA. Aluminum siding, vinyl siding, wood or corrugated metal siding.
4. **Color:** Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.



7.2 COMMERCIAL GROUND FLOOR BUILDINGS

A. DISPLAY WINDOW

The portion of the building interior that is, or is intended to be, part of the pedestrian experience visible from the public ROW, if occupied by a retail tenant.

1. Window Display: The window display is to be visible at least 1 foot into the interior. The display should be well lighted, clean and organized.
2. Window Display Floor: A raised floor is recommended but not required.
3. Window Display Lighting: Lighting should be warm in color and either incandescent or metal halide. Fluorescent lighting is prohibited.



4. Window Display Window Coverings: If the ground floor space is occupied by a retail tenant, no coverings should be applied that eliminate visibility into the display space such as blinds, medium or heavy tinting, or draperies. If the space is occupied by an office or residential occupant, window coverings shall be permitted.
5. Display Window, Glass: The intent of the regulation is to provide as much opportunity for observation as possible, achieving the maximum visibility into the display window. Clear, single pane glass is recommended, insulated glass is permitted, light tinting for UV protection is permitted, medium and heavy tinting is prohibited. Glass panels should have a generally vertical proportion.
6. Display Window, Sills: Window sills must be sloped to drain over the window pediment.

7. Window Pediment: This is a section of wall under the display window elevating the glass above the sidewalk. Permitted materials include all materials in the materials section of the Guidelines except glass. The minimum height is 6 inches; maximum height is 39 inches.
8. Display Window, Jambs: The minimum return from the primary wall surface to the jamb is 3 inches. A trim or panning is recommended.
9. Display Window, Head: The design of the display window incorporating transom window elements above door height are recommended but not required. Above the glass and frame, unit masonry walls must have a visible masonry lintel above the glass. Stucco-style walls do not require a visible masonry lintel.

B. ENTRY DOORS

1. Entry Doors: Entry doors must be a minimum of zero percent glass, no maximum.
2. Entry Doors, Jambs: Trim, panning, or a section of wall is required between the door jamb and the adjacent jamb of the display window.
3. Entry Doors, Transom: A transom or transom-type panel is recommended above the entry door(s) but is not required.
4. Entry Doors, Canopy: If an awning or canopy is required over the entry doors, a canopy may extend into the Public ROW and may be supported on columns; however, the columns may not interfere with the accessible route of the sidewalk.
5. Color: Colors for stucco, cast stone, mortar, shall generally be low reflectance, neutral, or earth tone colors. The use of high intensity primary metallic, or fluorescent colors is prohibited. Painted trim colors may be selected from the range of colors available from the National Trust for Historic Preservation. Bright colors may be used on trim or decorative elements.

C. SIGN BAND -

The Sign Band is designed to display the identity of the business within and express in graphic form the character of the business. Highly expressive graphics are encouraged; see Sign Guidelines for details. A sign band that is too long or too tall is not consistent with the intended character.

1. Location: The top of the head of the display window is the bottom of the sign band and the bottom of the second floor window sills (or the bottom of the cornice on 1 story buildings) is the

top of the sign band. The band ends horizontally either at a pilaster, a tower, or an adjacent façade.

2. **Maximum Height:** The maximum height that is uninterrupted by a change in plane, change in material or a change in color, is 5 feet.
3. **Maximum Length:** The maximum length that is uninterrupted by a change in plane, change in color, or a change in material is 50 feet on a one story building, 100' on two or more stories.

D. OTHER FEATURES

1. **Base or Watertable:** The lowest element on the building façade, it establishes a visible base for the materials above. It is recommended.
2. **Awnings:** Awnings on all street level windows are required. Office street level windows within subzone MUTEN do not require awnings. Awnings are to be made of predominantly natural or natural-appearing fabric or metal. The bottom of the awning must be placed at or below the top of the window.
3. **Lighting:** Indirect lighting of the signage and identity graphics is recommended, but not required.

7.3. NON-COMMERCIAL GROUND FLOOR

These rules apply to structures which house a ground floor comprised of residential units under a single ownership. Non-commercial ground floors are encouraged to accommodate relatively easy conversion to a commercial use if the market permits.

A. FLOOR ELEVATION

Floor Elevation at sidewalk: the floor elevation of the ground floor must be at or above average grade of the sidewalk and common entrances shall be accessible by ramp if necessary.

B. ENTRY DOORS

1. **Entry Doors, Private Primary** - Primary entry doors to individual dwelling units facing the street may be of wood, steel, or steel with laminated wood veneer or fiberglass.
2. **Entry Doors, To Common Conditioned space:** Entry doors to a common conditioned space, such as a lobby or corridor, must be a minimum of 30% glass, no maximum.
3. **Entry Doors, To Common Un-conditioned space:** Entry doors or gates to a common non-conditioned space, such as a lobby or corridor, may be of ornamental metal, open gate style. The doors or gates must be painted black, dark green or the same or complementary colors of the primary facade.

4. **Entry Doors, Weather Refuge** - awnings made of predominantly natural or natural-appearing fabric or metal; metal roofs or roof elements are encouraged over primary entry doors to provide shelter from weather. Weather refuge elements are encouraged but not required over common entry doors. Alternatively, doors may be recessed into the façade far enough to permit a person to stand out of the weather.



5. **Entry Doors, Lighting** - decorative light fixtures such as wall sconces are encouraged adjacent to primary entry doors, but are not required. Fixtures should have a diffuse light source that is non-glaring or a decorative shade or mounting which eliminates direct visibility of the source.
6. **Entry Doors, Sliding** - slide opening doors are prohibited on the street façade.

C. WINDOWS

1. **Windows, Type** - Windows shall be fixed glass, single hung, double hung, triple hung or casement. Casings shall not be narrower than 2" except on masonry walls. Head casing shall be equal to or wider than the jamb casing.
2. **Window shutters** - if shutters are used, they shall be one-half the width and of the same height as the associated window. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
3. **Windows, Interior coverings** - interior coverings of ground floor windows may be of wood, or wood

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

D. PRIVATE OUTDOOR SPACES

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

E. OTHER ITEMS

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

7.4 UPPER STORIES -

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

A. WINDOWS

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

B. BALCONIES

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



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

C. CORNICE

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

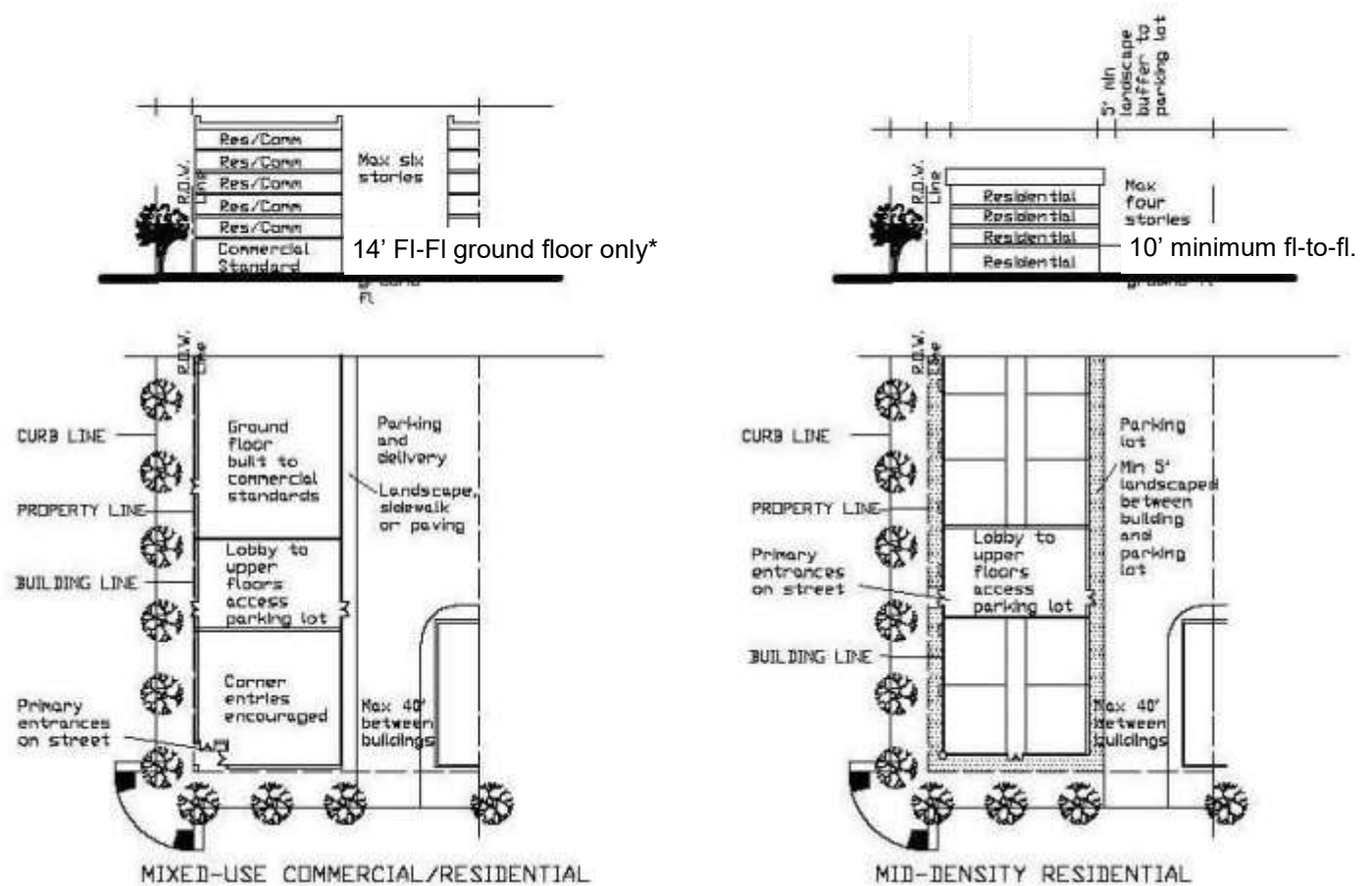
D. ROOF

The water repelling surface covering the building area below.

1. **Material Specifications:** For flat or low-slope roofs, white membrane roofing is recommended, but not required. For sloped roofs, asphalt shingles, slate or simulated slate, metal, metal shingle, clay tile or clay tile appearance, or concrete tile is acceptable.
2. **Eaves:** Surface of the soffit under the overhang is to be treated as finished surface. Trim is required at least at the intersection of the soffit and wall surfaces. Paint or other finish is required. Venting is to be incorporated into the design of the soffit surface.
3. **Gutters and downspouts:** If they are to be visible on the 'A' Façade, they must be incorporated into the façade design.



FIGURE 7.6 COMMERCIAL LOT STANDARDS



* 14 feet floor-to-floor includes the floor structure such as beams and trusses.

1. MIXED USE COMMERCIAL/RESIDENTIAL

Buildings designed to accommodate retail or office occupancies on the ground floor shall comply with the Commercial Building Standards. The primary façade wall of the building shall be placed within 5' of the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces). In Subzone MUTEN, the primary façade wall shall be placed within 8' of the frontage property line.

2. MID-DENSITY RESIDENTIAL

Buildings designed to accommodate multifamily residential occupancies on the ground floor shall comply with the Non-Commercial Building Standards. The primary façade wall of the building shall be placed between 5' and 8' from the frontage property line unless a setback is used as a public plaza (See Parks and Open Spaces).

FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3

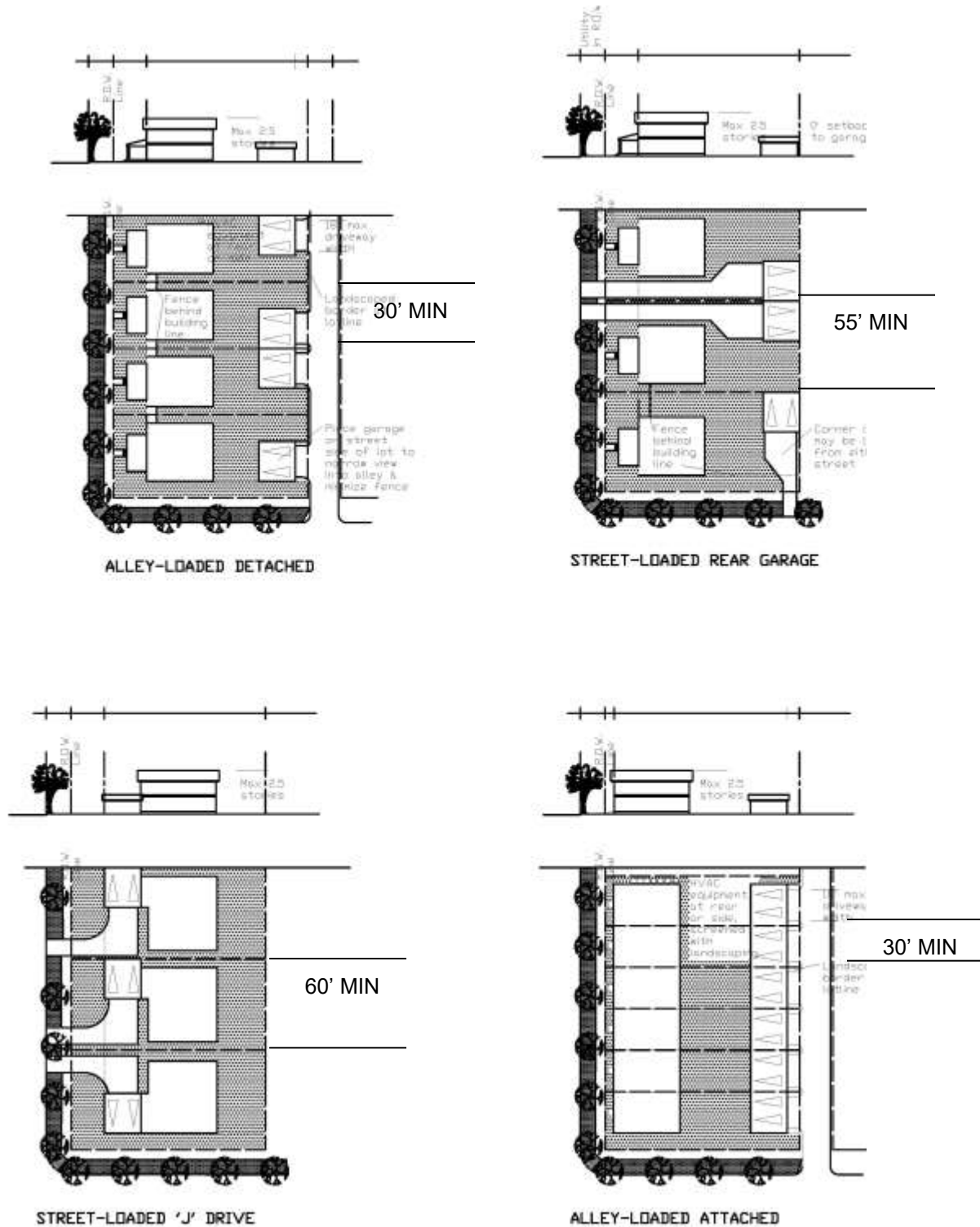
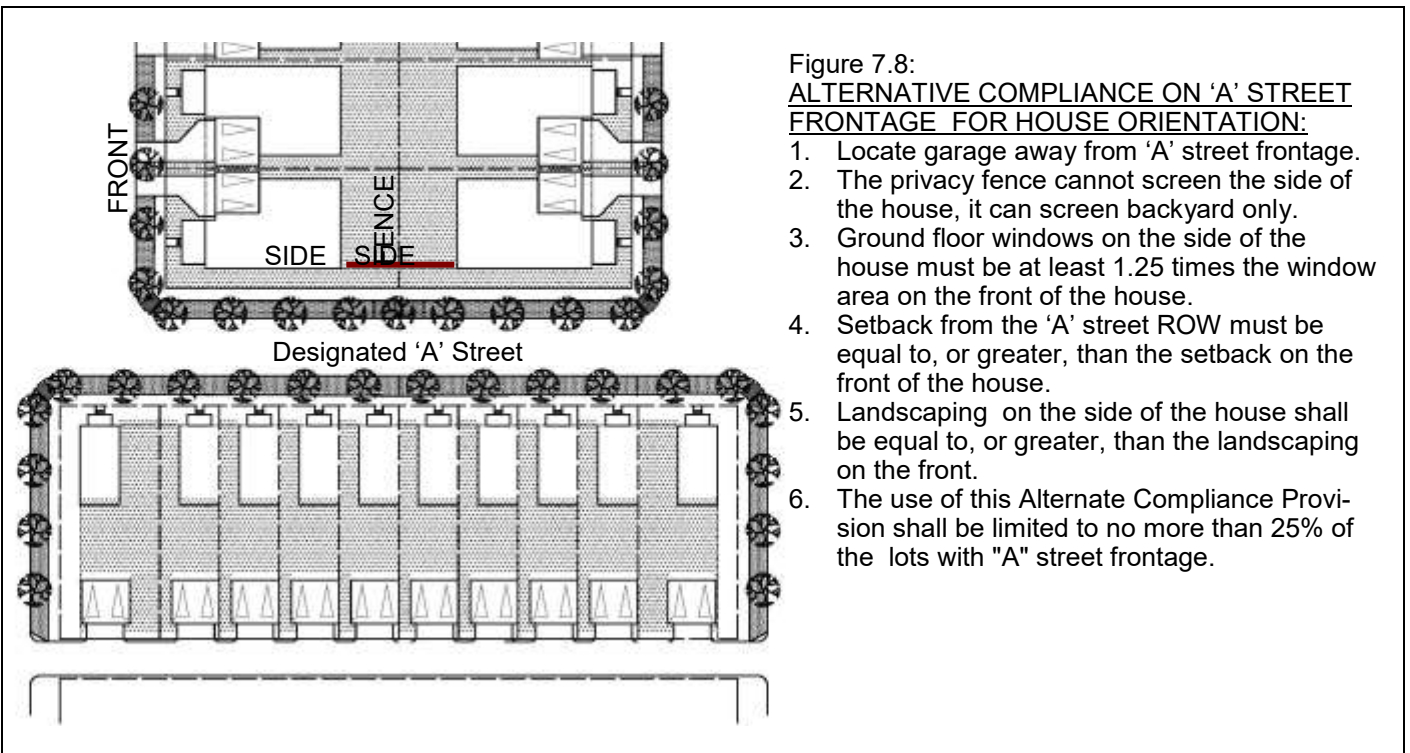
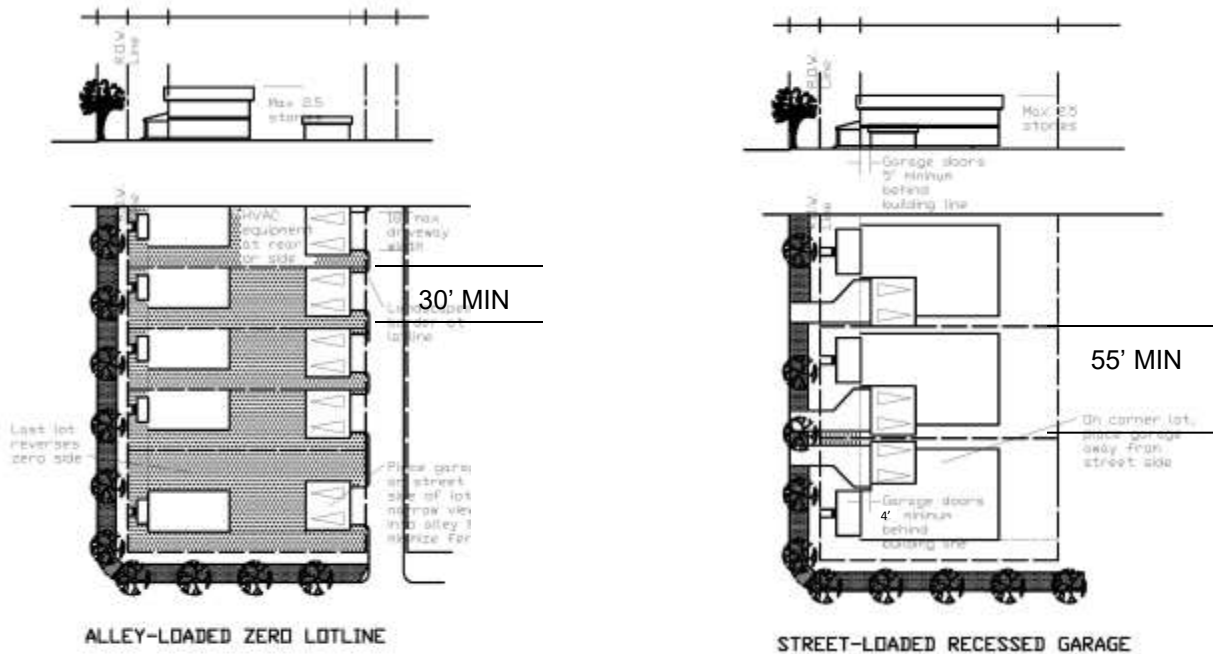


FIGURE 7.7: RESIDENTIAL LOT STANDARDS

See the Development Standards in Table 2.2 and in Section 3



**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 50' WIDE AND LARGER**

1. **Zones Permitted:** MU-NG
2. **Architecture**
 - a. All single family residential structures are encouraged to provide an architectural style which is appropriate to the site, the Lakeside DFW project, and the town of Flower Mound.
3. **Materials—Permitted and Prohibited:**
 - a. Materials for structures will be in compliance with Flower Mound Development Standards.
 - b. Minimum exterior façade—80 percent masonry façade.
4. **Building and accessory structures location on lot:**
 - a. Primary Building Structure must comply with Setback requirements.
 - b. Garage doors accessible from the street shall be constructed of decorative wood (“Carriage Door” Style) or stained simulated wood composite material
5. **Required Features:**
 - a. Architectural grade asphalt shingles, or better.
 - b. Wood or stained fiberglass simulated wood grain front door.
 - c. No façade may be repeated within any 5 adjacent lots or across the street from those lots.
 - d. Concealed HVAC units, trash storage, and utility meters.
 - e. Window openings and panes shall be vertically proportioned or square.
 - f. Flush mounted windows are prohibited.
 - g. If shutters are used, shutters shall be approximately one-half the width of, and the same height of the associated opening. All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. Shutters do not need to be operable.
 - h. Gutters shall be copper, galvanized steel, aluminum or painted if exposed.
 - i. If chimneys are located on a street-facing wall, they shall extend to the ground.
 - j. If a porch is used, the porch column base shall not protrude beyond the bottom edge of the porch flooring.

**SINGLE FAMILY DETACHED RESIDENTIAL LOT STANDARDS
FOR LOTS 30' TO 55' WIDE**

1. **Zones Permitted:** MU-NG
2. **Base Standards:** The standards that apply to the larger lots also apply to the 30' to 55' lots.
3. **Block Consistency:** All facades within one block face shall be constructed of the same wall and roofing materials.
4. **Facade Height:** Front wall must be two stories for at least 75% of the frontage.
5. **Façade Articulation:** Façade must have articulated features, such as balconies, window trim, changes in the wall plane, porticos, stoops, or other architectural features to enhance the façade and differentiate it from neighboring facades.
6. **All units connected:** The gate to access the side yard must be located in approximately the same plane as the front wall and must have either wing walls to match the building façade or a full height gate with lintel or arch over the gate.
7. **Side Street Enclosure:** The maximum distance between the lot corner of the end unit of the block and the far side of the parking aisle shall be 50'.

Figure 7.9: Transition between Subzones

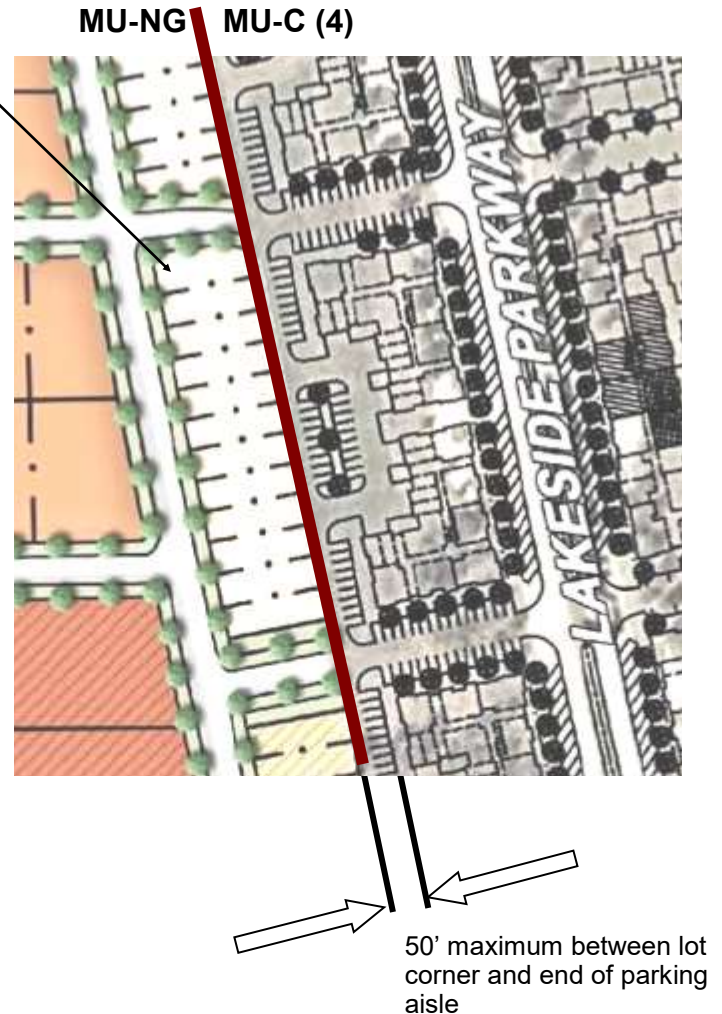
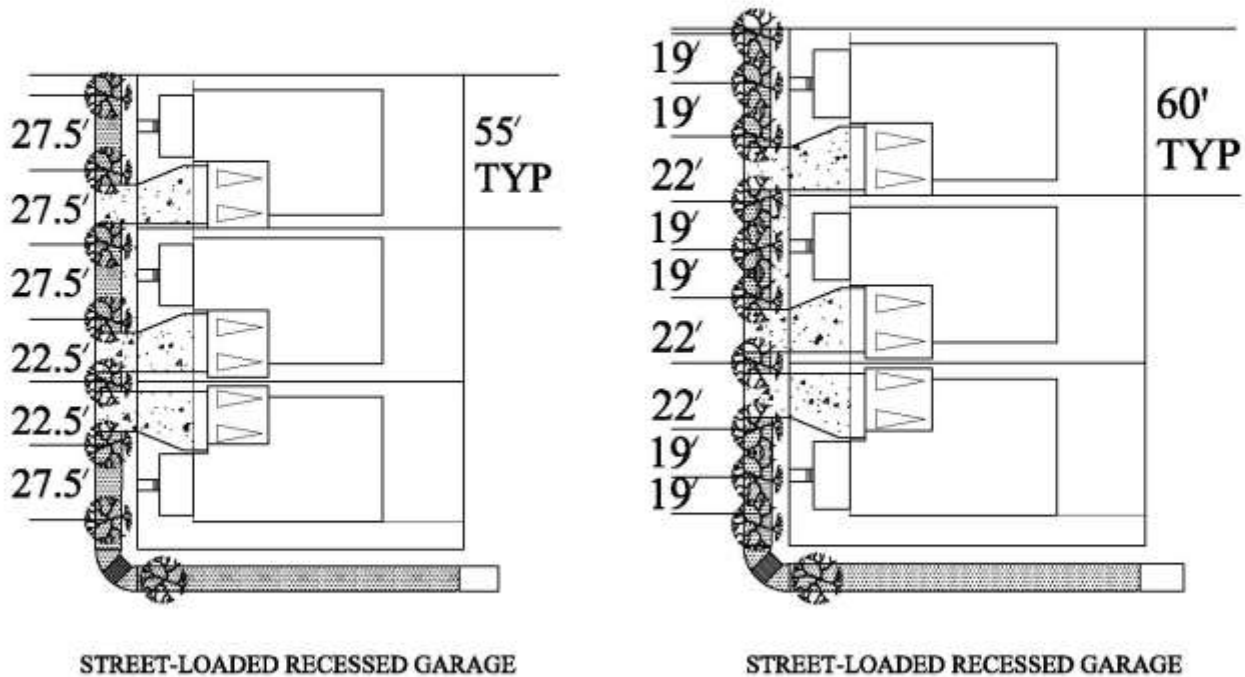


FIGURE 7.10: Requirements for front-loaded lots.



Front-loaded lots are lots whose garages are accessed from the street rather than from an alley. These lots must comply with the following criteria.

1. Lots greater than 60 feet in width at the building line must have at least three living street trees in parkway frontage of the lot. At developer's option, 5 trees of minimum 4 inch caliper may be planted over two adjacent lots. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
2. Lots greater than 55 feet in width, but less than 60' in width, must have at least two living street trees in parkway frontage of the lot. The spacing of the trees shall be approximately as shown in figure 7.9, but may be reasonably adjusted to allow for more uniform spacing of trees, utilities lines, meters, obstructions, drainage, and other practical considerations.
3. A maximum of 30 front-loaded lots, between 55' and 60' in width are permitted under this Development Code.
4. Lots less than 55 feet in width, must be served by an alley and not use driveways located in the front of the lots. Street trees will be located in accordance with the requirements of Table 3.2.
5. At least 7 of the front loaded 55 foot lots shall be constructed with alleys behind the lots.
6. The driveway width must be no greater than 15 feet in width at the sidewalk..
7. On lots less than 60' in width, garages shall not comprise more than 50% of the front façade.
8. Garage must be set back from the building line 5' farther than the front wall of the house.
9. Front facing garage doors shall have individual stall doors divided with a masonry column.
10. Garage doors on all front loaded lots shall be treated with at least two of the following architectural elements. Garage doors greater than 15' from the front building setback line are exempt from this rule.
 - a. Embossed panel doors or wood facing
 - b. Decorative brick or arch over doors
 - c. Multiple coach lamps
 - d. Decorative door hardware and straps
 - e. Garage doors recessed at least 12 inches from the face plane of the garage
 - f. Driveway finish upgraded to one of the following: stamped concrete, concrete pavers, pebble finish concrete, salt finish concrete.

SIGNAGE STANDARDS

SECTION 8: SIGNAGE

- A. Chapter 86 of the Code of Ordinances. Signage in Lakeside DFW shall comply with Chapter 86 of the Code of Ordinances, as in effect on the date of this Ordinance, except as amended, modified or excluded below.
- B. For new signs, the standards in Table 8.1 shall apply to SUBZONE MU-TNG and sign permits shall be approved administratively by the Town of Flower Mound Building Official unless specifically noted in this section.
- C. For new signs in Subzones MU-C(1), MU-C(2), MU-C(3), MU-C(4), MU-N(1), MU-N(2), MU-TMR(1), MU-TMR(2), MU-TMR(3), MU-TEN, Section 8.D shall apply.

TABLE 8.1	MU-TNG	STANDARD
Wall (Building) Signs	NP	- For all ground floor commercial uses (retail, office, and restaurant): One sign per tenant space; area to be calculated at 1.5 sq. feet per linear foot of public street frontage for the tenant space with a maximum of 100 sq. ft per tenant on each street frontage that tenant has frontage. - Second and upper floor commercial uses may also be permitted one second floor wall sign per tenant space per public street frontage; area to be calculated at 1.5 sq. feet per linear foot of second or upper floor frontage along that public street with a maximum of 100 sq. feet. - Live-Work: One sign limited to an area of 10 sq. feet maximum, and a maximum height of 2 feet - Home occupations in residential buildings: One sign limited to an area of 5 sq. feet maximum and maximum height of 16 inches - Building sign may encroach a maximum of 12" on to a sidewalk while maintaining a vertical clearance of 7 feet from the finished sidewalk. - Building signs may be internally or externally lit. - Marquee signs permitted only as specified below.
Monument Signs	NP	- One monument sign per lot per lot street frontage (no more than 2 per lot separated by at least 100 feet) limited to a maximum of 50 sq. feet per sign face and 6 feet in height. - Signs must be illuminated from ground mounted lighting. - Permitted only along FM 2499, Lakeside Parkway, and Slip Road Frontages, and on open space as shown on Figure 5.1 (except park #9).
Window Signs	NP	- Limited to 25% of the storefront glass area. <u>The following shall be exempt from this limitation:</u> - Addresses, closed/open signs, hours of operation, credit card logos, real estate signs, and now hiring - Artwork that is not used as advertising - Directory or wayfinding signage
Building Blade Signs	NP	- One per building (commercial and mixed use buildings only). - Area = 30 sq. feet maximum per sign face. - May encroach a maximum of 6 feet over a sidewalk, but shall not encroach over any parking or travel - Building blade signs may be attached to the building at the corners of building or along any street facing façade above the first floor facade.
Tenant Blade Signs	NP	- One per commercial tenant space (retail, office, or restaurant use). - Area = 20 sq. feet maximum per sign face. - May encroach a maximum of 4 feet over a public sidewalk, but shall not encroach over any parking or travel lane.

TABLE 8.1	MU-TNG	STANDARD
Marquee Signs	NP	- Permitted for theatres, auditoriums, and other public gathering venues of 100 persons or more. - Marquee signs shall be attached to the building or located above or below a canopy only. - Area = 150 sq. feet maximum, per face. - Message board may be changeable copy (electronic and non-electronic). Electronic message boards shall be non-flashing.
For sale/for lease	NP	- Size is limited to 32 sq. feet per sign face. - All other standards are the same as Town of Flower Mound Sign Regulations.
Address signs	P	Same as Town of Flower Mound Sign Regulations.
Temporary construction signs	P	1 free standing sign per lot during construction only; limited to 32 sq. feet.
Banners	P	Same as Town of Flower Mound Sign Regulations.
Sandwich board signs	NP	- Permitted only for retail, service, or restaurant uses. - Limited to 15 sq. feet per sign face per storefront. - Sign may not exceed 5 feet in height. - A minimum of 6 feet of sidewalk shall remain clear. - Chalkboards may be used for daily changing of messages. - Readerboards (electronic and non-electronic) shall be prohibited. - Sign shall be removed every day after the business is closed.
Light Pole Banners	P	- Permitted only with approval of the City. - Max. 15 sq. feet per sign face. - Limited to one per light pole. - Light pole banners shall be limited to publicize community-wide events, holiday celebrations, public art, and other city sponsored events.
Directory signs	NP	- Shall be allowed for all multi-tenant commercial and mixed use buildings. - One directory sign per each multi-tenant building entrance limited to 20 sq. feet in area. - Design of the sign shall be integral to the façade on which the sign is to be affixed.
Pole signs	NP	May only be permitted as part of a Master Sign Plan.
LED Signs	NP	- Shall be covered by a lens or diffuser. - May only be permitted where electronic message boards are permitted. - Or, may only be permitted as part of a Master Sign Plan.
Off-premise signs	NP	Signs advertising businesses within the Lakeside DFW mixed use zone shall be considered on-premise signage.

SECTION 8.D

This set of regulations replaces Section 8 of the Lakeside DFW Development Code with respect to the following subzones only: **MU-C(1), MU-C(2), MU-C(3), MU-C(4), MU-N(1), MU-N(2), MU-TMR(1), MU-TMR(2), MU-TMR(3), MU-TEN**. Except for restaurants over 3500 square feet, each building tenant is limited to no more than four of the following sign types per tenant elevation: Wall Signs, Projecting Wall Signs, Business Blade Signs, Window Signs, or Awning Signs.

Sec. 86

Sec. 86.63

Directional signs may be placed by the Lakeside Owners Association in the public right-of-way mounted on the ground or on a light pole or street sign. An example of an approved directional sign in public right-of-way is attached on Exhibit A.

Sec. 86-67 · Ground Signs

(6) All ground signs shall be set back at least 5 feet from any public street right-of-way line.

(7) A maximum of two tenants may be identified per ground sign.

(8) Ground signs shall be located at least 75' apart and at least 10 feet from the property lines of any other lot.

(11) Ground signs may display any business located within Lakeside DFW even if the business is located on a different lot than the ground sign.

(15) An example of an approved ground sign for Lakeside DFW is attached on Exhibit B.

(16) There shall be no more than two ground signs on Lot 1, Block C, Lakeside DFW; no more than three ground signs on Lot 1, Block B, Lakeside DFW; no more than two ground signs on Lot 2, Block A, Moviehouse Addition; no more than one ground sign per street frontage on Lot 1, Block A Moviehouse Addition; and no more than three ground signs along the frontage of FM 2499 and no more than two ground signs along the frontage of Lakeside Parkway on Subzone MU-TMR (2); **no more than 6 ground signs on Subzone MU-TMR(3) as indicated in Exhibit K, all other lots shall be limited in quantity per Chapter 86 of the Town of Flower Mound code.**

*** Monument signs within open space areas as shown on Figure 5.1 (except within MU-TNG) shall be allowed for the purpose of open space identification and/or advertising an event or activity within a programmable open space. Monument signs may be back-lit or illuminated from ground-mounted lighting sources.**

Sec. 86-68 - Wall Signs

(a)(5) Tenants may have wall signs on each of their exterior elevations per the table in **subsection 6**. Each wall sign shall be measured separately for maximum width and height measurements for the signs on that particular elevation. **The maximum width and height measurements of wall signs shall comply with Exhibit I.**

(b)(4)(d) One Building Identification Sign shall be allowed per building per street frontage.

(b)(4)(g) Use of a Building Identification Sign shall not require a reduction of the permitted tenant signs.

(b)(6) Projecting Wall Sign

- a. A projecting business wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.
- b. May have a maximum height of 15 feet, maximum width of five feet.
- c. May be allowed in addition to any other permitted signs, with the exception of e. below.
- d. An example of an approved projecting business wall sign is shown on Exhibit C.
- e. May only be used on an exterior elevation in lieu of a surface wall sign, unless applicant is a restaurant containing 3,500 square feet or more, in which case, may be used in addition to a surface wall sign.

(b)(7) Projecting Building Identification Wall Signs

- a. A projecting building identification wall sign is mounted to the building perpendicular to the building and may project a maximum of 6 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have 10 feet of clearance above the sidewalk.
- b. The maximum sign height is 15 feet and the maximum area per side is 60 square feet.
- c. A projecting building identification wall sign would be in lieu of a building identification wall sign.
- d. An example of an approved projecting building identification sign is shown on attached Exhibit D.
- e. No more than one projecting building identification wall sign shall be permitted per building.

(b)(8) Business Blade Signs

- a. In addition to other signage allowed per this section, Businesses may have one blade sign per exterior elevation not to exceed 15 square feet per sign. These signs are installed perpendicular to the building to show the name of the business to pedestrian traffic. Blade signs may project a maximum of 5 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 8 feet of clearance above the sidewalk.

- b. An example of an approved business blade sign is shown on attached Exhibit E.

(b)(9) Marquee Signs

- a. A marquee sign is a major sign affixed to a building, projecting from the building wall, identifying a building, a project, or a tenant, and serves as a landmark to the development.
- b. Permissible for movie theaters, auditoriums, entertainment clubs, any assembly venue of at least 100 persons, or the name of a development.
- c. May have a maximum height of 25 feet, maximum width of six feet.
- d. No more than four marquee signs may be allowed within Lakeside DFW and may only be permitted in the areas identified on Exhibit F.
- e. May project a maximum of 7 feet over a public sidewalk, but shall not project over any parking or travel lane, and must have a minimum of 10 feet of clearance above the sidewalk.
- f. Message boards on a marquee sign for the movie theater only may contain a changeable message, both electronic and changeable panel.
- g. An example of an approved marquee sign is shown on the attached Exhibit G.
- h. May not advertise more than one of the permissible uses outlined in b. above on each sign.

(b)(10) Entrance Marquee Sign

- a. One of the four marquee signs authorized pursuant to paragraph (b)(9), hereof, may be an entrance marquee sign
- b. The entrance marquee sign shall comply with the all regulations set forth in paragraph (b)(9) pertaining to marquee signs; provided, however, that the entrance monument sign may have a maximum height of 30 feet.

Sec. 86-69 - Window Signs

Window signs shall be limited to a maximum of 25 percent of window area.

Sec. 86-70 -Awning or canopy signs

Awning or canopy signs may be used in addition to other signs permitted by Chapter 86, subject to the following:

(2) Business logos/text are permitted to be applied to the sloped portion or front valance of the canopies/awnings and may appear on more than one awning.

(9) The total sign area for an awning or canopy sign shall not exceed the maximum allowance as outlined in section 86-68. The area of awning or canopy signs will not be deducted from the area allowed for other permitted signs.

(11) Any typeface for awning or canopy signs shall be

allowed.

(12) Permits for awning signage will be issued as one sign permit per business, whether they are applying for signage on one or multiple awnings.

Sec. 86-73 • Temporary commercial signs

(8) Coming Soon or now open signs.

a. One sign shall be permitted per building elevation for each business. If the business has 30' or more of lineal building elevation, then two signs shall be permitted on that elevation.

g. Such sign(s) shall be allowed for a maximum period of 60 days, after which it must be removed.

i. Permits for coming soon and/or now open signs, respectively, will be issued as one sign permit per business, whether they are applying for one or multiple signs.

(14) Sandwich board/ A frame signs

Sandwich board signs shall be permitted for retail uses. No permit is required, but the signs must comply with the following:

- a. The maximum size for a sandwich board sign shall be three and one-half feet (3.5') in height by two and one-half feet (2.5') in width.
- b. A sandwich board sign shall be located near the entrance to business that it advertises and must not impede pedestrian traffic.
- c. Sandwich board signs must be professionally made, be constructed of durable materials and be sufficiently weighted to prevent movement by wind or other elements.
- d. Sandwich board signs cannot be permanently attached to any object or the ground.
- e. All sandwich board signs must be moved indoors during times of heavy rain or high winds and after business hours.
- f. A sandwich board sign must be uncluttered, with a minimum of text. Logos and graphics are encouraged.
- g. An example of an approved sandwich board/ A-frame sign is attached on Exhibit H.

*** Illuminated signs on construction cranes located within MU-TEN and MU-C(3) subzones complying with EXHIBIT J shall be allowed.**

Exhibit A

Example of an Approved Directional Sign in Public Right-of-Way



Exhibit B

Example of an Approved Ground Sign



Exhibit D

Example of an Approved Projecting Building Identification Sign

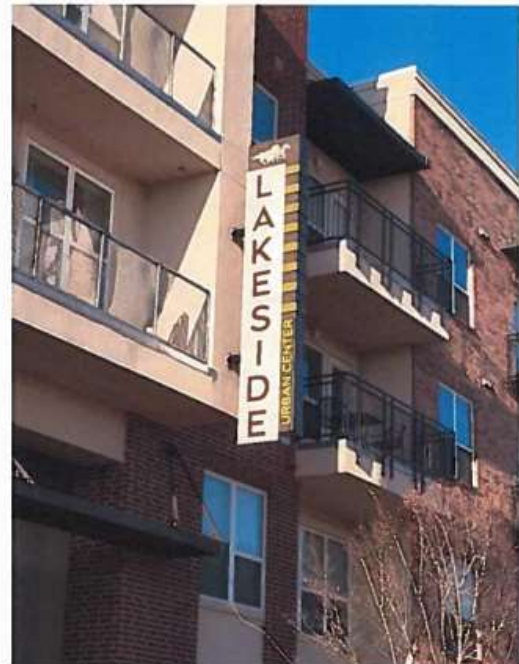


Exhibit C

Example of an Approved Projecting Business Wall Sign



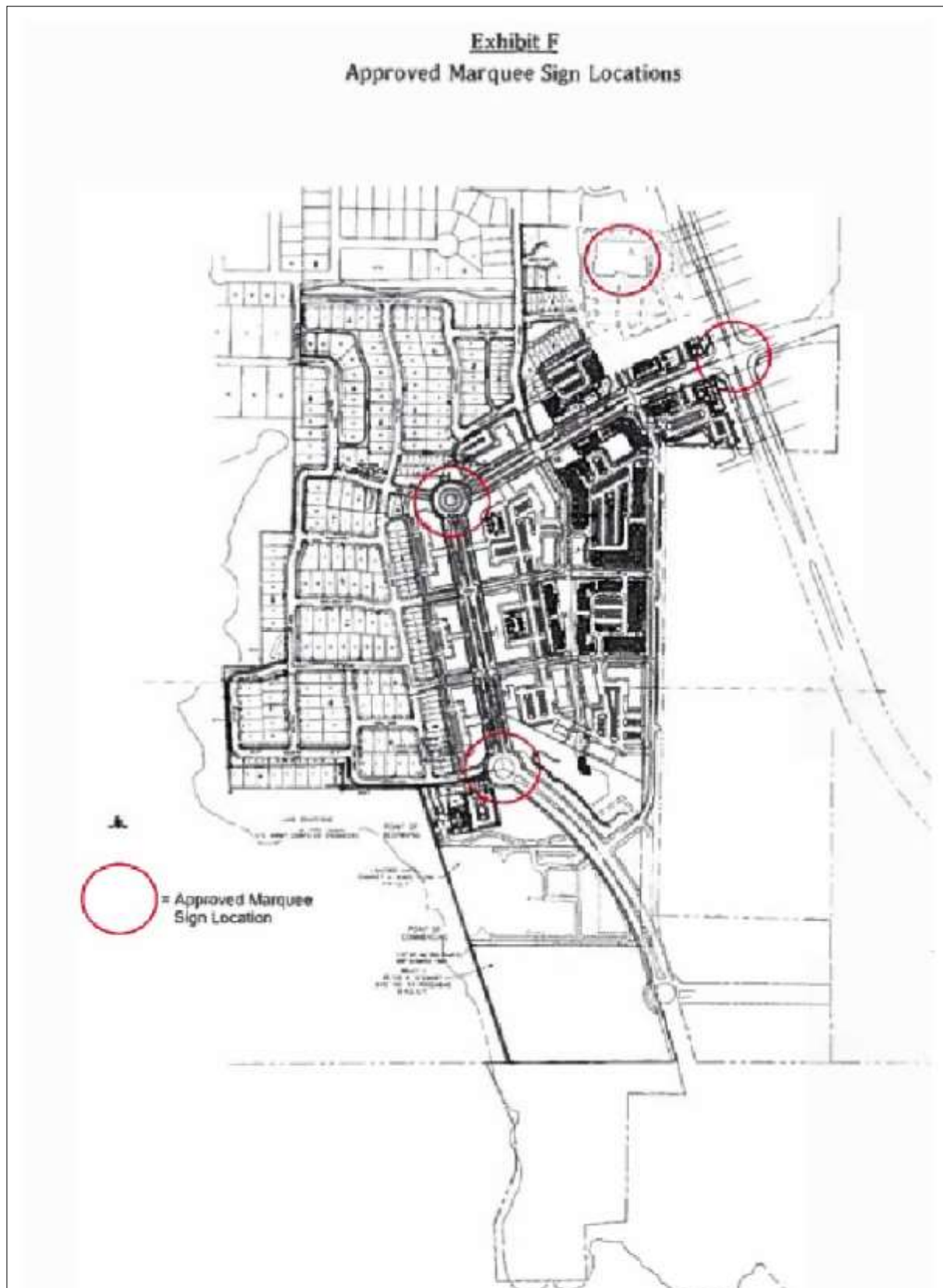


Exhibit E
Example of an Approved Business Blade Sign



Exhibit H
Example of an Approved Sandwich Board/ A-Frame Sign



Exhibit G
Example of an Approved Marquee Sign

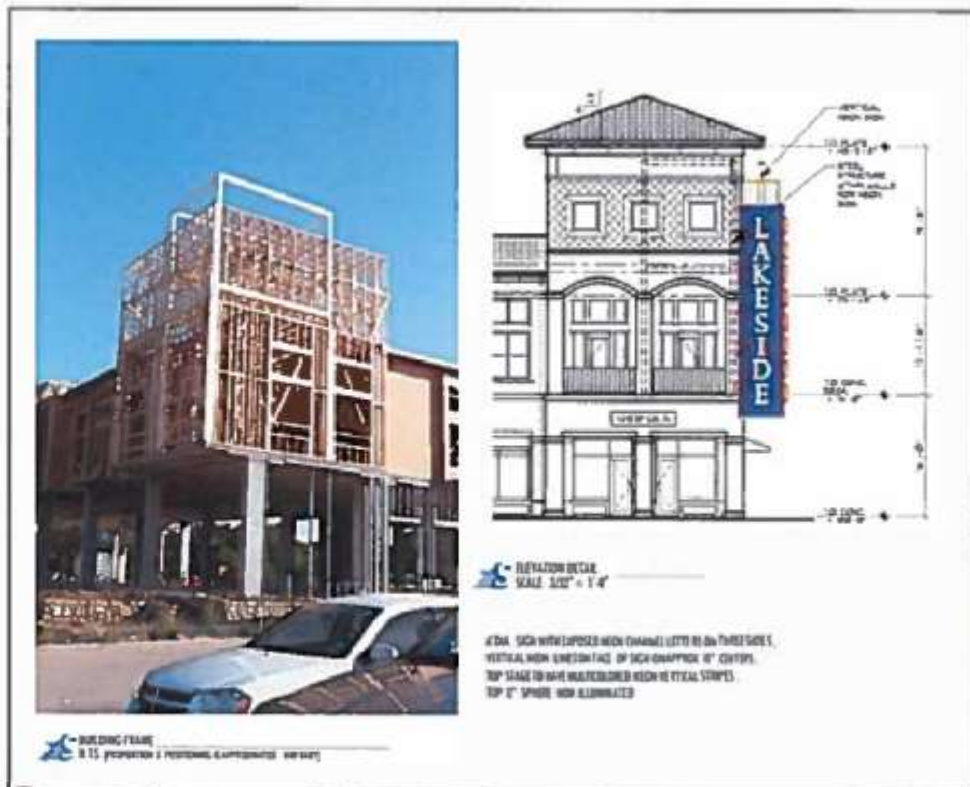


EXHIBIT I: WALL SIGN
Proposed Configuration



EXHIBIT J: ILLUMINATED SIGN ON CONSTRUCTION CRANE

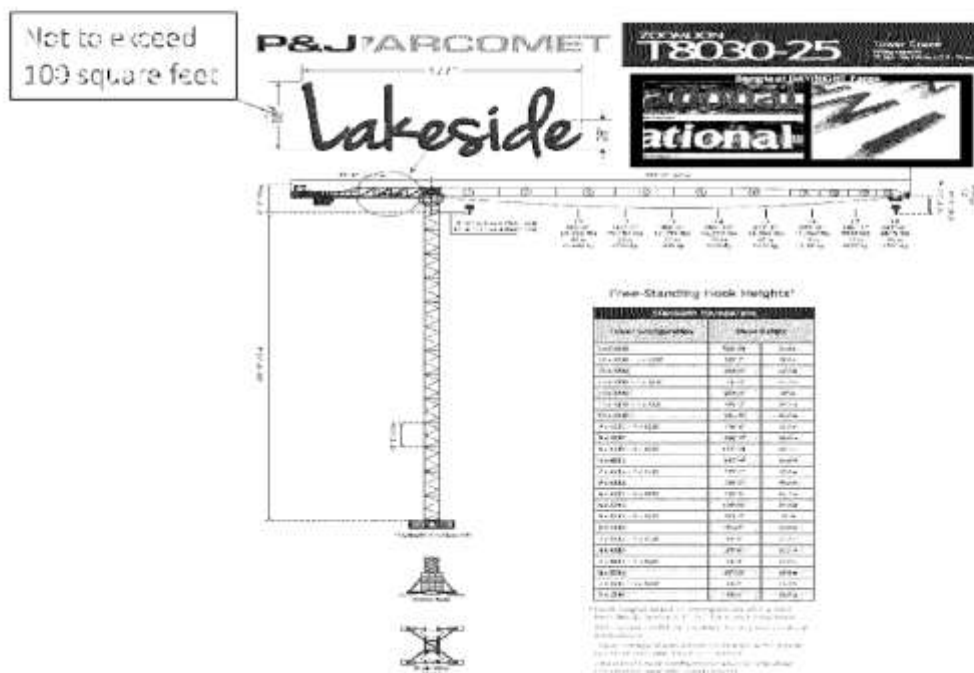


EXHIBIT K
MONUMENT SIGNS IN SUBZONE MU-TMR(3)

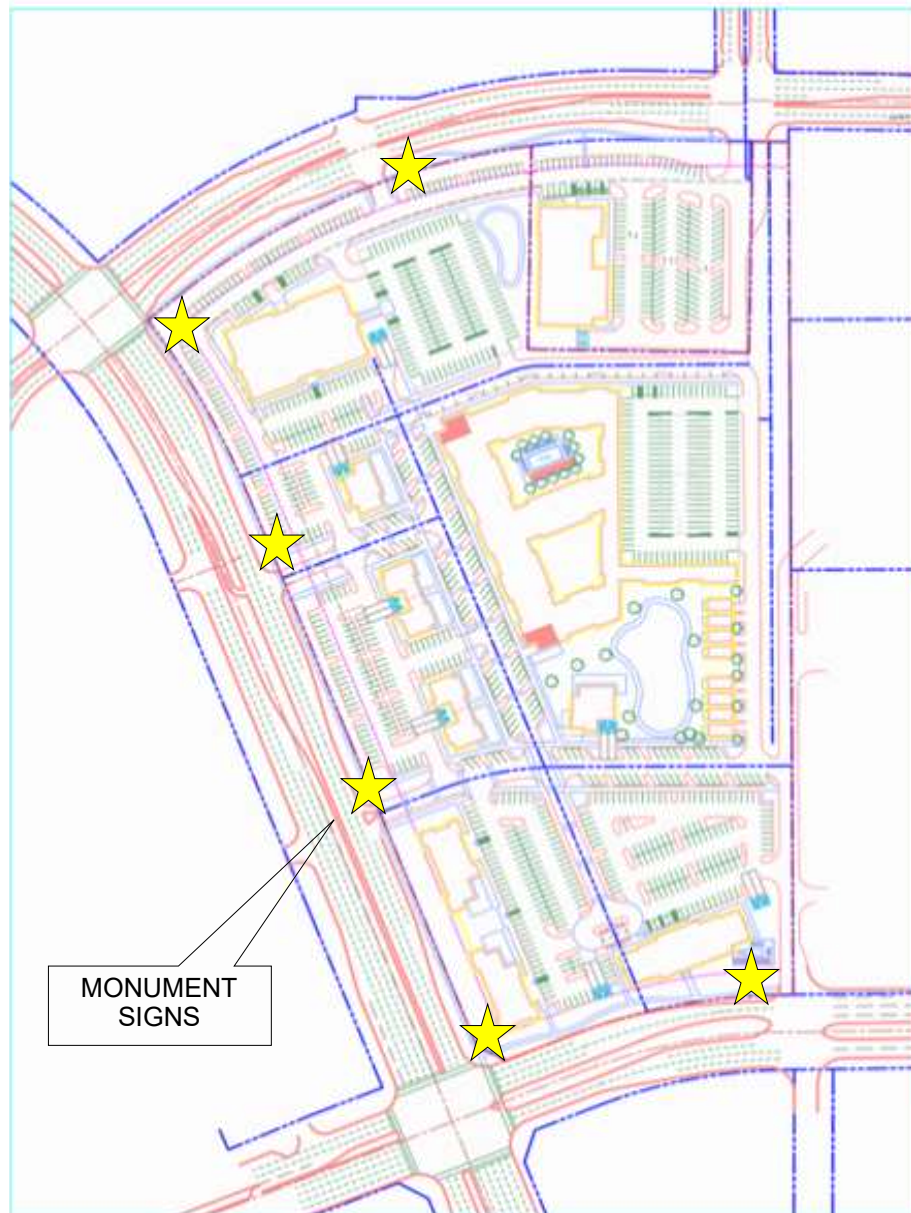


Figure 3.9.6 Monument Signage for Subzones MU-TMR(3) and MU-N(2)

APPENDIX