Planning & Zoning Commission

May 13, 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. 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. Monday, June 10, 2024
2. Monday, June 24, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

G. STAFF/DIRECTOR REPORT

1. P&Z Priorities

H. CONSENT ITEM(S)

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

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

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. SP24-0007 - Flower Mound Montessori - Consider a request for a Site Plan (SP24-0007-Flower Mound Montessori) with an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.
2. CON23-0002 - Smith Foundation Conservation - Public Hearing to consider an ordinance amending the zoning (CON23-0002 – Smith Foundation Conservation) from Agricultural District (A) uses to Planned Development District No. 197 (PD-197) with Agricultural District (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic Road.
3. MPA23-0006 - La Estancia - Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0006 – La Estancia) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designations within the Denton Creek District Area Plan from Campus Industrial and Commercial/Industrial uses to High Density Single Family Detached, High Density, and Retail uses. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.
4. ZPD23-0014 - La Estancia - Public Hearing to consider an ordinance amending the zoning (ZPD23-0014 – La Estancia) from Planned Development District No.188 (PD-188) with Campus Industrial (CI) and Industrial District-2 (I-2) uses to Planned Development District No.202 (PD-202) with Single Family District-5 (SF-5), Single Family-Attached (SF-A), Multi-Family (MF), and Retail District-2 (R-2) uses, with certain waivers, exceptions, and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 377.

J. ADJOURN

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

I do hereby certify that the Notice of Meeting was posted on the bulletin board at the Town Hall for the Town of Flower Mound, Texas, in a place convenient and readily accessible to the general public at all times and said Notice was also posted on the Town's website in accordance with GC Section 551.056 on the following date and time: May 9, 2024, at 5:45 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

April 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 regular meeting to order at 6:32 p.m. with the following members present:

Donald Gilmore, Place 6, Chair
Janvier Werner, Place 3, Vice Chair
Gregory Schultz, Place 1
Cheryl Moore, Place 8 Alternate
Todd Bayuk, Place 9 Alternate

with the following member(s) absent:
Jason Hobbs, Place 2
Vacant, Place 4
Scott Langley, Place 5
Scott Jostes, Place 7

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

Rachel Raggio, Town Attorney
Poornima Kashyap, Planning Manager
Bob Pegg, Assistant Director of Engineering
Codie Freeman, Planner
LauriAnn Cash, Executive Assistant

B. INVOCATION

C. PLEDGE OF ALLEGIANCE TO THE AMERICAN FLAG

D. PUBLIC COMMENT

The purpose of this item is to allow the public an opportunity to address the Board/Commission regarding any item on this agenda that is not a "Public Hearing." Issues regarding daily operational or administrative matters should first be dealt with by calling Town Hall at 972- 874-6000 during business hours. To speak to the Board/Commission during public comment, please fill out a comment form, which is located in the lobby of Town Hall.

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

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

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

** Indicates person did not wish to speak*

E. COORDINATION OF CALENDARS

1. Monday, May 13, 2024
2. Monday, June 10, 2024

F. FUTURE AGENDA ITEM(S)

The purpose of this item is to allow the members an opportunity to bring forward items they wish to discuss at a future meeting.

1. None

G. STAFF/DIRECTOR REPORT

1. Town Council Work Session - FloMo Convos

H. CONSENT ITEM(S)

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

1. Minutes of April 8, 2024 - Consider approval of the minutes from April 8, 2024.

ACTION:	Commissioner Schultz moved to approve H.1. as presented in the agenda caption. Commissioner Bayuk seconded the motion.
AYES:	Werner, Schultz, Moore, Bayuk
NAYS:	None
RESULT:	4 : 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. SP23-0017 - Southgate Commercial NE Tract Lot 1R1, Block A - Consider a request for a Site Plan (SP23-0017 - Southgate NE Lot 1R1, Block A) to develop one non-residential building. The property is generally located north of Patriot Way and east of Gerault Road.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Kiew Kam, Triangle Engineering; present for questions, no presentation

ACTION:	Vice-Chair Werner moved to approve I.1. as presented in the agenda caption. Commissioner Moore seconded the motion.
AYES:	Werner, Schultz, Moore, Bayuk
NAYS:	None
RESULT:	4 : 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. SUP24-0002 - Petfolk Veterinary Hospital - Public hearing to consider an ordinance granting Specific Use Permit No. 491 (SUP24-0002- Petfolk Veterinary Hospital) to permit a veterinary hospital (inside pens) use. The

property is generally located north of Cross Timbers Road and east of Long Prairie Road.

STAFF PRESENTATION:
Codie Freeman, Planner

APPLICANT PRESENTATION:
Brianna Moretti, Petfolk; present for questions, no presentation

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

SUPPORT	OPPOSITION	QUESTIONS OR COMMENTS ONLY
None	None	None

** Indicates person did not wish to speak*

ACTION:	Commissioner Moore moved to recommend approval of J.1. as presented in the agenda caption. Vice-Chair Werner seconded the motion.
AYES:	Werner, Schultz, Moore, Bayuk
NAYS:	None
RESULT:	4 : 0

K. ADJOURN

Chair Gilmore adjourned the meeting at 6:52 p.m.

TOWN OF FLOWER MOUND, TEXAS

_____
DON GILMORE, CHAIR

ATTEST:

_____
LAURIANN CASH, EXECUTIVE ASSISTANT

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

DATE: May 13, 2024
FROM: Codie Freeman, Planner
ITEM: **Consider a request for a Site Plan (SP24-0007-Flower Mound Montessori) with an exception to Section 82-303, Compatibility setback, of the Code of Ordinances. The property is generally located east of Long Prairie Road and north of Aberdeen Drive.**

BACKGROUND:

I. ITEM SUMMARY

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

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this site plan application is to request an exception to modify the compatibility setback by adding two playground canopies in the rear of the property. The property is approximately 2.008 acres and is zoned Planned Development District No. 157 with Retail 2 (R-2) uses. Access to the property will continue to be from the adjacent property, Lot 1R, through the access easement. The site has a previously approved Specific Use Permit (SUP-482) and a site plan to develop a day care center. The applicant is seeking an exception to the compatibility setback requirement.

1. Section 82-303 – Compatibility setback.

Section 82-303 of the Town Code requires that nonresidential developments provide a 60-foot setback along the property line if adjacent to or separated only by an alley from developed residential property or vacant land zoned or designated on the comprehensive master plan for residential use.

This development shares an entire eastern boundary with a gas well pad site that is zoned for Agricultural uses. The daycare facility is set back 60-feet from the zoning boundary line. However, the applicant is requesting an exception to allow the shade structures for the playground equipment to be located not less 15-feet from the property line.

As a part of PD-157 approval, this project had received an exception to the compatibility buffer standards that requires a 25-foot landscape buffer and a six-foot masonry wall along the property line.

BOARD REVIEW/CITIZEN FEEDBACK:

The Town Code requires written notification mailed to all adjacent property owners and adjacent homeowners' associations for compatibility buffer exception requests. SP24-0007 had a total of 10 property owner notifications mailed. At the time this report was written, staff had received one phone call requesting additional information regarding this item in response to the property owner notice.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

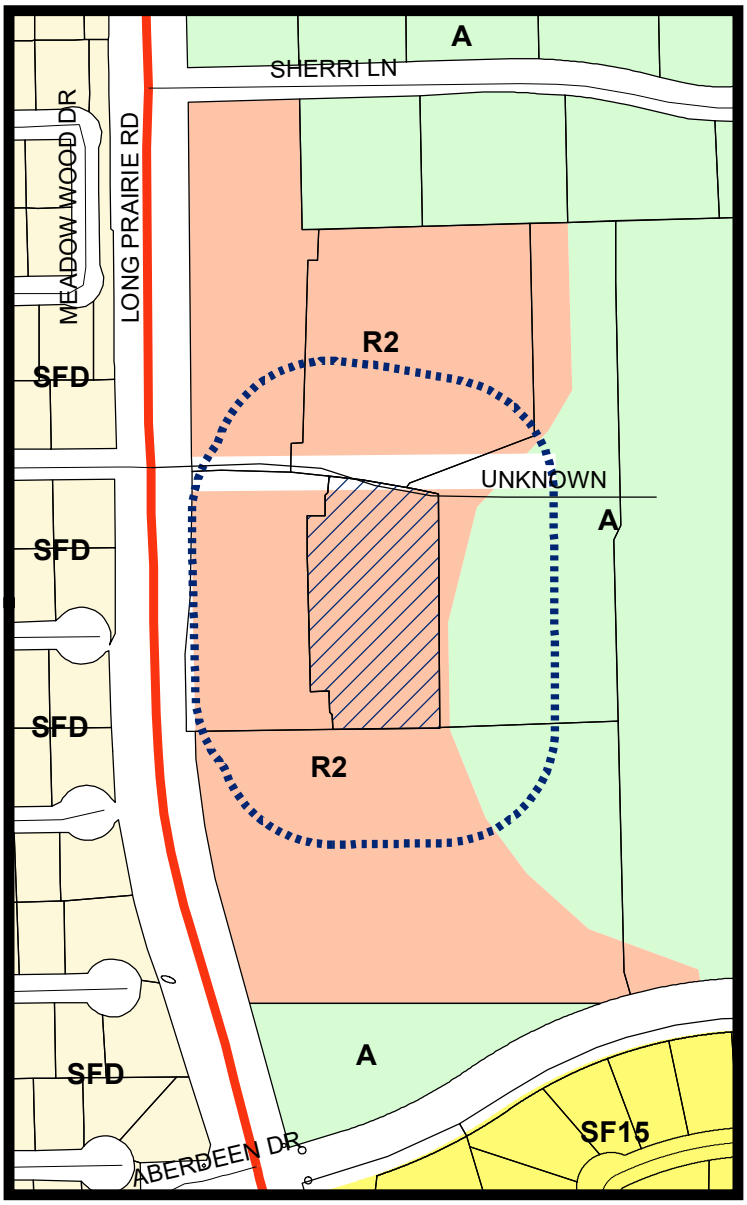
LEGAL REVIEW: N/A

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

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

Vicinity Map

SP24-0007: Flower Mound Montessori

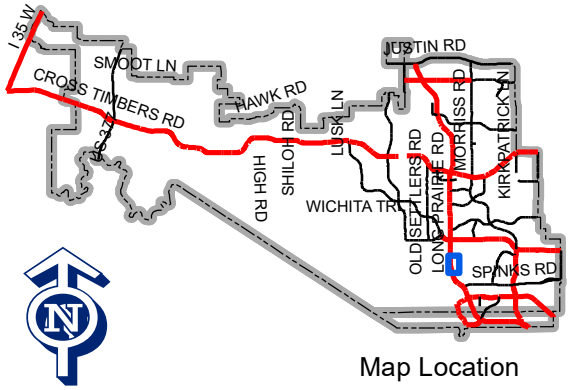


LEGEND

Agriculture | Retail 2 | Single Family 15 | Single Family Detached

Subject Property

200 ft Notification Buffer around Property



Map Location

0 250 500 1,000 Feet

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.

Ridinger Associates, Inc.
Civil Engineers - Planners

March 28, 2024

Ms. Codie Freeman, Planner
Development Services
Town of Flower Mound
2121 Cross Timbers Rd
Flower Mound, Texas 75028

Re: Flower Mound Montessori Site Plan
Long Prairie Plaza Lot 4, Block A

Dear Ms. Freeman,

Ridinger Associates, is pleased to inform you and the Town, of our client's intention to request an Site Plan to slightly change the approved SP23-0002.

The changes being proposed from SP23-0002 are:

- Adding canopies to the proposed playground.
- Requesting a modification to 15' from the 60' compatibility setback for two southern canopies.

The reason for these requests is to install canopies to allow children to play outside in the Texas heat, within the playground area. Under current town code, the playground equipment is allowed to be within the setback, but a shade structure for the playground is not. Based on the owner's experience with daycares, canopies are needed both for safety of the children and long-term health of the daycare. The intent of this request is to only allow the canopies within the decreased compatibility setback and not expand the building within the proposed setback.

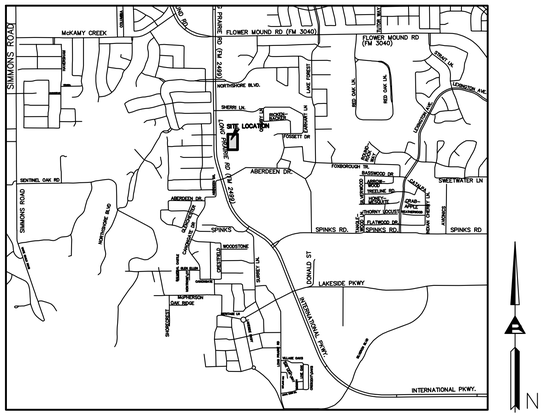
We appreciate your consideration of our project and look forward to your favorable approval. Please call if you have any questions or comments.

Thank You,

Ridinger Associates, Inc.
Firm No. 1969

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

550 S. Edmonds Lane, Suite 101, Lewisville, Texas 75067 ● Phone (972) 353-8000 ● Fax (972) 353-8011



VICINITY MAP NOT TO SCALE

NOTES:

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

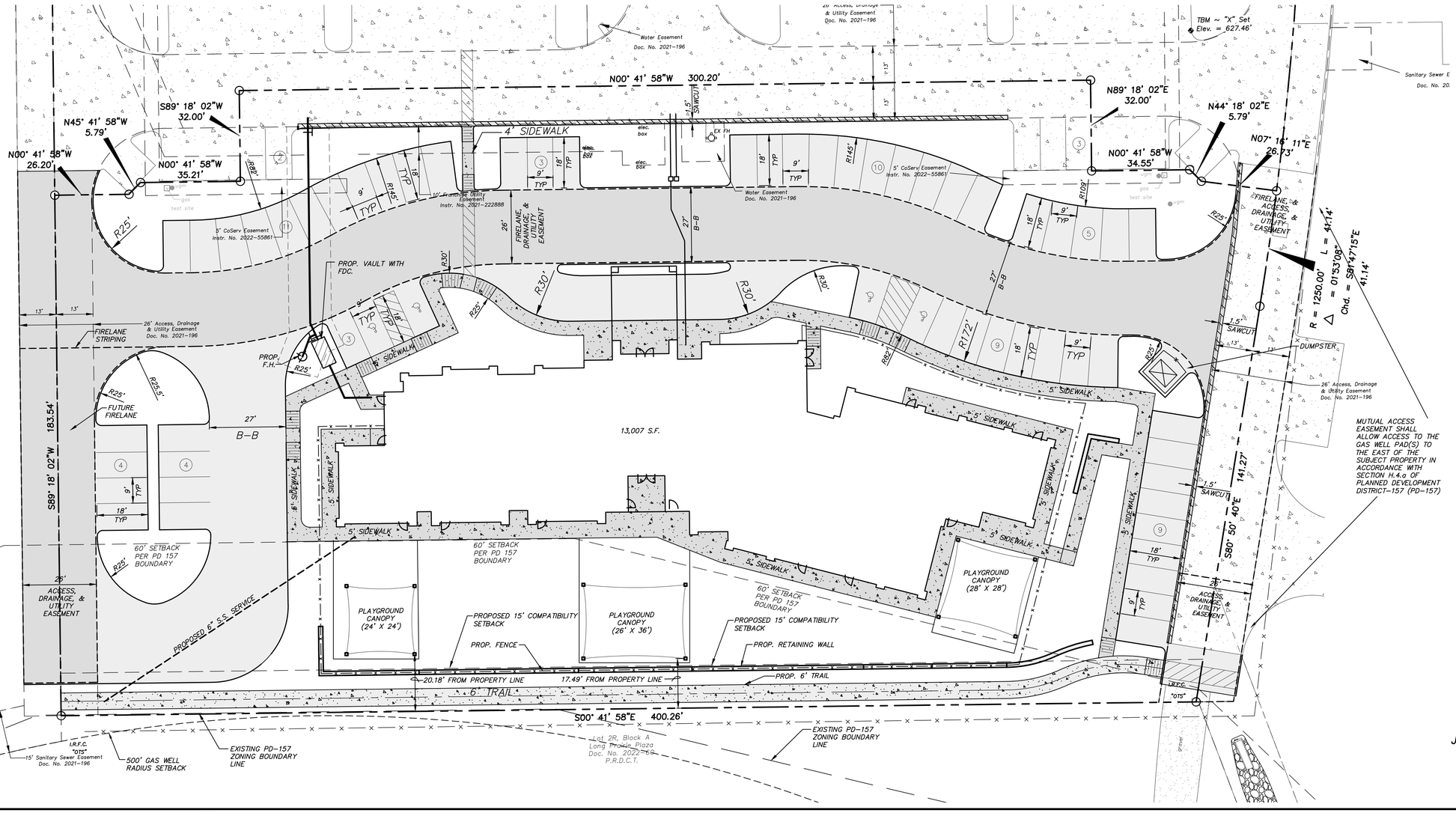
SITE DATA TABLE

PHYSICAL ADDRESS	1500 LONG PRAIRIE RD	
SITE AREA	2.008 acres / 87,464 s.f.	
ZONING	PD-157. R2 OFFICE/RETAIL	
CURRENT USE	UNDEVELOPED	
PROPOSED USE	DAYCARE	
LOT COVERAGE DATA		
BUILDING COVERAGE	15.0% / 13,144 s.f.	
IMPERVIOUS AREA	65.1% / 56,948 s.f.	
PERVIOUS AREA	34.9% / 30,516 s.f.	
PARKING SUMMARY	REQUIRED	PROVIDED
SURFACE PARKING		
DAYCARE 1:4 PERSONS ACCOMMODATED	62	63
HANDICAP PARKING	4	4
TOTAL PARKING	62	63
BUILDING DATA		
BUILDING	1 STORY	
PEAK HEIGHT	27'-2"	
MEAN HEIGHT	20'-7"	
TOTAL SQUARE FOOTAGE	13,007 s.f.	

20 0 20 40
SCALE IN FEET

PAVING LEGEND

- PAVING
- FIRELANE PAVING
- SIDEWALK
- 6 FT. TRAIL
- EXISTING CONCRETE



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

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

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

No.	Date	Revisions	App.

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

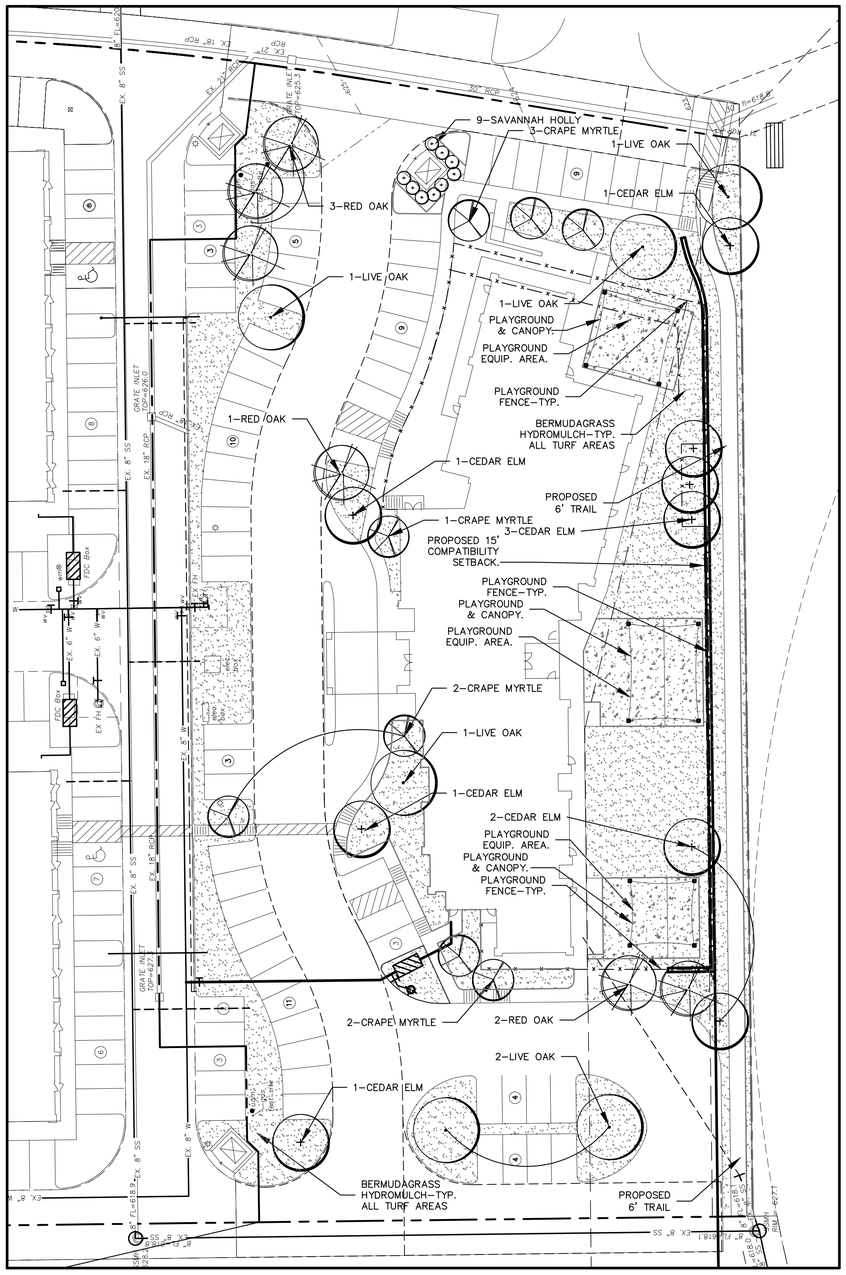
STATE OF TEXAS
JASON R. KILPATRICK
130269
LICENSED PROFESSIONAL ENGINEER
05/02/24

F.M.MONTESSORI
FLOWER MOUND, TEXAS

SITE PLAN

Scale: 1" = 20'
Designed by: LDR
Drawn by: MAB
Checked by: JRK
Date: MAY 2, 2024
Project No. 191-001

SHEET
1 OF 1

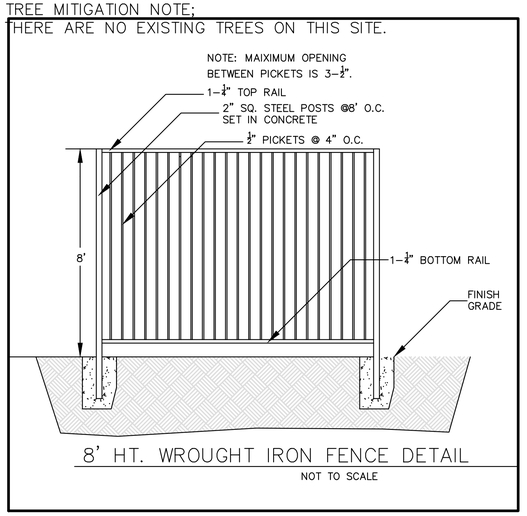


GENERAL LANDSCAPE NOTES

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

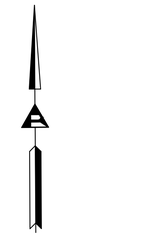
TREE MITIGATION NOTE;

THERE ARE NO EXISTING TREES ON THIS SITE.



8' HT. WROUGHT IRON FENCE DETAIL

NOT TO SCALE



SCALE: 1" = 30'–0"

STREET YARD LANDSCAPING			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
MIN. 20% OF STREETYARD	0 SQ. FT	0 SQ. FT.	0 SQ. FT.
STREET YARD TREES			
STANDARD	TOTAL STREET YARD (SQUARE FEET)	REQUIRED	PROVIDED
10,000 TO 100,000 SF = 1 PER 2,500 SF PLUS 10 TREES	0 SQ. FT.	0 TREES	0 TREES
STREET BUFFER LANDSCAPING			
STANDARD	REQUIRED BUFFER WIDTH	PROVIDED	
LONG PRARIE ROAD	NONE	NONE	
= 1 PER 2,500 SF PLUS 10 TREES			
STREET BUFFER TREES			
STANDARD	STREET FRONTAGE (LINEAR FEET)	REQUIRED	PROVIDED
1 PER 30 L.F.	LONG PRARIE ROAD NONE	NONE	NONE
PARKING AREA LANDSCAPING			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
90 S.F. PER 12 SPACES	58	434 S.F.	9,120 S.F.
PARKING AREA TREES			
STANDARD	NO. OF PARKING SPACES	REQUIRED	PROVIDED
1 PER 10 PARKING SPACES	63	7 TREES	8 TREES 1 SMALL TREE
ALL PARKING SPACES ARE LOCATED WITHIN 50 FT. OF A LARGE TREE.			

IRRIGATION NOTES:

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

MAINTENANCE NOTES:

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

PLANT LIST

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

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

ST. CLAIR DESIGN GROUP, INC
Landscape Architecture
P. O. Box 12519
Dallas, Texas 75225
T. 214–454–9934

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

DATE SEALED: 9–29–24
DESIGN BY: JBS
DRAWN BY: JBS
CHECKED BY: SCDG
DATE: AUGUST 17, 2022

App.	Per City Comments

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

F.M. MONTESSORI

FLOWER MOUND, TEXAS

LANDSCAPE PLAN

Scale: 1" = 30'–0"
Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: AUGUST 17, 2022
Project No. 191–001

SHEET
LP-1

Burke
PLAY THAT MOVES YOU.
BCIBURKE.COM • 800.266.1250

LONG PRAIRIE DAYCARE

PROPOSAL #: 36-167620-2

Child's Play, Inc.
Parks & Playgrounds

3D Designer: Heidi

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

DATE: May 13, 2024
FROM: Chuck Russell, Principal Planner
ITEM: **Public Hearing to consider an ordinance amending the zoning (CON23-0002 – Smith Foundation Conservation) from Agricultural District (A) uses to Planned Development District No. 197 (PD-197) with Agricultural District (A) uses for a conservation development with certain exceptions, modifications, and waivers to the Code of Ordinances. The property is generally located south of Cross Timbers Road, east of Shiloh Road and west of Scenic 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 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 purpose of this request is to rezone approximately 447 acres of land from Agricultural (A) District 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
- Overhead utility exception
- Modification to certain dimensional regulations
- Modification to conservation development perimeter fencing standards.

The concept plan depicts 223 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 in size, and approximately 28 percent of the lots are greater than one-acre in size. At least 25 percent of the total lots are required to be at least one-acre in size. The applicant is also proposing a future amenity center on one HOA-maintained X-lot that is approximately one acre in size. The details of what will be constructed on this lot must be approved as a part of the subdivision site plan at a future date. The amenity center may contain one multipurpose building with a maximum size of 4,500 square feet. The applicant is proposing additional amenities, including but not limited to an illuminated parking area, paved terraces with fire pits, a shade structure with BBQ grill and island seating, areas for outdoor games, a dog park, and electrical hook-ups for food trucks.

The applicant has provided an open space plan identifying different classifications of open space according to its existing condition or its intended or future uses. The plan meets the minimum 45 percent open space requirement (204.2 acres) which includes two proposed public parks. The plan also depicts an additional 12.3 acres of open space that does not qualify to be credited per the conservation district standards. The landscape plan meets or exceeds all required street buffers.

The applicant is proposing three points of access to the subject property. The first access drive is from Scenic Drive near the northeast corner of the development. The other two points of access will be from Shiloh Road.

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 April 4, 2023, and the second informational meeting was held on October 18, 2023. A work session with the Commission was held on October 23, 2023.

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), a total of 154 acres contain slopes greater than or equal to 5% and less than 12%. The proposed development will impact approximately 71.5 acres of land that have topographic slopes greater than or equal to 5% and less than 12%. A total of 10.9 acres of land contain slopes greater than 12%. The proposed development will impact approximately 1.4 acres of land that have slopes greater than 12%.

Section 98-147 “Topographical slope protection” allows 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. Overhead utilities
Section 82-376 of the Town Code requires all existing overhead utilities to be placed underground in conjunction with the development of property, and prior to the town's acceptance of the subdivision. The applicant is requesting an exception to leave approximately 1,554 linear feet of overhead utilities above ground along the frontage of Cross Timbers Road. All other overhead utilities along the property boundaries are being placed underground.

3. Modification to dimensional regulations
The developer is requesting a modification to the Agricultural zoning district dimensional regulations, particularly to the minimum side yard setback. The request is to allow a reduction in the width of side setbacks from 25 feet to 15 feet.

4. Modification to perimeter fence standards
Section 98-1143.b of the Town Code states that new fencing along the scenic roadway and country roadways within the CTCDD must be multi-railed or pipe-styled and either white, black, dark green, or earth-tone in color. Wood stockade and masonry perimeter fencing are prohibited. However, masonry columns may be used sparingly.

The applicant is proposing to utilize steel cable fencing with wooden posts.

BOARD REVIEW/CITIZEN FEEDBACK:

Environmental Conservation Commission:

On April 2, 2024, the Environmental Conservation Commission (ECC) recommended approval of the removal of 129 of 648 total specimen trees by a vote of 4 to 3 and the Open Space Management Plan for the subject development by a vote of 5 to 1.

Parks Board:

On December 7, 2023, the Parks Board voted unanimously to recommend approval of Park Land Dedication of 7.4928 acres of land and Park Development Fees in the amount of $309,524 for the proposed development. After the Parks Board meeting, Town staff requested the proposed southern park boundary be adjusted and reduced in size by approximately 1.5 acres to ensure the park would not contain any floodplain. The southern park now contains approximately 3.5 acres and the northern park contains approximately 2.5 acres for a total of approximately 6.0 acres. The final park land dedication acreage and the fees in lieu of will be finalized at the time of subdivision site plan application when final construction plans are reviewed.

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. CON23-0002 had a total of 101 Property Owner Notifications mailed. At the time this report was written, staff had received no items of correspondence in support, 3 items of correspondence in opposition, and 4 items of correspondence expressing concerns.

ALTERNATIVES: N/A

FISCAL IMPACT: N/A

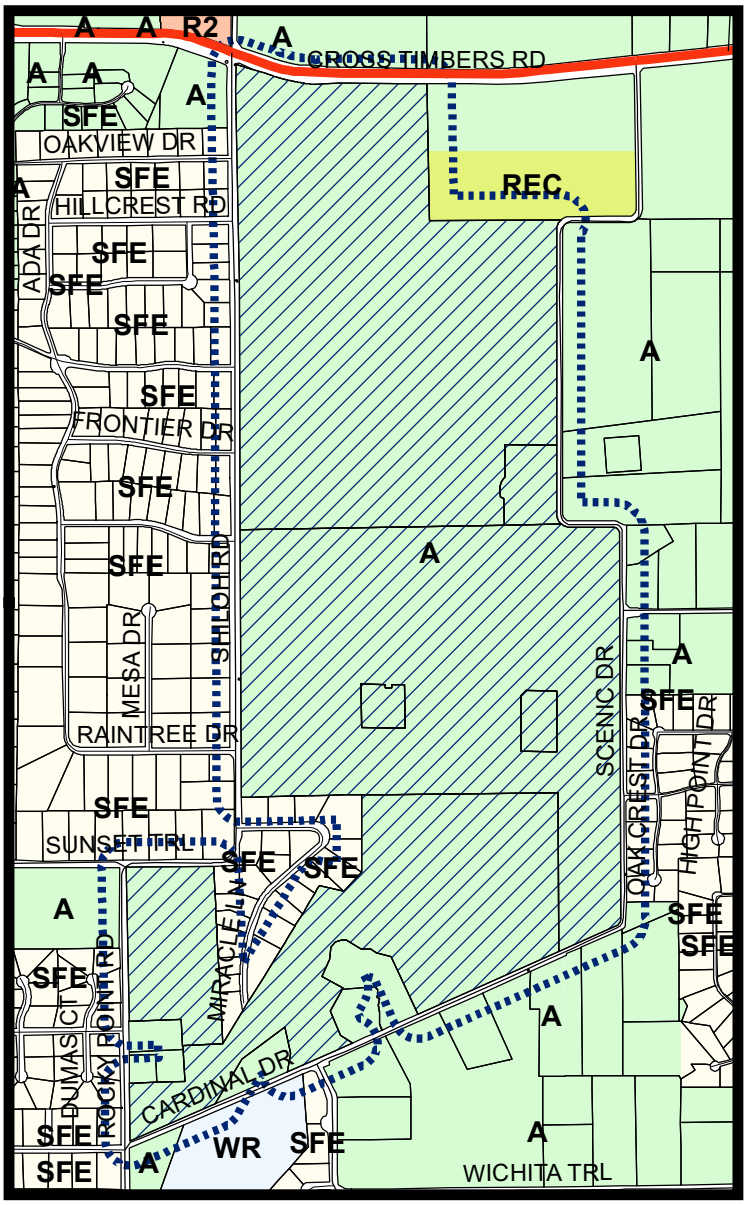
LEGAL REVIEW: N/A

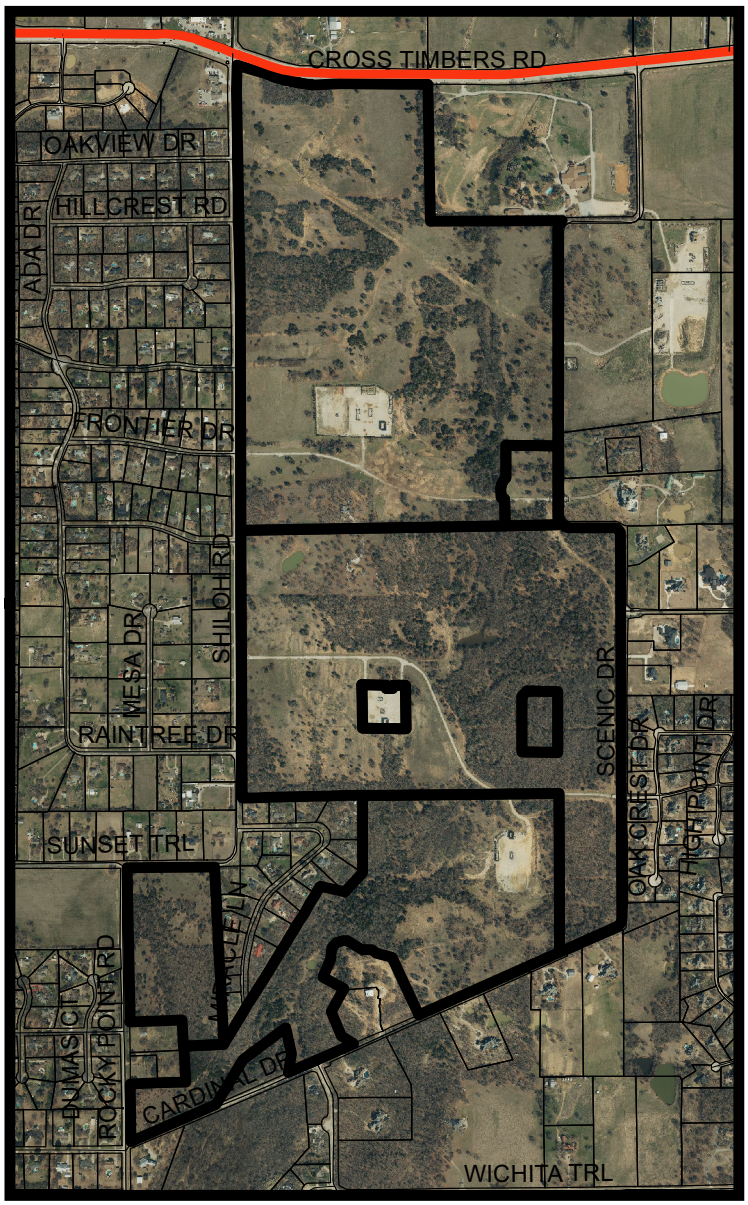
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Planned Development Zoning Package
4. Draft Development Standards
5. Open Space Management Plan
6. Proposed Overhead Utility Exception Exhibit
7. Proposed Perimeter Fencing Modification Exhibit

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

Vicinity Map

CON23-0002: Smith Tract Conservation



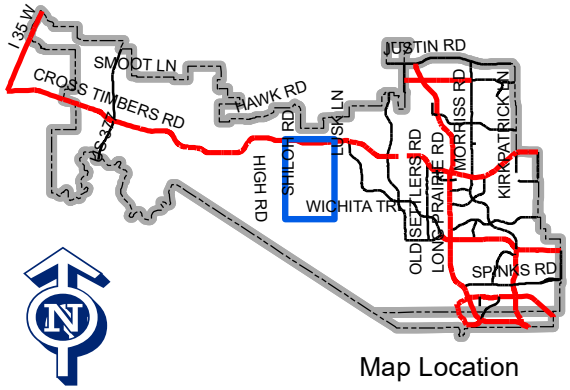


LEGEND

- Agriculture
- Recreation
- Retail 2
- Single Family Estate
- Water Recreation

Subject Property

200 ft Notification Buffer around Property



Map Location

0 1,150 2,300 4,600 Feet

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.

March 4, 2024

Chuck Russell, AICP
Planning Manager
Town Of Flower Mound
2121 Cross Timbers Road
Flower Mound, TX 75028

RE: **Smith Tract** (No. 70254-00)
LOI for Zoning Planned Development

Dear Mr. Russell,

On behalf of our client, Toll Brothers, please accept this letter as our Letter of Intent to describe and explain the requested Zoning Planned Development.

The intent of this zoning request is to create a Planned Development District for a Conservation District with Agricultural District uses. The Property is located within the CTCDD Area Plan and is master planned for Rural Density residential uses.

The Smith Tract is a 447-acre tract located within the Cross Timbers Conservation Development District (CTCDD). The property was amended to the Town's Master Plan in December 2013 in the Cross Timbers Conservation Development District Area Plan, Paragraphs 8(a-e) in Section 2.0, Area Plans, of the Master Plan; Ordinance No. 64-13. The tract is identified on the Town's Master Land Use Plan for Agriculture in the Cross Timbers Conservation Development District. The existing zoning is AG, and the use is consistent with the existing zoning.

The attached Concept Plan proposes 223 residential lots and a minimum of 45% open space, based off of the gross area, comprised of multiple common area lots across the site's 447acres and conforms to the corresponding Zoning Concept Plan under review. The plan closely follows the Town's Development Code, but we are asking for a Topographical Slope Exception request. We have provided landscape buffers, future right-of-way dedications and multiple points of access for safety considerations.

The concept has been designed to preserve the 100-year flood plain. Significant stands of trees have been preserved. There shall be a minimum of 45% of the site dedicated to open space. Much of the open space will be held within a conservation easement by a qualified nonprofit entity or organization that manages open space. HOA land will be platted into an X-lot and maintained by the HOA.

The subject property has numerous protected trees, both specimen and non-specimen, as indicated on the tree survey included with our application. Any potential specimen trees identified on the site for a removal permit request to the Flower Mound Town ECC Board shall accompany the Concept Plan review process. We view the trees as an asset and we have worked extensively to preserve them, where possible, through creative planning and engineering.

We are requesting an exception that the powerlines along 1171 remain above ground. These lines are major transmission lines and are not feasible to be relocated underground. We are also requesting a side yard of 15' (fifteen feet).

This project will meet the standards within Section 98-277(c) (1). The flood plain will be preserved but will be understood with a detailed flood study. Many of the existing trees, wildlife corridors, and other natural features will remain due to the fact that we are preserving a minimum of 45% open space. A portion of this land will be held within a conservation easement by a qualified nonprofit entity or organization that manages open space, such as a land trust, or other qualified entity. Land will also be preserved and maintained within an HOA X-lot. Land proposed to be used as parkland must be approved and accepted by the town. Open space areas that will be created against the 45% minimum shall be a minimum of 4.47 acres or 10% of gross area and no dimension shall be less than 40' wide. Utility easements shall be counted toward open space if a trail and/or appropriate amenity is proposed, or if vegetation within the utility easement is native and not required to be manicured. Open spaces must be linked to any existing and planned public open space and conserved areas to provide an overall open space system within the CTCDD. Eco-fringe buffers that are 40' in width may count toward the open space requirement. Open spaces divided by necessary roadways, as determined by the town manager or their designee, shall be considered linked for the purpose of this subsection. Open spaces shall be arranged to maximize reasonable access, equity, and utilization for all residential lots within the proposed development.

Trees planted within open space areas associated within this development must only include trees denoted as appropriate from section 94-68.

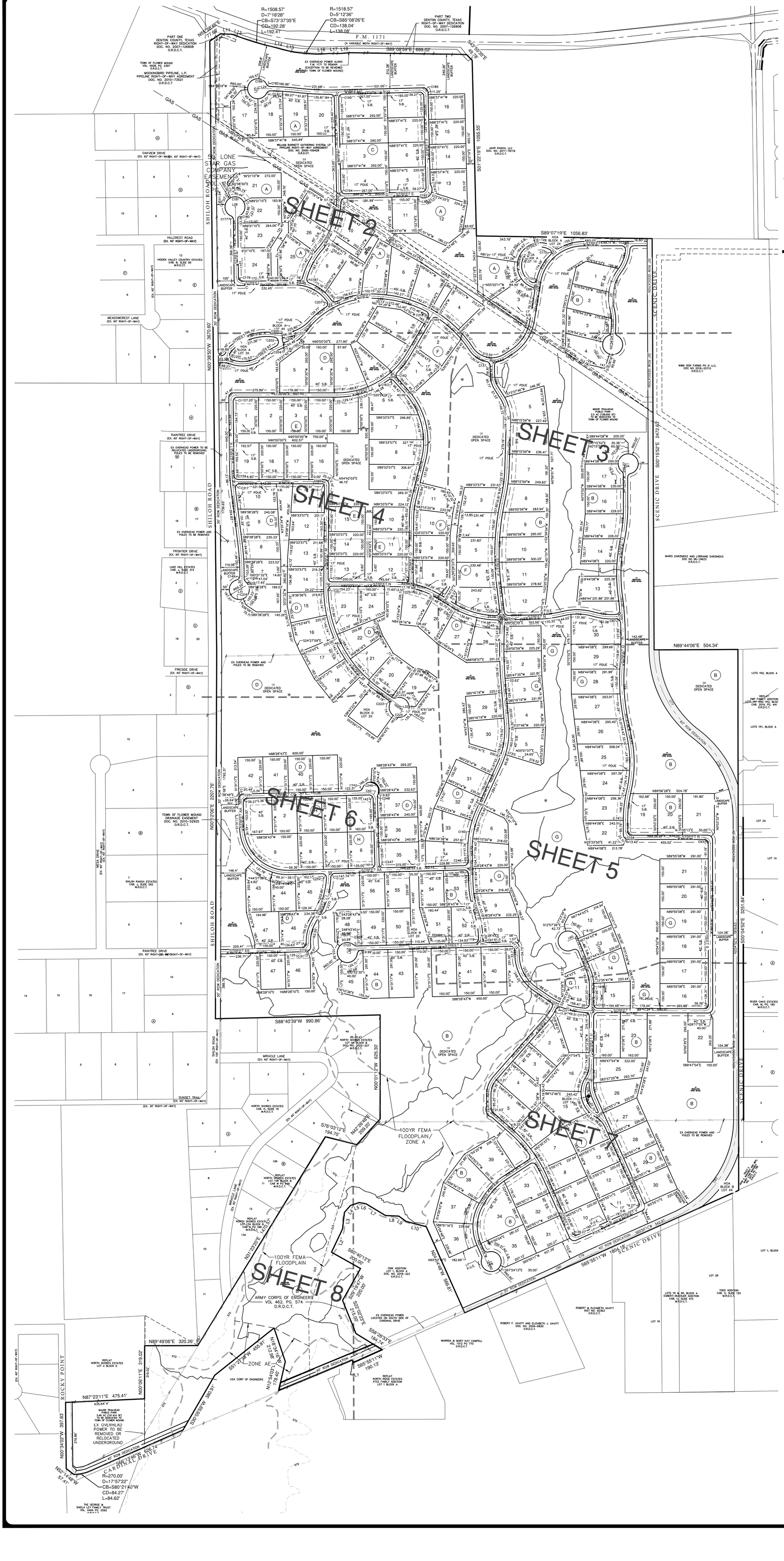
Parks are proposed as part of this development. If an active park is developed onsite the park must be limited to an area no greater than the minimum parkland area required. Examples of appropriate active parks include fishing piers and neighborhood playgrounds. Restricted parks such as playing fields, motorized vehicle trails, and campgrounds are not permitted. Passive parks such as walking, running, and equestrian trails shall be permitted throughout the development as appropriate. Such trails should be planned to minimize disturbances to environmentally sensitive areas. An eco-fringe buffer extending at least 20' from all exterior side and rear residential property lines adjacent to open spaces is required. Maintenance for eco-fringe buffers must be documented within the required open space management plan.

We had our 1st Enhanced Notification Meeting on April 4, 2023 and our 2nd Enhanced Notification Meeting on October 18, 2023, at 6:30 PM at the Flower Mound Community Activity Center. Numerous Flower Mound residents were in attendance.

Please contact me should you have any questions regarding this request.

Sincerely,

Aaron Hunsaker


F.M. 1171
(A VARIABLE WIDTH RIGHT-OF-WAY)
S89°08'59"E 899.02'
PART ONE DENTON COUNTY, TEXAS RIGHT-OF-WAY DEDICATION DOC. NO. 2007-126808 O.R.D.C.T.
PART TWO DENTON COUNTY, TEXAS RIGHT-OF-WAY DEDICATION DOC. NO. 2007-126808 O.R.D.C.T.
TOWN OF FLOWER MOUND VOL. 4928, PG. 2397 D.R.D.C.T.
MOCKINGBIRD PIPELINE, L.P. PIPELINE RIGHT-OF-WAY AGREEMENT DOC. NO. 2010-73521 O.R.D.C.T.
EX OVERHEAD POWER ALONG F.M. 1171 TO REMAIN (EXCEPTION TO BE REVIEWED BY THE TOWN OF FLOWER MOUND)
WILLIAM BARNETT GATHERING SYSTEM, LP PIPELINE RIGHT-OF-WAY AGREEMENT DOC. NO. 2005-109428 O.R.D.C.T.
JAHR RANCH, LLC DOC. NO. 2017-79179 O.R.D.C.T.
50' LONE STAR GAS COMPANY EASEMENT VOL. 2, PG. 53
SHILOH ROAD 30' ROW DEDICATION
OAKVIEW DRIVE (EX. 60' RIGHT-OF-WAY)
HILLCREST ROAD (EX. 60' RIGHT-OF-WAY)
HIDDEN VALLEY COUNTRY ESTATES CAB. B, SLIDE 90 M.R.D.C.T.
MEADOWCREST LANE (EX. 60' RIGHT-OF-WAY)
RAINTREE DRIVE (EX. 60' RIGHT-OF-WAY)
FRONTIER DRIVE (EX. 60' RIGHT-OF-WAY)
FIRESIDE DRIVE (EX. 60' RIGHT-OF-WAY)
LAKE HILL ESTATES CAB. J, SLIDE 314 M.R.D.C.T.
MESA DRIVE (EX. 60' RIGHT-OF-WAY)
SHILOH RANCH ESTATES CAB. J, SLIDE 292 M.R.D.C.T.
SUNSET TRAIL (EX. 30' RIGHT-OF-WAY)
MIRACLE LANE (EX. 60' RIGHT-OF-WAY)
SCENIC DRIVE
S89°07'19"E 1056.83'
S01°22'19"E 1055.55'
N00°36'50"W 3670.60'
N00°12'05"E 2207.76'
S00°15'52"E 2472.63'
S00°04'52"E 3251.84'
N89°44'06"E 504.34'
S89°40'39"W 990.86'
N00°01'12"W 625.30'
N89°49'06"E 320.26'
N87°23'11"E 475.41'
N00°06'11"E 319.02'
N00°34'02"W 397.83'
S66°13'46"W 626.74'
S30°05'59"W 380.91'
S65°55'11"W 1804.18'
S65°55'11"W 190.13'
S59°26'33"E 184.74'
S22°00'22"E 215.50'
S59°19'47"W 220.00'
S60°40'13"E 200.00'
N31°23'20"E 470.57'
N52°14'46"W 57.47'
N89°44'08"W 205.00'
N89°44'08"W 200.00'
N89°56'28"E 504.78'
N89°55'08"W 291.00'
N89°44'08"W 299.66'
N89°44'08"W 291.98'
N89°44'08"W 293.01'
N89°44'08"W 295.40'
N89°44'08"W 308.04'
N89°44'08"W 297.39'
N89°44'08"W 256.36'
N89°44'08"W 242.98'
N89°44'08"W 230.00'
N89°44'08"W 229.03'
N89°44'08"W 226.02'
N89°44'08"W 220.00'
N89°44'08"W 225.38'
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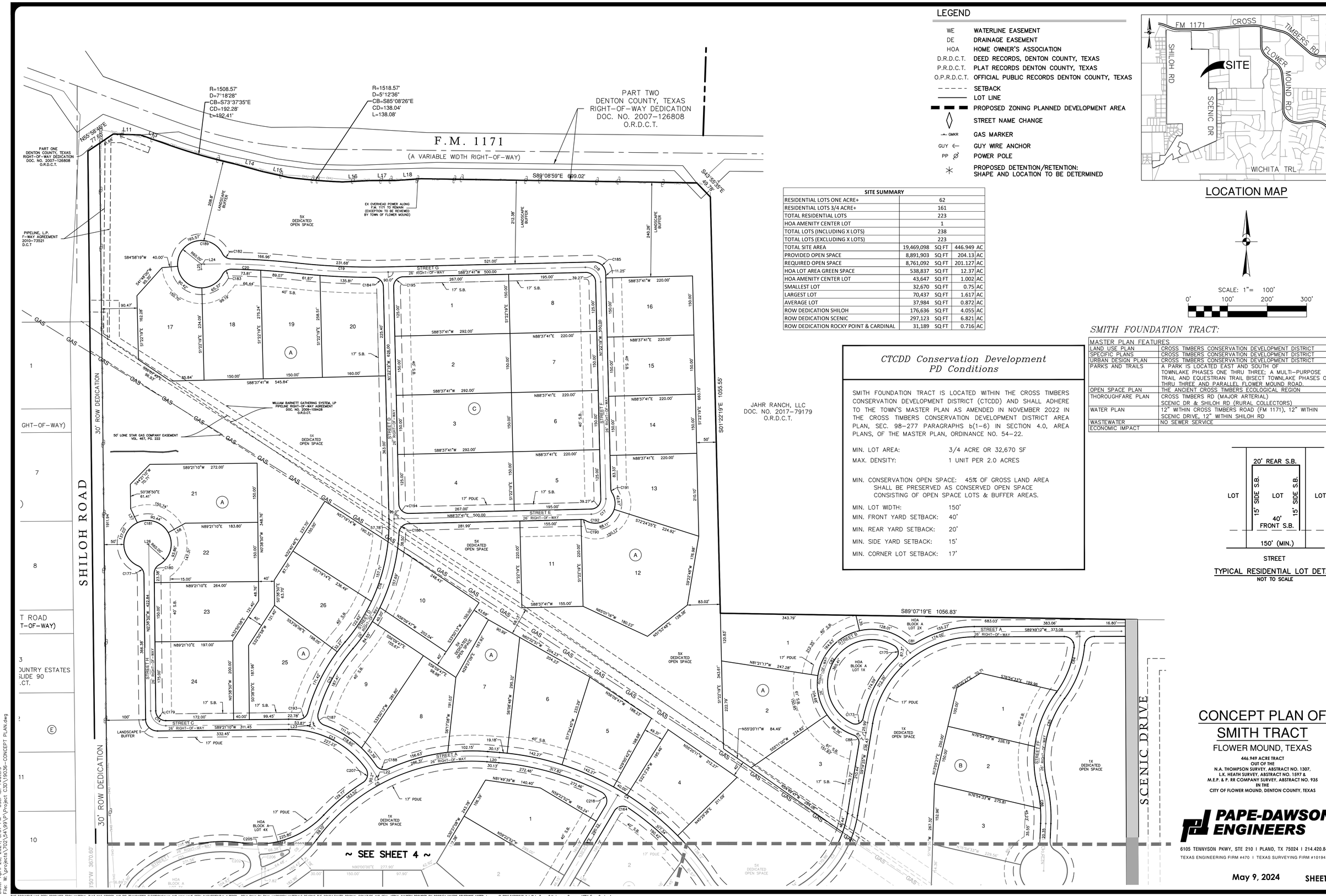
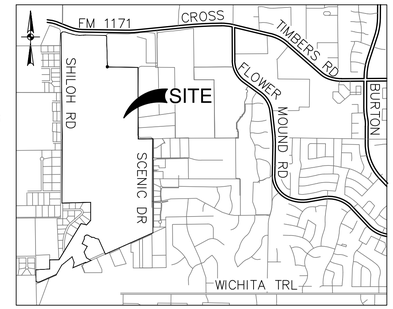
N89°55'08"W 291.00



LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
	SETBACK
	LOT LINE
	PROPOSED ZONING PLANNED DEVELOPMENT AREA
	STREET NAME CHANGE
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE
	PROPOSED DETENTION/RETENTION: SHAPE AND LOCATION TO BE DETERMINED



LOCATION MAP

SCALE: 1"= 100'
0' 100' 200' 300'

SITE SUMMARY			
RESIDENTIAL LOTS ONE ACRE+	62		
RESIDENTIAL LOTS 3/4 ACRE+	161		
TOTAL RESIDENTIAL LOTS	223		
HOA AMENITY CENTER LOT	1		
TOTAL LOTS (INCLUDING X LOTS)	238		
TOTAL LOTS (EXCLUDING X LOTS)	223		
TOTAL SITE AREA	19,469,098	SQ FT	446.949 AC
PROVIDED OPEN SPACE	8,891,903	SQ FT	204.13 AC
REQUIRED OPEN SPACE	8,761,092	SQ FT	201.127 AC
HOA LOT AREA GREEN SPACE	538,837	SQ FT	12.37 AC
HOA AMENITY CENTER LOT	43,647	SQ FT	1.002 AC
SMALLEST LOT	32,670	SQ FT	0.75 AC
LARGEST LOT	70,437	SQ FT	1.617 AC
AVERAGE LOT	37,984	SQ FT	0.872 AC
ROW DEDICATION SHILOH	176,636	SQ FT	4.055 AC
ROW DEDICATION SCENIC	297,123	SQ FT	6.821 AC
ROW DEDICATION ROCKY POINT & CARDINAL	31,189	SQ FT	0.716 AC

CTCDD Conservation Development PD Conditions

SMITH FOUNDATION TRACT IS LOCATED WITHIN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT (CTCDD) AND SHALL ADHERE TO THE TOWN'S MASTER PLAN AS AMENDED IN NOVEMBER 2022 IN THE CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT AREA PLAN, SEC. 98-277 PARAGRAPHS b(1-6) IN SECTION 4.0, AREA PLANS, OF THE MASTER PLAN, ORDINANCE NO. 54-22.

MIN. LOT AREA:	3/4 ACRE OR 32,670 SF
MAX. DENSITY:	1 UNIT PER 2.0 ACRES
MIN. CONSERVATION OPEN SPACE:	45% OF GROSS LAND AREA SHALL BE PRESERVED AS CONSERVED OPEN SPACE CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.
MIN. LOT WIDTH:	150'
MIN. FRONT YARD SETBACK:	40'
MIN. REAR YARD SETBACK:	20'
MIN. SIDE YARD SETBACK:	15'
MIN. CORNER LOT SETBACK:	17'

SMITH FOUNDATION TRACT:

MASTER PLAN FEATURES	
LAND USE PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
SPECIFIC PLANS	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
URBAN DESIGN PLAN	CROSS TIMBERS CONSERVATION DEVELOPMENT DISTRICT
PARKS AND TRAILS	A PARK IS LOCATED EAST AND SOUTH OF TOWNLAKE PHASES ONE THRU THREE; A MULTI-PURPOSE TRAIL AND EQUESTRIAN TRAIL BISECT TOWNLAKE PHASES ONE THRU THREE AND PARALLEL FLOWER MOUND ROAD.
OPEN SPACE PLAN	THE ANCIENT CROSS TIMBERS ECOLOGICAL REGION
THOROUGHFARE PLAN	CROSS TIMBERS RD (MAJOR ARTERIAL) SCENIC DR & SHILOH RD (RURAL COLLECTORS)
WATER PLAN	12" WITHIN CROSS TIMBERS ROAD (FM 1171), 12" WITHIN SCENIC DRIVE, 12" WITHIN SHILOH RD
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

CONCEPT PLAN OF SMITH TRACT

FLOWER MOUND, TEXAS

446.949 ACRE TRACT
OUT OF THE
N.A. THOMPSON SURVEY, ABSTRACT NO. 1307,
L.K. HEATH SURVEY, ABSTRACT NO. 1597 &
M.E.P. & P. RR COMPANY SURVEY, ABSTRACT NO. 935
IN THE
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

May 9, 2024 SHEET 2

Date: April 25, 2024, 3:07 PM — User ID: rwaters
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THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.
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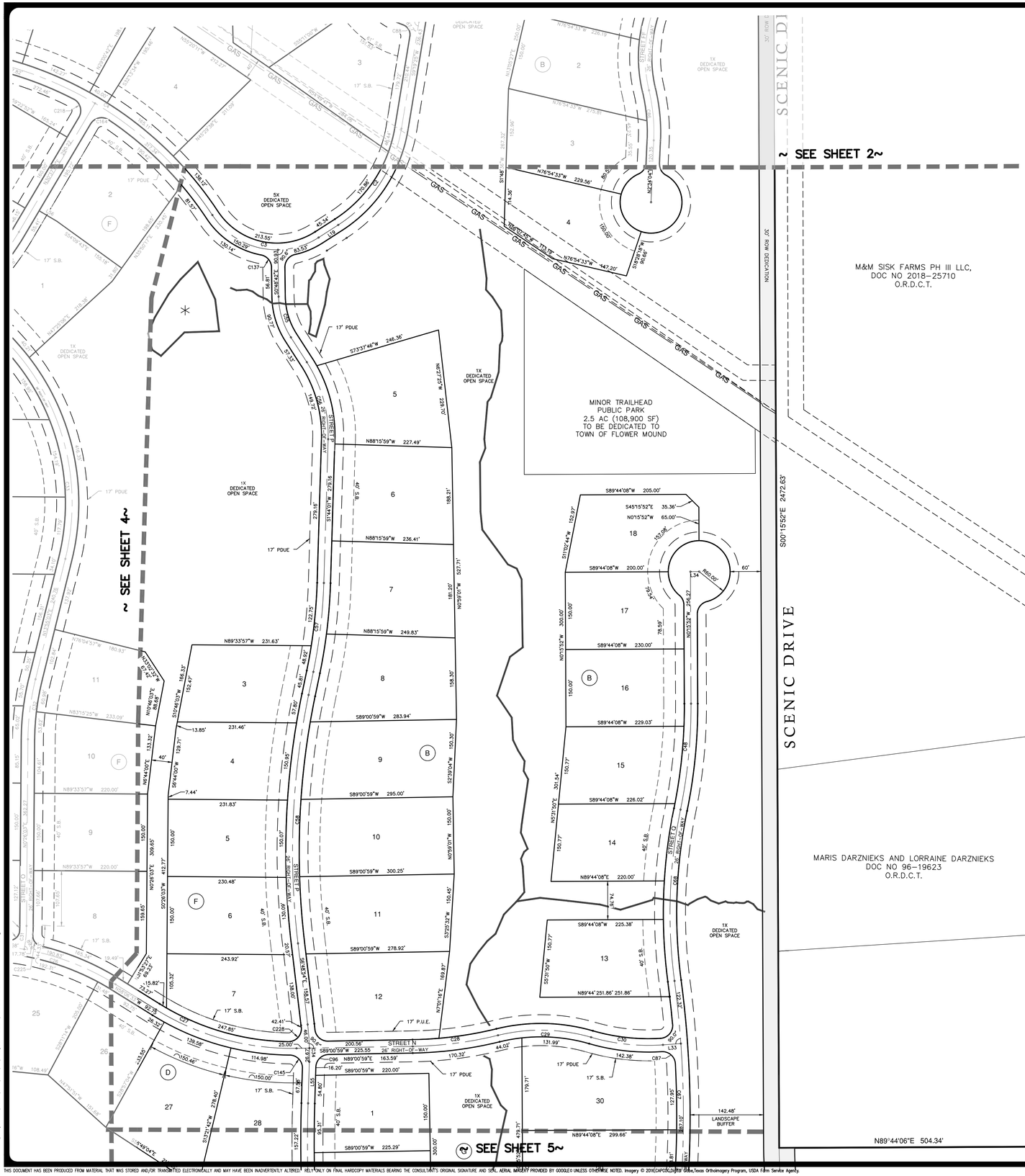

LEGEND

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- - - - -	SETBACK
———	LOT LINE
▬ ▬ ▬	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◊	STREET NAME CHANGE
GMKR	GAS MARKER
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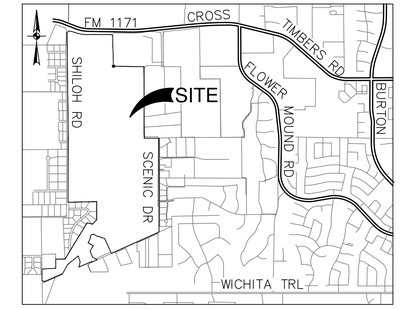

LOCATION MAP

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SMITH FOUNDATION TRACT:

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MIN. REAR YARD SETBACK:	20'
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MIN. CORNER LOT SETBACK:	17'

CONCEPT PLAN OF SMITH TRACT

FLOWER MOUND, TEXAS

446.949 ACRE TRACT
OUT OF THE
N.A. THOMPSON SURVEY, ABSTRACT NO. 1307,
L.K. HEATH SURVEY, ABSTRACT NO. 1597 &
M.E.P. & P. RR COMPANY SURVEY, ABSTRACT NO. 935
IN THE
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

May 9, 2024 SHEET 3

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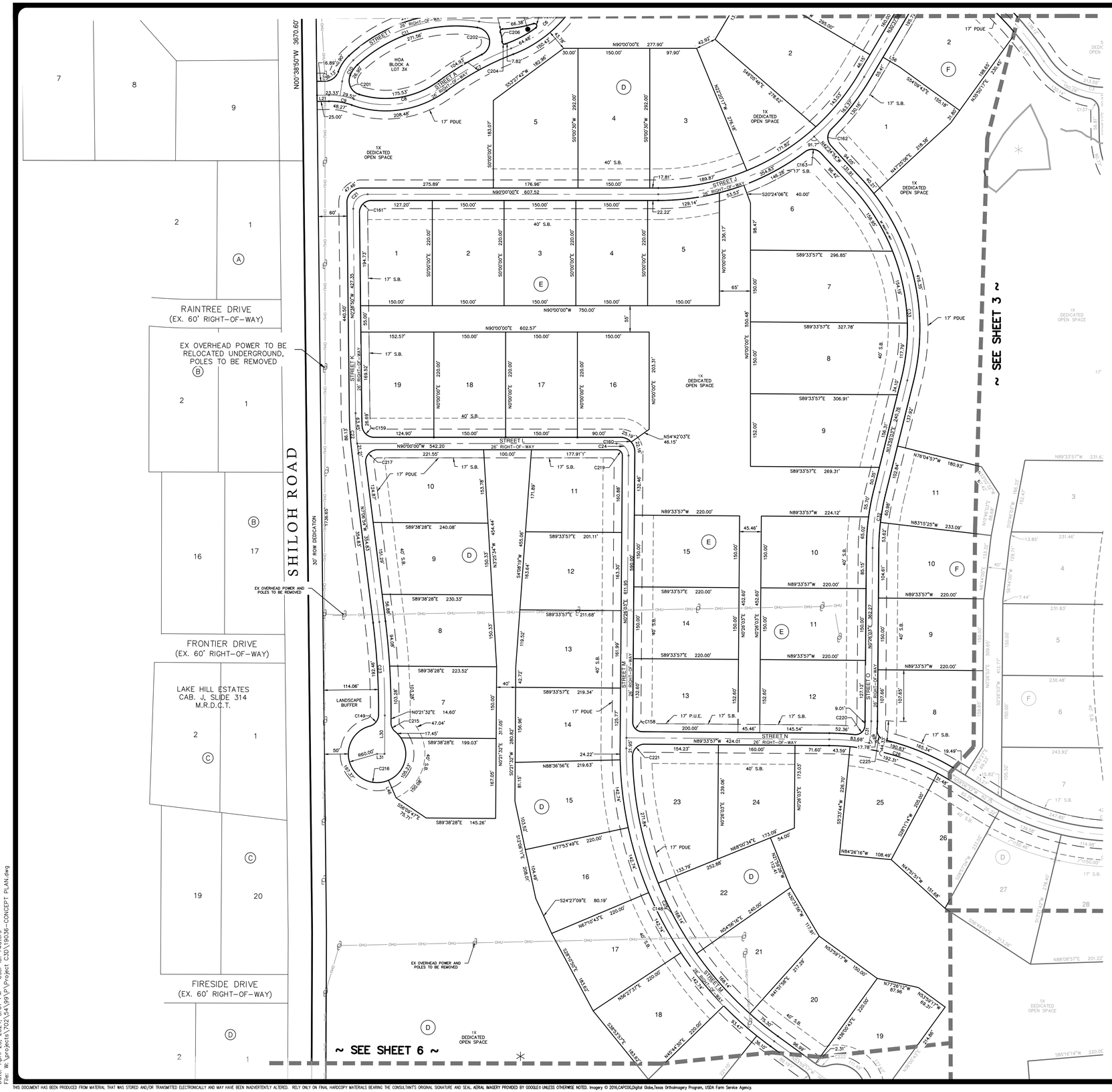

LEGEND

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	STREET NAME CHANGE
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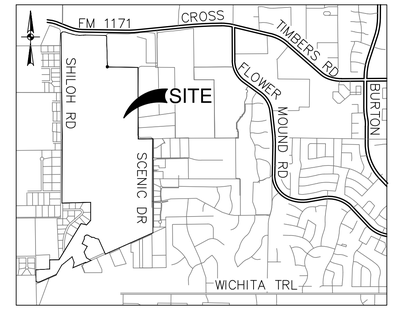
PP	POWER POLE
	PROPOSED DETENTION/RETENTION: SHAPE AND LOCATION TO BE DETERMINED



LOCATION MAP

SCALE: 1"= 100'
0' 100' 200' 300'

SMITH FOUNDATION TRACT:

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WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	

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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

May 9, 2024 **SHEET 4**

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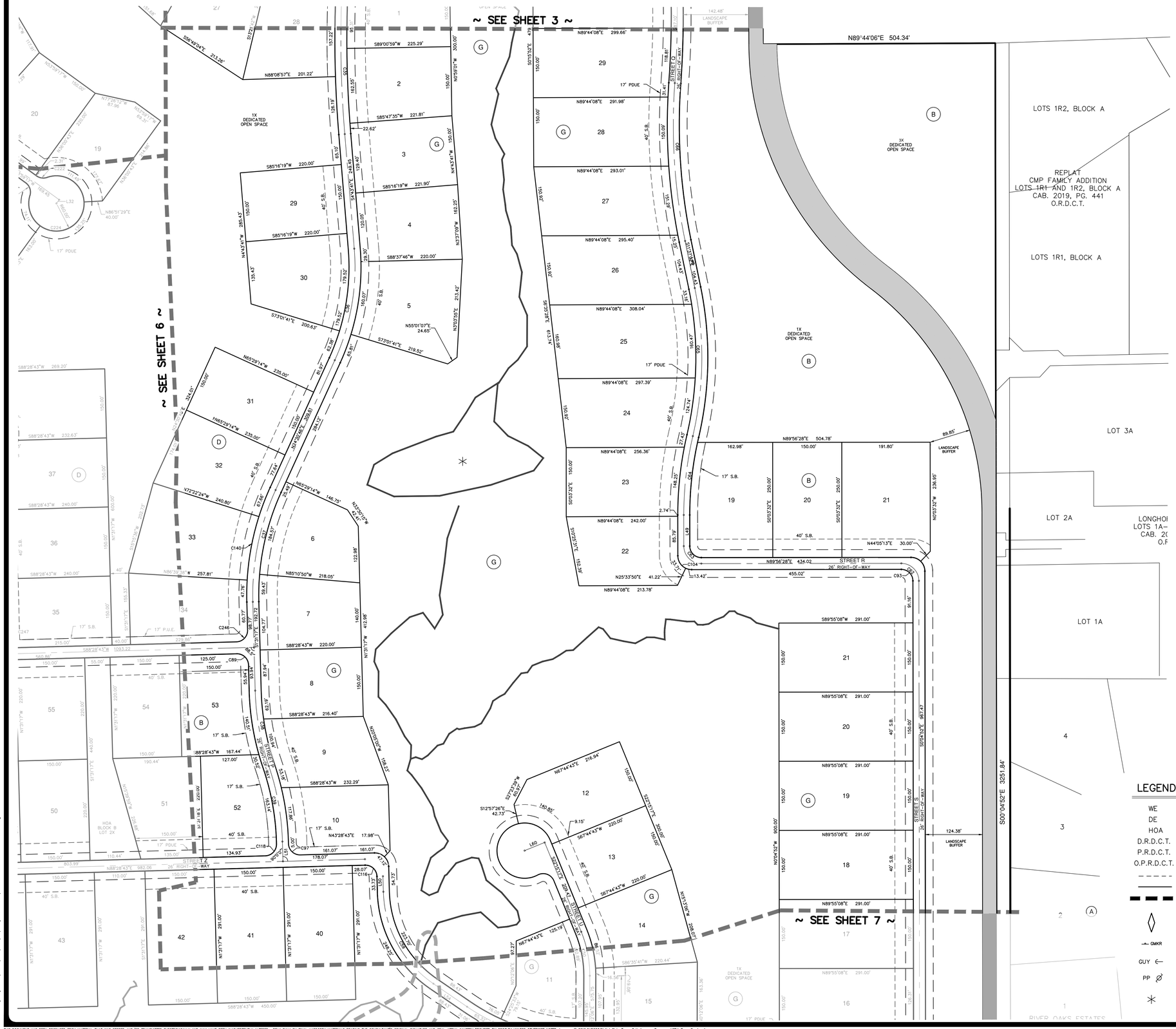
~ SEE SHEET 3 ~
~ SEE SHEET 6 ~
~ SEE SHEET 7 ~
N89°44'06"E 504.34'
LOTS 1R2, BLOCK A
REPLAT
CMP FAMILY ADDITION
LOTS 1R1 AND 1R2, BLOCK A
CAB. 2019, PG. 441
O.R.D.C.T.
LOTS 1R1, BLOCK A
LOT 3A
LOT 2A
LOT 1A
LONGHOI
LOTS 1A–
CAB. 2(
O.F
RIVER OAKS ESTATES
3X DEDICATED OPEN SPACE
1X DEDICATED OPEN SPACE
STREET R
26' RIGHT-OF-WAY
STREET S
STREET T
LANDSCAPE BUFFER
17' PDUE
17' S.B.
40' S.B.
S00°04'52"E 3251.84'
N89°56'28"E 504.78'
S89°55'08"W 291.00'
N89°44'08"E 299.66'
N89°44'08"E 291.98'
N89°44'08"E 293.01'
N89°44'08"E 295.40'
N89°44'08"E 308.04'
N89°44'08"E 297.39'
N89°44'08"E 256.36'
N89°44'08"E 242.00'
N89°44'08"E 213.78'
S88°28'43"W 1093.22'
S88°28'43"W 982.06'
S88°28'43"W 803.99'
S88°28'43"W 269.20'
S88°28'43"W 232.63'
S88°28'43"W 240.00'
S88°28'43"W 167.44'
S88°28'43"W 232.29'
S88°28'43"W 216.40'
S88°28'43"W 220.00'
S88°28'43"W 450.00'
N89°29'14"W 235.00'
N85°10'50"W 218.05'
N86°10'50"W 257.81'
N86°44'43"E 216.94'
N67°44'43"E 125.19'
S67°44'43"W 220.00'
S86°35'41"W 220.44'
S73°22'24"W 240.80'
S88°00'59"W 225.29'
S85°47'35"W 221.81'
S85°16'19"W 220.00'
S88°37'46"W 220.00'
S73°01'41"E 208.63'
S73°01'41"E 219.52'
N55°01'07"E 24.65'
N44°05'13"E 30.00'
N25°33'50"E 41.22'
N00°29'01"W 300.00'
N00°29'01"W 299.66'
N00°29'01"W 291.00'
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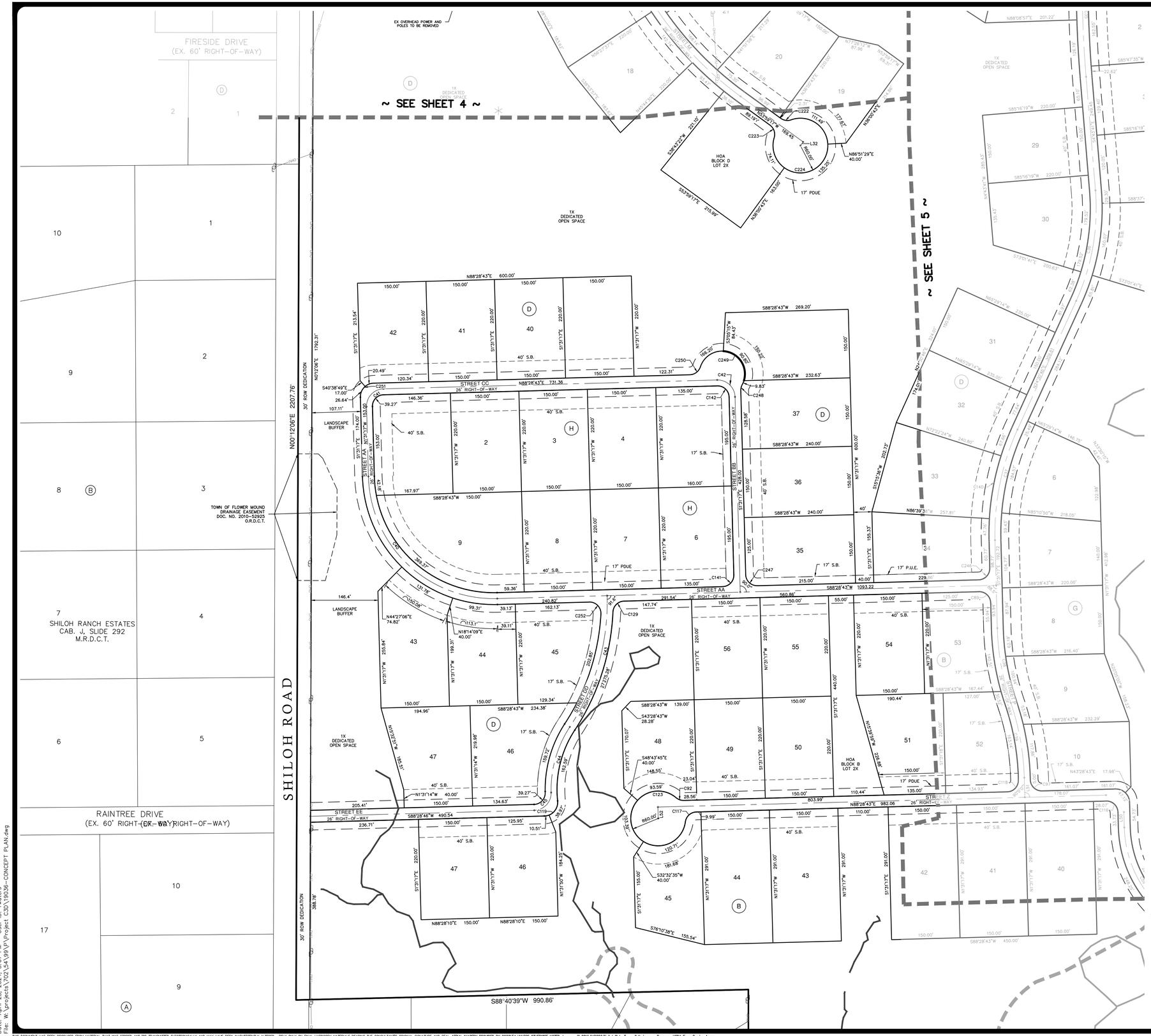

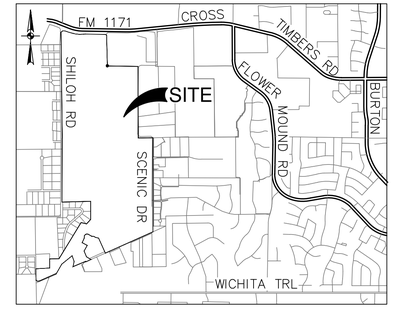

LOCATION MAP

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ECONOMIC IMPACT	

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O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
- - - - -	SETBACK
———	LOT LINE
▬▬▬	PROPOSED ZONING PLANNED DEVELOPMENT AREA
◊	STREET NAME CHANGE
GMKR	GAS MARKER
GUY ←	GUY WIRE ANCHOR
PP	POWER POLE
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FLOWER MOUND, TEXAS

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May 9, 2024 SHEET 6

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~ SEE SHEET 5 ~

~ SEE SHEET 8 ~

SCENIC DRIVE

S65°55'11"W 1804.18'

N24°04'49"W 566.81'

RE-PLAT
NORTH SHORES ESTATES
LOT 4A BLOCK B
DOC. NO. 2022-227
M.R.D.C.T.

CNIK ADDITION
LOT 1, BLOCK A
DOC. NO. 2018-323
O.R.D.C.T.

ROBERT & ELIZABETH GAVITT
INST NO. 92363
O.R.D.C.T.

LOTS 1R & 2R, BLOCK A
EGBERT-BUEHLER ADDITION
CAB. U, SLIDE 415
M.R.D.C.T.

JOHN C. MANNEY AND WIFE, MARY LYNN MANONEY
VOL. 2577, PG. 785
O.R.D.C.T.

RIVER OAKS
CAB. M, P
M.R.D.C

STREET T
26' RIGHT-OF-WAY

STREET U
26' RIGHT-OF-WAY

STREET V
26' RIGHT-OF-WAY

1X DEDICATED OPEN SPACE

HOA BLOCK I LOT 1X

HOA BLOCK B LOT 4X

LANDSCAPE BUFFER

17' PDUE

17' P.U.E.

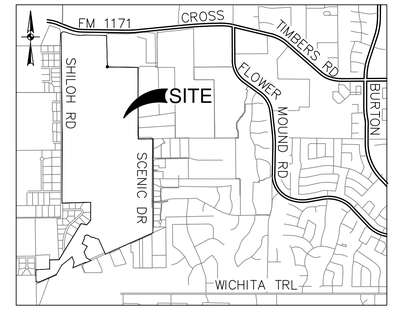
17' S.B.

40' S.B.

100YR FEMA FLOODPLAIN/ ZONE A

EX OVERHEAD POWER AND POLES TO BE REMOVED

EX OVERHEAD POWER



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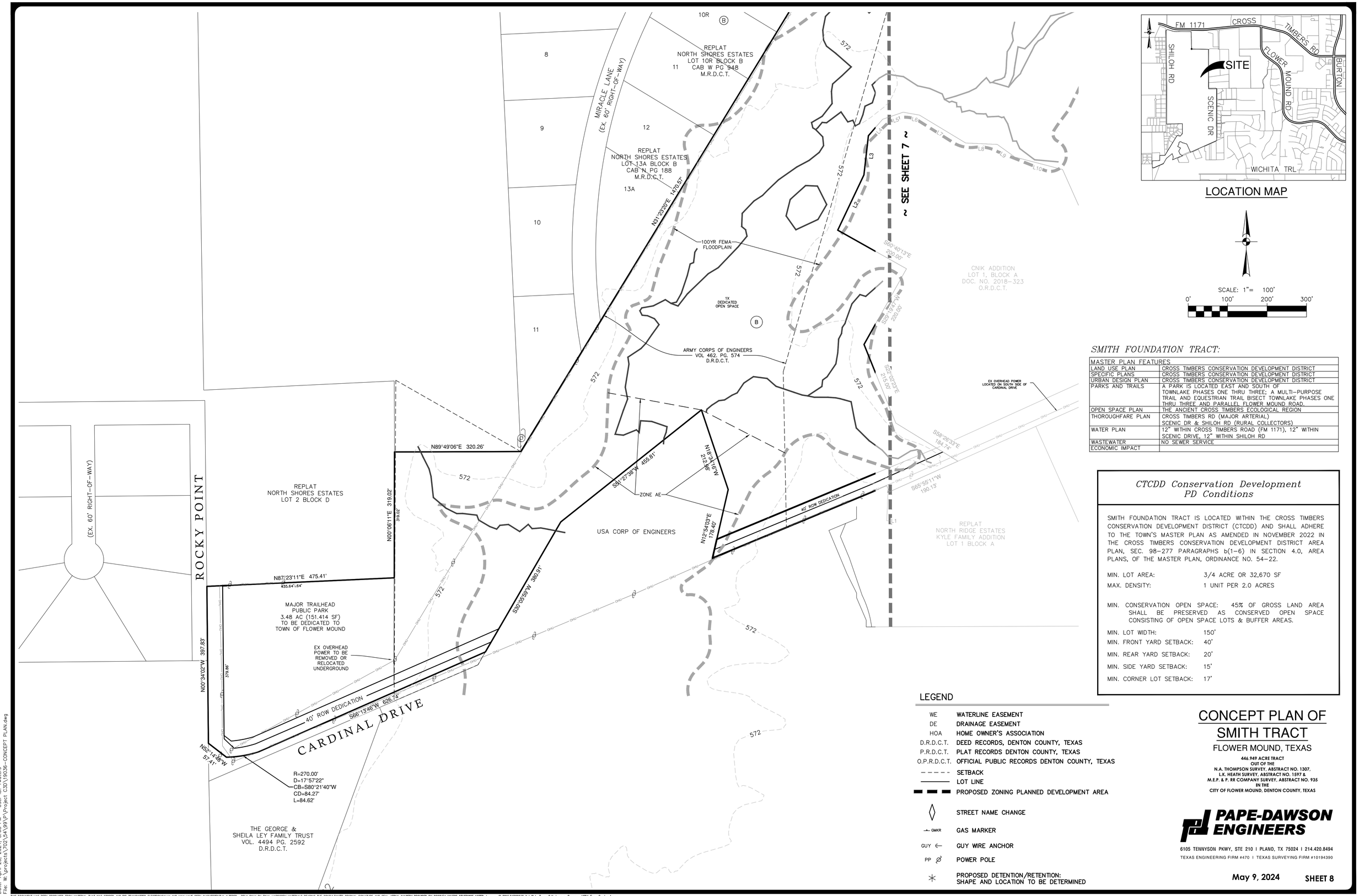

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LINE TABLE		
LINE #	BEARING	LENGTH
L1	N24°04'50"W	16.77'
L2	S25°21'47"W	155.00'
L3	S6°29'57"W	100.00'
L4	S40°55'37"W	55.00'
L5	S71°01'57"W	55.00'
L6	N80°07'13"W	42.00'
L7	N58°51'43"W	137.00'
L8	N87°29'23"W	80.00'
L9	N54°19'03"W	55.00'
L10	N75°22'03"W	125.00'
L11	S87°59'06"E	68.67'
L13	S70°50'21"E	59.92'
L14	S74°37'19"E	68.81'
L15	S77°11'42"E	69.02'
L16	N87°07'13"E	67.98'
L17	N89°47'29"E	65.58'
L18	N86°08'41"E	65.75'
L19	S57°16'57"W	45.34'
L20	N85°23'41"W	30.13'
L21	S89°21'16"W	25.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L22	N28°12'11"W	8.82'
L23	N11°41'54"E	4.52'
L24	N88°37'41"E	7.55'
L25	N1°22'19"W	13.02'
L26	N89°21'10"E	3.00'
L27	S30°58'10"W	32.82'
L28	S65°50'56"W	25.00'
L30	N0°21'32"E	80.53'
L31	S89°38'28"E	15.65'
L32	N36°00'43"E	10.00'
L33	N85°56'48"E	34.91'
L34	S89°44'08"W	17.00'
L35	N13°00'06"W	40.00'
L36	N0°10'48"W	12.94'
L46	S23°21'50"E	40.00'
L48	S11°37'02"E	104.43'
L49	S0°03'32"E	67.52'
L50	N1°31'17"W	33.73'
L51	S1°31'17"E	43.00'
L52	S1°31'17"E	25.00'

LINE TABLE		
LINE #	BEARING	LENGTH
L53	S26°04'51"W	30.68'
L54	N55°36'10"W	88.43'
L55	S1°44'01"W	80.55'
L56	S59°22'52"E	40.00'
L57	S25°28'55"E	40.00'
L58	N60°53'09"E	49.43'
L60	N67°44'43"E	47.00'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	275.00'	80°29'47"	S49°34'18"W	355.35'	386.35'
C2	275.00'	47°57'32"	N33°18'11"E	223.53'	230.19'
C3	150.00'	89°18'39"	S78°03'44"E	210.85'	233.82'
C4	700.00'	51°59'17"	N59°24'03"W	613.59'	635.15'
C5	500.00'	58°19'09"	S65°26'45"W	487.24'	508.93'
C6	250.00'	32°46'18"	N52°40'19"E	141.05'	142.99'
C7	600.00'	15°35'56"	S61°15'30"W	162.85'	163.35'
C8	200.00'	56°04'46"	N81°29'55"E	188.03'	195.75'
C9	150.00'	20°11'08"	N80°33'16"W	52.57'	52.85'
C10	75.00'	38°43'19"	S27°37'28"W	49.73'	50.69'
C11	315.00'	51°50'13"	S72°54'14"W	275.37'	284.99'
C12	245.00'	55°45'49"	N70°56'26"E	229.15'	238.45'
C13	250.00'	62°26'39"	N59°25'31"W	259.18'	272.46'
C14	38.00'	90°00'00"	S45°38'50"E	53.74'	59.69'
C15	450.00'	28°51'36"	S26°07'42"W	224.28'	226.66'
C16	475.00'	41°55'49"	N19°35'35"E	339.91'	347.61'
C17	38.00'	90°00'00"	N43°37'41"E	53.74'	59.69'
C18	38.00'	90°00'00"	N46°22'19"W	53.74'	59.69'
C19	1750.00'	7°38'32"	S87°33'03"E	233.25'	233.42'
C20	1750.00'	7°38'32"	N87°33'03"W	233.25'	233.42'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C21	30.00'	90°38'50"	S44°40'35"W	42.67'	47.46'
C22	750.00'	6°28'04"	S3°52'52"E	84.62'	84.66'
C23	1500.00'	7°28'26"	N3°22'41"W	195.52'	195.66'
C24	25.00'	90°26'03"	N44°46'58"W	35.49'	39.46'
C25	750.00'	54°25'20"	S26°46'37"E	685.91'	712.38'
C26	500.00'	31°27'24"	N73°50'15"W	271.08'	274.51'
C27	500.00'	32°52'28"	S74°32'47"E	282.96'	286.88'
C28	750.00'	12°47'22"	N82°37'18"E	167.07'	167.41'
C29	350.00'	29°55'30"	N88°48'38"W	180.73'	182.80'
C30	400.00'	20°12'19"	S83°57'02"E	140.33'	141.06'
C31	250.00'	10°28'41"	N5°40'23"E	45.65'	45.72'
C32	500.00'	13°29'00"	S7°10'33"W	117.39'	117.66'
C33	450.00'	56°29'58"	N14°19'56"W	425.98'	443.74'
C34	487.00'	8°32'55"	N2°32'27"W	72.59'	72.66'
C35	2500.00'	6°27'42"	S1°29'50"E	281.79'	281.94'
C36	487.00'	29°14'26"	N9°53'32"E	245.85'	248.54'
C37	550.00'	26°02'02"	S11°29'45"W	247.76'	249.91'
C38	550.00'	17°24'21"	S10°13'27"E	166.44'	167.09'
C39	550.00'	17°24'21"	N10°13'27"W	166.44'	167.09'
C40	275.00'	90°00'00"	S46°31'17"E	388.91'	431.97'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	38.00'	90°00'00"	S43°28'43"W	53.74'	59.69'
C42	38.00'	90°00'00"	N46°31'17"W	53.74'	59.69'
C43	500.00'	34°47'44"	S15°52'35"W	299.00'	303.65'
C44	250.00'	34°47'44"	S15°52'35"W	149.50'	151.82'
C45	38.00'	90°00'02"	N43°28'45"E	53.74'	59.69'
C48	1000.00'	11°51'29"	N5°39'52"E	206.59'	206.96'
C50	250.00'	22°27'23"	N11°01'36"W	97.36'	97.98'
C51	250.00'	24°16'55"	S11°56'22"E	105.16'	105.95'
C52	150.00'	32°43'27"	N16°33'49"E	84.51'	85.67'
C53	154.25'	94°04'58"	S14°06'56"E	225.77'	253.29'
C54	150.00'	37°04'36"	N42°37'07"W	95.38'	97.07'
C55	150.00'	31°54'21"	S16°45'53"E	82.45'	83.53'
C56	262.00'	34°27'04"	N15°29'31"W	155.17'	157.54'
C57	1000.00'	9°57'56"	N6°42'59"E	173.71'	173.93'
C58	1500.00'	18°30'51"	S2°26'31"W	482.60'	484.70'
C59	250.00'	54°04'53"	S28°33'43"E	227.31'	235.97'
C60	450.00'	34°11'45"	S72°42'02"E	264.60'	268.57'
C61	38.00'	90°16'58"	N45°03'37"E	53.87'	59.88'
C62	38.00'	89°58'40"	N45°04'12"W	53.73'	59.68'
C63	38.00'	90°00'00"	S45°03'32"E	53.74'	59.69'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C64	750.00'	13°11'32"	S6°32'14"W	172.31'	172.69'
C65	750.00'	24°45'02"	N0°45'29"E	321.47'	323.98'
C66	1250.00'	15°47'20"	S3°43'22"E	343.37'	344.46'
C67	2000.00'	11°43'44"	N1°41'35"W	408.71'	409.42'
C68	1000.00'	19°09'04"	S2°01'05"W	332.70'	334.25'
C69	800.00'	24°32'29"	N36°21'03"W	340.05'	342.66'
C70	38.00'	48°11'26"	S24°31'35"E	31.03'	31.96'
C71	38.00'	90°00'00"	N20°55'11"E	53.74'	59.69'
C72	38.00'	90°00'00"	S69°04'49"E	53.74'	59.69'
C73	150.00'	41°48'34"	S20°28'25"W	107.04'	109.46'
C74	350.00'	15°17'52"	N33°43'46"E	93.17'	93.45'
C75	400.00'	25°49'26"	S43°52'53"W	178.76'	180.28'
C76	262.00'	55°07'14"	S3°24'33"W	242.44'	252.05'
C77	640.00'	51°57'08"	S26°14'26"E	560.64'	580.31'
C78	640.00'	52°08'08"	N26°08'56"W	562.48'	582.36'
C79	2500.00'	3°37'28"	S64°06'27"W	158.11'	158.14'
C80	2500.00'	3°37'28"	N64°06'28"E	158.11'	158.14'
C81	20.00'	71°12'58"	N85°27'46"W	23.29'	24.86'
C82	125.00'	224°29'12"	S29°01'16"W	231.40'	489.75'
C83	640.00'	66°00'03"	N32°55'09"E	697.15'	737.24'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C84	250.00'	36°41'35"	N18°09'59"E	157.38'	160.10'
C85	275.00'	49°57'52"	S11°31'51"W	232.28'	239.81'
C86	350.00'	16°01'09"	N5°26'30"W	97.54'	97.86'
C87	25.00'	90°39'25"	S48°16'20"E	35.56'	39.56'
C88	20.00'	79°59'45"	S30°40'28"E	25.71'	27.92'
C89	25.00'	90°00'00"	S46°31'17"E	35.36'	39.27'
C92	25.00'	42°10'06"	S70°26'14"E	17.99'	18.40'
C93	25.00'	89°58'40"	S45°04'12"E	35.35'	39.26'
C96	25.00'	87°16'58"	N45°22'30"E	34.51'	38.08'
C97	25.00'	90°00'00"	N46°31'17"W	35.36'	39.27'
C102	25.00'	90°00'00"	N44°47'54"W	35.36'	39.27'
C104	30.00'	90°00'00"	S45°03'32"E	42.43'	47.12'
C112	25.00'	84°40'34"	N69°16'55"E	33.68'	36.95'
C113	25.00'	87°05'00"	S43°20'24"E	34.44'	38.00'
C116	25.00'	90°00'00"	S46°31'17"E	35.36'	39.27'
C117	25.00'	81°12'09"	N47°52'39"E	32.54'	35.43'
C118	25.42'	100°23'33"	S38°16'57"W	39.05'	44.54'
C119	30.00'	94°30'04"	S41°13'08"W	44.06'	49.48'
C123	60.00'	303°22'15"	N21°02'18"W	56.92'	317.69'
C126	25.00'	93°27'19"	S46°55'45"W	36.41'	40.78'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C129	25.00'	85°56'59"	N45°30'14"E	34.08'	37.50'
C137	25.00'	78°20'19"	S39°58'51"E	31.58'	34.18'
C140	563.00'	14°17'14"	S10°28'59"W	140.02'	140.39'
C141	25.00'	90°00'00"	S43°28'43"W	35.36'	39.27'
C142	25.00'	90°00'00"	S46°31'17"E	35.36'	39.27'
C145	25.00'	91°12'51"	S43°52'24"E	35.73'	39.80'
C148	737.00'	13°04'18"	N28°31'35"W	167.78'	168.14'
C149	25.00'	74°48'36"	S37°42'21"W	30.37'	32.64'
C158	20.00'	90°00'00"	N44°33'57"W	28.28'	31.42'
C159	25.00'	87°16'41"	N46°21'40"W	34.51'	38.08'
C160	30.00'	90°26'03"	S44°46'58"E	42.59'	47.35'
C161	25.00'	90°38'50"	N44°40'35"E	35.55'	39.55'
C162	25.00'	87°44'14"	N1°17'13"E	34.65'	38.28'
C163	25.00'	84°09'29"	S84°39'39"E	33.51'	36.72'
C164	25.00'	93°17'26"	S77°15'51"W	36.36'	40.71'
C173	20.00'	105°10'47"	S63°57'48"W	31.77'	36.71'
C175	20.00'	105°10'47"	S6°29'00"E	31.77'	36.71'
C176	30.00'	90°00'00"	S45°38'50"E	42.43'	47.12'
C177	25.00'	65°41'03"	S33°29'22"E	27.12'	28.66'
C179	25.00'	90°00'00"	N45°38'50"W	35.36'	39.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C180	25.00'	61°09'39"	N29°55'59"E	25.44'	26.69'
C181	60.00'	306°50'42"	S87°05'28"W	53.69'	321.33'
C182	25.00'	62°13'56"	N58°02'23"W	25.84'	27.15'
C183	25.00'	64°41'52"	N58°32'55"E	26.75'	28.23'
C184	25.00'	88°46'56"	S45°45'47"E	34.98'	38.74'
C185	30.00'	90°00'00"	N46°22'19"W	42.43'	47.12'
C186	25.00'	85°45'07"	N45°45'07"E	34.02'	37.42'
C187	25.00'	86°28'30"	N27°15'02"W	34.25'	37.73'
C188	25.00'	80°31'44"	N74°02'00"W	32.32'	35.14'
C189	60.00'	306°52'35"	S0°21'43"E	53.66'	321.36'
C190	25.00'	29°55'35"	S76°24'32"E	12.91'	13.06'
C191	25.00'	29°55'35"	N16°20'07"W	12.91'	13.06'
C192	50.00'	149°51'10"	N43°37'41"E	96.56'	130.77'
C193	25.00'	78°57'49"	S54°50'01"W	31.79'	34.45'
C194	25.00'	90°00'00"	N46°22'19"W	35.36'	39.27'
C195	25.00'	90°00'00"	N43°37'41"E	35.36'	39.27'
C199	5.00'	154°01'40"	S78°11'04"E	9.74'	13.44'
C200	5.00'	144°22'03"	S48°06'12"W	9.52'	12.60'
C201	30.00'	94°53'16"	N25°18'57"W	44.20'	49.68'
C202	30.00'	144°45'35"	S9°06'49"E	57.19'	75.80'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C203	5.00'	160°41'39"	S26°52'44"E	9.86'	14.02'
C204	5.00'	111°38'24"	N55°51'12"W	8.27'	9.74'
C205	5.00'	108°15'39"	N33°23'04"E	8.10'	9.45'
C206	56.00'	20°42'45"	N10°23'23"W	20.13'	20.24'
C207	25.00'	93°15'54"	S10°55'12"W	36.35'	40.69'
C214	587.00'	15°35'56"	N61°15'30"E	159.32'	159.81'
C215	25.00'	50°52'00"	N25°04'28"W	21.47'	22.19'
C216	60.00'	305°37'07"	N77°41'54"W	54.83'	320.04'
C217	25.00'	97°06'54"	N41°26'33"E	37.48'	42.37'
C218	25.00'	93°17'26"	S16°01'35"E	36.36'	40.71'
C219	12.00'	90°26'03"	S44°46'58"E	17.03'	18.94'
C220	20.00'	93°40'06"	S49°26'51"W	29.18'	32.70'
C221	25.00'	91°17'30"	N44°47'18"E	35.75'	39.83'
C222	25.00'	55°37'05"	N81°47'49"W	23.33'	24.27'
C223	25.00'	70°46'01"	S18°36'16"E	28.95'	30.88'
C224	60.00'	306°23'06"	S43°35'11"W	54.12'	320.85'
C225	20.00'	80°53'00"	N36°08'01"W	25.95'	28.23'
C228	25.00'	97°11'49"	S42°16'18"W	37.50'	42.41'
C246	25.00'	90°00'00"	S43°28'43"W	35.36'	39.27'
C247	25.00'	90°00'00"	N46°31'17"W	35.36'	39.27'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C248	25.00'	29°55'35"	N13°26'31"E	12.91'	13.06'
C249	50.00'	190°27'19"	N66°49'21"W	99.58'	166.20'
C250	25.00'	70°31'44"	S53°12'52"W	28.87'	30.77'
C251	30.00'	50°52'28"	S23°54'57"W	25.77'	26.64'
C252	25.00'	94°43'05"	S44°09'44"E	36.78'	41.33'

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
27	A	32714	0.751
15	A	33000	0.758
16	A	33000	0.758
14	A	33000	0.758
10	A	33119	0.760
26	A	33992	0.780
11	A	34100	0.783
5	A	34782	0.798
22	A	35109	0.806
23	A	36209	0.831
4	A	37473	0.860
13	A	37558	0.862
24	A	39266	0.901
18	A	39792	0.913
19	A	40076	0.920
8	A	40131	0.921
20	A	40361	0.927
17	A	40598	0.932
1	A	41266	0.947
3	A	42454	0.975

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
9	A	43583	1.001
7	A	43716	1.004
6	A	43845	1.007
25	A	44058	1.011
21	A	47130	1.082
2	A	49791	1.143
12	A	70435	1.617

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
26	D	32674	0.750
6	D	32701	0.751
25	D	32708	0.751
21	D	32751	0.752
7	D	32866	0.755
24	D	32967	0.757
40	D	33000	0.758
41	D	33000	0.758
39	D	33000	0.758
29	D	33000	0.758
42	D	33042	0.759
19	D	33062	0.759
44	D	33518	0.769
11	D	33649	0.772
14	D	33652	0.773
12	D	33704	0.774
8	D	33910	0.778
22	D	34751	0.798
13	D	35079	0.805
31	D	35250	0.809

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
9	D	35281	0.810
20	D	35384	0.812
18	D	35403	0.813
17	D	35403	0.813
35	D	35866	0.823
37	D	35937	0.825
36	D	36000	0.826
15	D	36276	0.833
16	D	36299	0.833
34	D	36723	0.843
45	D	36867	0.846
47	D	37044	0.850
10	D	37231	0.855
30	D	37267	0.856
32	D	37650	0.864
38	D	38627	0.887
46	D	40002	0.918
43	D	41446	0.951
33	D	41890	0.962
28	D	43586	1.001

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
27	D	43586	1.001
23	D	43610	1.001
3	D	43616	1.001
5	D	43672	1.003
1	D	43722	1.004
4	D	43800	1.006
2	D	47413	1.088

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
10	G	32772	0.752
8	G	32926	0.756
13	G	33000	0.758
7	G	33424	0.767
1	G	33476	0.768
3	G	33509	0.769
11	G	33516	0.769
9	G	33914	0.779
15	G	34205	0.785
4	G	34347	0.789
22	G	34676	0.796
6	G	34854	0.800
2	G	35055	0.805
12	G	36502	0.838
14	G	36771	0.844
23	G	37002	0.849
24	G	41861	0.961
5	G	43570	1.000
18	G	43650	1.002
19	G	43650	1.002

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
21	G	43650	1.002
20	G	43650	1.002
17	G	43650	1.002
28	G	43651	1.002
16	G	43723	1.004
27	G	43903	1.008
29	G	44474	1.021
26	G	45300	1.040
25	G	48900	1.123
30	G	49255	1.131

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
8	H	33000	0.758
7	H	33000	0.758
2	H	33000	0.758
3	H	33000	0.758
4	H	33000	0.758
6	H	35066	0.805
5	H	35066	0.805
1	H	37517	0.861
9	H	56015	1.286

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
11	I	32866	0.754
10	I	32866	0.754
13	I	33000	0.758
12	I	33000	0.758
9	I	33000	0.758
3	I	33000	0.758
8	I	33028	0.758
7	I	38093	0.874
2	I	38917	0.893
5	I	39594	0.909
6	I	39624	0.910
15	I	39822	0.914
4	I	40630	0.933
14	I	40704	0.934
1	I	41660	0.956
16	I	47193	1.083

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
53	B	33669	0.773
15	B	34421	0.790
16	B	34486	0.792
13	B	35577	0.817
51	B	35799	0.822
4	B	35963	0.826
36	B	35990	0.826
2	B	37124	0.852
20	B	37500	0.861
26	B	38901	0.893
3	B	39828	0.914
25	B	41180	0.945
33	B	42236	0.970
24	B	43367	0.996
6	B	43606	1.001
38	B	43612	1.001
9	B	43615	1.001
11	B	43617	1.001
40	B	43650	1.002
42	B	43650	1.002

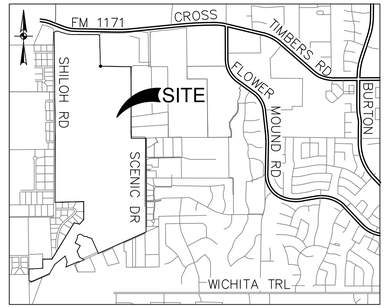
LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
46	B	32769	0.752
45	B	32839	0.754
48	B	32869	0.755
52	B	32904	0.755
47	B	33000	0.758
30	B	33000	0.758
29	B	33000	0.758
28	B	33000	0.758
31	B	33000	0.758
32	B	33000	0.758
49	B	33000	0.758
56	B	33000	0.758
50	B	33000	0.758
55	B	33000	0.758
54	B	33000	0.758
37	B	33000	0.758
14	B	33171	0.762
17	B	33372	0.766
1	B	33432	0.767
18	B	33610	0.772

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
41	B	43650	1.002
43	B	43650	1.002
44	B	43650	1.002
7	B	43727	1.004
12	B	43777	1.005
8	B	43787	1.005
5	B	43859	1.007
39	B	43864	1.007
37	B	43925	1.008
19	B	43977	1.010
23	B	44045	1.011
22	B	44161	1.014
10	B	44833	1.029
35	B	45574	1.046
21	B	47958	1.101
34	B	59469	1.365

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
5	C	32866	0.754
8	C	32866	0.754
7	C	33000	0.758
6	C	33000	0.758
4	C	43666	1.002
1	C	43666	1.002
3	C	43800	1.006
2	C	43800	1.006

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
16	E	32942	0.756
2	E	33000	0.758
3	E	33000	0.758
4	E	33000	0.758
17	E	33000	0.758
18	E	33000	0.758
15	E	33000	0.758
14	E	33000	0.758
11	E	33000	0.758
10	E	33089	0.760
1	E	33136	0.761
19	E	33146	0.761
13	E	33486	0.769
12	E	33590	0.771
5	E	33684	0.773
9	E	43793	1.005
6	E	44124	1.013
7	E	47542	1.091
8	E	48181	1.106

LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
9	F	33000	0.758
10	F	33113	0.760
11	F	33457	0.768
5	F	34487	0.792
4	F	34683	0.796
3	F	34741	0.798
6	F	35401	0.813
7	F	37869	0.869
8	F	38801	0.891
1	F	39639	0.910
2	F	43736	1.004



LOCATION MAP

May 08, 2024
Open Space - Credited

LOT	BLOCK	SQUARE FEET	ACREAGE
1X	D	1,512,252	34.72
1X	E	194,713	4.47
1X	B	4,176,958	95.89
1X	G	1,049,222	24.09
1X	F	363,108	8.34
3X	B	224,861	5.16
5X	A	1,110,382	25.49
MAJOR TRAILHEAD		151,414	3.48
MINOR TRAILHEAD		108,900	2.50

May 08, 2024
Open Space (HOA) - Uncredited

LOT	BLOCK	SQUARE FEET	ACREAG
1X	A	23,124	0.53
1X	I	5,258	0.12
2X	A	20,328	0.47
2X	B	30,299	0.70
3X	A	27,999	0.64
4X	A	1,632	0.04
4X	B	17,696	0.41
PDUE		412,543	9.47

TOTAL UNCREDITED (HOA): 12.37 AC.

AMENITY CENTER LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (AC)
2X	D	43662	1.002

CONCEPT PLAN OF SMITH TRACT

FLOWER MOUND, TEXAS

446.949 ACRE TRACT
OUT OF THE
N.A. THOMPSON SURVEY, ABSTRACT NO. 1307,
I.K. HEATH SURVEY, ABSTRACT NO. 1597 &
M.E.P. & P. RR COMPANY SURVEY, ABSTRACT NO. 935
IN THE
CITY OF FLOWER MOUND, DENTON COUNTY, TEXAS

PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

May 9, 2024

SHEET 9

W:\projects\702\54\99\P\Project C3D\19036-CONCEPT PLAN.dwg, 5/9/2024 3:08:24 PM, _DWG To PDF.pc3
Date: April 25, 2024, 3:08 PM — User ID: rwaters
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Smith Tract

Town of Flower Mound

Denton County

C o n c e p t u a l L a n d s c a p e P l a n s

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
03/04/2024

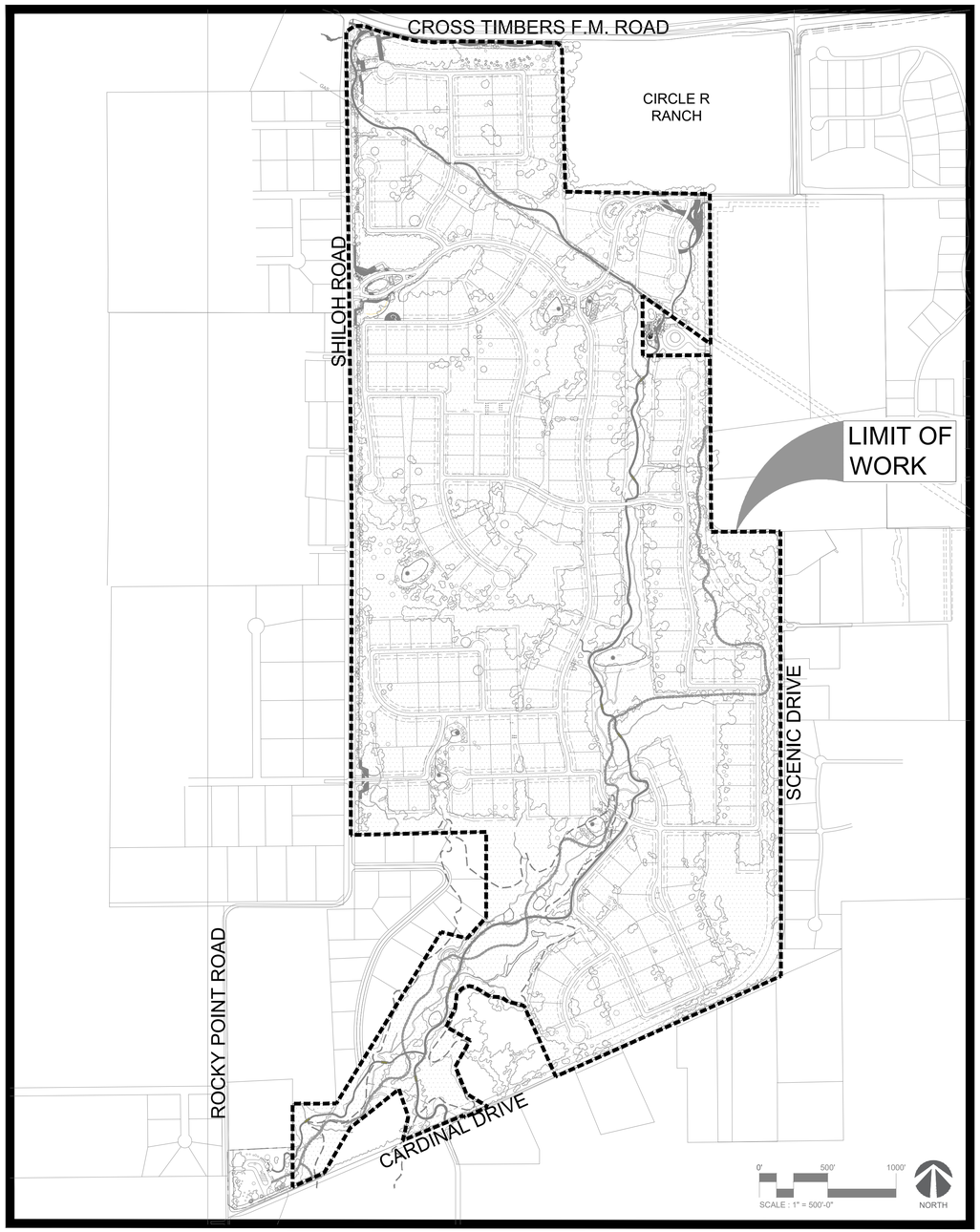
PROJECT TEAM

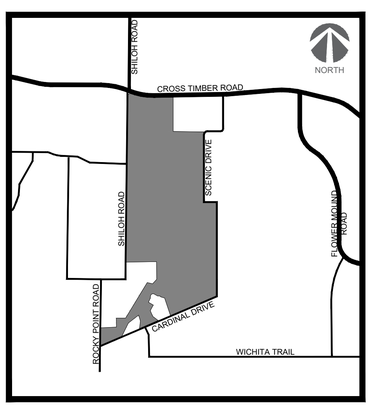
OWNER

TOLL BROTHERS INC.
Contact:
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Tx 76051
(214) 460-4647

LANDSCAPE ARCHITECT

Green Door Studio
Contact:
Paul Cozzolino
PO Box 38415
Dallas, TX 75238
O: 972.855.8705





VICINITY MAP N.T.S.

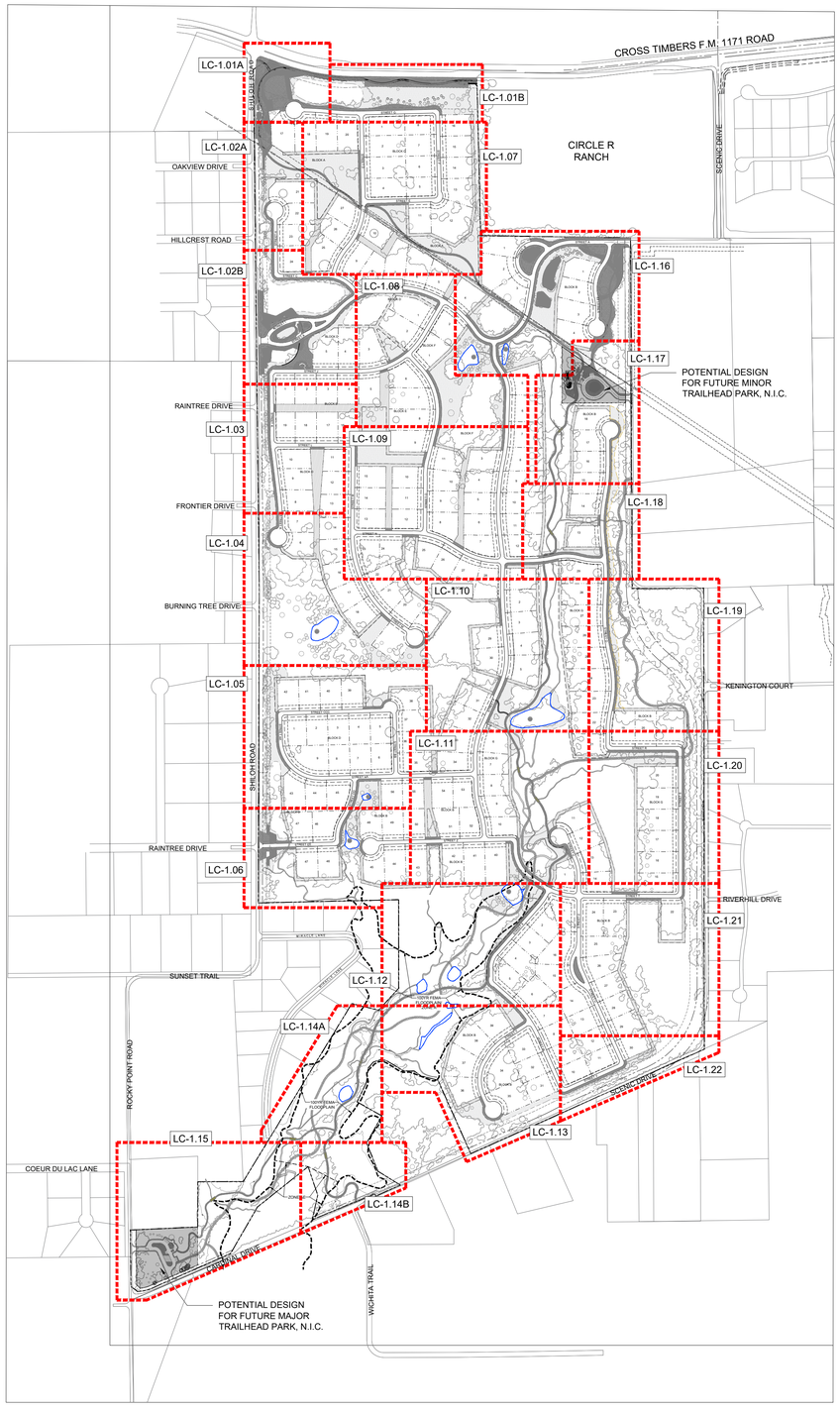
Sheet List Table

Sheet Number	Sheet Title
--	Cover
G-1.01	General Construction Notes
G-1.02	Overall Key Plan
LC-1.01	Concept Plan
LC-1.02	Concept Plan
LC-1.03	Concept Plan
LC-1.04	Concept Plan
LC-1.05	Concept Plan
LC-1.06	Concept Plan
LC-1.07	Concept Plan
LC-1.08	Concept Plan
LC-1.09	Concept Plan
LC-1.10	Concept Plan
LC-1.11	Concept Plan
LC-1.12	Concept Plan
LC-1.13	Concept Plan
LC-1.14	Concept Plan
LC-1.15	Concept Plan
LC-1.16	Concept Plan
LC-1.17	Concept Plan
LC-1.18	Concept Plan
LC-1.19	Concept Plan
LC-1.20	Concept Plan
LC-1.21	Concept Plan
LC-1.22	Concept Plan
LC-2.01	Enlargement
LC-2.02	Enlargement
LC-2.03	Enlargement
LC-2.04	Enlargement
LC-2.05	Enlargement
LC-2.06	Enlargement
LC-2.07	Enlargement
LH-3.01	Hardscape Details
LH-3.02	Hardscape Details
L-5.01	Planting Details Schedule and Notes
L-5.02	Planting Details Schedule and Notes

ISSUED
03/04/2024

REVISIONS

PROJECT NO. : 230005
DRW: P.C., F.Y.
RVW: P.C.



green door studio

landscape architecture

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972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
03/04/2024

client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Tx 76051

SMITH TRACT

Conceptual Landscape Plans
Town Of Flower Mound
Denton County

issue

revisions

△

title

Overall Key Plan

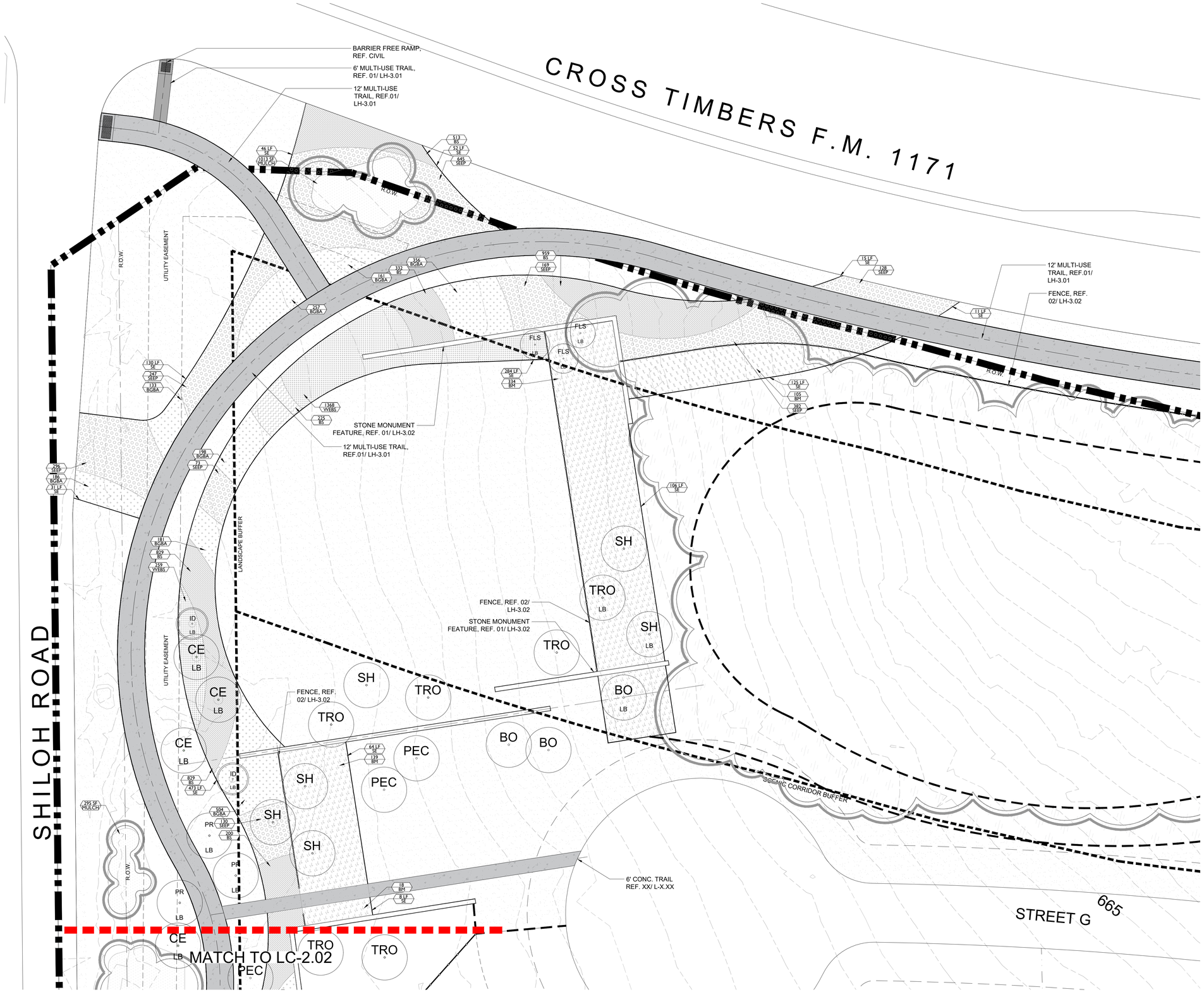
project number 230005

date 03/03/2023

sheet

G-1.02

0' 500' 1000'
SCALE : 1" = 500'-0"
NORTH



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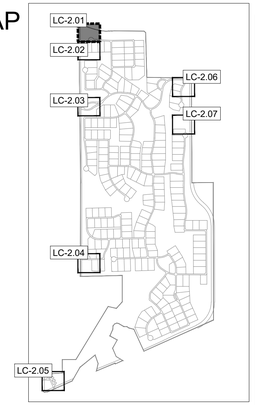

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Denton County

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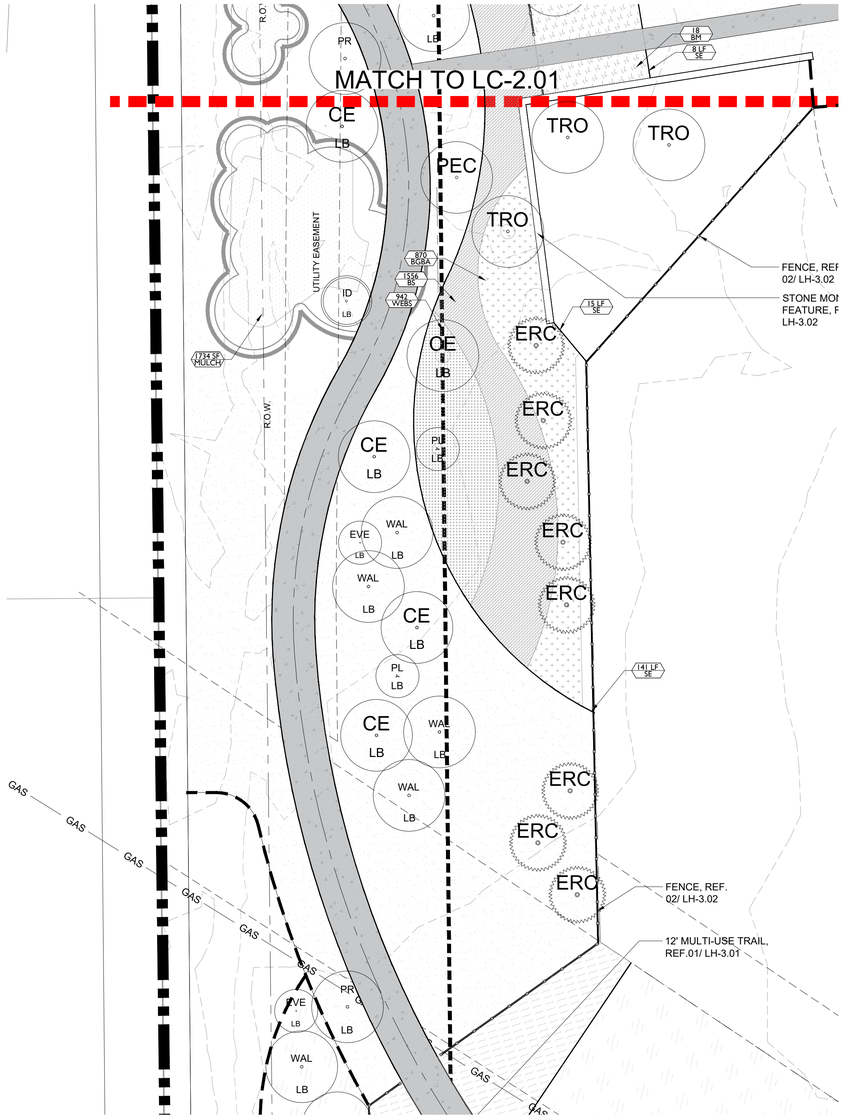
LC Enlargement

project number 230005

date 11/13/2023

sheet

LC-2.01



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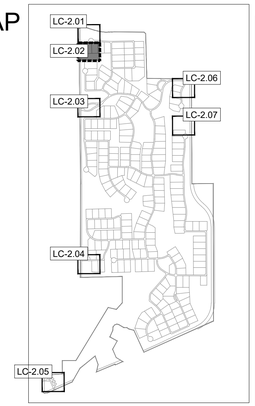

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- XX IB — LANDSCAPE BUFFER TREE
- XX MT — MITIGATION TREE
- XXXX — EXISTING SPECIMEN TREE

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

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Denton County

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LC Enlargement

project number 230005

date 11/13/2023

sheet

LC-2.02

FENCE, REF. 02/ LH-3.02

BOULDER RET. WALL REF. XX/ L-X.XX

STONE MONUMENT FEATURE, REF. 01/ LH-3.02

MASONRY RET. WALL REF. XX/ L-X.XX

STREET I

STREET A

SHILOH ROAD

TURF SOD, TYP.

PDUE

R.O.W.

685

690

680

4202

4203

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

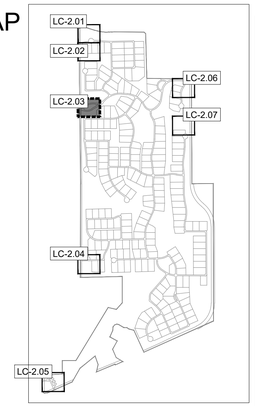
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 20'-0"

NORTH

KEYMAP



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Denton County

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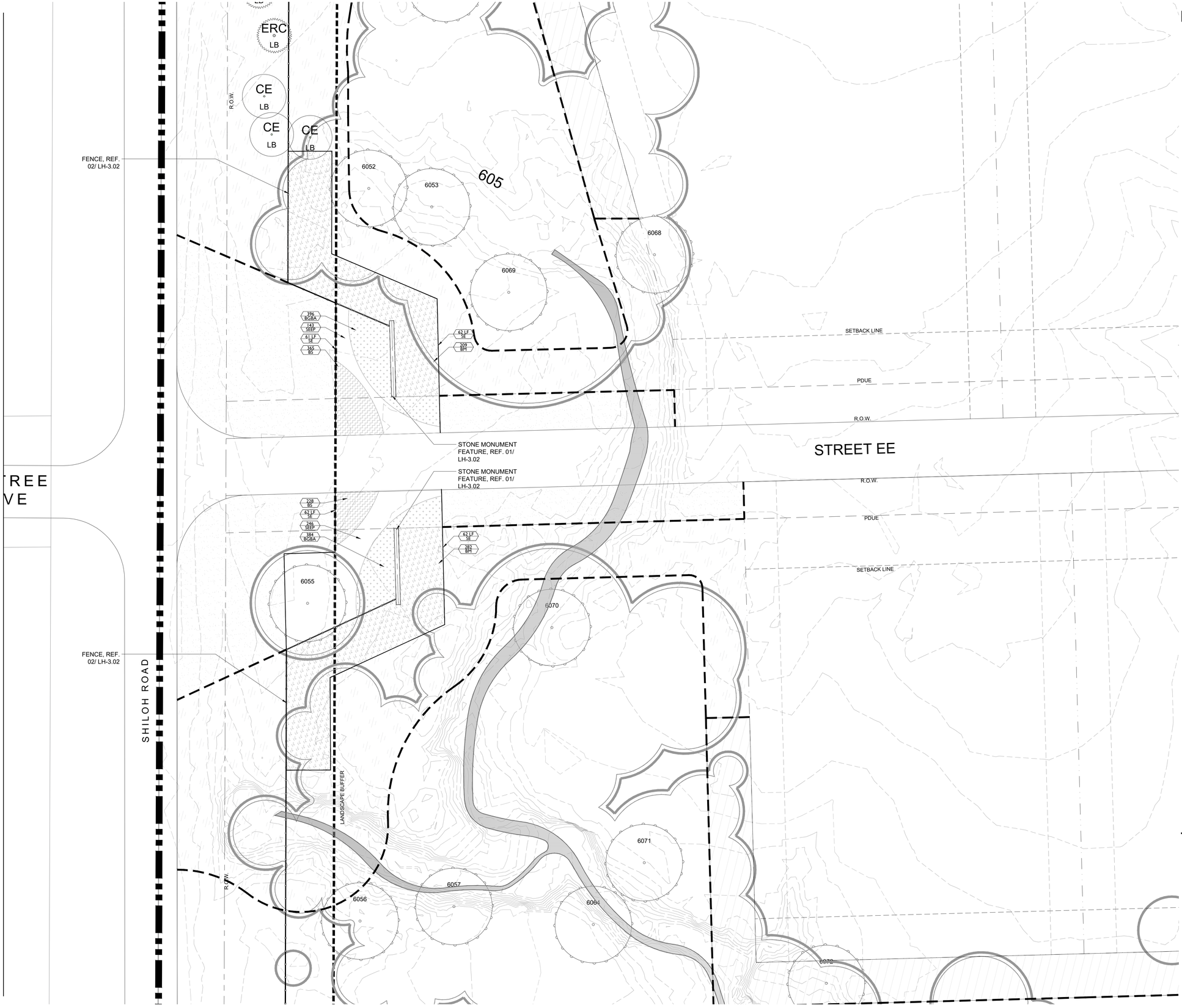
LC Enlargement

project number 230005

date 11/13/2023

sheet

LC-2.03



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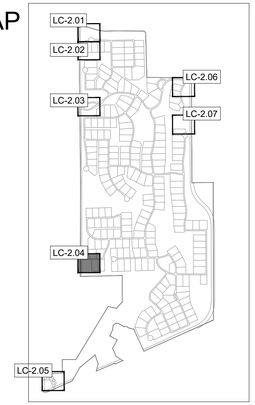

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- XX LB — LANDSCAPE BUFFER TREE
- XX MT — MITIGATION TREE
- XXXX — EXISTING SPECIMEN TREE

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

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date 11/13/2023

sheet

LC-2.04

ROCKY POINT ROAD

R.O.W.

CARDINAL DRIVE

R.O.W.

PARKLAND DEDICATION BOUNDAR

600

595

590

585

580

575

28'-0"

24'-0"

40'-0"

26'-0"

8' MULTI-USE TRAIL,
REF.01/ LH-3.01

(1) BIKE REPAIR STATION,
REF. FURN. SCHEDULE

(2) BENCH,
REF. FURN. SCHEDULE

TRAIL KIOSK,
REF XX/L-X.XX

(1) LITTER RECEPTACLE,
REF. FURN. SCHEDULE

(1) PET WASTE STATION,
REF. FURN. SCHEDULE

(1) LITTER RECEPTACLE,
REF. FURN. SCHEDULE

EQUESTRIAN TRAIL,
REF. 03/ LH3.01

PARKING LOT PAVING
REF. CIVIL

GRAVEL EQUESTRIAN
TRAILER PARKING
(4 SPACES)
REF. XX/ L-X.XX

6118

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

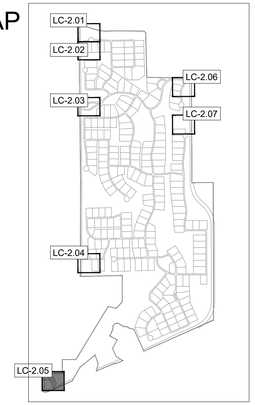
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 20'-0"

NORTH

KEYMAP



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sheet

LC-2.05

STREET A

STREET FF

SCENIC DRIVE

R.O.W.

PDUE

FENCE, REF. 02/ LH-3.02

STONE MONUMENT FEATURE, REF. 01/LH-3.02

BARRIER FREE RAMP, REF. CIVIL

TURF SOD, TYP.

LANDSCAPE BUFFER

ERC

TRO

LO

PR

CE

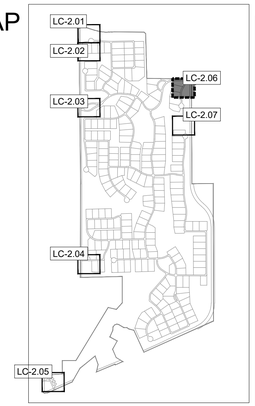
4218

4217

6482

6481

KEYMAP



ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 20'-0" (0', 20', 40') NORTH

green door studio

landscape architecture

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LC Enlargement

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date 11/13/2023

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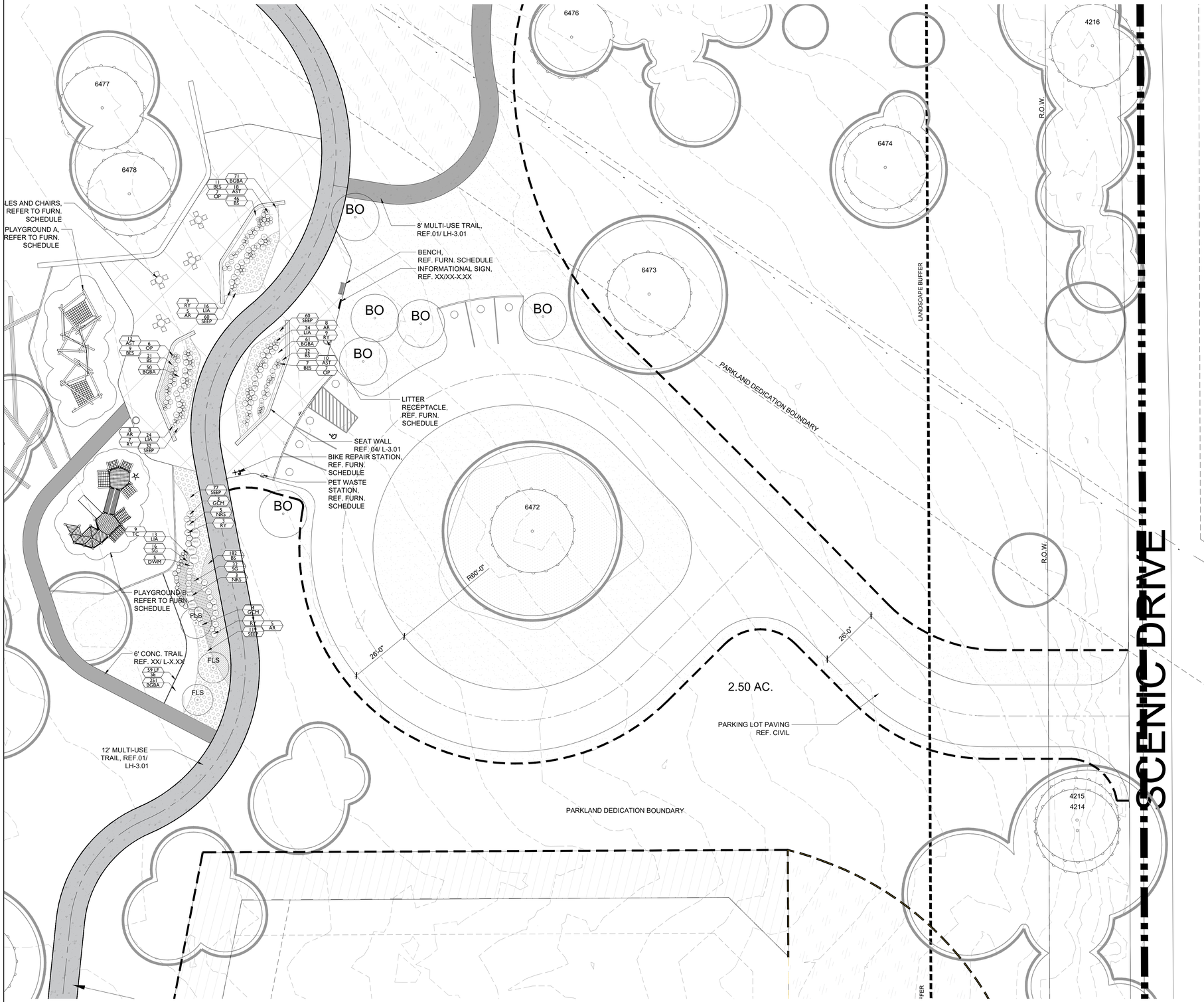
LC-2.06



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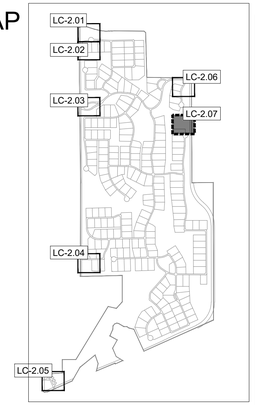

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- XX LB — LANDSCAPE BUFFER TREE
- XX MT — MITIGATION TREE
- XXXX — EXISTING SPECIMEN TREE

SCALE : 1" = 20'-0" (0', 20', 40')

NORTH

green door studio
landscape architecture
PO Box 38415
Dallas, Texas 75238
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SMITH TRACT

Conceptual Landscape Plans
Town Of Flower Mound
Denton County

issue

revisions

title

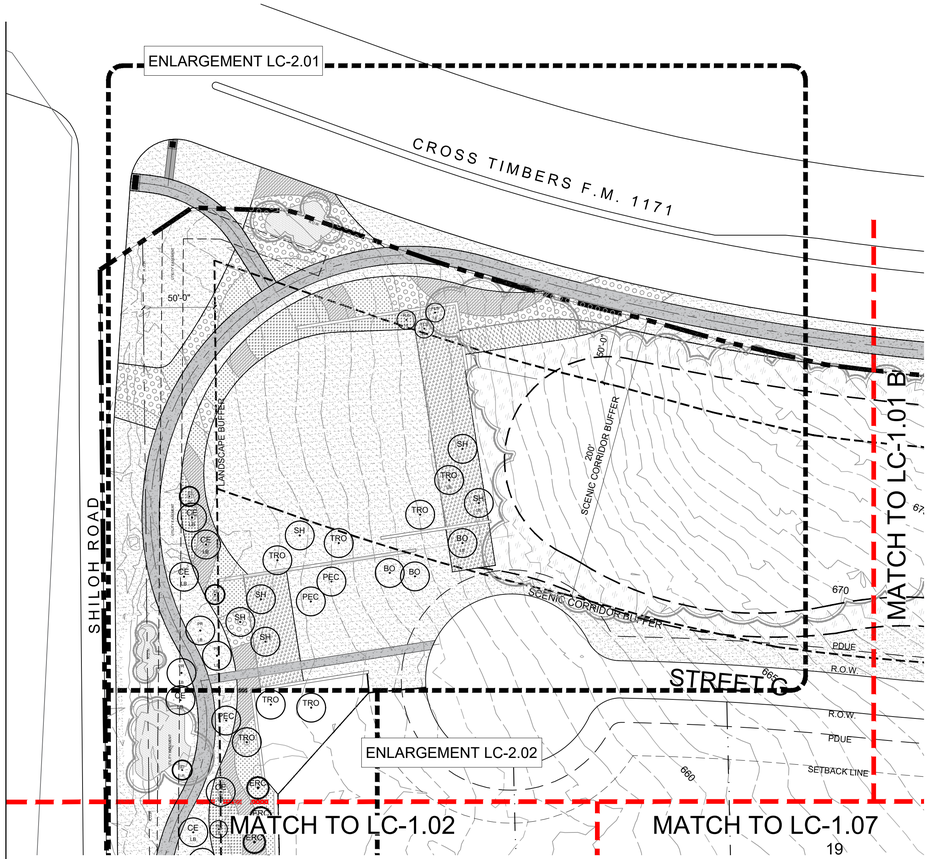
LC Enlargement

project number 230005

date 11/13/2023

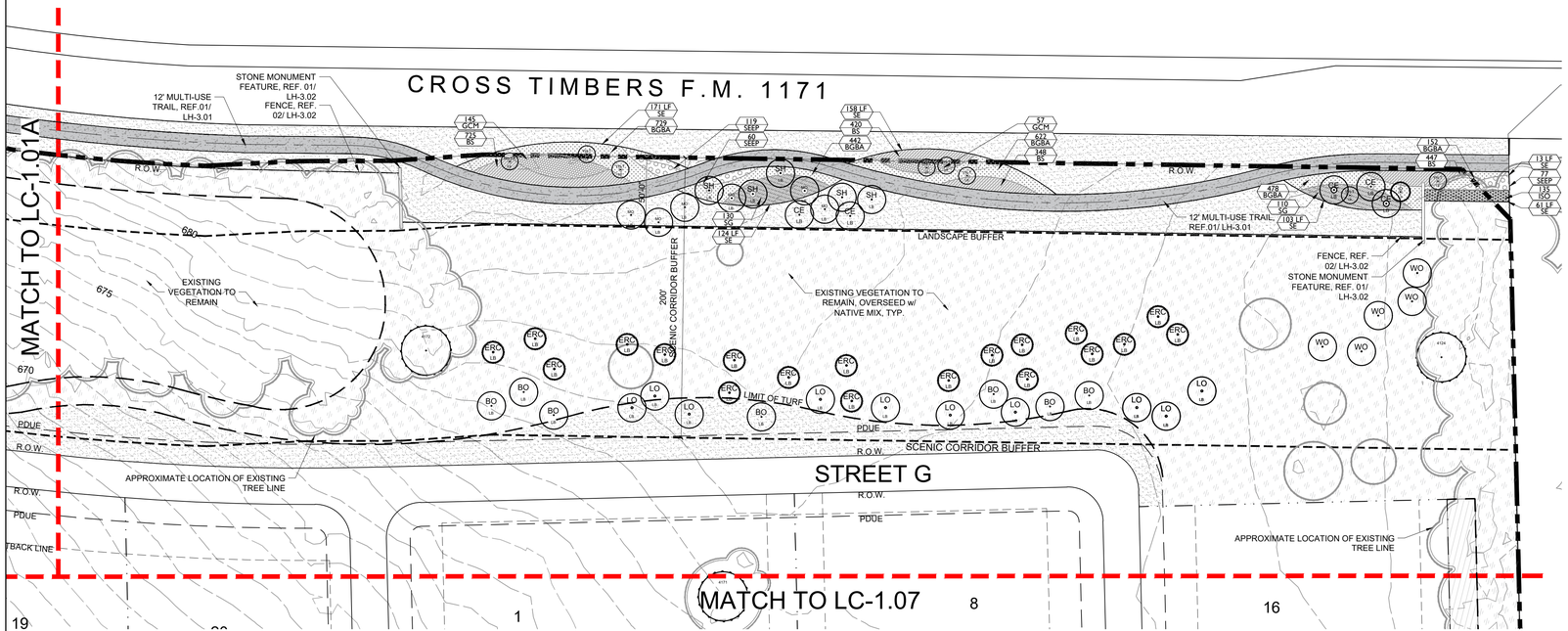
sheet

LC-2.07



A LAYOUT

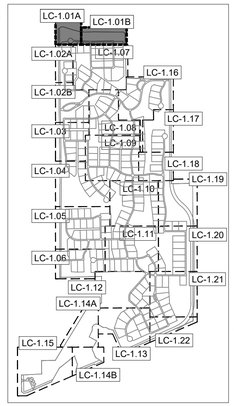
SCALE: 1" = 50'-0"



B LAYOUT

SCALE: 1" = 50'-0"

KEYMAP



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landscape architecture

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03/04/2024

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Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Tx 76051

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

0' 50' 100'
SCALE : 1" = 50'-0"
NORTH

SMITH TRACT

Conceptual Landscape Plans
Town Of Flower Mound
Denton County

issue

revisions

title

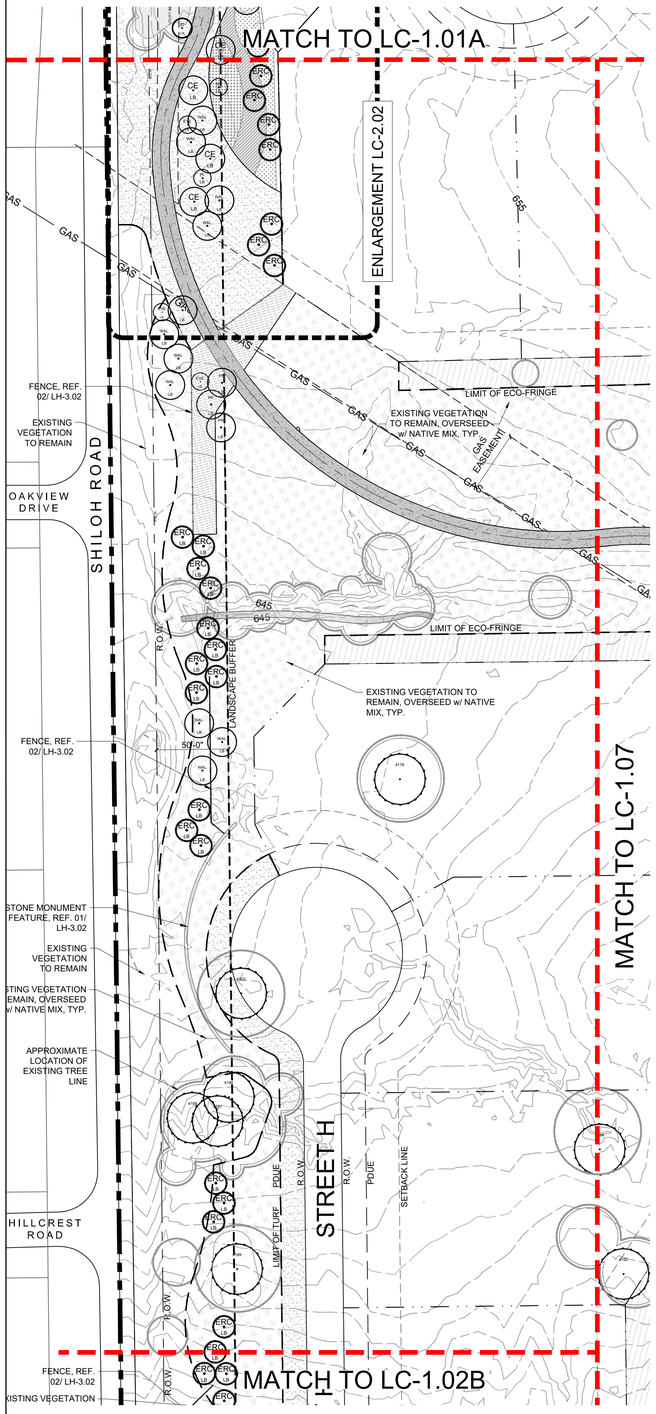
Concept Plan

project number 230005

date 11/13/2023

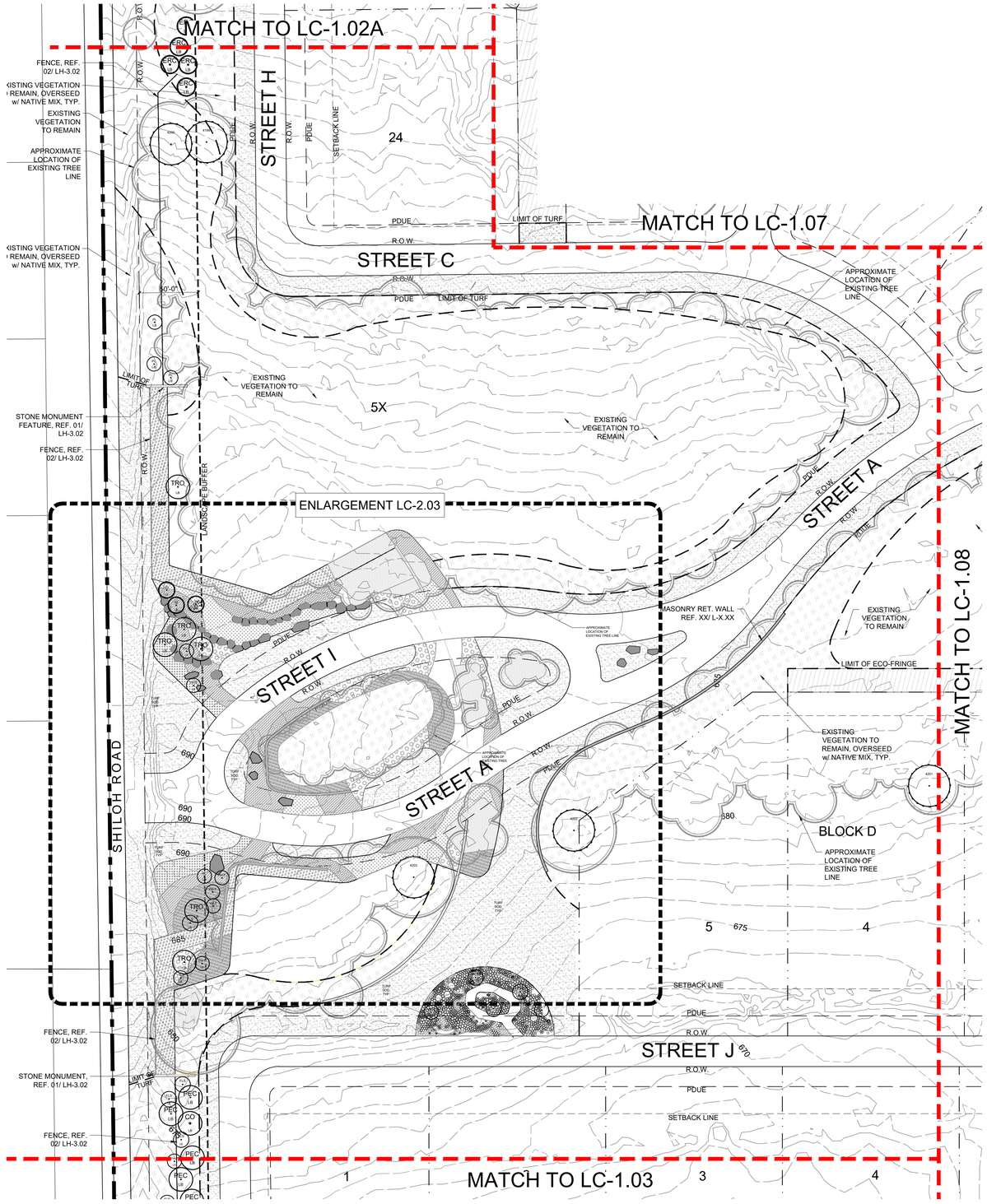
sheet

LC-1.01



A LAYOUT

SCALE: 1" = 50'-0"



B LAYOUT

SCALE: 1" = 50'-0"

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

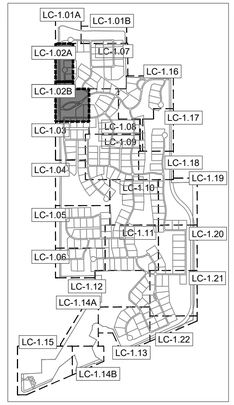
- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

0' 50' 100'

SCALE : 1" = 50'-0"

NORTH

KEYMAP



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Paul Cozzolino
03/04/2024

client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Tx 76051

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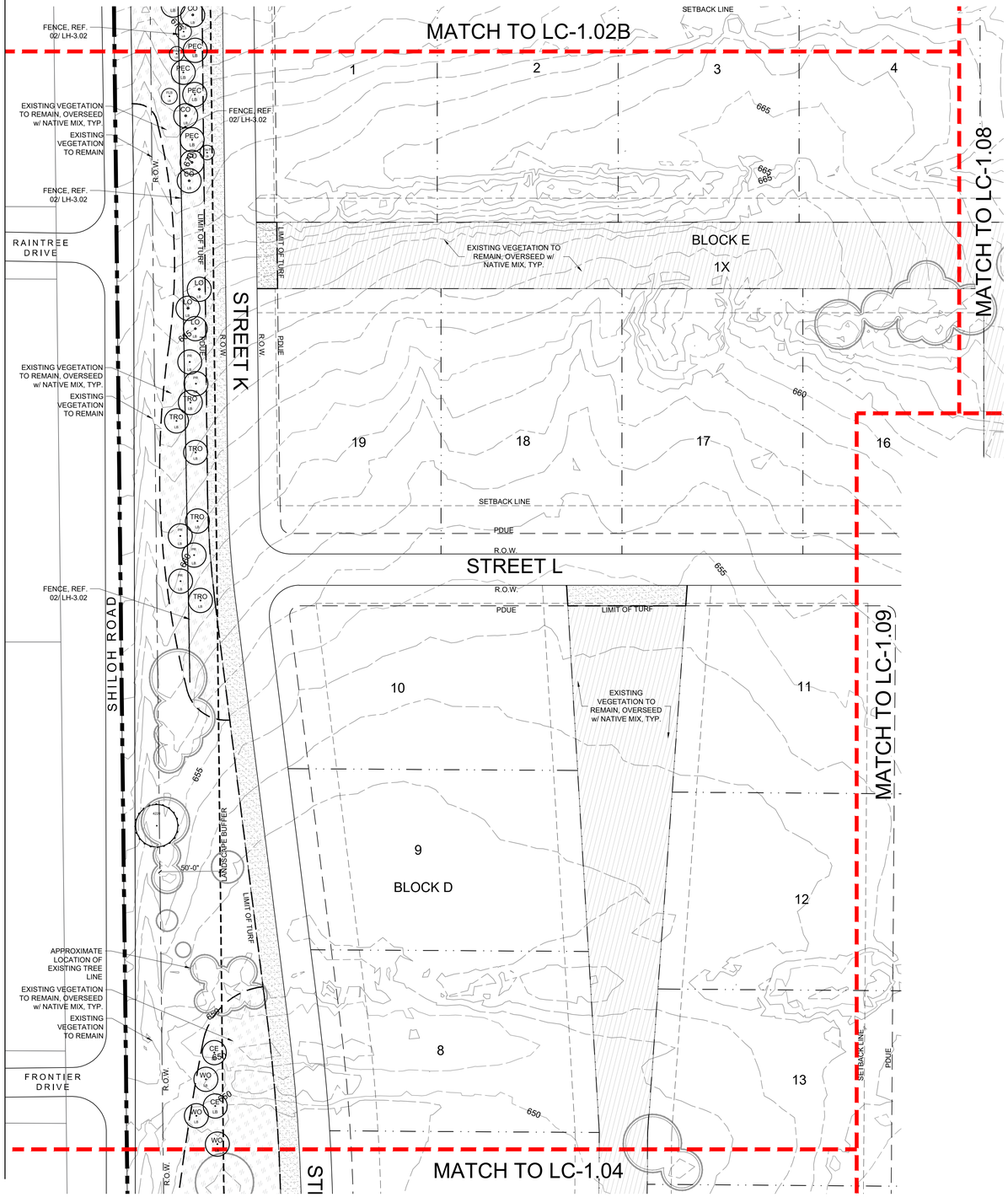
LC-1.02



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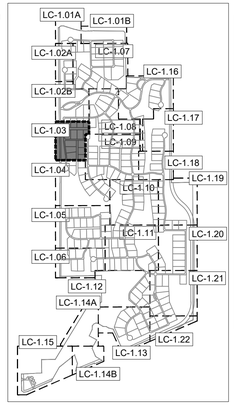

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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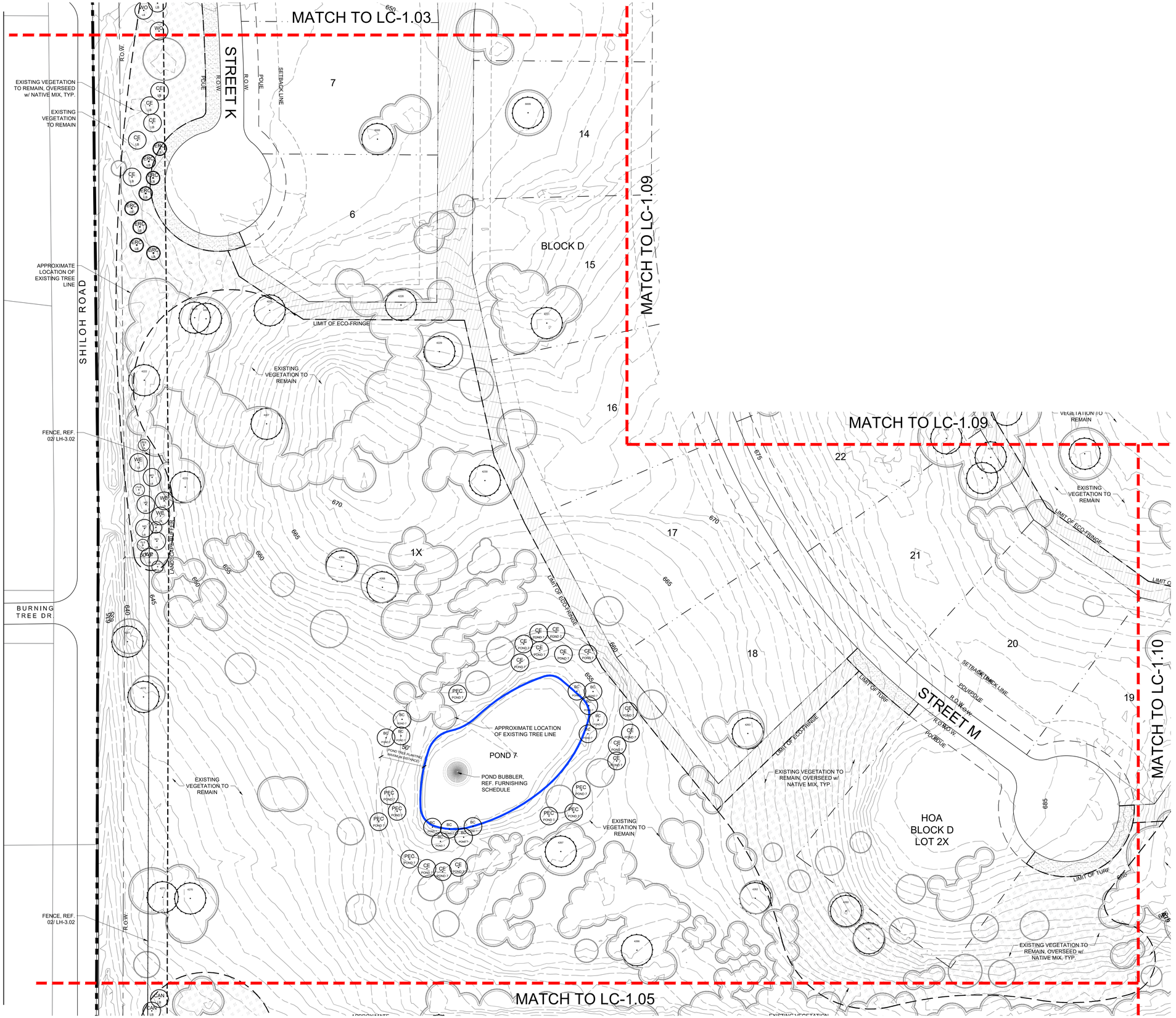
LC-1.03



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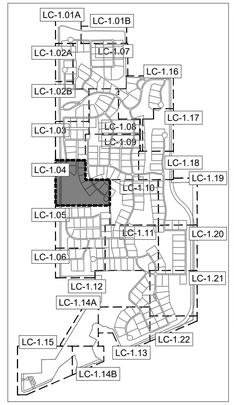

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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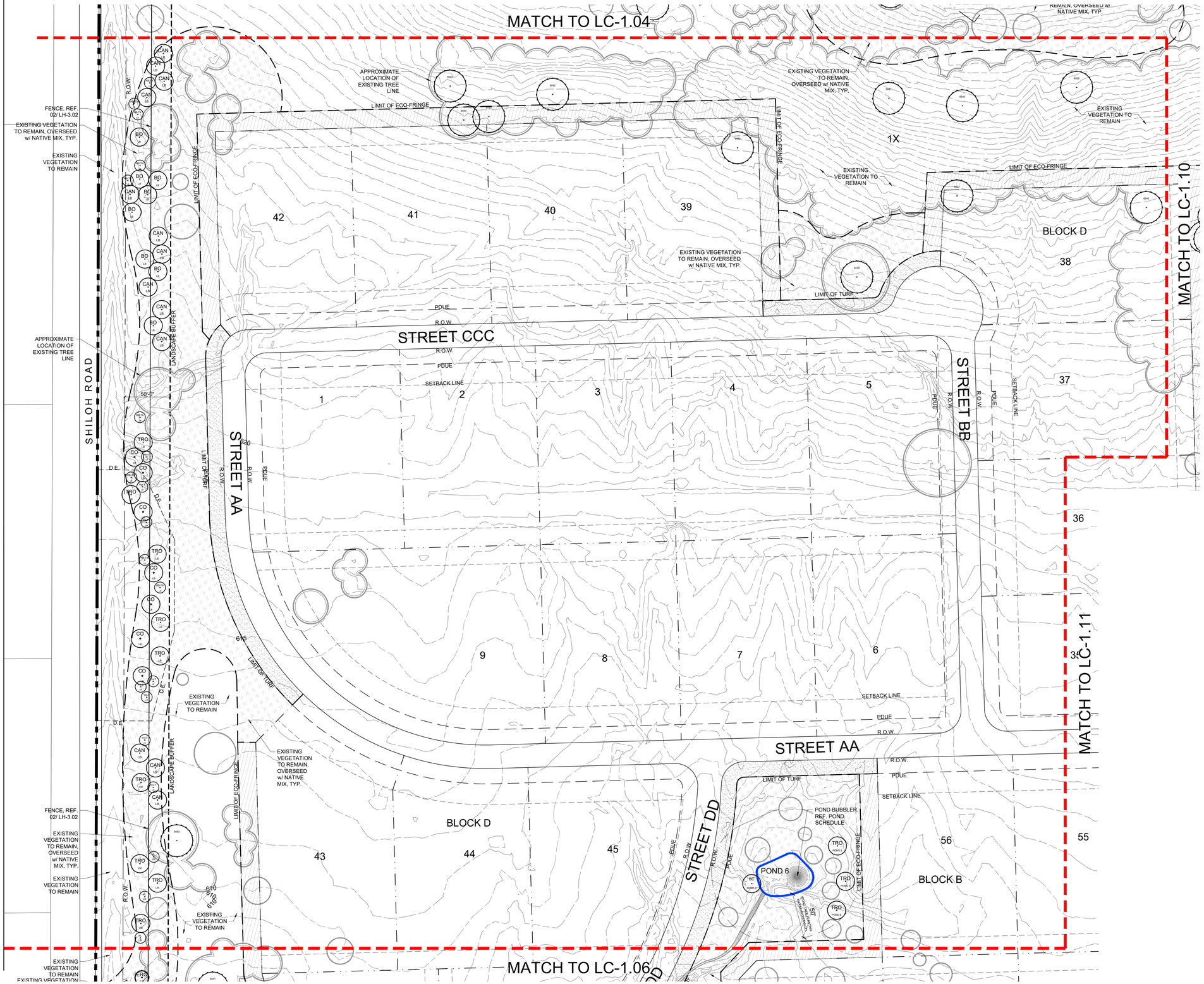
LC-1.04



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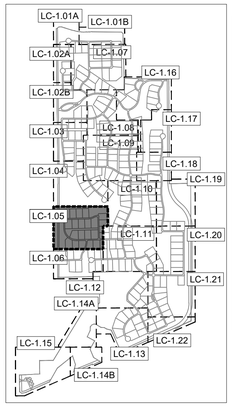

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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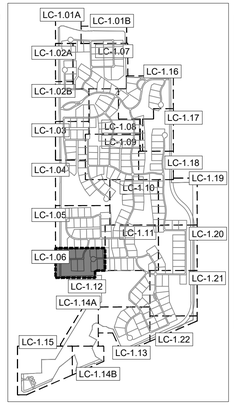
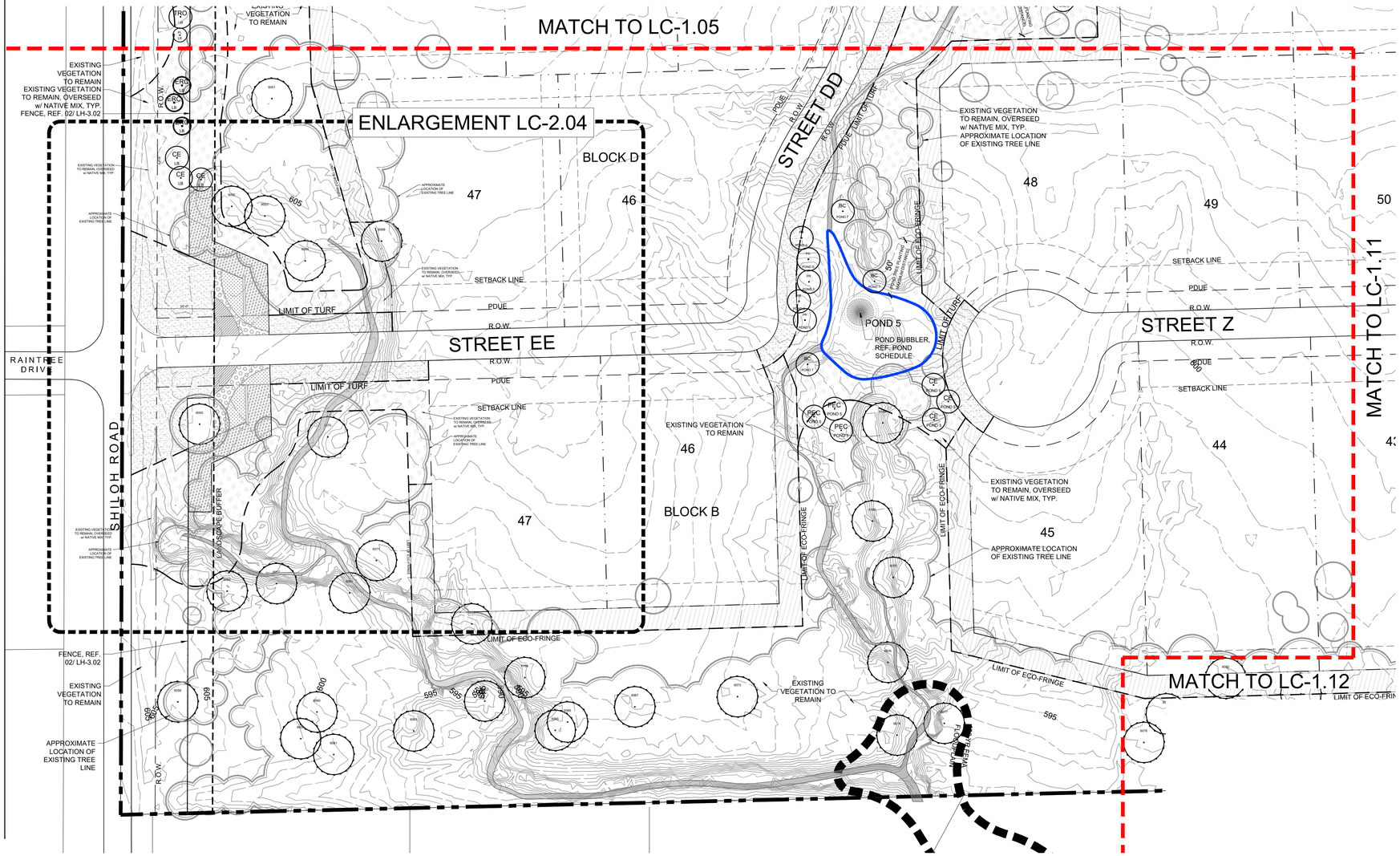
LC-1.05

KEYMAP





ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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LC-1.06

MATCH TO LC-1.01A

MATCH TO LC-1.01B

MATCH TO LC-1.02A

MATCH TO LC-1.02B

MATCH TO LC-1.08

MATCH TO LC-1.16

BACK LINE

STREET D

STREET E

STREET F

BLOCK A

BLOCK C

SETBACK LINE

PDUE

R.O.W.

LIMIT OF ECO-FRINGE

LIMIT OF TURF

GAS

GAS EASEMENT

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

APPROXIMATE LOCATION OF EXISTING TREE LINE

12' MULTI-USE TRAIL, REF.01/ LH-3.01

BARRIER FREE RAMP, REF. CIVIL

FENCE, REF. 02/ LH-3.02

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

APPROXIMATE LOCATION OF EXISTING TREE LINE

APPROXIMATE LOCATION OF EXISTING TREE

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27

655 660 665 670 675 680 685 690

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

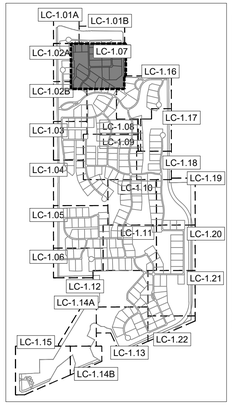
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

KEYMAP



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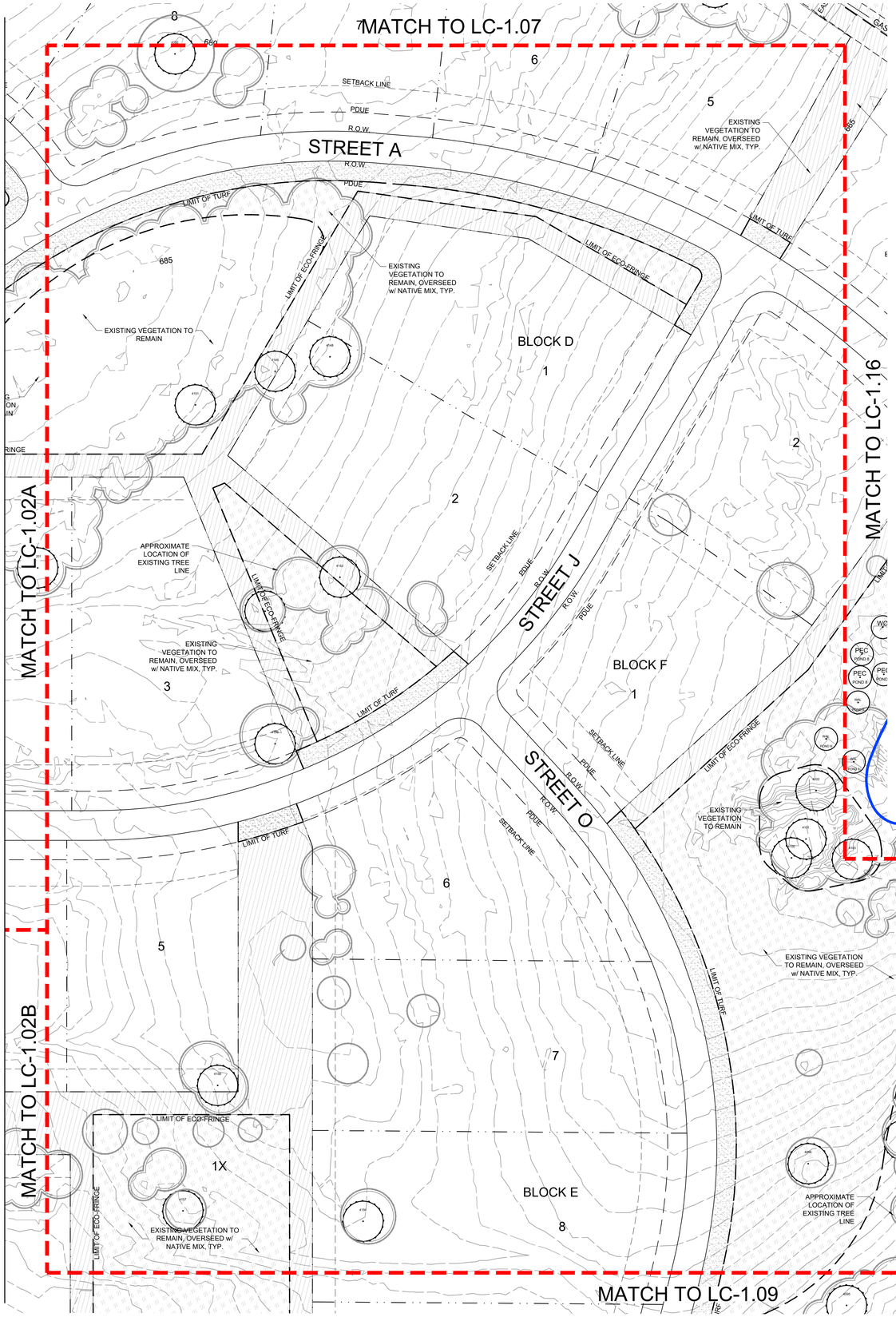
LC-1.07



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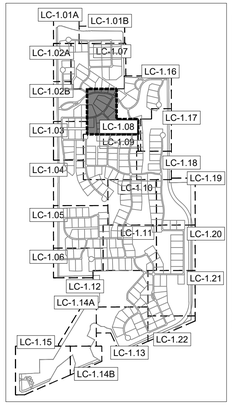

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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LC-1.08

MATCH TO LC-1.08

MATCH TO LC-1.03

MATCH TO LC-1.04

MATCH TO LC-1.10

MATCH TO LC-1.18

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

EXISTING VEGETATION TO REMAIN

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

BLOCK F

BLOCK D

1X

LIMIT OF TURF

LIMIT OF ECO-FRINGE

APPROXIMATE LOCATION OF EXISTING TREE LINE

STREET M

STREET O

STREET P

STREET N

R.O.W.

PDUE

SETBACK LINE

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

EXISTING VEGETATION TO REMAIN

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

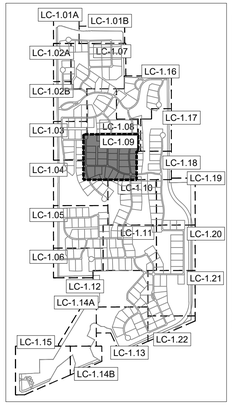
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

KEYMAP



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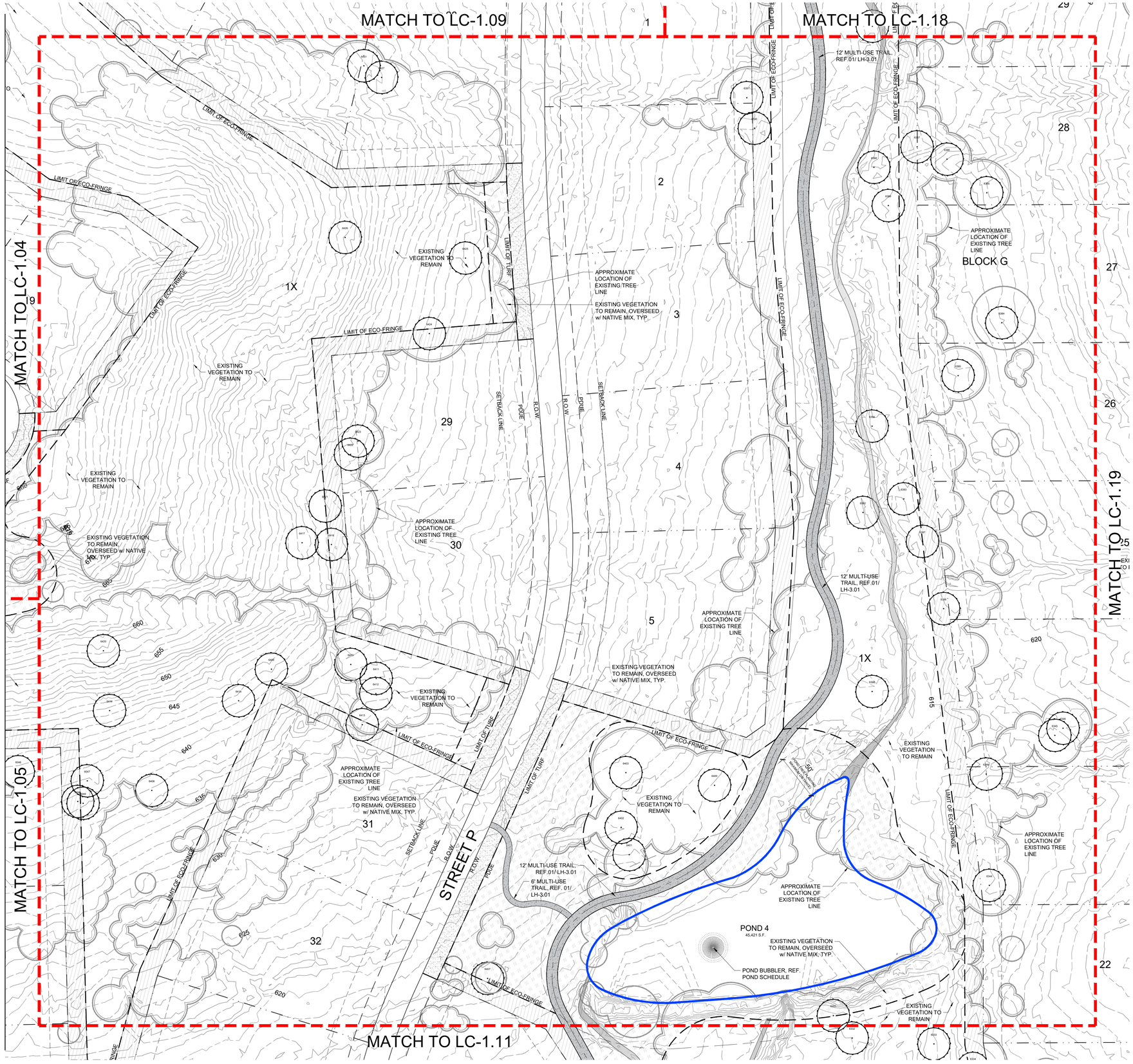
LC-1.09



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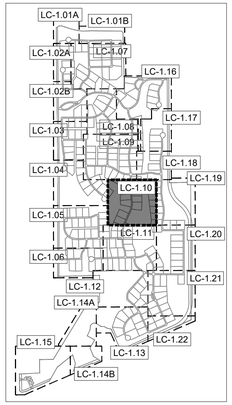

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0" (0', 50', 100')

NORTH

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LC-1.10

MATCH TO LC-1.10

MATCH TO LC-1.05

MATCH TO LC-1.06

MATCH TO LC-1.12

MATCH TO LC-1.21

MATCH TO LC-1.20

BLOCK D

BLOCK G

BLOCK B

BLOCK I

HOA
BLOCK I LOT 1X

STREET AA

STREET P

STREET Z

STREET T

STREET U

LIMIT OF ECO-FRINGE

LIMIT OF TURF

LIMIT OF TURE

SETBACK LINE

PDUE

R.O.W.

12' MULTI-USE TRAIL, REF.01/ LH-3.01

EQUESTRIAN TRAIL, REF. 03/ LH-3.01

EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.

EXISTING VEGETATION TO REMAIN

APPROXIMATE LOCATION OF EXISTING TREE LINE

WATER CROSSING #3 REF. XX/ L-X.XX

WATER CROSSING #4 REF. XX/ L-X.XX

POND BUBBLER, REF. POND

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

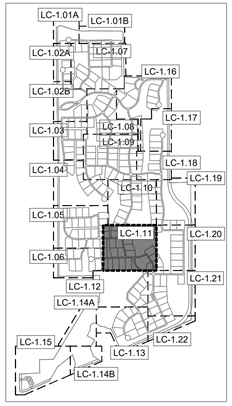
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

KEYMAP



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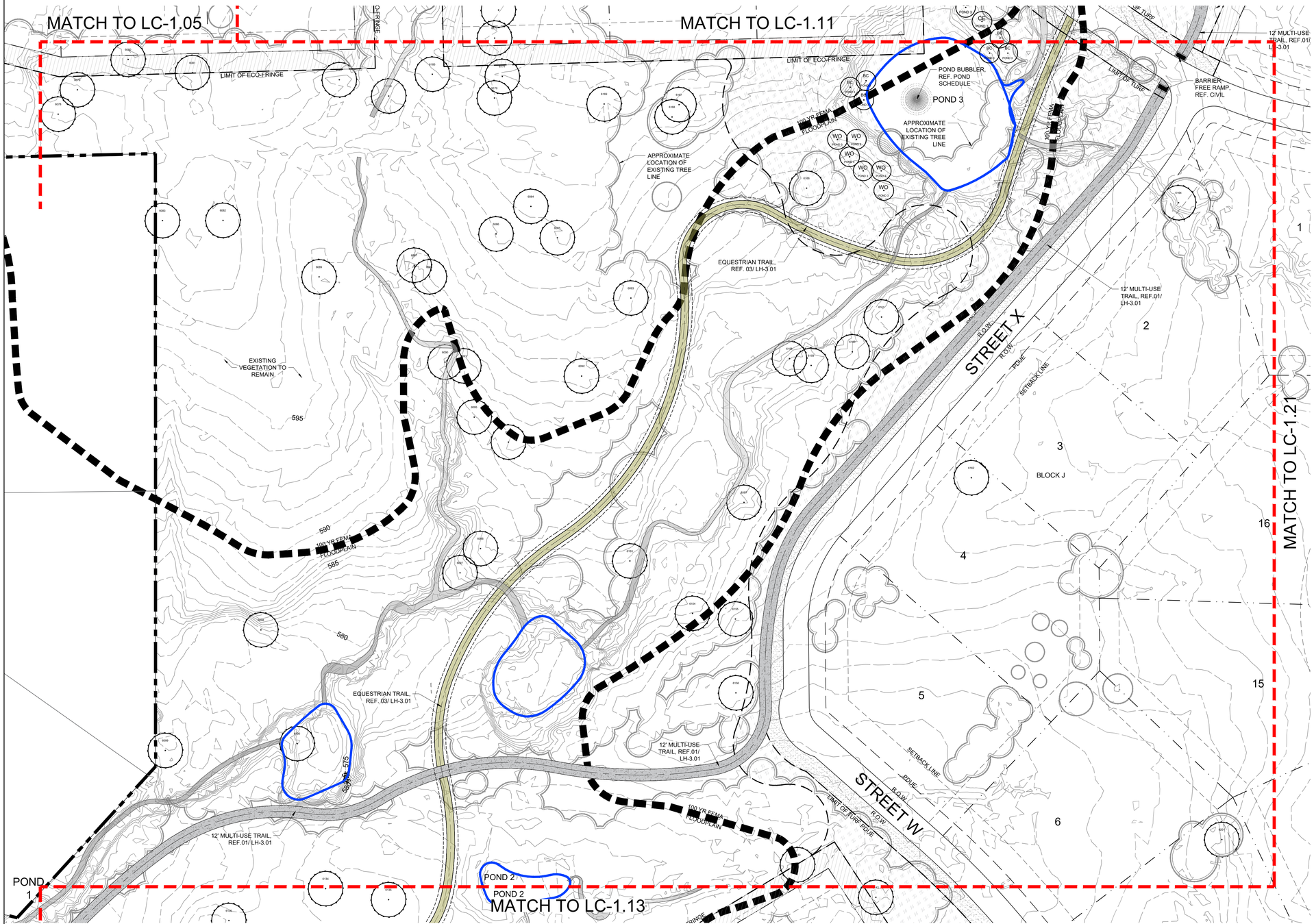
LC-1.11



ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

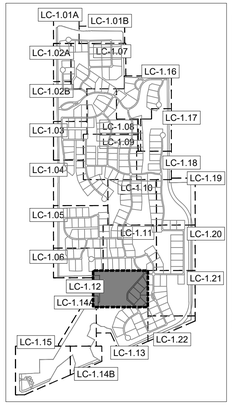
LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

KEYMAP



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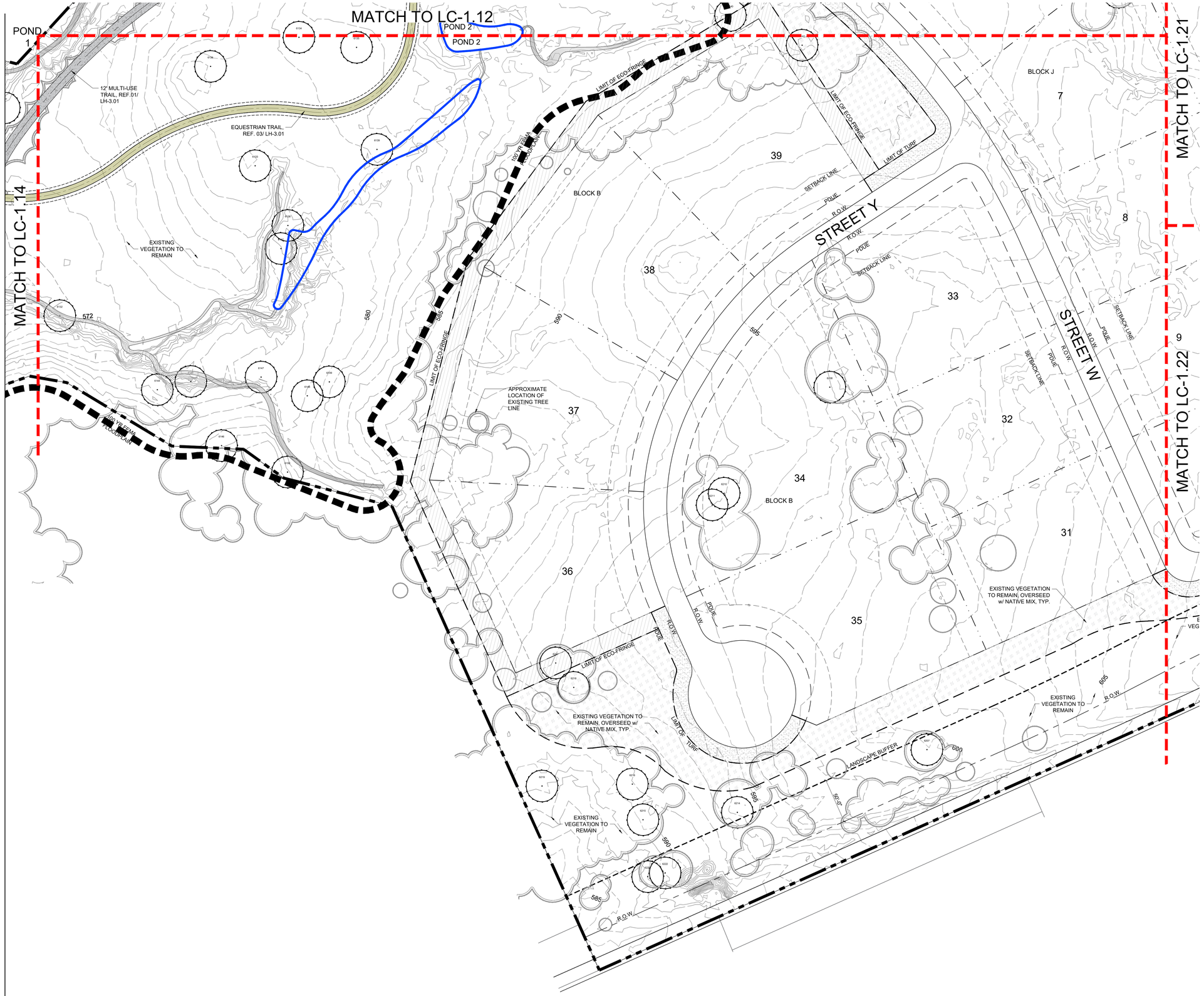
LC-1.12



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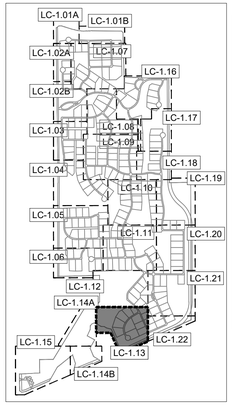

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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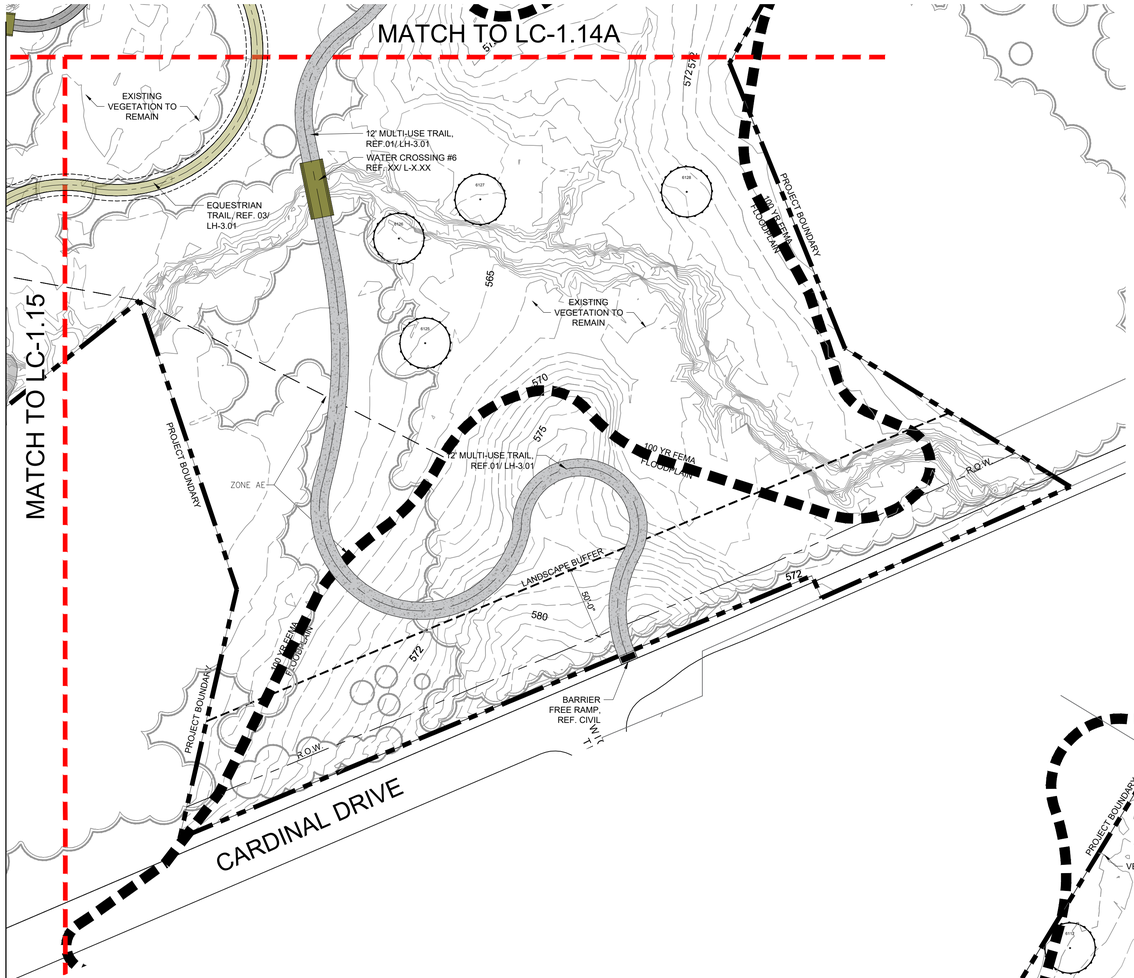
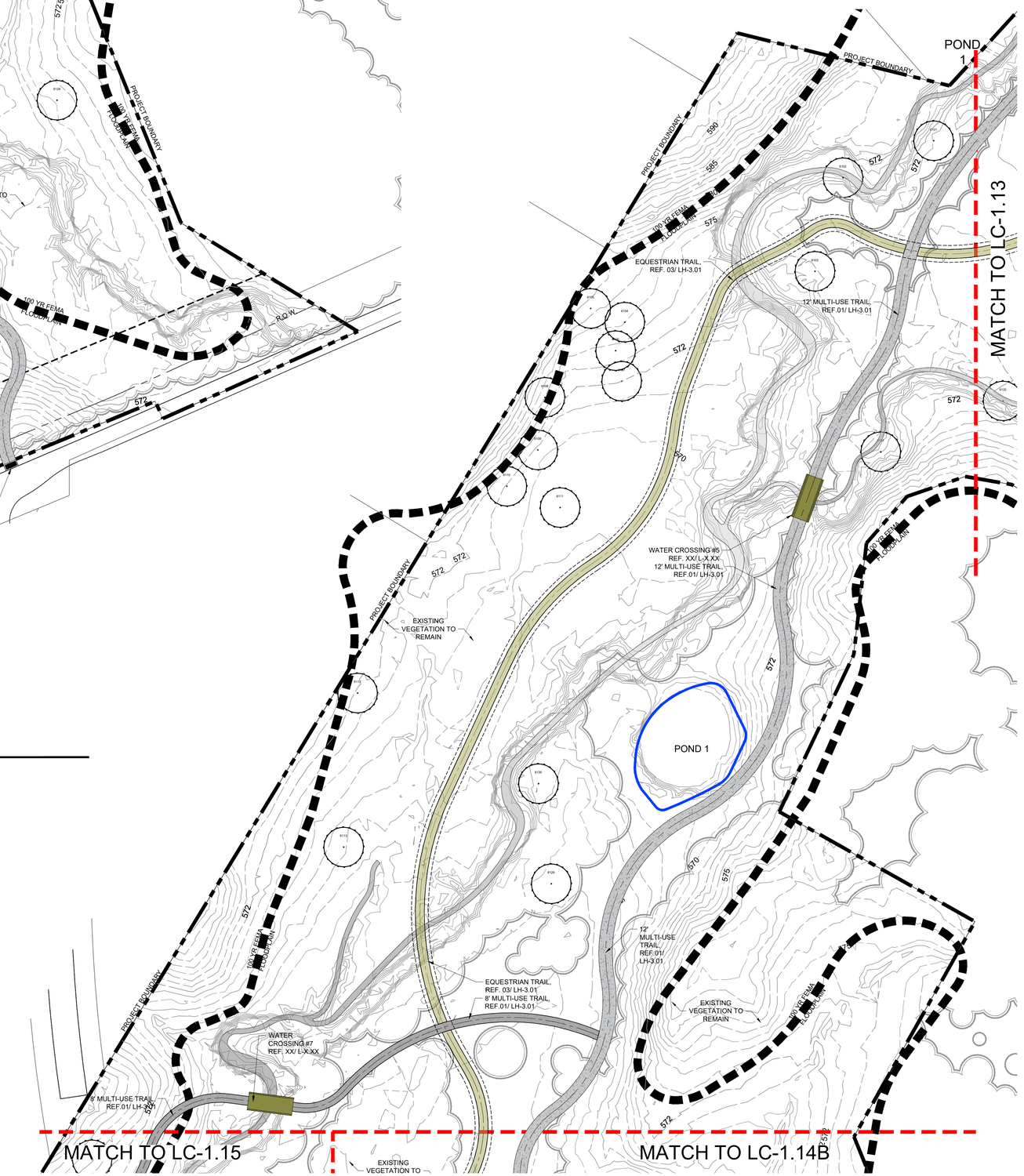
LC-1.13



B LAYOUT

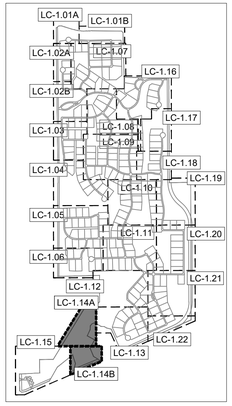
SCALE: 1" = 50'-0"



A LAYOUT

SCALE: 1" = 50'-0"

KEYMAP



ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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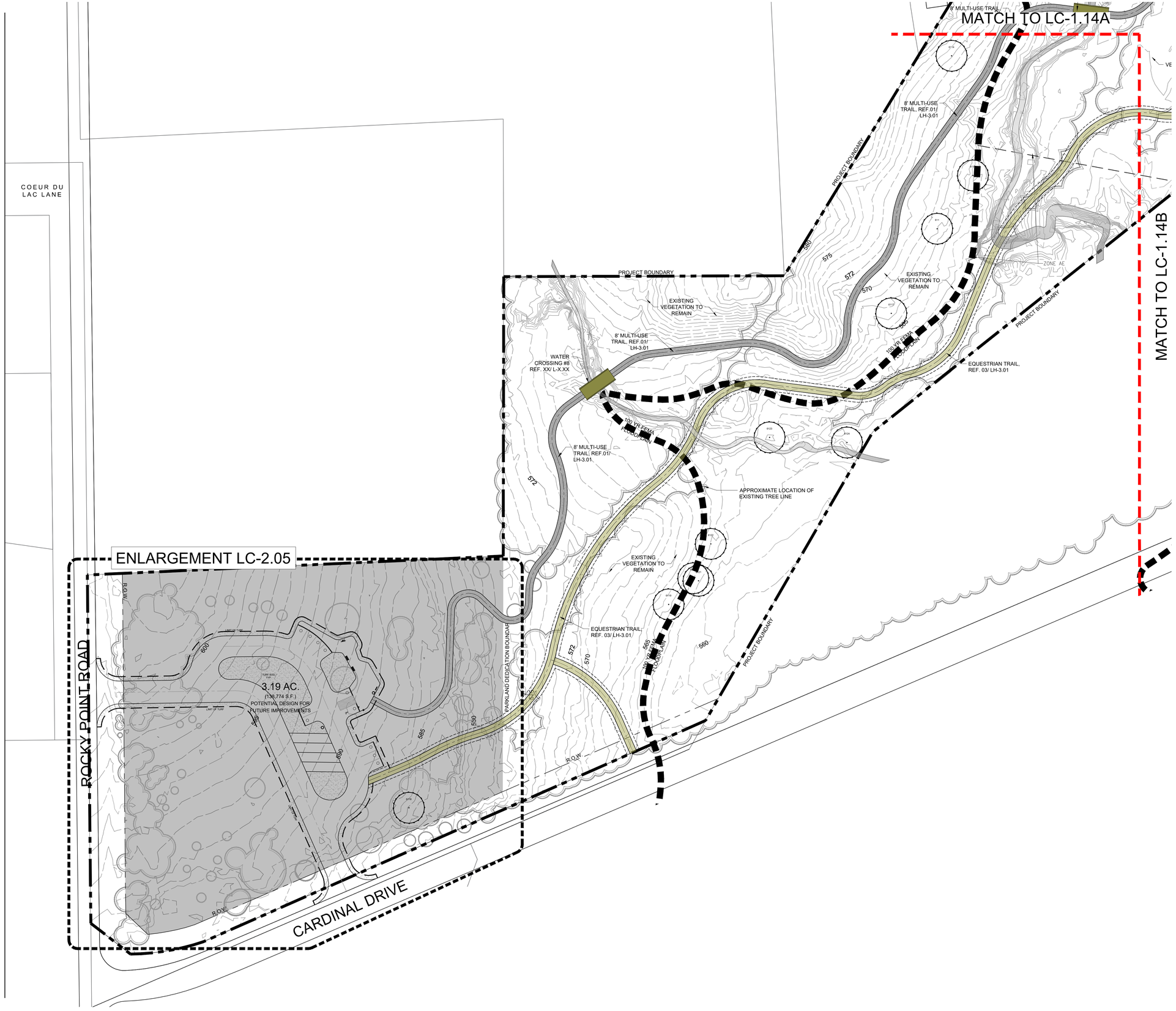
LC-1.14



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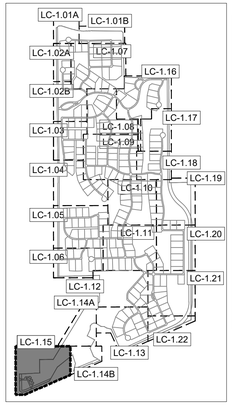

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

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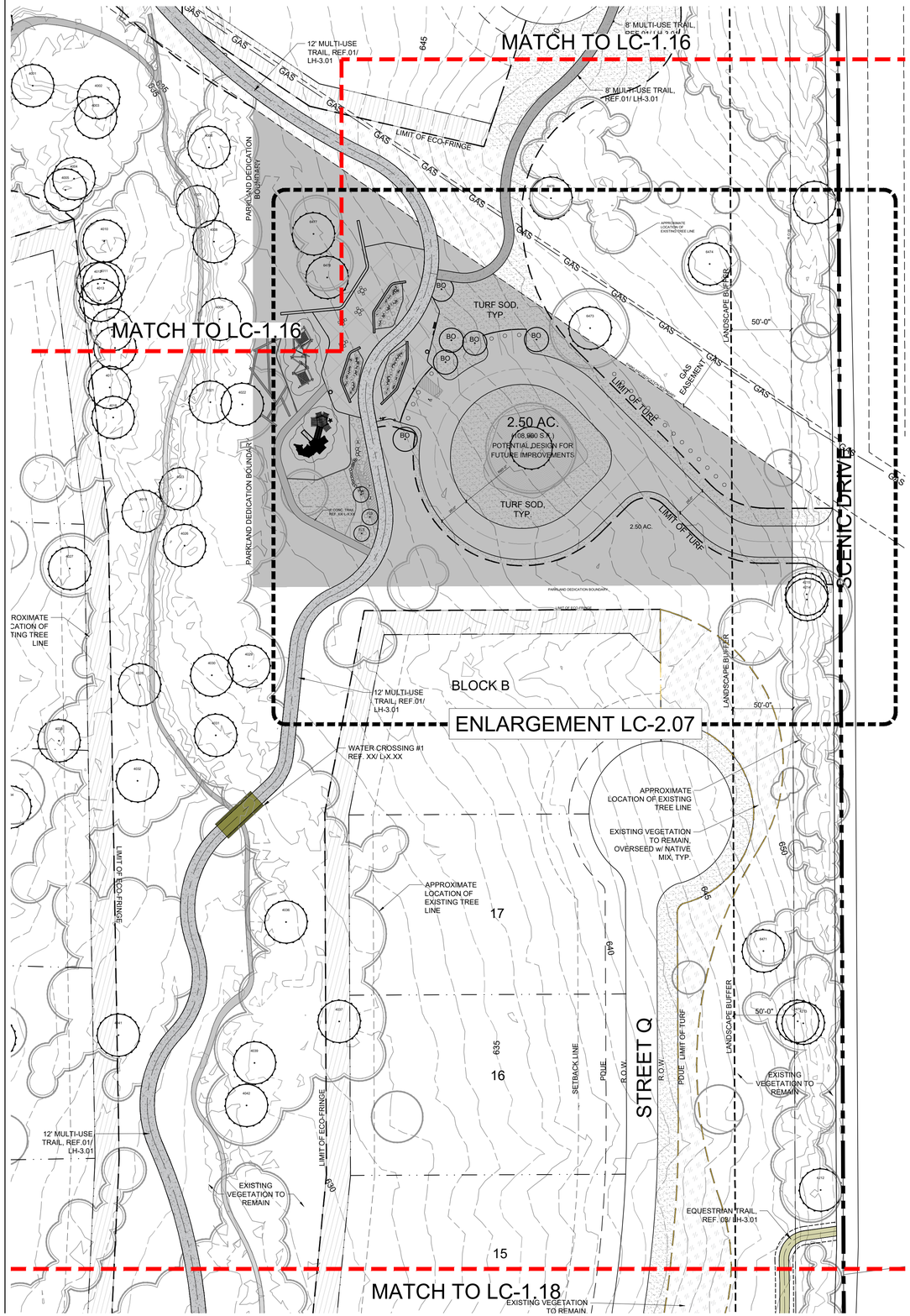
LC-1.15

MATCH TO LC-1.07
MATCH TO LC-1.08
MATCH TO LC-1.09
MATCH TO LC-1.17
MATCH TO LC-1.17
BLOCK A
1
2
3
4
BLOCK B
2
3
4
STREET A
STREET B
STREET FF
STREET P
SCENIC DRIVE
HOA BLOCK A LOT 1X
1X
ENLARGEMENT LC-2.06
ENLARGEMENT LC-2.07
POND 8
16,202 S.F.
POND 9
4,912 S.F.
FENCE, REF. 02/ LH-3.02
EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.
EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.
EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.
EXISTING VEGETATION TO REMAIN
EXISTING VEGETATION TO REMAIN
EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.
EXISTING VEGETATION TO REMAIN, OVERSEED w/ NATIVE MIX, TYP.
APPROXIMATE LOCATION OF EXISTING TREE LINE
APPROXIMATE LOCATION OF EXISTING TREE LINE
APPROXIMATE LOCATION OF EXISTING TREE LINE
TURF SOD, TYP.
TURF SOD, TYP.
TURF SOD, TYP.
TURF SOD, TYP.
LIMIT OF TURF
LIMIT OF ECO-FRINGE
LIMIT OF ECO-FRINGE
LIMIT OF ECO-FRINGE
LIMIT OF TURF
LIMIT OF TURF
LIMIT OF TURF
LIMIT OF TURF
12' MULTI-USE TRAIL, REF.01/ LH-3.01
8' MULTI-USE TRAIL, REF.01/ LH-3.01
8' MULTI-USE TRAIL, REF.01/ LH-3.01
8' MULTI-USE TRAIL, REF.01/ LH-3.01
12' MULTI-USE TRAIL, REF.01/ LH-3.01
BARRIER FREE RAMP, REF. CIVIL
POND BUBBLER, REF. POND SCHEDULE
POND BUBBLER, REF. POND SCHEDULE
PARKLAND DEDICATION BOUNDARY
50'-0"
50'
50'
5883 SF MULCH
6877 SF MULCH
7574 SF MULCH
R.O.W.
PDUE
GAS
GAS
GAS



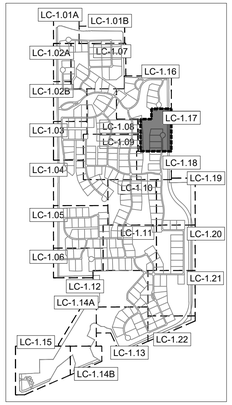
ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0" NORTH

KEYMAP



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972.855.8705

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03/04/2024

client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
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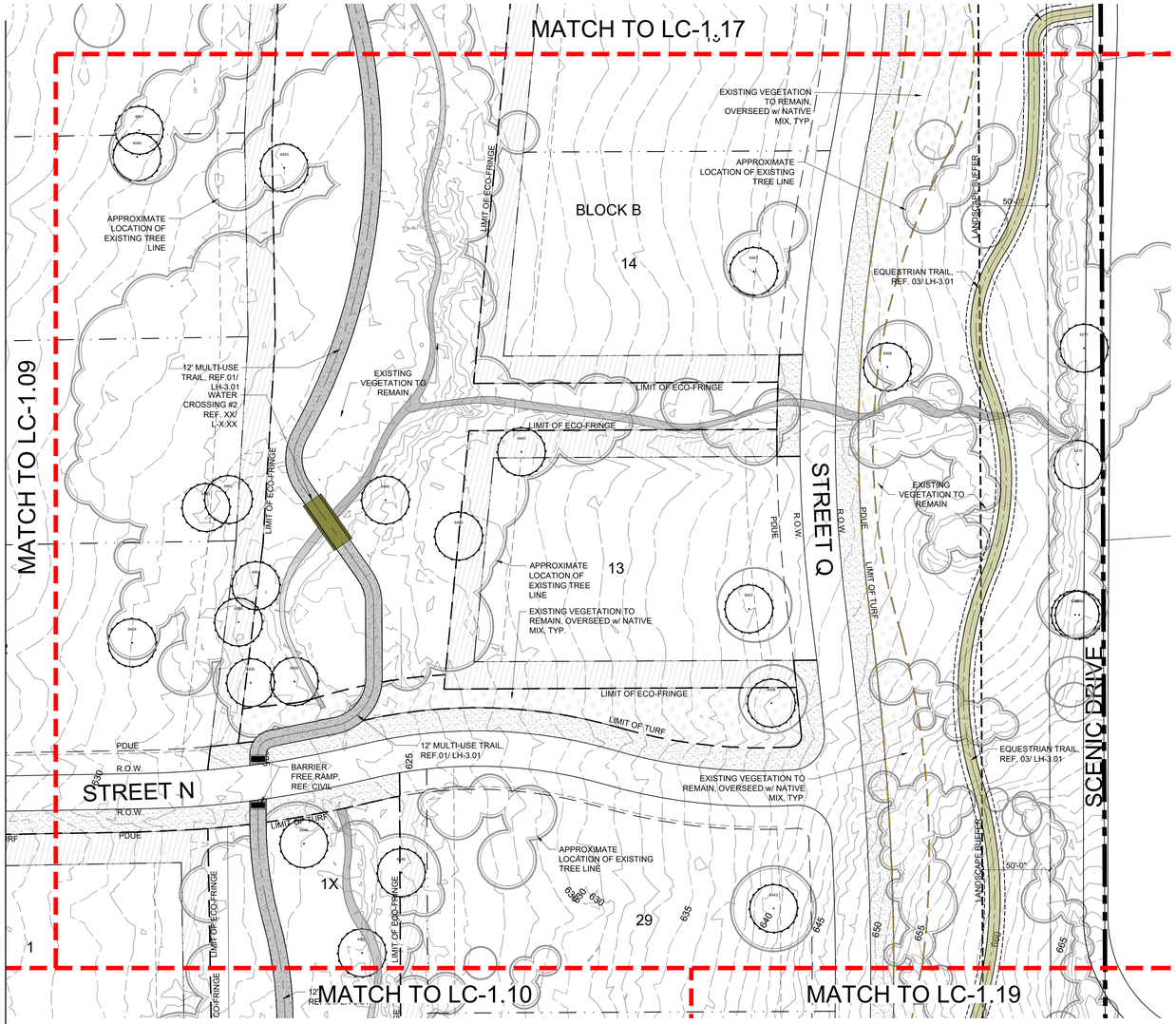

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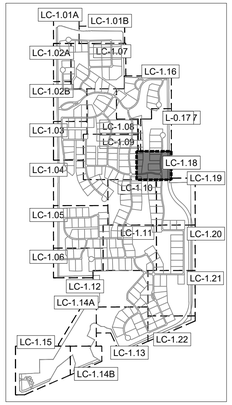

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- LANDSCAPE BUFFER TREE
- MITIGATION TREE
- EXISTING SPECIMEN TREE

0' 50' 100'
SCALE : 1" = 50'-0"
NORTH

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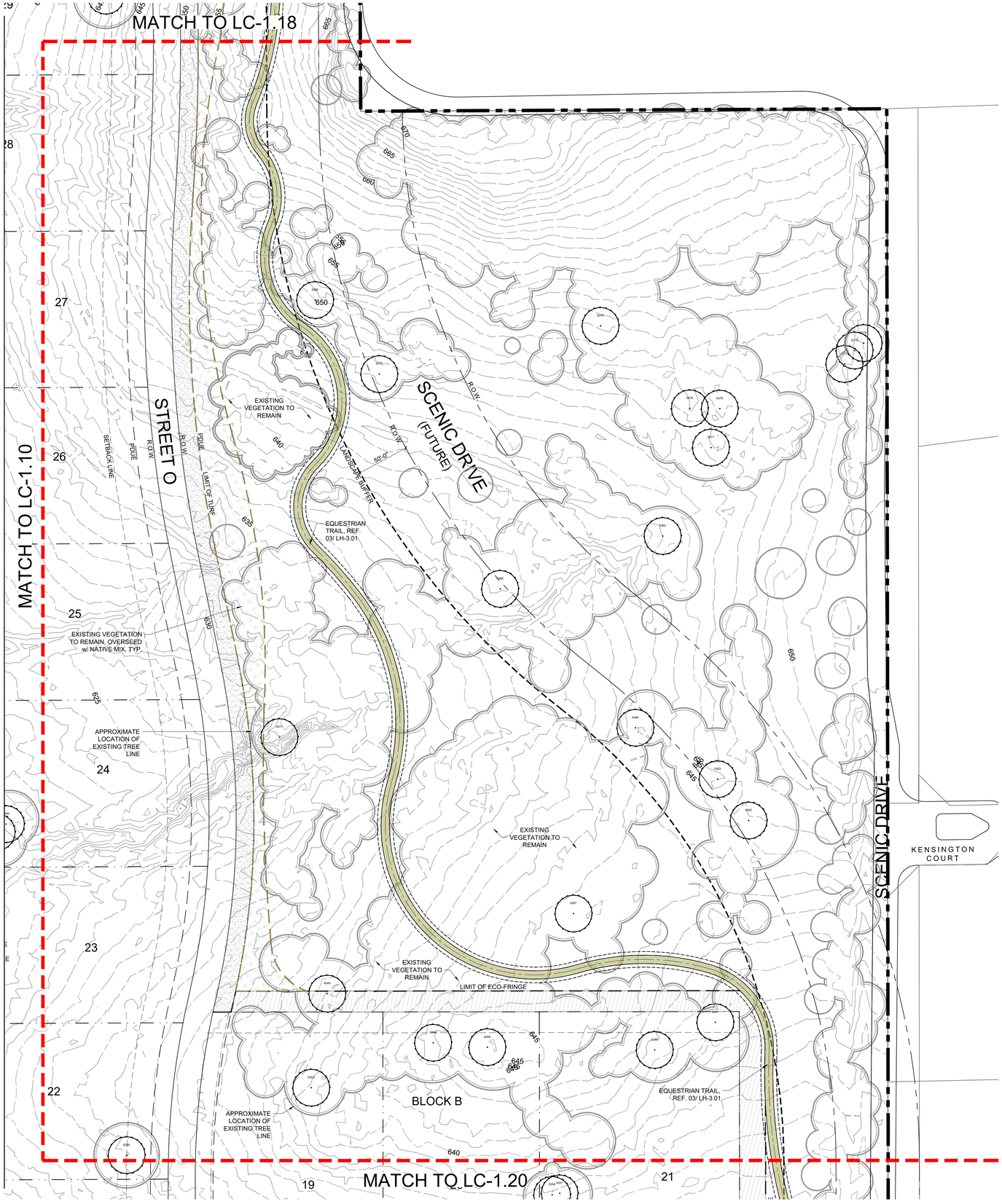

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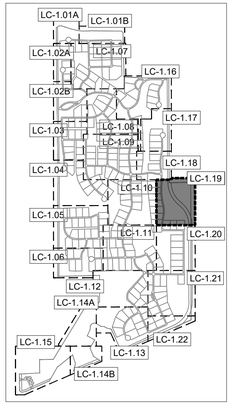

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- MITIGATION TREE
- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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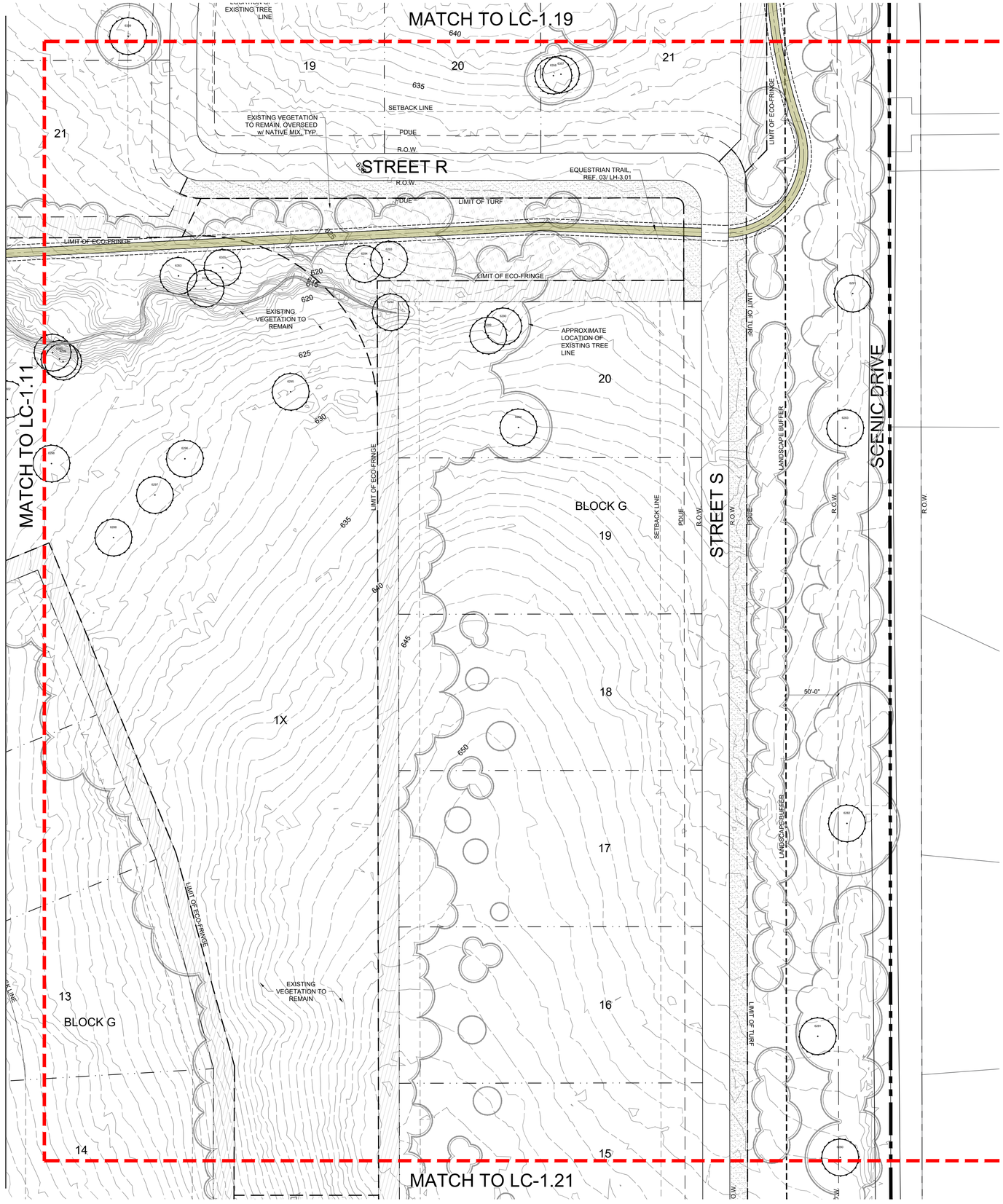
LC-1.19



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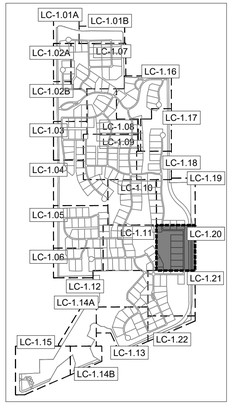

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- EXISTING SPECIMEN TREE

SCALE : 1" = 50'-0"

NORTH

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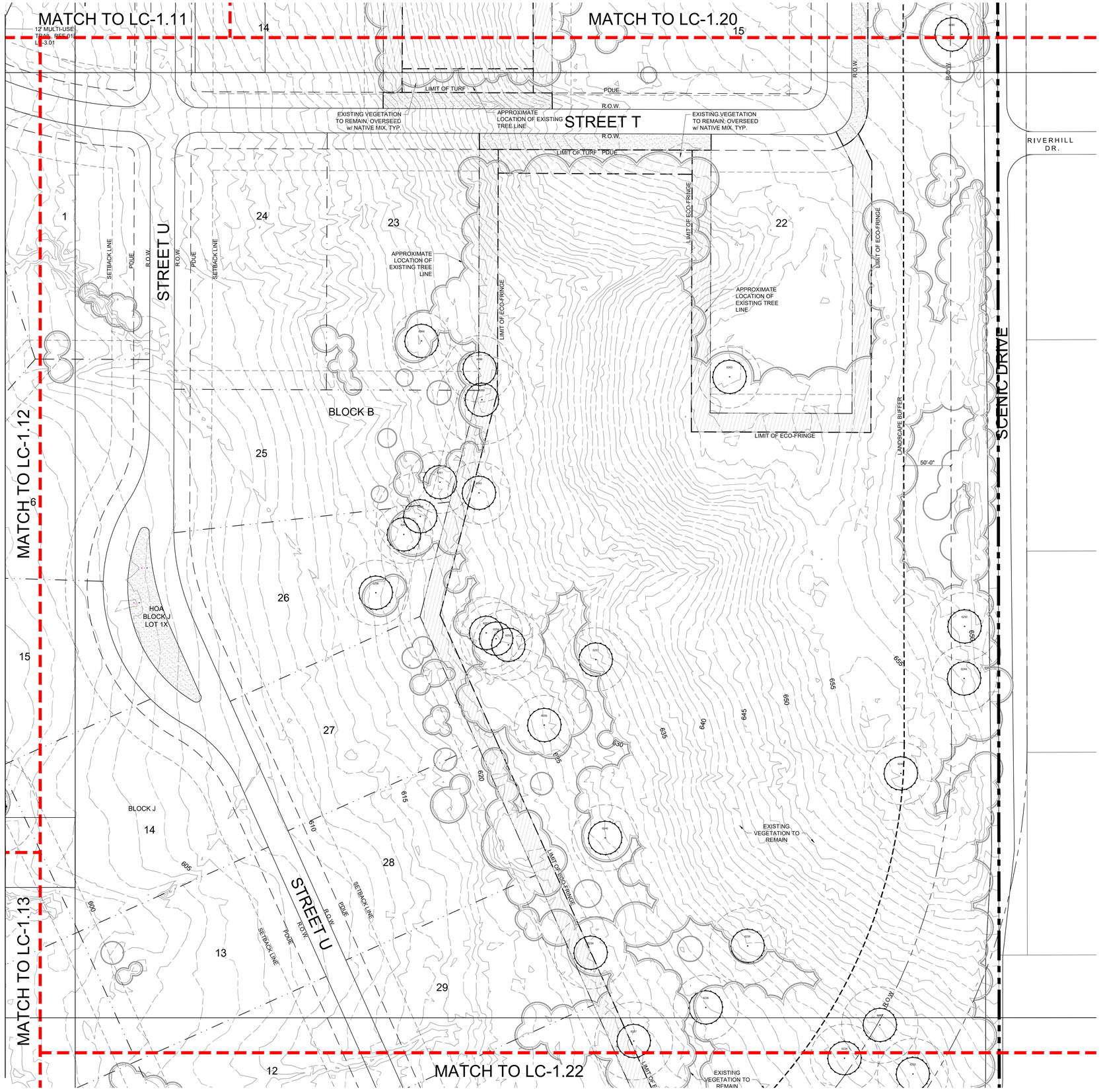

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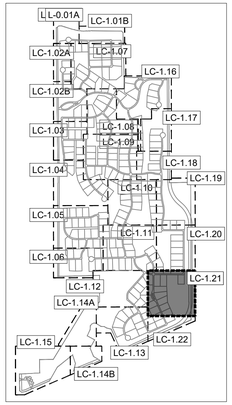

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- EXISTING SPECIMEN TREE

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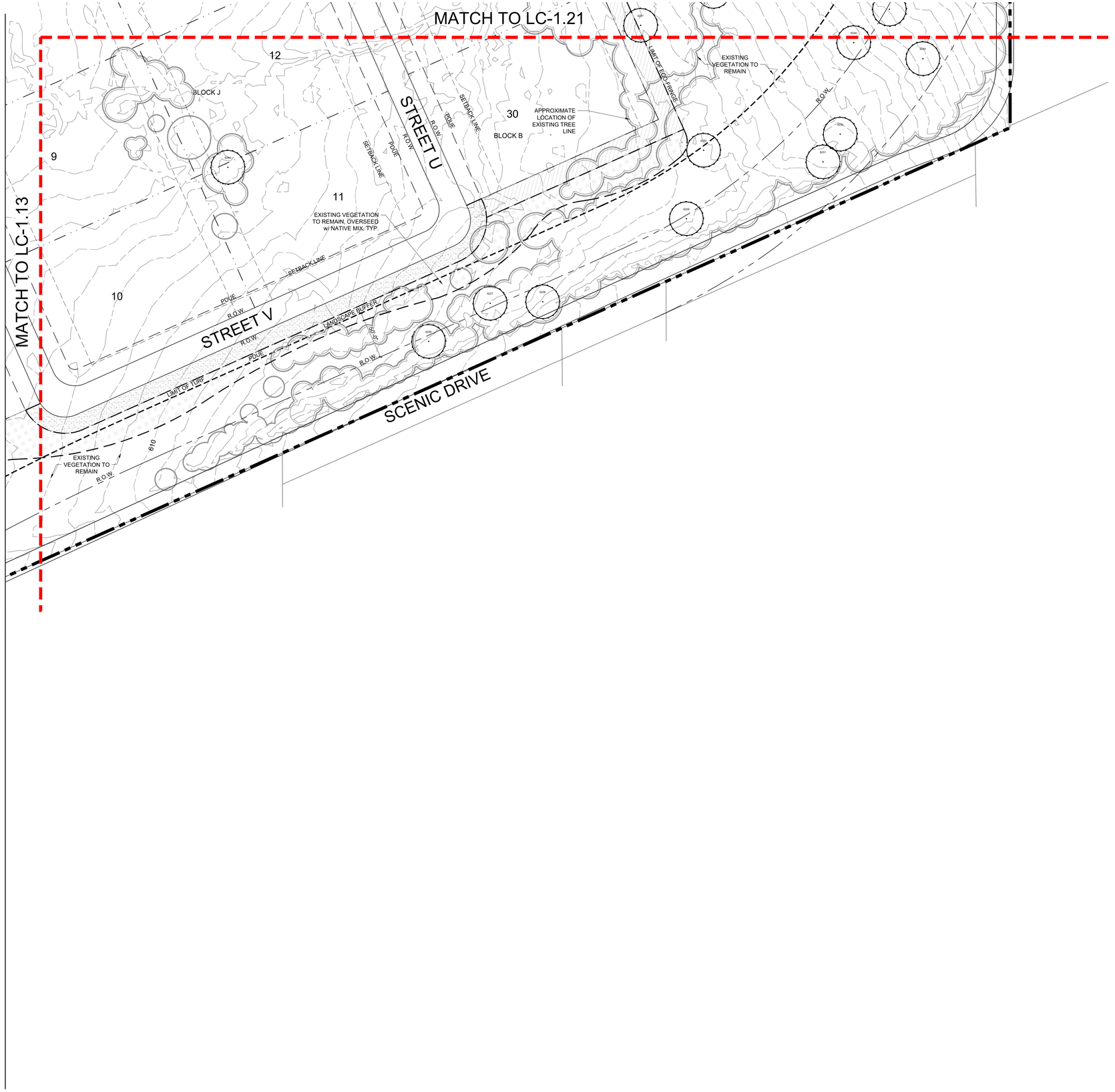

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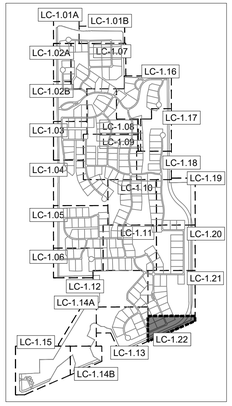

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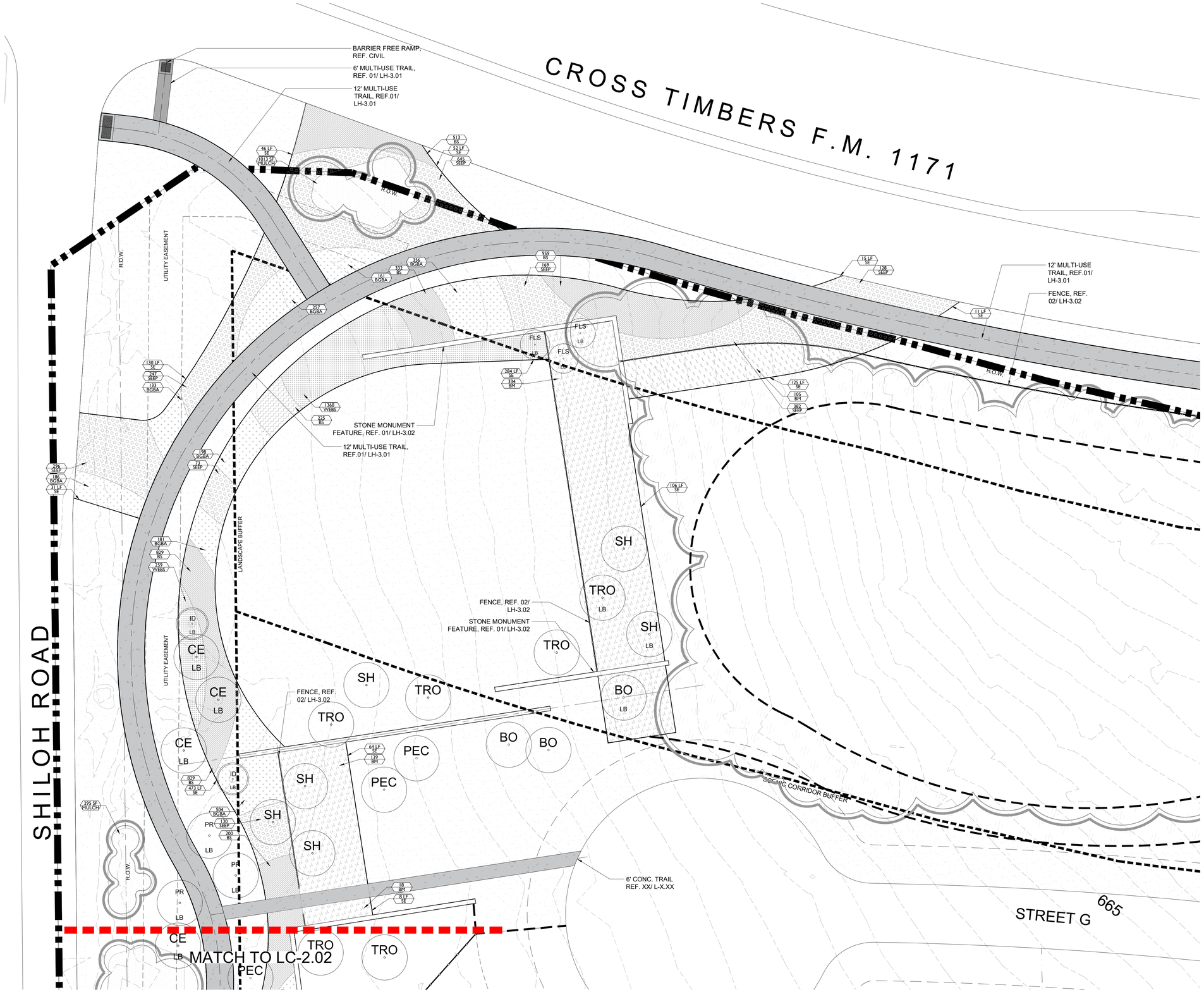

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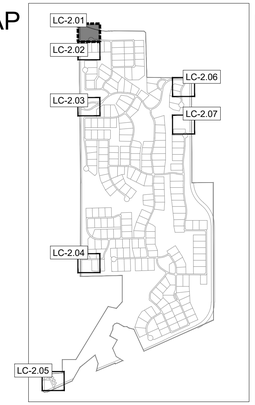

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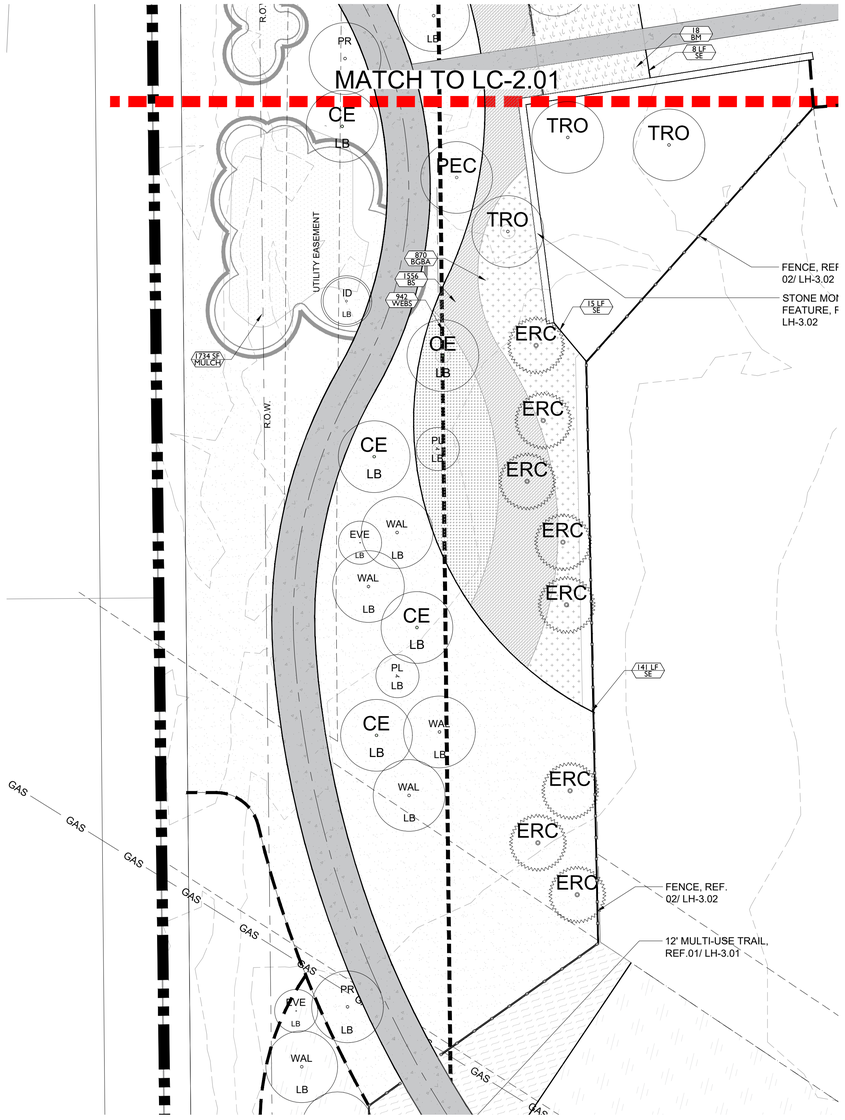
LC-2.01



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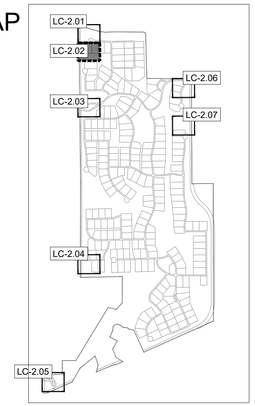

ALL DISTURBED AREAS TO BE DRILL SEEDED WITH NATIVE MIX

LEGEND

- XX LB — LANDSCAPE BUFFER TREE
- XX MT — MITIGATION TREE
- XXXX — EXISTING SPECIMEN TREE

0' 20' 40'
SCALE : 1" = 20'-0"
NORTH

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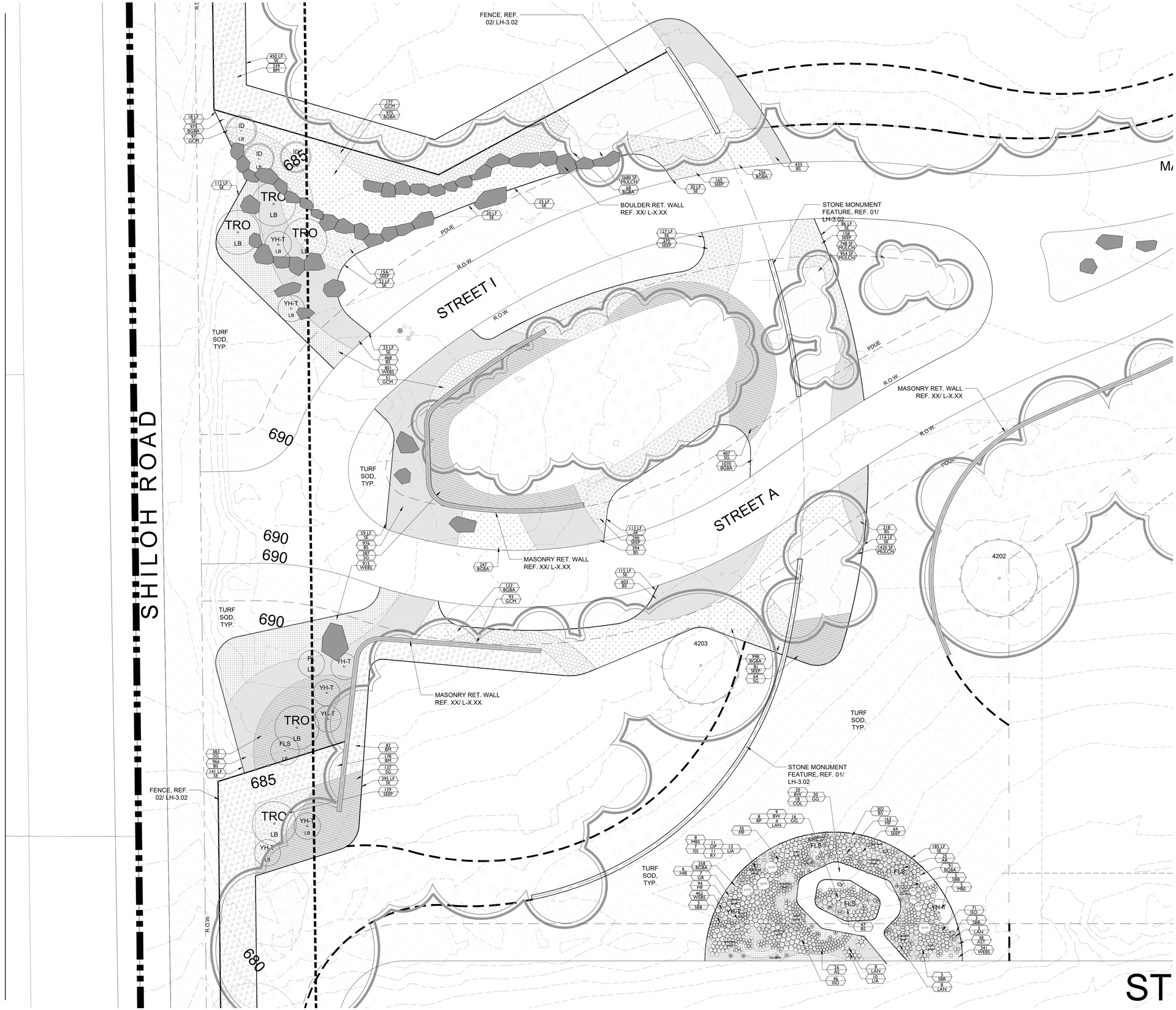
LC-2.02



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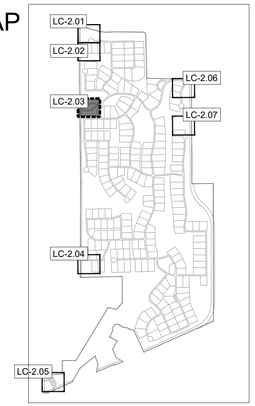
SCALE : 1" = 20'-0" 0' 20' 40' NORTH

KEYMAP



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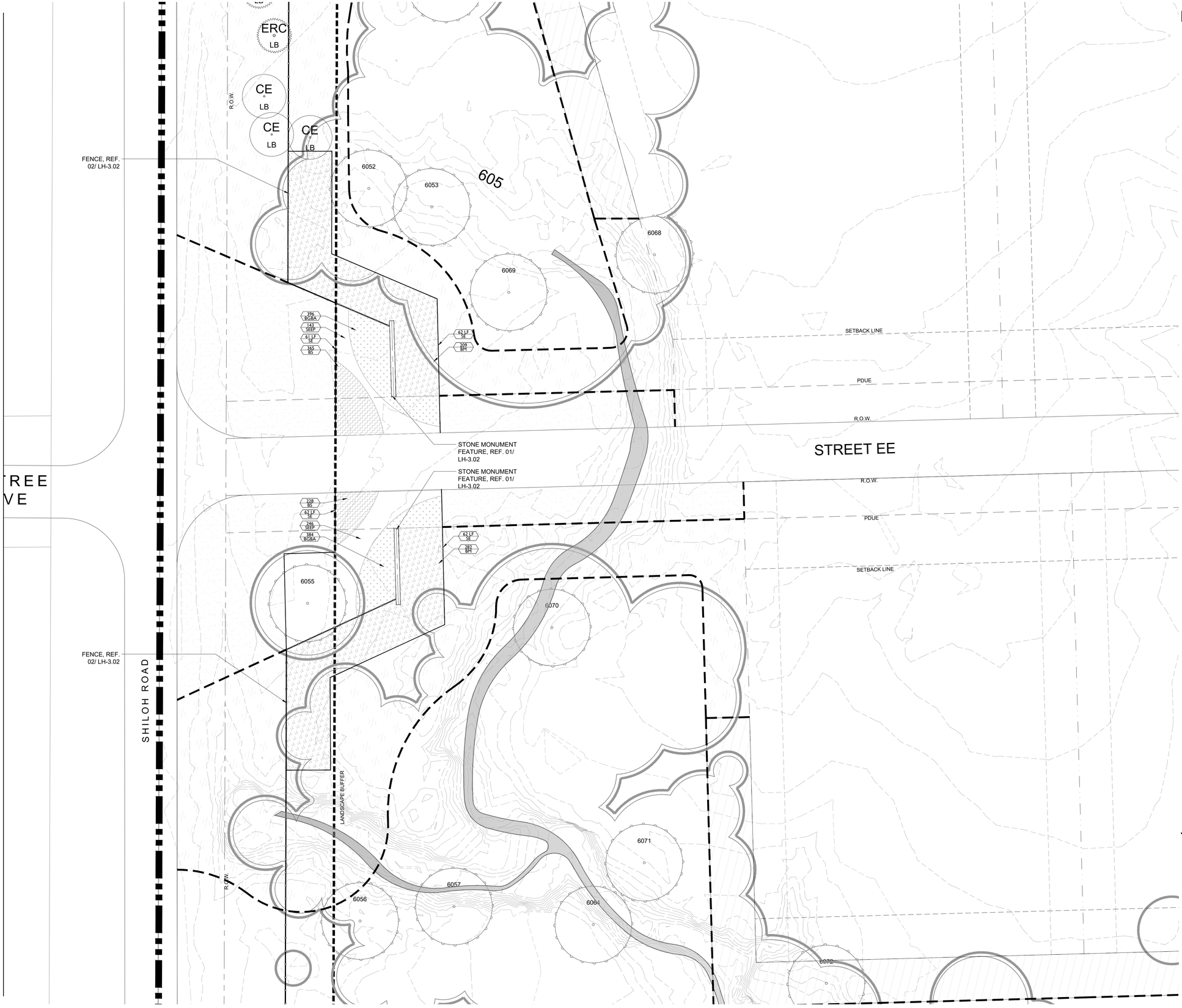
LC-2.03



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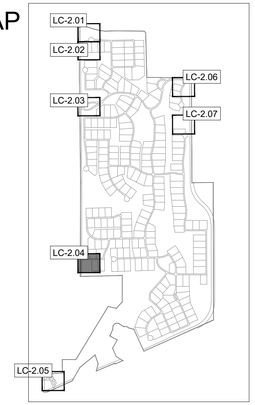

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LC-2.04

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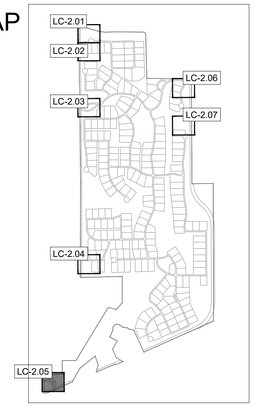

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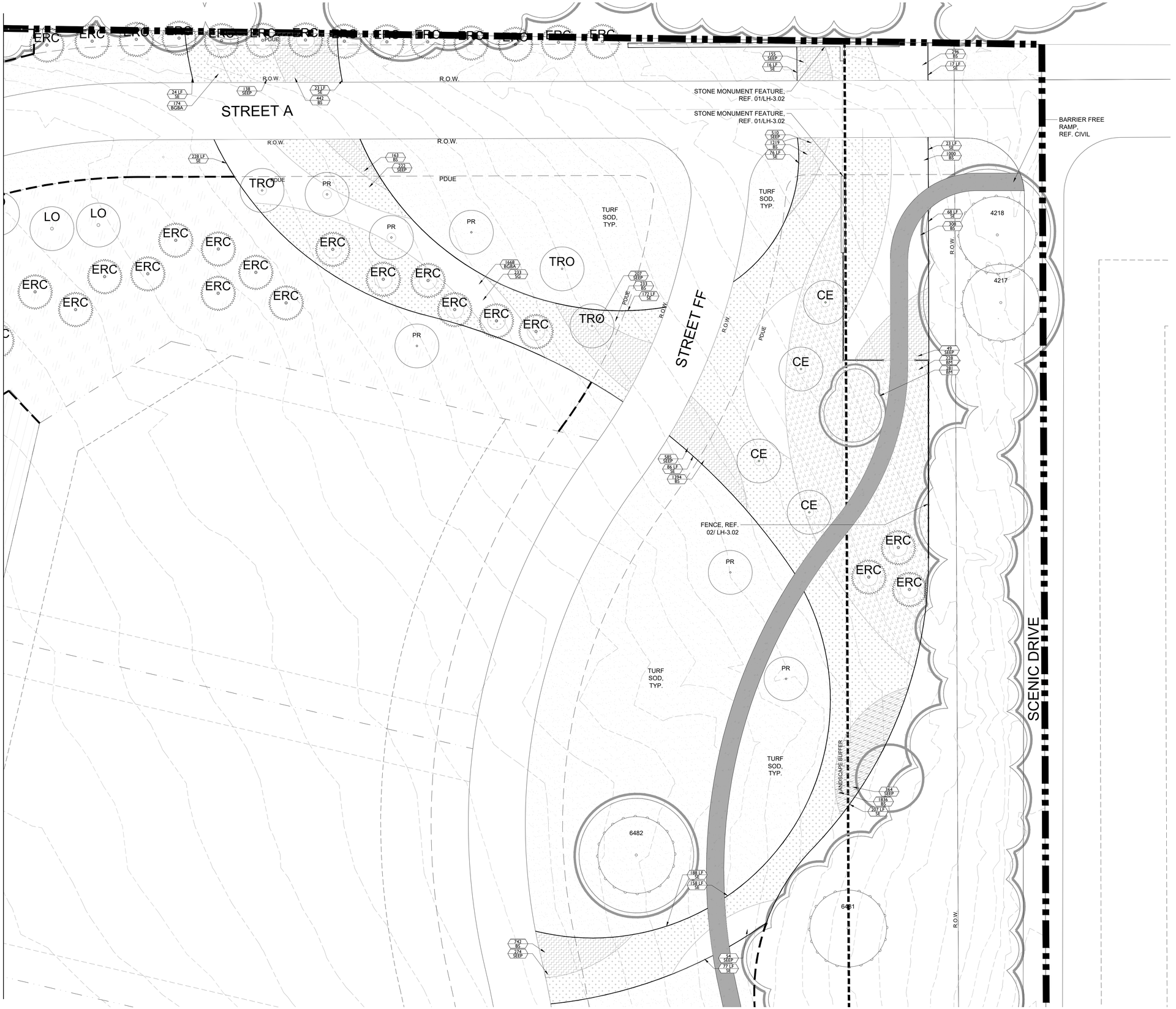

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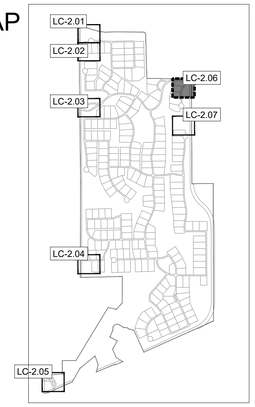

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SCALE : 1" = 20'-0" (0', 20', 40') NORTH

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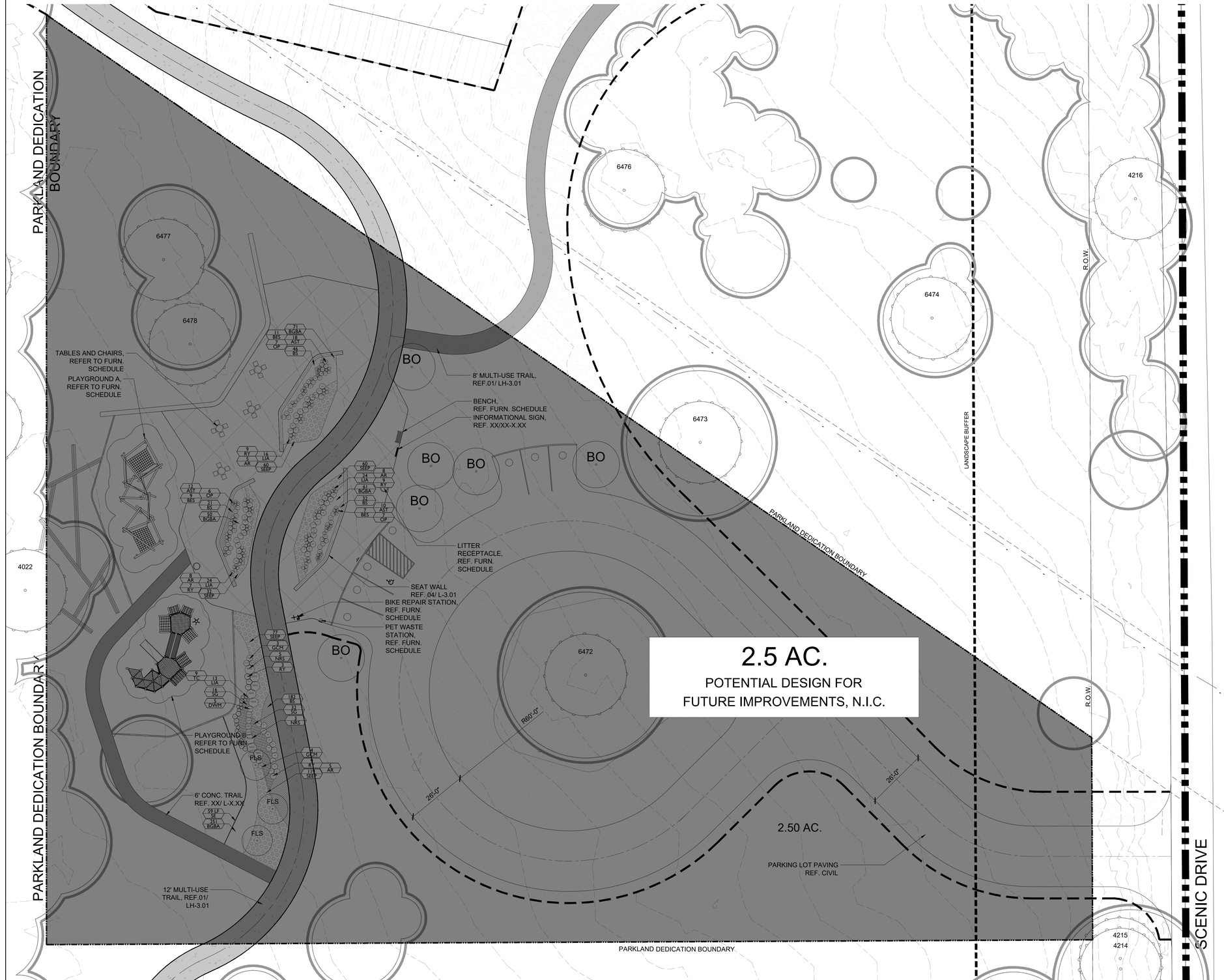

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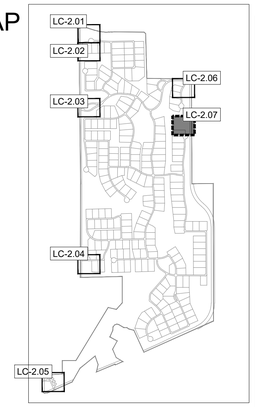

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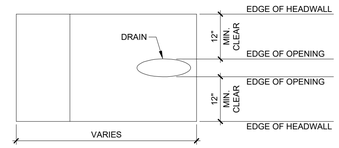
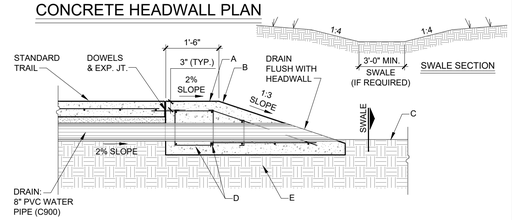


CONCRETE HEADWALL PLAN



CONCRETE HEADWALL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC AS DIRECTED.

CONSTRUCTION NOTES:

A. 3600 PSI CONCRETE
B. HEAVY BROOM FINISH
C. FINISH GRADE - CUT SWALE TO DRAIN (MIN. 3%)
D. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
E. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

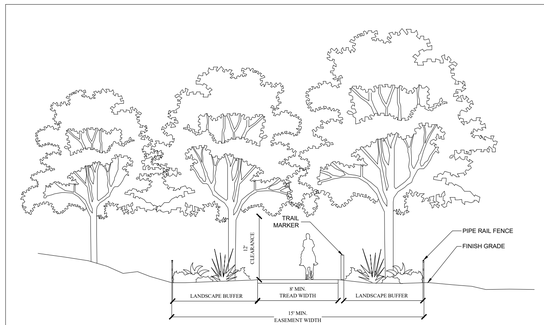
GENERAL NOTES:

1. LOCATE DOWELS (FOR EXPANSION JOINTS) ON 1'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

FLOWER MOUND TEXAS	PARKS & RECREATION CONSTRUCTION DETAILS MULTI-USE TRAIL CONCRETE HEADWALL NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P-2

02 CONCRETE TRAIL HEADWALL

SCALE: NTS



EQUESTRIAN TRAIL SECTION

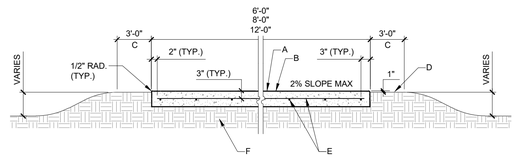
GENERAL NOTES:

1. GRADE TRAIL FOR POSITIVE DRAINAGE AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED.
2. THE TRAIL MAY REQUIRE EROSION CONTROL METHODS TO BE IMPLEMENTED WHERE IT CROSSES BELOW GRADE CROSSINGS. CONTRACTOR TO INFORM THE TOWN OF ANY AREAS WITHIN THE TRAIL EASEMENT THAT MAY REQUIRE ADDITIONAL EROSION CONTROL DUE TO POTENTIAL DRAINAGE FLOW OVER THE TRAIL .
3. MEANDERING THE TRAIL ALIGNMENT IS PREFERRED WHEN POSSIBLE.
4. LANDSCAPE BUFFER TO BE A MINIMUM OF 5 FEET. PIPE RAIL FENCING NOT REQUIRED IN AREAS WHERE A LANDSCAPE BUFFER IS PROVIDED.
5. ALL EQUESTRIAN TRAIL ALIGNMENT, FENCING LOCATIONS AND LANDSCAPE BUFFER DESIGN AND LAYOUT SHALL BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY CONSTRUCTION.
6. PIPE RAIL FENCING SHALL BE PER DETAIL P-4.
7. TRAIL MARKERS SHALL BE CARSONITE HIGH PERFORMANCE ROAD MARKERS, BROWN IN COLOR, OR APPROVED EQUAL. THE TRAIL MARKERS ARE TO BE PLACED ON ONE SIDE OF THE TRAIL AND PLACEMENT TO BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ORDERING ANY MATERIAL.
8. IRRIGATION HEADS ARE PROHIBITED WITHIN THE EQUESTRIAN TRAIL EASEMENT. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE TOWN PRIOR TO ANY INSTALLATION. OVERSPRAY OF THE EQUESTRIAN TRAIL IS ALLOWED TO ACCOMPLISH FULL COVERAGE OF THE LANDSCAPED AREA.
9. MUST PROVIDE A 12 FOOT HEIGHT CLEARANCE AND AN 8' WIDTH CLEARANCE OF ANY OBSTRUCTIONS WITHIN THE EASEMENT.

FLOWER MOUND TEXAS	PARKS & TRAILS CONSTRUCTION DETAILS 15' WIDE EQUESTRIAN TRAIL EASEMENT NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P-5

03 EQUESTRIAN TRAIL

SCALE: NTS



CONCRETE TRAIL SECTION

GENERAL NOTES:

1. GRADE TRAIL WITH DRAINAGE SWALES ON BOTH SIDES AND DIVERT FLOWS UNDER TRAIL SECTIONS WITH PVC WHEN NEEDED. DO NOT GRADE TRAIL OR LOCATE TRAIL IN SITUATIONS THAT IT WILL RECEIVE FLOWS OVER THE TRAIL.
2. THE MATERIALS AND WORKMANSHIP FOR CONCRETE PAVING SHALL BE IN ACCORDANCE WITH N.C.T.C.O.G. SPECIFICATIONS AS MODIFIED BY THE TOWN OF FLOWER MOUND.
3. CONSTRUCTION JOINT SPACING SHALL BE WIDTH OF TRAIL.
4. CONSTRUCTION JOINTS AT LOCATIONS WHERE TRAIL AND WALL ARE MONOLITHIC SHALL HAVE THE JOINT CONTINUOUS ACROSS THE TRAIL, TOP OF WALL, AND FACE OF WALL.
5. DO NOT ASSUME A CUT AND FILL BALANCE. INSTALL TRAIL ALONG EXISTING GRADE WHEREVER POSSIBLE. CREATE DRAINAGE SWALES AND CONDUIT UNDER TRAIL WHEN NECESSARY TO AVOID DRAINING OVER THE TRAIL. HOLD TO 2% CROSS SLOPE FOR DRAINAGE AND NO MORE THAN 5% SLOPE ALONG TRAIL ALIGNMENT.

CONSTRUCTION NOTES:

A. 5 1/2" THICK 3600 PSI CONCRETE TRAIL
B. HEAVY BROOM FINISH
C. RESEED ALL DISTURBED AREA WITH APPROPRIATE SEASONAL GRASS
D. FINISH GRADE
E. #3 BARS 1'-6" O.C. (MAX.) BOTH WAYS
F. COMPACT SUBGRADE TO 95% STANDARD PROCTOR DENSITY

DOWELED EXPANSION JOINTS

GENERAL NOTES:

1. LOCATE DOWELED EXPANSION JOINTS ON 30'-0" CENTERS (MAX.).
2. USE #4 SMOOTH DOWEL 1'-6" LONG & LUBRICATED ON ONE END. FOUR PER JOINT @ 1'-6" O.C. WITH CAP.
3. INSTALL REDWOOD EXPANSION JOINT 1/2" BELOW FINISHED GRADE OF TRAIL. FILL DOWELED EXPANSION JOINTS WITH SILICONE JOINT SEALANT DOW CORNING 890 SL, OR APPROVED EQUAL, GREY IN COLOR.

FLOWER MOUND TEXAS	PARKS & RECREATION CONSTRUCTION DETAILS 6'-0", 8'-0", 10'-0" WIDE MULTI-USE CONCRETE TRAIL NOT TO SCALE	DATE: MAY 2015 SHEET: 1 OF 1 SHEET: P-1

01 CONCRETE TRAIL

SCALE: NTS

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Hardscape Details

project number 230005

date 03/03/2023

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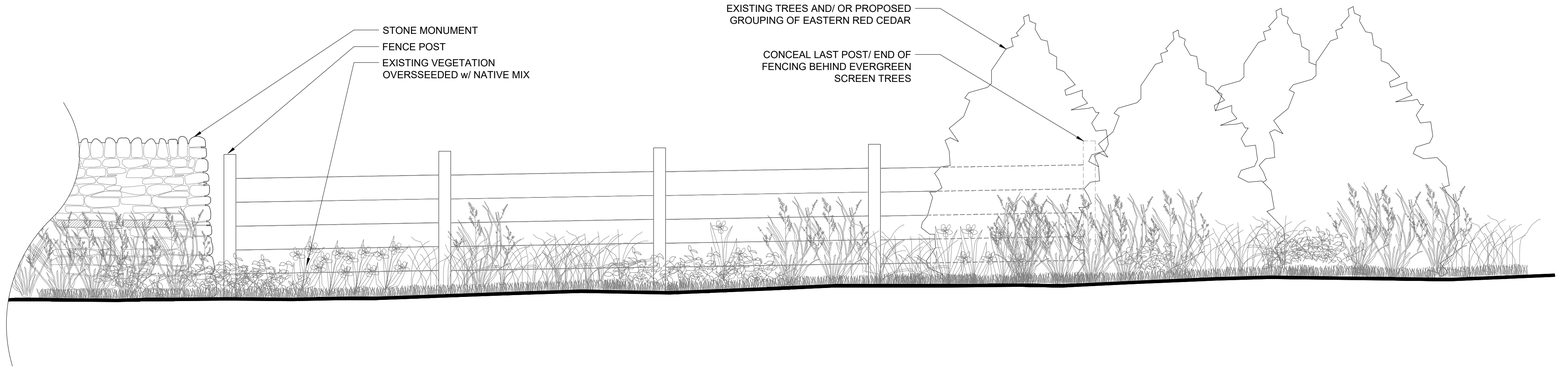
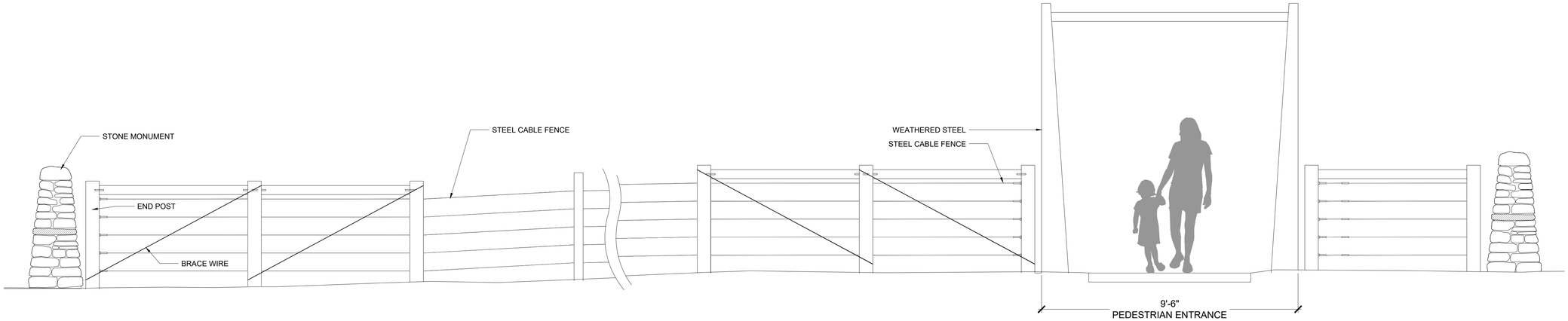
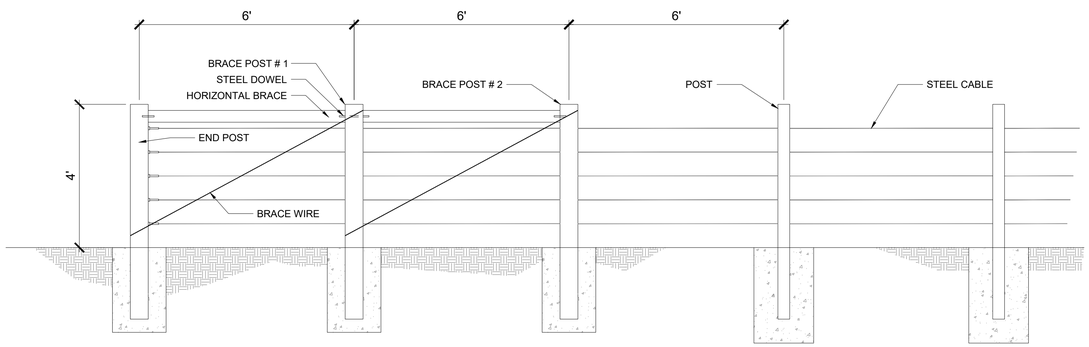
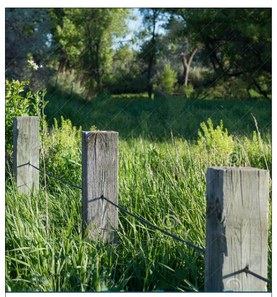




03 FENCE w/ STONE MONUMENT FEATURES & PEDESTRIAN ENTRY

SCALE: 1/2" = 1'-0"

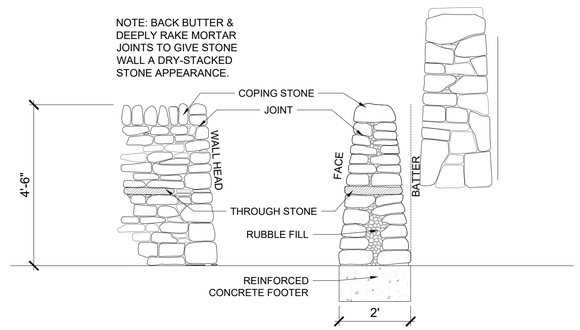




REPRESENTATIVE PHOTO

02 FENCE

SCALE: 1/2" = 1'-0"



01 STONE MONUMENT FEATURES

SCALE: 1/2" = 1'-0"

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LANDSCAPE TABULATION CHART

Street Buffer Landscape

Street	Required	Provided		
Cross Timbers Road	50' Buffer	200' Buffer		
Shiloh Road	25' Buffer	50' Buffer		
Rocky Point Road	25' Buffer	50' Buffer		
Cardinal Drive	25' Buffer	50' Buffer		
Scenic Drive	25' Buffer	50' Buffer		

Street Buffer Trees

Street	Linear Frontage	Standard	Required	Provided*
Cross Timbers Road	1,546 LF	1 per 25 LF	62 - 3" Caliper Canopy Trees	58 - 3" Caliper Canopy Trees 12 - Ornamental Trees (in lieu of 4 - 3" Canopy Tree) Existing trees preserved within the street buffer landscaping
Shiloh Road	5,760 LF	1 per 30 LF	192 - 3" Caliper Canopy Trees	143 - 3" Caliper Canopy Trees 51 - Ornamental Trees (in lieu of 17 - 3" Canopy Tree) 12 - Preserved Specimen Trees Tree #'s 4186, 4200, 4205, 4220, 4221, 4272, 4271, 6055, 6058, 4188, and 4187
Rocky Point Road	424 LF	1 per 30 LF	15 - 3" Caliper Canopy Trees	Existing trees preserved within the street buffer landscaping will meet or exceed requirements
Cardinal Drive	1,627 LF	1 per 30 LF	55 - 3" Caliper Canopy Trees	Existing trees preserved within the street buffer landscaping will meet or exceed requirements
Scenic Drive	8,542 LF	1 per 30 LF	285 - 3" Caliper Canopy Trees	Existing trees preserved within the street buffer landscaping will meet or exceed requirements

Note:
*Given the preliminary nature of these drawings, it should be noted that the status of trees marked as "Provided" in the chart is subject to change. These initial plans do not comprehensively consider the existence of preserved, protected trees within landscape buffer, which will be considered in place of planting new trees. As further information from tree surveys becomes available, the chart will be updated to reflect the latest details.

LANDSCAPE TABULATION CHART

Pond Perimeter Trees

Requirement:

Surface area. For the purpose of this section, "surface area" shall be defined as the 100-year flood event capacity of the retention pond, detention pond, or water impoundment.*

For retention or detention surface areas:
LESS THAN 10,000 SQUARE FEET:
One tree shall be provided for each 500 square feet of surface area, or fraction thereof, with a minimum of one tree.

BETWEEN 10,000 AND LESS THAN 20,000 SQUARE FEET:
20 trees must be provided for the first 10,000 square feet, plus one additional tree for each 700 square feet of remaining retention or detention surface area, or fraction thereof.

BETWEEN 20,000 AND LESS THAN 35,000 SQUARE FEET:
34 trees must be provided for the first 20,000 square feet, plus one additional tree for each 1,000 square feet of remaining retention or detention surface area, or fraction thereof.

GREATER THAN 35,000 SQUARE FEET:
49 trees must be provided for the first 35,000 square feet, plus one additional tree for each 1,400 square feet of remaining retention or detention surface area, or fraction thereof.

Pond	Area (Sq. ft)	Required	Provided**
1	7,790	7,790/ 500sf = 15.58 = 16 Trees	0- 3" Caliper Canopy Trees Existing pond located in the floodplain and surrounded by existing trees.
2	2,521	2,251/ 500sf = 4.50 = 5 Trees	0- 3" Caliper Canopy Trees Existing pond located in the floodplain and surrounded by existing trees.
3	16,427	6,427/ 700sf = 9.18 = 9 + 20 = 29 Trees	12- 3" Caliper Canopy Trees 56- preserved existing trees (to be verified with future tree survey & final design)
4	45,422	10.422/ 1400sf = 7.44= 7 + 49 = 56 Trees	0- 3" Caliper Canopy Trees 56- preserved existing trees (to be verified with future tree survey & final design)
5	6,829	6,829/ 500sf = 13.66= 14 Trees	14 - 3" Caliper Canopy Trees
6	2,178	2,178/ 500sf = 4.35 = 4 Trees	4 - 3" Caliper Canopy Trees
7	20,944	944/ 700sf = 0.94 = 1 + 34 = 35 Trees	35 - 3" Caliper Canopy Trees
8	15,251	5,251/ 700sf = 7.50 = 8 + 20 = 28 Trees	28 - 3" Caliper Canopy Trees
9	4,911	2,251/ 500sf = 9.82= 10 Trees	10 - 3" Caliper Canopy Trees

Note:
*Detailed studies are necessary to ascertain the surface area capacity of the retention pond for a 100-year flood event.
The surface areas presented in this table are derived from the existing conditions. As the Project advances through the design process, the chart will be updated with new information as it becomes available.
**Given the preliminary nature of these drawings, it should be noted that the status of trees marked as "Provided" in the chart is subject to change. These initial plans do not comprehensively consider the existence of preserved, protected trees within 50 feet of the surface area, which will be considered in place of planting new trees. As further information from tree surveys becomes available, the chart will be updated to reflect the latest details.

MITIGATION SUMMARY

A	B	C	D	E	F	G	H
Required Mitigation (inches)	Preservation Credits	Preservation Credits (B X 3 inches)	Total Mitigation Inches Required (A-C)	Total Mitigation Provided (Inches)	Total Mitigation Provided	Excess / Shortage (D-E)	Escrow Fee
6,588	3,179	9,537	-2,949	0	0	2,949	n/a

Note:
Due to the preliminary nature of these drawings, trees provided for mitigation of removed trees is subject to change.

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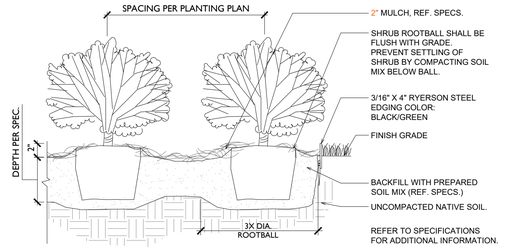
PLANTING SCHEDULE

	QTY	Name	CONT	Caliper (min.)	Height (min.)	Spread (min.)	Spacing	Comments	Street Buffer Quanitity	Pond Trees
SHADE TREES										
PEC	29	Carya illinoinensis / Native Pecan	B&B	3"				Full & Matched, Straight Central Leader	6	20
CO	11	Quercus muehlenbergii / Chinqapin Oak	B&B	3"				Full & Matched, Straight Central Leader	11	
BO	24	Quercus macrocarpa / Bur Oak	B&B	3"				Full & Matched, Straight Central Leader	16	
LO	20	Quercus virginiana / Live Oak	B&B	3"				Full & Matched, Straight Central Leader	16	
WO	24	Quercus nigra / Water Oak	B&B	3"				Full & Matched, Straight Central Leader	3	16
CAN	13	Quercus canbyi / Canby Oak	B&B	3"				Full & Matched, Straight Central Leader	13	
TRO	30	Quercus texana / Texas Red Oak	B&B	3"				Full & Matched, Straight Central Leader	21	
MO	10	Quercus polymorpha / Monterrey Oak	B&B	3"				Full & Matched, Straight Central Leader	10	
CE	49	Ulmus crassifolia / Cedar Elm	B&B	3"				Full & Matched, Straight Central Leader	23	22
WE	4	Ulmus alata / Winged Elm	B&B	3"				Full & Matched, Straight Central Leader	4	
ERC	84	Juniperus virginiana / Eastern Red Cedar	B&B	3"				FTG, Low Branched, Single, Standard	50	
PR	33	Ulmus americana 'Princeton' / Princeton Elm	B&B	3"				Full & Matched, Straight Central Leader	12	15
WAL	14	Juglans nigra / Black Walnut	B&B	3"				Full & Matched, Straight Central Leader	10	4
SH	14	Quercus shumardi / Shumard Oak	B&B	3"				Full & Matched, Straight Central Leader	6	3
BC	23	Taxodium distichum/ Bald Cypress	B&B	3"				Full & Matched, Straight Central Leader		23
TOTAL:	359									
ORNAMENTAL TREES										
EVE	3	Styphnolobium affine / Eve's Necklace	45 gal	3"	7'-8'	5'-6'		Full & Matched	3	
ID	7	Ilex deciduas / Possum Haw	45 gal	see comments	7'-8'	5'-6'		Full, Multi-trunk, 4-5 canes min., .75"-1" cal Ea. Cane min, matched	7	
FLS	17	Rhus lanceolata / Flame Leaf Sumac	45 gal	see comments	7'-8'	5'-6'		Full, Multi-trunk, 4 canes min., .1" cal Ea. Cane min, matched	13	
RB-TX	11	Cercis canadensis var. texensis 'Oklahoma'/ Texas Redbud 'Oklahoma'	45 gal	see comments	10'	6'-7'		Multi-trunk, 3-5 canes min., 1.75"-2" cal. Ea, cane min., Matched	11	
PL	9	Prunus mexicana / Mexican Plum	45 gal	3"	7'-8'	5'-6'		Full & Matched	5	
YH-T	25	Ilex vomitoria / Yaupon Holly	B&B		8'	5'-6'		Field grown, Multi-trunk. 3-5 cranes	20	
TOTAL:	72									
SHRUBS										
AR	44	Abelia x grandiflora 'Rose Creek' / Rose Creek Abelia	3		15"-18"	14"-16"	30"			
DWM	58	Myrica pusilla / Dwarf Southern Wax Myrtle	3		15"-18"	14"-16"	30"			
RY	26	Hesperaloe parviflora / Red Yucca	3		15"-18"	14"-16"	24"			
GRASSES										
BGBA	13,992	Bouteloua gracilis 'Blonde Ambiton" / Blonde Ambition Blue Grama Grass	1				18"			
BM	2,312	Muhlenbergia lindheimeri / Big Muhly Grass	3				48"			
GCM	461	Muhlenbergia capillaris / Gulf Muhly	1		14"-16"	14"-16"	30"			
ISO	117	Chasmanthium latifolium / Inland Sea Oats	1		14"-16"	14"-16"	24"			
SG	1,861	Panicum virgatum 'Heavy Metal' / Heavy Metal Blue Switchgrass	1		14"-16"	14"-16"	36"			
SEEP	6,919	Muhlenbergia reverchonii / Seep Muhly	1		14"-16"	14"-16"	24"			
PERENNIALS										
AS	26	Salvia greggii / Autumn Sage	1				18"			
AST	49	Symphyotrichum cordifolium / Fall Aster	1				24"			
BP	8	Penstemon tenuis / Brazos Penstemon	1				15"			
BW	29	Asclepias tuberosa / Butterfly Weed	1				15"			
COL	18	Aquilegia chrysantha var. hinkleyana/ Texas Gold Columbine	1				15"			
GG	36	Packera obovata / Golden Groundsel	1				15"			
GR	7	Rudbeckia maxima / Giant Rudbeckia	1				24"			
HIB	6	Hibiscus coccineus / Texas Star Hibiscus	1				24"			
ISS	7	Salvia x 'Indigo Spires'/ Indigo Spires Salvia	1				18"			
LAN	23	Lantana urticoides / Texas Lantana	1				24"			
LIA	56	Liatris spicata/ Gayfeather	1				18"			
MBS	13	Salvia leucantha / Mexican Bush Sage	1				24"			
MF	292	Conoclinium coelestinum / Blue Mistflower	1				18"			
OP	42	Physostegia virginiana/ Obedient Plant	1				18"			
SBB	16	Salvia guaranitica 'Black and Blue' / Black and Blue Salvia	1				24"			
GROUNDCOVERS										
BS	21,342	Carex divulsa / Berkley Sedge	1				15"			
WEBS	5,088	Carex perdentata / Webberville Sedge	1				15"			
SOD/SEED										
	670,551 SF	Cynodon dactylon / Bermuda Grass	Sod		N/A	N/A				
	319,793 SF	Native Seed Mix	Seed							
	154,212 SF	Native Seed Mix	Seed					to be overseeded on existing vegetation		
MISC.										
SE	5,776 LF	Black Steel Edge						Black		
Mulch	48,273 SF	Mulch						Black, 2" depth, no bed prep		



03 SHRUB & PERENNIAL BED PLANTING
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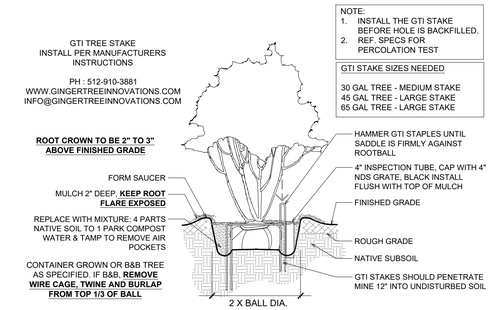

02 ORNAMENTAL TREE PLANTING
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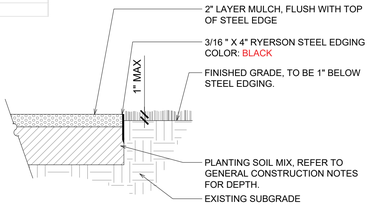

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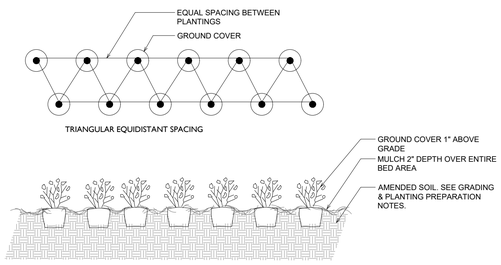

06 GROUNDCOVER PLANTING
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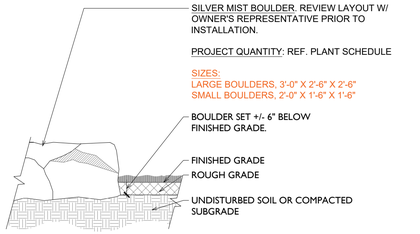

04 LANDSCAPE BOULDER
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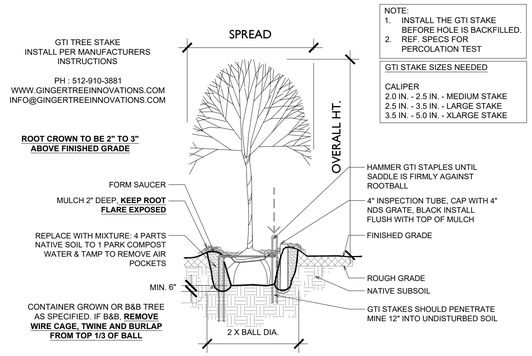

01 CANOPY TREE PLANTING
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EXHIBIT "B"

DEVELOPMENT STANDARDS

Planned Development District - 197 (PD-197)
Smith Tract Conservation Development

The development on the property comprising approximately 447 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-197 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-197" or "Development"):

1. Permitted Uses. The following uses shall be permitted in PD-197, 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/Early release home;
    f. Swimming pool, private; subject to Section 98-996; and
    g. Park or playground, public.

2. Specific Uses: No specific uses requiring the issuance of a specific use permit shall be permitted in PD-197, except:

    a. Accessory Dwelling, subject to section 98-983.

3. Temporary Uses. Only the following temporary uses may be permitted in PD-197 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 Amenity Uses may be provided within Lot 2X, Block D as shown on the attached Concept Landscape Plan (Exhibit "D") and may include but are not limited to a Multipurpose Building with a maximum size of 4,500 square feet, a shade structure with a grill and island seating and associated parking. All amenities for Lot 2X, Block D are subject to final plan approval as a part the approved Subdivision Site Plan.

B. RESIDENTIAL DIMENSIONAL REGULATIONS

1. PD-197 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 15 feet (15') 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 25 percent (25%) 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. 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, except that dimensional and area regulations shall not apply.

C. RESIDENTIAL LOT REQUIREMENTS

The following requirements shall apply to the residential lots within PD-197:

1. There shall be a maximum density of one (1) unit per two (2) acres, which equates to 223 total residential lots; and

2. A minimum of 25 percent (25%) of the lots must be at least one (1) acre or 43,560 square feet in size.

D. SUPPLEMENTAL STANDARDS

1. The development of PD-197 is subject to the approved Environmental Protection Plan.

2. The development of PD-197 is subject to the approved 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-197 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" of PD-197. 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 Area Plan);

b. Be submitted and approved by the Town with the submittal of the first subdivision site plan for 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; and

d. Substantially conform to the draft OSMP approved by the Town Council as a part of (PD-197) and identified as Exhibit "F."

5. All multi-use and equestrian trails shall be provided with the minimum widths as shown on the Conceptual Landscape Plan in Exhibit "D."

6. All landscaping shall be in conformance with Exhibit "D" to PD-197, the Conceptual Landscape Plan.

7. 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.

8. All elements and design features shown on the two lots that are proposed to be dedicated to the Town as Parks are conceptual only and subject to the Town's final design as a part of the park development process.

E. EXCEPTIONS and MODIFICATIONS

The following exceptions and modifications shall be granted with the approval of Planned Development District-197 (PD-197):

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; and

   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. The height of retaining walls shall not exceed eight feet (8') in height unless an exception is granted at the time of

subdivision site plan.

2. Perimeter and open space walls and fences - Section 98-1143.
   A modification to Section 98-1143, “Perimeter and open space walls and fences” is approved. Perimeter and open space fencing may consist of wood posts with horizontal steel cables as shown in Exhibit “?.”

3. Underground Utilities – Section 82-377.
   An exception to “Underground Utilities” pursuant to Section 82-377, “Exceptions,” of the Code of Ordinances is granted allowing approximately 1,554 linear feet of overhead power lines along Cross Timbers Road to remain above ground.

SMITH TRACT

OPEN SPACE MANAGEMENT PLAN

SITE DESCRIPTION

The Smith Tract spans a total land area of 446.9 acres, with +/-11.6 acres allocated as right-of-way for Rocky Point Road, Cardinal Drive, Shiloh Road, and Scenic Drive along the perimeter, and an additional 23.7 acres designated as right-of-way internal to the development. Excluding the right-of-way dedication, the net land acreage stands at 411.16 acres. Credited Open Space makes up roughly 204.2 acres, surpassing the Town's minimum requirement of 45% open space dedication. Additionally, there are seven (7) parcels totaling approximately +/- 2.8 acres dedicated as open space. However, these parcels are not credited towards the required open space area due to their size, as they fall below minimum size requirement with the threshold being 1% of the project's gross area (4.469 acres).

Finally, Pedestrian and Public Utility Easements within the Open Space contribute an additional +/- 9.5 acres of uncredited open space. The combined area of credited and uncredited open space is approximately +/- 216.4 acres, representing 48.3% of the total land area. For more detailed information, please refer to Exhibit A – Lot Summary.

OBJECTIVE

The objective of the open space management plan is to provide a structured and comprehensive framework for the effective, and balanced management of open spaces specifically targeting the following goals:

Preservation of Natural Resources

Protect and preserve the ecological integrity of open spaces by managing flora, fauna, water resources, and soil health. This involves maintaining biodiversity, preventing soil erosion, and safeguarding the overall health of natural ecosystems.

Recreation and Public Access

Provide opportunities for recreational activities and public access to open spaces. This includes the development and maintenance of trails, picnic areas, playgrounds, and other facilities that encourage community engagement and physical activity.

Aesthetic

Enhance the aesthetic quality of open spaces. This involves maintaining hardscape and landscape improvements to contribute to the overall visual appeal of the area.

Wildlife Habitat Protection

Manage open spaces to support wildlife habitats and contribute to the conservation of local flora and fauna. This includes implementing practices that encourage the nesting, feeding, and migration patterns of wildlife.

Educational Opportunities

Provide educational programs and interpretive signage within open spaces to inform the public about the natural environment, cultural history, and the importance of conservation. Open spaces can serve as outdoor classrooms for environmental education.

Maintenance and Infrastructure:

Develop a plan for regular maintenance of open spaces, including the upkeep of infrastructure, facilities, and landscape features. This ensures that the open spaces remain safe, accessible, and enjoyable for the community.

An effective open space management plan considers the balance between conservation, recreation, and community needs, aiming to create resilient, and vibrant open spaces that contribute positively to the overall quality of life.

MAINTENANCE OF COMMON AREAS

The open space is divided into classifications according to their present state or intended future uses. All Open Space Common Areas (Open Spaces) 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 Smith Tract 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.

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, and reporting standard for the HOA and/or Land Trust to provide an annual open space management report annually to the Town/EEC.

Developer initially, and then HOA after conveyance will engage the services of an ISA certified arborist or certified forester to provide professional guidance and supervision concerning the maintenance of preserved, specimen and protected trees within the open spaces of the community.

MAINTENANCE LEVELS

Level I: Highly Maintained Landscape

These areas typically include irrigated turfgrass and planted beds in locations of high visibility to the community as a whole. Expect weekly mowing of turf during the growing season, less frequent mowing when grass is dormant. Irrigation frequency targeted toward a "green" appearance throughout the growing season. Annual tree pruning and semi-annual shrub pruning are required. Plant beds receive full maintenance with mulch applications, fertilization, and color changes. All areas include herbicide and pesticide treatments.

Level 2: Lesser Maintained Landscape

These areas typically include turfgrass that may or may not be irrigated and planted beds in locations less visible to the community. Expect an average of twelve mowing annually, more frequent during the growing season, less frequent when dormant. All trails, concrete walks, and roads not located in a Level 1 maintenance zone are to be maintained at a Level 2. Trails and walks to include a 5’ wide mowed strip. Roadways to include 10’ wide strip when adjacent to open space. Supplemental watering may be used to ensure survival of turf and plantings, but not to achieve a "green" appearance. Annual tree maintenance & semi-annual ground plant maintenance are required.

Level 3: Cultivated Texas Landscape

These areas typically include non-irrigated areas where revegetation with native grasses and/or wildflowers has occurred. These areas are to be cleaned of debris and "park cleared" to a mowable height of eight inches. Expect seasonal mowing of native areas (refer to Native Prairie Open Space for timing and frequency). Tree canopy heights will be raised to 6' above ground surface elevation. Annual tree maintenance will apply.

Level 4: Native Texas Landscapes

These areas will be, for the most part left in their natural condition. These areas will not be irrigated. Tree maintenance to be performed for safety to remove hazardous conditions. These areas include wildlife habitats where no on-going maintenance and no disturbance will occur. These areas will require little to no maintenance.

OPEN SPACE CLASSIFICATIONS

The maintenance and management of the Open Spaces will be the responsibility of the HOA Board of Directors. Refer to *Exhibit B – Open Space Management Plan Map*. The Open Spaces and their care will be as follows:

Entry Open Space

Areas with this designation are situated at highly visible corners and entrances to the community. The entry open spaces feature an enhanced, manicured native landscape, as well as entry monuments, stone monument features, and entry fencing.

Maintenance:

1. Maintenance Level 1 Highly Maintained
2. Service and repairs of all entry monuments, stone monument features, and entry fencing.

Uses:

1. At the most basic level, these locations serve as the ingress and egress point for all residents, guests, and visitors; however, their highest function is to serve as the first impression/ front door into community.
2. Wayfinding and sense of arrival.
3. Visual representation of the community's identity. Landscaping, and signage create a distinct and recognizable image, contributing to the community's character and branding.

Street Buffer Open Space

Areas with this designation are situated at the outer edges of the community. The vision for landscape improvements within this zone aims to transition introduced manicured landscapes and hard edges of entries and infrastructure back to existing vegetation. This process includes screening and directing views to preserved scenic vistas. The Street Buffer Open Space incorporates hardscape elements like stone monument features, fencing, trails, and walks. These spaces also feature enhanced landscaping transitioning to the existing landscape, required street trees, preserved existing trees, preserved natural features, and preserved existing vegetation.

Maintenance:

1. Maintenance Levels 1-4
2. Maintenance of the Street Buffer Open Space follows a gradient that corresponds to the designed transition from manicured landscapes at the Entry Open Spaces to the natural existing vegetation.
3. Service and repairs of all stone monument features, and fencing.
4. Limited grading may be performed to install passive amenities, including but not limited to decomposed granite trails, concrete trails, concrete sidewalks, equestrian trails, infrastructure, or seating areas.

Uses:

1. Similar to traditional development, the Street Buffer Open Space functions as a transitional zone between the roads and the community, bridging the gap between existing and new elements, and connecting new construction with preserved existing landscapes. In addition to its conventional purpose, the Street Buffer Open Spaces will also play a crucial role in preserving, protecting, and enhancing existing natural lands and environmental features, as well as safeguarding scenic views.
2. The areas may also be used for hiking, wildlife observation, and other passive recreation.

Prairie Open Space

Designated areas internal to the community, situated away from the edges, lack significant tree cover and have been disturbed by prior activities on the site, such as over-grazing, gas wells, and gas easements. As they are not part of the ancient Cross Timbers Habitat, preservation in their current state is not necessary. However, native existing tree stands and existing natural features will be preserved. These areas will be re-vegetated with native grasses and wildflowers.

Maintenance:

1. Maintenance Level 3- Cultivated Texas Landscape
2. Limited grading may be performed to install passive amenities, including but not limited to concrete trails, concrete sidewalks, decomposed granite trails, equestrian trails, infrastructure, or seating areas.
3. Vegetation Management:
    - Restoration Phase
        - Over-seed existing vegetation with native grasses and wildflowers seasonally. The developer and HOA to create a schedule to coincide with appropriate seasonal timing. Developer and HOA to seek consultant supervision and information regarding appropriate seeding measures and specifications. As a general rule, perennial forbs seed is planted during the fall (October-November), while native grass seed should be planted in late winter/ early spring (January – April).
        - In the early stages of establishing the native prairie, it may be necessary to mow more frequently to control invasive species and encourage the establishment of native vegetation. Adjust the mowing height to favor the growth of native species. Mow native prairies two (2) to three (3) times per year during the first few years.
        - Monitor prairie monthly for presence of invasive/ undesirable species and treat any that are found.
    - Established Native Prairie
        - Once the native prairie is well-established, the frequency of mowing should decrease. In some cases, it might be sufficient to mow every 2-3 years or even less frequently. Mow established native prairies a maximum of three (3) times per year.
        - The timing of mowing is crucial. Mowing during the growing season (spring to early summer) can help control aggressive non-native species and promote native plant growth. Avoid mowing during the flowering and seed-setting periods to allow for natural seed dispersal.
        - Consider mowing paths for active engagement with the prairie landscape.
        - Continue to over-seed until native prairie restoration goals have been achieved.
        - Consider the needs of wildlife when planning mowing activities. Leaving some areas uncut can provide habitat and food sources for wildlife.
        - Monitor prairie for presence of invasive and undesirable species and treat any that are found.
        - In some cases, prescribed burns may be used instead of or in conjunction with mowing. Both methods can help maintain the health of a native prairie, and the frequency of prescribed burns may influence the need for mowing. Town of Flower Mound's Fire Department must be included in any discussions of potential prescribed burns
4. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

Uses:

1. In combination with the Buffer Open Space areas and Native Open Space areas, the Wooded Natural Open Space areas contribute to the preservation of rural vistas.
2. The areas may also be used for hiking, outdoor learning, wildlife observation, and other passive recreation.

Wooded Natural Open Space

Areas with this designation have been identified either as Upland Habitat or as having a minimum 20% tree canopy coverage on the lot, featuring a predominant matrix of tree species listed in the Town's protected tree list. The densely wooded areas of the site are dominated by post oak (*Quercus stellata*), blackjack oak (*Quercus marilandica*), cedar elm (*Ulmus crassifolia*), and eastern red cedar (*Juniperus virginiana*). As you move from the uplands down to the unnamed tributary to Denton Creek, other notable species such as American Elm (*Ulmus americana*) and Green Ash (*Fraxinus pennsylvanica*) become more prevalent. These open spaces may include steep slopes, riparian habitat, and upland wooded habitat.

Maintenance:

1. Maintenance Level 4--Native Texas Landscape
2. To the greatest extent possible, these open spaces will remain primarily in their natural state with all wildlife habitats virtually undisturbed.
3. Limited grading may be performed to install passive amenities, including but not limited to concrete trails, trail water crossings, concrete sidewalks, decomposed granite trails, equestrian trails, infrastructure, or seating areas.
4. Limited clearing shall be performed to accommodate improvements within this open space.
5. Maintenance in these areas will be focused on the management of vegetation to prevent overgrowth and/or debris from impeding roadways, trail corridors, and natural drainage ways.
6. Densely forested areas will be under the supervision of an ISA certified arborist or certified forester retained by the Developer and/ or the HOA.
7. Tree maintenance to be performed for safety and to remove hazardous conditions.
8. These areas will not be irrigated.
9. Eco-fringe (40' max) buffer within this zone may be maintained regularly to a maximum depth of 20' from a residential lot line.

Uses:

1. In combination with the Buffer Open Space areas and Native Open Space areas, the Wooded Natural Open Space areas will contribute to the preservation of rural vistas.
2. The areas may also be used for hiking, horseback riding, outdoor learning, wildlife observation, and other passive recreation.

Eco-Fringe

Areas with this designation occur where residential lots abut Prairie Open Space and/ or Wooded Natural Open Space. The Eco-Fringe serves as a twenty-foot transitional buffer between HOA maintenance and private maintenance of individual lots. The Eco-Fringe designation was created as a mechanism to grant homeowners directly adjacent to the open space limited maintenance rights.

Maintenance:

1. Maintenance Level - As defined by the open space classification adjacent to the defined Eco-Fringe.
2. Initial restoration may be done by the developer. The conservation, restoration, and maintenance will be overseen by the HOA.

Private maintenance of the Eco-Fringe is expressly limited to the following:

1. Removal of debris, downed limbs, and trash
2. removal of vines such as poison ivy, green briar, Carolina snailseed, and virginia creeper. All vines managed by homeowners should be managed by mechanical means.
3. Removal of invasive and non-native brush
4. Eco-fringe areas may be seeded with native species.
5. Contact the Town of Flower Mound Environmental Services before any work is done within the Native Prairie Open Space or Wooded Natural Open Space.
6. For removal of invasive or non-native trees, Homeowner must obtain approval from HOA for any tree larger than 2" Diameter at Breast Height (DBH). All applicable permits and regulations shall be considered and executed.

Ponds

Areas with this designation are located adjacent to the existing pond edges. The ponds are to be preserved, protected, and enhanced. Improvements will be properly permitted and constructed to minimize impacts to the existing surrounding habitat.

Maintenance:

1. Maintenance Level - As defined by the open space classification pond is located within.
2. The HOA is permitted to improve and maintain existing ponds in accordance with Chapter 299 of the Texas Administrative Code.
3. In order to maintain the structure as an aesthetic resource for the community with a healthy abundance of aquatic life, HOA is permitted to perform work as required, however, work is subject to inspection and approval by all appropriate governmental authorities.
4. HOA is permitted to use biological, chemical and mechanical means of preserving the aquatic health of ponds.
5. A (20) foot width maintenance buffer at the perimeter of the water edge will be maintained.

PDUE

Open Space located adjacent to the street ROW and identified on the plat. Located along streets abutting open spaces 17'-0" width offset from the ROW. These are areas that occur in all the open space classifications.

Maintenance:

1. Maintenance Level - As defined by the open space classification adjacent to the defined PDUE.
2. Option 1 Sodded with Buffalo Grass or Bermuda Grass
3. Option 2 Reference Native Prairie Open Space above with the addition of Curlex erosion control blanket.
4. Supervision and maintenance of culverts or other natural drainage structures.

Uses:

1. Pedestrian access throughout the open spaces for the residents and guests
2. Drainage and utilities

Exhibit A – Lot Summary

SMITH TRACT TOTAL AREA — **446.9 acres**

Lot Table

Lot		Square Feet	Acreage
Residential Lot Area Total		8,459,352	194.2
HOA Amenity Center Lot 1X		43,662	1.0
Total		**8,503,014**	**195.2**

RESIDENTIAL AND AMENITY CENTER LOT AREA TOTAL — **195.2 acres**
SMITH TRACT TOTAL AREA - DEDICATED ROW - COMBINED OPEN SPACE AREA

REQUIRED OPEN SPACE AREA — **201.1 acres**
GROSS LAND AREA X 0.45

Perimeter Dedicated Right of Way per Town Masterplan

Street Name	Block		Acreage
Rocky Point & Cardinal	ROW		0.7
Scenic Drive	ROW		6.8
Shiloh Road	ROW		4.1
Total			**11.6**

PERIMETER DEDICATED RIGHT OF WAY — **11.6 acres**
PER TOWN MASTERPLAN

Internal Dedicated Right of Way

Street Name	Block	Square Feet	Acreage
Internal ROW Dedication	ROW	439,323	23.7
Total		**439,323**	**23.7**

INTERNAL DEDICATED RIGHT OF WAY — **23.7 acres**
INTERNAL TO THE DEVELOPMENT

Open Space Lot Area Table - CREDITED

Lot	Block	Square Feet	Acreage
1X	D	1,512,252	34.7
1X	E	194,670	4.5
1X	B	4,176,958	95.9
1X	G	1,049,222	24.1
1X	F	363,108	8.3
3X	B	224,862	5.2
5X	A	1,110,382	25.5
Total		**8,631,455**	**198.2**

Dedicated Park Land Area Table - CREDITED

Lot		Square Feet	Acreage
Public Park - Minor Trailhead		108,900	2.5
Public Park - Major Trailhead		151,414	3.5
Total		**260,314**	**6.0**

OPEN SPACE AREA CREDITED — **204.2 acres**
OPEN SPACE AREA CREDITED TOWARDS MINIMUM OPEN SPACE AREA REQUIREMENT

Open Space Lot Area Table - UNCREDITED

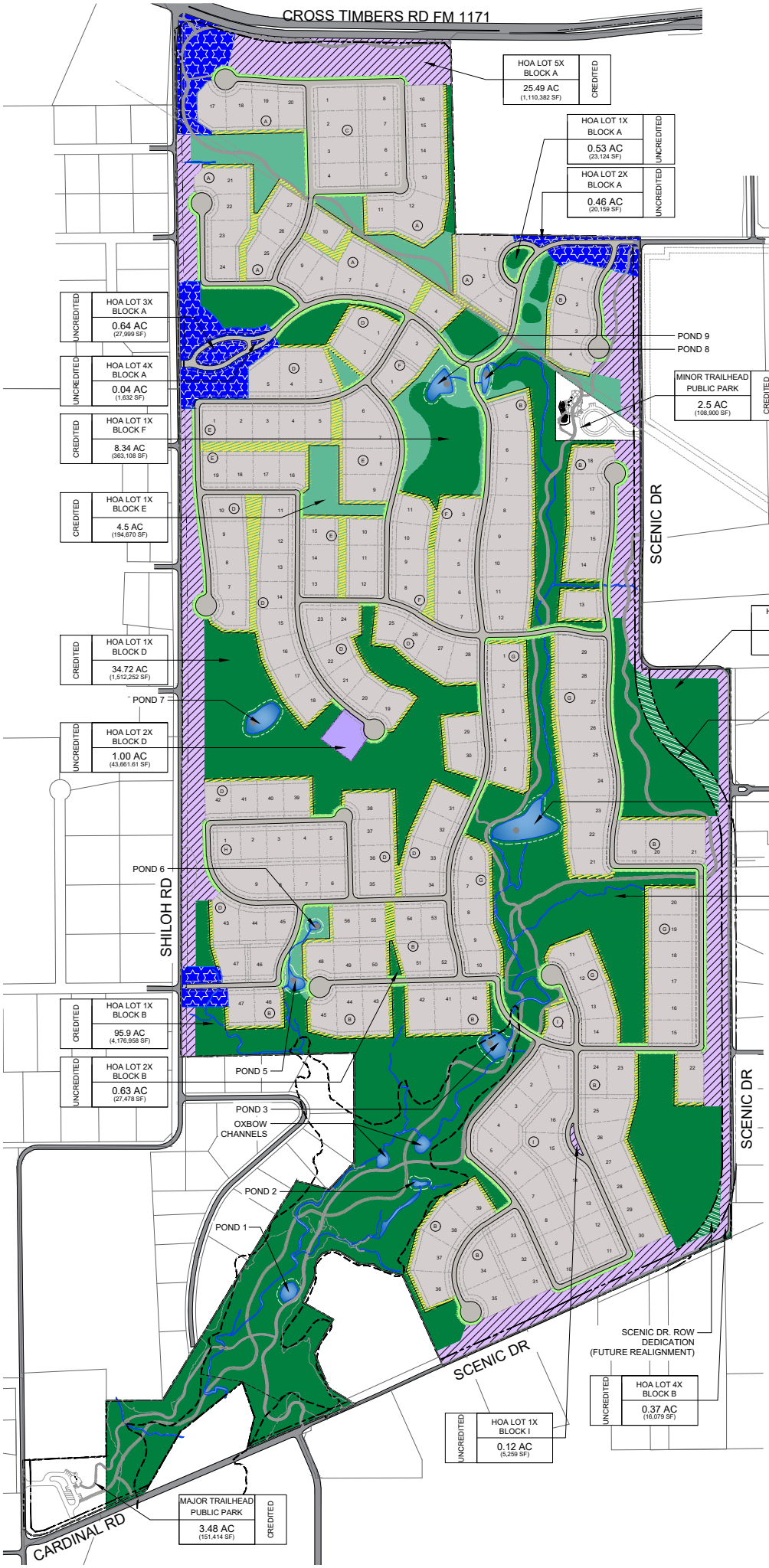
Lot	Block	Square Feet	Acreage
1X	J	5,259	0.1
1X	A	23,124	0.5
2X	B	27,478	0.6
2X	A	20,159	0.5
3X	A	27,999	0.6
4X	B	16,079	0.4
4X	A	1,632	0.0
P.D.U.E @ Open Space		412,543	9.5
Total		**534,273**	**12.3**

OPEN SPACE AREA UNCREDITED — **12.3 acres**
OPEN SPACE AREA NOT CREDITED TOWARDS MINIMUM OPEN SPACE AREA REQUIREMENT

SMITH TRACT

OPEN SPACE MANAGEMENT PLAN

Exhibit B - Open Space Management Plan Map



Legend

- Entry Open Space
- Street Buffer Open Space
- Amenity Center Open Space
- Prairie Open Space
- Woodland Natural Open Space
- PDUE
- Eco-fringe
- Ponds

Note

The construction of Scenic Drive is not part of this Project. Until the construction of the ultimate Scenic Drive roadway, the areas labeled as such are to be managed and maintained as open space. Furthermore, the Open Space Management Plan Map is subject to Town ordinances, including but not limited to, the required dedication of and improvements needed to construct the ultimate Scenic Drive right-of-way and roadway cross-section.

Exhibit C – Seed Mixes

Seed Mixes

Native grasses and wildflower sed mixes 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.

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

May 7, 2024

Chuck Russell
Principal Planner
Town of Flower Mound
1001 Cross Timbers Road #2330
Flower Mound, TX 75028

RE: Smith Tract at Shiloh & FM1171 (Toll Brothers No. AEC19195)
Flower Mound, Texas

Dear Mr. Russell,

There is an existing Oncor overhead power line along the south side of FM 1171 (Cross Timbers) within TxDOT's existing right-of-way. Pursuant to Sec 90-423(5), Toll respectfully requests an exception to the utility burial requirement for this overhead line for the following physical, engineering, and operational reasons:

- The chief reason relates to the trees and slope located directly next to the TxDOT right-of-way at the corner of FM 1171 and Shiloh Road. By burying those lines underground, the provider will require a 20-foot dedicated easement beyond the existing right-of-way to bury them, also it will impact a stand of trees that had largely remained untouched since before the early 1940's until FM 1171 was widened and expanded to six-lanes.

- The said line is currently situated within the TxDOT right-of-way and powers other properties. Oncor has also installed concrete poles that presents as much cleaner line with no down guys and does not have pole mounted transformers.

- The balance of the lines along Shiloh and Cardinal can be rerouted into the development as the subdivision is developed over time. Also, we propose to remove several cross-country lines found on the property today.

In short, it is Toll's intent to provide a quality development that is aesthetically pleasing for the residents of the Town of Flower Mound. We are opting to bury the existing overhead facility along the west edge of the project due to view corridors considerations. Please contact me at 817-329-7973 should you have any questions regarding our request.

Thank you,

DocuSigned by:
FB7CC7E54B0B4F1...

Mike Boswell, VP of Land Development
Texas, Land Development

2555 SW Grapevine Hwy, Suite 100, Grapevine, TX 76051
Phone: (817) 329-8770 Fax: (817) 251-7309

LEGEND

OHE & POWER WITHIN TXDOT ROW TO REMAIN (APRROXIMATE LENGTH 1500LF)

ONSITE OHE & POWER TO BE RELOCATED UNDERGROUND

ONSITE OHE & POWER TO BE REMOVED

OFFSITE OHE & POWER TO REMAIN

OHE TO REMAIN (LOCATED WITHIN TXDOT FM 1171 ROW)

OHE POWER TO BE RELOCATED UNDERGROUND, POLES TO BE REMOVED

OHE POWER TO BE RELOCATED UNDERGROUND, POLES TO BE REMOVED

F.M. 1171
(A VARIABLE WIDTH RIGHT-OF-WAY)

PART ONE
DENTON COUNTY, TEXAS
RIGHT-OF-WAY DEDICATION
DOC. NO. 2007-126808
O.R.D.C.T.

PART TWO
DENTON COUNTY, TEXAS
RIGHT-OF-WAY DEDICATION
DOC. NO. 2007-126808
O.R.D.C.T.

JAHR RANCH, LLC
DOC. NO. 2017-79179
O.R.D.C.T.

PIPELINE, L.P.
T-WAY AGREEMENT
2010-73521
D.C.T

WILLIAM BARNETT GATHERING SYSTEM, LP
PIPELINE RIGHT-OF-WAY AGREEMENT
DOC. NO. 2009-109428
O.R.D.C.T.

50' LONE STAR GAS COMPANY EASEMENT
VOL. 467, PG. 222

30' ROW DEDICATION

SHILOH ROAD

~ SEE SHEET 4 ~

STREET C
STREET D
STREET E
STREET F
STREET H
STREET I
STREET A

5X DEDICATED OPEN SPACE

1X DEDICATED OPEN SPACE

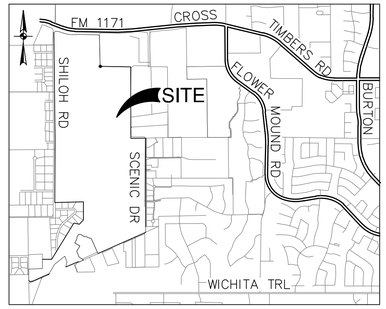
LANDSCAPE BUFFER

HOA BLOCK A LOT 1X

HOA BLOCK A LOT 2X

LEGEND

WE	WATERLINE EASEMENT
DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
D.R.D.C.T.	DEED RECORDS, DENTON COUNTY, TEXAS
P.R.D.C.T.	PLAT RECORDS DENTON COUNTY, TEXAS
O.P.R.D.C.T.	OFFICIAL PUBLIC RECORDS DENTON COUNTY, TEXAS
	SETBACK
	LOT LINE
	PROPOSED ZONING PLANNED DEVELOPMENT AREA
	STREET NAME CHANGE
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE
	PROPOSED DETENTION/RETENTION: SHAPE AND LOCATION TO BE DETERMINED



LOCATION MAP

SCALE: 1"= 100'
0' 100' 200' 300'

SITE SUMMARY			
RESIDENTIAL LOTS ONE ACRE+	62		
RESIDENTIAL LOTS 3/4 ACRE+	161		
TOTAL RESIDENTIAL LOTS	223		
HOA AMENITY CENTER LOT	1		
TOTAL LOTS (INCLUDING X LOTS)	238		
TOTAL LOTS (EXCLUDING X LOTS)	223		
TOTAL SITE AREA	19,469,098	SQ FT	446.949 AC
PROVIDED OPEN SPACE	8,894,952	SQ FT	204.2 AC
REQUIRED OPEN SPACE	8,761,092	SQ FT	201.127 AC
HOA LOT AREA GREEN SPACE	536,267	SQ FT	12.311 AC
HOA AMENITY CENTER LOT	43,647	SQ FT	1.002 AC
SMALLEST LOT	32,670	SQ FT	0.75 AC
LARGEST LOT	70,437	SQ FT	1.617 AC
AVERAGE LOT	37,984	SQ FT	0.872 AC
ROW DEDICATION SHILOH	176,636	SQ FT	4.055 AC
ROW DEDICATION SCENIC	291,068	SQ FT	6.682 AC
ROW DEDICATION ROCKY POINT & CARDINAL	31,189	SQ FT	0.716 AC

CTCDD Conservation Development PD Conditions

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MAX. DENSITY: 1 UNIT PER 2.0 ACRES

MIN. CONSERVATION OPEN SPACE: 45% OF GROSS LAND AREA SHALL BE PRESERVED AS CONSERVED OPEN SPACE CONSISTING OF OPEN SPACE LOTS & BUFFER AREAS.

MIN. LOT WIDTH: 150'
MIN. FRONT YARD SETBACK: 40'
MIN. REAR YARD SETBACK: 20'
MIN. SIDE YARD SETBACK: 15'
MIN. CORNER LOT SETBACK: 17'

SMITH FOUNDATION TRACT:

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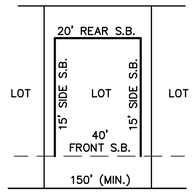
WASTEWATER	NO SEWER SERVICE
ECONOMIC IMPACT	



TYPICAL RESIDENTIAL LOT DETAIL
NOT TO SCALE

CONCEPT PLAN OF SMITH TRACT

FLOWER MOUND, TEXAS

446.949 ACRE TRACT
OUT OF THE
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PAPE-DAWSON ENGINEERS
6105 TENNYSON PKWY, STE 210 I PLANO, TX 75024 I 214.420.8494
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10194390

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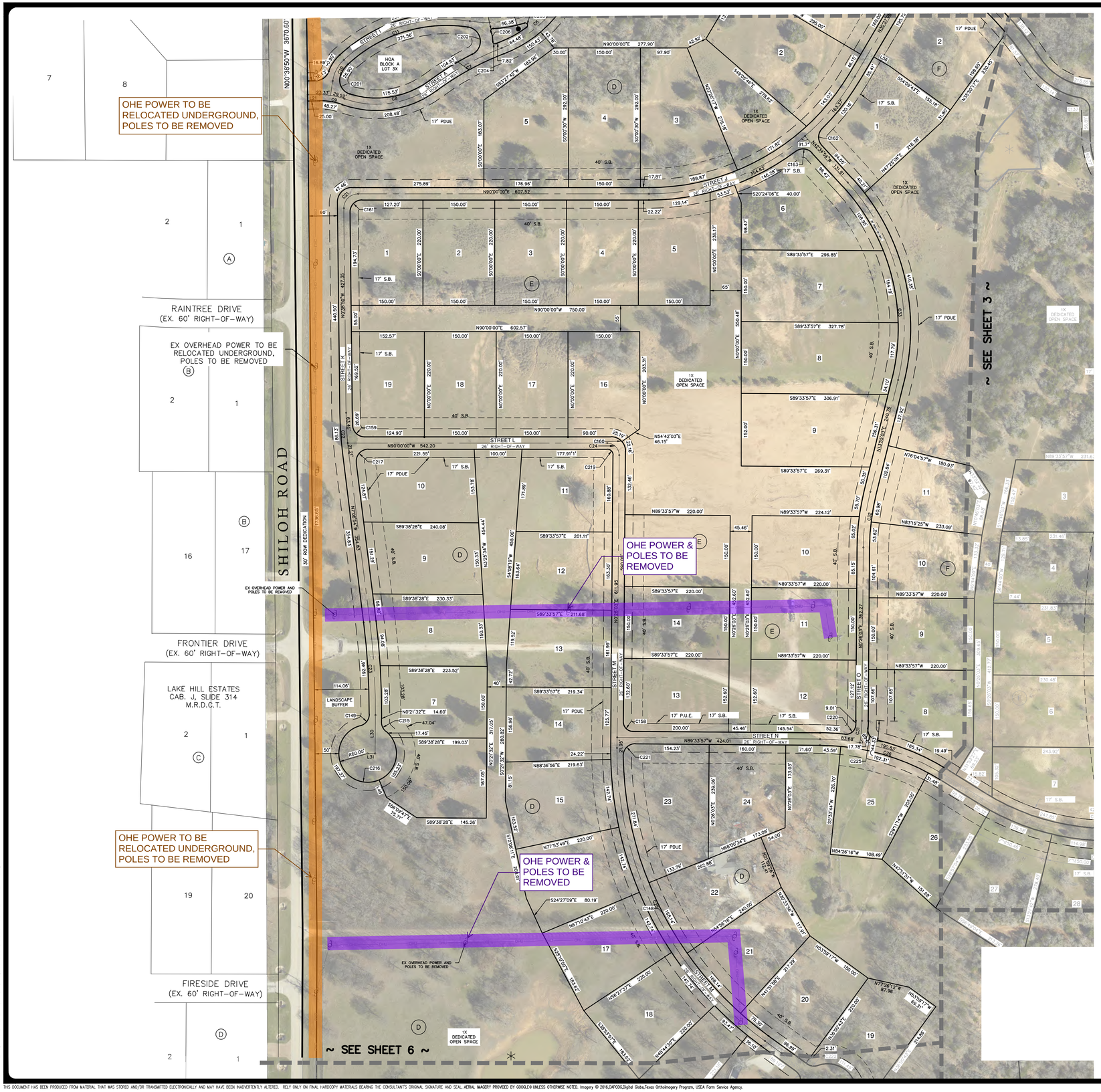

LEGEND

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DE	DRAINAGE EASEMENT
HOA	HOME OWNER'S ASSOCIATION
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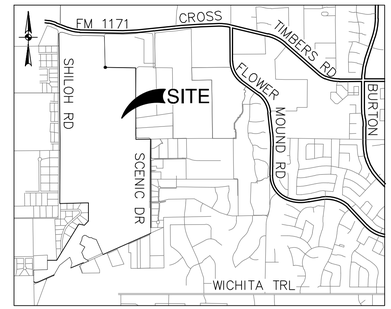
	LOT LINE
	PROPOSED ZONING PLANNED DEVELOPMENT AREA
	STREET NAME CHANGE
GMKR	GAS MARKER
GUY	GUY WIRE ANCHOR
PP	POWER POLE
	PROPOSED DETENTION/RETENTION: SHAPE AND LOCATION TO BE DETERMINED



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SCALE: 1"= 100'

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.500LF)

PAPE-DAWSON ENGINEERS
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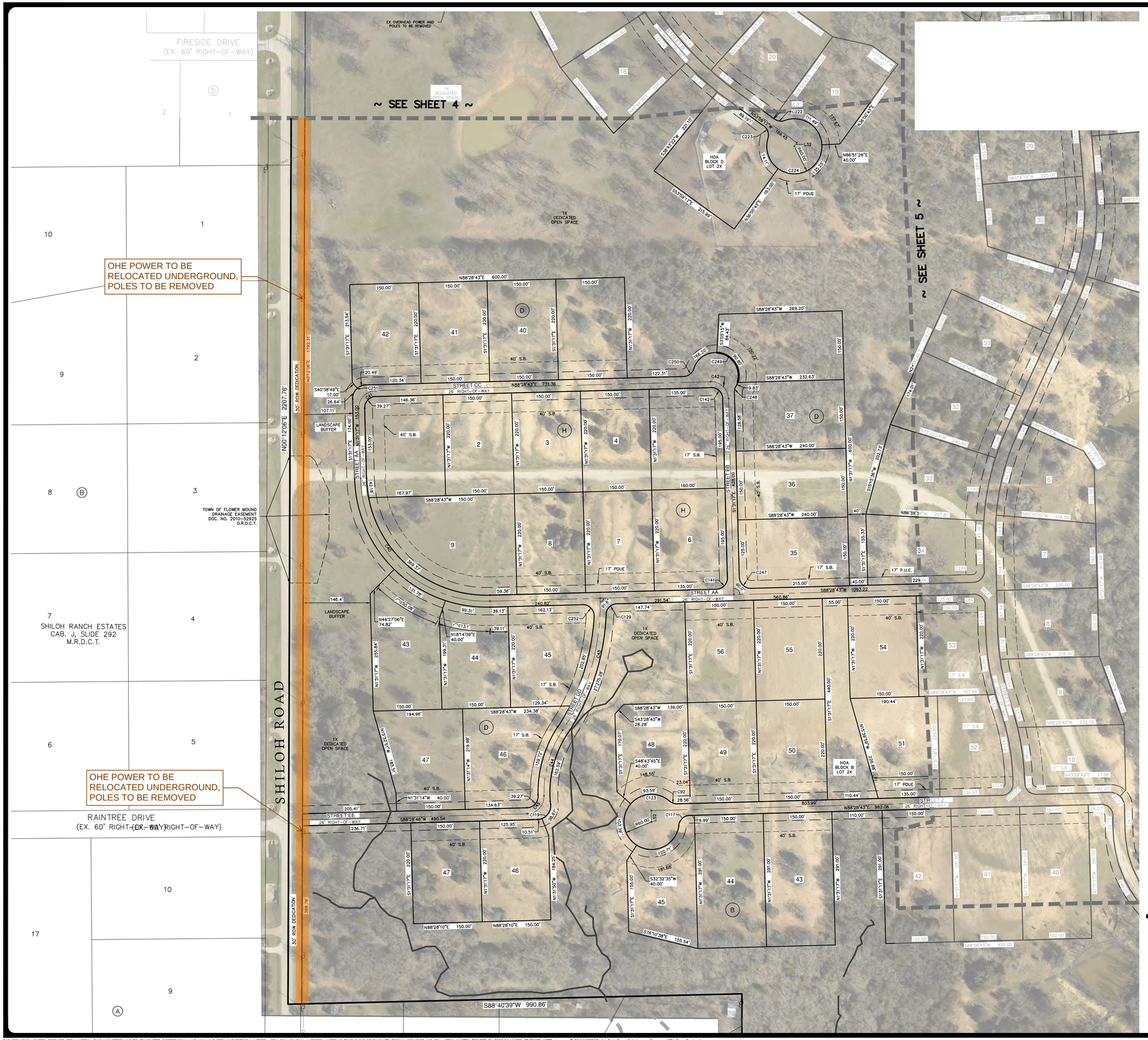

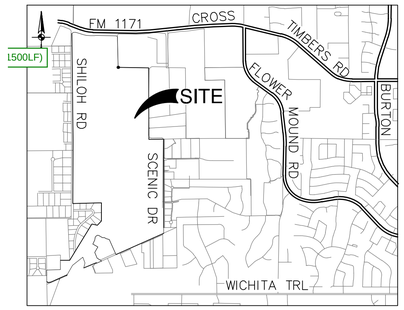

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~ SEE SHEET 5 ~

~ SEE SHEET 8 ~

RE-PLAT
NORTH SHORES ESTATES
LOT 4A BLOCK B
DOC. NO. 2022-227
M.R.D.C.T.

OHE IN EASEMENT WITHIN ADJACENT SUBDIVISION PROPERTY (TO REMAIN AS IS)

OFFSITE OHE POLE & POWER TO REMAIN

OHE POWER & POLES TO BE REMOVED

OHE POWER TO BE RELOCATED UNDERGROUND, POLES TO BE REMOVED

OHE SWITCHES TO SOUTH SIDE OF SCENIC DRIVE HERE

100YR FEMA FLOODPLAIN/ ZONE A

CNIK ADDITION
LOT 1, BLOCK A
DOC. NO. 2018-323
O.R.D.C.T.

ROBERT & ELIZABETH GAVITT
INST NO. 92363
O.R.D.C.T.

LOTS 1R & 2R, BLOCK A
EGBERT-BUEHLER ADDITION
CAB. U, SLIDE 415
M.R.D.C.T.

JOHN C. MAHONEY AND WIFE, MARY LYNN MAHONEY VOL. 2501, PG. 785 O.R.D.C.T.

RIVER OAKS
CAB. M, P
M.R.D.C

SCENIC DRIVE

S65°55'11"W 1804.18'

STREET T
26' RIGHT-OF-WAY

STREET U
26' RIGHT-OF-WAY

STREET V
26' RIGHT-OF-WAY

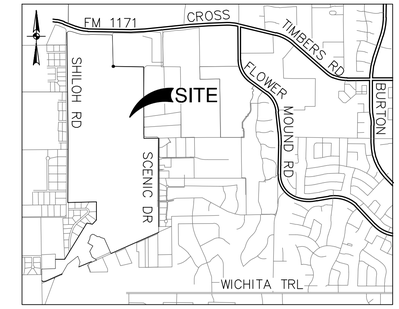
1X DEDICATED OPEN SPACE

HOA BLOCK I LOT 1X

HOA BLOCK B LOT 4X

LANDSCAPE BUFFER

EX OVERHEAD POWER AND POLES TO BE REMOVED



LOCATION MAP

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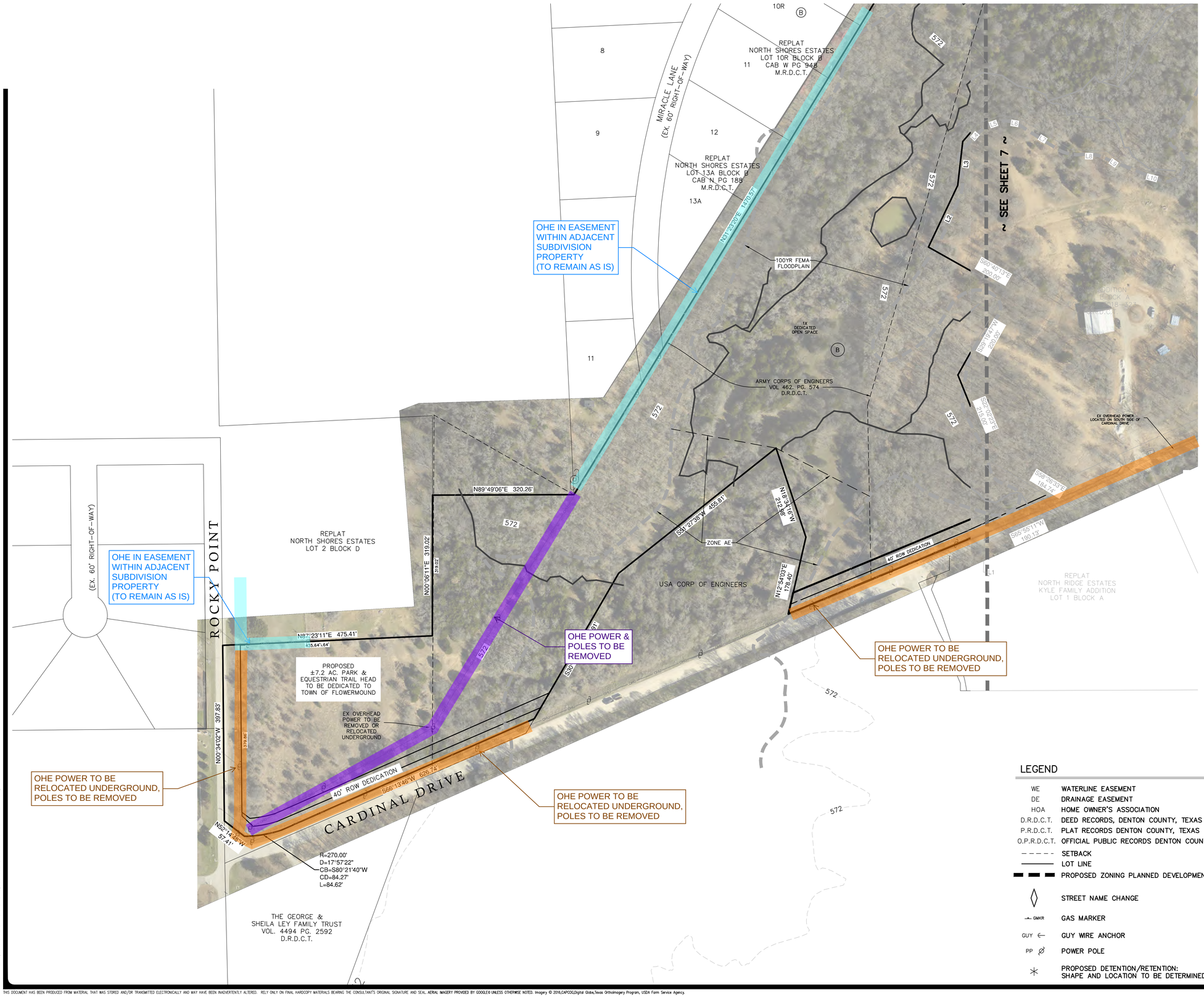

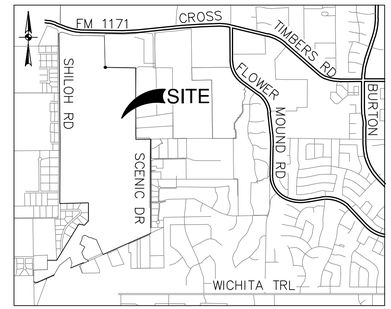

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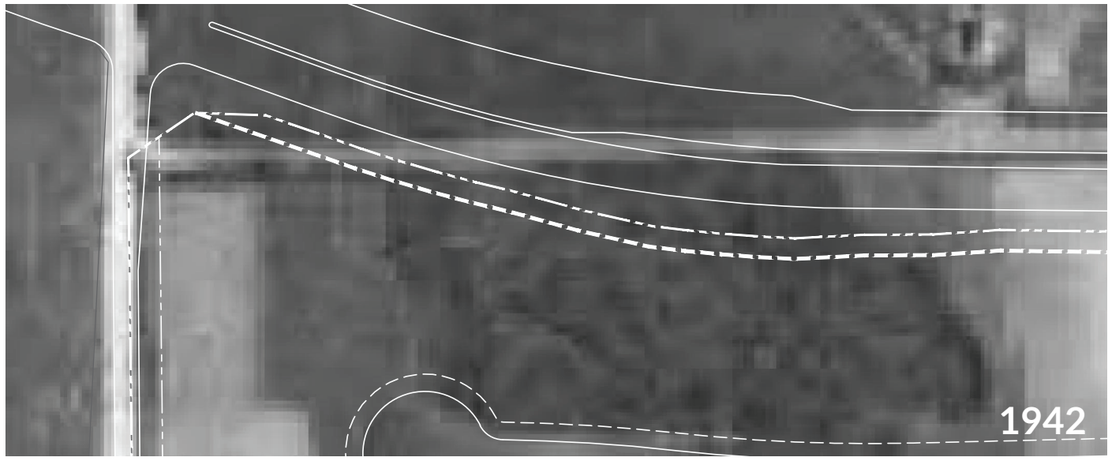
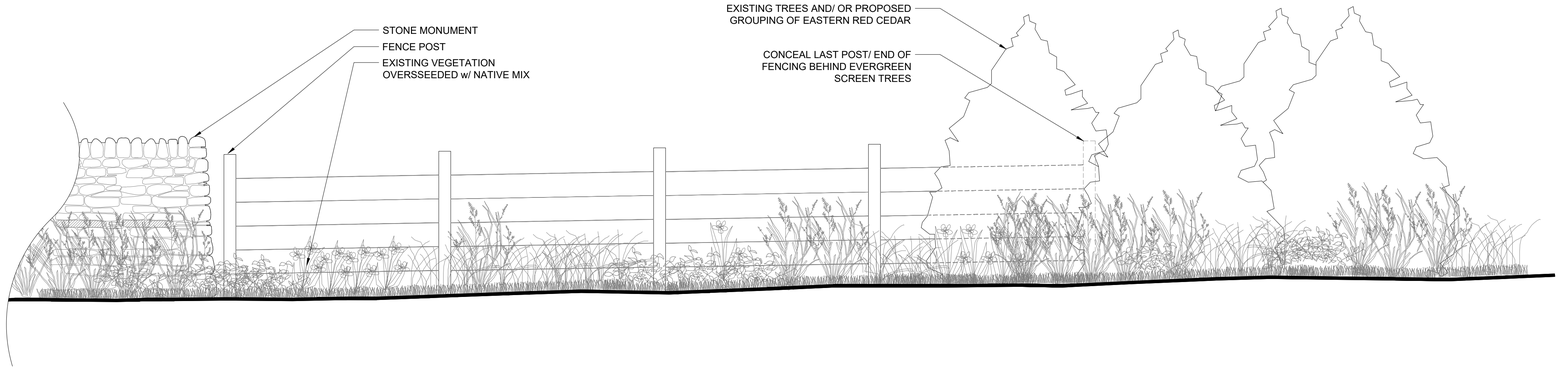
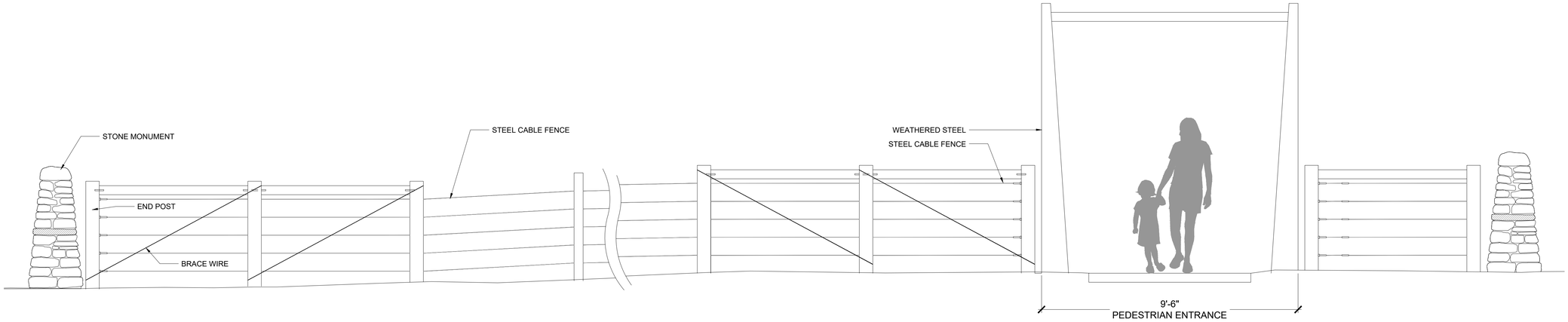


EXHIBIT A: POWERLINE EXCEPTION

CROSS TIMBERS 1171

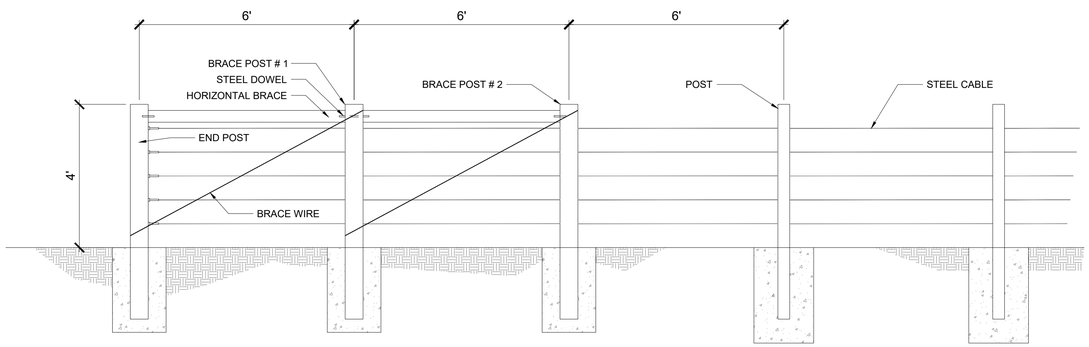
2024 MAY

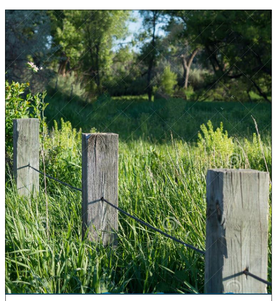




03 FENCE w/ STONE MONUMENT FEATURES & PEDESTRIAN ENTRY

SCALE: 1/2" = 1'-0"

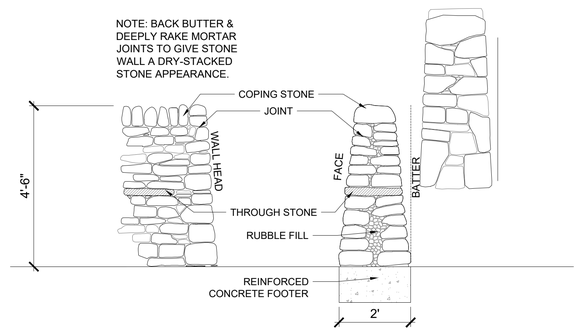




REPRESENTATIVE PHOTO

02 FENCE

SCALE: 1/2" = 1'-0"



01 STONE MONUMENT FEATURES

SCALE: 1/2" = 1'-0"

green door studio

landscape architecture

PO Box 38415
Dallas, Texas 75238
972.855.8705

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Paul Cozzolino
03/04/2024

client
TOLL BROTHERS INC.
Mike Boswell
2555 SW Grapevine Pkwy, Suite 100
Grapevine, Tx 76051

SMITH TRACT

Conceptual Landscape Plans
Town Of Flower Mound
Denton County

issue

revisions

title

Hardscape Details

project number 230005

date 11/13/2023

sheet

LH-3.02

13 November 2023
C:\Users\Paul\Dropbox\Green Door Studio Dropbox\Paul COZZOLINO\PROJECTS WORKING\2023\230005 Smith Tract\Sheets\L-3.XX Hardscape Details\LH-3.02 Hardscape Details.dwg

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

DATE: May 13, 2024
FROM: Lexin Murphy, Director of Development Services
ITEM: **Public Hearing to consider an ordinance for a Master Plan Amendment (MPA23-0006 – La Estancia) to amend Section 1.0, Land Use Plan and Section 2.0, Area Plans, of the Master Plan by changing the current land use designations within the Denton Creek District Area Plan from Campus Industrial and Commercial/Industrial uses to High Density Single Family Detached, High Density, and Retail uses. The property is generally located north of Cross Timbers Road and west of U.S. Highway 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 no outstanding issues.

The project has a companion application, Zoning Planned Development (ZPD23-0014), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The applicant is requesting a Master Plan Amendment to change the Land Use designation of the subject property from Campus Industrial and Commercial/Industrial uses to High Density Single Family Detached, High Density, and Retail uses on approximately 263.6 acres of land. The proposed Master Plan Amendment would allow the applicant to proceed with the companion zoning application to develop the property with a maximum of 713 single-family detached and 477 single-family attached residential lots, as well as 300 multi-family units and a 22-acre tract of land dedicated for retail uses. The accompanying zoning application provides details about the proposed project and specific development standards for the subject site.

- The existing Campus Industrial designation, which covers the lower 2/3's of the subject site, is defined as "Large scale developments such as corporate offices, office parks, service/repair, light industry, clean assembly and similar uses, in a planned campus setting. Retail and restaurant uses serving the campus industrial uses could be included, if they are planned as integral elements of the developments."
- The existing Commercial/Industrial designation, which covers the upper 1/3 of the subject site, is defined as "Large scale developments such as corporate offices, office parks, retail, service/repair, light industry, clean assembly and similar uses. In larger commercial/industrial districts, restaurants are encouraged within walking distance of the commercial/industrial buildings."

- The proposed High Density Single Family Detached designation is defined as “residential development, typically being single family detached residential development with minimum 3,000 square foot lots or greater.”
- The proposed High Density designation is defined as “residential development with 5 dwelling units per net acre or greater. Included in this category are duplexes, townhouses and garden apartments. Under this land use, no more than 300 multi-family dwelling units shall be permitted south of Canyon Falls Drive.”
- The proposed Retail designation is defined as “Neighborhood or Community oriented commercial area with a variety of uses ranging from restaurants and beauty salons to supermarkets and drug stores. Small professional offices, such as title companies, doctors and dentists, legal, real estate, etc. could be included in this land use category.”

The property to the north is currently designated for institutional and open space uses and is developed as a school site. The property to the east includes the railroad tracks, followed by the Flower Mound Ranch mixed-use project, which has not yet been developed. The property to the south is the Trailwood residential development, which is designated for High Density Single Family Detached uses, and the property to the west is currently designated for Commercial and Open Space uses within the Canyon Falls development, as well as a daycare in Northlake.

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. MPA23-0006 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

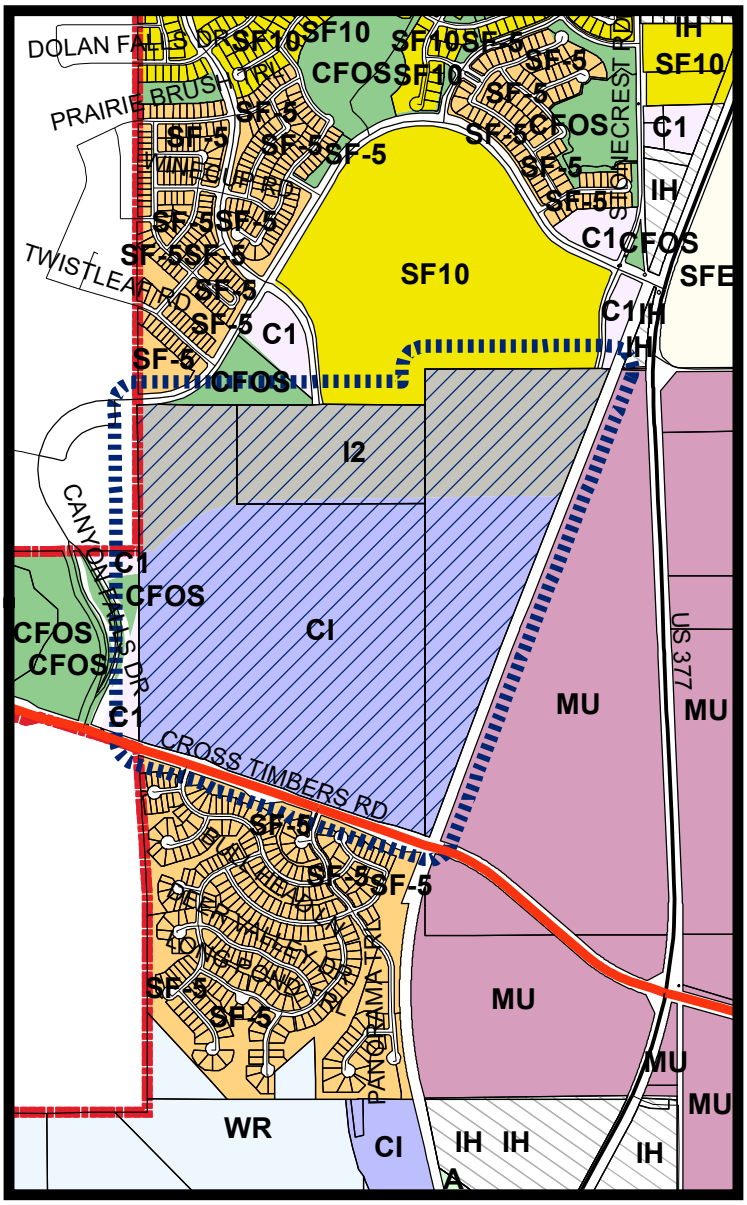
LEGAL REVIEW: N/A

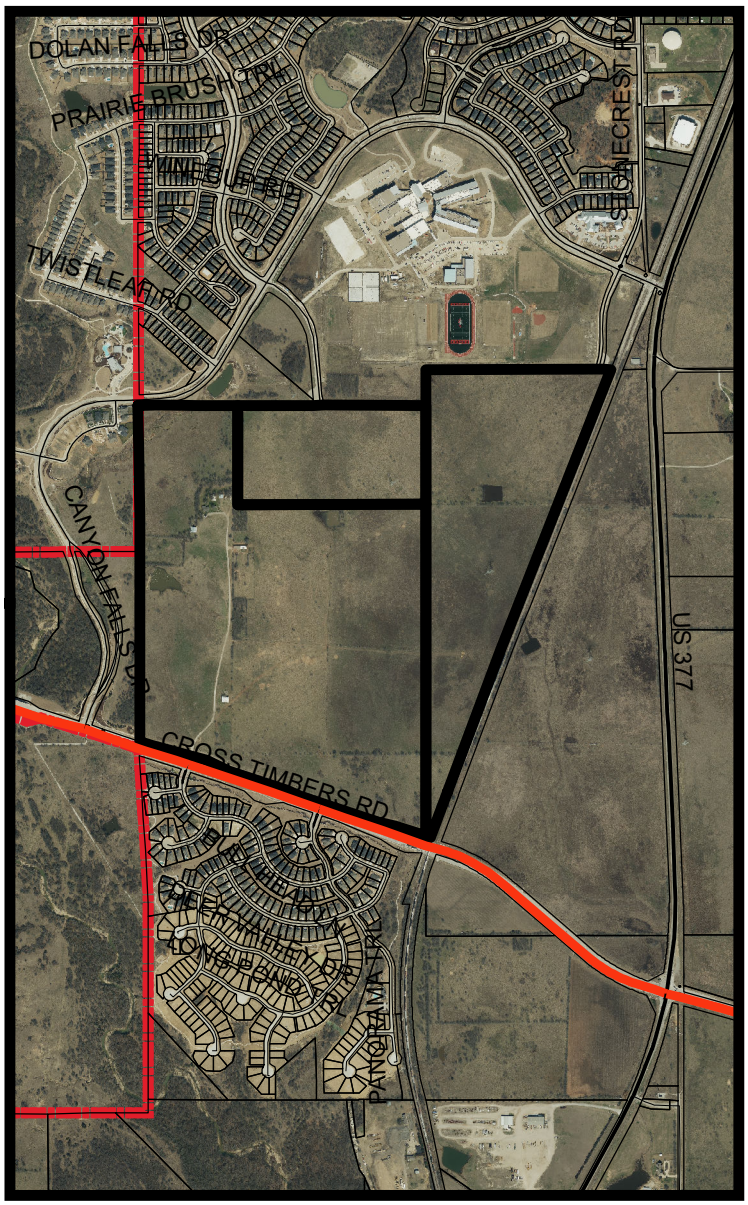
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Master Plan Amendment Exhibit Package

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

Vicinity Map

MPA23-0006 & ZPD23-0014: LaEstancia



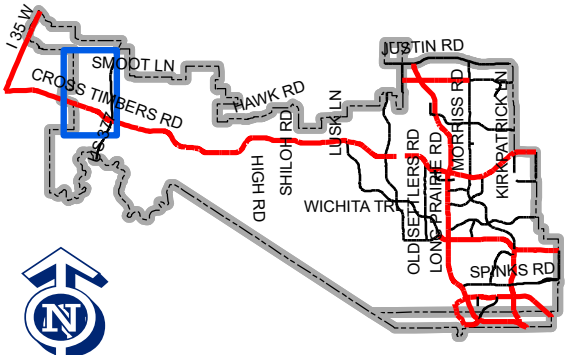


LEGEND

- Campus Industrial
- Canyon Falls Open Space
- Commercial 1
- Industrial 2
- Mixed Use
- Single Family 5
- Single Family 10
- Single Family Estate
- Water Recreation

Subject Property

200 ft Notification Buffer around Property



Map Location

0 1,250 2,500 5,000 Feet

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.

Statement of Intent

To: Town of Flower Mound, Planning Services
From: GRBK Edgewood LLC ("Applicant")
Re: La Estancia Planned Development (the "Project")
Date: February 21, 2024

Applicant proposes to amend the zoning on approximately 263 acres located north of FM 1171 and west of the Union Pacific Railroad (the "Property") from PD 188 for industrial uses to a new Planned Development for single family (detached and attached), multifamily, and commercial uses. The underlying zoning classifications (as amended by the proposed Development Standards) are: SF-5 (single family detached), SF-A (townhomes), MF (multifamily), and R-2 (retail). The proposed maximum permitted density of the Project for each development type is as follows: 713 single-family units; 477 townhome units, and 300 multifamily units. Given the scale of the Project, it is anticipated to occur over multiple phases. However, detailed phasing and lot counts has yet to be determined. Applicant is also making a corresponding application for a Master Plan Amendment to change the land use on the Property from Campus Industrial, Commercial/Industrial, and Mixed Density Residential to Retail, High Density Single Family Detached, and High Density Residential. With respect to the Denton Creek District, specifically, that Area Plan should be updated to clarify that a maximum number of multi-family units south of Canyon Falls Dive shall not exceed 300.

Applicant is a wholly owned subsidiary of Green Brick Partners, Inc., a publicly traded homebuilder and developer founded and headquartered in Plano, Texas ("Green Brick"). Green Brick operates five subsidiary or affiliate homebuilding brands in the DFW market: Trophy Signature Homes, Southgate Homes, Normandy Homes, CB Jeni Lifestyle Homes, and Centre Living Homes. Applicant seeks to rezone the Property to develop the Property as a high-quality, residential community offering an array of housing types and options. The mix of uses proposed by the Project are complementary and harmonious with the existing surrounding uses.

The Project presents numerous benefits the Town and surrounding residents. First, the existing industrial zoning and future land use is largely incompatible with the surrounding residential and educational uses. As such, a wholesale change to residential development is intrinsically better for this Property and the general area. In addition, Applicant understands that the existing residents in this area are starved for retail providers, such as quality grocery and restaurant options, along with other forms of neighborhood serving retail. The proposed 22 acres of retail zoning along FM 1171 should provide fertile ground for this form of retail to develop to serve not only the future residents of the Project, but the surrounding residents of Canyon Falls, Trailwood, and beyond.

From a land planning perspective, Applicant (in coordination with Town Staff) has thoughtfully located the higher density residential uses *away* from the existing Canyon Falls and Trailwood communities, favoring the eastern side of the Property (adjacent to the rail line and

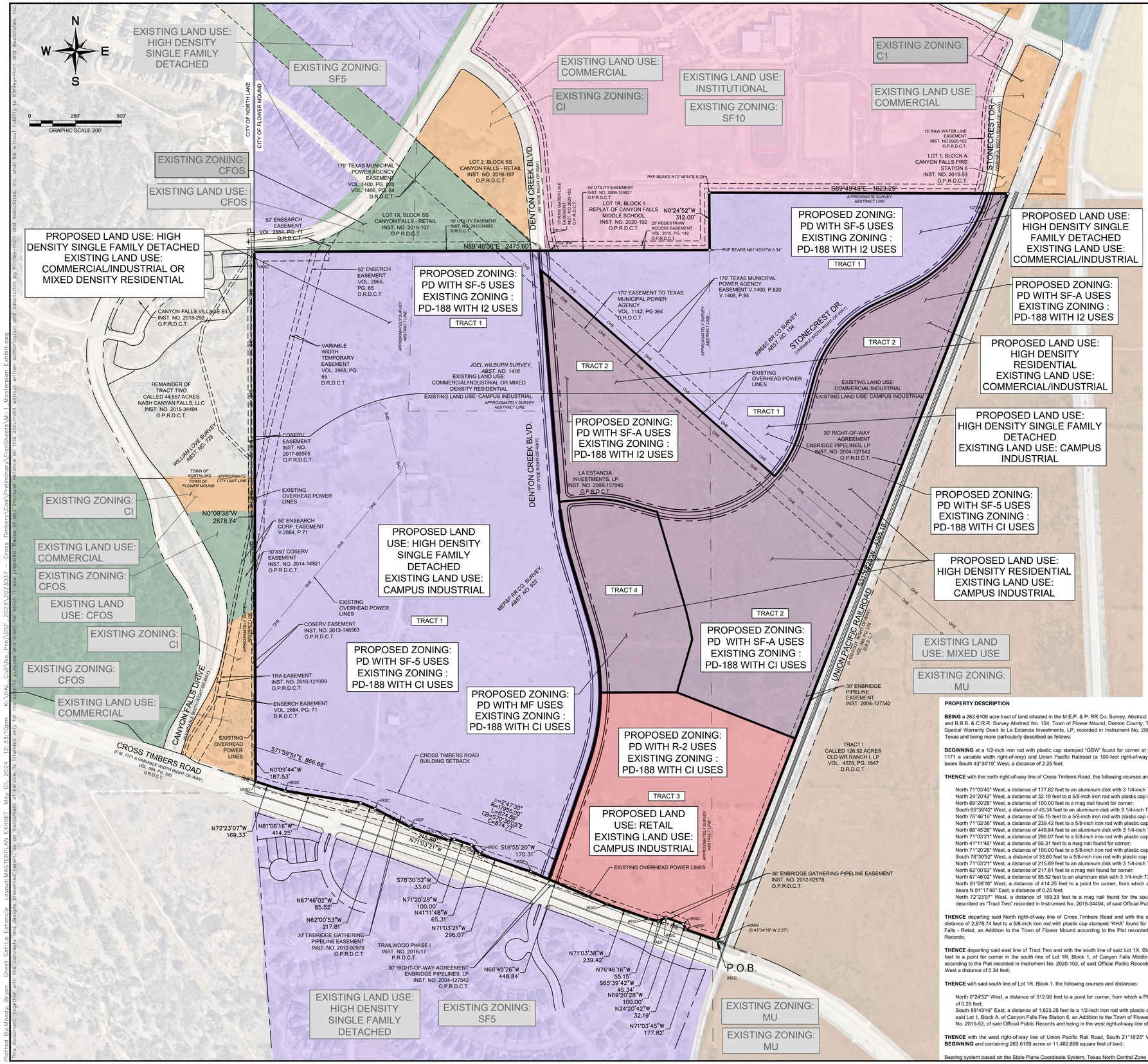
high school) for both the proposed multifamily and townhomes uses, while largely reserving single family uses for the western portion of the Property. Any future multifamily is further buffered from existing single family by the proposed retail acreage in the southeastern corner of the Property.

From a transportation and connectivity perspective, the Project will advance these goals through the construction of Denton Creek Blvd. from its current terminus at the southside of the High School to FM 1171. Stonecrest Road will also be extended to connect to future Denton Creek Blvd, at the heart of the Project.

The Property is encumbered by certain development constraints, including: existing overhead electrical easements, future electrical overhead easements (i.e., Oncor Ramhorn Hill-Dunham 345kv line), Union Pacific Rail line on the eastern edge, as well as topographical slopes generally along the western edge of the Property.

The proposed Development Standard contain certain deviations from the Town's underlying development ordinances, including (but not limited to) the following:

- Cumulative uses within the residential subdistricts (e.g., single family detached uses are permitted within the townhome subdistrict);
- Amended dimensional standards for residential uses;
- Inclusion of anti-monotony standards for single family development; and
- Provision for urban design standards for retail and non-residential development.



VICINITY MAP

SCALE: 1" = 2,000'

LEGEND	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
ESTATE RESIDENTIAL	
HIGH DENSITY SINGLE FAMILY DETACHED	
INSTITUTIONAL	
COMMERCIAL	
CANYON FALLS OPEN SPACE	
OFFICE OR MEDIUM DENSITY RESIDENTIAL	
MIXED USE	
HIGH DENSITY RESIDENTIAL	
RETAIL	

MASTER PLAN FEATURES TABLE	
LAND USE PLAN	HIGH DENSITY SINGLE FAMILY DETACHED, HIGH DENSITY RESIDENTIAL & RETAIL
AREA PLANS	DENTON CREEK DISTRICT
URBAN DESIGN PLAN	ANY FUTURE RETAIL DEVELOPMENT WILL BE IN COMPLIANCE WITH URBAN DESIGN PLAN
MEDIAN & ROW DESIGN GUIDELNES	SEE CONCEPTUAL LANDSCAPE PLANS
PARKS AND TRAILS PLAN	FUTURE BIKE LANE AND SHARED LANE WITHIN SITE
OPEN SPACE PLAN	SEE CONCEPTUAL LANDSCAPE PLANS
THOROUGHFARE PLAN	FM 1171 (MAJOR ARTERIAL)
	DENTON CREEK BLVD. (MINOR ARTERIAL)
	STONECREST DR. (URBAN COLLECTOR)
WATER PLAN	24" WATER ALONG EAST PROPERTY LINE
	12" WATER ALONG FM 1171
	12" WATER ALONG STONECREST DR.
	12" WATER ALONG DENTON CREEK BLVD.
	8" RAW WATER ALONG STONECREST DR.
	12" RAW WATER ALONG DENTON CREEK BLVD.
WASTEWATER PLAN	21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE
	12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
ECONOMIC IMPACT	TO BE DETERMINED AT THE TIME OF CONSTRUCTION OF RETAIL SITE

*THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PROPOSED MASTER PLAN AMENDMENT.

PLAN SUBMITTALS/REVIEW LOG:	
1ST PD SUBMITTAL	12/20/2023
2ND PD SUBMITTAL	2/16/2024
3RD PD SUBMITTAL	3/25/2024

PROPERTY DESCRIPTION

BEING a 263.6109 acre tract of land situated in the M.E.P. & P. RR Co. Survey, Abstract No. 922 and Joel Wilburn Survey, Abstract No. 1416 and B.B.B. & C.R.R. Survey Abstract No. 154, Town of Flower Mound, Denton County, Texas and being a part of a tract of land described in Special Warranty Deed to La Estancia Investments, LP, recorded in Instrument No. 2008-137045, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "GBW" found for corner at the intersection of Cross Timbers Road (A.K.A F.M. 1171 a variable width right-of-way) and Union Pacific Railroad (a 100-foot right-of-way) from which a Wooden Highway Monument found bears South 43°34'19" West, a distance of 2.25 feet;

THENCE with the north right-of-way line of Cross Timbers Road, the following courses and distances:

North 71°03'45" West, a distance of 177.82 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 24°20'42" West, a distance of 32.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 69°20'28" West, a distance of 100.00 feet to a mag nail found for corner;
South 65°39'42" West, a distance of 45.34 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 76°46'16" West, a distance of 55.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 71°03'38" West, a distance of 239.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 66°45'26" West, a distance of 448.84 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 71°03'21" West, a distance of 296.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 41°11'48" West, a distance of 65.31 feet to a mag nail found for corner;
North 71°20'28" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 78°30'52" West, a distance of 33.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 71°03'21" West, a distance of 215.89 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 62°00'53" West, a distance of 217.81 feet to a mag nail found for corner;
North 67°46'02" West, a distance of 85.52 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 81°06'16" West, a distance of 414.25 feet to a point for corner, from which an aluminum disk with 3 1/4-inch TXDOT cap found bears N 81°17'46" East, a distance of 0.25 feet;
North 72°23'07" West, a distance of 169.33 feet to a mag nail found for the southeast corner of a called 44.557 acre tract of land described as "Tract Two" recorded in Instrument No. 2015-34494, of said Official Public Records;

THENCE departing said North right-of-way line of Cross Timbers Road and with the east line of said Tract Two, North 0°09'38" West, a distance of 2,878.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of Lot 1X, Block SS of Canyon Falls - Retail, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2019-107, of said Official Public Records;

THENCE departing said east line of Tract Two and with the south line of said Lot 1X, Block SS, North 89°46'08" East, a distance of 2475.60 feet to a point for corner in the south line of Lot 1R, Block 1, of Canyon Falls Middle School, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2020-102, of said Official Public Records, from which a PK Nail found bears North 61°43'51" West a distance of 0.34 feet;

THENCE with said south line of Lot 1R, Block 1, the following courses and distances:

North 0°24'52" West, a distance of 312.00 feet to a point for corner, from which a PK Nail found, bears North 72°48'44" East, a distance of 0.29 feet;
South 89°49'48" East, a distance of 1,623.25 feet to a 1/2-inch iron rod with plastic cap stamped "WAI" found for the southeast corner of said Lot 1, Block A, of Canyon Falls Fire Station 6, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2015-53, of said Official Public Records and being in the west right-of-way line of Union Pacific Railroad (a 100-foot right-of-way);

THENCE with the west right-of-way line of Union Pacific Rail Road, South 21°18'25" West, a distance of 4,355.18 feet to the **POINT OF BEGINNING** and containing 263.6109 acres or 11,482,889 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

SURVEYORS CERTIFICATION:

This is to certify that this map is based on a survey completed on September 7, 2021. The field work was completed on August 30, 2021.

_____
J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

*FOR METES AND BOUNDS FOR EACH RESPECTIVE TRACT, PLEASE SEE METES AND BOUNDS EXHIBIT WITHIN THIS SUBMITTAL.

MASTER PLAN EXHIBIT
FOR
LA ESTANCIA
BEING 263.6109 ACRES
OUT OF THE
MEP&P RR CO SURVEY, ABSTRACT NO. 922 AND THE
BBB&C RR CO SURVEY, ABSTRACT NO. 154 AND THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
LA ESTANCIA INVESTMENTS LP
6455 Dallas Parkway
Plano, TX 75024
Tel: (972) 612-6120
Contact: Finley Ewing, III

DEVELOPER:
GRBK Edgewood, LLC
5501 Headquarters Drive, Suite 300W
Plano, TX 75024
Tel: (469) 573-6721
Contact: Brad Williams

ENGINEER/SURVEYOR:
Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Bryan Moody, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	M-1
AS	AS	BRM	AS SHOWN	MARCH 2024	DSF 2023037	

Posted By:Moody,Bryan Sheet Set:La Estancia Layout:MASTERPLAN EXHIBIT May 01, 2024 12:33:10pm K:\DAL_Civil\No_Pro\DSF_2023\2023037 - Cross Timbers\Civil\Preliminary\PlanSheets\M-1 Masterplan Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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

DATE: May 13, 2024
FROM: Lexin Murphy, Director of Development Services
ITEM: **Public Hearing to consider an ordinance amending the zoning (ZPD23-0014 – La Estancia) from Planned Development District No.188 (PD-188) with Campus Industrial (CI) and Industrial District-2 (I-2) uses to Planned Development District No.202 (PD-202) with Single Family District-5 (SF-5), Single Family-Attached (SF-A), Multi-Family (MF), and Retail District-2 (R-2) uses, with certain waivers, exceptions, and modifications to the Code of Ordinances. The property is generally located north of Cross Timbers Road and west of U.S. Highway 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 no outstanding issues. There are modification requests to the Town's regulations which necessitate special consideration by the Commission (see Analysis below)

The project has a companion application, Master Plan Amendment (MPA23-0006), for consideration on the same agenda.

This application will require final action by the Town Council.

II. APPLICATION ANALYSIS

The purpose of this request is to rezone approximately 263.6 acres of land in order to develop residential and non-residential uses in conformance with the proposed Master Plan designations of High-Density Single Family Detached, High Density, and Retail uses. On April 18, 2022, the Town Council approved Planned Development District-188 (PD-188) for Cross Timbers Business Park with limited Campus Industrial (CI) and Industrial District-2 (I-2). The existing Campus Industrial (CI) and Industrial-2 (I-2) zonings do not permit residential nor most retail uses. As part of the request, the applicant has asked for certain modifications to the Town's Code of Ordinances, the modifications are discussed in Section III of the staff report below.

While the proposal includes a concept plan, due to the large amount of acreage involved in the request, the applicant has not provided the exact lot layout. They are, however, requesting the ability to develop a maximum of 1190 residential lots. This includes 713 single-family detached lots on 137.2 acres (High Density Single Family Detached) and 477 single-family attached lots on 47.6 acres (High Density). In addition, the applicant has designated a 10-acre tract for multi-family uses with a maximum of 300 units (High Density), and a 22-acre tract for retail uses. The development will be built out in multiple phases, but the number and timing of phases are not designated as conditions of the Planned Development. In general, the allowed uses would follow the proposed zoning districts

with the following exceptions: Single-family detached dwellings (in accordance with the SF standards proposed within the PD) are allowed in SF-A and MF zoning; single-family attached dwellings (in accordance with the TH standards proposed within the PD) are allowed in MF zoning; and a newly defined use of Regional Supermarket is allowed in R-2 zoning. Please see below regarding additional requested modifications.

Access will be provided from Cross Timbers Rd, as well as Denton Creek Blvd and the extension of Stonecrest Rd. The extensions of Denton Creek and Stonecrest will both be constructed by the developer. The proposed landscape plan is in compliance with the Town's landscaping standards. The applicant is also proposing to construct the required 12-foot trails along Cross Timbers and the railroad tracks to the east, as well as to continue the 8-foot trail along Denton Creek Blvd.

III. REQUESTED MODIFICATIONS AND ADDITIONAL STANDARDS

The applicant is requesting the following modifications to the portions of the property with base zoning districts of Single-Family District-5 (SF-5), Single-Family Attached District (SF-A) and Multifamily (MF). No modifications are proposed for the Retail tract.

Single-Family District-5 (SF-5)

- The minimum lot area per dwelling unit shall be 4,000 square feet. However, at least 50% of the lots shall have a minimum lot area of 5,000 square feet.

  The Town Code requires a minimum lot area of 5,000 square feet.

- The minimum lot width shall be 40 feet at the building line. However, at least 50% of lots shall be a minimum of 50 feet wide at the building line.

  The Town Code requires a minimum lot width of 50 feet.

- The minimum floor area per dwelling unit shall be 1,200 square feet.

  The Town Code requires a minimum of 1,500 square feet.

- The minimum rear yard setback shall be 15 feet.

  The Town Code requires a minimum rear yard setback of 20 feet.

- The maximum height of buildings and structures shall be two stories or 40 feet, measured at the structure peak.

  The Town Code has a maximum height of three stories or 35 feet, measured at the mean height level of the roof.

- There shall be no maximum lot depth.

While the Town Code does not include a maximum lot depth, typically, an exception would be required in order for the lot depth to exceed the width by more than 2.5 times. In this case, the Town does not foresee the use of flag lots in the development and does not wish to disincentivize the developer from providing additional backyard square footage for proposed residential lots.

- The applicant has proposed an anti-monotony standard, which is not required by the Town's code. This standard states that no front elevation shall be repeated within three lots along the same block face or be repeated directly across the street or within one lot of the home directly across the street.
- The applicant has proposed a standard requiring an HOA amenity center in Parcel 1, which shall include a playground that is accessible to the public.

Single-Family Attached District (SF-A)

- There shall be no minimum lot area per dwelling unit.

  The Town Code requires a minimum lot size of 5,000 square feet, but there are no current townhome developments in Flower Mound that utilize this standard.

- The minimum lot width shall be 25 feet for front entry garages and 22 feet for rear entry garages.

  The Town Code only requires a minimum lot width of 20 feet.

- The minimum floor area per dwelling unit shall be 1,000 square feet.

  The Town Code requires a minimum of 1,100 square feet.

- The minimum front yard setback shall be 20 feet for front entry garages and 10 feet for rear entry garages.

  The Town Code requires a minimum front yard setback of 25 feet.

- The minimum rear yard setback shall be 10 feet for front entry garages and 20 feet for rear entry garages.

  The Town Code requires a minimum rear yard setback of 20 feet for residential uses.

  - The intention of the varying front and rear setback standards is to ensure that the minimum depth of any driveway shall be 20 feet; provided however, that for corner lots, the minimum depth is required only along the side of the driveway furthest from the adjacent street/alley.

- The maximum lot coverage shall be 80 percent.

The Town Code allows a maximum lot coverage of 40 percent, but there are no current townhome developments in Flower Mound that utilize this standard.

- The maximum height of buildings and structures shall be three stories or 45 feet, measured at the structure peak.

  The Town Code has a maximum height of three stories or 35 feet, measured at the mean height level of the roof.

- There shall be no maximum lot depth.

  While the Town Code does not include a maximum lot depth, typically, an exception would be required in order for the lot depth to exceed the width by more than 2.5 times. In this case, the Town does not foresee the use of flag lots in the development and does not wish to disincentivize the developer from providing additional backyard square footage for proposed residential lots.

- The applicant has proposed an anti-monotony standard, which is not required by the Town's code. This standard states that for any townhome building, an identical front façade may not repeat more than two times in a row without a different intervening façade. As an example, if A and B are different façades, and there are 5 units in a building, then A-A-B-A-A is a permitted facade mix, but A-A-A-B-B is not an acceptable facade mix. A difference in façade shall include any change in the following: entry feature, roof line, gable dimension, horizontal articulation, window configuration, or materials.

Multifamily District (MF)

- There shall be no minimum lot area per dwelling unit.

  The Town Code requires a minimum lot area per dwelling unit of 2,800 square feet.

- The minimum floor area per dwelling unit shall be 600 square feet.

  The Town Code requires a minimum floor area per dwelling unit of 700 square feet.

- Balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to 5 feet into the required setback, provided they comply with the Town's Building Code.

  The Town Code allows projections into the front setback a maximum of 2 feet.

- The maximum lot coverage shall be 60 percent.

  The Town Code allows a maximum lot coverage of 40 percent.

- The maximum height of buildings and structures shall be 4 stories and 55 feet.

  The Town Code allows a maximum height of 3 stories or 35 feet.

- The applicant has proposed an additional standard stating that parking shall be located behind a primary structure or setback a minimum of 25 feet from the street.

Additional Miscellaneous Standards

- Masonry Construction – All single-family dwellings shall be at least 75% masonry, while the street-facing façade shall be 100% masonry with the following exceptions: walls over roof and bay/box windows. (Stucco may not exceed 25% of the masonry component of a façade facing Cross Timbers or Denton Creek.

- Rear yard visibility – Rear yards of single-family lots adjacent to Denton Creek, Stonecrest, or Cross Timbers shall be screened from view; provided, however, that the rear yards shall not be oriented toward Cross Timbers. Where single-family lots abut directly to the required Landscape Buffers on Denton Creek or Stonecrest, screening shall consist of a masonry wall of at least 6-feet in height. Otherwise, screening may consist of metal fencing at least 6-feet in height, and include: (i) 24x24 masonry columns with monolithic tops (spacing shall be 1 every 40 linear feet along Denton Creek and 1 every 100 linear feet along Stonecrest), and (ii) evergreen trees or shrubs planted along the roadway side of the fence at a rate of 1 per 3 linear feet of fence (excluding columns).

- Additional Setbacks

1. A minimum setback of 200 feet from Cross Timbers shall apply to all residential buildings.
2. The additional high voltage setback required by Section 98-979(a) shall be limited to 25 feet.

   The Town Code requires 100 feet.

- Due to the uncertainty of Oncor's future plans for transmission facilities in and around this property, neither any future Oncor transmission facilities nor any existing overhead facilities along Cross Timbers shall be required to be located underground.

IV. SPECIMEN TREES

There is one specimen tree located on the site. The applicant has committed to trying to save this tree, as such, they did not appear before the Environmental Conservation Commission. As noted within the PD standards, if the applicant wishes to remove this tree in the future, they will need to seek approval of a Tree Removal Permit from the Town.

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 ft of the subject property for all zoning application requests. ZPD23-0014 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

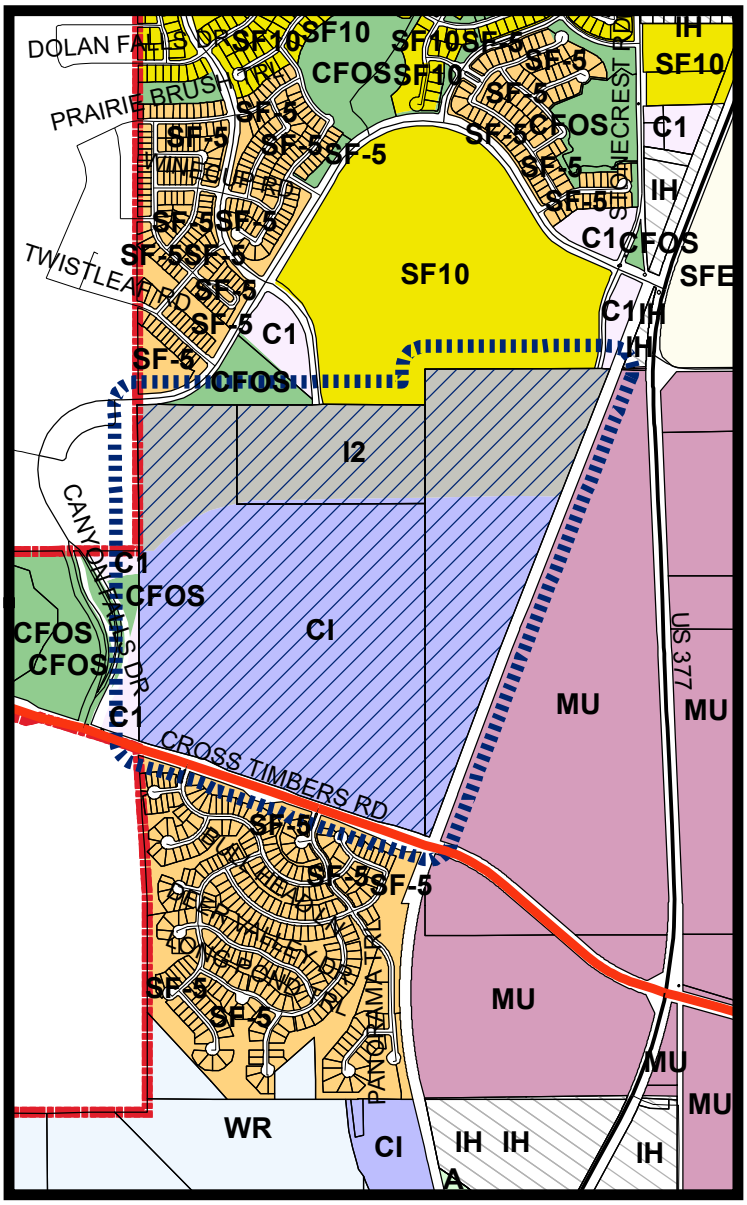
LEGAL REVIEW: Bryn Meredith, of Taylor, Olson, Adkins, Sralla, & Elam L.L.P., has reviewed the development standards as to form and legality.

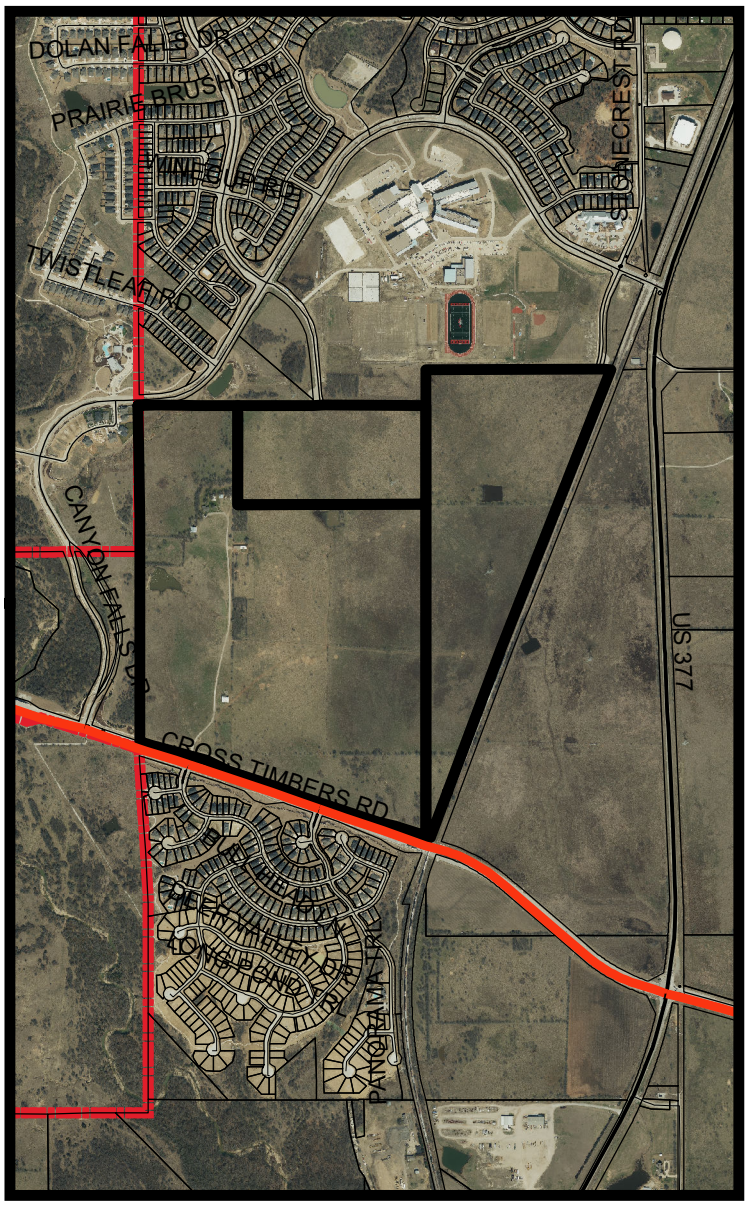
ATTACHMENTS:
1. Zoning & Aerial Map
2. Letter of Intent
3. Zoning Planned Development Package
4. Draft Development Standards

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

Vicinity Map

MPA23-0006 & ZPD23-0014: LaEstancia



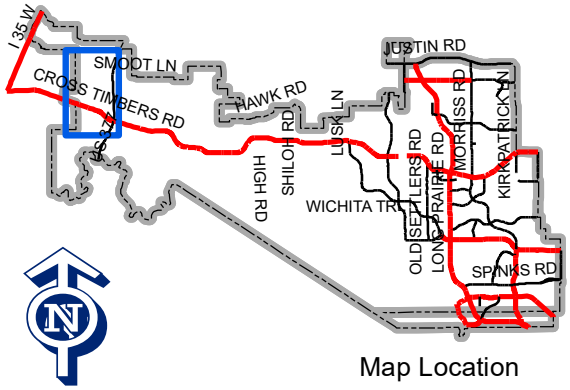


LEGEND

- Campus Industrial
- Canyon Falls Open Space
- Commercial 1
- Industrial 2
- Mixed Use
- Single Family 5
- Single Family 10
- Single Family Estate
- Water Recreation

Subject Property

200 ft Notification Buffer around Property



Map Location

0 1,250 2,500 5,000 Feet

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.

Statement of Intent

To: Town of Flower Mound, Planning Services
From: GRBK Edgewood LLC ("Applicant")
Re: La Estancia Planned Development (the "Project")
Date: February 21, 2024

Applicant proposes to amend the zoning on approximately 263 acres located north of FM 1171 and west of the Union Pacific Railroad (the "Property") from PD 188 for industrial uses to a new Planned Development for single family (detached and attached), multifamily, and commercial uses. The underlying zoning classifications (as amended by the proposed Development Standards) are: SF-5 (single family detached), SF-A (townhomes), MF (multifamily), and R-2 (retail). The proposed maximum permitted density of the Project for each development type is as follows: 713 single-family units; 477 townhome units, and 300 multifamily units. Given the scale of the Project, it is anticipated to occur over multiple phases. However, detailed phasing and lot counts has yet to be determined. Applicant is also making a corresponding application for a Master Plan Amendment to change the land use on the Property from Campus Industrial, Commercial/Industrial, and Mixed Density Residential to Retail, High Density Single Family Detached, and High Density Residential. With respect to the Denton Creek District, specifically, that Area Plan should be updated to clarify that a maximum number of multi-family units south of Canyon Falls Dive shall not exceed 300.

Applicant is a wholly owned subsidiary of Green Brick Partners, Inc., a publicly traded homebuilder and developer founded and headquartered in Plano, Texas ("Green Brick"). Green Brick operates five subsidiary or affiliate homebuilding brands in the DFW market: Trophy Signature Homes, Southgate Homes, Normandy Homes, CB Jeni Lifestyle Homes, and Centre Living Homes. Applicant seeks to rezone the Property to develop the Property as a high-quality, residential community offering an array of housing types and options. The mix of uses proposed by the Project are complementary and harmonious with the existing surrounding uses.

The Project presents numerous benefits the Town and surrounding residents. First, the existing industrial zoning and future land use is largely incompatible with the surrounding residential and educational uses. As such, a wholesale change to residential development is intrinsically better for this Property and the general area. In addition, Applicant understands that the existing residents in this area are starved for retail providers, such as quality grocery and restaurant options, along with other forms of neighborhood serving retail. The proposed 22 acres of retail zoning along FM 1171 should provide fertile ground for this form of retail to develop to serve not only the future residents of the Project, but the surrounding residents of Canyon Falls, Trailwood, and beyond.

From a land planning perspective, Applicant (in coordination with Town Staff) has thoughtfully located the higher density residential uses *away* from the existing Canyon Falls and Trailwood communities, favoring the eastern side of the Property (adjacent to the rail line and

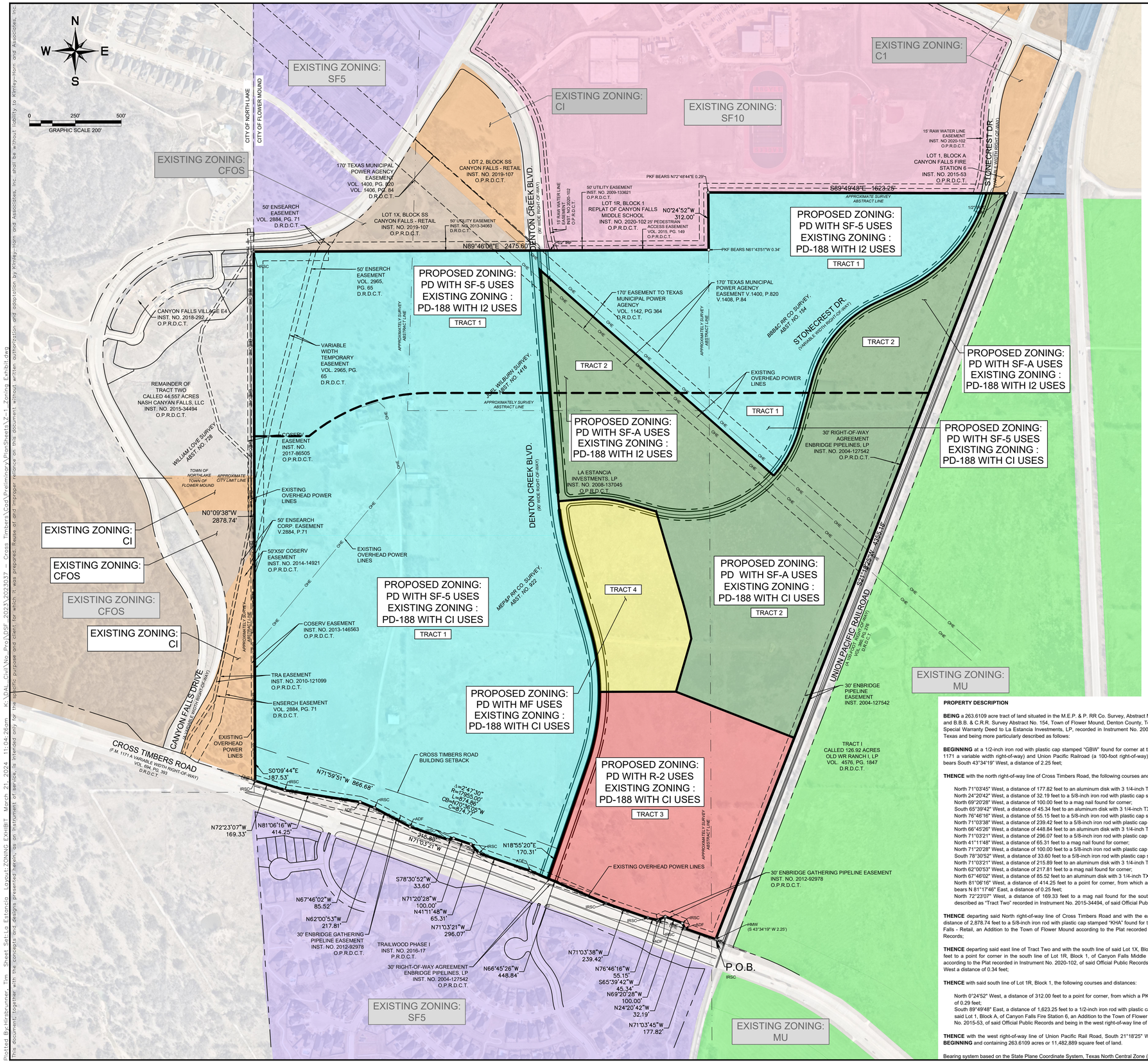
high school) for both the proposed multifamily and townhomes uses, while largely reserving single family uses for the western portion of the Property. Any future multifamily is further buffered from existing single family by the proposed retail acreage in the southeastern corner of the Property.

From a transportation and connectivity perspective, the Project will advance these goals through the construction of Denton Creek Blvd. from its current terminus at the southside of the High School to FM 1171. Stonecrest Road will also be extended to connect to future Denton Creek Blvd, at the heart of the Project.

The Property is encumbered by certain development constraints, including: existing overhead electrical easements, future electrical overhead easements (i.e., Oncor Ramhorn Hill-Dunham 345kv line), Union Pacific Rail line on the eastern edge, as well as topographical slopes generally along the western edge of the Property.

The proposed Development Standard contain certain deviations from the Town's underlying development ordinances, including (but not limited to) the following:

- Cumulative uses within the residential subdistricts (e.g., single family detached uses are permitted within the townhome subdistrict);
- Amended dimensional standards for residential uses;
- Inclusion of anti-monotony standards for single family development; and
- Provision for urban design standards for retail and non-residential development.



VICINITY MAP

SCALE: 1" = 2,000'

LEGEND	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	
ESTATE RESIDENTIAL	
HIGH DENSITY SINGLE FAMILY DETACHED	
INSTITUTIONAL	
COMMERCIAL	
CANYON FALLS OPEN SPACE	
OFFICE OR MEDIUM DENSITY RESIDENTIAL	
MIXED USE	
HIGH DENSITY RESIDENTIAL	
RETAIL	

MASTER PLAN FEATURES TABLE	
LAND USE PLAN	HIGH DENSITY SINGLE FAMILY DETACHED, HIGH DENSITY RESIDENTIAL & RETAIL
AREA PLANS	DENTON CREEK DISTRICT
URBAN DESIGN PLAN	ANY FUTURE RETAIL DEVELOPMENT WILL BE IN COMPLIANCE WITH URBAN DESIGN PLAN
MEDIAN & ROW DESIGN GUIDELNES	SEE CONCEPTUAL LANDSCAPE PLANS
PARKS AND TRAILS PLAN	FUTURE BIKE LANE AND SHARED LANE WITHIN SITE
OPEN SPACE PLAN	SEE CONCEPTUAL LANDSCAPE PLANS
THOROUGHFARE PLAN	FM 1171 (MAJOR ARTERIAL)
	DENTON CREEK BLVD. (MINOR ARTERIAL)
	STONECREST DR. (URBAN COLLECTOR)
WATER PLAN	24" WATER ALONG EAST PROPERTY LINE
	12" WATER ALONG FM 1171
	12" WATER ALONG STONECREST DR.
	12" WATER ALONG DENTON CREEK BLVD.
	8" RAW WATER ALONG STONECREST DR.
	12" RAW WATER ALONG DENTON CREEK BLVD.
WASTEWATER PLAN	21" GRAVITY MAIN FLOWING SOUTH ADJACENT TO EAST PROPERTY LINE
	12" GRAVITY MAIN FLOWING WEST ALONG NORTH PROPERTY LINE
ECONOMIC IMPACT	TO BE DETERMINED AT THE TIME OF CONSTRUCTION OF RETAIL SITE

*THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO CAPTURE THE GENERAL INTENT OF THE PROPOSED MASTER PLAN AMENDMENT.

PLAN SUBMITTALS/REVIEW LOG:	
1ST PD SUBMITTAL	12/20/2023
2ND PD SUBMITTAL	2/16/2024
3RD PD SUBMITTAL	3/25/2024

PROPERTY DESCRIPTION

BEING a 263.6109 acre tract of land situated in the M.E.P. & P. RR Co. Survey, Abstract No. 922 and Joel Wilburn Survey, Abstract No. 1416 and B.B.B. & C.R.R. Survey Abstract No. 154, Town of Flower Mound, Denton County, Texas and being a part of a tract of land described in Special Warranty Deed to La Estancia Investments, LP, recorded in Instrument No. 2008-137045, Official Public Records, Denton County, Texas and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "GBW" found for corner at the intersection of Cross Timbers Road (A.K.A F.M. 1171 a variable width right-of-way) and Union Pacific Railroad (a 100-foot right-of-way) from which a Wooden Highway Monument found bears South 43°34'19" West, a distance of 2.25 feet;

THENCE with the north right-of-way line of Cross Timbers Road, the following courses and distances:

North 71°03'45" West, a distance of 177.82 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 24°20'42" West, a distance of 32.19 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 69°20'28" West, a distance of 100.00 feet to a mag nail found for corner;
South 65°39'42" West, a distance of 45.34 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 76°46'16" West, a distance of 55.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 71°03'38" West, a distance of 239.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 66°45'26" West, a distance of 448.84 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 71°03'21" West, a distance of 296.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 41°11'48" West, a distance of 65.31 feet to a mag nail found for corner;
North 71°20'28" West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
South 78°30'52" West, a distance of 33.60 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;
North 71°03'21" West, a distance of 215.89 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 62°00'53" West, a distance of 217.81 feet to a mag nail found for corner;
North 67°46'02" West, a distance of 85.52 feet to an aluminum disk with 3 1/4-inch TXDOT cap found for corner;
North 81°06'16" West, a distance of 414.25 feet to a point for corner, from which an aluminum disk with 3 1/4-inch TXDOT cap found bears N 81°17'46" East, a distance of 0.25 feet;
North 72°23'07" West, a distance of 169.33 feet to a mag nail found for the southeast corner of a called 44.557 acre tract of land described as "Tract Two" recorded in Instrument No. 2015-34494, of said Official Public Records;

THENCE departing said North right-of-way line of Cross Timbers Road and with the east line of said Tract Two, North 0°09'38" West, a distance of 2,878.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of Lot 1X, Block SS of Canyon Falls - Retail, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2019-107, of said Official Public Records;

THENCE departing said east line of Tract Two and with the south line of said Lot 1X, Block SS, North 89°46'08" East, a distance of 2475.60 feet to a point for corner in the south line of Lot 1R, Block 1, of Canyon Falls Middle School, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2020-102, of said Official Public Records, from which a PK Nail found bears North 61°43'51" West a distance of 0.34 feet;

THENCE with said south line of Lot 1R, Block 1, the following courses and distances:

North 0°24'52" West, a distance of 312.00 feet to a point for corner, from which a PK Nail found, bears North 72°48'44" East, a distance of 0.29 feet;
South 89°49'48" East, a distance of 1,623.25 feet to a 1/2-inch iron rod with plastic cap stamped "WAI" found for the southeast corner of said Lot 1, Block A, of Canyon Falls Fire Station 6, an Addition to the Town of Flower Mound according to the Plat recorded in Instrument No. 2015-53, of said Official Public Records and being in the west right-of-way line of Union Pacific Railroad (a 100-foot right-of-way);

THENCE with the west right-of-way line of Union Pacific Rail Road, South 21°18'25" West, a distance of 4,355.18 feet to the **POINT OF BEGINNING** and containing 263.6109 acres or 11,482,889 square feet of land.

Bearing system based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983(2011).

SURVEYORS CERTIFICATION:

This is to certify that this map is based on a survey completed on September 7, 2021. The field work was completed on August 30, 2021.

_____
J. Andy Dobbs Date
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
13455 Noel Road
Two Galleria Office Tower, Suite 700
Dallas, Texas 75240
Ph. (972) 770-1300
andy.dobbs@kimley-horn.com

*FOR METES AND BOUNDS FOR EACH RESPECTIVE TRACT, PLEASE SEE METES AND BOUNDS EXHIBIT WITHIN THIS SUBMITTAL.

ZONING EXHIBIT
FOR
LA ESTANCIA
BEING 263.6109 ACRES
OUT OF THE
MEP&P RR CO SURVEY, ABSTRACT NO. 922 AND THE
BBB&C RR CO SURVEY, ABSTRACT NO. 154 AND THE
JOEL WILBURN SURVEY, ABSTRACT NO. 1416
IN THE
TOWN OF FLOWER MOUND, DENTON COUNTY, TEXAS

OWNER:
LA ESTANCIA INVESTMENTS LP
6455 Dallas Parkway
Plano, TX 75024
Tel: (972) 612-6120
Contact: Finley Ewing, III

DEVELOPER:
GRBK Edgewood, LLC
5501 Headquarters Drive, Suite 300W
Plano, TX 75024
Tel: (469) 573-6721
Contact: Brad Williams

ENGINEER/SURVEYOR:
Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
Dallas, TX 75240
Tel: (972) 770-1300
Contact: Bryan Moody, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	
AS	AS	BRM	AS SHOWN	MARCH 2024	DSF 2023037	Z-1

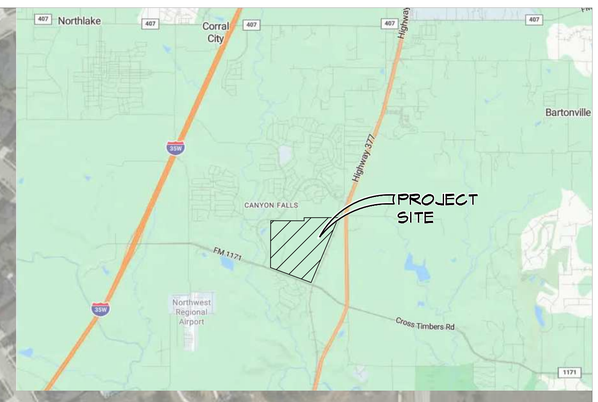
Posted By:Hirsprunner, Tim, Sheet Set:La Estancia Layout:ZONING EXHIBIT March 21, 2024 11:04:26am K:\DAL_Civil\No_Pro\DSF_2023\2023037 – Cross Timbers\Civil\Preliminary\PlanSheets\Z-1_Zoning Exhibit.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LAND USE SUMMARY

Land Use	Area*
Single Family	137.2 acres
Single Family Neighborhood	*135.7 acres*
Single Family Amenity Center	*1.5 acres*
Townhomes	47.6 acres
Multi-Family	10.0 acres
Retail	22.2 acres
Major ROW	12.4 acres
Open Spaces	34.2 acres
Roadside Buffers	*4.4 acres*
Natural Area	*12.2 acres*
General Open Space	*5.1 acres*
Retention Area	*3.5 acres*
Existing TMPE Easement (Outside ROW)	*9.0 acres*
	263.6 acres

NOTES

1. ALL STREETS WILL INTERSECT AT 90 DEGREES
2. PER THE SURVEY DATED SEP. 27, 2023, THE PROPERTY LIES OUTSIDE OF THE 100 YEAR FLOODPLAIN
3. OWNER: LA ESTANCIA INVESTMENTS L.P.
   ATTN: FINLEY EWING, III
   6455 DALLAS PARKWAY
   PLANO, TEXAS 75024
   972.912.6120
4. APPLICANT: GRBK EDGEWOOD LLC
   ATTN: BOBBY SAMUEL
   5501 HEADQUARTERS DRIVE, SUITE 300W
   PLANO, TEXAS 75024
5. REFER TO PD DEVELOPMENT STANDARDS FOR ALL ZONING SETBACKS
6. ALL RETAINING/DETAINING WALLS, TURN DOWN CURBS, AND TREE RETAINING WALLS SHALL BE CLAD IN A MATERIAL TO MATCH THE MATERIALS ON THE MAIN BUILDING.
7. 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.
8. ALL ROOF-MOUNTED MECHANICAL UNITS AND/OR EQUIPMENT SHALL BE SCREENED FROM VIEW.
9. DUMPSTER SCREENING WALL REQUIRES A SEPARATE BUILDING PERMIT.
10. SIGNS REQUIRE A SEPARATE BUILDING PERMIT. ANY SIGNS DEPICTED ON THE SITE PLAN AND/OR ELEVATIONS ARE NOT APPROVED AS A PART OF THIS REVIEW.



CANYON FALLS

ARGYLE HIGHSCHOOL

CANYON FALLS DR.

ARGYLE ISD STADIUM

STONECREST ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)

S89°49'48"E 1623.25'

N0°24'52"W 312.00'

DENTON CREEK BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY)

N89°46'08"E 2475.60'

HIGHWAY 377

CANYON FALLS

NATURAL AREA

30'

300'

PARCEL 3
34.4 AC.
SINGLE FAMILY

170' TEXAS MUNICIPAL POWER AGENCY EASEMENT

60'

GENERAL OPEN SPACE/ RAILROAD BUFFER

PARCEL 4
14.2 AC.
TOWNHOMES

ROADSIDE BUFFER

CANYON FALLS

POSSIBLE RETENTION POND LOCATION, REFER TO PROPOSED CONDITIONS DRAINAGE AREA MAP

PARCEL 2
13.1 AC.
TOWNHOMES

100'

66'

N0°09'38"W 2878.74'

NATURAL AREA

AMENITY CENTER
1.5 AC.

PARCEL 1
101.3 AC.
SINGLE FAMILY

PARCEL 6
10.0 AC.
MULTI-FAMILY

PARCEL 5
20.3 AC.
TOWNHOMES

EXISTING RAILROAD

S27°19'25"W 5,418'

POSSIBLE RETENTION POND LOCATION, REFER TO PROPOSED CONDITIONS DRAINAGE AREA MAP

50'

CANYON FALLS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY)

25'

N72°23'07"W 169.33'

N81°06'16"W 414.25'

200' CROSS TIMBERS ROAD BUILDING SETBACK

GENERAL OPEN SPACE

S78°30'52"W 33.60'

N71°20'28"W 100.00'

N41°11'48"W 65.31'

N71°03'21"W 296.07'

N67°46'02"W 85.52'

N62°00'53"W 217.81'

N71°03'21"W 215.89'

N66°45'26"W 448.84'

PARCEL 7
22.2 AC.
RETAIL

UNION PACIFIC RAILROAD (A 100 FOOT RIGHT-OF-WAY) VOL. 360, PG. 276 D.R.D.C.T.

GENERAL OPEN SPACE/ RAILROAD BUFFER

ROADSIDE BUFFER (INCLUDED IN RETAIL ACREAGE)

S65°39'42"W 45.34'

N76°46'16"W 55.15'

AMENITY LAKE/ RETENTION 3.5 AC.

CROSS TIMBERS ROAD (F.M. 1171 A VARIABLE WIDTH RIGHT-OF-WAY) VOL. 694, PG. 393 D.R.D.C.T.

N71°03'38"W 239.42'

N24°20'42"W 32.19'

N71°03'45"W 177.82'

CONCEPTUAL PLAN

LA ESTANCIA
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

GREEN BRICK PARTNERS
MESA
2001 North Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

0 200 400 600

Scale: 1"=200'

NORTH

April 1, 2024

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LEGEND

DENTON CREEK BUFFER
- 25' WIDTH
- 1 TREE PER 30 L.F.
- SCREEN FENCE REQUIRED WHERE SINGLE-FAMILY USES BACK TO OR SIDE TO STREET, FENCE MAY BE:
  - MASONRY WALL AT LEAST 6 FT. IN HEIGHT, AND/OR
  - ORNAMENTAL METAL FENCE, AT LEAST 6 FT. IN HEIGHT, WITH A MASONRY COLUMN (MIN 24"X24") AT A RATIO OF AT LEAST 1 PER 40 LF. AND A EVERGREEN TREE OR SHRUB PLANTED ALONG THE THOROUGHFARE SIDE OF THE FENCE AT A RATIO OF AT LEAST 1 PER 3 LF OF FENCE

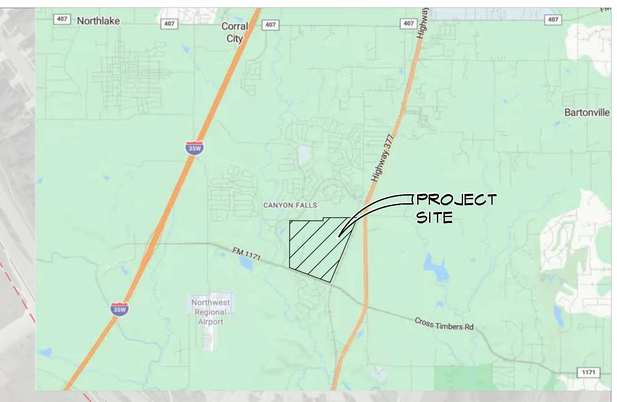
STONECREST BUFFER
- 15' WIDTH
- 1 TREE PER 30 L.F.
- SCREEN FENCE REQUIRED WHERE SINGLE-FAMILY USES BACK TO OR SIDE TO STREET, FENCE MAY BE:
  - MASONRY WALL AT LEAST 6 FT. IN HEIGHT, AND/OR
  - ORNAMENTAL METAL FENCE, AT LEAST 6 FT. IN HEIGHT, WITH A MASONRY COLUMN (MIN 24"X24") AT A RATIO OF AT LEAST 1 PER 100 LF. AND A EVERGREEN TREE OR SHRUB PLANTED ALONG THE THOROUGHFARE SIDE OF THE FENCE AT A RATIO OF AT LEAST 1 PER 3 LF OF FENCE

1171 BUILDING SETBACK
- 200 FT RESIDENTIAL STRUCTURE SETBACK
- 1 TREE PER 25 L.F. (MEASURED ALONG 1171 ROW) MAY BE PLANTED IN CLUSTERS WITHIN AREA
- STREET ROW & RESIDENTIAL YARDS (FRONT, SIDE OR REAR PERMITTED WITHIN THIS AREA)
- NO SCREEN WALL OR FENCE REQUIRED

TRAILS
FINAL ALIGNMENT MAY CHANGE DUE TO UTILITY EASEMENTS, GRADING AND/OR DRAINAGE CONSTRAINTS

8' TRAIL (LOCATED IN BUFFER OR ROW)

12' TRAIL (LOCATED IN BUFFER OR ROW)



CANYON FALLS

ARGYLE HIGHSCHOOL

ARGYLE ISD STADIUM

CANYON FALLS DR.

DENTON CREEK BOULEVARD (A VARIABLE WIDTH RIGHT-OF-WAY)

STONECREST ROAD (A VARIABLE WIDTH RIGHT-OF-WAY)

HIGHWAY 377

CANYON FALLS

NATURAL AREA

310'

300'

CANYON FALLS

POSSIBLE RETENTION POND LOCATION, REFER TO PROPOSED CONDITIONS DRAINAGE AREA MAP

66'

NATURAL AREA

AMENITY CENTER 1.5 AC.

PARCEL 1
101.3 AC.
SINGLE FAMILY

50'

CANYON FALLS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY)

200' CROSS TIMBERS ROAD BUILDING SETBACK

GENERAL OPEN SPACE

170' TEXAS MUNICIPAL POWER AGENCY EASEMENT

100'

PARCEL 2
13.1 AC.
TOWNHOMES

PARCEL 3
34.4 AC.
SINGLE FAMILY

60'

GENERAL OPEN SPACE/ RAILROAD BUFFER

PARCEL 4
14.2 AC.
TOWNHOMES

ROADSIDE BUFFER

EXISTING RAILROAD

PARCEL 6
10.0 AC.
MULTI-FAMILY

PARCEL 5
20.3 AC.
TOWNHOMES

POSSIBLE RETENTION POND LOCATION, REFER TO PROPOSED CONDITIONS DRAINAGE AREA MAP

25'

GENERAL OPEN SPACE/ RAILROAD BUFFER

PARCEL 7
22.2 AC.
RETAIL

ROADSIDE BUFFER (INCLUDED IN RETAIL ACREAGE)

AMENITY LAKE/ RETENTION 3.5 AC.

UNION PACIFIC RAILROAD (A 100-FOOT RIGHT-OF-WAY) VOL. 380-PG.276 D.R.D.C.T.

CROSS TIMBERS ROAD (F.M. 1171 A VARIABLE WIDTH RIGHT-OF-WAY) VOL. 654, PG. 393 D.R.D.C.T.

CONCEPTUAL LANDSCAPE / SCREENING PLAN

LA ESTANCIA
FLOWER MOUND, TEXAS
DENTON COUNTY, TEXAS

GREEN BRICK PARTNERS
MESA
2001 North Lamar Street Suite 100
Dallas, TX 75202
214.871.0568
FAX 214.871.1507

0 200 400 600
Scale: 1"=200'
NORTH
April 1, 2024
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Exhibit B
Development Standards
Planned Development District – 202 (PD-202)
La Estancia

A. Concept Plan

Use and development of the Property shall generally comply with the Concept Plan and the Landscape/Screening Plan associated with PD-202. All development permits submitted subsequent to the adoption of this ordinance that comply with the Concept Plan, the Landscape/Screening Plan, and these Development Standards shall be approved. Minor deviations and/or adjustments to the alignment of streets and access points may be approved administratively at time of development plan or plat.

B. Subdistricts

This Planned Development ("PD") consists of the following Subdistricts:

Subdistrict	**Base District**
Single Family – Detached (SF)	SF-5
Townhome (TH)	SF-A
Multi-Family (MF)	MF
Retail (R)	R-2

C. Definitions

Except as otherwise provided herein, all terms shall have their ordinary meaning or the meaning ascribed to them by the Land Development Regulations, Subpart B, Code of Ordinances, Town of Flower Mound, Texas. In this PD, the following definitions shall apply:

1. *Cross Timbers* means FM 1171/Cross Timbers Road.
2. *Denton Creek* means Denton Creek Boulevard.
3. *Masonry* means brick, stone, stucco and, for non-residential uses only, tilt-wall.
4. *Regional Supermarket* means a retail establishment 75,000 square feet or greater offering a wide variety of food, beverage and household products including fresh meat, fresh produce, dairy and deli items.
5. *Stonecrest* means Stonecrest Road.

D. Subdistrict Regulations

1. Single Family – Detached (SF) – Parcels 1 and 5

i. Uses. The uses allowed in the areas designated as Single Family on the concept plan shall be in accordance with those allowed in the SF-5 zoning district.

ii. Dimensions.

a) Minimum lot area per dwelling/density.[1] The minimum lot area per dwelling unit shall be 4,000 square feet; provided, however: (i) at least 50% of the lots shall have a minimum lot area of 5,000 square feet, and (ii) the total number of lots within the SF Subdistrict shall not exceed 713.

b) Minimum lot width.[2] The minimum lot width shall be 40 feet at the building line; provided, however, at least 50% of lots shall be at least 50 feet wide at the building line.

c) Minimum floor area per unit.[3] The minimum floor area per dwelling unit shall be 1,200 square feet.

d) Minimum front yard.[4] The minimum front yard shall be 20 feet.

e) Minimum side yard.[5] The minimum side yard shall be 5 feet.

f) Minimum rear yard.[6] The minimum rear yard shall be 15 feet.

g) Maximum lot coverage. The maximum lot coverage shall be 55 percent, subject to section 98-1029; except that the 50 percent limitation set forth in section 98-1029(b) does not apply to single family detached dwellings.

h) Maximum floor area ratio. No maximum floor area.

i) Maximum height.[7] The maximum height of buildings and structures shall be two stories or 40 feet (peak).

j) Maximum lot depth. No maximum lot depth.

iii. Anti-monotony. No front elevation shall be repeated within three lots along the same block face or be repeated directly across the street or within one lot of the home directly across the street.

iv. Amenity Center. As generally depicted on the Concept Plan, an HOA Amenity Center shall be located within Parcel 1. The Amenity Center shall include a playground that is open and available for use by the public. The Amenity Center shall have obtained a certificate of occupancy from the Town prior to final acceptance by the Town of the second phase of the development.

[1] Subject to section 98-1023.

[2] Subject to section 98-1024 (but not 98-1024(c)).

[3] Subject to section 98-1025.

[4] Subject to section 98-1026.

[5] Subject to section 98-1027.

[6] Subject to section 98-1028.

[7] Subject to section 98-1031.

2. Townhomes (TH) – Parcels 2, 4, and 5

i. Uses. The uses allowed in the area designated for Townhomes on the Concept Plan shall be in accordance with those allowed in the SF-A zoning district. In addition to the uses listed as Permitted Uses in SF-A in the Town's Zoning Ordinance, the following use is also permitted:

a) Dwelling, single-family detached (in accordance with SF standards in this PD)

ii. Dimensions for TH development.

a) Minimum lot area per dwelling/density.[8] No minimum lot area per dwelling; however, the total number of lots within the TH Subdistrict shall not exceed 477.

b) Minimum lot width.[9] The minimum lot width shall be:
- Front Entry. 25 feet.
- Rear Entry. 22 feet.

c) Minimum floor area per unit.[10] The minimum floor area per dwelling unit shall be 1,000 square feet.

d) Minimum front yard.[11] The minimum front yard shall be:
- Front Entry. 20 feet.
- Rear Entry. 10 feet.

e) Minimum side yard.[12] The minimum side yard shall be as follows:
(1) No side yard shall be required for single-family attached dwellings, provided that: (i) no building complex shall exceed 300 feet in length, and (ii) a minimum side yard of 5 feet shall be provided at the end of building complexes and on street-facing side yards to maintain a minimum 10-foot separation between buildings.
(2) The minimum side yard for all other uses shall be 8 feet.

f) Minimum rear yard.[13] The minimum rear yard shall be:
- Front Entry. 10 feet.
- Rear Entry. 20 feet.

(g) Maximum lot coverage.[14] The maximum lot coverage shall be 80 percent.

(h) Maximum floor area ratio. No maximum floor area.

(i) Maximum height.[15] The maximum height of buildings and structures shall be three stories and 45 feet (peak).

(j) Maximum lot depth. No maximum lot depth.

[8] Subject to section 98-1023.

[9] Subject to section 98-1024 (but not 98-1024(c)).

[10] Subject to section 98-1025.

[11] Subject to section 98-1026.

[12] Subject to section 98-1027.

[13] Subject to section 98-1028.

[14] Subject to section 98-1029.

[15] Subject to section 98-1031.

iii. Anti-monotony. For any townhome building, an identical front façade may not repeat more than two times in a row without a different intervening façade. As an example, if A and B are different façades, and there are 5 units in a building, then A-A-B-A-A is a permitted facade mix, but A-A-A-B-B is not an acceptable facade mix. A difference in façade shall include any change in the following: entry feature, roof line, gable dimension, horizontal articulation, window configuration, or materials.

iv. Driveways. Minimum driveway depth, measured from the ROW line, shall be 20 feet; provided, however, that for corner lots, the minimum driveway depth shall be required only along the side of the driveway furthest from the adjacent street/alley (i.e., the side closest to the adjacent street/alley may be less than 20 feet, provided all other setback and ROW standards are satisfied).

3. Multifamily (MF) – Parcel 6

i. Uses. The uses allowed in the area designated for Multi-Family on the concept plan shall be in accordance with those allowed in the MF district. In addition to the uses listed as Permitted Uses in MF in the Town's Zoning Ordinance, the following uses may also be permitted:

a) Dwelling, single-family detached (in accordance with SF standards in this PD)
b) Dwelling, single-family attached (in accordance with the TH standards in this PD)

ii. Dimensions for MF development.

a) Minimum lot area per dwelling/density. No minimum lot area per dwelling unit; however, the total number of units within the MF Subdistrict shall not exceed 300.
b) Minimum lot width. The minimum lot width shall be 60 feet.
c) Minimum floor area per unit. The minimum floor area per multifamily dwelling unit shall be 600 square feet.
d) Front yard. The minimum front yard shall be 25 feet, which shall include frontage along Denton Creek and Stonecrest; provided, however, that balconies, bay windows, awnings, signs, and entryways affixed to the building or part of the foundation may project up to 5 feet into the required setback.[16]
e) Minimum side yard. The minimum side yard shall be 10 feet.
f) Minimum rear yard. Minimum rear yard shall be 20 feet. The residential compatibility standards (Section 82-301) shall not apply to residential adjacencies located within this District.
g) Maximum lot coverage. The maximum lot coverage shall be 60 percent.
h) Maximum floor area ratio. No maximum floor area.
i) Maximum height. The maximum height of buildings and structures shall be 4 stories and 55 feet.

iii. Off-street Parking. Structured parking shall not be required. Parking shall be located behind a primary structure or setback a minimum of 25 feet from the street.

[16] Encroachments shall maintain compliance with the Town's adopted building code.

iv. Urban Design Guidelines. All development, other than single-family and townhome, within the MF subdistrict shall comply with the Town's Urban Design Guidelines.

4. Retail (R) – Parcel 7.

i. Uses. The uses allowed in the area designated for Retail on the concept plan shall be in accordance with those allowed in the R-2 district. In addition to the uses listed as Permitted Uses in R-2 in the Town's Zoning Ordinance, the following uses are also permitted; and, Retail, large tenant uses, are not subject to Sec. 98-1010.

a) Regional Supermarket is a permitted use.

ii. Dimensions. No changes to the R-2 base district.

iii. Urban Design Guidelines. All development within the R Subdistrict shall comply with the Town's Urban Design Guidelines.

E. Miscellaneous Regulations Applicable to all Residential Subdistricts.

1. Masonry construction.
   i. Single-family uses.
      a) All single-family dwellings shall be at least 75% masonry construction overall, while the street-facing façade shall be 100% masonry. In addition to the exceptions provided in Section 98.1162(1), the following exceptions to any masonry requirement shall also apply in this District: (i) walls over roof; and (ii) bay/box windows.
      b) Stucco may not exceed 25% of the masonry component of a façade facing Cross Timbers or Denton Creek.

2. Rear yard visibility. Rear yards of single-family lots adjacent to Denton Creek, Stonecrest, or Cross Timbers shall be screened from view; provided, however, that the rear yards of single-family lots shall not be oriented toward Cross Timbers.

3. Additional Setbacks.
   i. Cross Timbers. A minimum setback of 200 feet as detailed and depicted on the Zoning Exhibit shall apply to all residential buildings.
   ii. High Voltage Setback. The setback required by Section 98-979(a) (Electrical line/substation, high voltage) shall be limited to 25 feet.

4. Overhead Power Lines. Pursuant to Section 82-376(a)(8), the transmission facilities located within the TNMP easement are not required to be located underground upon the development of the Property. In addition, neither (i) any future transmission facilities, including Oncor's proposed Ramhorn Hill - Dunham 345kv line, nor (ii) any existing overhead facilities located along Cross Timbers, shall be required to be located underground.

F. Miscellaneous Regulations Applicable to all Subdistricts.

1. HOA/POA. All common areas/improvements (e.g., landscape buffers, retention ponds, screening walls, etc.) and open spaces shall be maintained by an HOA or POA, as applicable.

2. Retention Pond Maintenance Requirements.
   ii. All ponds shall maintain their normal pool elevation levels specified on the civil plans.
   iii. The ponds will be kept clear of all noxious plant material including cottonwood trees, willow trees, and cattails specifically.
   iv. Aeration will be provided to the pond in the form of a fountain or bubblers and be operational year-round.
   v. Retention ponds shall meet the Town's engineering standards for pond stabilization to aid in the prevention of mechanical erosion. Methods include retaining walls, grouted rip-rap, or vegetative edge consisting of both aquatic and native riparian plant material.

3. Roadside Buffers and Screening.
   i. Landscape Buffers.
      a) A minimum 25-foot-wide landscape buffer is required along both sides of Denton Creek and Cross Timbers. A minimum 15-foot-wide landscape buffer is required along both sides of Stonecrest.
      b) Landscape buffers required by this section shall be located adjacent to, but outside of, the right-of-way.
      c) Street trees shall be planted within the landscape buffers at a minimum spacing of 1 tree for every 30 linear feet.
      d) Landscaping and street lighting along Cross Timbers, Denton Creek, and Stonecrest shall generally conform to the standards established in the Canyon Falls development and the Denton Creek District Area Plan.
      e) Utility easements, as well as pedestrian/sidewalk easements may be located within the required roadside landscape buffers.

   ii. Residential Screening.
      a) Screening shall be required between single family uses and the Denton Creek and Stonecrest rights-of-way. Where single-family lots abut directly to the required Landscape Buffers, screening shall consist of a masonry wall of at least 6-feet in height. Otherwise, screening may consist of metal fencing at least 6-feet in height, and include: (i) 24x24 masonry columns with monolithic tops (spacing shall be 1 every 40 linear feet along Denton Creek and 1 every 100 linear feet along Stonecrest), and (ii) evergreen trees or shrubs planted along the roadway side of the fence at a rate of 1 per 3 linear feet of fence (excluding columns).

   iv. Specimen Tree. The specimen tree (#7778) identified on the tree survey shall not be removed without the prior approval of a Tree Removal Permit by the Town Council.

v. Trail Improvements. The trails depicted on the Landscape/Screening Plan shall be installed to their full width by the developer at the time the abutting phase of the project is developed. Trails may be located within the right-of-way, as well as within required landscape buffers, railroad buffers, and within/over utility easements.

vi. Additional Trail Easement. Prior to final acceptance of the first phase of development of the Property, a public access easement over and across the existing TNMP electrical easement and any portion of the future Oncor easement that is located on residential property shall be dedicated to the Town for park and trail purposes.

vii. Natural Area and Improvements. Prior to final acceptance of any phase of development abutting the Natural Area or any part thereof (as generally identified on the Concept Plan), and subject to consent of any applicable easement holders, the following conditions shall be satisfied: (i) an irrevocable public access easement shall be dedicated over the applicable portion of the Natural Area; and (ii) the following improvements shall be completed within the applicable portion of the Natural Area, as generally depicted on the Natural Area Plan:

a) Concrete trail with a minimum width of 8 feet with connections to standard sidewalks located within the subdivision; and
b) Two trailhead/overlook nodes, consisting of at least one of each: bench, trash can, and pet waste station.