

Planning & Zoning Commission



February 26, 2024
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. 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.

C. COORDINATION OF CALENDARS

1. Monday, March 11, 2024
2. Monday, March 25, 2024

D. FUTURE AGENDA ITEM(S)

E. STAFF/DIRECTOR REPORT

1. Staff Leadership Training
2. Annual Growth Profile
3. New & Improved Development Map

F. CONSENT ITEM(S)

This part of the agenda consists of non-controversial, or "housekeeping" items required by law. Items may be removed from Consent by any Commissioner by making such request prior to a motion and vote.

1. Minutes of January 22, 2024 - Consider approval of the minutes from the January 22, 2024, meeting.

G. 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. SUP23-0007– Prairie Plaza Building 2 Veterinary Dental Clinic - Public Hearing to consider an ordinance granting Specific Use Permit No. 489 (SUP23-0007– Prairie Plaza Building 2 Veterinary Dental Clinic) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.
2. MPA23-0008 Scenic Drive - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0008 – Scenic Drive) to amend Section 7.0, Thoroughfare Plan, to consider a request to keep Scenic Drive as a Rural Collector street as shown on the Town's Thoroughfare Plan or consider an amendment to the classification of Scenic Drive. (Transportation Commission recommended approval to keep the existing classification by a vote of 6 to 0 at its December 12, 2023, meeting.)

H. ADJOURN

I. 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.
 - Times may be adjusted by the Chair depending on the number of speakers.
 - Donated time will not be recognized.
 - Please state your name and address when speaking, and direct comments to the Commission.
1. LDR24-0001 – Land Use Update - Work session for a potential Land Development Regulations amendment (LDR24-0001 – “Land Use Update”) to discuss various modifications to Chapter 82 – Development Standards, Chapter 86 – Signs; Chapter 98 – Zoning, and Appendix A – Fees.

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: February 22, 2024, at 5:30 p.m., at least 72 hours prior to the scheduled time of said meeting.

LauriAnn Cash, Staff Liaison

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

Planning & Zoning Commission



January 22, 2024
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 6:31 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
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:

Brady Kilpper, Place 4
Scott Jostes, Place 7

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

Rachel Raggio, Town Attorney
Bob Pegg, Assistant Director of Engineering
Poornima Kashyap, Planning Manager
Matthew Hotelling, Assistant Director of Public Works/Transportation
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

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- Speakers are limited to 3 minutes; a tone will sound at 30 seconds left and when time has expired, and times may be adjusted by the Chair depending on the number of speakers.
- Speakers must address their comments to the Board/Commission.
- Please state your name and address when speaking.

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, February 12, 2024
2. Monday, February 26, 2024

F. FUTURE AGENDA ITEM(S)

None

G. STAFF/DIRECTOR REPORT

1. Potential Code Updates

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 January 8, 2024 - Consider approval of the minutes from the January 8, 2024, Planning & Zoning Commission meeting.

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

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

NAYS: None

RESULT: 6 : 0

I. REGULAR ITEM(S)

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

1. MU23-0003 - Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment - Public Hearing to consider an ordinance for rezoning (MU23-0003 – Lakeside DFW MU-TEN & MU-C(3) Material Text Amendment) to amend Mixed Use District-1 (MU-1) to amend the Architecture and Building Standards, specifically Section 7.1 B. Materials, for the MU-TEN and MU-C(3) subzones in the Lakeside DFW (Lakeside Village) Development Code. The property is generally located south of Edgemere Road and west of International Parkway. (PZ tabled this item by a vote of 6 to 0 at its January 8, 2024, meeting).

STAFF PRESENTATION:

Poornima Kashyap, Planning Manager

APPLICANT PRESENTATION:

Austin Gray, Realty Capital
Mark Senitz, Jamison James

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

	SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
1.	None	None	None

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of I.1. as presented in the agenda caption and with the following modification: painted concrete (cast-in-place or pre-cast) with pipe rail on top shall be allowed on any exposed facade parking garage walls that do not face or front onto a public ROW or public parking areas. Commissioner Hobbs seconded the motion.

AYES: Werner, Hobbs, Langley, Schultz, Moore

NAYS: Bayuk

RESULT: 5 : 1

2. MPA23-0007 - Kirkpatrick Lane - Public Hearing to consider a request for a Master Plan Amendment (MPA23-0007 – Kirkpatrick Lane) to amend Section 7.0, Thoroughfare Plan, by changing the designation of Kirkpatrick Lane between Everett Drive and Garden Ridge Boulevard. (Transportation Commission recommended approval by a vote of 3 to 1 at its November 14, 2023, meeting.)

STAFF PRESENTATION:

Matthew Hotelling, Assistant Director of Public Works/Transportation

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; NO SUPPORT/OPPOSITION CHECKED
1.	Donna Armstrong; 3516 Golden Aspen Dr.	Steve Carpenter; 3812 Oak Park Dr.	None
2.	Brenda Sharp; 3600 Golden Aspen Dr.	Winona Hackler; 923 Summer Trl.	
3.	Dan Stroud; 1402 River Oaks Dr.	Jonathan Smith; 1000 Laurel Oak Dr.	
4.	Sam Paschall; 1333 River Oaks Dr..	Candice Ward; 1028 Laurel Oak Dr.	
5.	Marlene Owen; 1331 River Oaks Dr.	Elena Johnson; 1314 Blairwood Dr.	
6.	Marie Michelle Jackson; 3820 Oak Park Dr.	*Julianne Soderberg; 3100 Wager Rd.	
7.	Diane Preston; 1124 Lopo Rd.	*Randy Soderberg; 3100 Wager Rd.	
8.	*Greg Hull; 1227 River Oaks Dr.	*Cindy Waters; 3030 Wager Rd.	

9.	*Connie Hull; 1227 River Oaks Dr.	*Caleb Aldis; 3151 Trails End Dr.	
10.	*Erica Mulder; 3804 Oak Park Dr.	*Nathan Aldis; 3151 Trails End Dr.	
11.	*Bill Preston; 1124 Lopo Rd.	*Samuel Aldis; 3151 Trails End Dr.	
12.	*Amy Watkins; 2004 Reserve Ct.	*Beth Soderberg; 3100 Wager Rd.	
13.		*Anna Aldis; 3151 Trails End Dr.	
14.		*Peter Aldis; 3151 Trails End Dr.	
15.		*Sara Aldis; 3151 Trails End Dr.	
16.		*Heather Aldis; 3151 Trails End Dr.	
17.		*Jonathan Aldis; 3151 Trails End Dr.	
18.		*Ella Aldis; 3151 Trails End Dr.	

** Indicates person did not wish to speak*

ACTION: Vice-Chair Werner moved to recommend approval of I.2., Option 3, as presented in the agenda caption. Commissioner Bayuk seconded the motion.

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

NAYS: None

RESULT: 6 : 0

J. ADJOURN

Chair Gilmore adjourned the meeting at 8:32 p.m.

TOWN OF FLOWER MOUND, TEXAS

DON GILMORE, CHAIR

ATTEST:

LAURIANN CASH, EXECUTIVE ASSISTANT



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

DATE: February 26, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance granting Specific Use Permit No. 489 (SUP23-0007– Prairie Plaza Building 2 Veterinary Dental Clinic) to permit a veterinary hospital (inside pens) use. The property is generally located north of Cross Timbers Road and west of Long Prairie Road.**

BACKGROUND:

I. ITEM SUMMARY

This application has been reviewed by DRC and determined to be ready for consideration by the Planning and Zoning Commission. There are 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 489) to permit a veterinary hospital (inside pens) use to occupy a maximum of 4,400 square feet within Building 2 of the Prairie Plaza Addition. The remaining 2,960 square-feet within Building 2 will continue to be occupied by a medical office use. The subject site contains approximately 4.76 acres and a total of six individual buildings.

The property is located within Planned Development District No. 150 with Office District uses. A veterinary hospital (inside pens) use requires approval of a Specific Use Permit (SUP) in an Office zoning district. On July 19, 2021, Town Council approved an SUP for a veterinary hospital (inside pens) to occupy the entire Building 1 of the Prairie Plaza Addition. The current SUP is being requested to allow the applicant to expand their business by relocating their dental services to the lease space available within Building 2.

Veterinary hospitals (inside pens) require one parking space per 250 square feet of floor area. The proposed use requires 18 spaces. Building 2 was constructed with 70 parking spaces that are shared with the rest of the Prairie Plaza development. Required parking for the proposed use, as well as the existing medical office use within Building 2, is being provided on site.

As part of this application, the applicant is proposing to convert an existing 250 square-foot grass area into a fenced pet yard with a canopy. This modification will require an amended site plan should the proposed SUP be approved by Town Council. Any outdoor lighting would be required to meet Town standards. Per Sec. 98-998, Town code requires that veterinary hospitals (inside pens) be wholly enclosed in a building that is treated acoustically to prevent noise from being perceptible at the property line. The proposed hours of operation are 24 hours a day, seven days a week.

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

- a. SUP-489 is limited to a 4,400 square-foot lease space within Building 2 located on Lot 1, Block A, of the Prairie Plaza Addition.
- b. The applicant shall submit an amended site plan for approval in conformance with the Conceptual Site Plan, attached hereto as Exhibit "A," which shall show the addition of the pet yard and fencing, including fence details.
- c. A maximum of 250 square feet of fenced pet yard as shown on the Concept Plan, attached hereto as Exhibit "A," shall be permitted subject to the following conditions:
 1. Any use of the fenced pet yard requires a minimum of one (1) employee to be present to monitor the use of this area; and
 2. There shall be a minimum of at least one (1) employee per two (2) animals in the pet yard at all times.
- d. The building must be treated acoustically so that noise generated by the enterprise is not perceptible at the property boundary line, as required by Sec. 98-998 of the Flower Mound Code.

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 200ft of the subject property for all zoning application requests. SUP23-0007 had a total of 30 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

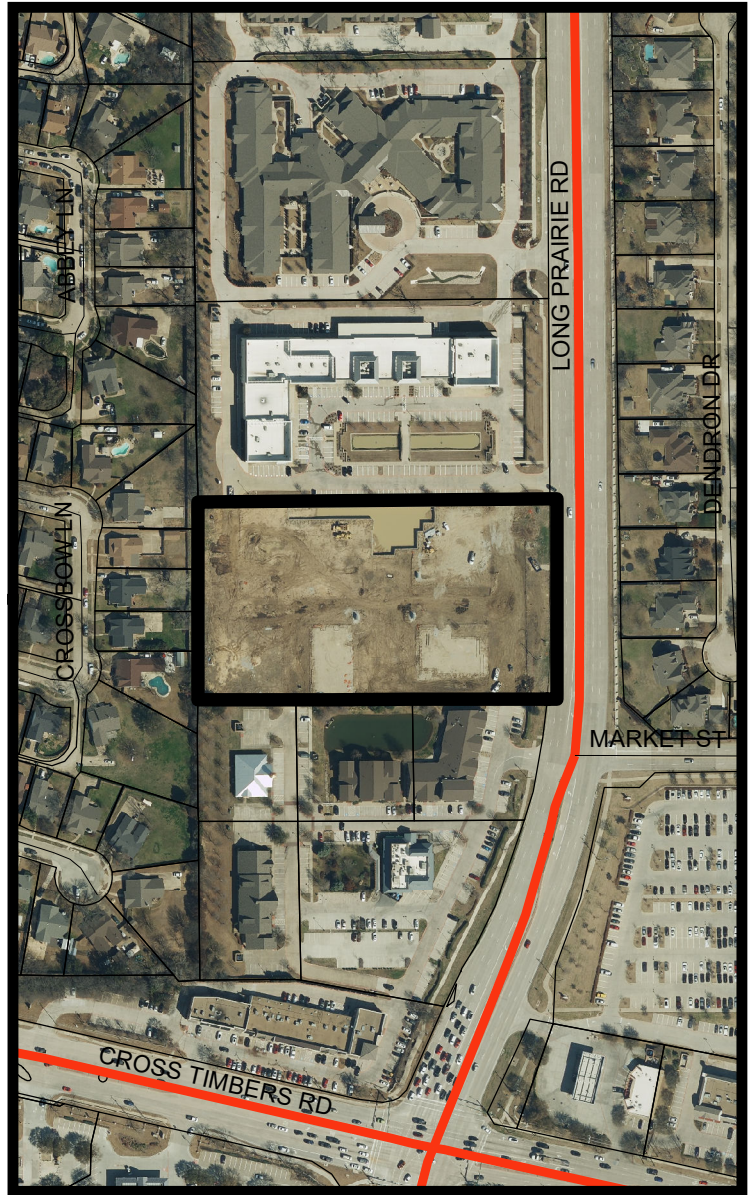
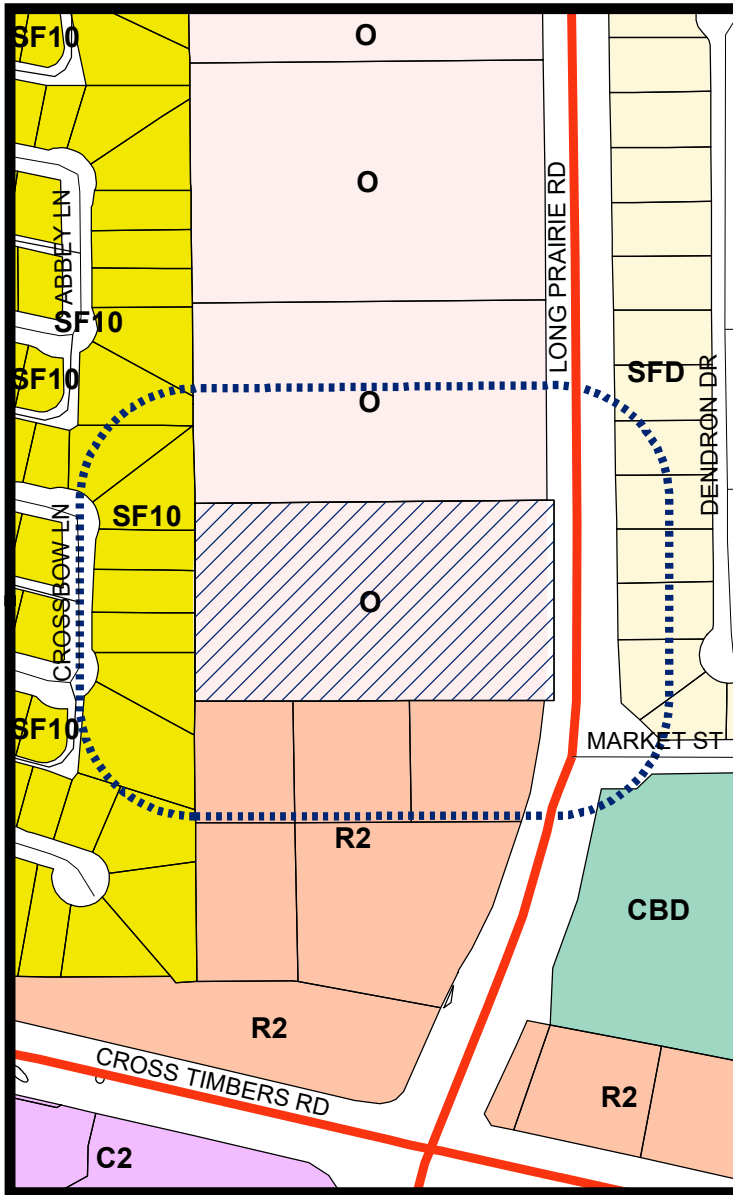
ATTACHMENTS:

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

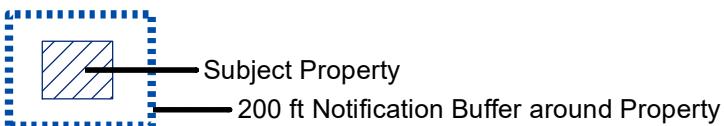
DRAFT MOTION: Move to approve as presented in the agenda caption.

Vicinity Map

SUP23-0007: Prairie Plaza Veterinary Dental Clinic

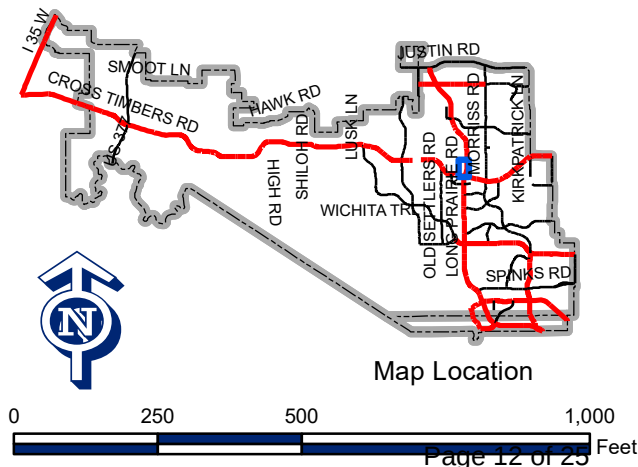


LEGEND



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.



January 8, 2024

Town of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: Letter of Intent – SUP for 3901 Long Prairie Road

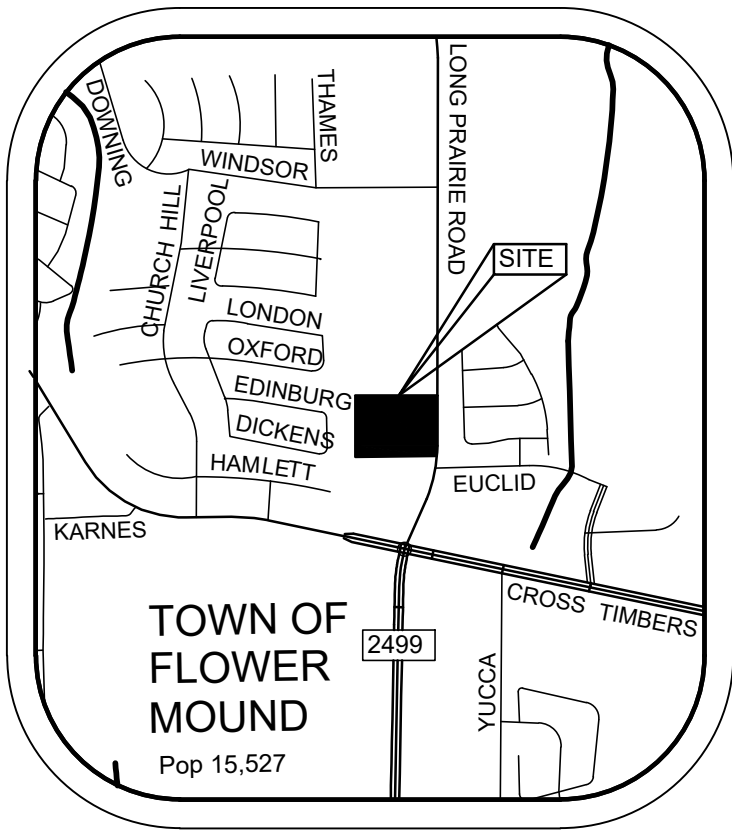
To Whom it May Concern:

The purpose of this letter is to request a Specific Use Permit for a new veterinary dental clinic at 3901 Long Prairie Road. The project lies within Prairie Plaza which has underlying office zoning. Per the Office District zoning ordinance, a Specific Use Permit is required for a veterinary hospital. Southern Veterinary Partners currently operates Flower Mound Emergency Clinic out of the adjacent building at 3905 Long Prairie. A previous SUP permit was approved for the Emergency Clinic in 2021.

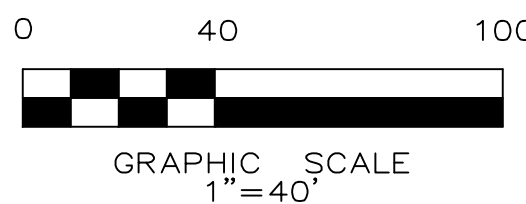
The dental facilities will be removed from the existing Emergency Veterinary Hospital to occupy the new 4,400 SF space at 3901. This new space will be used to treat patients as well as provide veterinary dental education. There is no intent to move patients between the buildings, unless in an emergency situation. There will be a fenced-in outdoor space (no larger than 250 SF) with a permanent shade structure to walk the dogs under the care of the dental clinic. No animals will be left unattended; all animals will be escorted out to the space as needed. The space will be included on a separate site plan amendment application.

Sincerely,

Rebecca Everitt
Bellaire Development
Rebecca@BellaireDevelopment.com
713-492-7332



VICINITY MAP
NTS



LEGEND

- Firelane
- Proposed Sidewalk
- Ex. Concrete
- Proposed Retaining Wall
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- Parking Count
- P.A.E. Pedestrian Access Easement
- AD Aeration Device

The Following Plat/Graphic
Case Number **ASP23-0004**
Was Administratively Approved
On Date **03/14/2023**

SITE DATA — PHASE I and II

Address: 3901 Long Prairie Road
Town of Flower Mound, Texas
Gross Lot Area: 5.00 Acres (217,799 sf)
Net Lot Area: 4.7604 Acres (207,364 sf)
Zoning: PD-150 with Office uses
Proposed Use: Office/Medical Office Uses
Lot Coverage Data: Building Coverage 41,591 sf
Impervious Area 91,104 sf
Pervious Area 91,710 sf

Site Parking Summary:	Required	Provided
Medical Office	65 Spaces	64 Spaces
Medical Office (Vet Clinic)	38 Spaces	38 Spaces
App. Office Use (Retail)	13 Spaces	13 Spaces
App. Office Use (Rest.)	56 Spaces	57 Spaces
Office	13 Spaces	13 Spaces
Daycare	17 Spaces	17 Spaces
Total Parking	202 Spaces	202 Spaces

Building Parking Summary:	Required	Provided
Building 1 Vet Clinic 9345sf	38	38
Building 2 Restaurant 4200sf Retail 3160sf	56 13	57 13
Building 3 Medical Office 7200sf	29	29
Building 4 Office 3227sf	13	13
Building 5 Medical Office 7226sf	29	29
Building 6 Medical Office 1467sf Daycare 5766sf	7 17	6 17
Total Parking	202 Spaces	202 Spaces

Total Accessible Parking 14 Spaces

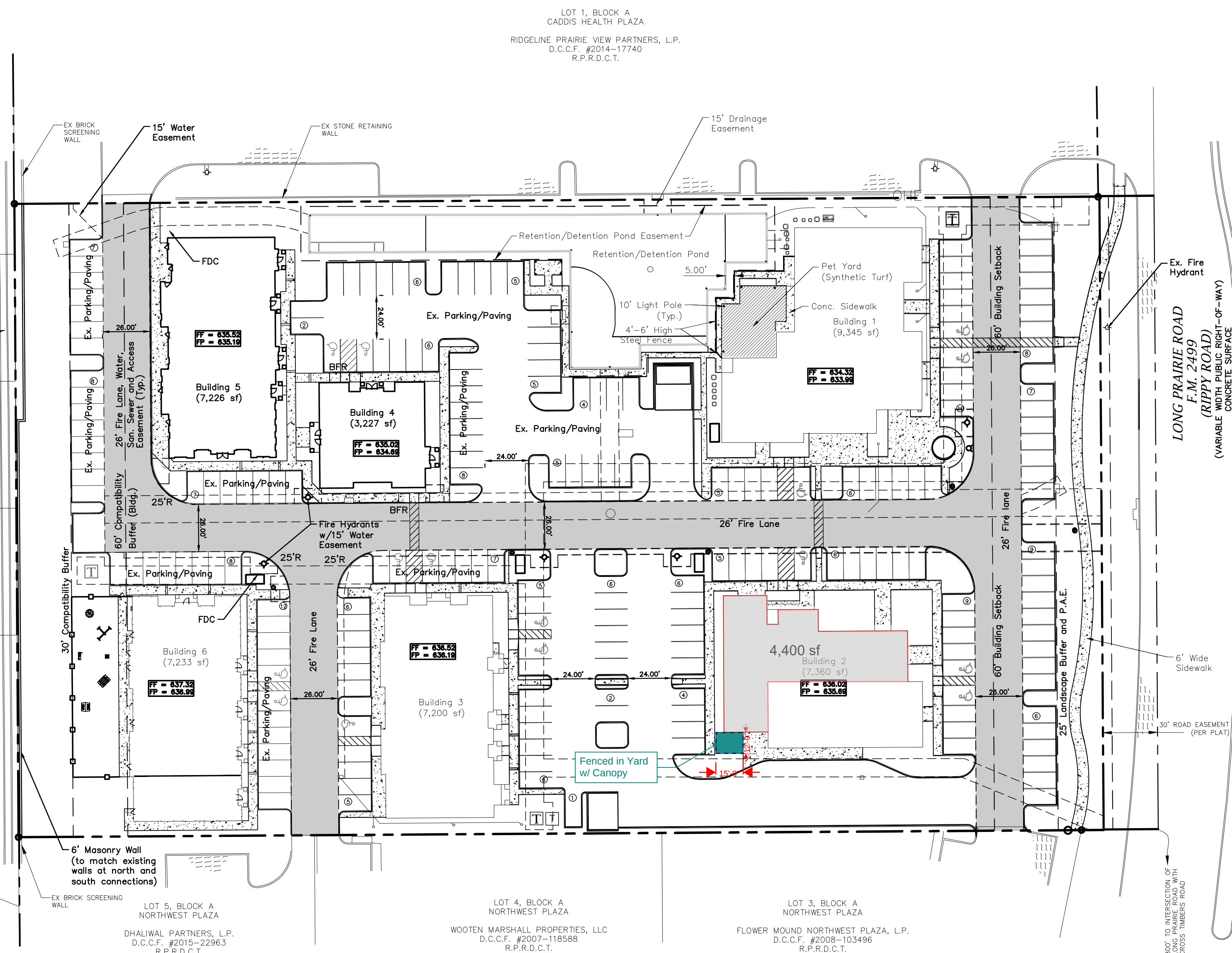
OWNER:
FM Prairie Properties, LLC
10325 Mateo Trail
Irving, TX 75063
Phone (214) 208-4160
Contact: Rajeshwari Desari

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Dwayne Zinn, P.E.

ARCHITECT:
DB Constructors, Inc.
2400 Great Southwest Pkwy.
Fort Worth, TX 76106
Phone (817) 626-7300
Fax (817) 626-9305
Contact: Matthew Peterson

SURVEYOR:
Votex Surveying
10440 N. Central Expressway, Ste. 800
Dallas, TX 75231
Phone (469) 333-8831
Contact: Candy Hone

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.



NOTES:

- ALL RETAINING/DETAINING WALLS, TURN-DOWN CURBS, TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO COMPLEMENT THE MATERIALS AND COLORS WITHIN THIS DEVELOPMENT.
- ALL GROUND BASED HVAC SHALL BE SCREENED WITH LIVE SCREENING OR MASONRY ENCLOSURE. MASONRY ENCLOSURE SHALL BE CLAD IN THE SAME MATERIAL AS THE MAIN BUILDING.
- ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
- DUMPSTER SCREENING WALL SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
- DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
- SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SUBJECT SITE PLAN/ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW AND MUST COMPLY WITH ALL APPLICABLE TOWN REGULATIONS.
- ALL FIRE LANES TO BE DEDICATED AS FIRE LANE, WATER, SANITARY SEWER AND ACCESS EASEMENTS.

Building Data:

Building	All 1 Story
Peak Height	Building 1 31'-2" Building 2 33'-5" Buildings 3-6 31'-7"
Mean Height	Building 1 21'-10" Building 2 25'-7" Buildings 3-6 24'-3"
Building Square Footage	Building 1 9,345 sf Building 2 7,360 sf Building 3 7,200 sf Building 4 3,227 sf Building 5 7,226 sf Building 6 7,233 sf
Total Square Footage	41,591 sf

STANDARD NOTES:

- All Parking Spaces are 9'x18' unless otherwise noted.
- Retention/Detention Pond shall be concrete structural walls with stone clad interior to match buildings. Bottom shall be natural earth and pond shall have aeration device. Top shall have wrought iron fence for safety. Aeration device to be Aqua Control SS2 Display Aerator - Cluster Arch - 1 HP, or approved equal.
- All infrastructure necessary for the full development of the property to be constructed with Phase I.
- The 30' Road easement shown on Site Plan shall be considered the east Right-of-way line for the purposes of this project. Any areas within the easement shall be considered to be under the jurisdiction of TxDOT.

MASTER PLAN FEATURES

LAND USE PLAN	OFFICE USE
URBAN DESIGN PLAN	LONG PRAIRIE DISTRICT
PARKS AND TRAILS	FUTURE 8' MULTI-PURPOSE TRAIL TO BE INSTALLED ON THE EAST SIDE OF LONG PRAIRIE
OPEN SPACE PLAN	NOT A CONSERVATION DEVELOPMENT
THOROUGHFARE PLAN	LONG PRAIRIE ROAD - MAJOR ARTERIAL WITH 150' R.O.W. - CROSS ACCESS TO BE PROVIDED WITH LIMITED ACCESS TO LONG PRAIRIE ROAD
WATER PLAN	LONG PRAIRIE DISTRICT-12" WATER ALONG WEST SIDE OF F.M. 2499
WASTEWATER PLAN	LONG PRAIRIE DISTRICT-8" SANITARY SEWER LINE AT THE SOUTHEAST CORNER OF THIS TRACT

REVIEWED
TOWN OF FLOWER MOUND
Released for Construction
Date _____
Town of Flower Mound
Engineering Services Division

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

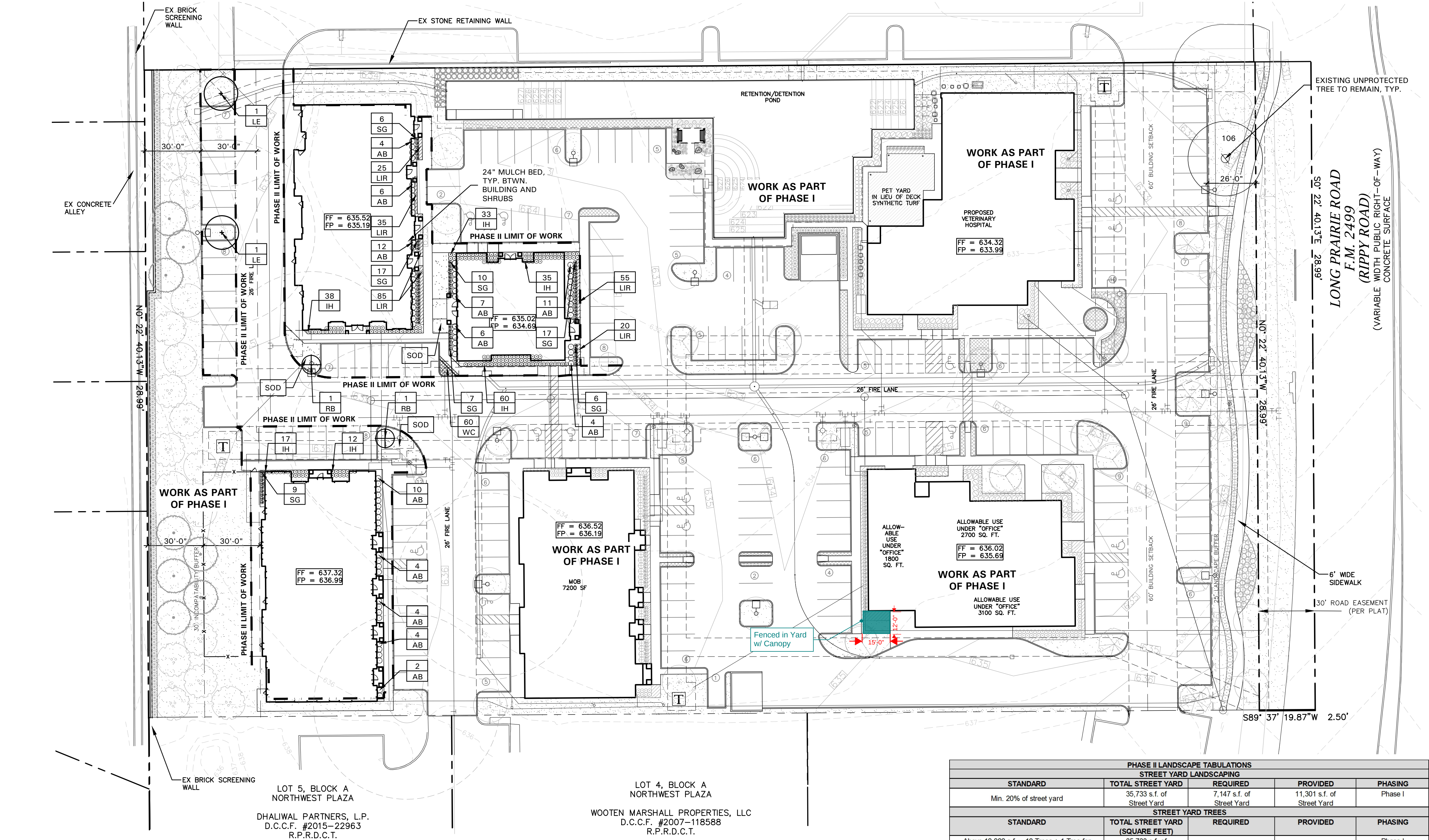
Issue Dates:	Revisions:	Date:
1	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069		
972.562.4409 Texas P.E. Firm No. F-3935		
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1" = 40'

SITE PLAN
PRAIRIE PLAZA PHASE 2
LOT 1, BLOCK A, PRAIRIE PLAZA
DB Constructors, Inc.
Town of Flower Mound, Texas

Sheet No.
SP
Project No.
16047

3901 LONG PRAIRIE ROAD



PLANT LIST - PHASE II

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklahoma'	Oklahoma Redbud	2	3" cal.	container grown, 8' ht., 4' spread min.
AB	<i>Abelia grandiflora</i> 'Edward Goucher'	Dwarf Abelia 'Edward Gouchi'	73	5 gal.	container full, 24" spread, 36" o.c.
IH	<i>Raphiolepis indica</i> 'Clara'	Indian Hawthorne 'Clara'	128	5 gal.	container full, 20" spread, 24" o.c.
LIR	<i>Liriope muscari</i> 'Big Blue'	Liriope 'Big Blue'	215	4" pots	container full top of container, 12" o.c.
SG	<i>Salvia greggii</i> 'Red'	Salvia Greggii 'Red'	49	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	40	4" pots	container (3) 12" runners min., 12" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

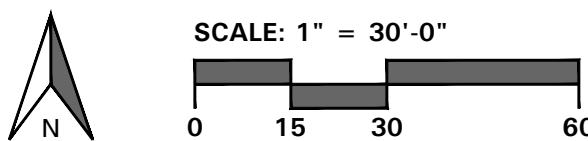
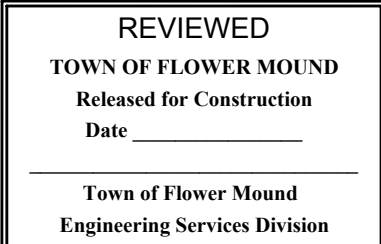
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

The Following Plat/Graphic
Case Number ASP23-0004
Was Administratively Approved
On Date 03/14/2023



PHASE II LANDSCAPE TABULATIONS				
STREET YARD LANDSCAPING				
STANDARD	TOTAL STREET YARD	REQUIRED	PROVIDED	PHASING
Min. 20% of street yard	35,733 s.f. of Street Yard	7,147 s.f. of Street Yard	11,301 s.f. of Street Yard	Phase I
STREET YARD TREES				
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED	PHASING
Above 10,000 s.f. = 10 Trees + 1 Tree for every 2,500 s.f. over 10,000 s.f.	35,733 s.f. of Street Yard	20 Trees (3" cal.)	19 Trees (3" cal.) 7 Trees (30 gal.)	Phase I
STREET BUFFER LANDSCAPING				
STANDARD		REQUIRED BUFFER WIDTH	PROVIDED	PHASING
FM 2499		25 ft.	25 ft.	Phase I
STREET BUFFER TREES				
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED	PHASING
1 per 30 l.f.	FM 2499 = 348 l.f.	12 Trees (3" cal.)	10 Trees (3" cal.) 6 Trees (30 gal.)	Phase I
PARKING AREA LANDSCAPING				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
90 s.f. per 12 spaces	202 Parking Spaces	1,515 s.f.	8,507s.f.	Updated with Phase II
PARKING AREA TREES				
STANDARD	# OF PARK SPACES	REQUIRED	PROVIDED	PHASING
1 per 10 parking spaces ** All parking spaces to be located within 50 ft. of Parking lot tree. *** 30% of the required parking lot trees can be small trees.	202 parking spaces	21 trees (3" cal.)	24 trees (3" cal.) 7 trees (30 gal.)	Updated with Phase II
PARKING AREA SCREENING				
STANDARD		Landscape berm or screening shrubs 3' ht. Screen	PROVIDED	PHASING
All head parking to be screened from street view			Screening shrubs (3' ht.)	Phase I
COMPATIBILITY BUFFER LANDSCAPING				
STANDARD	Square Footage	REQUIRED	PROVIDED	PHASING
30 ft. Compatibility Buffer Along West Res. Adj.	Not Applicable	30 ft.	30 ft.	Phase I
One Shade Tree per 400 s.f. of Comp. Buffer	10,435 s.f.	26 Trees (3" cal.)	26 Trees	Phase I
Min. 6' Masonry Wall	Not Applicable	6 ft.	6 ft. masonry wall	Phase I
Understory Screening Plants	Not Applicable	6' Screening Shrubs	6' Screening Shrubs	Phase I
60 ft. Compatibility Buffer Setback	Not Applicable	60 ft.	60 ft.	Phase I

NOTE: ANY TOWN IRRIGATION WITHIN THE R.O.W. THAT MAY BE DAMAGED DURING CONSTRUCTION IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR PRIOR TO ACCEPTANCE OF THE SITE AND/OR C/O



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

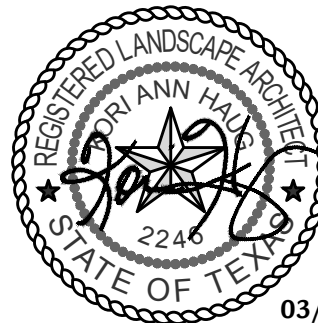
- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



03/06/23

3901 Long
Prairie Road
Phase 2
PRAIRIE PLAZA
Flower Mound, Texas

Project Number: 16055
Issue Date: 04.03.19
Drawn By: NAY
Checked By: KAH

Revisions	No.	Date:	Detail:
1.	10/08/19		Town Comments
2.	06/01/20		Coordination
3.	07/08/20		Town Comments
4.	09/25/20		Town Comments
5.	12/02/21		Town Comments
6.	02/07/23		Coordination
7.	03/06/23		Town Comments

Sheet Title:

LANDSCAPE
PLAN

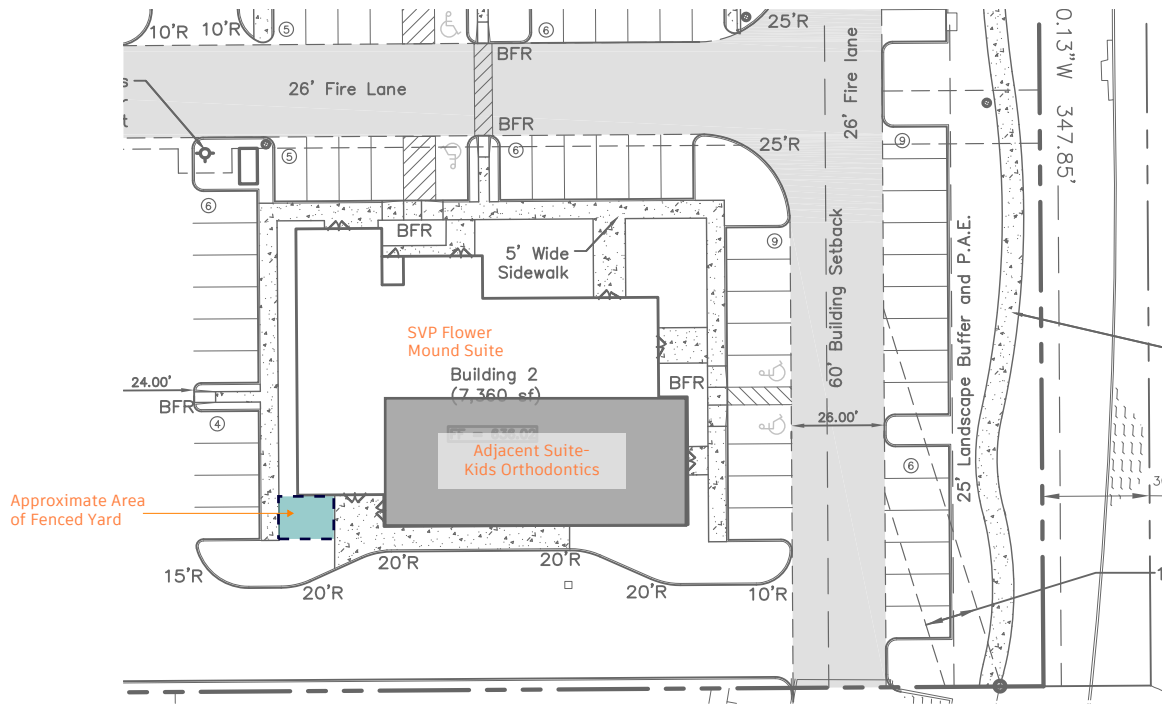
Sheet Number:

L1.01

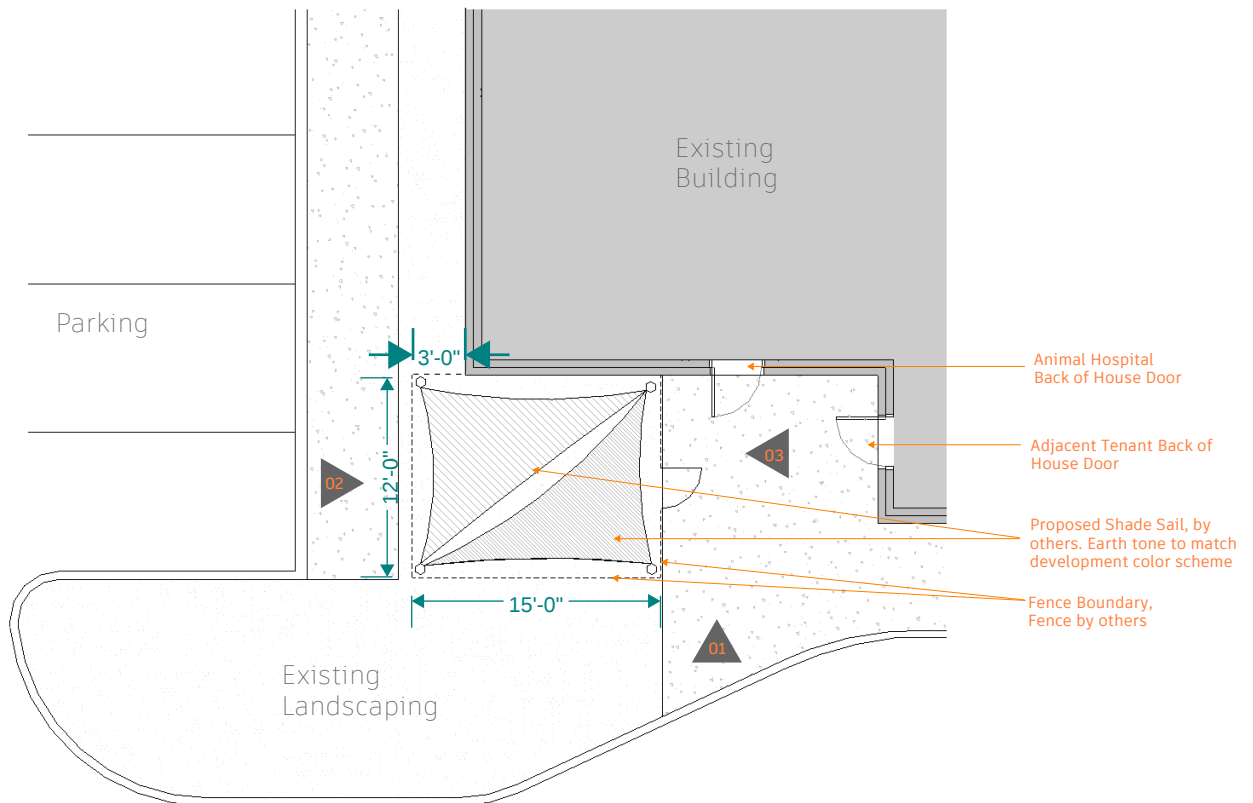
Proposed Yard Enclosure

SVP Flower Mound

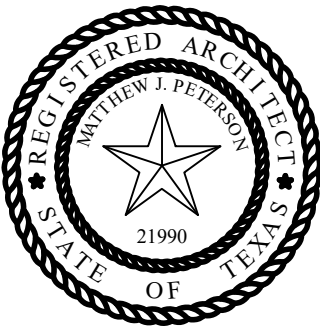
3901 LONG PRAIRIE ROAD, FLOWER MOUND, TX 75028



N N.T.S. Site Plan



N N.T.S. Enlarged Yard Plan



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300

STATUS:
ISSUE FOR PERMIT : 22 MAY 2020
PERMIT COMMENTS : 21 SEPT 2020
TENANT MODS : 30 JUNE 2021
ASP (WINDOW ADD) : 26 JULY 2021

The Following Plat/Graphic
Case Number ASP21-0060
Was Administratively Approved
On Date 08/04/2021

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
ROOF	GAF	Timberline : Weathered Wood	Asphalt Shingles
ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
BRICK	ACME	Texas Heritage Modular	Brick
STONE	Texas Stone Designs	Hickory Stack Stone	Manufactured Stone
SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)
WINDOWS	YKK	Storefront Oil Rubbed Bronze	Storefront w/Low-E Tint
ENTRY DOORS	Adooring Designs	S-1021 Square	Iron Entry Doors
EGRESS DOORS	TruDoor	Insulated Hollow Metal Door : Khaki Brown	Rear Egress Doors

Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 2
REVISED 08-Jul-20
26-Jul-21

	NORTH*	SOUTH*	EAST*	WEST*
TOTAL FAÇADE SQUARE FOOTAGE :	1817	2134	1733	1180
FACED SQUARE FOOTAGE (EXCLUSIVE OF DOORS/WINDOWS)	1070	1818	1179	829
DOORS AND WINDOWS SQ. FT.	747	316	554	351
PRIMARY MASONRY TOTALS (%)	80.19%	81.74%	100.00%	96.62%
BRICK SQ. FT.	616	1018	911	524.5
STONE SQ. FT.	242	468	268	276.5
SECONDARY MASONRY TOTALS (%)	19.81%	18.26%	0.00%	3.38%
FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	212	332	0	28

*All numbers within the column are in square feet (SQ. FT.), U.N.O.



Shade Sail, by others. Earth tone to match development color scheme

BUILDING 2
3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX

Shade Structure, by others
Powder Coated Aluminum Picket Fence, by others



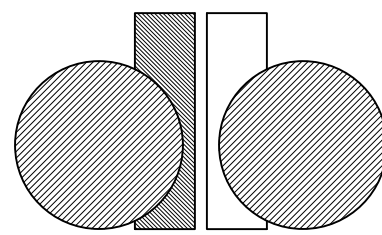
View from main street

Awning at front entry, by others. To match original design intent of existing building awnings

CHANGE FROM P&Z APPROVED PLANS, WINDOWS WERE LOWERED TO 10'-2" HEAD HEIGHT TO ACCOMMODATE REQUIRED STRUCTURAL MEMBERS

EAST ELEVATION

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



d/b constructors inc.
DESIGN-BUILD CONTRACTOR
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-7300
817 626-4305 FAX

SHELL RETAIL & OFFICE

for

PRAIRIE PLAZA

LONG PRAIRIE ROAD
FLOWER MOUND, TX

Drawing Number

A-201

The Following Plat/Graphic
Case Number ASP21-0060
Was Administratively Approved
On Date 08/04/2021



MATTHEW J. PETERSON, AIA
ARCHITECT / d/b constructors, inc.
2400 GREAT SOUTHWEST PARKWAY
FORT WORTH, TEXAS 76106
817 626-1300

STATUS:
ISSUE FOR PERMIT : 22 MAY 2020
PERMIT COMMENTS : 21 SEPT 2020
TENANT MODS : 30 JUNE 2021
ASP (WINDOW ADD) : 26 JULY 2021

BUILDING 2
3901 LONG PRAIRIE ROAD
FLOWER MOUND, TX



CHANGE FROM P&Z
APPROVED PLANS,
WINDOWS WERE LOWERED
TO 10'2" HEAD HEIGHT TO
ACCOMMODATE REQUIRED
STRUCTURAL MEMBERS

2 NORTH ELEVATION

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

EXTERIOR FINISH MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	PRODUCT NO.	DESCRIPTION
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ROOF	Mueller	AP Panel : Galvalume	Metal accent Roofs
TRIM / FASCIA	James Hardie & Co.	Hardie Trim Boards : Khaki Brown	Pre-finished trim and fascia
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SIDING / PANEL	James Hardie & Co.	Hardie Siding / Panel : Khaki Brown	Siding & Panel (dormers)
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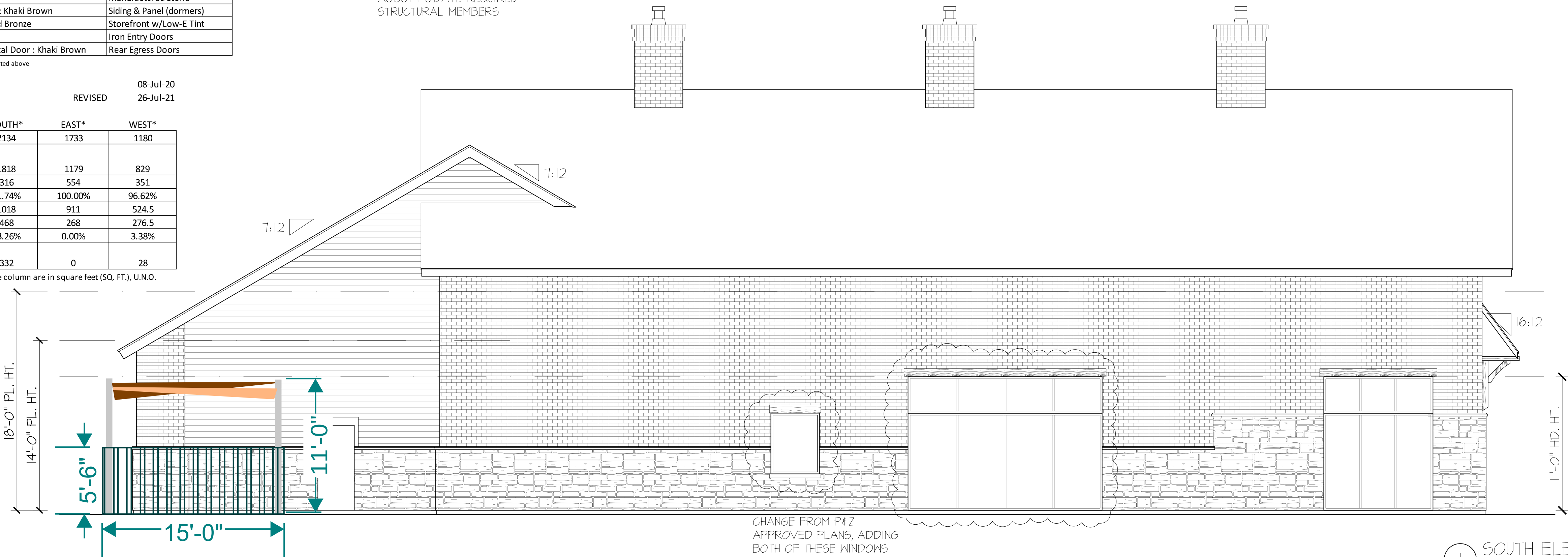
Owner / GC retains the right to match an equivalent manufacturer to that which is listed above

ELEVATIONS : MATERIAL CALCULATIONS TABLE
BUILDING 2

08-Jul-20
REVISED 26-Jul-21

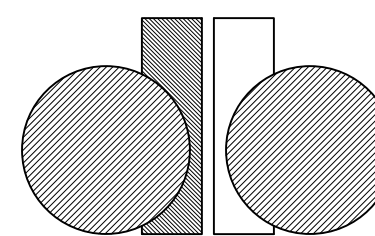
	NORTH*	SOUTH*	EAST*	WEST*
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FIBERCEMENT (AKA HARDIPLANK) SQ. FT.	212	332	0	28

*All numbers within the column are in square feet (SQ. FT.), U.N.O.



1 SOUTH ELEVATION

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



d/b constructors inc.
DESIGN-BUILD CONTRACTOR

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FORT WORTH, TEXAS 76106
817 626-1300
817 626-4305 FAX

SHELL RETAIL & OFFICE

for

PRAIRIE PLAZA

LONG PRAIRIE ROAD
FLOWER MOUND, TX

Drawing Number

A-202



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

DATE: February 26, 2024
FROM: Matthew Hotelling, Assistant Director of Public Works/Transportation
ITEM: **Public Hearing to consider a request for a Master Plan Amendment (MPA23-0008 – Scenic Drive) to amend Section 7.0, Thoroughfare Plan, to consider a request to keep Scenic Drive as a Rural Collector street as shown on the Town's Thoroughfare Plan or consider an amendment to the classification of Scenic Drive. (Transportation Commission recommended approval to keep the existing classification by a vote of 6 to 0 at its December 12, 2023, meeting.)**

BACKGROUND: Town Council has asked staff to look at Scenic Drive to see if there is a possibility of reducing the cross section or changing the Master Thoroughfare Plan to reduce the cross section of Scenic Drive. The understanding is that the goal was to see if having a smaller cross section could save trees and preserve the rural scenic nature of this area of town. The work session with Town Council was on August 7, 2023, Item K6 and can be viewed at: [Aug 7, 2023, Town Council](#).

This application was presented to the Transportation Commission (TRC) on November 14, 2023. The TRC meeting can be viewed at: [Dec 12, 2023 Transportation Commission](#). The TRC Agenda packet can be viewed at: [TRC Scenic Drive Agenda Item](#).

During the December 12, 2023, TRC meeting, staff presented a proposed Thoroughfare Plan Amendment. The recommendation from the TRC was to keep the Thoroughfare Plan status quo, therefore only the current Thoroughfare Plan is attached to this item. The TRC was given possible options regarding the modification of Scenic Drive between Cross Timbers Road and Wichita Trail.

As noted in the TRC packet, this is the second request to change the cross-section of Scenic Drive. The first request was in 2016, and the TRC recommended denial of that request. Ultimately, that request was withdrawn.

Currently, there is a proposed development to the west of Scenic Drive. As part of that request, a traffic impact analysis (TIA) was conducted. As part of that TIA, a section was devoted to the review of the Thoroughfare Plan. An excerpt from that TIA is part of the TRC packet. The result of the TIA regarding the thoroughfare plan assessment for Scenic Drive was to keep the Rural Collector classification.

The TRC was given the options of keeping the standard cross-section of Scenic Drive, creating a modified cross-section of the Rural Collector with smaller bike and travel lanes or removing the cross-section altogether. Discussion was held regarding whether the roadway was required to be centered in the right of way (ROW) in order to save trees or reduce the amount of drainage area needed. Those are items that can be addressed during the design of the roadway. Similar to how Wichita Trail has large bar ditches in some locations and smaller bar ditches in others.

The potential modification to Scenic Drive was to reduce the travel lanes from 12 foot lanes to 10 foot lanes and reduce the bike lane from a 5 foot lane to a 4 foot lane. This reduction saves 6 feet of

pavement. The positives are narrower lanes can help control speeds. Narrower lanes, however, have the disadvantage of having less space to maneuver in the case of an emergency. Having narrower bike lanes will, in general, make the bicyclist more uncomfortable, but having some separation is better than no separation. For Scenic Drive from Kensington Court to the south, there are equestrians that ride this section of Scenic Drive that would benefit from having a wider pavement to be further away from the travel lanes. If the design allows for a reduction in the amount of bar ditch required, it will give the Rural Collector more of a Local Residential Estate feel while still maintaining the connectivity of the thoroughfare street. Currently, there are no plans for the construction of the widening of the section of Scenic Drive south of the two 90 degree bends to the north.

The TRC discussed the removal of Scenic Drive completely from the Thoroughfare Plan. Like the modified Rural Collector proposal, TRC had concerns about the number of trailers that use this section of Scenic Drive and the narrowness of a Local Residential Estate roadway, especially within the sharp 90 degree bends.

This application will require final action by the Town Council.

BOARD REVIEW/CITIZEN FEEDBACK: In 2016, the Transportation Commission recommended denial of that request. In 2023, the Transportation Commission recommended keeping the cross-section as the status quo in the design standards without modification. The reason for the recommendation is the small lanes and the number of trailers along this stretch of Scenic Drive would be as uncomfortable as the roadway is today. No citizens spoke at the Transportation Commission in December.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. 2023 Thoroughfare Plan

DRAFT MOTION: Move to approve to keep Scenic Drive as a Rural Collector.

TOWN OF FLOWER MOUND THOROUGHFARE PLAN



0 1,500 3,000 6,000
Scale in Feet

Kimley»Horn

April 3, 2023

Functional Street Classifications

- Roundabout
- Diamond Interchange
- Grade Separation
- Major Arterial
- Greenway Urban Arterial
- Greenway Rural Arterial
- Urban Minor Arterial w/Bike Lane
- Urban Minor Arterial w/On-Street Parking
- Urban Minor Arterial
- Urban Minor Arterial Undivided
- Urban Collector
- Rural Collector
- Service Road
- MU - Arterial
- MU - Collector
- MU - Couplet
- MU - Dam Road





PLANNING & ZONING COMMISSION AGENDA I.1. WORK SESSION

DATE: February 26, 2024
FROM: John Chapman, Principal Planner
ITEM: **Work session for a potential Land Development Regulations amendment (LDR24-0001 – “Land Use Update”) to discuss various modifications to Chapter 82 – Development Standards, Chapter 86 – Signs; Chapter 98 – Zoning, and Appendix A – Fees.**

BACKGROUND:

I. ITEM SUMMARY

This Town-initiated work session item provides the Planning and Zoning Commission (P&Z) the opportunity to discuss and review potential modifications to the Town’s Land Development Regulations.

The work session will focus on the following topics:

1. Updating and clarifying various definitions to better assist with administering the Town’s Code of Ordinances clearly and effectively.
2. Updating model home standards related to the number allowed for new subdivisions and establishing standards for “early release homes.”
3. Establishing minimum planting requirements for screening shrubs related to parking areas and dumpster/compatibility buffer screening.
4. Updating solar panel regulations to comply with state law.
5. Updating ground and wall sign standards to:
 - Allow for one additional wall sign on the side of a building, regardless of street frontage
 - Allow middle schools, like high schools, to have a changeable message sign, with appropriate limitations
 - Consider changing the requirement of a masonry border around ground signs to require at least two sides of a ground sign be masonry, with the other sides allowed to use another building material used on the primary building(s).
6. Updating fence height and visibility section to require notifications be sent to adjacent residential property owners when a developer is proposing new fencing along existing fence lines.
7. Updating illustrations contained in section 98-1207 and relocating throughout the Code.

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

II. BACKGROUND

Several topics have been discussed by P&Z and Town Council in recent years.

1. Solar Panel work session with Town Council – [April 20, 2023, Meeting Link](#)
2. CBD Sales discussion with P&Z – [February 22, 2021, Meeting Link](#)
3. Adjacent Fencing discussion with P&Z – [June 12, 2023, Meeting Link](#) (13:20 timestamp)
4. Model Home work session with P&Z – [April 26, 2021, Meeting Link](#)
5. Signs work session with Town Council – [January 18, 2024, Meeting Link](#)

III. ANALYSIS

Town staff will provide a presentation to discuss the following recommendations:

1. The following potential updates are related to section 74-3 – Definitions, section 98-2 – Definitions, and section 98-952 – Use classification.
 - *Amusement Recreation (indoors)* – remove “theatrical productions” from the definition. This use more closely resembles a theater due to the presence of a stage/screen, seating, and parking needs.
 - *Assembly hall* – remove “fraternal organization” from the definition due to that use already being identified as “fraternal club or lodge.”
 - *Auto leasing or rental* – establish definition to include renting or leasing of automobiles, vans, and light trucks.
 - *Auto painting or body shop* – establish definition to include automobile painting; undercoating or rustproofing; building, reconstructing, or replacing mechanical systems; and/or body work.
 - *Auto repair garage* – recommend renaming to “Auto service center,” and to include oil change and tire rotation; window tinting and car wrapping; and to allow gasoline sales as an accessory use. The definition is also recommended to clarify this type of use shall not include “auto painting or body shop” services.
 - *Auto storage or auction* – establish definition to include an establishment where automobiles are stored for the purpose of being auctioned and to allow auto service center as an incidental use for automobiles to be auctioned.
 - *CBD sales* – establish definition to include any establishment authorized by the state to distribute and sell consumable hemp products. Consumable hemp products include cannabidiol (CBD) oil, CBD gummies, food and drinks infused with CBD, over-the-counter medicine containing CBD, and topical lotions and cosmetics containing CBD.
 - Due to federal and state law, the Town’s Code should recognize this form of retail sales to establish legal criteria related to zoning.
 - *Cleaning/Laundry shop services* – discuss clarifying several neighborhood services related to dry cleaning and laundry.
 - *Commercial parking lots and structures* – Recommend clarifying this use must be related to a primary use and comply with section 82-75 of the Town’s Code related to off-site parking.
 - *Dance hall* – Recommend removing this use from schedule of use regulations as a clean-up item. In 1999 (ord. 75-99), dance halls were established as an example of an “Amusement and recreation, indoors.” The existing definition is recommended to remain.
 - *Day camp for children* – modify definition to specify such camps do not include facilities required to be licensed with the Texas Health and Human Services department, such

as day care center, day care homes, group homes, and day activity and health services facilities.

- *Day activity and health services facility* – define new use due to changes in state law regarding day care centers. This service facility, also known as an adult day care, is licensed by the state and provides services on a daily or regular basis, but not overnight, to four or more elderly persons or persons with disabilities.
- *Day care center* – update definition to comply with state law, which limits the age of children to 14 and under.
- *Day care home* – update definition to comply with state law.
- *District, nonresidential* – update to include Campus Commercial (CC) and Campus Industrial (CI) zoning districts.
- *Dwelling, multifamily* – update definition by removing reference to payment methods, as the use should only be based on density and unit configuration.
- *Golf course clubhouse* – Relocate use from section 74-3 – Definitions, to section 98-2 – Definitions.
- *Health club or athletic club* – update definition to include membership as a form of payment and to state the purpose of this use is for physical fitness.
- *Motor vehicle fuel service station* – recommend removing definition and use from Code.
- *Penthouse* – recommend clarifying that a penthouse is an enclosed structure or area located on the roof of the building that may include mechanical equipment such as generators, cooling towers, chillers, electrical equipment, and elevator shafts.
- *Theater* – define use to include establishments offering entertainment or performance within an auditorium contained within an enclosed building including, but not limited to, cinematic, opera, theatrical or stage production, or musical.

2. Model Home Regulations

- Discuss updating model home regulations found in Section 98-1000 of the Town's Code.
- Rename section to "98-1000, Model home and early release home."
- Base the maximum number of model homes and early release homes allowed by the number of proposed residential lots.
- Limit model homes to only be used for sales and marketing.
- Prohibit outside storage or construction of other buildings on the model home property.
- Establish a minimum parking requirement (five) and required concrete sidewalk to front door.
- Establish and define an "early release home," which is a home owned by the developer or contractor that will not be sold or occupied until the subdivision is accepted. (*Would not allow this type of home to be used as a construction office*)
- Establish and define a "model home sales center," which is a home temporarily used for the display and sale of new residences within the subdivision or development in which the residential building is located and cannot be used as a construction office.

○ Minimum Parking Area and Compatibility Screening Shrub Requirements

3. Minimum Parking Area and Compatibility Screening Shrub Requirements

- Discuss establishing a minimum 5-gallon shrub size at time of planting for parking area screening.
- Discuss establishing a minimum 3-foot height requirement for compatibility buffer and dumpster screening shrubs.
- Recommend shrub spacing be determined by shrub species characteristics to meet the desired screening.

4. Solar Panels

- Rename "Solar panel systems for on-site residential use," to "Solar panel systems."
- Update to comply with State law and Town Council feedback by allowing solar panels in all zoning districts.

5. Wall Signs and Ground Signs

- Discuss allowing one additional wall sign on a side wall, regardless of street adjacency, provided no side wall sign shall be allowed when adjacent to a residential use, including multi-family.
- Clean-up item related to multi-complex, which only allowed one building identification sign. The purpose is to allow building identification signs for each building.
- Update sign border requirement to include a minimum of 2 masonry borders.
- Discuss allowing middle schools to use changeable message signs, while limiting sign illumination between the hours of 10 pm and 7 am.

6. Fence Height and Visibility

- Recommend updating section 98-1142 – Fence height and visibility, to require notifications be sent to adjacent residential property owners in instances where a new development proposes fencing next to existing residential fence lines.

7. Illustrations

- Recommend updating and relocating illustrations found in section 98-1207 of the Town's Code into the referenced sections and to update applicable definitions with citations to the applicable illustration's location in the Code.

BOARD REVIEW/CITIZEN FEEDBACK: N/A

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

None

DRAFT MOTION: No action is required by the Planning & Zoning Commission on this item.